



Legislation Text

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**TO:** Chair and Members of the Board

**FROM:** Kim Vazquez, Interim Executive Director

**DATE:** May 10, 2017

CONSIDERATION OF CITY CENTER SITE PLAN

**BACKGROUND:** According to Exhibit D of the Project Critical Path, approval of the Site Plan by the CRA is due 60 days after Site Plan Submittal, or May 15, 2017.

Following the CRA Board's action, the Plan is subject to review by the City's Development Review Committee for consistency with codes, plans, coordination of infrastructure improvements, etc.

The CRA staff provided initial comments on the Site Plan in an April 10, 2017 letter and at the April 12, 2017 meeting of the CRA Board. Staff's comments noted Material Changes and differences between the Site Plan and the Pre-Development Plan ("PDP").

Staff met with the Developer on April 17, 2017, following the last MCRA Board meeting. The Developer responded to Staff comments via plan re-submittal on May 3, 2017 and letter dated May 4, 2017.

Based on a brief preliminary review, it appears that the residential unit count is revised from 1,016 to 1,001 in three phases very similar to the last plan revision. Mainly because the responses were received on May 3<sup>rd</sup> and 4<sup>th</sup>, 2017, as of the agenda deadline staff has not completed evaluation of the responsiveness of the revisions. A supplemental report from staff is anticipated before the May 10, 2017 MCRA Board meeting.

**RECOMMENDATION:** Discuss and provide direction. Consider staff's discussion of developer's response to staff's April 10 and 12, 2017 general, site plan, architectural, irrigation, and photometric plan comments for substantial consistency with the Preliminary Development Plan.

**FISCAL IMPACT:** The revenues and expenditures arising from the implementation of the Development Agreement are addressed in the current and projected fiscal year capital budgets. Extensive discussion of overall economic benefits of the project was provided at the time of selection of Developer (July 2015) and approval of the Development Agreement (July 2016).

**CONTACT PERSON:** Cotter Christian, MCRA Project Manager/Engineer