



# University Place Special Use Permit Modification

Town Council  
June 28, 2021



Close the Evidentiary Hearing; and Could Consider Adoption of Resolution 6, 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,  
5.19.21, 6.9.21  
and 6.16.21)*



*Council  
Action*



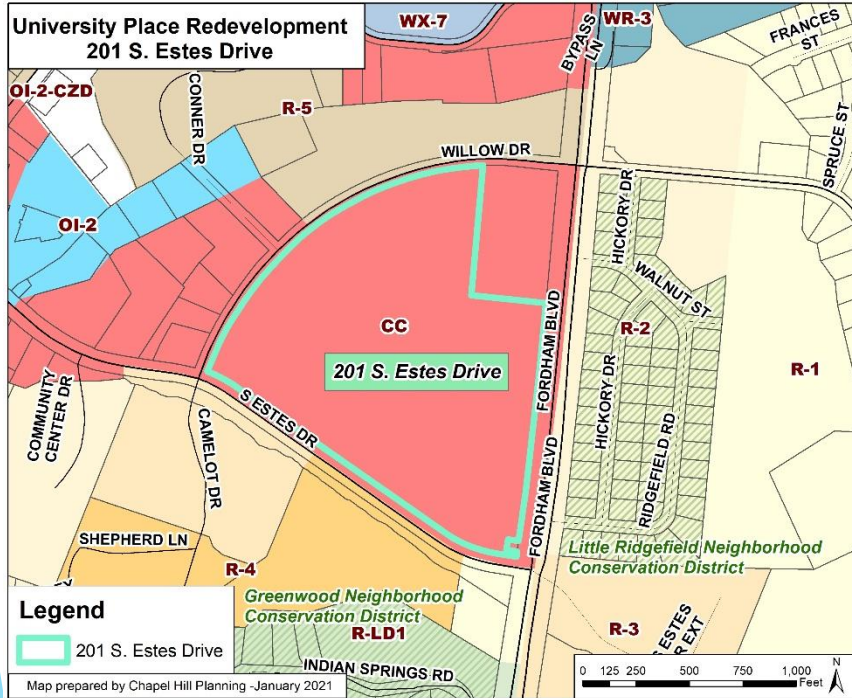
Final  
Plans  
Technical  
Review

# 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.

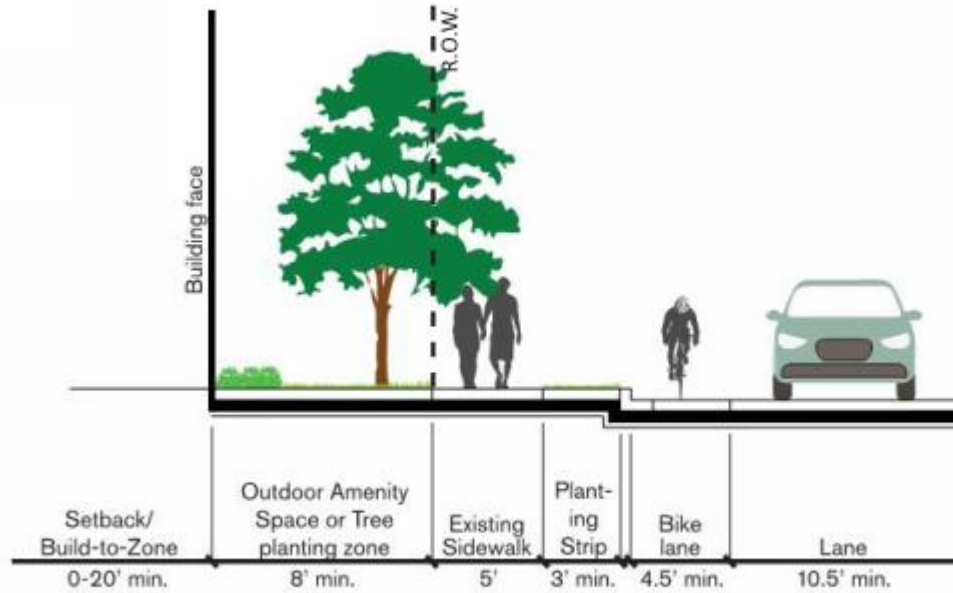
# University Place-Updates since June 9 Evidentiary Hearing

- Farmers Market
- Transportation
- Stormwater
- Affordable Housing
- Conversion Rates
- Design Standards



13. The developer shall provide adequate space to accommodate a farmer's market or a substantially similar business and to negotiate in good faith a lease or other appropriate agreement with a local farmer's market entity.

