

# Agenda Report

**TO:** CITY COUNCIL

**DATE:** JUNE 26, 2006

**FROM:** CYNTHIA J. KURTZ, CITY MANAGER

**SUBJECT:** PRELIMINARY PLAN REVIEW FOR THE PROPOSED CONSTRUCTION OF A 54,000 GROSS SQUARE FOOT BUILDING (Walter & Lenore Annenberg Center for Information Science & Technology) ON THE CALIFORNIA INSTITUTE OF TECHNOLOGY CAMPUS LOCATED AT 1200 EAST CALIFORNIA BOULEVARD

## **RECOMMENDATION**

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

## **BACKGROUND**

This project summary is being presented to the City Council per Preliminary Plan Review (PPR) guidelines, which call for staff to present projects of community-wide significance to the City Council for informational purposes. The California Institute of Technology (Caltech) has submitted a proposal for the construction of a new academic building located on the south side of the east-west axis of the original campus, which runs from S. Holliston Avenue to S. Wilson Avenue.

## **PROJECT DESCRIPTION**

The specific site is a 25,035-square foot (.57 acre) parcel that is part of the Caltech campus. Currently, on the project site is a parking lot and two buildings, a 379-square foot single-story aluminum-frame storage building built in 1998, and a 1,219-square foot single-story wood frame garage built in 1914. The proposed new construction is a 54,000-square foot office and research building. The height of the building (3 stories, 47 feet) is consistent with the Master Plan provisions which set the building height in this area to three stories and 50 feet.

## **REVIEW OF DISCRETIONARY ACTIONS**

The purpose of the PPR process is to identify site-specific requirements from the various City departments to give applicants direction regarding their projects. This report is not intended to represent a staff recommendation. Staff reviewed the proposed project and determined that the following actions would be necessary:

**Master Development Plan:** The Caltech Master Plan approved and adopted by the City Council in 1999 governs future development for this campus. According to provisions of the Caltech Master Plan, the proposed 54,000-square foot building is consistent with the Master Development Plan anticipated development density not to exceed 1.6 million gross square feet. Since January 1988, 407,142 gross square feet has been developed on the north campus, which includes the Broad Center, Moore Laboratory, Beckman Institute, and Fairchild Library.

The proposed building is of a contemporary design. The design guidelines in the current master plan promote a unified image for the campus. An amendment in progress to the master plan, however, proposes a more innovative approach to new architecture on the campus. This approach is consistent with the City-wide Design Principles in the Land Use Element of the General Plan. The proposed building is designed by the Office for Metropolitan Architecture, the principal architect being Rem Koolhaas.

The Caltech Master Development Plan Design Guidelines specifies that new Academic Facilities along the east-west axis shall be "...clustered to form courtyards..." that are "...interconnected by a system of arcades and terminated by small pavilion structures at their intersection with Wilson Avenue and Holliston Avenue, to promote a consistent encoding of the gateways into the campus." The submitted plans and elevations do not include this direct connection of arcades. One option for the applicant to meet this Master Plan provision would be to provide an interconnected arcade on the western portion of the building. Another option is for the applicant to delay processing of this project until revisions to the current design guidelines are approved under the Master Development Plan amendments.

The Master Plan also directs that the courtyards and connecting outdoor "corridors" shall be measured from face to face of buildings, inclusive of attached arcades, 120 feet wide and 80 feet wide, respectively, at their narrow dimension. The submitted plans and elevations *comply* with the 80-foot wide corridor dimension between the proposed development and the Avery Center building to the north. Future development north of the Annenberg site however, would have to comply with the 120-foot wide courtyard dimension inclusive of attached arcades.

**Environmental Review:** A "Program Environmental Impact Report (EIR)" was prepared and approved for the Caltech Master Plan and addressed the overall effects of development for the Caltech campus. The proposed project was included in the Program EIR.

**Design Review:** The Caltech Master plan requires a staff level design review for all new construction greater than 25,000 square feet and less than 70,000 square feet. In this case, the proposed building is 54,000 square feet. A project of this size and complexity will follow the procedures of concept and final design review conducted by the staff of the Design and Historic Preservation Section. Concept (schematic-level) design review; addresses the schematic phase of a design, including massing, modulation of exterior walls, site planning, orientation, proportions, roof forms, solid-to-void relationships, compatibility with surroundings, and compliance with applicable design guidelines.

**Final design review** focuses on compliance with conditions of Concept Design review (if any) and architectural details such as building wall sections, windows and doors, materials, colors and finishes, landscaping, signage, exterior lighting, location/screening of mechanical equipment, etc.

**Timeline:** The following timeline outlines the major steps in the process.

<b>Date</b>	<b>Activity</b>
3/10/2006	Application submitted for Design Review
30 days	Review application for completeness
6/26/2006	Preliminary Plan Review presentation to City Council
July 2006	Staff Level Review <ul style="list-style-type: none"><li>• Concept Design Review</li></ul>
August 2006	Staff Level Review <ul style="list-style-type: none"><li>• Final Design Review</li></ul>

## **FISCAL IMPACT**

The applicant will be required to pay fees for Design Review and the processing of environmental documents for the project, which cover staff time. The project will also generate plan check and permit fees, in an amount that cannot be determined at this time.

