

## Urban Design Review Panel Comments & Response

<b>Date:</b>	May 30, 2018	
<b>Time:</b>	2:00 pm	
<b>Panel Members:</b>	<b>Present:</b>	<b>Absent:</b>
	Terry Klassen (deputy chair)	Janice Liebe
	Robert LeBlond	Chad Russill
	Bruce Nelligan	Glen Pardoe
	Eric Toker	Yogeshwar Navagrah
		Chris Hardwicke
		Jack Vanstone
		Gary Mundy
		Amelia Hollingshurst
		Ben Bailey

**Advisor:** David Down, Chief Urban Designer

**Application number:** PE2018-00811

**Municipal address:** 399 9 Av SE

**Community:** Downtown Commercial Core - East Village

**Project description:** Parkade

**Review:** Pre-Application Review (first)

**File Manager:** Benedict Ang

**City Wide Urban Design:** Xia Zhang

**Applicant:** Calgary Municipal Land Corporation

**Architect:** 5468796 Architecture/Kasian

**Owner:** Calgary Parking Authority

**Ranking:** Further Review Recommended

### Summary

The Urban Design Review Panel received the Applicant's pre-application package for review of architectural massing relationships, urban design elements and public realm aspects. The Panel understands the Applicant will be moving forward soon to a DP Application for Platform, the branded Innovation Centre (+/- 55,000 square feet of flexible open office, light manufacturing, cafe, and exhibition space), partially on ground level and entire second level, with vehicle parking (510 cars) above.

The Panel, in reviewing the proposed mixed-use parkade development, summarizes comments as follows:

- a) Project challenges, with corresponding opportunities; and
- b) Illustrated urban design response, for further review.

### Place-based Synergy –

- a) Challenge/opportunity – The Panel supports the Applicant's 'Platform for Innovation', evident in the aesthetics of form, spatial organization, and adaptive conversion scenarios. Opportunity to invest in sustainable energy demonstrating functional benefits to the public realm should be considered.
- b) Further review recommended – Similar to thinking of how mobility may change in future, the possibilities of creating beautiful, inspiring net-zero or net-positive energy options can positively influence the interfacing public realm and its north-facing cold-climate /ice-shadow condition. Consider connecting the parkade to the District Energy Centre adjacent.

### Greening the Public Realm –

- a) Challenge/opportunity – Greening the public realm should optimize the full extent of the site, including the sunniest places, even the back corners that will be visible obliquely from the street. If homeless activity occurs here, it is likely to happen with or without trees or other planting. Surveillance technology and deterrent ground plane options should be explored with the Crime Prevention Through Environmental Design (CPTED) expert. The Panel discussed briefly with the Applicant, and it feels the proposed rundle-aggregate surface is neither the most attractive option

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nor will it be maintenance-free long term. Along 9 Ave, the challenges of utility restrictions and building shadow should not defeat achieving a healthy green canopy with seasonal plantings.

- b) Further review recommended – Evolve a landscape ideology that captures rainwater at source with bioretention techniques. Innovative greening opportunities, despite challenging conditions, need to frame the massing and intersecting features at the terminus of 3 Street. Access to sunlight and predominant shade should work together with all elements to create a layered canopy and ground condition with a dynamic range of complementary and contrasting seasonal colour.

### Safe Crossings, Sensors and Wayfinding Technology –

- a) Challenge/opportunity – A prominent at-grade crossing, safe and accessible, is a fundamentally important connection between the Platform/Parkade and various destinations, most notably, the New Public Library and National Music Centre. Making this connection needs to be one continuous response to the rhythm, cadence, and scale of the public realm, including the 9 Avenue SE crossing experience. Surrounding street life of the Avenue, Street and Square are part of the bigger public realm. It is important to achieve an efficient, safe and convenient crossing.
- b) Further review recommended —The Panel Recommends that the City of Calgary study pedestrian crossing options to create an appropriate pause at this location and work with the applicant to ensure a finer grained scale at-grade with unifying public realm components can be responsive to the ebb and flow of peak periods at the junction of 3 St and 9 Ave. Wifi and wayfinding connectivity should align to create a safe, smooth, and vibrant walkable realm.

### Art and Light –

- a) Challenge/opportunity – Day and dark are universal opportunities for art and light. Public Art installations, temporary and permanent, can create unique and memorable connection to the sense of place. A precinct for exhibitions and events can activate spaces and transform them into pop-up environments that draw attention and maintain interest. Programmable LED lighting of the covering mesh could geometrically illuminate the bell-shaped veil in sequential colour renditions. The Panel feels the focal public art at the terminus of 3 Street is an opportunity for a place-based outcome benefitting all modes engaging in the motion and sequences of the intersection.
- b) Further review recommended – Consider integrated lighting moments in response to the geometric mesh /veil around the building. The Panel understands the public art piece procurement process has not yet been defined. Consider a partnership approach with the arts and technology communities. Renderings showing night views should be presented.

### Event Platform –

- a) Challenge/opportunity – The Panel agrees with the Applicant, that the top floor of the parkade is the sunniest and most dynamic patio space for events. Activating the top floor, particularly along the north edge facing 9 Ave and overlooking 3 St will generate visual interest at street level, from longer distance sight lines.
- b) Further review recommended – Illustrate the event capabilities throughout the site to effectively demonstrate contribution to the cultural placemaking possibilities.

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### **Applicant Response**

August 29, 2018

#### **Plant-based Synergy**

- a) & b) In response to the Panel's encouragement to invest in sustainable energy, CMLC is working with Enmax to evaluate the feasibility of connecting the 9th Avenue Parkade project to the District Energy system.

#### **Greening the Public Realm**

- a) Mount Royal University completed a Crime Reduction through Design Review of the parkade and their recommendations have been implemented in the design. In addition, CMLC is working with the City of Calgary's Corporate Security group to design the security monitoring and access control systems for the building. The rundle aggregate finish has been replaced with planted material in areas visible from the street and the remote areas previously covered with this finish will be secured with fencing to deter inappropriate access. Since our presentation to the Panel, CMLC has added sidewalk planters to the public realm along 9<sup>th</sup> Avenue to green the areas of the site where street trees cannot be planted due to the location of Enmax, Atco and Shaw utilities.
- b) Capturing rainwater for re-use at site does not align with the objectives for this project and will not be implemented. The addition of planters to the public realm where street trees are not possible will create the ground condition that the Panel is seeking with a range of seasonal colour and variety.

#### **Safe Crossings, Sensors and Wayfinding Technology**

- a) The location of the at-grade crossing between the north and south sides of 9th Avenue will not be affected by the parkade. The crossing is presently efficient, safe and accessible by virtue of the pedestrian "walk" and "don't walk" signals in place and the auditory component of the signal's walk phase.
- b) A review of the design of the 9th Avenue pedestrian cross walk is outside the scope of the parkade project and would have to be undertaken by the City of Calgary who is responsible for road design.

#### **Art and Light**

- a) & b) LED lighting will be employed in the exterior lighting design for the parkade to illuminate the mesh as suggested. CMLC is investigating the potential for installation of public art at the parkade entrance located at the terminus of 3rd Street. The size, scale and placement of public art will be influenced by the presence of the LRT tunnel below grade at this location and the limitations of funds allocated for public art in the project budget.