



University Place Special Use Permit Modification

Town Council
June 9, 2021



Close the Evidentiary Hearing; and Could Consider Adoption of Resolution 8, approving the Special Use Permit Modification, if Council finds the application meets the 4 findings.

University Place - Review Process

Town
Evaluation
of
Application
(10.31.19)



Report
Presented to
Advisory
Boards and
Commissions



*Evidentiary
Hearings: Report
and
Recommendation
Presented to
Town Council
(4.7.21, 5.5.21,
and 5.19.21)*



*Council
Action*



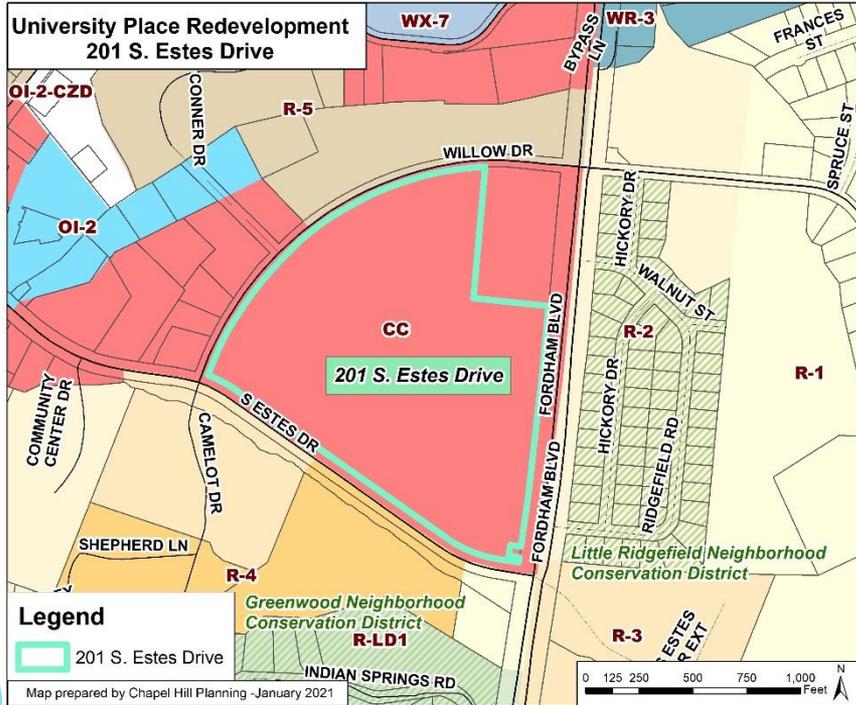
Final
Plans
Technical
Review

University Place- Type of Application

4.5.2 Standards and Findings of Fact.

1. That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. That the use or development complies with all required regulations and standards of this chapter, including all applicable provisions of articles 3 and 5, the applicable specific standards contained in the supplemental use regulations (article 6), and with all other applicable regulations;
3. That the use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity; and
4. That the use or development conforms with the general plans for the physical development of the town as embodied in this appendix and in the comprehensive plan.