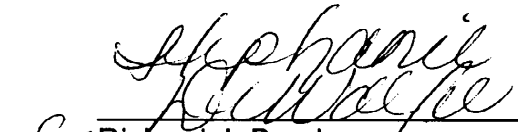
Respectfully submitted,

  
CYNTHIA J. KURTZ  
CITY MANAGER

Prepared by:

  
Vincent Gonzalez  
Senior Planner

Approved by:

  
for Richard J. Bruckner  
Director of Planning and Development

Attachment: Proposed Plans for the Walter & Lenore Annenberg Center for Information Science & Technology

DESIGN REVIEW APPLICATION TO THE CITY OF PASADENA

DRAWING LIST

A3.00	SITE PLAN		
A3.00 T	TREE REMOVAL PLAN		
A3.01	FLOOR PLAN LEVEL -01 (PB-01)	SITE FOOTAGE:	25,035 SF
A3.02	FLOOR PLAN LEVEL 01 (P-01)	BUILDINGS TO BE REMOVED:	TWO (ONE @ 379 SF, ONE @ 1,219 SF)
A3.03	FLOOR PLAN LEVEL 02 (P-02)	NUMBER OF NEW BUILDINGS:	ONE, 54,000 SF
A3.04	FLOOR PLAN LEVEL 03 (P-03)	BUILDING FOOTPRINT:	16,857 SF, 67.3% SITE COVERAGE
		BUILDING STORIES:	4, 1 BASEMENT LEVEL, 3 ABOVE GRADE
		LANDSCAPED AREA:	8,178 SF, 32.7% OF TOTAL SITE
A4.00	NORTH & SOUTH ELEVATION	PARKING:	EXISTING: 36, PROPOSED: NONE
A4.01	EAST & WEST ELEVATION	UBC OCCUPNACY GROUP:	GROUP B OCCUPANCY, WITH GROUP A DIVISION 3 SPACES, TYPE II - 1 HOUR CONSTRUCTION
A5.00	SECTION AA	EXISTING ZONING AND LAND-USE:	ACADEMIC CAMPUS, SURFACE PARKING LOT
A5.01	SECTION BB		



