

# Agenda Report

TO: CITY COUNCIL DATE: NOVEMBER 21, 2005  
FROM: CITY MANAGER  
SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR A MIXED USE  
PROJECT AT 250 E. UNION STREET

## **RECOMMENDATION:**

This report is being provided for information only at this time.

## **BACKGROUND:**

Barker Pacific Group, the owner of the property at 250 E. Union Street (as well at the Citizen's Business Bank building at the northeast corner of E. Colorado Boulevard and N. Marengo Avenue), has submitted a proposal for Preliminary Plan Review to develop the site with a five-story mixed-use building. Since this project is of community-wide significance, as defined by the City's Preliminary Plan Review guidelines, staff is presenting this item to the City Council for information purposes.

## **PROJECT DESCRIPTION:**

The project site is located on the south side of Union Street between Garfield Avenue and N. Marengo Avenue. The site is within the boundaries of the Civic Center and the Pasadena Civic Center National Register Historic District. Properties in the immediate vicinity are mainly used for institutional, commercial, and commercial/residential mixed uses.

The site is surrounded on all sides by public rights-of-way – E. Union Street to the north, Skillen Alley to the east, Brainard Alley to the south and Stratton Alley to the west – and is currently developed with a surface parking lot serving the nearby Citizen's Business Bank building.

The proposed new development involves new construction of a five-story mixed-use building consisting of three work/live units on the ground floor facing Union Street; 49 condominium units; subterranean, ground-level, and mezzanine parking; and an interior courtyard. Parking will continue to accommodate the Citizen's Business Bank building (retaining the number of spaces in the existing surface lot) as well as providing code-required parking for the new work/live spaces and residential units.

### **PREDEVELOPMENT PLAN REVIEW SUMMARY:**

On September 26, 2005 staff conducted a meeting between the applicant and interested City Departments. The meeting identified the following issues:

Environmental Review: An initial environmental study (IES) will be required for this project. This study will identify potential areas of impact. Areas anticipated to require further study include air quality, utilities, and traffic. The IES will determine if this project will require an environmental impact report.

Historic Preservation: The property currently includes an identified historic resource in the form of a historic sign. The sign is included in the City's adopted Historic Sign Inventory and is a cut-out letter sign and canopy built in 1952 stating "Parking for Citizens' Bank & Building." If the project does not contemplate the incorporation of the sign into the new building design, the IES will need to identify appropriate mitigation for the loss of this resource. Currently, the applicant is proposing to retain the sign in the new project.

Design: The project will require design review by the Design Commission. The current proposed design is contemporary and will be reviewed for conformance with the applicable design guidelines.

General Plan/Zoning: The project being proposed at this time does not require a General Plan Amendment or Zone Change. The project will be required to comply with new requirements for Work/Live projects. As currently designed, the project includes tandem parking serving the proposed commercial uses. This parking arrangement will require a Minor Conditional Use Permit unless the design is revised to eliminate this condition. A Tentative Tract Map will be required to subdivide the lot into air parcels (condominiums).

Inclusionary Housing: The applicant is proposing to construct 52 housing units and, thus, will be required to comply with the City Inclusionary Housing Ordinance. A total of eight inclusionary units (15% of the proposed units) will be required for this project. The applicant is currently proposing to provide these units on-site.

Public Art: Based on the estimated cost of the project, a public art component valued at 1% of the construction cost will be required.

Public Utilities and Sidewalks: The Department of Public Works has indicated that the alleys and sidewalks surrounding the project are substandard and will need to be addressed as part of the project. The Water & Power Department identified a deficient water main that serves this project that will also need to be addressed.

Residential Impact Fee: All new units on the property will be required to pay the City's residential impact fee.

**TIMELINE:**

The date of submittal of the application is uncertain at this time. Therefore, the following is an outline of the approximate time involved in the stages of review for this project. A precise schedule will be prepared when the application is submitted.

<b>Date</b>	<b>Activity</b>
09/26/05	Convene Preliminary Plan Review meeting with the applicant
11/14/05	Present Preliminary Plan Review to City Council
Unknown	Applicant submits application for minor CUP
30 days	Review and determine completeness of the application
3-4 months	Zoning Hearing Officer public hearing (time includes preparation an circulation of Initial Environmental Study and preparation of staff report and recommendation)
Unknown	Applicant submits application for Concept Design Review
30 days	Review and determine completeness of the application
30 days	Design Commission public hearing (applicant must submit concept art component prior to scheduling Design Commission hearing)
Unknown	Applicant submits application for Final Design Review <sup>1</sup>
30 days	Design Commission meeting (concept art component and artist selection must be approved prior to scheduling Design Commission meeting)

The above timeline assumes the project will not need an environmental impact report. If one is required, at least an additional six months will be required. Potential impediments to following the above schedule include delays because of legal challenges, continuances, appeals, calls for review, failure to submit complete information according to schedule, changes in design and inactivity on a project.

