

# CITY PLANNING COMMISSION

1231 1<sup>st</sup> STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Wilson Peterson Associates - 2722 Fair Oaks Blvd., Sacramento, CA 95825		
OWNER	Wilson Peterson Associates - 2722 Fair Oaks Blvd., Sacramento, CA 95825		
PLANS BY	Wilson Peterson Associates - 2722 Fair Oaks Blvd., Sacramento, CA 95825		
FILING DATE	4-13-88	ENVIR. DET.	Neg. Dec
ASSESSOR'S-PCL. NO.	225-0230-078	REPORT BY	QCS:sg

- APPLICATION:**
- A. Negative Declaration
  - B. Special Permit for the construction of a six-story, 161,223 square foot office building
  - C. Special Permit to amend the PUD Guidelines to exceed the height limitations from 65 feet to 98 feet; and
  - D. Lot Line Adjustment to merge two, 4.8+ acre parcels into one parcel on 9.57+ acres in the Office Business (Planned Unit Development) (OB{PUD}) zone.

**LOCATION:** Gateway Oaks Drive - Metropolitan Center

**PROJECT INFORMATION:**

General Plan Designation:	Regional Commercial/Office
1978 South Natomas Community Plan Designation:	Office Business
Existing Zoning of Site:	OB(PUD)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; OB(PUD) (office bldg. appd.)	Front:	25'	150'+
South: Offices; OB(PUD)	Side(Int):	8'	180'+
East: Freeway	Rear:	100'	225'+
West: Offices; OB(PUD)			

Parking Required:	645 spaces (1/250)
Parking Provided:	673 spaces
Property Dimensions:	Irregular
Property Area:	4.57+ acres
Square Footage of Building:	161,223 sq. ft.
Height of Building:	98'
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Pink granite veneer, reflective glass
Roof Material:	Built-up cap sheet

**BACKGROUND INFORMATION:** The subject 9.57+ acre site is a part of the 179+ acre Metropolitan Center Planned Unit Development (PUD). The Metropolitan Center PUD was

**APPLC. NO.**           P88-179           **MEETING DATE**           May 26, 1988           **ITEM NO.**           22

formerly called Natomas Eastside PUD and Capital Business Park. Pertinent applications on this property include:

<u>File No.</u>	<u>Project</u>
P85-108	Three, two- and three-story brick office buildings totaling 266,136 sq. ft.
P86-059	One, three-story brick office building totaling 50,000 sq. ft. (P.G. & E.)
P86-337	One, two-story office building totaling 40,404 sq. ft.
P87-203	One, two-story brick office building totaling 118,200 sq. ft. and a tentative map to subdivide the subject parcel into three parcels

The PUD Guidelines allow a total of 733,211 square feet of office building to be constructed in the PUD. To date, 474,740 square feet of office has been approved. Approval of this project would bring the amount of approved office square footage to 635,963 square feet. However, since the proposed project occupies the same parcel as the 40,404 square foot building approved under P86-337, 40,40 square feet would not be constructed with the approval of this project. The total office square footage approved would then be 595,559 square feet.

In 1987 the City approved a subdivision on the subject site (P87-203). Because of the previously approved map, this proposal includes a request to merge two parcels (4. acres each) into the 9.57+ acre parcel needed for this project.

A preliminary review was submitted to the Planning Division per the requirements of the PUD Guidelines. Staff responded in April, 1988, and indicated that the building's height is inconsistent with Ordinance 87-071. Ordinance 87-071 prohibits consideration of any variance to height standards for any structure outside the C-3 zone (Central City) until either: June 16, 1990; or, until two-million square feet of office space is constructed in the C-3 zone. To date 500,000 office square footage is under construction. Although the application is for a special permit to amend the height limitations of the PUD Guidelines and is not a variance to exceed the height limit of a zone, the intent and result of the PUD amendment would be the same as a height variance. It would allow additional office space to compete with Central City development.

Additional concerns were also transmitted to the applicant relating to the building's design, landscaping, signage and trash enclosure. No significant alterations were made to the proposed project in light of staff's preliminary review.

PROJECT EVALUATION

A. Land Use/Zoning

The subject site consists of a vacant 9.57+ acre parcel in the Office Building (Planned Unit Development) (OB{PUD}) zone. The site has been designated as Regional Commercial/Office by the General Plan and Office Business in the 1978 South Natomas Community Plan. The Draft 1988 South Natomas Community Plan designates the site as Office/Office Park. Surrounding land uses are office

buildings to the north, south and west. To the east is Interstate 5. Surrounding zoning is OB(PUD).

B. Applicant's Proposal

The applicant is requesting a special permit to develop a six-story, 161,223 square foot office building. The applicant is also requesting to amend the PUD Guidelines to exceed the height limitations from 65 feet to 98 feet. As proposed, the required parking is 645 spaces. Submitted plans indicate that the proposed parking will meet that required by the Zoning Ordinance.

C. Height

The height limitations established under the Metropolitan PUD Guidelines is 65 feet. The requested amendment to the guidelines would increase the height limit 33 feet to 98 feet. Four buildings have been constructed in the PUD and another two buildings have been approved for construction. These buildings are two, three and four stories in height.

In 1987 the City Council adopted the Urban Design Guidelines which are intended to revitalize the Central City area of Sacramento. Office development in the Central City (C-3 zone) is promoted through various incentives and restrictions. One restriction implemented through Ordinance 87-071 specifically states that variances allowing height to exceed existing zoning are not to be approved. The intent is to protect and encourage Central City development by not encouraging additional office space outside the Central City.

As was previously stated, this application is in direct conflict with the intent of the Urban Design Guidelines and Ordinance 87-071 which restricts approval of height variances.

D. Design/Materials

Staff's preliminary review of this project identified several positive aspects of the building's design. The proposed project utilizes quality materials and has a desirable setback of the first floor from the facade. In addition, changes in its elevations add interest to its design.

There were also seven negative aspects of the building that were identified. These negative aspects are: dominate horizontal bandings, box-like mass, lack of change in plans between spandrel glass and granite spandrels, etc. (see Exhibit F).

More importantly, existing buildings in the PUD are constructed of brick and provide a common theme. The proposed structure consists of pink granite which would be out of character with the existing buildings in the PUD. By adding to the proposed building's height, the building's incompatibilities would also be accentuated.

The PUD Guidelines state that "building colors shall be harmonious and compatible with the colors of other buildings in the development and with the natural surroundings". As proposed, the building does not meet the provisions

of this guideline.

E. Lot Line Adjustment

The subject site was approved for a subdivision in 1987 to accommodate the development of a building on a parcel north of the subject site and for two buildings (on individual parcels) on the subject site. At this time, the applicant is requesting to combine the two parcels to accommodate one structure. Staff can support the lot line merger. However, approval of the merger would allow the applicant two options. One option would be to leave as two parcels for two buildings. The other option would be to propose a single story structure which conforms to the PUD Guidelines and the existing development in the area.

