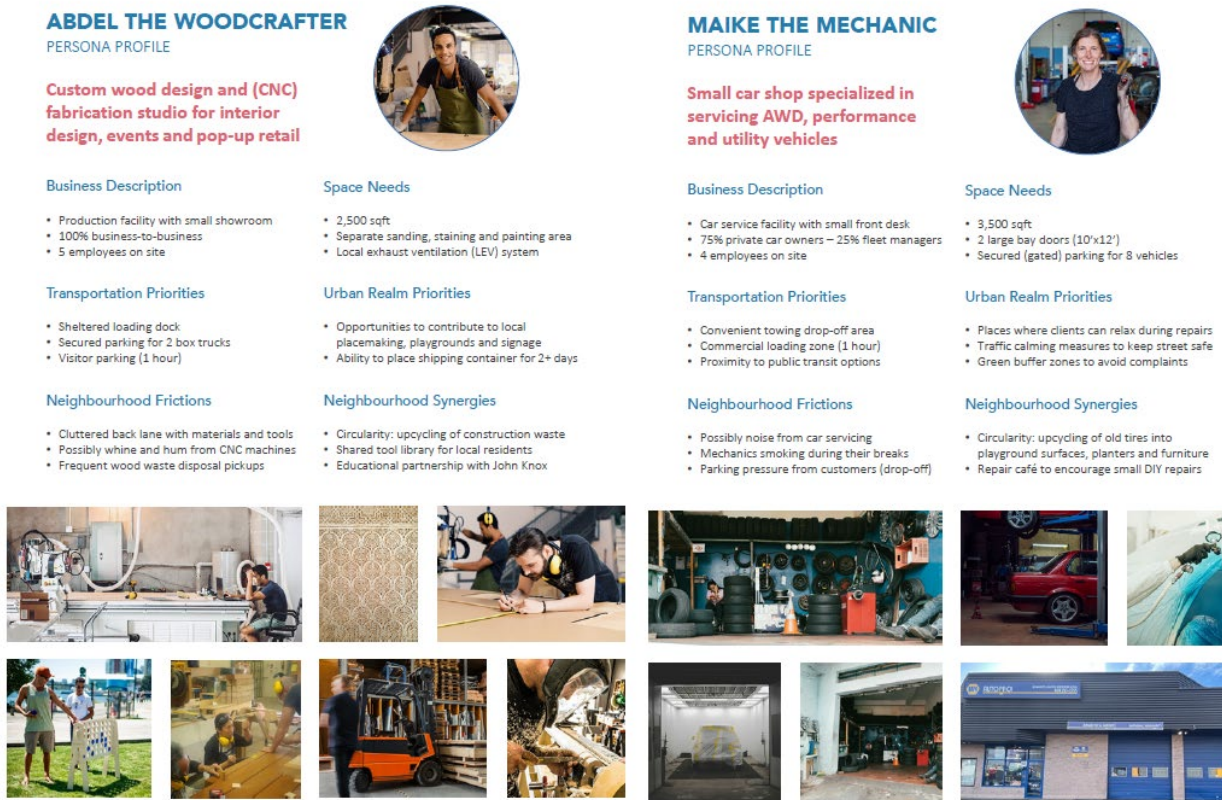


## ATTACHMENT 1 - Urban Design Analysis

An interdisciplinary design team tasked with creating an urban design vision for Lower Twelfth. This work builds on existing information including Council’s Strategic Plan and policies, outputs from the Market Analysis, catalyst developer aspirations, site analysis, past plans (e.g. 2004 Lower Twelfth Plan), and precedent research. The urban design vision will identify area-wide opportunities and synergies between sites. Considerations include improved connections, public space network opportunities, biodiversity and green infrastructure, and a general approach to building height and massing.

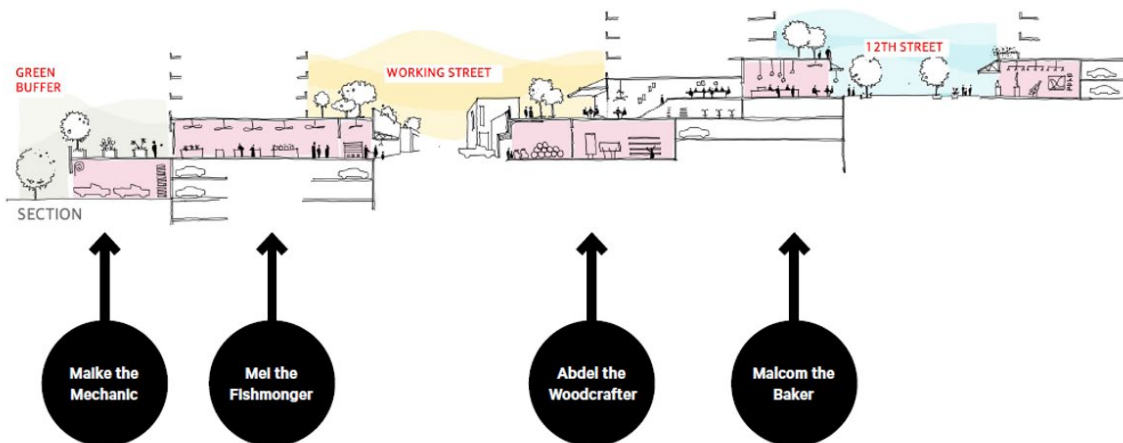
The design team has taken a unique approach to site planning, by designing for the desired users. To do this they identified four personas, a baker, a mechanic, a woodworker, and a fishmonger, each with different needs for working and living in the Lower Twelfth district.

Figure 1. Example Persona Profiles



The consultants considered the business operational needs for each persona - including for example, floor space needs, double height spaces, parking for customers, truck access for materials/deliveries, and/or the need for pedestrian visibility - and then scaled up the design to the district scale to consider movement patterns, social spaces for gathering, amenity needs, opportunities to reintroduce nature and manage rainwater, and finally, opportunities for housing.

**Figure 2. Persona Profile and Site Planning Ideas**



The urban design analysis also includes building height and massing principles (Massing Principles) to guide development in the area. Each site is expected to address the Massing Principles which apply generally to the entire Lower Twelfth district. Detailed analysis for urban design performance would occur site-by-site at the time of rezoning and development permit review.

**Figure 3. Building Massing Principles**

**1) Provide building height transitions**

- increase toward the [Skytrain Station / Columbia Square](#)
- step down and set back from the [Stewardson Way](#) edge
- respond to a variety of [neighbourhood](#) contexts

**2) Maintain public views to the Fraser River and beyond**

- Set towers back along key streets (e.g. Third Ave)

**3) Optimize solar performance of key public spaces**

**4) Maintain tower spacing (min. 89 ft) and tower floorplate sizes (~7,500 sq.ft.)**

**5) Provide block permeability**

- Limit overly long buildings (up to approx. 150 ft frontages)

**6) Design podiums to be active and human scale**

- Support and celebrate work space / employment uses
- Be human scale (provide upper level [stepbacks](#), active edges, eyes on the street, etc)
- Include building setbacks appropriate to the context



*Transition to Downtown*



*Maintain Public Views*



**Figure 5. Preliminary Massing Concept**



