



University Place Special Use Permit Modification

Town Council
May 5, 2021

DRAFT

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 and 5.5.21)



*Council
Action*

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University Place – Project Review Timeline

Council Review

Concept

SUP

SUP

Advisory Boards + Commissions

CDC

TCAB
CDC
ESAB
PC

CDC

Town Evaluation and Review

Concept Plan

TRT

TRT

TRT

Summer '19

Fall '19

Winter '19

Winter '20

Spring '20

Summer '20

Fall '20

Winter '20

Winter '21

Spring '21

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Continue the Evidentiary Hearing, receive evidence,
and continue the Evidentiary Hearing to the May 19,
2021 Council meeting.

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4.5.2 Standards and Findings of Fact.

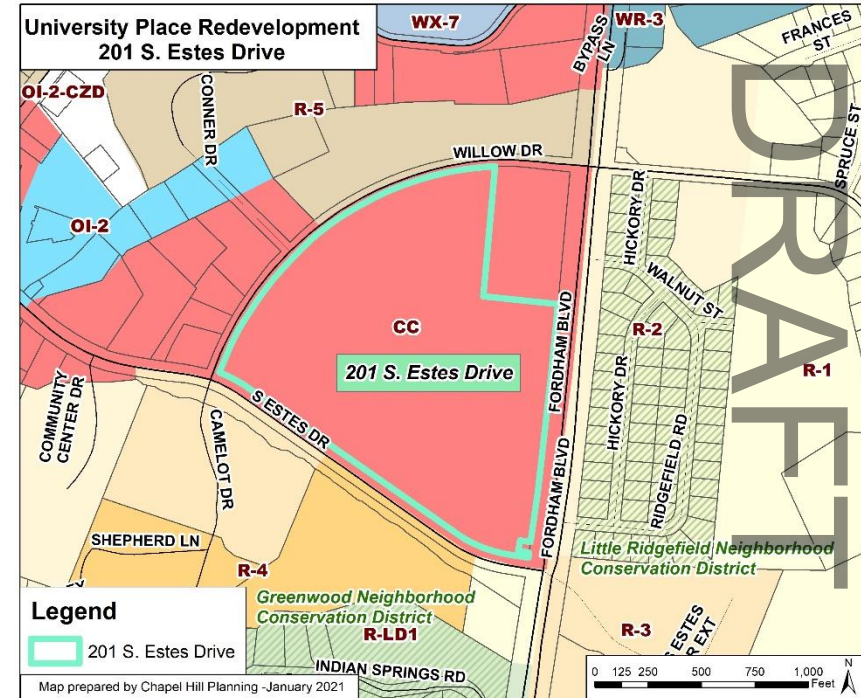
1. That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. That the use or development complies with all required regulations and standards of this chapter, including all applicable provisions of articles 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.

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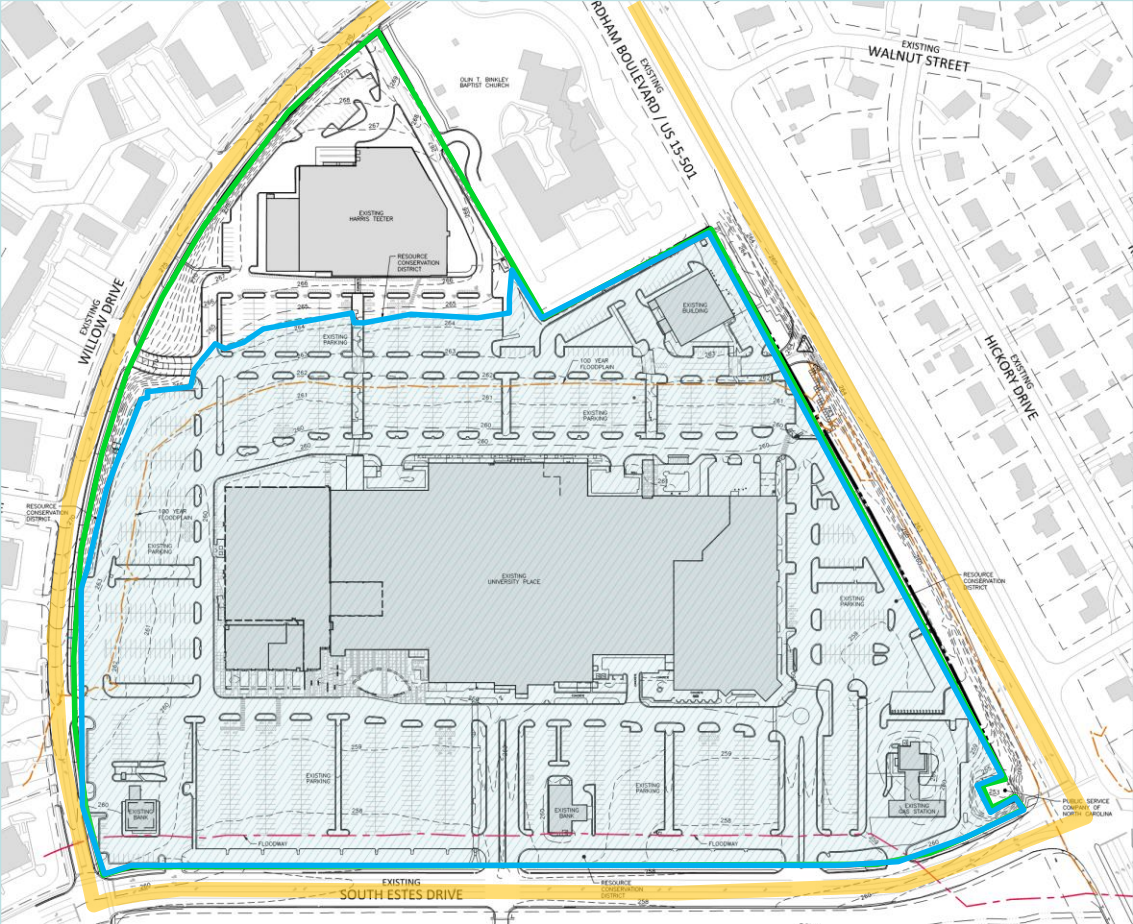
University Place– Project Summary