F. Review/Comments

The proposed project has been referred to the City Engineer, Traffic Engineer, Building Inspections Division and South Natomas Advisory Committee. No comments have been received except from the Traffic Engineer who provides the following comments:

1. Relocate utility and bicycle enclosure to provide three entrances into parking facility.
2. Increase curve radius of concrete curbing at entrances of parking aisles.
3. Modify all access into parking aisles to 90 degrees with main driveway thoroughfares.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project could potentially have significant impacts on the environment in the vicinity of the project. The potential impacts were found to be mitigable to a less than significant level. Therefore, the Environmental Coordinator has filed a conditional negative declaration with the following mitigation measures:

- A. Prior to the issuance of a building permit, the applicant shall meet the requirements of the TSM Ordinance for the South Natomas Community Plan area in effect at the time of application for a building permit.
- B. The applicant shall attenuate interior and/or exterior noise levels to the satisfaction of the County Health Department prior to issuance of a building permit.
- C. The project shall comply with all applicable mitigation measures identified in the Planned Unit Development EIR.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration;
- B. Deny the special permit for the construction of a six-story, 161,223 square foot office building;

- C. Deny the special permit to amend the PUD guidelines to exceed the height limitations from 65 feet to 98 feet; and
- D. Approve the lot line adjustment to merge two, 4.8+ acre parcels to one parcel.

Findings of Fact

- 1. The project, as proposed, is not based upon sound principles of land use in that the proposed six-story, 161,223 square foot building is:
  - a. not compatible with surrounding land uses in height or design; and
  - b. in conflict with the City's Urban Design Guidelines and Ordinance 87-071 the promote development in the Central City.
- 2. The project, as proposed, is injurious to surrounding properties in that:
  - a. its height and design are incompatible with the PUD guidelines and surrounding development;
  - b. property values in the Central City may be impacted by additional development in the area outside the Central City; and
  - c. Approval of this proposal may create a precedent which would weaken PUD Guidelines throughout the City.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO  
MERGE TWO, 4.8+ ACRE PARCELS INTO  
ONE PARCEL (APN: 225-0230-078)  
(P88-179)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at Gateway Oaks Drive - Metropolitan Center; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and 1978 South Natomas Community Plan; and the proposed lot line merger conforms with the Plan Designation, Regional Commercial/Office and Office Business, respectively;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at Gateway Oaks Drive, City of Sacramento, be approved as shown and described in Exhibits D and E attached hereto.

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CHAIRPERSON

ATTEST:

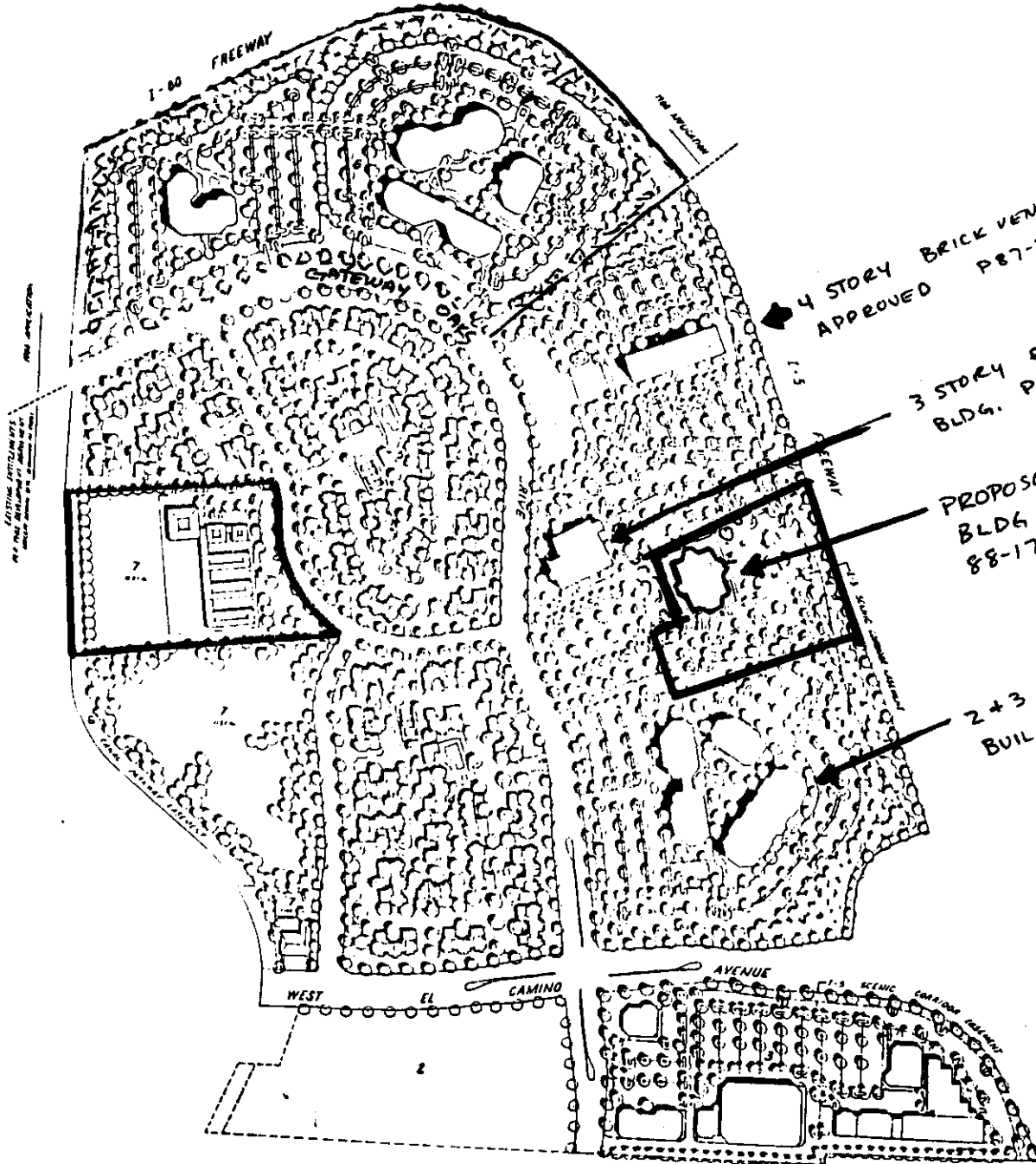
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SECRETARY TO CITY PLANNING COMMISSION



# Metropolitan Center

PORTION OF LOT 116, METRO EAST SIDE SUBDIVISION, 11 B.M. 24  
CITY OF SACRAMENTO, CALIFORNIA



4 STORY BRICK VENEER  
APPROVED P87-203

3 STORY BRICK VENEER  
BLDG. P 86-054

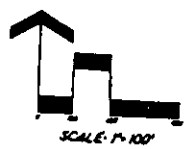
PROPOSED 6 STORY  
BLDG - Pink Granite  
88-179

2+3 STORY BRICK VENEER  
BUILDINGS P85-108

EXISTING BUILDING FOOTPRINTS  
AS SHOWN ON THE 1978 AERIAL PHOTOGRAPH

PARCEL NO.	COMING	BOOK & PAGE	NET ACRES	NET ACRES	NET ACRES	NET ACRES	NET ACRES	NET ACRES
1	10000 00	2481 AC.	2481 AC.	144 AC.	2337 AC.	144 AC.		
2	MAP 121	178 AC.	178 AC.	178 AC.	178 AC.	178 AC.		
3	50	620 AC.	620 AC.	620 AC.	620 AC.	620 AC.		
4	0-10	1237 AC.	1237 AC.	1237 AC.	1237 AC.	1237 AC.		
5	0-2A	1000 AC.	1000 AC.	1000 AC.	1000 AC.	1000 AC.		
6	0-0	1000 AC.	1000 AC.	1000 AC.	1000 AC.	1000 AC.		
7	0-10	1000 AC.	1000 AC.	1000 AC.	1000 AC.	1000 AC.	665 AC.	
8	0-2A	100 AC.	100 AC.	100 AC.	100 AC.	100 AC.	100 AC.	836 AC.

