

Architectural Review Board

Staff Report

Agenda Date: October 4, 2012

To: Architectural Review Board

From: Amy French, Chief Planning Official Department: Planning and

Community Environment

Subject: <u>Informational Report on 27 University Avenue Project</u>

The City Council received a presentation and the attached staff report on September 24, 2012, during a public hearing regarding the potential project at 27 University Avenue. No application for rezoning or development has been submitted for formal or preliminary review by the Architectural Review Board (ARB). The City Council requested that staff provide public outreach, and touch base with the ARB and Planning and Transportation Commission (PTC) on the potential project and the city's height limitation, prior to the November 12, 2012 City Council meeting. A joint ARB and PTC two-hour study session is tentatively scheduled for October 24, 2012, from 4 pm to 6 pm, to allow for a single presentation of the potential project and serve as a second opportunity for the public to view the project and provide comments. On October 24, 2012, there may be time for the ARB and PTC members to ask questions about the project and to jointly discuss the City's general 50 foot height limit. The ARB and public will have an opportunity to discuss the 27 University Avenue project at the regular ARB meeting of November 1, 2012. That discussion could include a conversation about the heights of buildings shown in concept plans, with respect to both the 27 University Avenue site's context near downtown and the City's general height limit of 50 feet. The plans and CMR were distributed well in advance of the October 24, 2012 meeting to allow the ARB and PTC members to familiarize themselves with the project.

The ARB study session on October 4, 2012 is intended to be a general discussion of the Citywide height limit, not associated with the 27 University Avenue project. This discussion has occurred previously in ARB retreats and related to projects before the ARB. Though there has been no rezone or prescreening application submitted to date, the ARB's discussion on October 4, 2012 should focus on the City-wide height limit, rather than on the conceptual building heights at 27 University Avenue.

Prepared By: Amy French AICP, Chief Planning Official