

TO: Mayor and Council

FROM: Derek Delacourt, Community Services Area Administrator
Brett Lenart, Planning Manager

CC: Howard Lazarus, City Administrator

SUBJECT: Resolution to Approve 1140 Broadway Planned Project Site Plan and Development Agreement, with Modifications to Chapter 62 Landscaping and Screening [File no. 17-1420]

Revised plans for 1140 Broadway Planned Project Site Plan were submitted on Thursday, November 30, 2017. Changes to the proposed site plan include:

- Removing each of the uppermost stories Building A. The seven-story portion on the north side of the parking structure has been reduced to six stories and the eight-story south side has been reduced to seven stories.
- An additional story has been added to Building B. It now has six stories above a parking garage.
- The seventh story of Building C, which previously covered a portion of the sixth story, has been expanded to cover a larger portion.
- Building A now has 35 fewer dwelling units. Fifteen of those units have been relocated to Building B and 16 to Building C. Overall there are 4 fewer units, now 616 in total, than the previously proposed plan.
- The amount of brick masonry cladding for Buildings A and C has been approximately doubled, and a second color of brick has been added to the palette.
- The total floor area of the development is 825,074 square feet and the FAR is 295%. Previously, the total floor area was 818,074 square feet and the FAR was 293%.

The revised site plan ([#8](#)) as well a cover letter and updated architectural [renderings](#) with [summary memo](#) are available in the project file SP17-009 on [Trakit](#) and through the embedded links for convenience.