University Place- Project Summary

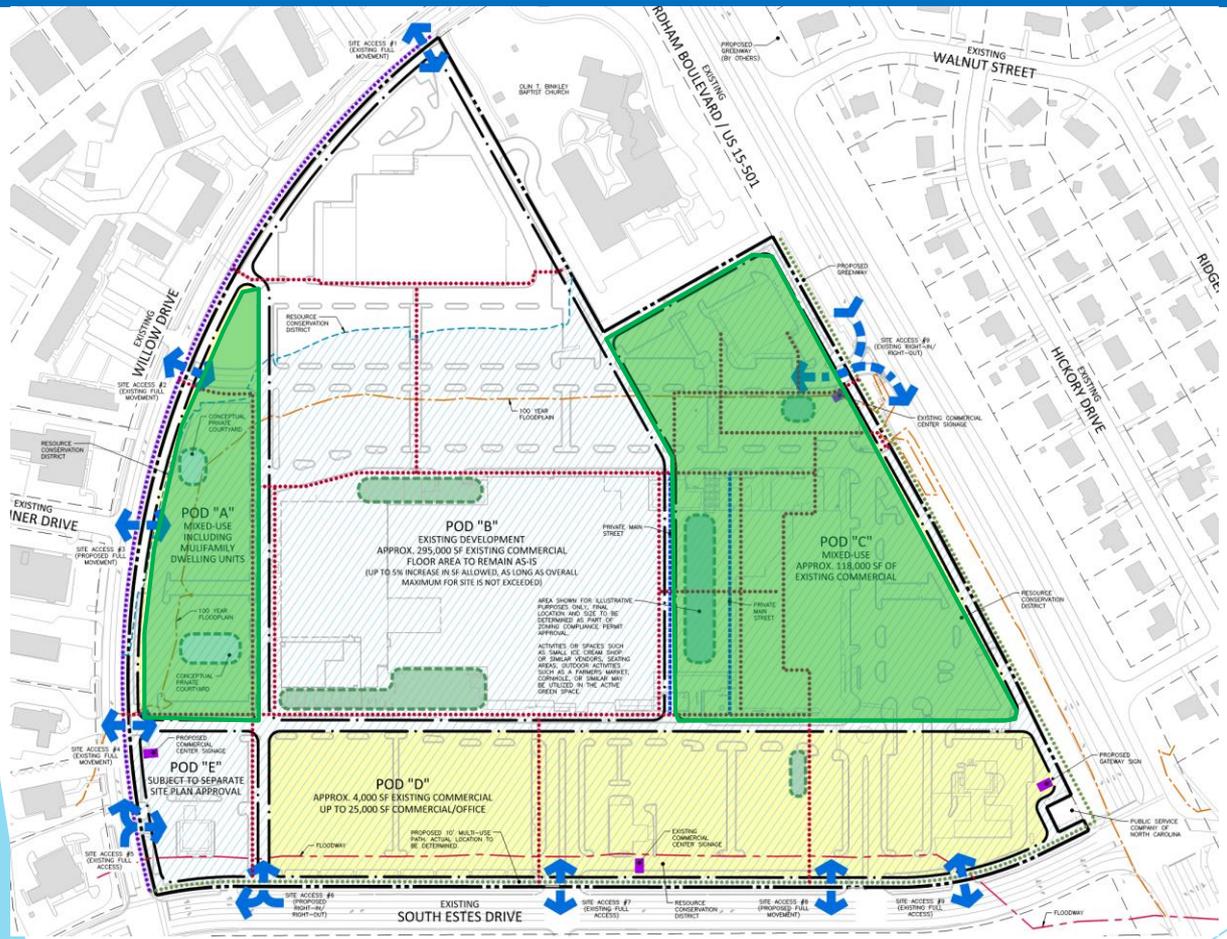


- Floor area: up to 810,914 sq. ft.
- Land area: 43.4 acres
- Current zoning: Community Commercial (CC)
- Permitted Uses, outlined in the Design Standards, include residential, office, hotel, and commercial.

University Place-Updates since Public Hearing

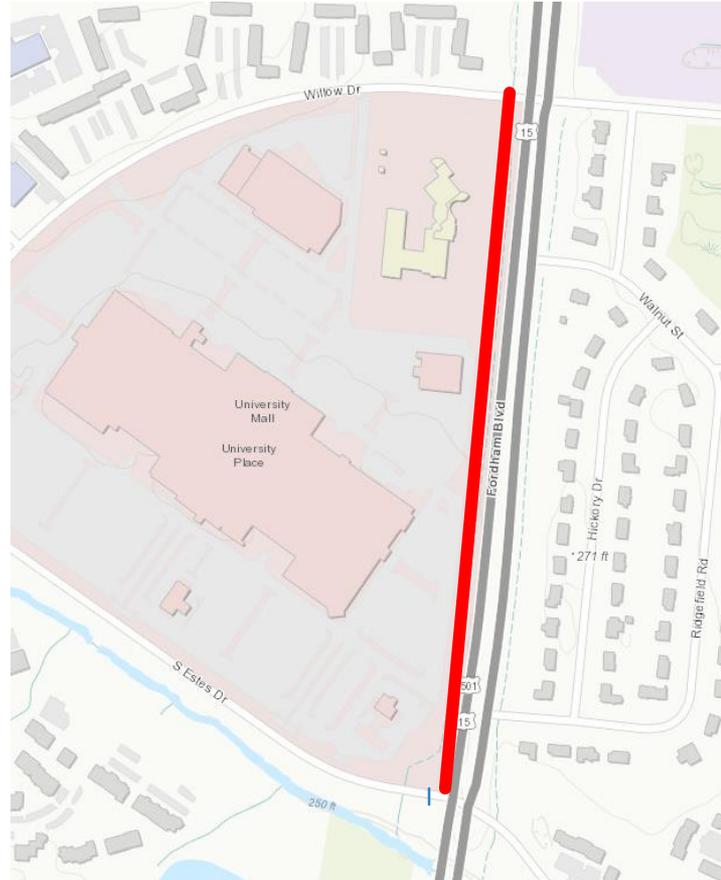
- Multi-family conversion rights
- Fordham Boulevard multi-use path
- Solar Installation
- Transit considerations
- Affordable Housing