\* Part of parcel of 6000 acres  
\*\* Parcel designated parcel 1 parcel 216 parcel 217 parcel 218



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5-26-88

**EXHIBIT B**

*Item 22*



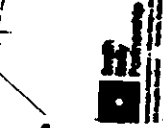
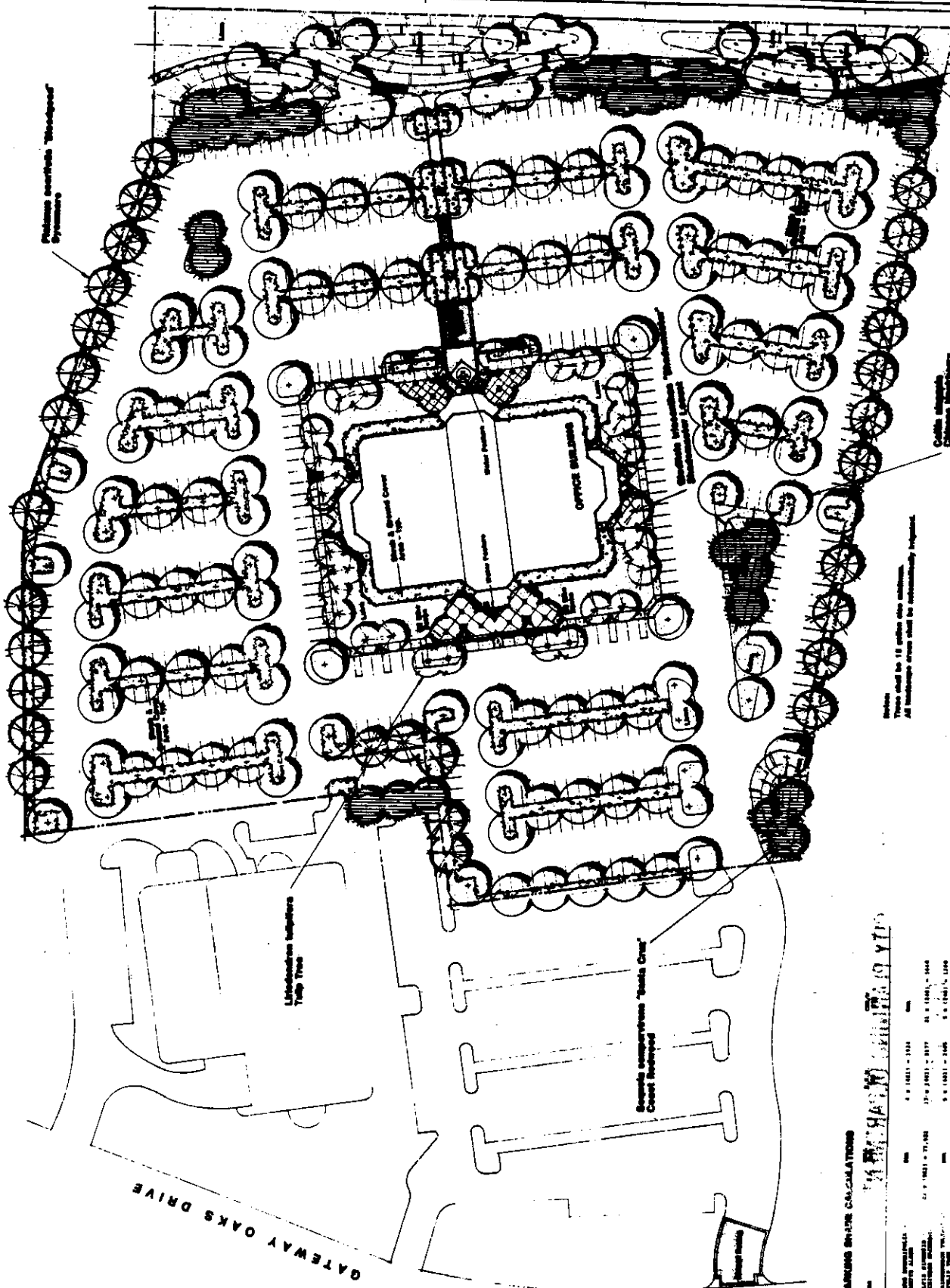


Wilson Peterson Associates

METROPOLITAN CENTER PARCELS 2 & 3

L1

8/18/88



CONCEPTUAL LANDSCAPE PLAN

**PARKING BY-LINE CALCULATIONS**

NO.	AREA	TYPE	SPACES	REMARKS
1	100' x 100'	Surface	100	
2	100' x 100'	Surface	100	
3	100' x 100'	Surface	100	
4	100' x 100'	Surface	100	
5	100' x 100'	Surface	100	
6	100' x 100'	Surface	100	
7	100' x 100'	Surface	100	
8	100' x 100'	Surface	100	
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P88-179

