

- I. Introduction & Overview 5 min.
 - a. Direction needed for a pending development application (Tuller Flats)
 - b. Direction needed to clarify Council's expectations for architecture and design in the Bridge Street District
 - c. Direction needed to clarify City Council's role in the review of projects involving a Development Agreement with the City

- II. Tuller Flats Project Overview 15 min.
 - a. Bridge Street District Context
 - b. Proposal Overview
 - c. PZC and ART Review
 - d. Staff Recommendations

- III. Discussion (Staff & Developer/Representative available to answer questions) (Time as Needed)

- IV. Outcomes/Next Steps 10 min.
 - a. Feedback and recommendations for the Tuller Flats proposal
 - b. General architecture and design expectations in the Bridge Street District
 - c. Expectations for City Council review of significant/catalytic/transformational projects as part of the review and negotiation for Development Agreements with the City