

01/22/2018 AIA-LA/UDS PVP

1045 Olive Street, CPC-2017-3251-TDR-MCUP-SPR

Pedestrian-First:

- Open up the retail areas to the street and reinforce dialogue, there is little connection now apparent, as they interior spaces seem blocked from access and view by the outer architectural skin element;
- Corner opening needs more attention as to programming for use, landscape elements;
- It's unclear how the bike parking ordinance is being met, is all short-term proposed for within public rights-of-way? If so, move some percentage of short-term bike parking onto the site, as this impacts movement between street and sidewalk as shown;
- Missing bike parking, with no long-term bike parking shown on plans;

360° Design:

- Focus is on main entrance at corner but the character of remainder of ground floor is difficult to determine, e.g. what is visible behind concrete screens, placement of entrances to retail, where will signage be located;
- Consider mechanical stackers, as this many parking levels seems a waste of space;
- Consider extending residential liner (of parking) further west to align with tower or extend just beyond, vs. just missing this alignment;
- Is it O.K. that units are not very differentiated from parking levels?;
- In the group, there were conflicting opinions on the wood surfaces at corner element: some felt it was out of place or might end up being value-engineered out, others really liked the material and stated that it lends a warmth to this space;
- Could a softer/warmer element be carried down to the ground?;

Climate-adapted:

- Were solar studies performed, e.g. will 7' balconies consistently shade south-facing glass? Is the ground-floor landscaping feasible?;
- Unclear whether there is specific attention to air quality, water-use/conservation or renewable energy systems.