

1 Board, the Board Member must also disclose such  
2 visit.

3 In either case, the Board Member must state  
4 on the record whether the ex parte  
5 communication or site visit will affect the  
6 Board Member's ability to impartially consider  
7 the evidence to be presented regarding the  
8 matter. The Board Member should also state  
9 that his or her decision will be based on  
10 substantial competent evidence and testimony  
11 presented on the record today.

12 Does any Board Member have any such  
13 communication or site visit to disclose at this  
14 time?

15 MR. PARDO: No.

16 MR. BEHAR: Thank you. Seeing none.

17 Swearing In, anyone who speaks this evening  
18 must complete the roster on the podium. We ask  
19 that you print clearly, so the official records  
20 of your name and address will be correct.

21 Now, with the exception of any attorney,  
22 all persons physically in this room, in the  
23 Chamber, who will speak on any agenda item  
24 tonight, please rise to be sworn in.

25 Seeing none, we close that.

5

1 MR. COLLER: Mr. Chairman, ordinarily we  
2 would have Staff sworn in, but these are both  
3 legislative items, so they're not --

4 MR. BEHAR: Required to do so?

5 MR. COLLER: -- quasi-judicial.

6 MR. BEHAR: Okay. Thank you, Mr. Coller.

7 Zoom Platform Participants, I will ask any  
8 person wishing to speak on tonight's agenda, on  
9 any item, to please open your chat and send a  
10 direct message to Jill Menendez, stating that  
11 you would like to speak before the Board, and  
12 include your full name. Jill will call you  
13 when it's your turn to speak. I would ask you  
14 to be concise, for the interest of time.

15 Phone Platform Participants, after the Zoom  
16 platform are done, I will ask the phone  
17 participants to comment on tonight's agenda  
18 item. I will also ask you to be concise, for  
19 the interest of time.

20 At this time, I'm going to ask for the  
21 approval of the minutes of February 11, 2026.  
22 Do we have a motion?

23 MR. BUCELO: So moved.

24 MR. MENENDEZ: I'll second.

25 MR. BEHAR: We have a motion and a second.

6

1 Jill, can you please call the roll?

2 THE SECRETARY: Alice Bravo?

3 MS. BRAVO: Yes.

4 THE SECRETARY: Alex Bucelo?

5 MR. BUCELO: Yes.

6 THE SECRETARY: Nestor Menendez?

7 MR. MENENDEZ: Yes.

8 THE SECRETARY: Felix Pardo?

9 MR. PARDO: Yes.

10 THE SECRETARY: Gonzalo Sanabria?

11 MR. SANABRIA: Yes.

12 THE SECRETARY: Ignacio Alvarez?

13 MR. ALVAREZ: Yes.

14 THE SECRETARY: Robert Behar?

15 MR. BEHAR: Yes. Thank you.

16 The procedure we will use tonight, we will  
17 first identify the item on the agenda by  
18 Mr. Coller. We will have a presentation by the  
19 applicant or agent. We will follow by a  
20 presentation by Staff. We will open it up for  
21 public comments, in the Chamber, Zoom platform,  
22 and then followed by the phone platform. We  
23 will close the public comments. We'll have the  
24 Board discussion. We will make -- entertain a  
25 motion, discussion, and second of the Board,

7

1 and then we'll have a final vote by the Board  
2 Members.

3 With this completed, Mr. Coller, could you  
4 read the first item into the record?

5 MR. COLLER: Yes.

6 Item E-1, an Ordinance of the City  
7 Commission of Coral Gables, Florida providing  
8 for text amendments to the City of Coral Gables  
9 Official Zoning Code by amending Article 5,  
10 "Architecture," Section 5-500, "Roofs," to  
11 clarify roof design standards including the  
12 intent to incorporate a combination of pitched  
13 and flat roof forms and to establish that roof  
14 designs proposed as entirely flat require  
15 review and approval by the Full Board of  
16 Architects; to remove Sections 5-503 and 5-504  
17 and renumber subsequent sections; to delete  
18 outdated parapet height provisions in flood  
19 hazard districts; and providing for a repealer  
20 provision, severability clause, codification,  
21 and providing for an effective date.

22 Item E-1, public hearing.

23 MR. SOUTHERN: Good evening, Mr. Chair and  
24 Board Members. Craig Southern, Planning and  
25 Zoning Department.

8

1 So this item is a follow-up to your  
2 February 11th discussion regarding proposed  
3 text amendments to Article 5, specifically  
4 Section 5-500 of Roof Designs Standards.

