



OFFICE OF THE CITY MANAGER

TO: CITY COUNCIL DATE: MARCH 29, 2004

FROM: CITY MANAGER

**SUBJECT: AMENDMENTS TO THE CIVIC CENTER SPECIFIC PLAN AND A
PLANNED DEVELOPMENT RELATED TO THE MONTANA I
AND II (355 EAST COLORADO BOULEVARD AND 380 EAST
UNION STREET)**

On February 23, 2004, the Council continued discussion of amendments to the Civic Center Specific Plan and a planned development, to provide time for the applicant for the Montana I and II development project to propose modifications to the project description. Staff met with the applicant to discuss various possible modifications and received a revised description on March 23, 2004 (Attachment A).

This memorandum provides information to supplement the recommendation of the report dated February 9, 2004, which is attached.

The Council directed staff to compare the revised project with the provisions of the Draft Central District Specific Plan, which it approved in concept on December 8, 2003. In several comments the Planning Commission adopted for the Council on February 4, 2004, it emphasized comparison with the Draft Specific Plan. The Planning Commission also considered other planning documents, as did the Design Commission in its recommendation on July 28, 2003.

The memorandum provides a comparison of the revised project description of March 23, 2004, with the prior description and with the Draft Central District Specific Plan, as well as with the recommendation of the Design Commission and comments adopted by the Planning Commission (Attachments B-D).

3/29/04

Revised Montana I and II Description (March 23, 2004)

The revised project description (Attachment A) involves modifications to both the Montana I and Montana II descriptions that were analyzed in the February 9, 2004 report.

Montana I: As revised (March 23, 2004), the Montana I includes 34 units rather than 36, with at least 7,000 square feet of retail, plus resident amenity areas and parking/valet area. The number of units at the seventh level is reduced to four, to allow a setback of ten feet from the building face on all four sides. The gross floor area, as revised, is approximately 181,500 square feet.

To accommodate additional infrastructure (e.g., plumbing) between floors, the building height is increased to 90 feet, with an increase to 78 feet at the setback. This additional height results from modifying the infrastructure design (i.e., "bending the pipes") for the changes in seventh-story floor plan (i.e., ten-foot setback and reduction to four units).

Montana II: As revised (March 23, 2004), the Montana II includes 18 units rather than 25, with at least 2,500 square feet of commercial uses, plus resident amenity areas and parking/valet area. The height is reduced to 66 feet, five stories stepping down to four stories (55 feet) along Euclid Avenue. There are three units on the fifth level, while there are five units on the second through fourth levels. The gross floor area, as revised, is approximately 96,260 square feet.

The revision provides a ground-level covered passageway connecting the landscaped sidewalk on Union Street to the mid-block courtyard and pedestrian access to the courtyard from the Euclid Avenue entrance.

Office Building/Parking Structure: As described by the applicant (March 23, 2004), the "project will include exterior improvements to both (the Citibank building and the parking garage), as well as a redesign of existing open spaces at both ends of the Citibank building." A portion of the west end of the existing parking structure will be removed to provide more openness in the north-south walkway view corridor between Colorado Boulevard and City Hall.

Comparison with Draft Central District Specific Plan

The Central District Specific Plan, when adopted, will provide a policy framework that will be implemented in the zoning regulations and standards for the Central District. The Draft Specific Plan, as conceptually approved, anticipates those future changes to the City's Zoning Code.

Attachment B provides comparisons of the Montana I and the Montana II with the Draft Central District Specific Plan.

Comparison with Comments (“Pros and “Cons”) by the Planning Commission

The Planning Commission provided comments on the prior project description, which was the subject of the Council’s hearing on February 9 and 23, 2004. Attachment C compares the Montana I and Montana II with the comments that concern the development project description. The complete comments are provided in the February 9, 2004 report.

Comparison with the Design Commission Recommendation

The Design Commission reviewed the design-related standards for the Planned Development, with the development project as described prior to modifications made for the Planning Commission hearing and to the additional changes submitted on March 23, 2004. Attachment D compares the Montana I and Montana II with the Design Commission recommendation.