University Place-Multi-Family Conversion Rights



University Place-Updates since Public Hearing

Fordham Boulevard multi- use path



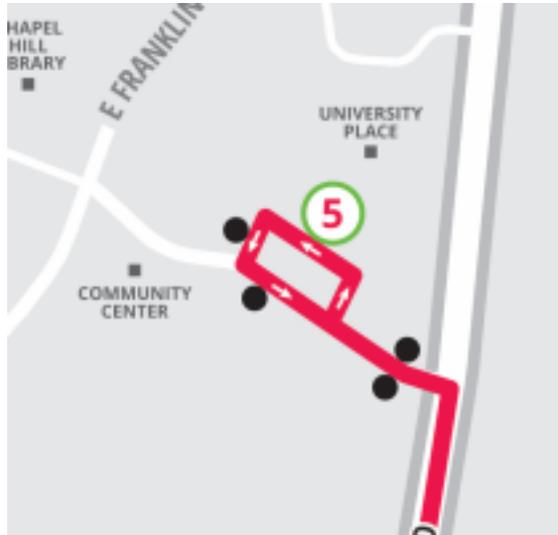
Solar Installations



University Place-Updates since Public Hearing

Transit

- to develop drop off/pickup zones or areas for the Senior Shuttle and EZ Rider vehicles
- wayfinding signage to help customers locate these and the main bus stop.

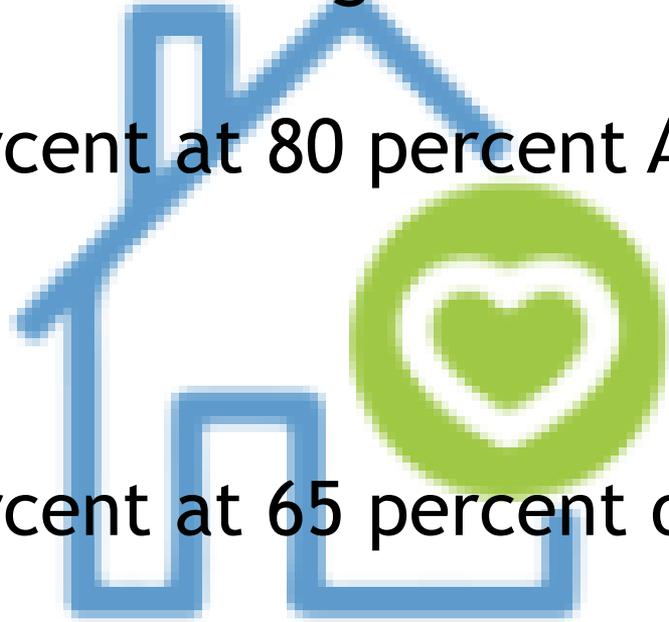


Affordable Housing

- 15 percent at 80 percent AMI

or

- 10 percent at 65 percent of AMI.