# University Place-Willow Drive



SECTION



# University Place-Binkley Baptist Church



## **Revised Stipulations:**

- #33I Willow Drive at Site Access #9
- #36 Multi-Use Path

## **Added Stipulations:**

- Maintaining Access during Construction
- Buffers
- Height
- Cross Access Easement

24. Stormwater Improvements: The developer shall provide:

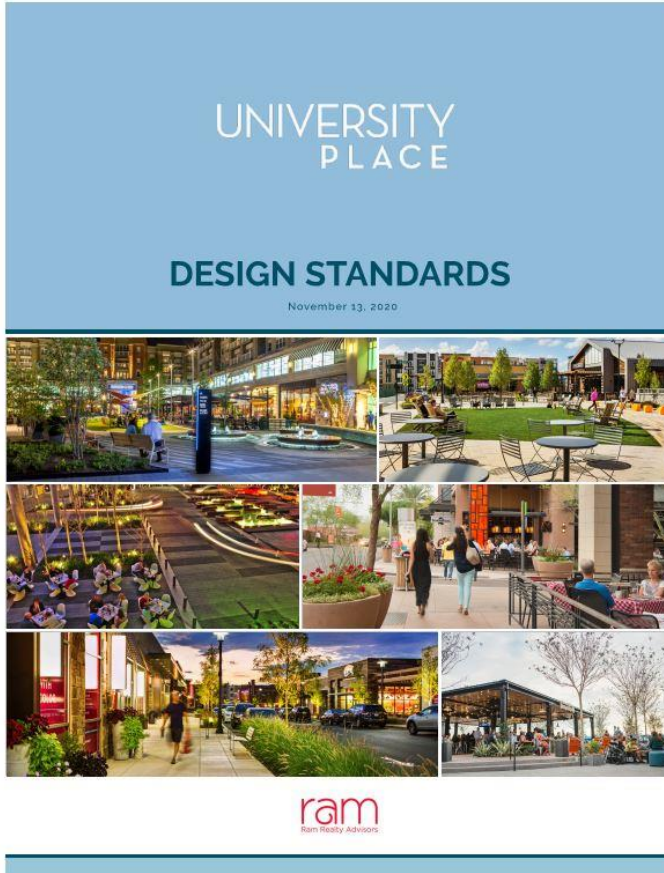
- a. A minimum of 90,000 sq. ft. of impervious area to be treated using green stormwater infrastructure (GSI)
- b. No adverse flood impact to offsite properties during the 100-year storm.
- c. 4% reduction in peak flow rates from the property for the 1-, 2-, 5-, 10-, 25-, 50-, and 100-year return periods
- d. 1% Reduction in runoff volume from the property for the 1-, 2-, 5-, 10-, 25-, 50- , and 100-year return periods
- e. Minimum of 3 educational signs
- f. Operations and maintenance plan

# University Place-Affordable Housing

- 10 percent at 65 percent of AMI.