Respectfully submitted,



CYNTHIA J. KURTZ
City Manager

Attachments

- A. Revised (March 23, 2004) Project Description – The Montana 1 & 2
- B. Montana I and II Project Descriptions (Revised and Prior) Compared with the Draft Central District Specific Plan
- C. Montana I and II Project Descriptions (Revised and Prior) Compared with the Planning Commission Comments
- D. Montana I and II Project Descriptions (Revised and Prior) Compared with the Design Commission Recommendation

Attachment A

PROJECT DESCRIPTION
The Montana 1 & 2

REVISED 03. 23. 04 – DRAFT

The following project description has been revised to reflect recent modifications to the proposed new construction and associated provisions in the Planned Development (PD).

The Montana 1 – Building A:

The proposed Montana 1 is a mixed-use development of approximately 181,500 GSF (not including parking related uses), and consists of 34 condominium units on 6 levels over a ground floor footprint of approximately 30,000 SF. Typical residential floors will have 6 units per floor ranging from 3700-4600 SF, and the penthouse level will have 4 larger units at 4980 SF.

Ground floor uses consist of at least 7,000 SF of retail uses fronting on Colorado Boulevard, some residential amenities and guest parking/valet uses at the rear of the building. The residential lobby will have a pedestrian entry off of Colorado Boulevard and access via the valet area from Euclid. The valet and parking will be accessed via two driveways from Euclid Avenue and the total number of parking spaces for the project is 112 cars.

The total building height for the 7 storey building will be 90'-0" to the top of the parapet. At the four corners, the building is set back 10'-0" from the property line at a height of 78'-0". The mid-section of the building is set back 5' from the property line at grade, to break up the mass of the building, with an additional 5' setback at the second level (approx. 20'-0" above grade).

As a part of this project, the existing north-south paseo, with views of City Hall from Colorado Boulevard, will be widened to 28' at the south end of the block, and a new east-west paseo of 24' will be added, providing enhanced public access throughout the area. When combined with the existing plazas on both ends of the existing Citibank building, the block will have a total of 26,790 SF of publicly accessible open space & landscaped areas at the street level. In addition, the upper level terraces (approximately 6,800 SF) will overlook the streets and paseos.

This development will also include additional improvements to the remainder of the block: see "Office Building/Parking Structure Site" section.

The Montana 2 – Building B:

The proposed Montana 2 is a residential development of approximately 96,260 GSF (not including parking related uses), and consists of 18 condominium units on 3 to 4 levels over a ground floor footprint of approximately 21,910 SF. Typical residential floors will have 5 units per floor ranging from 3200-3900 SF, and the penthouse level will have 3 larger units ranging from 3900-5500 SF.

Ground floor uses consist of at least 2,500 SF of commercial uses at the corner of Union Street and Euclid Avenue, residential amenities and guest parking/valet uses. The residential lobby will have direct pedestrian access to the mid-block courtyard* as well as access via the valet area from Euclid Avenue. Other residential amenities such as a

shared great room will have pedestrian access off of Union Street. The valet and parking will be accessed via two driveways from Euclid Avenue and the total number of parking spaces for the project is 71 cars.

The total building height for the 4 to 5 storey building will be 66'-0" to the top of the parapet. Along Euclid, the building steps down to a height of 55'-0", through the elimination of two units fronting on Euclid Avenue. The building is also setback 10'-0" from Union Street providing for a landscape strip consistent with the character of the surrounding buildings on that street.

Additional landscaped areas include a covered passageway connecting the landscaped sidewalk on Union to the mid-block courtyard* and landscaped areas along the shared property line with the Western Asset courtyard. This totals 11,120 SF of open space on this site.

*Physical access to the courtyard will be contingent on Western Asset's removal of some landscape elements currently separating the two sites.

Office Building/Parking Structure Site:

The PD includes two existing buildings, the Citibank building and the parking garage. The project will include exterior improvements to both these structures, as well as a re-design of the existing open spaces at both ends of the Citibank building. The open spaces will be designed to connect with the proposed paseos on the block and create usable spaces served by new and existing retail/ commercial uses at the ground level.

