



University Place Special Use Permit Modification



Town Council
May 5, 2021

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

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*

University Place– Type of Application

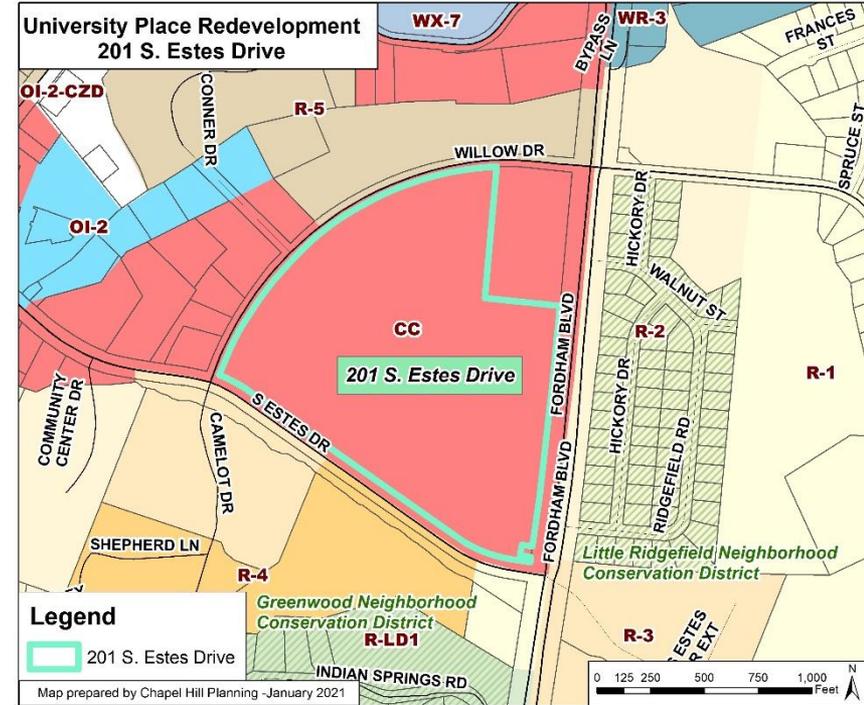
4.5.2 Standards and Findings of Fact.

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.

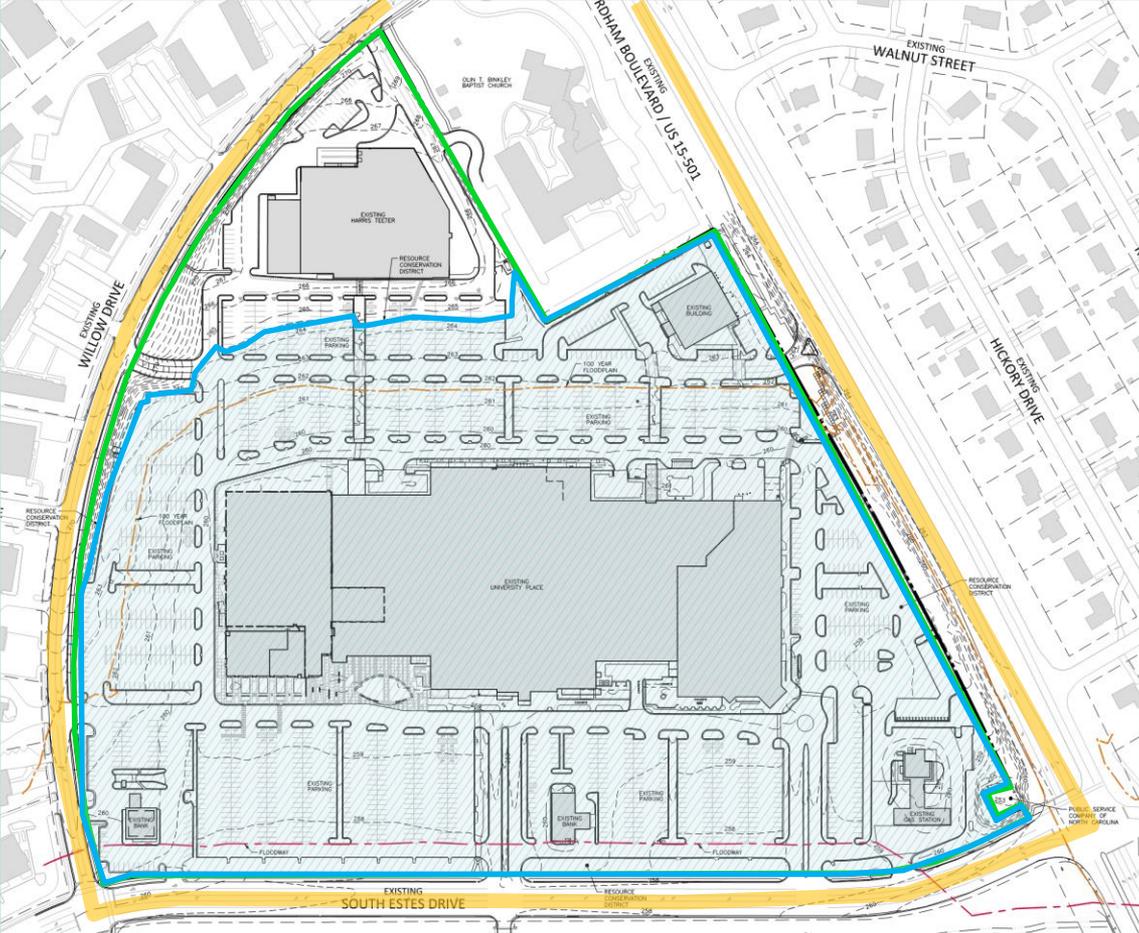
University Place– Project Summary

The proposal defines uses and building area within a phased block plan, paired with Design Standards. No exact building layout is proposed at this time.

