




**LEGISLATIVE #**

**120615C**

**TO:** Honorable Mayor and City Commissioners  
**VIA:** Russ Blackburn, City Manager   
**VIA:** Erik A. Bredfeldt, Interim Director, Planning & Development Services   
**FROM:** Scott Wright, Senior Planner   
**DATE:** June 17, 2013  
**RE:** University Corners PUD and PD

On January 3, 2013, the City Commission voted approval of the University Corners Planned Use District (PUD) and Planned Development (PD) in a public hearing. The City Attorney's Office then prepared ordinances for both petitions, which were presented in another public hearing on May 2, 2013. At that time the City Commission continued their decision on the PUD ordinance to a date uncertain, and then voted to approve the PD on first reading. Concerns were expressed over the size and scale of the proposed buildings, as well as the potential traffic impacts resulting from the development.

Since that hearing, the applicant has held several workshops to gather feedback from the University Park Neighborhood Association and other adjacent property owners and residents. The applicant has also met several times with City staff to discuss aspects of the project. The applicant is now providing an alternative set of building elevations, revised planned development conditions, and additional data related to traffic impacts. This new information is intended to address the various concerns of the neighborhood, the adjacent property owners, and the City Commission. This information is being included as a modification to the June 20, 2013 agenda in order to better inform the decisions of the Commission related to the adoption reading of the PUD and the second reading of the PD.

City staff has reviewed the new information and offers the following observations and analysis:

#### Alternative Building Elevations

- These elevations serve to more clearly separate the development into three different structures, creating three distinct blocks. This is accomplished by physically separating the main building along 13<sup>th</sup> Street into two separate buildings, and by providing a variation in the architectural details of these two buildings and the parking structure. The break between the buildings opens directly into an interior courtyard space, and the parking structure is still separated from the rest of the development by an internal private street. The three distinct blocks are shown to be connected by elevated pedestrian bridges.

- The front façade of the building along University Avenue has been reduced to 8 stories and approximately 89 feet in height (from 9 stories and 102 feet in height). Above the 8<sup>th</sup> story the building steps back several feet to a 9<sup>th</sup> story and then much further back from the street to the 10<sup>th</sup> story.
- The tower elements have been removed from the buildings. These elements extended an additional 30 feet or more above the top floor and thereby significantly increased the overall height of the building. Removing these tower elements reduces the vertical scale of the development.
- The continuous repetition of the building appearance is now broken up by more variations in the façade and through the use of different materials and colors. This helps to reduce the perceived scale of the buildings.
- The hotel building is distinguished from the rest of the development with a separate design. Also, the existing place of religious assembly will stand out from the rest of the development, due to the differences in architectural style.
- The parking structure provides a storefront on 13<sup>th</sup> Street, and the windows for this retail space wrap around onto the north side of the garage on 3<sup>rd</sup> Avenue. Greater variety has been added to this façade, with the continuation of windows on the north side, and the provision of a 'green vegetation screen', which will provide more interest and texture to the exterior of the structure.
- The important components of the ground floor pedestrian environment are maintained with the alternative elevations: windows, doors, and most importantly the continuous covered arcade and columns. These components lend a human scale to the buildings when they are experienced from the adjacent sidewalks.

#### Revised PD Conditions

- Condition 2 – New language in this condition will specifically restrict alcoholic beverage establishments from the rooftop of the building. This change is recommended to address neighborhood concerns about the potential noise associated with these types of uses.
- Condition 6 – New language in this condition will limit the use of the spaces within the parking structure to the residents, tenants, and customers of businesses within the development. This will ensure that the parking spaces will not be sold or provided to offsite users and the structure will not generate additional traffic beyond what would be generated by development itself.
- Condition 11 – “Simulated or real wood cladding or siding” has been added as a potential exterior material for the building. A reference to the tower features has also been removed from this condition.

- Condition 12 – Language has been added to this condition that will allow for the placement of the ‘green vegetation screen’ on the parking structure, and ensure the continued maintenance of this feature.

#### Traffic Impact Information

Revised trip generation numbers are being provided to more accurately define the potential traffic impacts from this proposed development. Experts from the City and the applicant will be present at the June 20, 2013 hearing to explain and interpret these numbers.

cc: Ralph Hilliard, Planning Manager