In addition, the applicant shall demolish the westerly approximately 12 feet of the existing parking structure so as to widen the pedestrian walkway on the west side of Montana I and maximize the north-south view corridor of the City Hall dome from Colorado Boulevard. Demolition shall not be required for that portion of the parking structure that is north of the current elevator/stairway/utility vault if it is not financially feasible to do so (considering all impacts, including possible code upgrades for the parking structure such as seismic and disabled access), as approved by the Director of Planning and Development.

Both projects have been significantly modified to reflect input received in regards to total building height, overall massing, lot coverage and FAR. Those figures are listed in the attached Memorandum.

MEMORANDUM

Date: 22 March 2004 **DRAFT**
Subject: 01002 Montana I
7 Story Scheme -10' setback

Project Data:

Lot Size: 98,583 sf

Existing Building Areas:

Office Building:

L1:	11,962 sf
L2-9:	18,076 sf
Total:	156,570 sf

Parking Structure:

Floor Plate:	29,831 sf
Total (X5):	149,155 sf

Project Areas:

Gross Building Areas:

B1:	33,778 sf
L1:	30,003 sf
L2:	30,462 sf
L3/4/5/6:	112,984 sf (28,246 typ.)
L7:	22,944 sf
Total:	230,171 sf

GSF W/O Parking Related Uses:

L1:	15,109 sf
L2-L7:	166,390 sf
Total:	181,499 sf

Ground Floor Parking related uses (%) = $14,894/30,003 = 49.6\%$

Retail: 7,000 sf

BLOCK FAR: $156,570+181,499/98,583 \text{ sf} = 3.43$

Lot Coverage (block): $30,003+11,962+29,831/98,583 = 72.8\%$

Height: 7 Stories
78'-0" at street (to match top of parapet of Western Asset project)
90'-0" at setback

Page 2

Number of Units: 34 Units

Bedrooms/Unit: 3 Bedrooms

SF Per Unit: 3,736 sf - 4,980 sf

Landscaped Areas:

L1:	26,787 sf
L2:	2,216 sf
Total:	29,003 sf

Parking: (Parking Level)

Total	83 Stalls
GSF	33,778 sf

Parking: (Ground Level)

Total	29 Stalls
GSF Parking	14,919 sf

Total Parking:

	112 Stalls
GSF Parking	48,697 sf

MEMORANDUM

Date: 22 March 2004

Subject: 010005 Montana 2
5 & 4 Story Scheme

DRAFT

Project Data:

Lot Size: 33,033 sf

Project Areas:**Gross Building Areas:**

B1:	26,712 sf
L1:	21,913 sf (18,239 sf w/o ramp & uncovered driveway area)
L2/3/4:	62,772 sf (20,924 sf typ.)
L5:	20,587 sf
Total:	131,984 sf

GSF W/O Parking Related Uses:

L1:	12,904 sf
L2-L5:	83,359 sf
Total:	96,263 sf

Ground Floor Parking related uses (%) = $9,009/21,913 = 41\%$ FAR: $96,263/33,033 \text{ sf} = 2.9$ PD FAR: PD site area: 131,616 sf
 $(338,069 \text{ sf (M1)} + 96,263 \text{ sf (M2)})/131,616 = 3.3$ Lot Coverage (using roof plan): $20,924/33,033 \text{ sf} = 63\%$ Lot Coverage (using L1 plan): $18,239/33,033 \text{ sf} = 57\%$ Height: 5 & 4 Stories
66'-0", 54'-0"

Number of Units: 18 Units

Bedrooms/Unit: 2-3 Bedrooms

SF Per Unit: 3,236 sf – 3,957 sf

Landscaped Areas:

L1: 11,120 sf

Page 2

Parking: (Parking Level)

Total	60 Stalls
GSF	26,712 sf

Parking: (Ground Level)

Total	11 Stalls
GSF Parking	7,510 sf

Total Parking:

