

# Item 5B: Two Issues

- Authorization to implement Letter of Intent with St. Julien Hotel for Civic Use Pad Project
- First reading of ordinances to place an amendment to the Charter, allowing rooftop decks, on the 2016 ballot

# Questions for Council

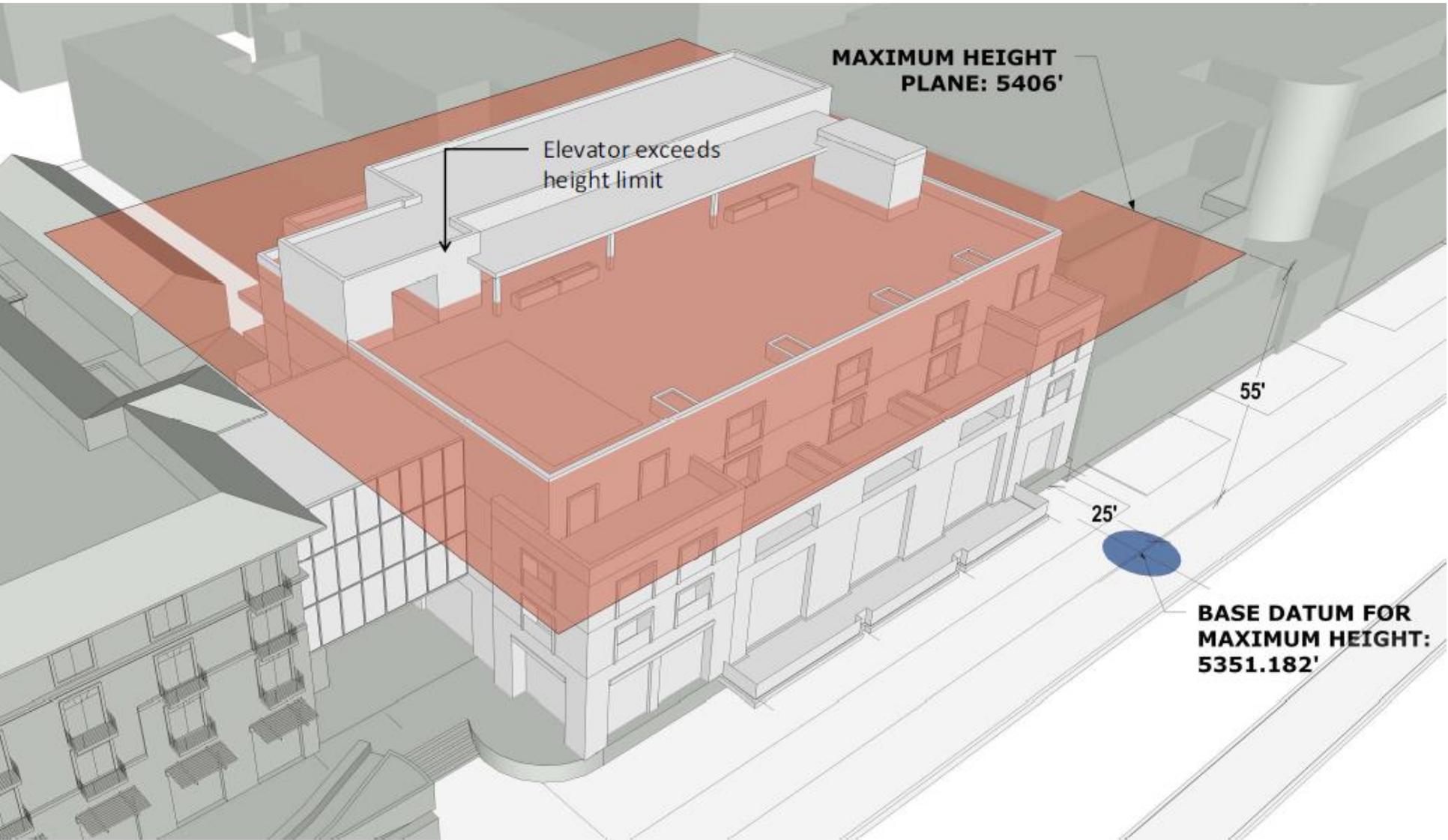
- Does council support moving forward with the Civic Use Pad project as outlined in the Letter of Intent?
- Does council support placing a charter amendment question on the 2016 ballot?
- If so, does council support a site specific amendment or a citywide amendment?