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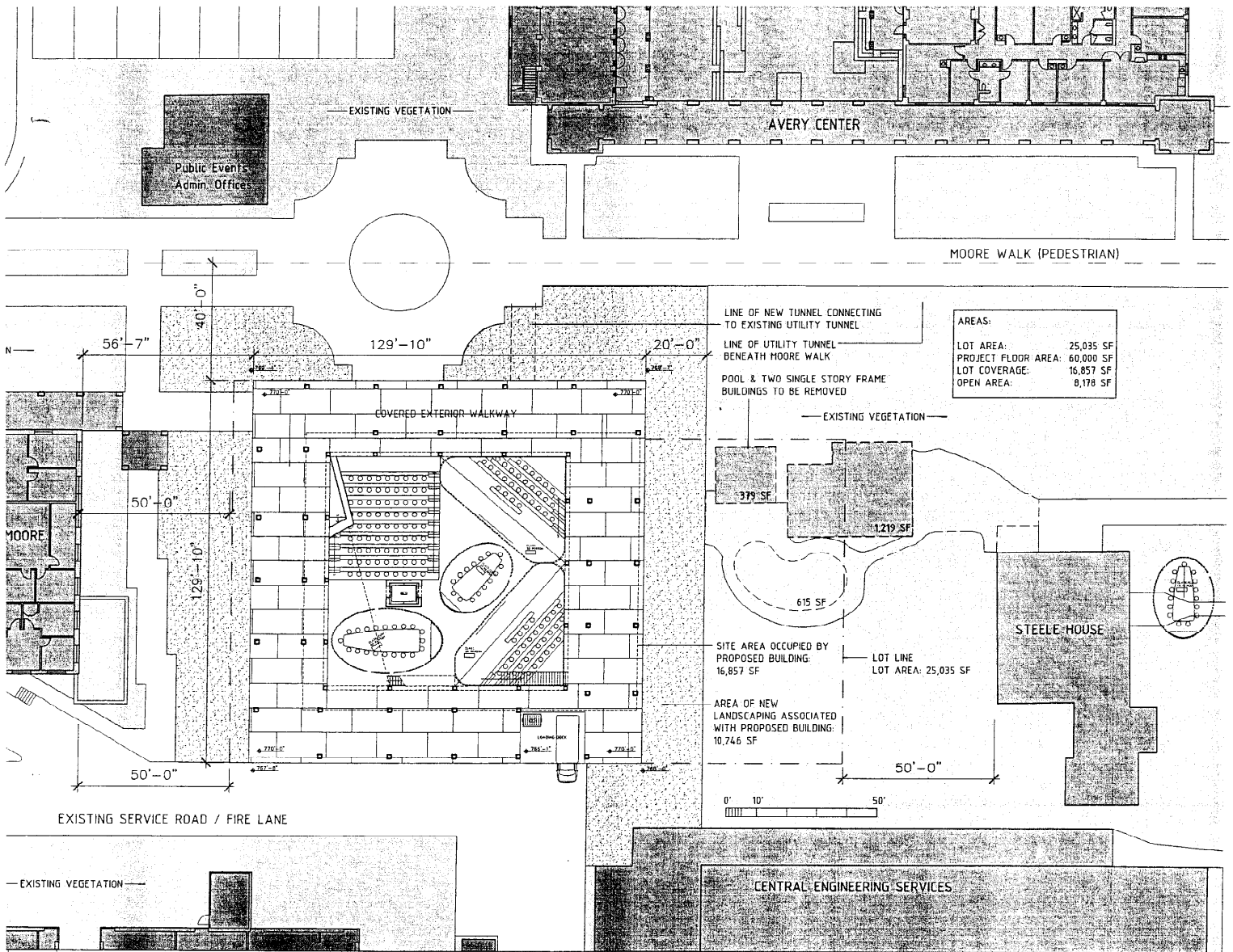
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