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<sup>1</sup> Design Commission may require 50% Design Review, which may add a month or more to the process

**Discretionary Review:**

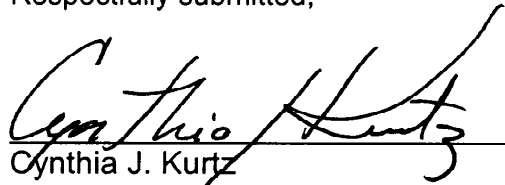
The following decision-making bodies will be involved in the entitlement process:

- Zoning Hearing Officer
- Design Commission
- Subdivision Committee
- Transportation Advisory Committee (if it meets thresholds for review)

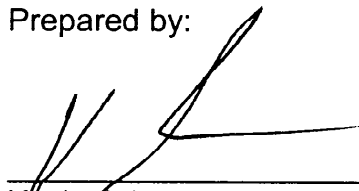
**Fiscal Impact:**

The applicant would pay fees for the discretionary actions. The project would also generate plan check and permit fees. In addition, the project would generate property tax revenues not currently assessed.

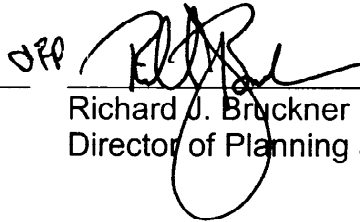
Respectfully submitted,

  
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Cynthia J. Kurtz  
City Manager

Prepared by:

  
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Kevin Johnson  
Assistant Planner

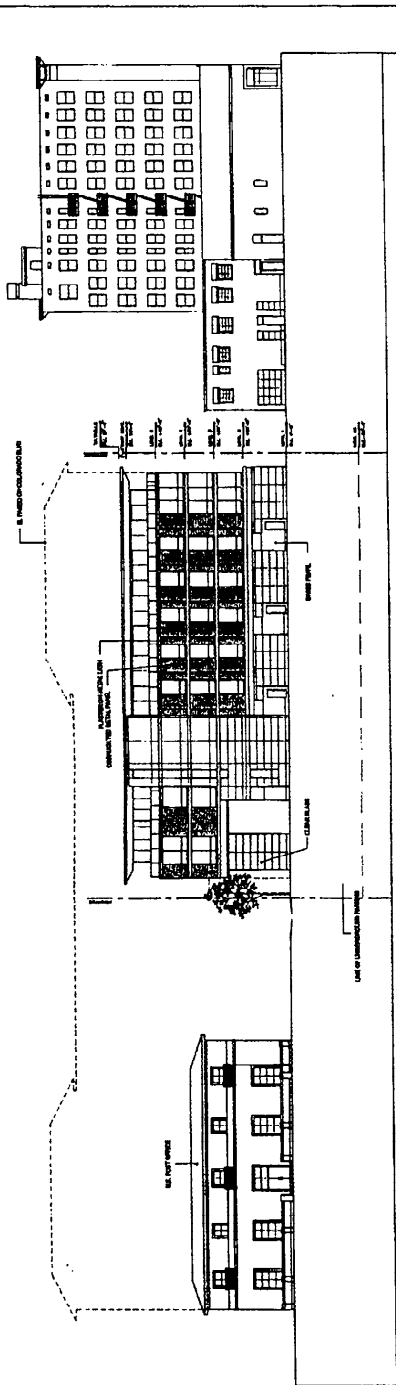
Approved by:

  
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Richard J. Bruckner  
Director of Planning and Development