5-26-88

Item 22

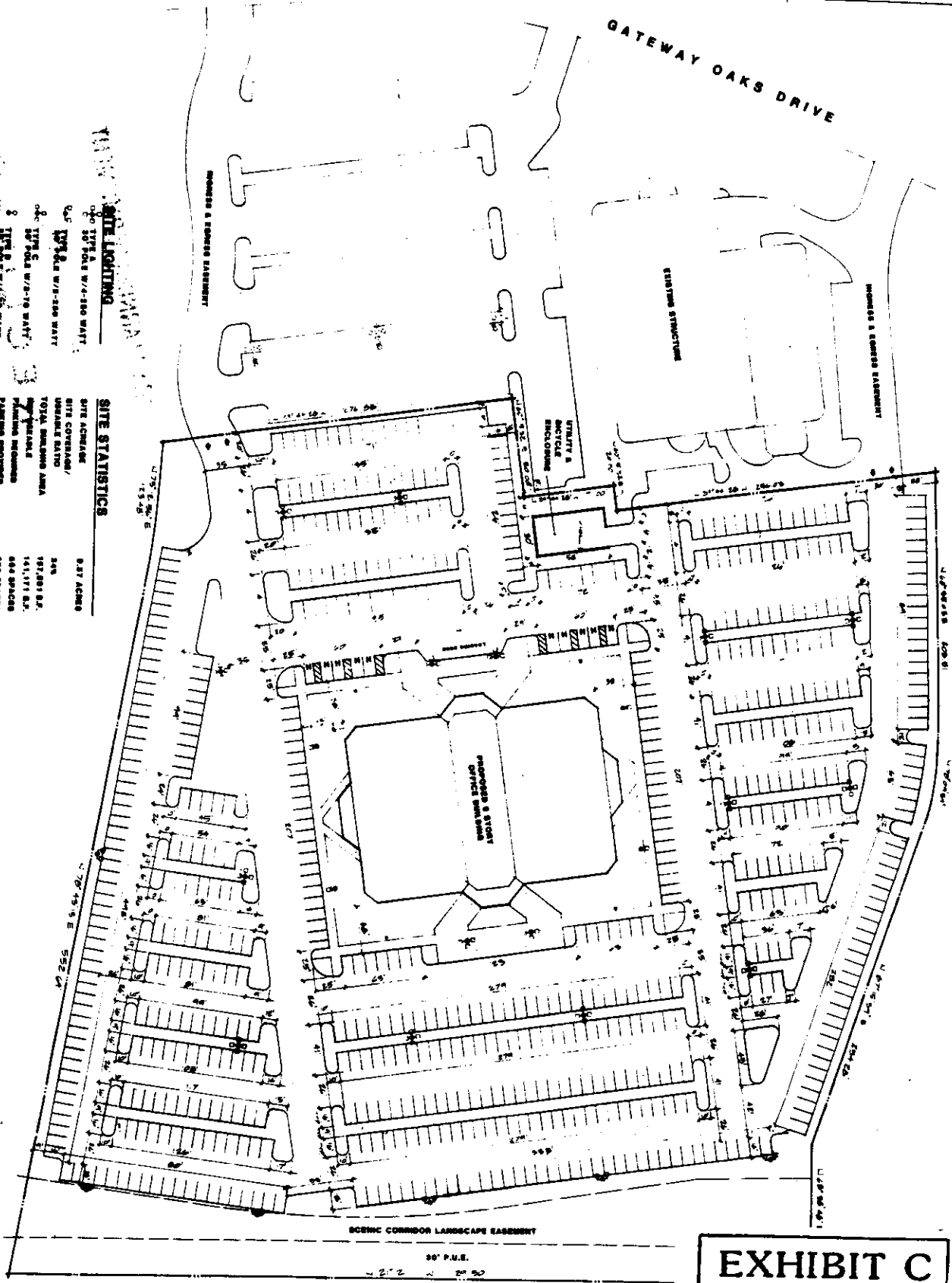
GATEWAY OAKS DRIVE

**SITE LIGHTING**

- TYPE A 30' POLE W/4-250 WATT
- TYPE B 30' POLE W/3-250 WATT
- TYPE C 30' POLE W/2-75 WATT
- TYPE D 30' POLE W/1-75 WATT
- TYPE E 30' POLE W/1-100 WATT

**SITE STATISTICS**

SITE ACRES	9.27 ACRES
SITE COVERAGE / UNPAVED RATIO	197,281 S.F. / 141,171 S.F.
TOTAL BUILDING AREA	444,973 S.F.
IMPAVEMENT	492 SPACES
PARKING REQUIREMENTS	492 SPACES
PLANNING PROGRAMS	19 SPACES
MANUFACTURING SPACES PROGRAMS	24 SPACES
RETAIL SPACES PROGRAMS	17 SPACES
RETAIL B	
RETAIL C	



SCALE 1"=80'

**SITE PLAN**

**EXHIBIT C**

**Wilson Peterson Associates**  
 200 South Main Street, 10th Floor  
 Houston, Texas 77002  
 Telephone: (713) 771-1000  
 Telex: 771101 WPA

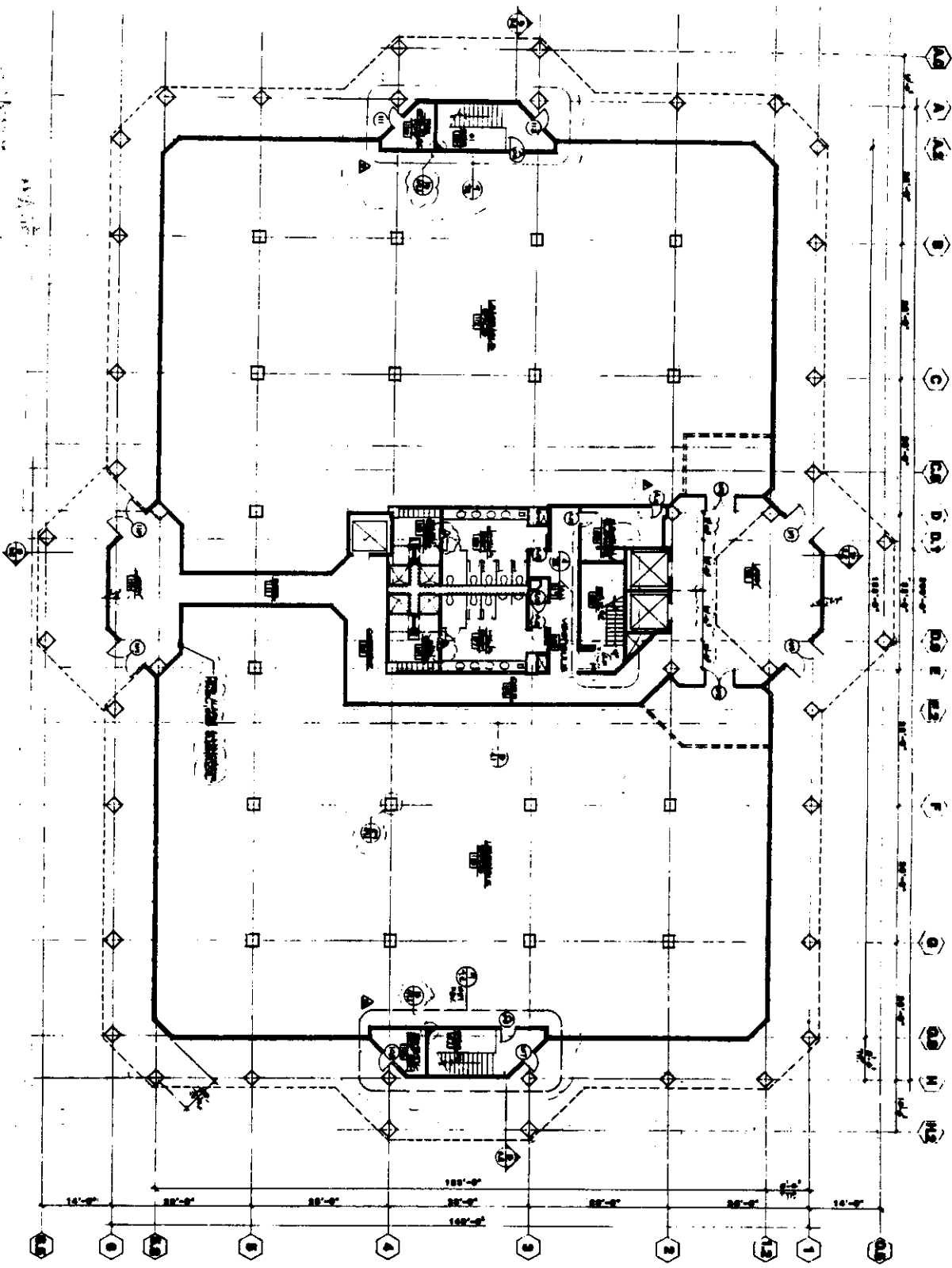
**METROPOLITAN CENTER**  
 PARCELS 2 & 3

Project Name	Metropolitan Center
Client	Wilson Peterson Associates
Site No.	07188
Scale	1"=80'
Date	07/88
Sheet No.	A1

