



EXPLANATORY MEMO

April 3, 2024 Advisory Design Panel Recommendations and Applicant Response DP 10-23 5030-5064 208 Street & 20845 50A Avenue

Advisory Design Panel Recommendations and Applicant Response

On April 3, 2024 the Advisory Design Panel (ADP) reviewed the DP 10-23 application, and provided the following recommendations (see attached minutes for further details):

1. Review opportunities for additional pedestrian access between internal lane and 208 Street.
2. Provide information on wayfinding, including unit addressing on the internal lane side.
3. Provide more detail on privacy fencing between unit patios and balconies.
4. Incorporate more design interest to side elevations, especially along 50A Avenue (e.g. windows, ornamentation, symmetry, landscaping, etc.).
5. Review opportunities to provide additional larger coniferous trees.
6. Review protection between the outdoor amenity area and visitor parking spaces.
7. Review security of the visitor bicycle rack.
8. Show mailbox pad on drawings.

The applicant submitted finalized revised architectural and landscape drawings on May 7, 2024 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Review opportunities for additional pedestrian access between internal lane and 208 Street.

A pedestrian path connecting through the vehicle turnaround pad has been added in the northwest corner of the property to provide an additional access option between the internal lane and 208 Street. A similar mirrored design will be sought as part of the future development of the property to the north to widen the path and allow the turnaround pad to be converted to an additional visitor parking space while still accommodating pedestrian access.

2. Provide information on wayfinding, including unit addressing on the internal lane side.

A wayfinding sign will be located at the entrance to the complex. A sample sign design has been included. Unit numbers will be provided above garages.

3. Provide more detail on privacy fencing between unit patios and balconies.

Privacy fencing between unit patios and balconies has been clarified in the landscape plans through a refined fence legend and fence model illustrations. Patio privacy fencing has also been included in the architectural renderings.

4. Incorporate more design interest to side elevations, especially along 50A Avenue (e.g. windows, ornamentation, symmetry, landscaping, etc.).

Three windows have been added to the side elevation along 50A Avenue to enhance its appearance as a building face along this street.

5. Review opportunities to provide larger coniferous trees.

Five additional coniferous trees, for a new total of six, have been added to the landscaping, including two cypress trees and three pine trees.

6. Review protection between the outdoor amenity area and visitor parking spaces.

All visitor parking spots include wheel stops, and three boulders have been added between the subject spaces and outdoor amenity area to further separate them.

7. Review security of the visitor bicycle rack.

The visitor bicycle rack will use a model allowing for locking at two points to improve theft resistance.

8. Show mailbox pad on drawings.

A mailbox pad has been located along the internal lane beside unit 22.

Staff Commentary

Staff support the updates made by the applicant in response to ADP recommendations.