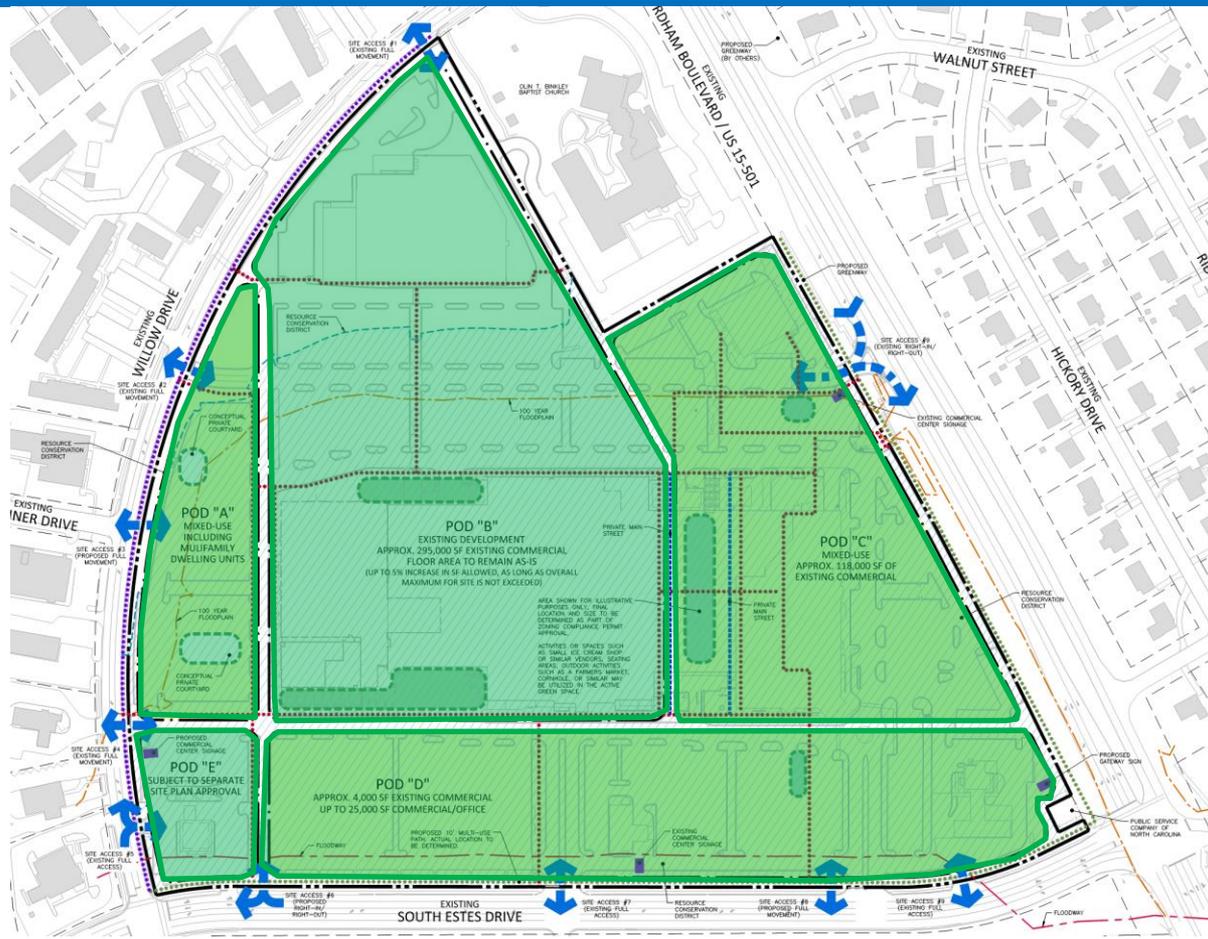
- Floor area: up to 810,914 sq. ft.
- Land area: 43.4 acres
- Community Commercial (CC) zoning
- Permitted Uses include residential, office, hotel, and commercial.
- The Transportation Impact Study focus on each phase of the project build-out



University Place— Existing Conditions



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

	Existing	Phase 1 (2023)	Phase 2 (2025)	Phase 3 (2027)
General Retail	302,237 sf	225,000 sf	225,000 sf	325,000 sf
Supermarket	53,371 sf	53,371 sf	53,371 sf	53,371 sf
Movie	55,929 sf	55,929 sf	55,929 sf	55,929 sf
Bank	4,578 sf	7,950 sf	7,950 sf	7,950 sf
Restaurant	0 sf	7,000 sf	7,000 sf	7,000 sf
Residential	0 units	255 units	255 units	300 units
Office	0 sf	0 sf	50,000 sq ft	100,000 sq ft
Hotel	0 rooms	0 rooms	0 rooms	150 Rooms

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

- Design Standards include:
 - Framework
 - Design Criteria
 - Development Options

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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