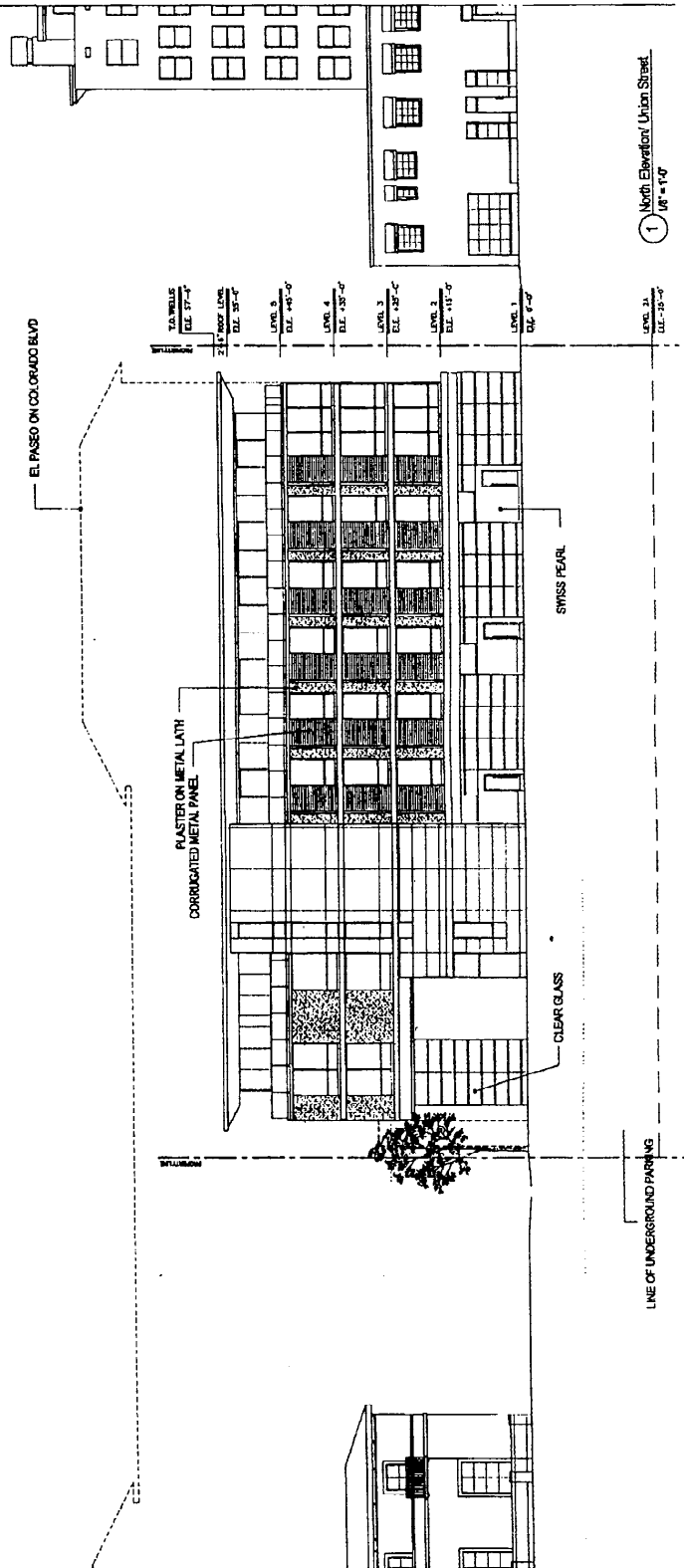
Attachment: Elevation drawings

keating|khang

Architects  
1000 17th Street, Suite 100  
Denver, CO 80202  
Tel: 303.733.1111  
www.keatingkhang.com



2 North Elevation / Union Street  
N.T.S.



1 North Elevation / Union Street  
1/8" = 1'-0"

T.A. WALLS  
E.L. 37'-0"

2.1' ROOF LEVEL  
E.L. 35'-0"

LEVEL 5  
E.L. 14'-0"

LEVEL 4  
E.L. 13'-0"

LEVEL 3  
E.L. 12'-0"

LEVEL 2  
E.L. 11'-0"

LEVEL 1  
E.L. 0'-0"

PLASTER ON METAL LATH  
CORRUGATED METAL PANEL

SWISS PEARL

CLEAR GLASS

LINE OF UNDERGROUND PARKING

EL PASEO ON COLORADO BLVD



UNION STREET  
CONDOMINIUMS

341 EAST UNION STREET  
(CORNER 17TH STREET)  
SCHEMATIC DESIGN  
RESIDENTIAL 1001  
NOVEMBER 2011  
OWNER: JKS  
ARCHITECTS  
SCALE: VARIOUS  
DRAWING ELEVATION  
MARKET

SCALE: AS SHOWN  
A3.1