P88-179

S-26-88

Item 22



**FIRST FLOOR PLAN**



  
**Wilson Peterson Associates**  
 Architects  
 2000 Park Center Drive  
 Westborough, MA 01581

**METROPOLITAN CENTER**  
 PARCELS 2 & 3

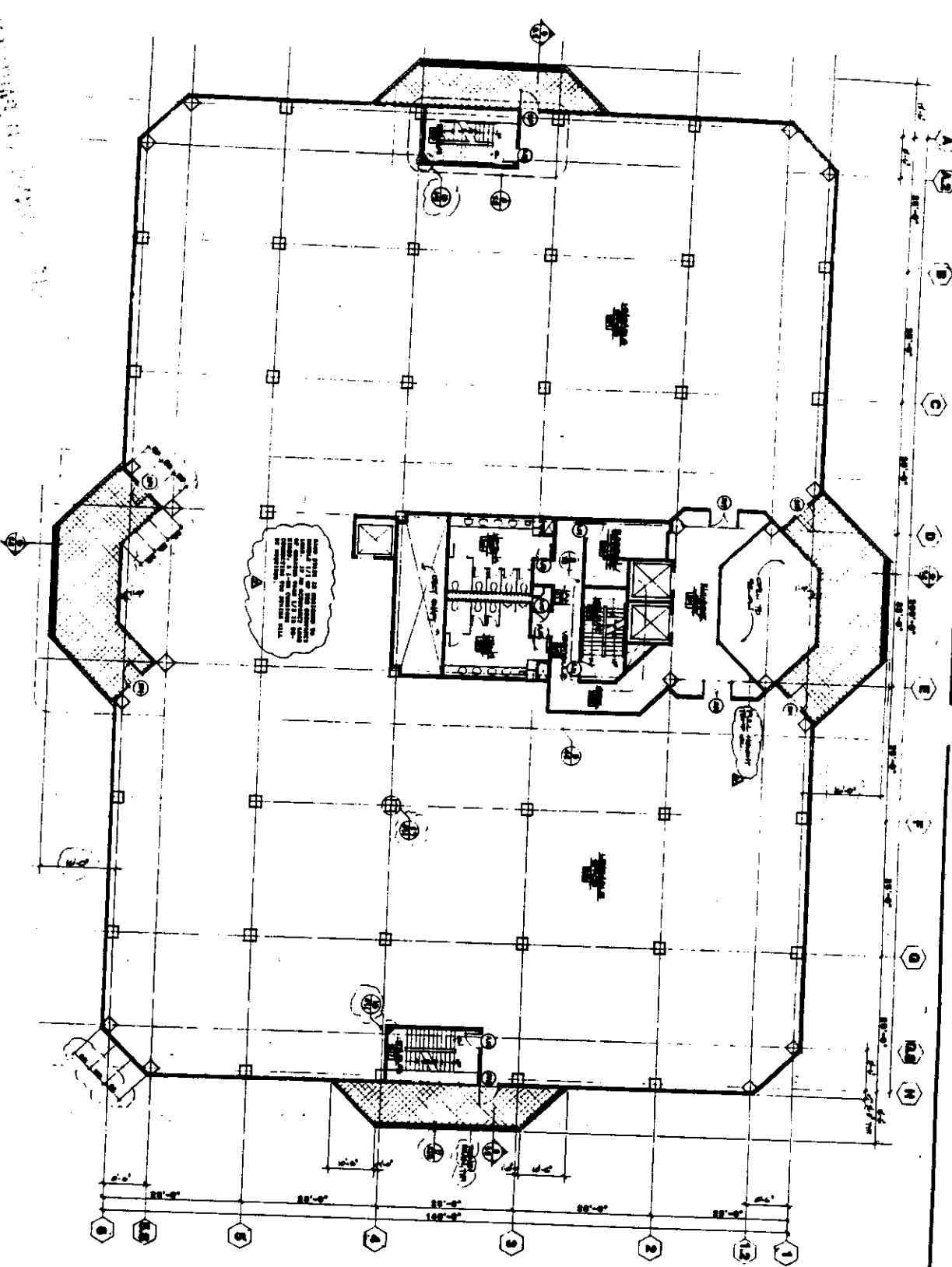
PROJECT NO. DATE DRAWN BY CHECKED BY APPROVED BY SCALE SHEET NO.	<b>A2</b>
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*Item 27*

10/21/88  
 10/21/88



SECOND FLOOR PLAN

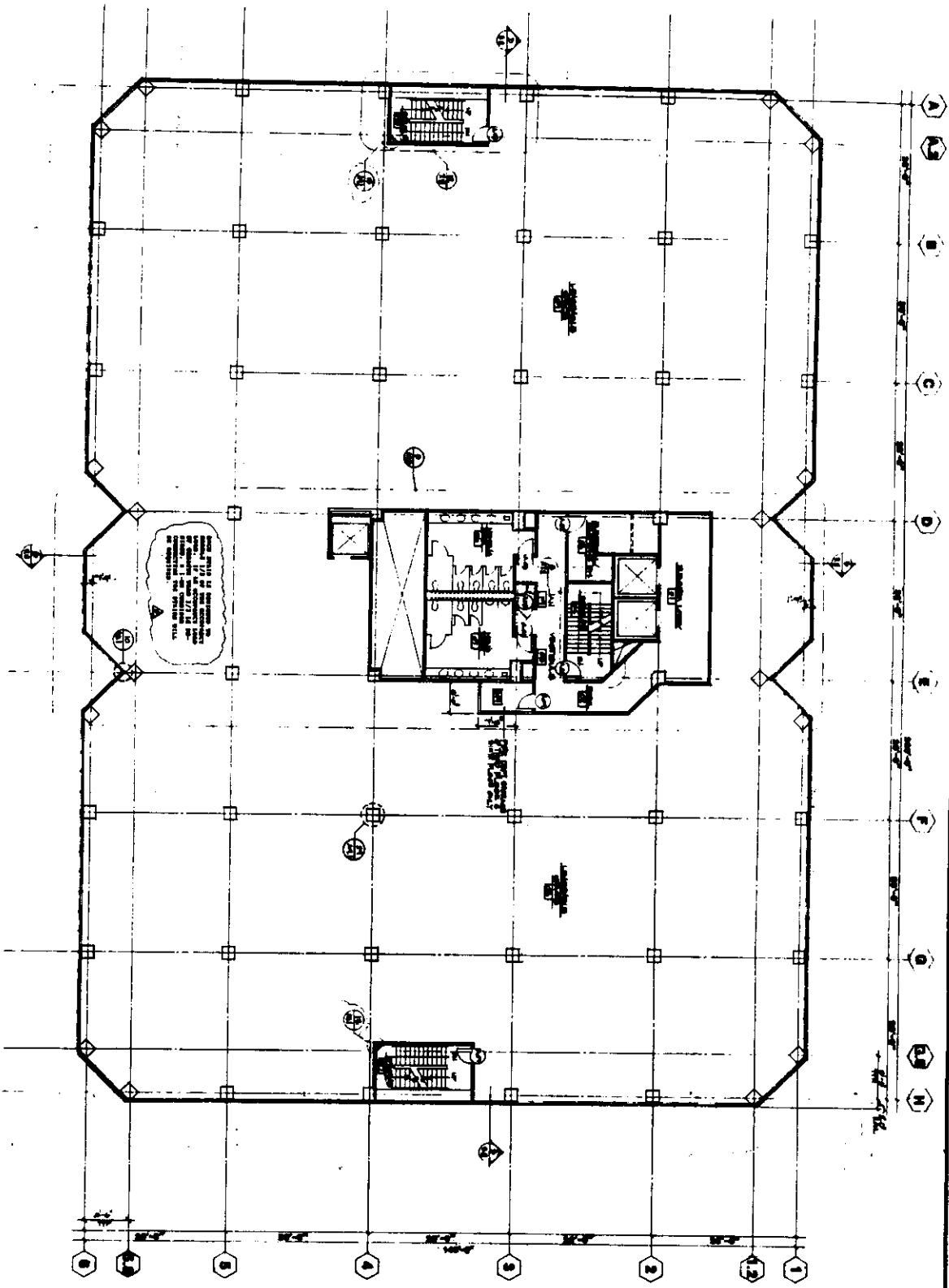


 <p><b>Wilson Peterson Associates</b>          Architects          200 North Park, Suite 200          Dallas, Texas 75201          (214) 750-1700</p>	<p><b>METROPOLITAN CENTER</b>          PHASES 2 &amp; 3</p>	<table border="1"> <tr> <td>DATE</td> <td>10/21/88</td> </tr> <tr> <td>BY</td> <td>AS</td> </tr> <tr> <td>PROJECT</td> <td>Metropolitan Center</td> </tr> <tr> <td>NO.</td> <td>0718</td> </tr> </table>	DATE	10/21/88	BY	AS	PROJECT	Metropolitan Center	NO.	0718
DATE	10/21/88									
BY	AS									
PROJECT	Metropolitan Center									
NO.	0718									