5 At that meeting, the Board raised concerns  
6 about balancing traditional architectural  
7 character with the need for modern design  
8 flexibility, particularly as it relates to flat  
9 roof, parapets and roofing materials. So since  
10 that meeting in February, Staff worked closely  
11 with Board Member Pardo, and also the City  
12 Architect, Juan Riesgo, to refine the ordinance  
13 in response to the feedback from the Planning  
14 and Zoning Board.

15 So what you have before you tonight is the  
16 original Staff report and an updated memo  
17 indicating basically the three key updates to  
18 the proposed ordinance, as was discussed back  
19 in February. The first is, Section 5-501,  
20 Roofs. What we've done is, we've added a new  
21 requirement for a contextual architectural  
22 analysis to accompany proposals for roofing  
23 materials on systems -- or, sorry, roofing  
24 materials and systems. This analysis must  
25 include drawings, specifications, supporting

1 standards for architectural quality and  
2 consistency with neighborhood character.

3 So all of the prior findings from our  
4 previous February Staff report, they're still  
5 consistent with the Comprehensive Plan and  
6 remain unchanged, and Staff is here to answer  
7 any questions, if there are any.

8 MR. BEHAR: Thank you, Craig.

9 Jill, do we have any members of the public?

10 THE SECRETARY: No members.

11 MR. BEHAR: Zoom?

12 THE SECRETARY: No.

13 MR. BEHAR: Or phone?

14 THE SECRETARY: No.

15 MR. BEHAR: We're going -- I'm going to  
16 close the public comments.

17 I'm going to open it up to the Board  
18 Discussion. Felix, since you were involved in  
19 the meeting with Staff, do you want to go  
20 first?

21 MR. PARDO: Well, we met with Staff -- I  
22 met with Staff and we discussed that it all had  
23 to do with the character of the neighborhoods,  
24 maintaining that, having a mechanism, an  
25 evaluation, for the Board of Architects and the

1 documentation as required by the City Architect  
2 and/or the Board of Architects, and must  
3 clearly identify the surrounding built  
4 environment, while also evaluating  
5 compatibility with the neighborhood character,  
6 including the architectural style, massing,  
7 scale and materiality.

8 The second revision that we put together is  
9 from Section 5-502, Flat Roofs. We basically  
10 simplified that flat roof provision by  
11 providing subsections -- by removing those  
12 subsections that actually had ambiguous  
13 comments, that were so general it was very hard  
14 to understand what was going on, specifically  
15 regarding the extent of the visibility of flat  
16 roof elements in the residential design  
17 component.

18 And, third, we've clarified the language on  
19 the pitched roof materials to explicitly  
20 prohibit the painting or post installation,  
21 alteration of roof tile colors. This is  
22 Section 5-503, Subsection C, Pitched Roof  
23 Materials. So these updates are intended to  
24 provide clear guidance to the applicants and  
25 reviewing bodies, while maintaining the City's

1 City Architect to be able to make sure that the  
2 placement of any of these design elements would  
3 be in keeping, you know, with the character of  
4 the neighborhood, et cetera. I think those  
5 safeguards are there.

6 In fact, I pointed out to Staff that in  
7 their -- in the whereases that came from the  
8 Commission, in the whereases, they had actual  
9 wording in there that was now -- that is now  
10 added into the actual resolution. So by doing  
11 that, I think it gives protection to people  
12 that live in the existing neighborhoods, and at  
13 the same time, it also gives -- it gives the  
14 applicant the ability to work within certain --  
15 a certain construct -- design construct, if you  
16 will.

17 MR. BEHAR: Let me ask you, as a design  
18 professional, essentially this would eliminate  
19 the flat roofs, because if you're going to be  
20 compatible to your -- contextually to your  
21 surroundings, you know, I think, in Coral  
22 Gables, 99.9 percent of the roofs are all  
23 sloped roofs.

24 MR. PARDO: Actually, I disagree, because  
25 there are certain areas, for example, near the

1 Bay, very large homes, beautiful homes that are  
2 there, and over the years they had been built  
3 with a much more modern style. Even in some of  
4 the historical neighborhoods, even smaller  
5 neighborhoods, you would be surprised how many  
6 areas have flat roofs. So, therefore --  
7 and you could deal with the flat roof, not just  
8 the roof itself, but the massing of the pushing  
9 and pulling.