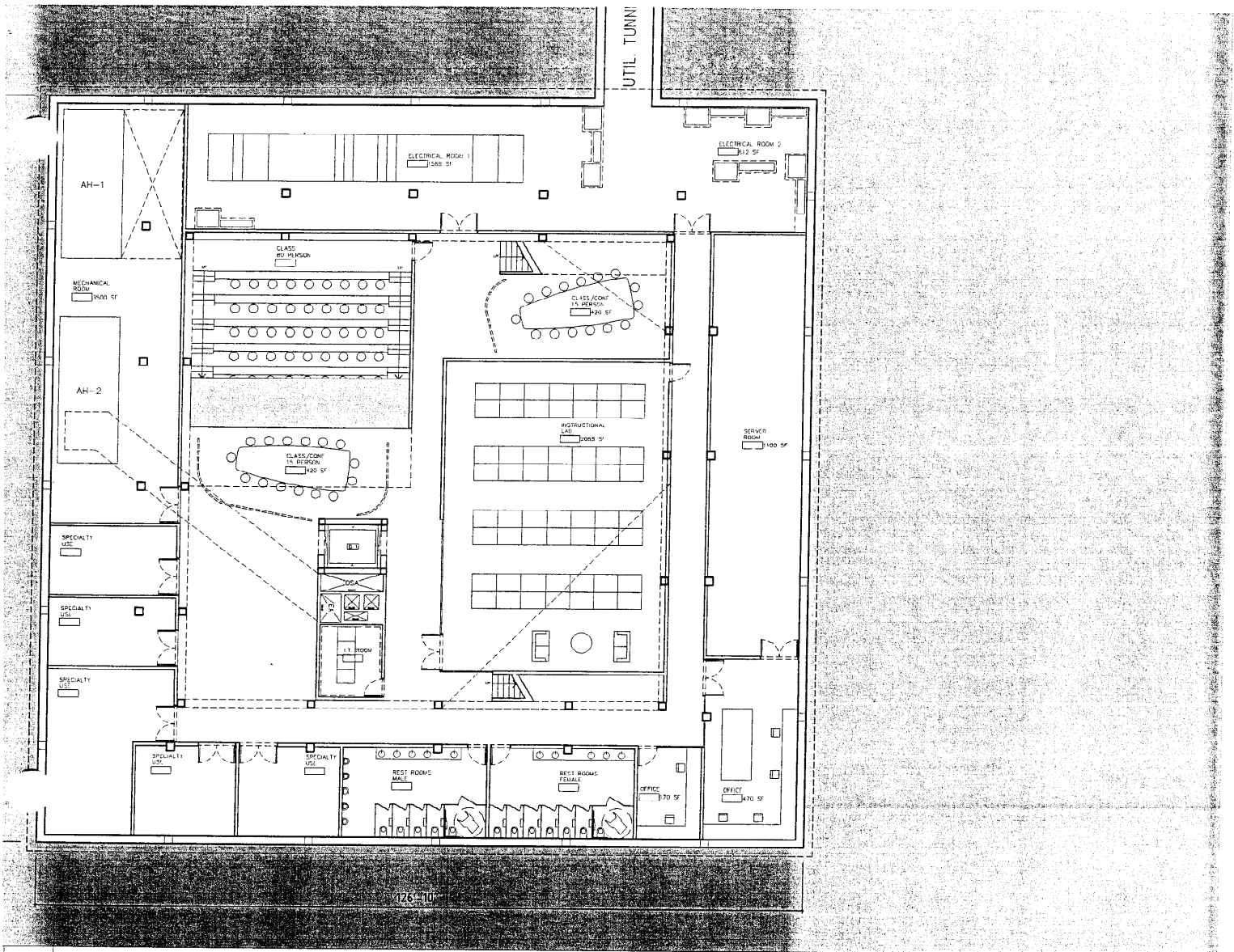
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DRAWING LIST