P88-179

5-26-88

Item 22



GENERAL NOTES:  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

**TYPICAL FLOOR PLAN**



**Wilson Peterson Associates**  
 Architects  
 200 South Main, Suite 200  
 Portland, Oregon 97204  
 (503) 228-1111

**METROPOLITAN CENTER**  
 PARCELS 2 & 3

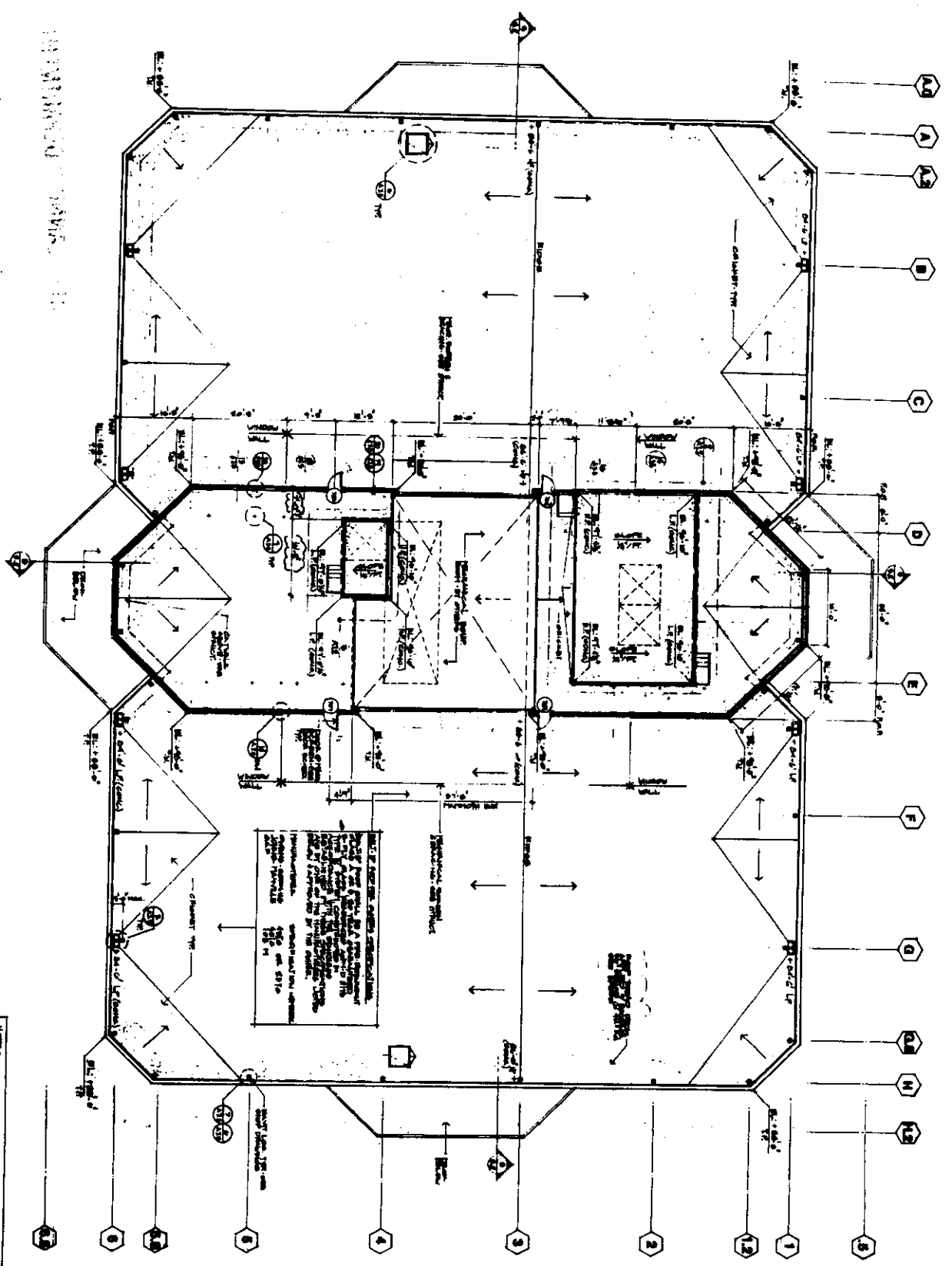
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88-179 A

5-26-88

*Ken JH*

115 V. 1000  
 115 V. 1000



NOTES:  
 1. THIS PLAN IS A GENERAL INDICATION OF THE LAYOUT OF THE METROPOLITAN CENTER. THE EXACT LAYOUT OF THE CENTER WILL BE DETERMINED BY THE ARCHITECT AND ENGINEER.  
 2. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE CENTER.  
 3. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE CENTER.  
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ROOF PLAN 1

**Wilson Peterson Associates**  
 Architects  
 200 South Main Street  
 Portland, Oregon 97201

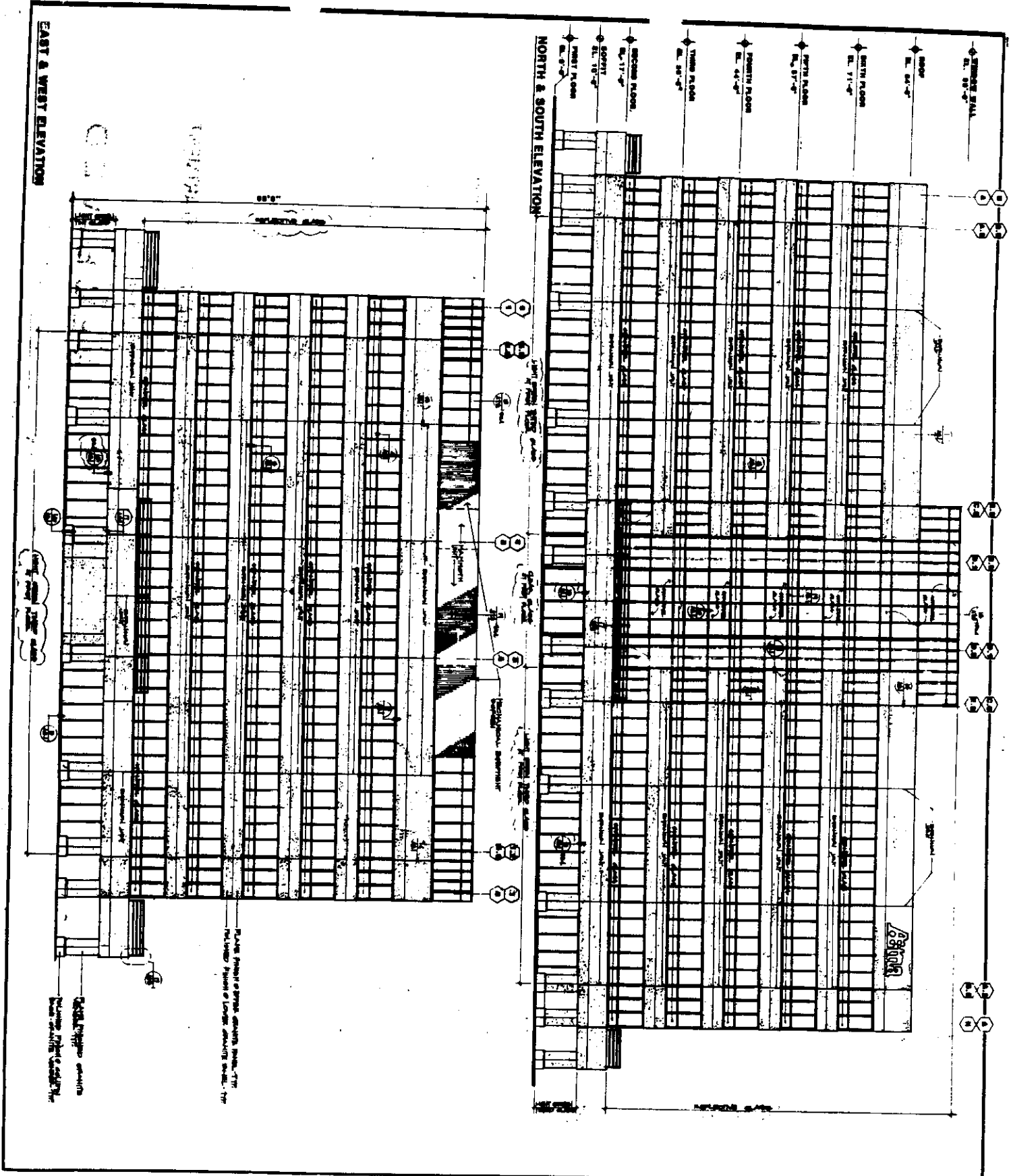
**METROPOLITAN CENTER**  
 PARCELS 2 & 3