# Civic Use Pad - Letter of Intent

- First floor event space
- Three floors of hotel use
- Study the feasibility of a rooftop deck
- St. Julien to finance, design, construct, own, maintain
- Subsidy for civic users to be identified
- Management agreement to be approved by city council

# Civic Use Pad - 2016 Developments

- Height analysis showed rooftop not feasible
- Constraining elements:
  - Existing pad elevation
  - Connection to the existing hotel
  - Floor to ceiling heights per industry standards



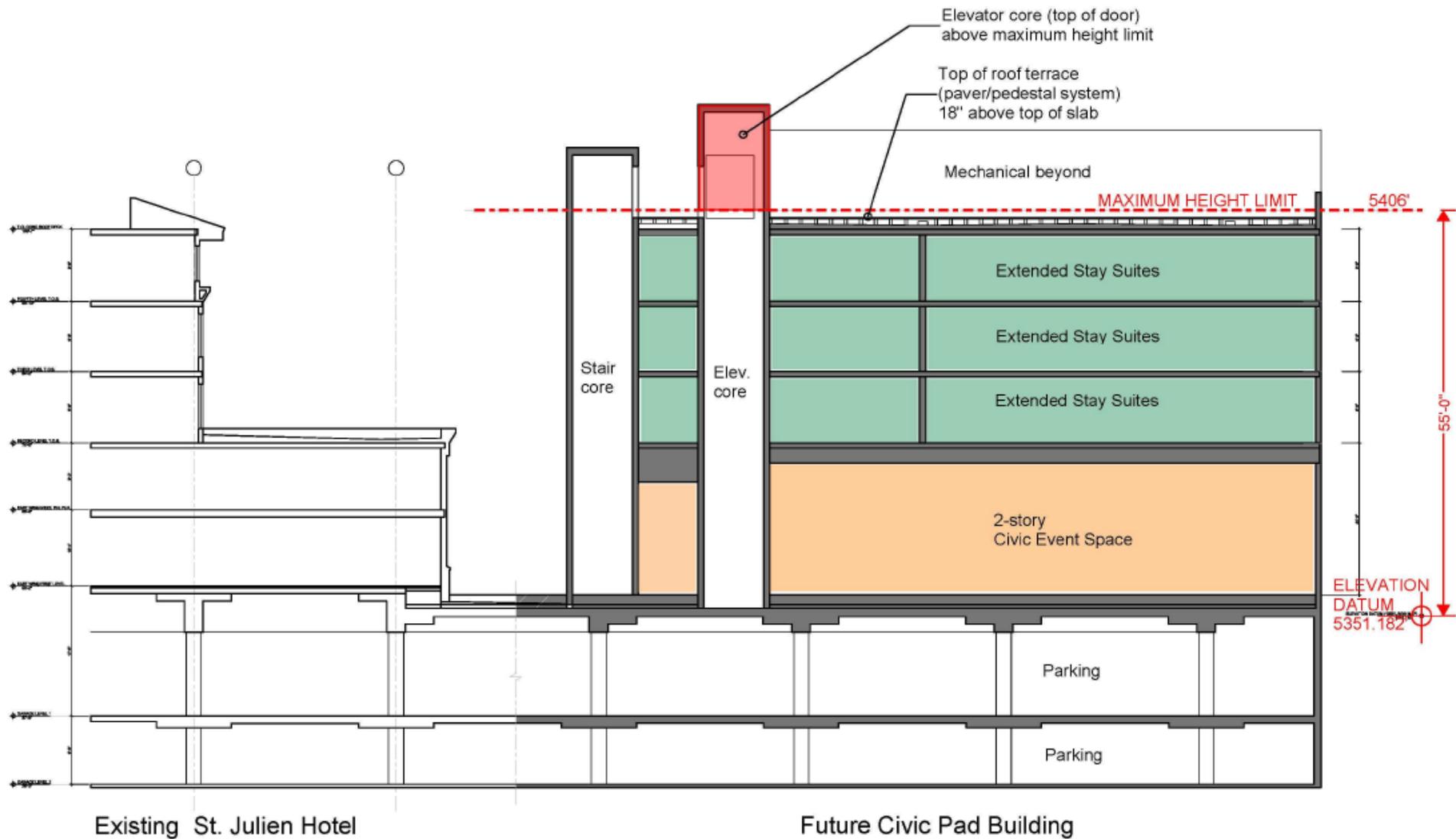
**MAXIMUM HEIGHT  
PLANE: 5406'**

Elevator exceeds  
height limit

55'

25'

**BASE DATUM FOR  
MAXIMUM HEIGHT:  
5351.182'**



# Civic Use Pad - 2016 Developments

- Height analysis showed rooftop not feasible
  - Concern about lack of rooftop
  - Charter review committee
  - Task force meeting
- 
- ***Staff recommends moving ahead with project per LOI (without a rooftop deck)***

