

ITEM 52 – City Council Agenda 12-10-09

Staff Recommendation, with the following additional conditions proposed by the Applicant:

For a hotel-motel use only:

1. Development of the Property may not exceed a floor-to-area (F.A.R.) ratio of 12.0 to 1.0.
2. If the F.A.R. exceeds 8.0 to 1.0, the following applies:
 - a. Modifications to loading and unloading requirements outlined in the staff recommendation.
 - b. Modifications to maneuvering requirements outlined in the staff recommendation.
 - c. Reduction in parking spaces outlined in the staff recommendation.
 - d. Above-ground parking structures are not permitted. All parking provided on the Property shall be underground.
 - e. Design of the sidewalks on Colorado and 5th Streets shall (a) meet the Great Streets Program criteria and (b) ensure that the pedestrian pathway is prominent in curb cut areas;
 - f. Design of the project shall ensure that a pool and amenity deck is located on all or a portion of the southern edge of the project at a height no higher than 60 feet above grade;
 - g. Design of the project shall ensure that the northern façade of the project contains an architectural delineation between the podium and the tower at approximately 40 feet above grade. Such architectural delineation (a) may contain columns and (b) extend vertically approximately 20 feet;
 - h. The project shall be designed, built and operated to achieve a LEED Silver certification; provided, however, if the project does not achieve a LEED Silver certification within 18 months from the date of issuance of a certificate of occupancy for the project, the project must be certified to meet the City's 2-Star Green Builder program within three months from the expiration of such 18-month deadline; and
 - i. Bicycle parking shall be provided in the hotel-motel parking garage.