Project No.	5118
Sheet No.	A5
Date	5-26-68
Scale	
Author	
Checker	
Designer	
Engineer	
Architect	

P88-179

5-26-68

Item 22



Wilson Peterson  
Associates  
Architects  
2000 West 10th Street  
Seattle, WA 98119  
Phone: 206-465-1500

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METROPOLITAN  
CENTER  
PARCELS 3 & 5

5-26-88

A6

788-179

TENTATIVE PARCEL MAP AND 300' RADIUS MAP

# METROPOLITAN CENTER PHASE 2

BEING A PORTION OF PARCEL A OF CERTIFICATE OF COMPLIANCE  
RECORDED IN BOOK 65,0708 OR PAGE 1060  
CITY OF SACRAMENTO, CALIFORNIA

APRIL 1987 MURRAY SMITH AND ASSOCIATES SCALE: P=200'

LOT LINE MERGER  
(P88-179)

OWNER: SACRAMENTO INVESTMENT CO.  
10969 TROND-PORTER DRIVE,  
MANCHESTER, CA 95870  
PHONE: (916) 635-0146

SUBMITTER: SAME AS ABOVE

ENGINEER: MURRAY SMITH & ASSOCIATES  
3110 GOLD CORRAL DRIVE, SUITE 1  
MANCHESTER, CA 95870  
PHONE: (916) 635-1511

IMPROVEMENTS: AS REQUIRED BY CITY OF SACRAMENTO  
DEPARTMENT OF PUBLIC WORKS

EXISTING USE: (VILAH)

PROPOSED USE: OFFICES/INDUSTRIAL

EXISTING ZONING: OR

PROPOSED ZONING: OR

ASSESSOR'S PARCEL NO.: 225-230-70

SEWER DISPOSAL: CITY OF SACRAMENTO

WATER SUPPLY: CITY OF SACRAMENTO

DRAINAGE: CITY OF SACRAMENTO

FIRE PROTECTION: SACRAMENTO FIRE DEPARTMENT

AVENUE: 24.7 AC. R. CROSS, 23.5 AC. R. NET

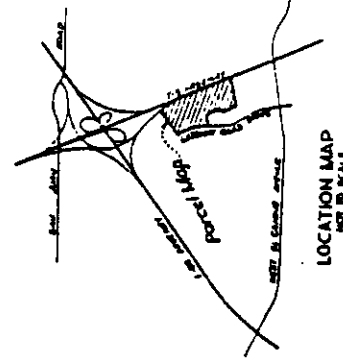
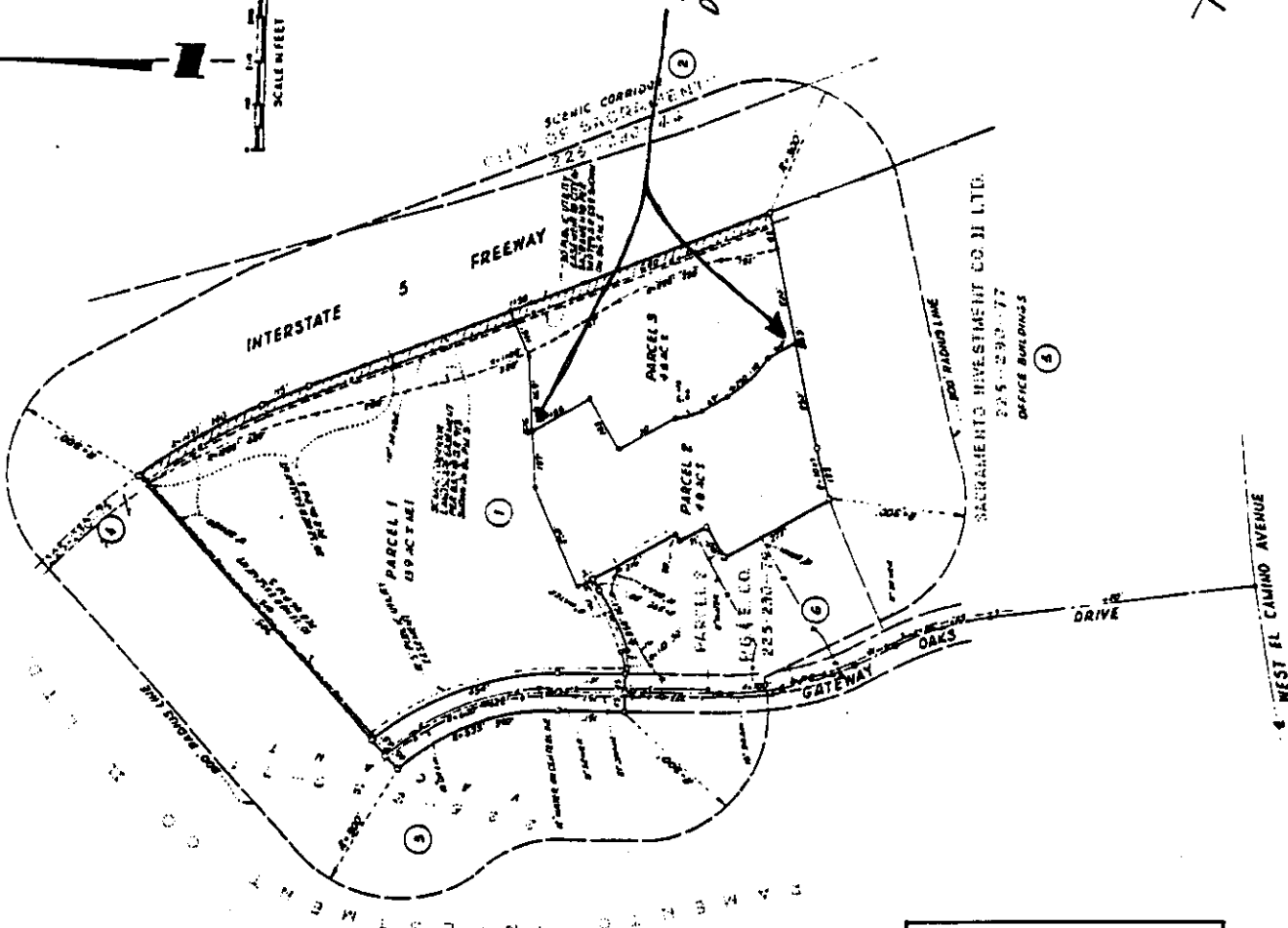
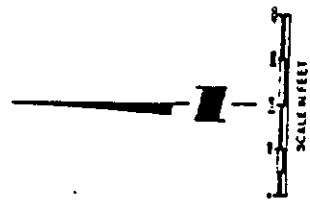
NO. OF LOTS: 3