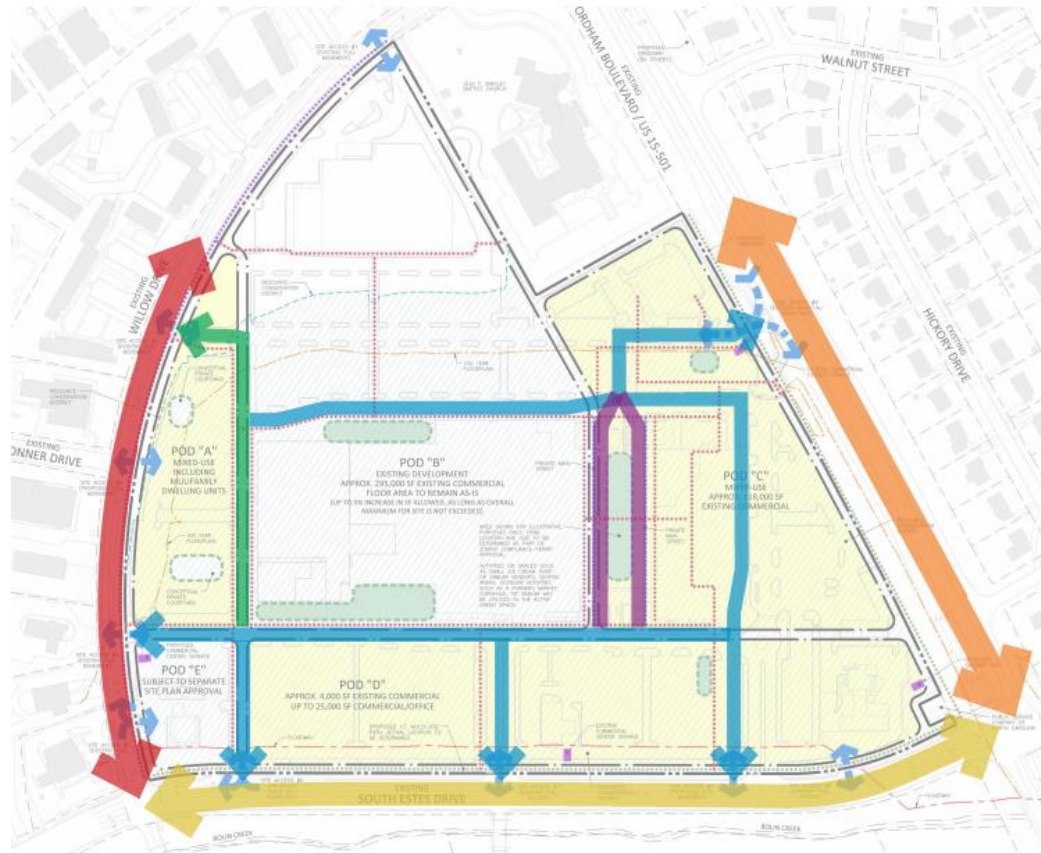
# University Place-Design Standards







# University Place-Street Character







## Key Differences between Blue Hill and University Place:

- Outdoor amenity spaces and recreation spaces
- Massing
- Tree Planting Zones
- Stormwater
- Off-site lighting

## Standards do not address:

- Parking standards for surface & structured parking
- Design elements (stoops, arcades, awnings/canopies, & forecourts)
- Loading dock access
- Site Lighting
- Outdoor display and storage of merchandise

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- Modifications to Regulations

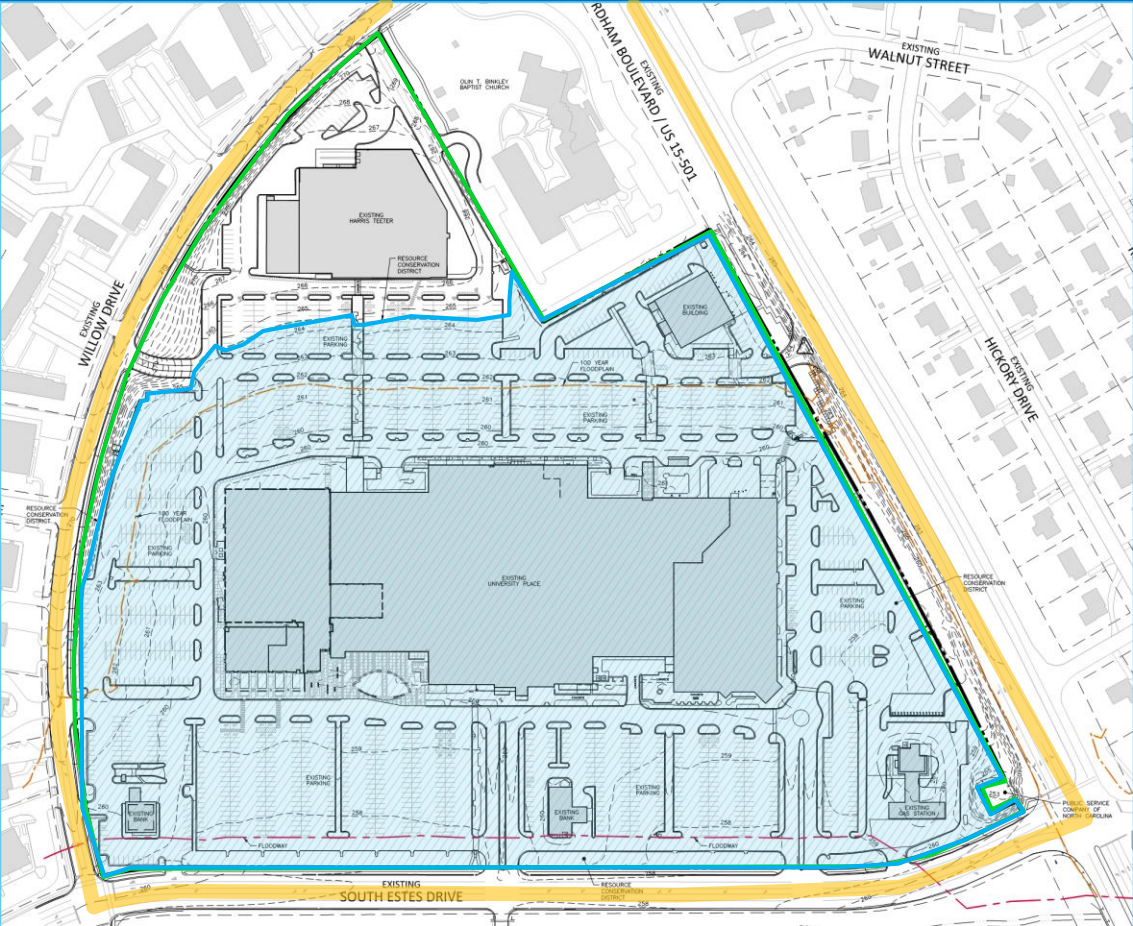
- Dimensional Standards (Height, Setbacks, Impervious Surface)
- Required Buffers and Tree Canopy Coverage
- Parking Standards
- Signs
- Resource Conservation District Standards

# 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

	<b>Phase 1 (2023)</b>	<b>Phase 2 (2025)</b>	<b>Phase 3 (2027)</b>
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