	71 Stalls
GSF Parking	34,222 sf

Attachment B

Montana I

Project Descriptions (Current and Prior)

Compared with Draft Central District Specific Plan

	Current Revised Description (3/23/04)	Prior Project Description	Draft Central District Specific Plan	Relationship of Revised Description to DCDSP
Height	7 stories; 90 feet, with 10-foot stepback above 78 feet on four sides; see "Massing"	7 stories; 88 feet, with 2-foot stepback above 75 feet on four sides; see "Massing"	75 feet (with option of 90 feet, average of 75 feet)	Exceeds 75-foot height limit; maximum height is consistent with 90 feet limit but exceeds average height limit of 75 feet; acknowledges limit by stepping back at 78 feet
Floor Area	Approximately 181,500 sf (PD FAR of 3.3; Parcel FAR of 5.6); 34 units	Approximately 180,000 sf (Parcel FAR – 5.6); 36 units	FAR of 3.0 (with option to 3.3); up to 87 units per acre	Residential density complies; PD FAR of 3.3 matches the limit for projects that meet certain criteria; FAR on existing parcel exceeds both 3.0 and 3.3

	Current Revised Description (3/23/04)	Prior Project Description	Draft Central District Specific Plan	Relationship of Revised Description to DCDSP
Massing	Recessed 10 feet on floors 2-7 over 5-foot recess on first floor on Colorado; mass is broken on Euclid; 10 foot stepback above 78 feet	Recessed 10 feet on floors 2-7 over 5-foot recess on first floor on Colorado; mass is broken on Euclid	Design Guidelines	Proposal for Planned Development does not include drawings that will be required for Design Review, so analysis cannot be provided
Courtyard	28-foot wide paseo, which extends to Union, plus elimination of portion of west end of parking structure; 24 1/2-foot wide courtyard;	28-foot wide paseo; 24 1/2-foot wide courtyard	Encouraged in Specific Plan	Paseo and courtyard provide spaces such as those encouraged in the Specific Plan
Setbacks	At sidewalk on Colorado and Euclid with 5-foot setback in central section of Colorado frontage	At sidewalk on Colorado and Euclid with 5-foot setback in central section of Colorado frontage	At sidewalk on Colorado and Euclid	At the sidewalks
Ground Floor Uses	7,000 sf of retail along Colorado, with parking, parking service area, and resident activity	7,000 f of retail along Colorado, with parking, parking service area, and resident activity areas; two drive entrances on Euclid	No housing on ground floor; pedestrian-oriented uses on 50 percent of blockface	Pedestrian-oriented uses fronting on Colorado, with resident amenities to the rear; guest parking behind resident amenities

Montana II

Project Descriptions (Current and Prior), Compared with Draft Central District Specific Plan

	Current Revised Description (3/23/04)	Prior Project Description	Draft Central District Specific Plan	Relationship of Revised Description to DCDSP
Height	5 stories, 66 feet, stepping down to 4 stories (55 feet)	6 stories 75 feet	75 feet (with option of 90 feet, average of 75 feet)	66-foot height complies with 75-foot limit
Floor Area	Approximately 96,300 sf (PD FAR of 3.3; Parcel FAR of 2.9); 18 units	Approximately 120,000 sf (Parcel FAR of 3.6); 25 units	FAR of 3.0 (with option of 3.3); up to 87 units per acre	Residential density complies; PD FAR of 3.3 matches the limit for projects that meet certain criteria; FAR on parcel exceeds both 3.0 and 3.3
Massing	L-shaped building footprint; steps down from 5 stories to 4; modulation of north and west facades	L-shaped building footprint	Design Guidelines	Proposal for Planned Development does not include drawings that will be required for Design Review, so analysis cannot be provided
Coverage	Approximately 63 percent under cover, but 57 percent if passageway area is excluded	63 percent	No limit	Specific Plan does not address coverage