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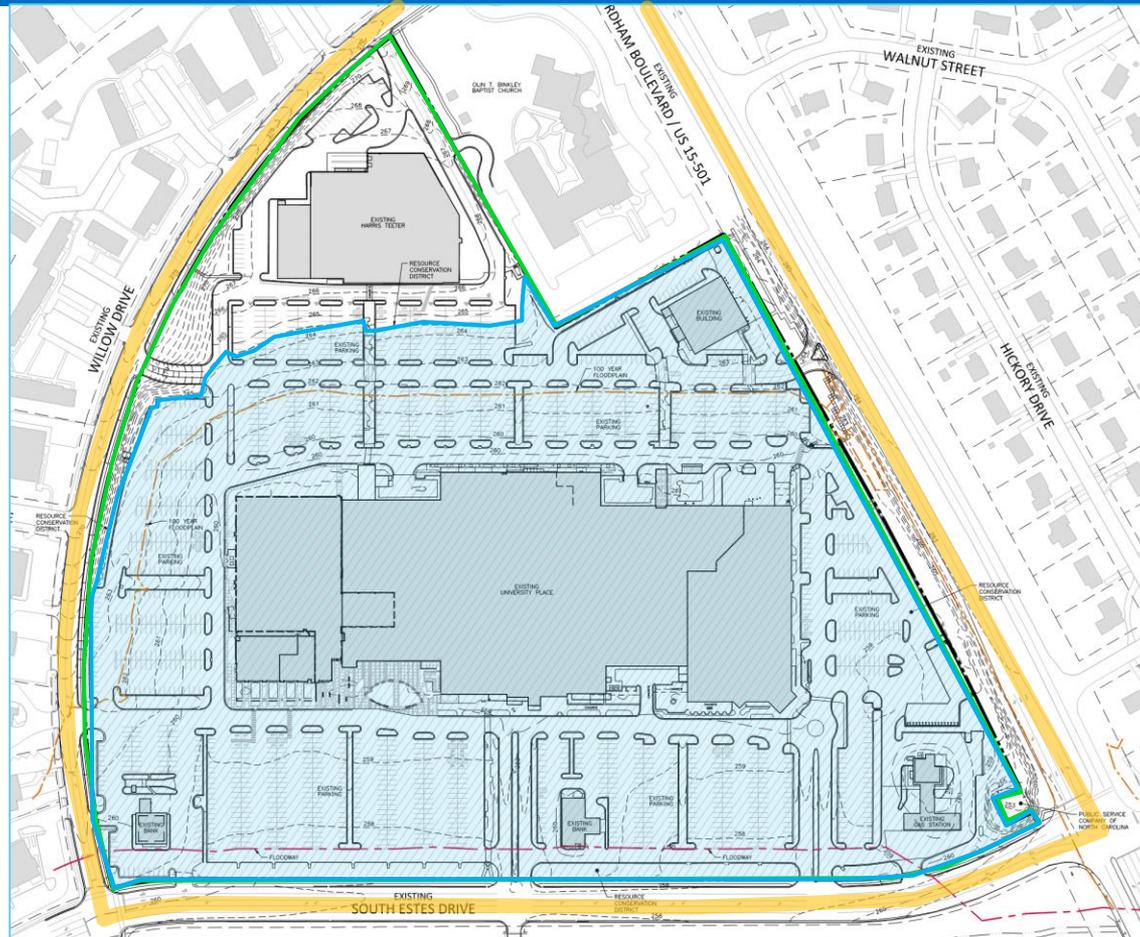
University Place- Modifications to Regulations

- Dimensional Standards (Height, Setbacks, Impervious Surface)
- Required Buffers and Tree Canopy Coverage
- Parking Standards
- Signs
- Resource Conservation District Standards

University Place- Recommendations

Boards/Commissions	Recommendation	Conditions/Comments
Community Design Commission	Approval	
Transportation and Connectivity Board	Approval with Conditions	Additional Transit stops, traffic calming, bike storage locations
Housing Advisory Board	Approval	
Environmental Stewardship Advisory Board	Approval with Conditions	Tree canopy, additional green efforts
Planning Commission	Approval with Conditions	Impervious surface, tree canopy coverage, signage
Stormwater Management Utility Advisory Board	Approval with Conditions	Impervious surface, flood plain

University Place- Existing Conditions



University Place- Phasing Plan

	Phase 1 (2023)	Phase 2 (2025)	Phase 3 (2027)
Commercial	350,000 sq ft		100,000 sq ft
Residential	255 units		45 units
Office		50,000 sq ft	100,000 sq ft
Hotel			150 Rooms