

MEMORANDUM

Department of Planning and Neighborhood Services



To: Planning Commission
From: Bill Ekern, Interim Director
Subject: May 13, 2015 Planning Commission Study Session
Date: May 7, 2015

Purpose

The purpose of the study session is to engage the Planning Commission in a discussion regarding the conceptual plans for development of the property at 1256 Piper Drive.

Staff recommended to the developers this study session to receive early feedback from the Commission on its reaction and recommendations regarding building height and project density on this important transit site.

Objectives

The objectives of the study session are to:

1. Show the Commission site design concepts that include a 12-story tower and supporting townhome construction.
2. Enable the Commission to provide feedback and direction to the development team of Barry Swenson Builder and KB homes regarding design and density.
3. Enable the developers to complete a design and application package that is consistent with and supportive of the City's vision for development within the Transit Area Specific Plan area.

Recommendation

Staff recommends the Planning Commission receive the presentation, participate in discussion and provide feedback to the staff and developers, as appropriate.