

LEGISLATIVE #

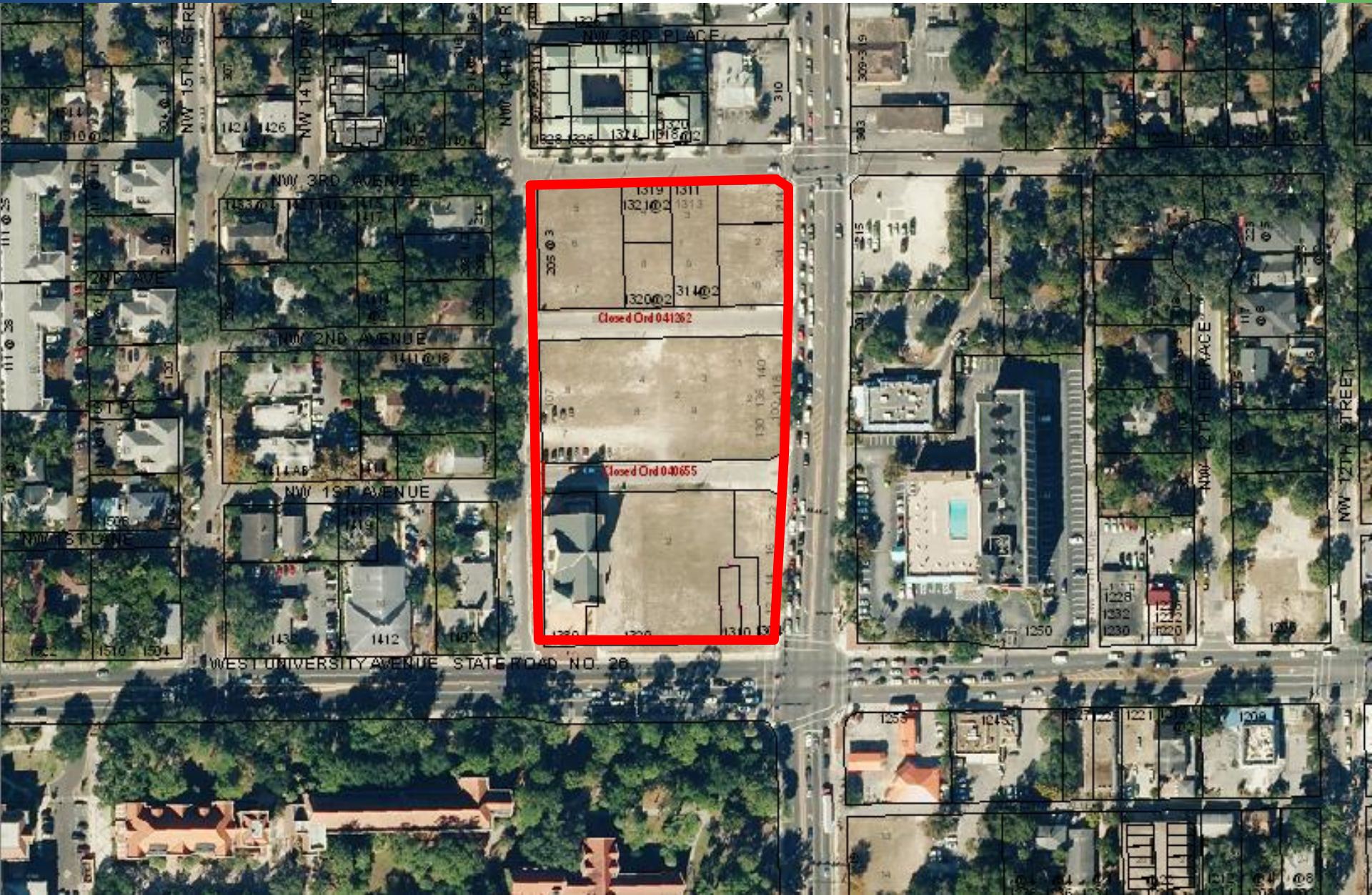
120615H



Planning and Development Services

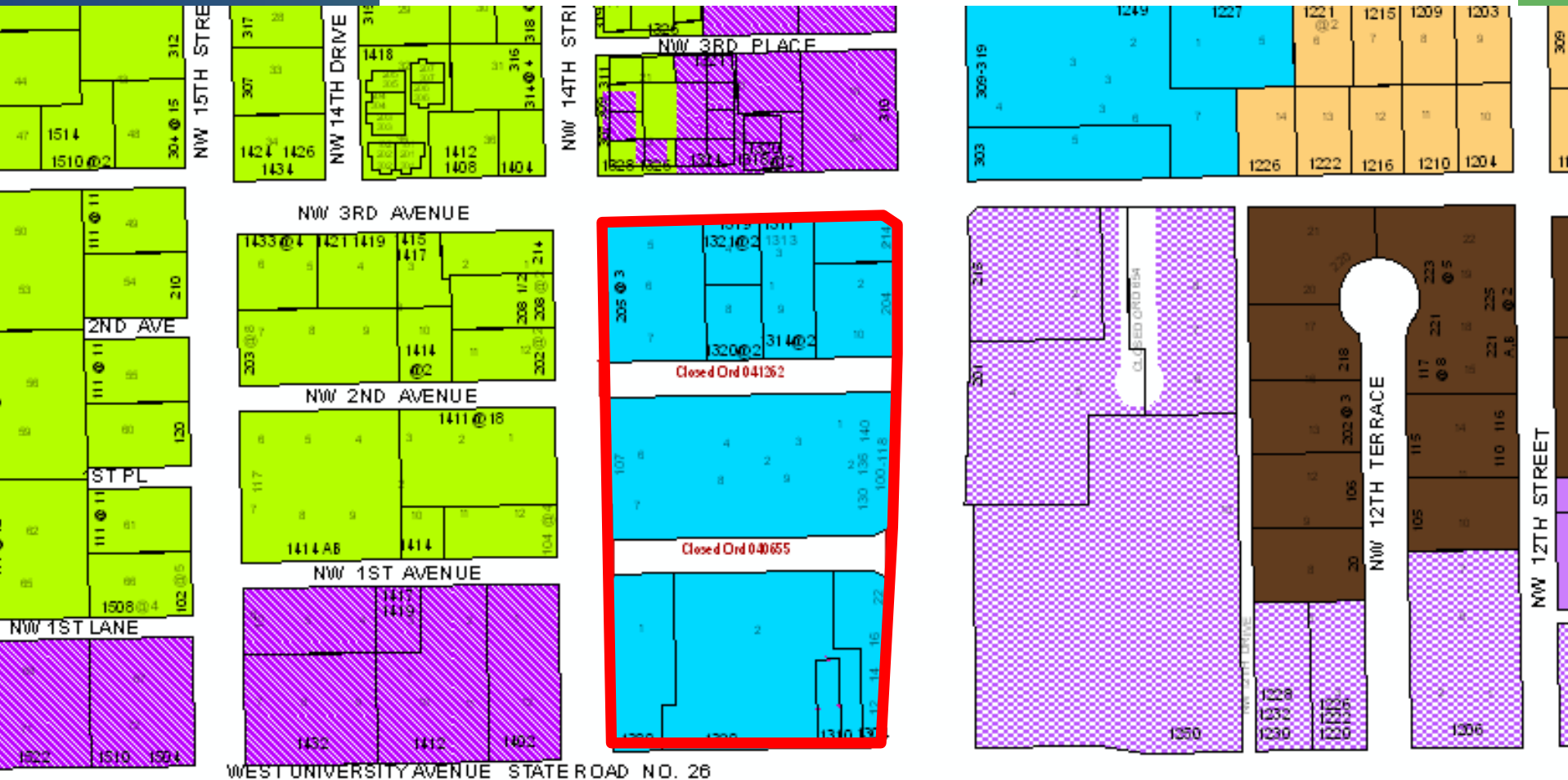
University Corners PD Amendment **PB-12-125** (Legistar No. 120615)

01/03/13



Zoning Map

120615H



PD Conditions

- Increase number of stories from 8 to 10
- Increase building height from 95' to 110'
- Increase building square footage from 665,000 to 950,000
- Increase size of parking garage from 350,000 to 380,000 square feet
- Reduce maximum amount of non-residential from 115,000 to 100,000 square feet
- Allow 250 hotel rooms and 500 residential units
- Change percentages of materials and glazing

Building Elevations



UNIVERSITY AVENUE ELEVATION



Building Elevations



13th STREET ELEVATION

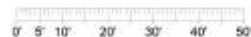
SOUTH





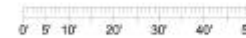
13th STREET ELEVATION

NORTH





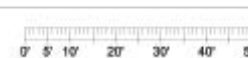
3rd AVENUE ELEVATION





14th STREET ELEVATION

NORTH



Condition 13:

The loading/mechanical/service areas shall be screened or made less obtrusive, by utilizing a combination of decorative screening walls, wrought-iron type fences or gates, vegetation and textured or painted materials. To the extent possible, the vehicular loading and mechanical and service areas proposed along the NW 14th Street frontage should be relocated so that they are accessed internally (from NW 2nd Avenue or internal drives).

Condition 22:

As part of development plan review, a construction plan shall be submitted that depicts the proposed phasing of construction, generalized locations for placement of cranes or other major construction equipment, any offsite construction staging areas, and vehicular access to the site during construction. Construction shall be staged and equipment located so as to minimize the impacts upon adjacent residential areas. Construction cranes or other major construction equipment shall not be located on NW 14th Street or NW 3rd Avenue, and these streets shall not be closed as part of the proposed construction staging plan. However, these streets may be closed temporarily for the purposes of safety or direct access to the adjacent areas of the site during construction. Consistent with the City's noise ordinance, construction shall not occur between the hours of 9:00 PM and 6:00 AM.

Staff Recommendation:

**Approval of PD Amendment for
University Corners (PB-12-125)
with PD Report, Maps, and Conditions
as amended by the applicant and
further amended by staff**