

UNIVERSITY CORNERS



▶ Planned Use District, Future Land Use Designation

- ▶ Increases allowed building square footage by 285,000 s.f.
- ▶ Increases allowed parking by 30,000 s.f.
- ▶ Increases allowed residential units by 10 units
- ▶ Sets cap of 250 hotel rooms
- ▶ Increases required open space by 31%
- ▶ Increases maximum building height by 15 feet
- ▶ Removes prohibition of commercial uses on 14th Street and on 3rd Avenue
- ▶ Establishes pedestrian, bicycle and motor vehicular access requirements including a 'system of plazas, arcades and sidewalks' and 'provision of transit shelter'
- ▶ Requires implementation through Planned Development amendment

UNIVERSITY CORNERS: FUTURE LAND USE

▶ Planned Development, Zoning

- ▶ Consistency with PUD required
- ▶ Provides additional detail in Ordinance, PD Layout Plan & Report:
 - ▶ Approves Building Elevations Determining Building Appearance
 - ▶ Sets Maximum Number of Parking Spaces and Limitations on Users
 - ▶ Establishes Building Placement in a PD Layout Plan
 - ▶ Provides List of Allowed Uses and Prohibited Uses

UNIVERSITY CORNERS:
PLANNED DEVELOPMENT

▶ Planned Use District, Future Land Use Designation

- ▶ Changes in allowed square footage of buildings and associated parking effects transportation
 - ▶ City and Applicant evaluate:
 - ▶ Auto trip generation and distribution
 - ▶ Percentage of trips by walking, biking and transit
 - ▶ Timing of trips
- ▶ Increases maximum building height by 15 feet
 - ▶ City Staff and Plan Board have considered impact and recommended approval
 - ▶ City Plan Board urged Applicant to make effort to minimize height

UNIVERSITY CORNERS: FUTURE LAND USE



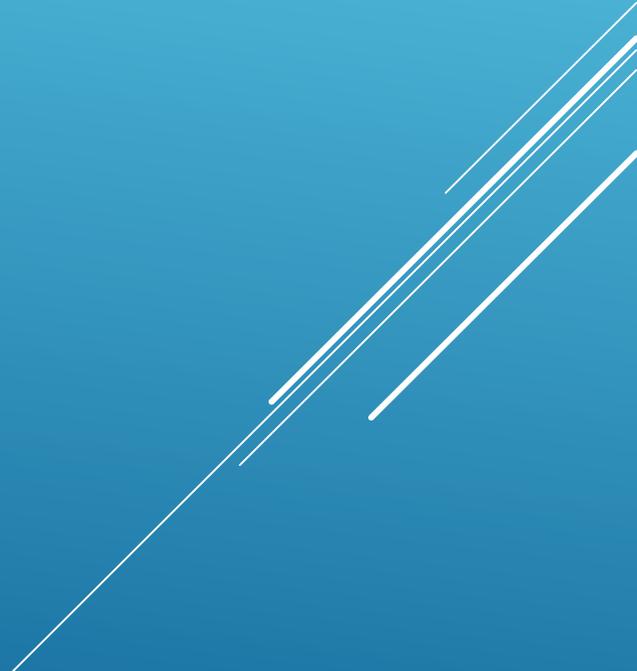
OPTIONS WITHIN 110' HEIGHT LIMITATION

- ARCHITECTURAL ELEMENTS
 - ROOFS – PITCHED VS. FLAT
 - SPIRES OR NOT
 - TERRACING
 - MATERIALS & COLORS

▶ Planned Development, Zoning

- ▶ Applicant held 4 neighborhood meetings since last meeting
 - ▶ Principal Concerns
 - ▶ Building Height
 - ▶ Building Mass
 - ▶ Parking
 - ▶ Sufficiency and Quality of Pedestrian Space
 - ▶ Noise from rooftop use