10 We went into great detail with the City  
11 Architect, City Planner, Staff, and they felt  
12 comfortable that it gave them the ability to do  
13 that. So I don't think that 99 percent of the  
14 areas are going to be -- I think that it has to  
15 do more with the particular application of  
16 where the site is, where it's sited even on the  
17 property itself.

18 MR. BEHAR: We know that if it's not  
19 visible from the streets, and it's concealed,  
20 you could have flat roofs, you know, as an  
21 addition or something in the back of the house.

22 MR. PARDO: You were limited to a certain  
23 percentage.

24 MR. BEHAR: Right.

25 MR. PARDO: Right.

13

1 neighborhood the respect, I think is very  
2 important.

3 So, for me, if you have -- and I think I  
4 mentioned that at the last meeting that we  
5 discussed this, if you have, let's say, twenty  
6 homes between the two sides of the street, and  
7 you have twenty homes, and one person goes in  
8 there and says, "I'm going to knock this home,  
9 and I'm going to put this in there," as long as  
10 it's not out of keeping with the scale, et  
11 cetera, there are other design elements that  
12 can be used and picked up, and I think that's  
13 why we have the Board of Architects and that's  
14 why we have the City Architect.

15 So I feel that the safety factors, the  
16 safety nets, are there.

17 MR. BEHAR: Okay.

18 I'm going to bring it to this side. Gonzalo.

19 MR. SANABRIA: Thank you, Mr. Chairman.

20 I just want some clarity. I apologize, I'm  
21 not an architect, so some things don't quite  
22 come through in my mind, but on Section 5-501,  
23 on the definition of flat roof, I see, on the  
24 fourth line, that copper metal is a metal that  
25 could be qualified on a flat roof, it could be

15

1 MR. BEHAR: You know, but this -- to me, I  
2 guess, this is trying to go away from some of  
3 the new houses that we have seen, that are more  
4 contemporary modern houses --

5 MR. PARDO: Right.

6 MR. BEHAR: -- that have no pitched roofs.

7 MR. PARDO: Well, I agree with you there,  
8 but the point is, it's like music. You know,  
9 good music is good music, and in this  
10 particular case, some of the -- some of the  
11 examples that have gone up, you know, recently,  
12 in the last few years, especially on the  
13 smaller lots, are very bulky and they just  
14 don't feel like they fit in the City, but at  
15 the same time, depending on your detailing, et  
16 cetera, some of these areas are -- can  
17 support --

18 MR. BEHAR: I guess your analogy of good  
19 music, you're right. What may be good for you,  
20 may not be good for someone else.

21 MR. PARDO: No. No. And you know what I  
22 mean. You know, of all people, you know  
23 exactly what I mean. The point is that giving  
24 someone the flexibility is great, but giving  
25 the people that already live in the

14

1 applied to a flat roof. Am I correct in  
2 reading this or not?

3 Line Number Four.

4 MR. SOUTHERN: Yeah, Section 5-501, "Except  
5 as provided for in this section, all roofs for  
6 single-family residences, townhouses, duplexes,  
7 overnight accommodations and uses in Special  
8 Use Districts, shall be constructed of tile,  
9 slate or copper in its natural state and  
10 allowed to oxidize and patina or other high  
11 quality material, subject to the review and  
12 approval by the City Architect, and where  
13 applicable, the Full Board of Architects, as  
14 determined appropriate based on the building  
15 architectural style, neighborhood context and  
16 sound structural principles."

17 So, yeah, that copper component is already  
18 within the Code, yes.

19 MR. SANABRIA: So you agree that my  
20 assumption is that copper can be used in flat  
21 roofs, is that correct or am I misreading this?

22 MR. SOUTHERN: It's an option for the Board  
23 of Architects -- yeah, it's an option --

24 (Simultaneous speaking.)

25 MR. BEHAR: But, unfortunately, you can't,

16

1 because in order to do copper, you have to be  
2 able to slope. So you're forced to go to a  
3 sloped roof to do that. It cannot be on a flat  
4 roof.

5 MR. SANABRIA: I understand, but,  
6 unfortunately, the language that's incorporated  
7 in this is misleading, in the sense that it  
8 shows it as if it's okay on a flat roof.