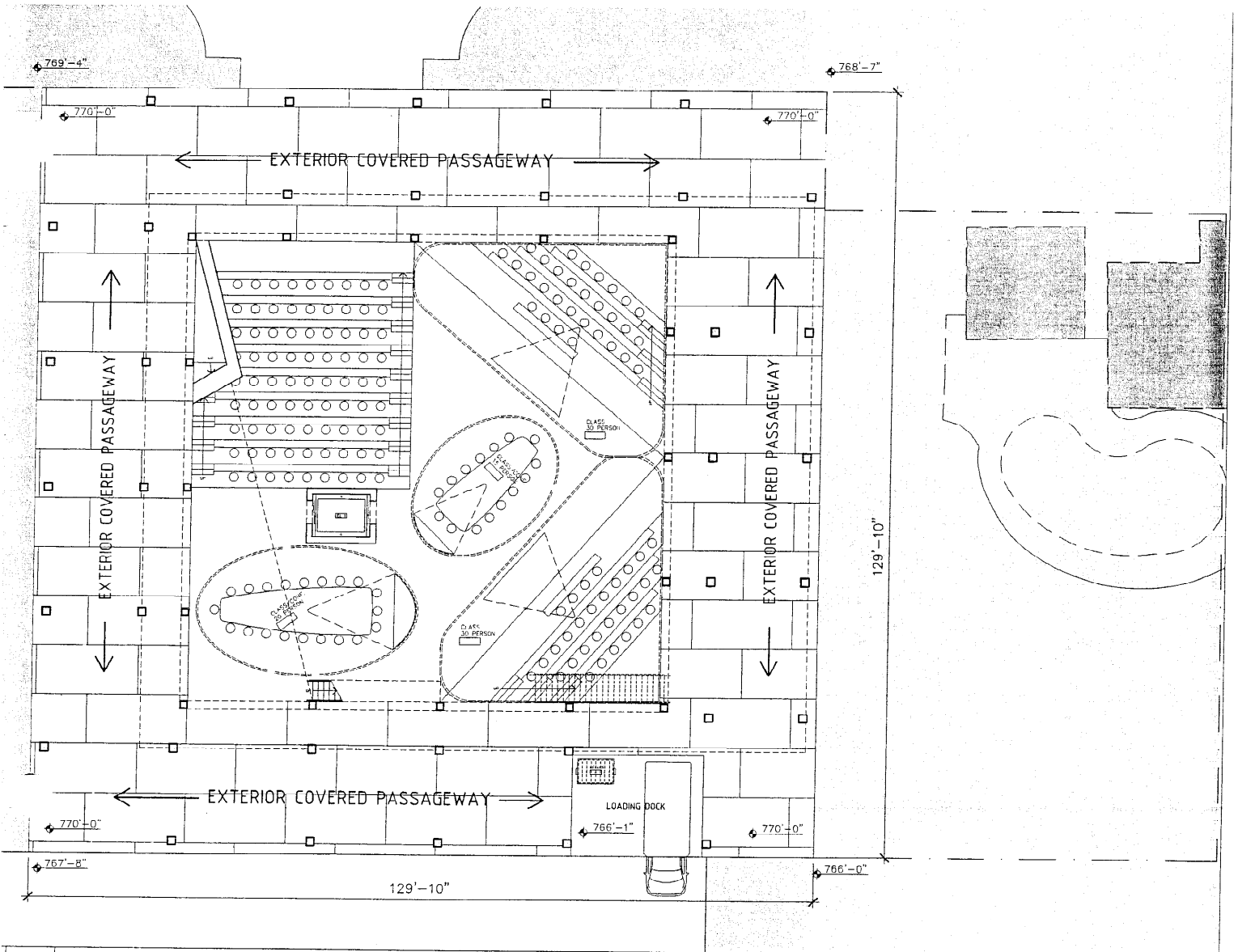
A0.00











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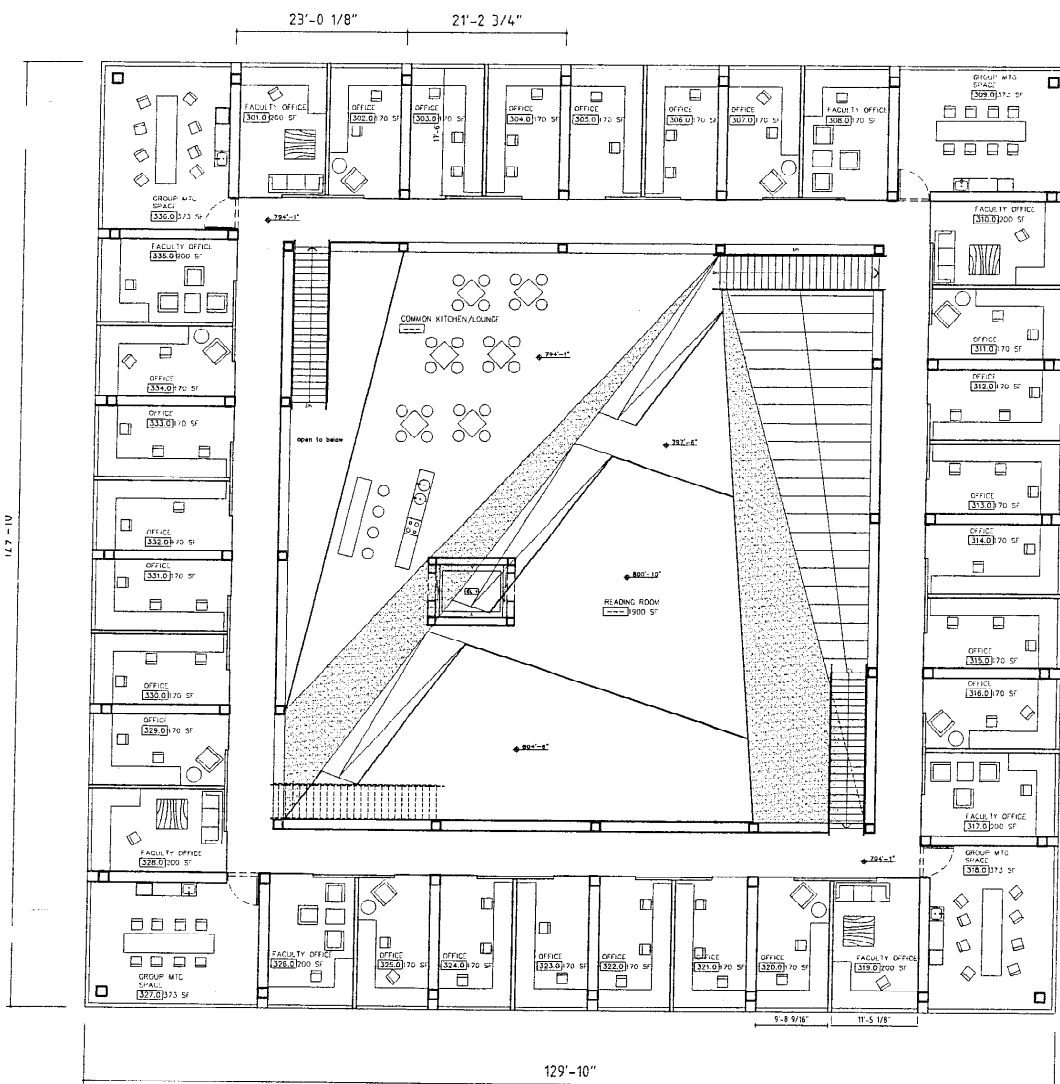