	Current Revised Description (3/23/04)	Prior Project Description	Draft Central District Specific Plan	Relationship of Revised Description to DCDSP
Setbacks	Variable setback of at least 10 feet on Union; not setback on Euclid	Variable setback of at least 10 feet on Union; not setback on Euclid	At sidewalk on Euclid; up to five feet on Union	Curve in Union Street indicates need for greater setback as proposed
Ground Floor Uses	Primarily resident activity areas, parking, and parking service area, with 2,500 sf of commercial at corner; two drive entrances; passageway from Union to mid-block courtyard	Primarily resident activity areas, parking, and parking service area, with 2,600 sf of retail at corner; two drive entrances	Housing is not permitted at the southern portion of the site	Commercial use and resident amenities are located on northern portion of site

Attachment C

Montana I

Project Descriptions (Current and Prior)

Compared with Planning Commission Comments

	Current Revised Description (3/23/04)	Prior Project Description	Planning Commission Comments	Relationship of Revised Description to Planning Commission
Height	7 stories; 90 feet, with 10-foot stepback above 78 feet on four sides; see "Massing"	7 stories; 88 feet, with 2-foot stepback above 75 feet on four sides; see "Massing"	7 stories; 88 feet, with 8-foot stepback on three sides	Exceeds 88 feet height but provides greater stepback (i.e., 10 feet on four sides)
Floor Area	181,499 sf (PD FAR of 3.3; FAR of 5.6 on existing parcel); 34 units	Approximately 180,000 sf (FAR of 5.6 on existing parcel); 36 units	Project exceeds FAR proposed under the Draft Central District Specific Plan (i.e., 3.0)	FAR is reduced from project reviewed by Commission but still exceeds 3.0
Massing	Recessed 10 feet on floors 2-7 over 5-foot recess on first floor on Colorado; mass is broken on Euclid; 10 foot stepback above 78 feet	Recessed 10 feet on floors 2-7 over 5-foot recess on first floor on Colorado; mass is broken on Euclid	Too bulky and should follow design guidelines	Proposal for Planned Development does not include drawings that will be required for Design Review, so analysis cannot be provided
Courtyard	28-foot wide paseo, which extends to Union, plus elimination of portion of west end of parking structure; 24 1/2-foot wide courtyard;	28-foot wide paseo; 24 1/2-foot wide courtyard	Concept of "courtyards" should be honored by encouraging a pedestrian-friendly flow in front of the Citibank building	Courtyards to the north and south of Citibank building and the connecting paseo are to be enhanced in revised proposal

	Current Revised Description (3/23/04)	Prior Project Description	Planning Commission Comments	Relationship of Revised Description to Planning Commission
Ground Floor Uses	7,000 sf of retail along Colorado, with parking, parking service area, and resident activity	7,000 f of retail along Colorado, with parking, parking service area, and resident activity areas; two drive entrances on Euclid	Emphasize retail/ commercial; amount of ground- level parking should be reduced; respect Gray Book that parking be subterranean	Retail Commercial is emphasized on Colorado frontage; guest parking and service is provided at rear 50 percent of ground floor

Montana II

Project Descriptions (Current and Prior), Compared with Planning Commission Comments

	Current Revised Description (3/23/04)	Prior Project Description	Planning Commission Comments	Relationship of Revised Description to Planning Commission
Height	5 stories, 66 feet, stepping down to 4 (55 feet)	6 stories 75 feet	66 feet	Revised to 66 feet
Floor Area	Approximately 96,300 sf (PD FAR of 3.3; Parcel FAR of 2.9); 18 units	Approximately 120,000 sf (Parcel FAR of 3.6); 25 units	Project exceeds FAR proposed under the Draft Central District Specific Plan (i.e., 3.0)	FAR is reduced from project reviewed by Commission and parcel FAR is less than 3.0
Massing	L-shaped building footprint; steps down from 5 stories to 4; modulation of north and west facades	L-shaped building footprint	Either approximate Maryland apartments or be "wedding cake" comparable to Western Asset Plaza	Building steps down from 5 stories to 4 stories, comparable to Western Asset Plaza
Coverage	Approximately 63 percent, but 57 percent if passageway area is not counted	63 percent	Should be closer to 50 percent, as calculated for Western Asset Plaza	If calculated similarly to Western Asset Plaza, coverage is reduced to 57 percent
Ground Floor Uses	Primarily resident activity areas, parking, and parking service area, with 2,500 sf of commercial at corner; two drive entrances; passageway from Union to mid-block courtyard	Primarily resident activity areas, parking, and parking service area, with 2,600 sf of retail at corner; two drive entrances	Emphasize retail/commercial and not residential; amount of parking should be reduced; respect Gray Book that parking be subterranean	Uses are as they were when reviewed by the Commission