LOT SIZE: AS SHOWN

LEGEND:  
----- 5' CURB LINE FEASIBLE 0.1% GRADE PARALLEL FRONT BOUNDARY

NO RECORDS FOR THIS PARCEL IN THE DIVISION OF LANDS AND MINING MAPS "S-C" - 3-DATED 3-8-88 RECORDED IN BOOK 65,0708 OR PAGE 1060 AND SACRAMENTO PH 5.

*Murray Smith*  
APR 16 1987



**EXHIBIT D**

P88-179

5-26-88

Item 22



LEGAL DESCRIPTION FOR  
 TENTATIVE PARCEL MAP FOR APN: 225-0230-078  
 CITY OF SACRAMENTO, CALIFORNIA

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lot A as said Lot is described in that certain Certificate of Compliance filed in the office of the Recorder, County of Sacramento, State of California in book 8507-08, Official Records, page 1060.

EXCEPTING THEREFROM, all that portion thereof described as follows:  
 Beginning at a point on the Southerly line of said Lot A which point bears North 63° 46' 48" East 90.00 feet from the Southwest corner of said Lot A, said Point being on the Easterly right-of-way line of Gateway Oaks Drive, a 90.00 foot City Road; thence from said Point of Beginning along said Easterly right-of-way line the following three (3) courses: (1) North 26° 13' 12" West 91.14 feet, (2) along the arc of a curve to the right, having a radius of 655.00 feet, said Arc being subtended by a chord bearing North 13° 06' 32" West 297.16 feet; and (3) North 00° 00' 09" East 222.99 feet; thence along the arc of a non-tangent curve to the left, having a radius of 110.00 feet, said Arc being subtended by a chord bearing North 84° 00' 46" East 50.27 feet; thence South 00° 00' 09" West 15.87 feet; thence along the arc of a non-tangent curve to the left, having a radius of 850.00 feet, said Arc being subtended by a chord bearing North 65° 42' 24" East 161.40 feet to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 395.00 feet, said Arc being subtended by a chord bearing North 62° 26' 12" East 30.02 feet; thence South 29° 44' 28" East 215.86 feet; thence South 60° 15' 32" West 20.00 feet; thence South 29° 44' 28" East 71.00 feet; thence South 60° 15' 32" West 80.00 feet thence South 29° 44' 28" East 276.88 feet to a Point on said Southerly line of said Lot A; thence along said Southerly line along the arc or a non-tangent curve to the left, having a radius of 1010.00 feet, said Arc being subtended by a chord bearing South 69° 37' 49" West 73.34 feet; thence continuing along said Southerly line South 67° 32' 59" West 259.83 feet to the point of beginning.

P87-203 Approved a Tentative Map to divide 1 parcel into 3 parcels as shown on Exhibit D (of this file). When the map is recorded this Lot Line Merger with a new legal description will be necessary.

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**EXHIBIT E**

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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1251 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2098

BUILDING INSPECTIONS  
916-449-5710

PLANNING  
916-449-5014

April 6, 1988

Wilson B. Peterson, AIA  
Wilson Peterson Associates  
2277 Fair Oaks Boulevard, Suite 295  
Sacramento, CA 95825

RE: **PRELIMINARY REVIEW - PARCELS 2 AND 3 - METROPOLITAN CENTER PUD - SOUTH  
NATOMAS - IR88-012**

Dear Mr. Peterson:

The City of Sacramento has completed its preliminary review of submitted plans for a 167,000 square foot, six story steel frame office building with a pink granite veneer and reflective glass located in the Metropolitan Center PUD. The City Engineering Division, City Transportation Division, South Natomas Advisory Committee and the Planning Division were forwarded copies of the submitted plans. The following comments were received:

City Transportation Division:

A Transportation Management Plan is required for this project. The TMP shall comply with the PUD conditions for this project. Some recommended measures are:

Shuttle Bus Program  
Showers and Lockers  
Transportation Coordinator  
Vanpool/Carpool Preferential Parking

City Planning Division

All development located within the Metropolitan Center PUD is regulated by the Metropolitan Center (formerly Natomas Eastside) PUD development guidelines. Staff has the following concerns and comments regarding the submitted project.

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- A. Height: Building height is limited in the Metropolitan Center PUD to 65 feet in the OB zone. An additional 10 feet in building height is permitted for mechanical structures. In addition, Ordinance No. 87-071, which was adopted on June 16, 1987, prohibits consideration of any variance from height standards for any structure outside of the C-3 zone for a period of three years from the date the ordinance was approved (or until construction of an additional two million square feet of office space has occurred within the Old City). At this time, either the building height must be lowered to comply with the PUD requirements or the proposal can be delayed until such time that Ordinance No. 87-071 expires and a variance application can be submitted.
- B. Landscaping: The minimum landscape coverage for property within the PUD shall be 25 percent in the office zone. Landscaping within the I-5 scenic corridor does not count toward the minimum landscape coverage. The submitted landscape plan shall show the calculation for landscape coverage for the site. The landscape plan shall also specify that the pedestrian/bicycle walkway from the entrance and through the parking lot to the bike trail shall not be obstructed by landscape planters.
- C. Trash Enclosure: Identify the location of the trash enclosure and submit a description of color and type of materials that the trash enclosure and utility and bicycle enclosure are constructed. The PUD requires that enclosures be concealed by a screening wall of material similar to and compatible with the building.
- D. Signs: The PUD requires that a specific or conceptual sign program be submitted with all special permit applications. Sign guidelines are provided in the Metro Center PUD.
- E. Design Review Coordinator:

Positive Aspects of Project:

1. Use of flame finished and polished granite - quality materials.
2. Setback of first floor from facade.
3. Vertical identification on north and south elevations provide some change of facade plan.

Negative Aspects of Project:

1. Dominate horizontal banding.
2. Monolithic box-like mass.
3. Lack of a change in plane between the window/spandrel glass and the granite spandrels.

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4. Need to either punch in or pull out horizontal or vertical portion so the east and west facade to break up the uninteresting massing
5. Exterior stone should pick up more of the brick color to blend the building into the existing architectural character of the developed building in Metro Center
6. Consider sliding north half of building to the east and south half of the building to the west to change building massing
7. Consider using pre-painted window framing in place of bronze anodized aluminum.

SUMMARY

Development of parcels in the Metropolitan Center PUD is subject to approval of a special permit by the City Planning Commission. If you decide to pursue this request prior to the expiration of the height limitations contained in Ordinance No. 87-071, the height of the building must be reduced in compliance with the height limitations contained in the PUD. Staff recommends that the design recommendations be incorporated into the building design.

If you have any questions, please contact our office

Respectfully,



Holly Keeler  
Associate Planner

HK:rt

cc: Marty Van Dorn  
Art Gee  
Will Weitman