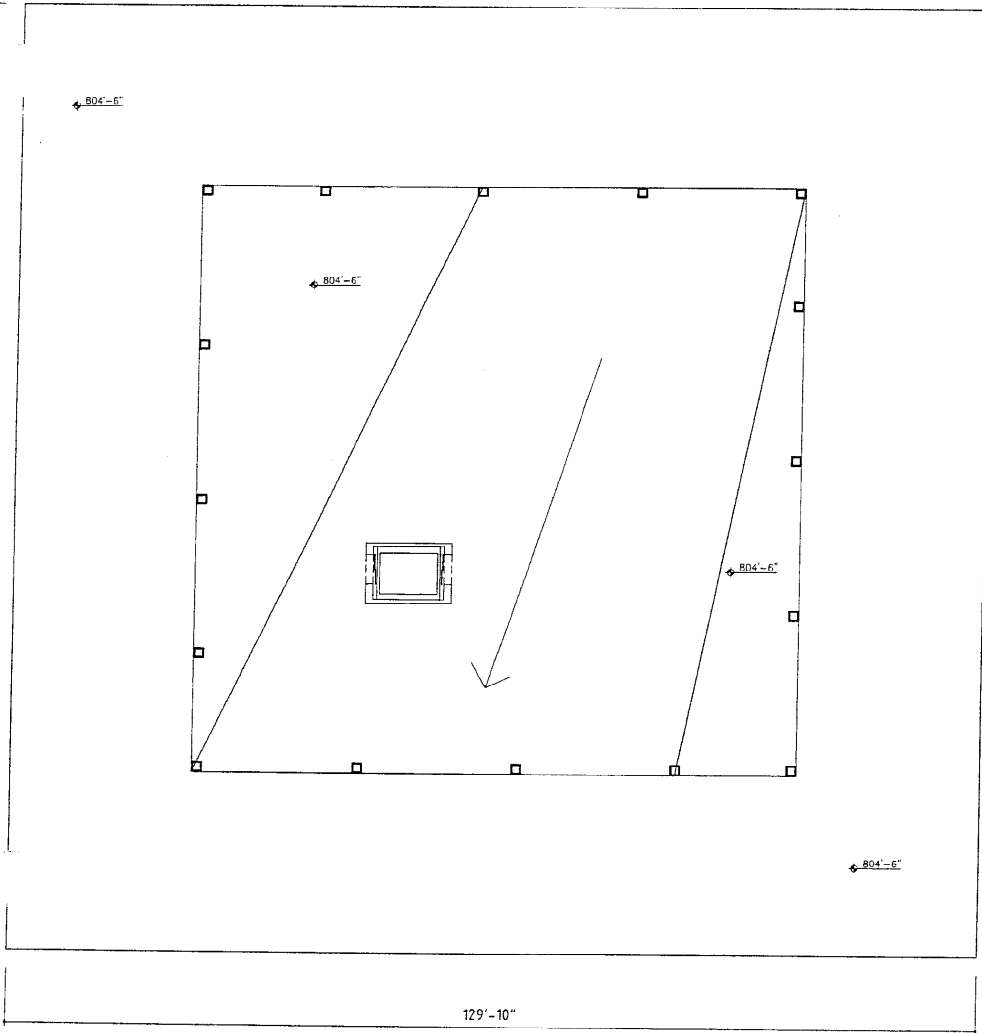
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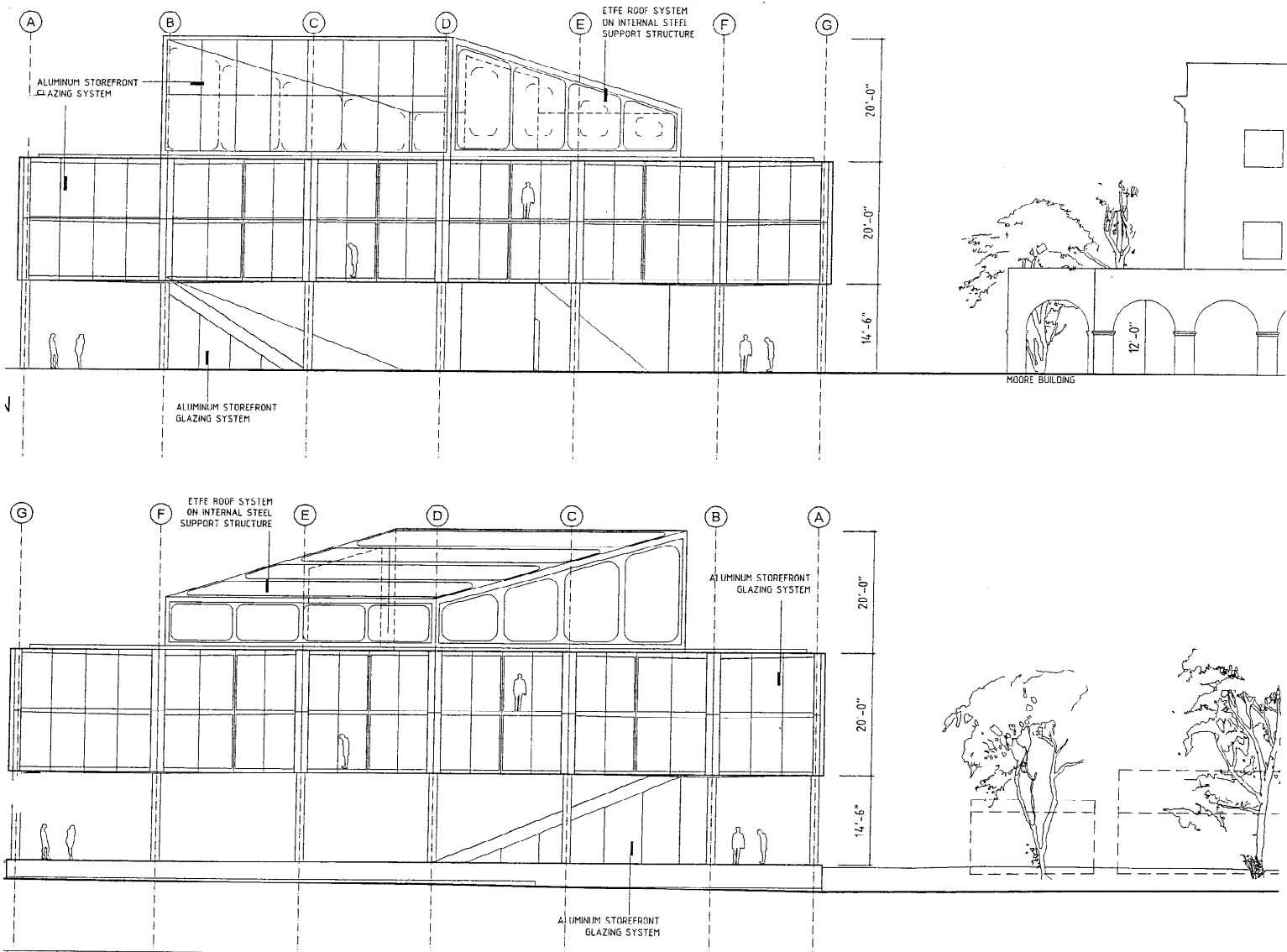
FLOOR PLAN LEVEL 01