9 Furthermore, Mr. Southern --

10 MR. SOUTHERN: This is for all roofs. So  
11 this is the general section. This is a general  
12 component.

13 MR. SANABRIA: Well, if you read that  
14 paragraph, like I did, a few times, I think it  
15 was misleading, and the language can use a  
16 little fine tuning.

17 But moving on, on the issue of standing  
18 seam metal, on the sloped roofs, standing seam  
19 metal, I'm sure that the architects here on the  
20 Board understand what I'm saying. I don't. I  
21 would like an explanation, definition, of what  
22 a standing seam metal is.

23 MR. BEHAR: Standing seam is, if you've  
24 seen a metal roof --

25 MR. PARDO: Interlocking.

17

1 very palatable, and it has a history to it, and  
2 it's used widely, but the slopes of those roofs  
3 are normally more substantial. Not only one  
4 slope, but sometimes multiple slopes are used  
5 in the same plane. So it's used to embellish  
6 and reinforce the character of the type of  
7 architecture that you're trying to promote.

8 If you would take, for example, the  
9 North -- bless you -- the North Gables area.  
10 In the North Gables area, the architecture --  
11 the properties are relatively small. If you  
12 start putting in metal roofs there, you know,  
13 with very slight, very slight slopes, it's  
14 going to look like a trailer park. It's not  
15 necessarily that we want to use that metal  
16 roof, but there are going to be exceptions, and  
17 those exceptions have to do with the character  
18 of the neighborhood, and also the character of  
19 the building itself where you were trying to  
20 design that.

21 MR. SANABRIA: Understood. My only  
22 confusion here, and it's relating to copper  
23 roofs, where it should be defined as only  
24 applicable, whether it's good or bad for the  
25 neighborhood or whether it's a plus or a minus,

19

1 MR. BEHAR: -- interlocking. There's all  
2 of these little ridges in the roof --

3 MR. SANABRIA: Yeah.

4 MR. BEHAR: Those are the --

5 MR. SANABRIA: Conjoining.

6 MR. BEHAR: Yeah, to hold them together.

7 MR. SANABRIA: So what material can that  
8 be?

9 MR. BEHAR: Metal roofs is very vague,  
10 because you could do -- it doesn't have to be  
11 copper. It could be metal, right.

12 MR. PARDO: It could be aluminum.

13 MR. BEHAR: Aluminum, it could be stainless  
14 steel, it could be --

15 MR. SANABRIA: So it's a broad definition;  
16 is that correct?

17 MR. PARDO: Right. And, again, that's --  
18 if I may Chair.

19 MR. BEHAR: Please.

20 MR. PARDO: The whole point is that the use  
21 of metal roofs doesn't apply everywhere. It's  
22 part -- it's part of the pallet that you use in  
23 your designability as an architect. So some  
24 characters, for example, of architecture, if  
25 you're in The Keys, you would use that and it's

18

1 I understand that point, and that's for the  
2 Board of Architects to decide, it's not for us,  
3 at this point, but it's confusing in the sense  
4 that copper roofs, as it's written from this  
5 paragraph, is also okay with flat roofs, and  
6 that's just the technicality of it, Mr. Pardo.

7 MR. PARDO: We actually left it in there,  
8 from a general note, because historically the  
9 material was placed there. So we didn't try to  
10 pull it out to create confusion, where it  
11 couldn't be there.

12 MR. SANABRIA: Agreed. Thank you, sir.

13 MR. PARDO: Yeah. You're welcome.

14 MR. SANABRIA: Nothing else, Mr. Chairman.

15 MR. BEHAR: Okay.

16 MR. BUCELO: I'll keep it brief, Mr.

17 Chairman.

18 MR. BEHAR: Go ahead.

19 MR. BUCELO: First of all, thank you,  
20 Mr. Pardo, for working with City Staff. Given  
21 the safeguards you've explained, I'm in favor.  
22 So, yeah, like I said, brief.