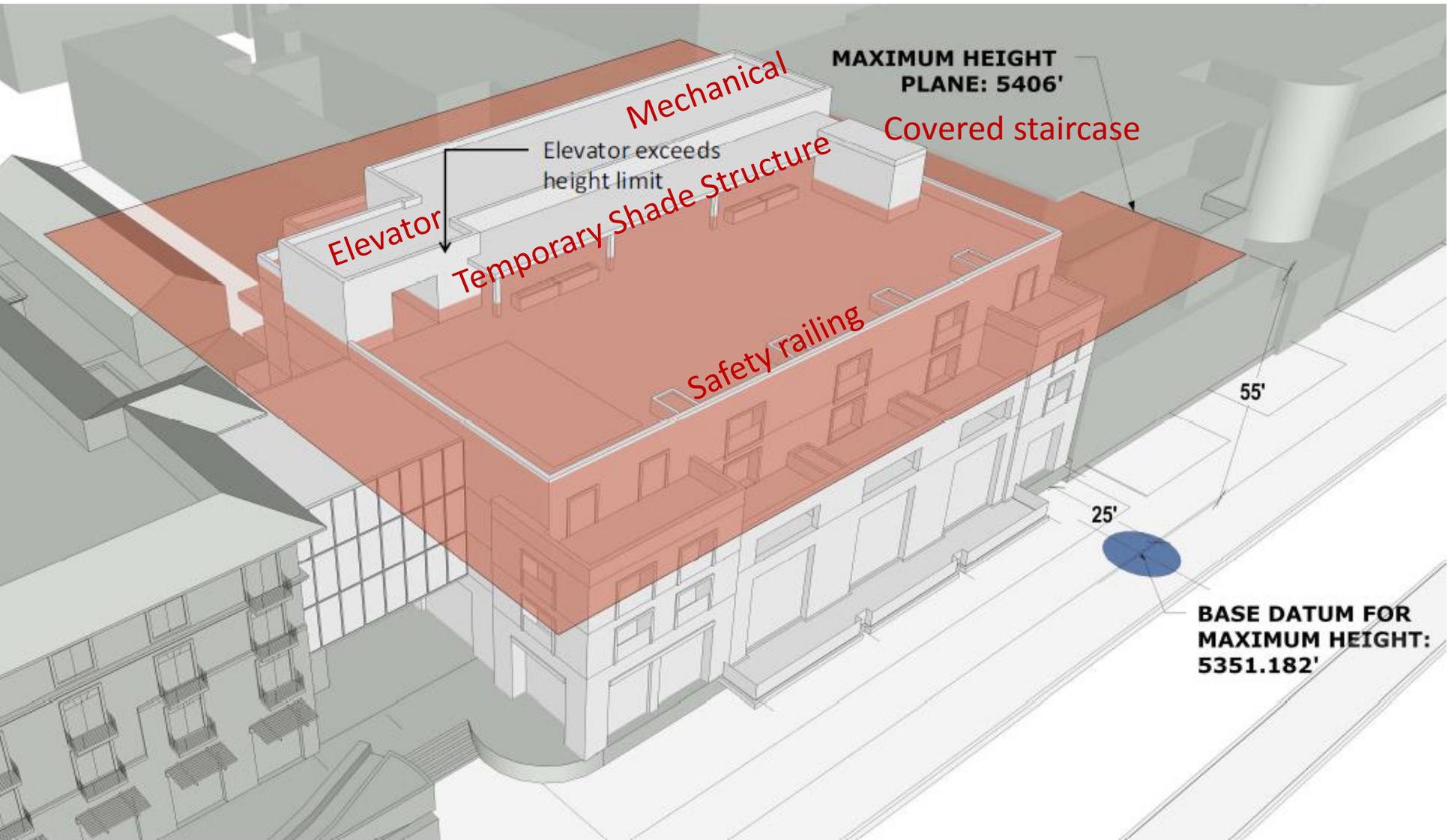
# Charter Amendment

- Previous conversation about design shortcomings
- Civic use pad project
- Committee decided not to pursue
- Council asked for options
- ***Staff has prepared two options***
  - A. Site specific for civic use pad***
  - B. Citywide***

# Charter Amendment

...including without limitation the following: elevators, stairs or ramps that provide access to the rooftop; restrooms, and food and drink preparation areas. In addition, any awning, temporary shade structure, or improvement that allows the rooftop area to be inhabited in a safe manner consistent with adopted building codes including safety railings and parapet walls may be permitted with the roof deck.

***No more than 25% of floor area***



Elements labeled in **RED** can be no more than 25% of the roof area.

# Questions for Council

- Does council support moving forward with the Civic Use Pad project as outlined in the Letter of Intent (no rooftop deck)?
- Does council support placing a charter amendment question on the 2016 ballot?
- If so, does council support a site specific amendment or a citywide amendment?