A3.02









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Project: 0132

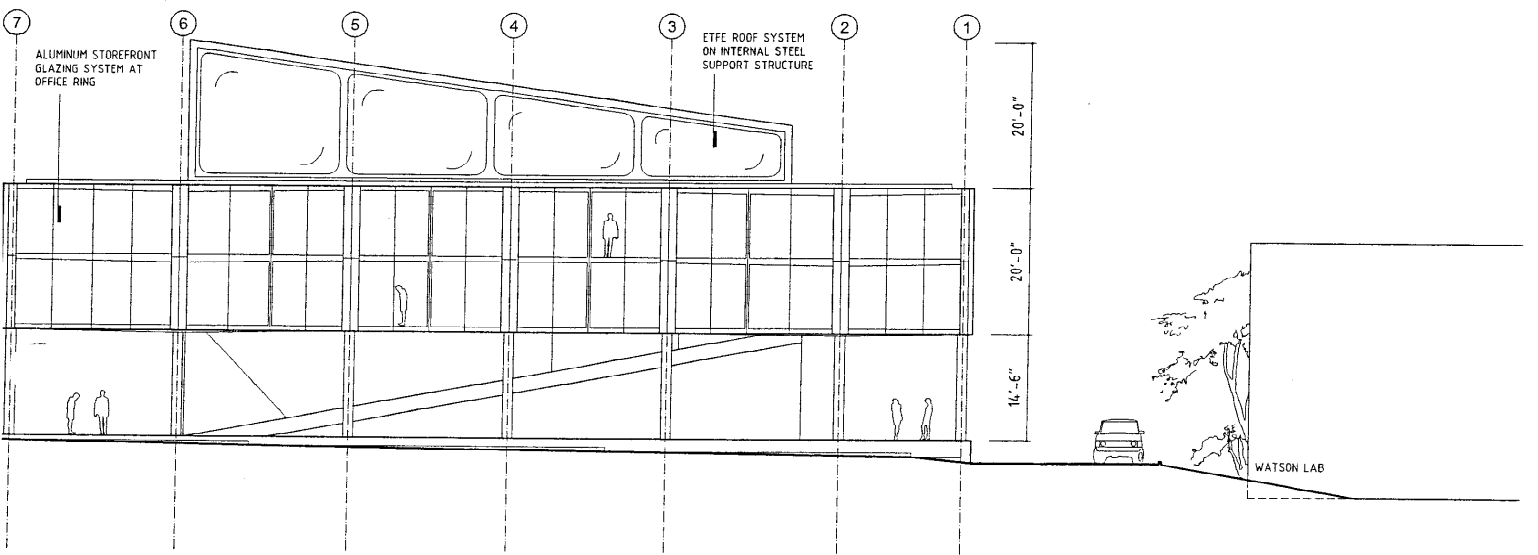
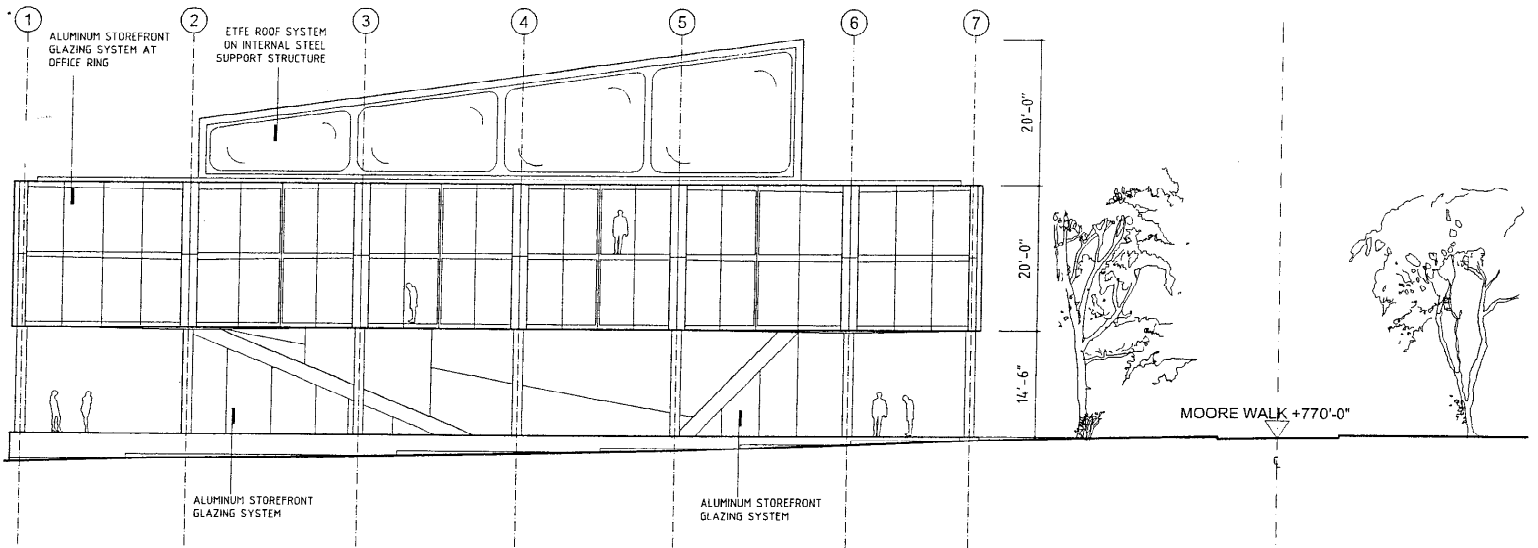
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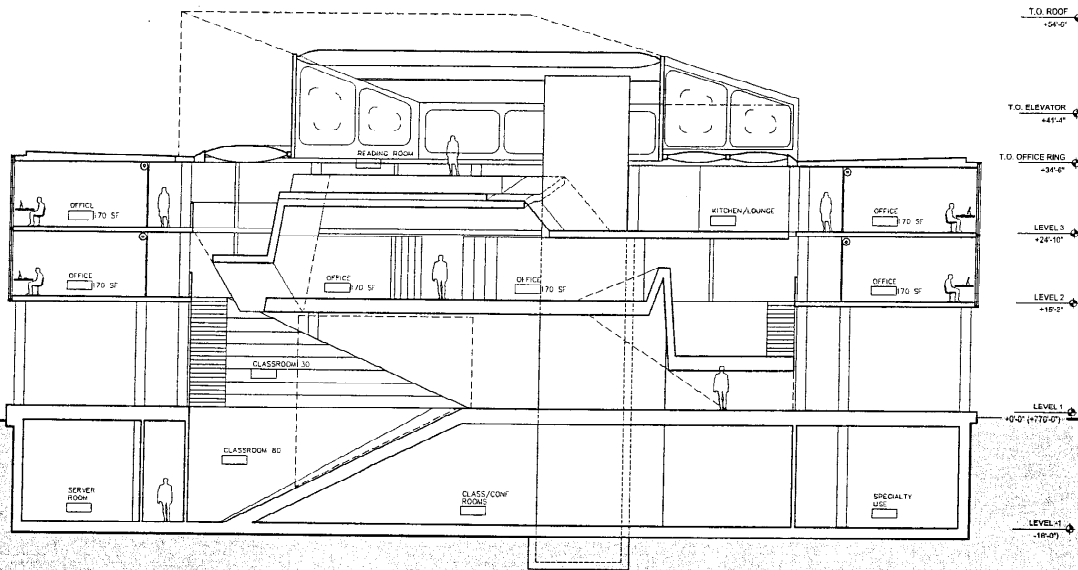
NORTH & SOUTH ELEVATION