23 MR. BEHAR: Ignacio?

24 MR. ALVAREZ: I was hoping I was last, so I  
25 could listen to everybody else, but I agree

20

1 with Alex. I'm fine.  
 2 MR. BEHAR: Okay. Alice?  
 3 MS. BRAVO: I think the Staff did a good  
 4 job of opening the door for the use of modern  
 5 materials and providing an adequate review  
 6 process to make sure things are compatible.  
 7 MR. BEHAR: Nestor?  
 8 MR. MENENDEZ: I echo the sentiments.  
 9 Thank you, Felix, for working with Staff. Much  
 10 appreciated.  
 11 MR. PARDO: You're welcome.  
 12 MR. MENENDEZ: One thing did jump out at  
 13 me. In Section 503, Subsection G, "Roof of  
 14 accessory building shall conform to the roof  
 15 requirements for the principal building  
 16 provided," and it looks like you scratched --  
 17 MR. SOUTHERN: Correct. Yeah, that was  
 18 upon the request of the City Architect, the  
 19 bomb shelters and follow-up shelters.  
 20 MR. MENENDEZ: So are you saying that bomb  
 21 shelter can't have flat roofs anymore?  
 22 MR. SOUTHERN: Well, just roofs on  
 23 accessory buildings shall conform to the roof  
 24 requirements for the principal building  
 25 provided. Just keep it simplified, in the

21

1 sense that all accessory buildings shall have  
 2 that consistency with the principal structure.  
 3 MS. BRAVO: Should you strike through the  
 4 word, "Provided," as well?  
 5 MR. SOUTHERN: Yes. That's correct. We  
 6 should.  
 7 MR. MENENDEZ: Right.  
 8 MR. SOUTHERN: Noted.  
 9 MR. MENENDEZ: That's it.  
 10 MR. SOUTHERN: Thank you.  
 11 MR. BEHAR: I'm not really in favor. I  
 12 think there has been too many -- a lot of  
 13 flexibility was taken out. I understand, in  
 14 some areas, it's beneficial, but I think this  
 15 is City wide, except you gave us some lots, 1  
 16 through 18, wherever -- Block 89. You know,  
 17 those are the only lots that do not get  
 18 affected from what I understand.  
 19 I think every case is different, and, yes,  
 20 1954 -- 1950 to 1960, we had a lot of ranch  
 21 style homes built in Coral Gables, that all had  
 22 pitched roofs, and if you really go back, those  
 23 houses were intended to have flat cement tiles  
 24 on it, and there was a fad during the '80s,  
 25 where those roofs were being changed to barrel

22

1 tiles, to make those houses look more Spanish,  
 2 Mediterranean, which really did not qualify for  
 3 that, and I think that, 1950s, were good at the  
 4 time. I think that 70 years later, I think we  
 5 should not be so restrictive.

6 I'm not in favor of this, but at this time,  
 7 I'm going to close the Board discussion and I'm  
 8 going to open it up for a motion.

9 MR. PARDO: Mr. Chair, I wanted to just add  
 10 one thing. Staff said "And/or" -- you know,  
 11 the City Architect and/or the Board of  
 12 Architects, that is correct, but it's not  
 13 written like that here. It says, "Or." So I  
 14 would like to make that -- make sure that  
 15 change gets made when its voted.

16 It should be -- in my opinion, it should be  
 17 and/or.

18 MR. SOUTHERN: Yeah. I think we're also  
 19 referencing the February Staff report, but  
 20 that's also noted, as well.

21 MR. PARDO: Thank you.

22 MR. BEHAR: All right. I'm going to open  
 23 it up for the Board for any motion.

24 MR. PARDO: I feel almost like it's self --

25 MR. COLLER: The form of the use of and/or

23

1 is disfavored. It can be one or the other or  
 2 both.

3 So could I go back to where you were  
 4 looking at, so I can see exactly where you were  
 5 suggesting the and/or goes, because whenever we  
 6 come across it, it's been criticized by the  
 7 Third Court of Appeal as not really word.  
 8 And/or is not a word.

9 So what we do is, usually we say, one or  
 10 the other, as the context will say, or if  
 11 you -- or if you want both to be involved, then  
 12 you could go one, A or B, or both A and B.

13 MR. SOUTHERN: When applicable or where  
 14 applicable.

15 MR. COLLER: Yeah. You could say it that  
 16 way.

17 MR. PARDO: Mr. Chairman, if I may.

18 MR. BEHAR: Go ahead.

19 MR. PARDO: The reason and/or in this case  
 20 is because the City Architect is one entity,  
 21 and the Board of Architects is the second  
 22 entity.

