

Agenda Report

TO: CITY COUNCIL
DATE: JULY 10, 2000
FROM: CYNTHIA J. KURTZ, CITY MANAGER
SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED 120 UNIT MIXED USE DEVELOPMENT AT 720 E. COLORADO BOULEVARD

RECOMMENDATION

This report is being provided for informational purposes only.

BACKGROUND

This project summary is being presented to the City Council in compliance with the Predevelopment Plan Review (PPR) guidelines, which direct the PPR report for projects of community-wide significance to the City Council for informational purposes only. Archstone Communities has submitted a proposal to demolish two existing commercial buildings and construct a five-story mixed-use development, consisting of 8,000 square feet of ground floor retail space and 120 residential units on the upper levels. The project site is zoned CD-2 and CD-6 (Central District), and is located on the southwest corner of Colorado Boulevard and Oak Knoll Avenue. The proposed project is located within sub-district a4 (Playhouse District) of the Central District Specific Plan.

PROJECT DESCRIPTION

The proposed project site consists of 47,933 square feet and is presently developed with two commercial buildings. The commercial structures were constructed in 1914 and 1924, but have undergone significant alterations since that time. Archstone Communities proposes to demolish the existing buildings and construct a five-story mixed-use development with 8,000 square feet of ground level retail space, 120 residential units on the four upper levels, and parking in a common garage behind the retail use and one level below grade. The site is zoned CD-2 and CD-6, and with a 25 percent density bonus the zoning permits a maximum of 120 units. The General Plan allows for a density of 87 units per acre. The applicant is complying with the density bonus requirements by designating ten of the proposed units for very low-income households. The Playhouse District Plan, which implements the General Plan in this area, encourages mixed use development and downtown housing to create a lively, arts-oriented environment.

PPR MEETING SUMMARY

On May 17, 2000 a PPR meeting for the project was conducted. The purpose of the PPR meeting is to identify the requirements of the various city departments, to give developers direction regarding their projects, and to outline the development schedule. The meeting identified the following discretionary actions and issues:

General Plan Review: The development proposal submitted by Archstone Communities is consistent with the goals, policies and objectives of the General Plan's Land Use Element. The project site is located within sub-district a4 (Playhouse District) of the Central District Specific Plan. The Playhouse District Plan, which implements the General Plan in this area, encourages mixed use development and downtown housing.

Environmental Review: An Initial Study would be required for the project. Specifically, staff would be evaluating traffic and circulation, aesthetics, district compatibility, consistency with the general plan, and cumulative impacts from other approved projects in the area. The Initial Study would determine what level of environmental documentation the project would require.

Variance/Conditional Use Permit: With some minor changes, which the applicant has agreed to, the project would not require any variances or conditional use permits.

Design & Historic Preservation: Since the buildings proposed for demolition are over 50 years old, their demolition will require the review and approval of the Cultural Heritage Commission. Neither building has been identified as having historic or architectural significance, and based on preliminary research, it appears that staff would recommend approval of the demolition requests. The Design Commission will act as the City's lead agency to review the Environmental Initial Study and adopt any proposed environmental mitigation measures. The project will be subject to both Concept and Final Design Review. The project appears at this preliminary stage to be carefully designed and generally consistent with the City's site plan and architectural guidelines.

Cultural Affairs Review: The project would be subject to the Public Art Requirement for new development. One percent (1%) of the building valuation must be allocated for public art.

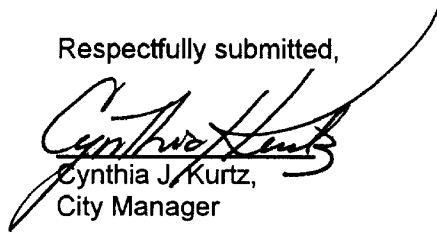
Timeline: The following timeline outlines the major stages in the process:

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| 5/17/00 | PPR meeting between applicant and City Representatives. |
| 7/10/00 | PPR report to the City Council as an information item. |
| 7/17/00 | Applicant files for Concept Design Review, Public Notice, and Certificate of Appropriateness for demolition of existing structures. |
| 8/17/00 | Staff prepares and circulates Environmental Initial Study. |
| 9/25/00 | Concept Design Review, in a public hearing, before the Design Commission. |
| 10/02/00 | Cultural Heritage Commission Hearing on Certificate of Appropriateness. |
| 10/30/00 | Applicant files for Final Design Review. |
| 11/13/00 | Final Design Review. |

FISCAL IMPACT

Fees will be required to be paid for the discretionary actions required for the project. 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:



Anne Hill
Planner

Approved by:



Darrell L. Lewis
Director of Planning & Permitting

Attachments:

1. Project Site Plan – Ground Floor
2. Project Site Plan – Upper Level Residential
3. North and East Elevations
4. PPR Comments