Sheet

A4.00



 <p>Walter &amp; Leonore Annenberg Center for Information Science &amp; Technology California Institute of Technology 100 East California Boulevard Pasadena, CA 91125 Tel: 626/395-5071</p>	<p><b>EAST &amp; WEST ELEVATION</b></p> <p>Project: 0132 Date: 9 March 06 Sheet Scale: 1/16" = 1'-0" Rev</p> <p><b>A4.01</b></p>
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T.O. ROOF  
+54'-0"

T.O. ELEVATOR  
+45'-0"

T.O. OFFICE RING  
+34'-0"

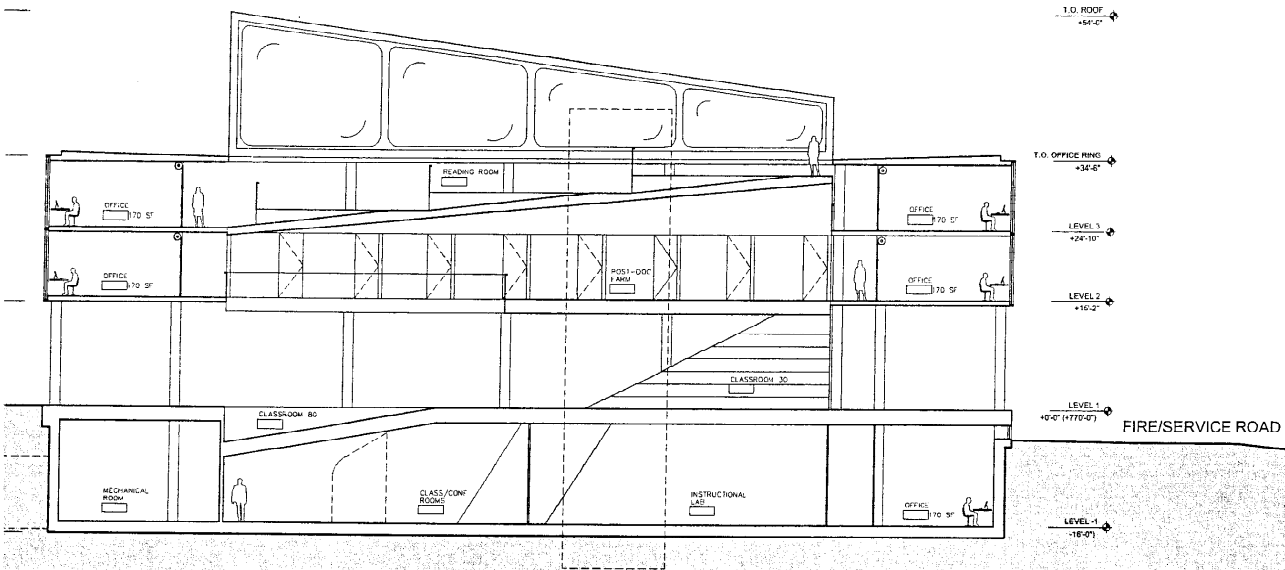
LEVEL 3  
+24'-10"

LEVEL 2  
+18'-0"

LEVEL 1  
+0'-0" (+70'-0")

LEVEL -1  
-18'-0"

MOORE BUILD



T.O. ROOF  
+54'-0"

T.O. OFFICE RING  
+34'-6"

LEVEL 3  
+24'-10"

LEVEL 2  
+10'-2"

LEVEL 1  
+0'-0" (HTF-5")

FIRE/SERVICE ROAD

LEVEL -1  
-16'-0"



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Project: 0132 Date: 9 March 06 Sheet  
Scale: 1/10" = 1'-0" Rev

SECTION BB

A5.01