23 MR. SOUTHERN: Correct.

24 MR. PARDO: So unless I'm mistaken, that's  
 25 why the and/or, because normally -- normally,

24

1 the Board of Architects makes the decision, but  
2 over the previous years, the City Architect on  
3 especially smaller projects, can make a  
4 decision administratively instead of going to  
5 the Board of Architects.

6 MR. COLLER: Well, then "or" would be the  
7 perfect construct, because it would depend on  
8 the circumstances. In a small scale, where the  
9 architect makes his own decision, then that's  
10 it. If it's a situation that doesn't qualify  
11 it, then it's or the Board of Architects.

12 So the word "or" would be the right term to  
13 use.

14 MR. PARDO: I follow your thought.

15 MR. COLLER: Okay.

16 MR. SOUTHERN: For clarification, approval  
17 by the City Architect, and when applicable, the  
18 Full Board of Architects.

19 MR. COLLER: That works, too.

20 MR. SOUTHERN: Okay. And when applicable?

21 MR. COLLER: Yeah, that's fine.

22 MR. BEHAR: Okay. We're going to vote on  
23 this. We need to vote on it, correct?

24 MR. COLLER: So we're voting on it as  
25 amended.

25

1 Coral Gables Official Zoning Code by amending  
2 Article 16 "Definitions" to create a definition  
3 for Financial Institutions; amending Article 3,  
4 "Uses," including Sections 3-100 "Uses," and  
5 access -- I'm sorry, Section 3-100 "Uses,"  
6 3-200 "Principal Uses," 3-300 "Accessory Uses,"  
7 and Article 10, "Parking and Access," Section  
8 10-110 "Amount of Required Parking" to  
9 establish location, design and parking  
10 standards for financial institutions within  
11 certain overlay districts; providing for  
12 repealer provision, severability clause,  
13 codification, and providing for an effective  
14 date.

15 Item E-2, public hearing.

16 MR. SOUTHERN: All right. On to our second  
17 item.

18 Again, Craig Southern, Planning and Zoning  
19 Division.

20 So this item, as was read by the City  
21 Attorney, is initiating -- well, it was  
22 originally initiated by City Staff -- the City  
23 Manager's Office and City Staff.

24 The Zoning Code Text Amendment is focused  
25 on financial institutions. So the request has

27

1 MR. ALVAREZ: Motion to approve as amended  
2 by Mr. Menendez.

3 MR. BEHAR: Okay. Do we have a second?

4 MR. BUCELO: Second.

5 THE SECRETARY: Sir, the motion was made  
6 by? Alvarez.

7 Alex Bravo -- I'm sorry, Alex Bucelo?

8 MR. BUCELO: Yes.

9 THE SECRETARY: Nestor Menendez?

10 MR. MENENDEZ: Yes.

11 THE SECRETARY: Felix Pardo?

12 MR. PARDO: Yes.

13 THE SECRETARY: Gonzalo Sanabria?

14 MR. SANABRIA: Yes, and please clarify the  
15 language that we discussed. Thank you.

16 THE SECRETARY: Ignacio Alvarez?

17 MR. ALVAREZ: Yes.

18 THE SECRETARY: Alice Bravo?

19 MS. BRAVO: Yes.

20 THE SECRETARY: Robert Behar?

21 MR. BEHAR: No.

22 Next item.

23 MR. COLLER: Item E-2, an Ordinance of the  
24 City Commission of Coral Gables, Florida,  
25 providing for text amendments to the City of

26

1 three primary components when you reference the  
2 Staff report. Initially, it's creating a clear  
3 definition for financial institutions,  
4 distinguishing financial institutions from  
5 retail sales and services. Secondly, it  
6 establishes a very specific location and design  
7 standards for these uses within the City's  
8 primary ground floor pedestrian-oriented areas  
9 within the specified Overlay Districts, and  
10 Third, it introduces targeted incentives, such  
11 as parking reductions and signage flexibility,  
12 when active street front uses are incorporated.

13 So this amendment is really just about the  
14 alignment of kind of what we're trying to  
15 accomplish within the City here. Over the past  
16 several years, the City has made significant  
17 public investments in streetscape improvements,  
18 pedestrian infrastructure, and the overall  
19 quality of the public realm, particularly  
20 within the Central Business District and the  
21 listed mixed-use corridors.

22 At the same time, we've observed  
23 traditional financial institutions, while they  
24 are important economic uses, they tend to lower  
25 levels of pedestrian activity, specifically

28