Attachment D

Montana I

Project Descriptions (Current and Prior)

Compared with Design Commission Recommendation

	Current Revised Description (3/23/04)	Prior Project Description	Design Commission Recommends	Relationship of Revised Description to Design Commission
Height	7 stories; 90 feet, with 10-foot stepback above 78 feet on four sides; see "Massing"	7 stories; 88 feet, with 2-foot stepback above 75 feet on four sides; see "Massing"	7 stories; 88 feet, with 8-foot stepback on three sides	Exceeds 88 feet height but provides greater stepback (i.e., 10 feet on four sides)
Floor Area	Approximately 181,500 sf (PD FAR of 3.3; Parcel FAR of 5.6); 34 units	Approximately 180,000 sf (Parcel FAR – 5.6); 36 units	Not addressed	Not addressed by Commission
Massing	Recessed 10 feet on floors 2-7 over 5-foot recess on first floor on Colorado; mass is broken on Euclid; 10 foot stepback above 78 feet	Recessed 10 feet on floors 2-7 over 5-foot recess on first floor on Colorado; mass is broken on Euclid	Too bulky and should follow Design Guidelines	Proposal for Planned Development does not include drawings that will be required for Design Review, so analysis cannot be provided
Courtyard	28-foot wide paseo, which extends to Union, plus elimination of portion of west end of parking structure; 24 1/2-foot wide courtyard;	28-foot wide paseo; 24 1/2-foot wide courtyard	Not addressed	Not addressed by Commission

	Current Revised Description (3/23/04)	Prior Project Description	Design Commission Recommends	Relationship of Revised Description to Design Commission
Ground Floor Uses	7,000 sf of retail along Colorado, with parking, parking service area, and resident activity	7,000 f of retail along Colorado, with parking, parking service area, and resident activity areas; two drive entrances on Euclid	Not addressed	Not addressed by Commission

Montana II

Project Descriptions (Current and Prior), Compared with Design Commission Recommendation

	Current Revised Description (3/23/04)	Prior Project Description	Design Commission Recommends	Relationship of Revised Description to Design Commission
Height	5 stories, 66 feet, stepping down to 4 stories (55 feet)	6 stories 75 feet	3 to 5 stories, with half of structure not higher than 3 stories; limit of 62 feet	Exceeds 62-foot height recommended by Commission; steps down to 4 stories rather than 3 and for greater than 50 percent of footprint
Floor Area	Approximately 96,300 sf (PD FAR of 3.3; Parcel FAR of 2.9); 18 units	Approximately 120,000 sf (Parcel FAR of 3.6); 25 units	Not addressed	Not addressed
Massing	L-shaped building footprint; steps down from 5 stories to 4; modulation of north and west facades	L-shaped building footprint	Follow Gray Book guidelines	Proposal for Planned Development does not include drawings that will be required for Design Review, so analysis cannot be provided
Coverage	Approximately 63 percent under cover, but 57 percent if passageway area is excluded	63 percent	50 percent	Exceeds coverage recommended by Commission

	Current Revised Description (3/23/04)	Prior Project Description	Design Commission Recommends	Relationship of Revised Description to Design Commission
Ground Floor Uses	Primarily resident activity areas, parking, and parking service area, with 2,500 sf of commercial at corner; two drive entrances; passageway from Union to mid-block courtyard	Primarily resident activity areas, parking, and parking service area, with 2,600 sf of retail at corner; two drive entrances	Not addressed	Not addressed by Commission