



MEMORANDUM

TO: DESIGN COMMISSION

FROM: DAVID M. REYES, DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT
DEPARTMENT *David M. Reyes*

DATE: MARCH 23, 2021

RE: 1336-1350 & 1347-1365 E. COLORADO BOULEVARD (PD-35) PROJECT
UPDATE

The Design Commission has reviewed and provided comments on designs for a Planned Development (PD) at the above-referenced addresses on three previous occasions:

- Preliminary Consultation: September 23, 2013
- Advisory Review for Architectural Excellence (north parcel): March 22, 2016
- Advisory Review for Architectural Excellence (south parcel): September 12, 2017

The City Council approved a PD application for the project on September 12, 2016 and the Planning Commission approved an amendment to the Planned Development on April 11, 2019. The Board of Zoning Appeals disapproved a Conditional Use Permit for a hotel use at the south parcel (1336-1350 E. Colorado Blvd.) on November 6, 2019.

The applicant has submitted an application for Concept Design Review for a hotel project on the north parcel (1347-1365 E. Colorado Blvd. in addition to adjoining parcels on N. Hill & Holliston Avenues) and a mixed-use commercial and residential project on the south parcel (1336 – 1350 E. Colorado Blvd.), which will be presented to the Design Commission in the near future.

Due to the duration of time that has transpired since the most recent Design Commission review of the project and, a request by the applicant to modify a design-related condition of PD approval, at the March 23, 2021 Design Commission meeting, staff will present an overview of the project history and the designs previously presented to bring the current Design Commission up to date on the project scope and the designs previously presented. Staff's presentation will be in advance of a Concept Design Review hearing which will be held in the near future. Attached to this report are excerpts from the previously presented designs and comments provided by the Commission in conjunction with its review of those designs.

In addition, the Commission should be aware, in advance of its review of the Concept Design Review application for the project, that the conditions of approval that were adopted in conjunction with the approval of the PD include the following conditions that relate to the Design Commission's review of the project:

33. The Design Commission shall review and refine the overall design of the project through the Design Review process. This review shall include, but is not limited to, modifications to the mass and height within the revised maximum allowed thresholds as deemed appropriate by the Design Commission. The Design Commission will

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review and condition the project to ensure that the project is of high quality, exhibits architectural excellence, and contextual to the surrounding neighborhood.

34. The current architectural team shall be retained and consulted throughout the design review and construction processes to ensure that the finishes, materials, and detailing of the structure are appropriate to the design presented or shown in the attachments to support the request to increase the additional F.A.R. for the project.
35. A comprehensive landscape plan shall be submitted to the Design Commission for review and approval. The goal of the landscape plan is to demonstrate the following: Create distinctive environments; soften the exterior appearance of the building; and incorporate the use of native drought tolerant plant material to avoid excessive water use.
36. A sub-committee of the Design Commission should be convened to review the thoroughness of the construction documents (CD's) & specifications prior to each phase of the design review process and plan check submittal.
37. The developer should be required to provide a large-scale mock-up panel of exterior materials during construction for review and approval by the subcommittee of the Design Commission prior to installation of materials on the building.
38. A qualified Executive Architect (subject to City review and approval) with hospitality experience should be engaged by the applicant to oversee the CD production and construction processes to ensure implementation of high-quality design and materials and, during construction, consistency with the approved building plans.
39. A design-build CD process should be un-acceptable for projects over 10,000 sf.
40. The number of Design & Historic Preservation inspections during construction should be increased to deter field changes, conditionally releasing each floor.
41. Specifications should be written for appropriate, quality materials to lessen the ability to reduce the quality of the finish materials approved by the Design Commission. The subcommittee of the Design Commission should have enough access to the construction process, to make sure that these are followed through.
42. Value engineering that would reduce the quality of materials specifications should not be allowed for this project after design review approval is granted.

Please note that modification to condition 34 will be considered by the Planning Commission prior to the Concept Design Review hearing for the project.

Attachments:

- A. September 23, 2013 Preliminary Consultation – excerpts from plans
- B. September 23, 2013 Preliminary Consultation – Design Commission comments
- C. March 22, 2016 Architectural Excellence review: - excerpts from design plans
- D. March 22, 2016 Architectural Excellence review: - Design Commission comments
- E. September 12, 2017 Architectural Excellence review: - excerpts from plans

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- F. September 12, 2017 Architectural Excellence review: - Design Commission comments