The proposal defines uses and building area within a phased block plan, paired with Design Standards, that will influence the development. No exact building layout is proposed at this time. The applicant has proposed limited uses as compared to what is permitted by the Community Commercial (CC) zoning designation.

- 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, commercial, and wireless communication facilities.
- The Transportation Impact Analysis conveys impacts related to each phase of the project build-out

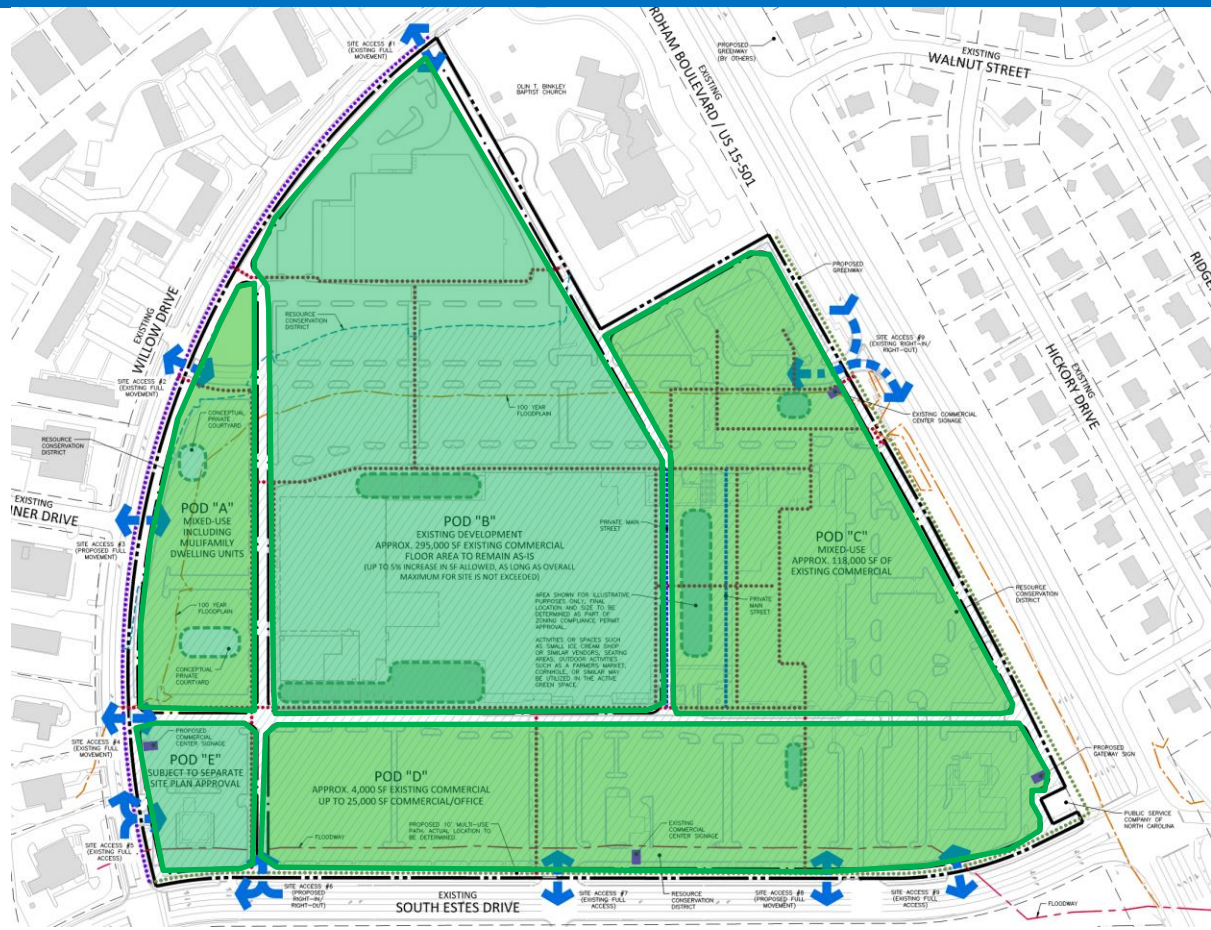


University Place— Existing Conditions



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University Place—Proposed Changes



- Pod A –Existing surface parking to become a dense multi-use w/ new parking structure
- Pod B–±295,000 SF of existing commercial to be renovated. Conversion of interior mall space into exterior Space with enhanced outdoor amenity and green spaces
- Pod C- Demo of portion of mall. To be focused around central park/ green space. Will be pedestrian focused flanked by urban ‘main streets’
- Pod D-Existing parking area. Limited due to the floodplain. There may be redevelopment of a few existing buildings, which include banks and gas station.
- Pod E – Existing bank, currently under review for a zoning compliance permit for a demo and rebuild.

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

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

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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

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