UNIVERSITY CORNERS:
PLANNED DEVELOPMENT





UNIVERSITY AVENUE



SW 13TH STREET







SW 14TH STREET



SW 3RD AVENUE



2ND AVENUE

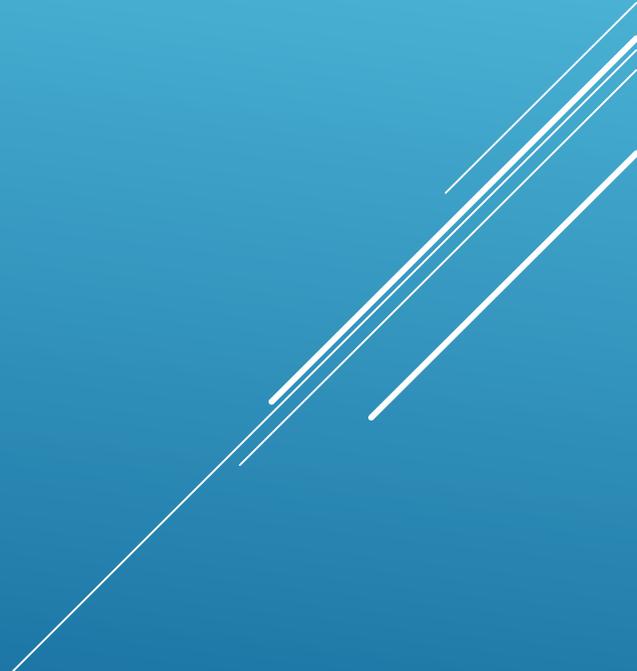


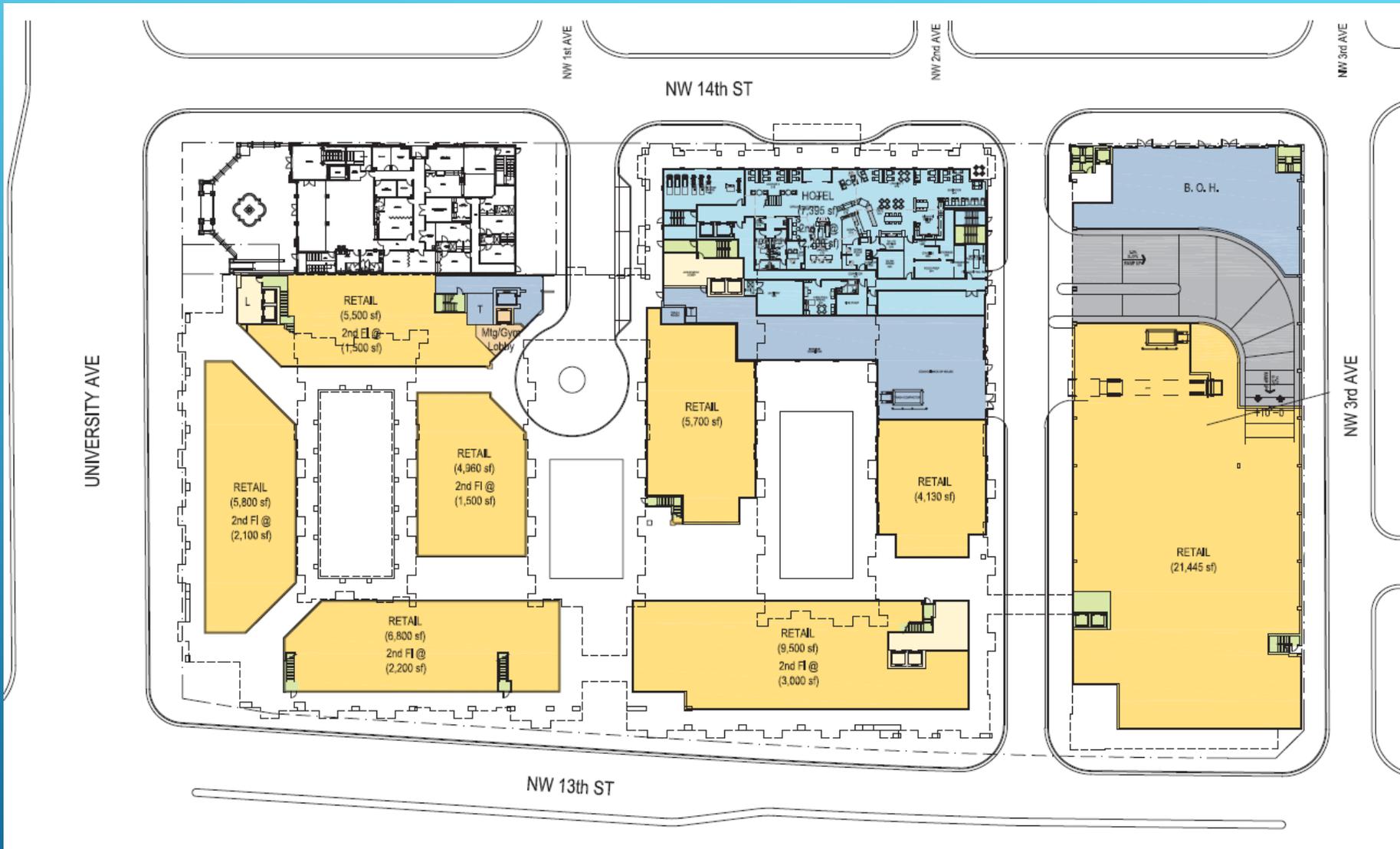
2ND AVENUE

▶ Applicant Proposes

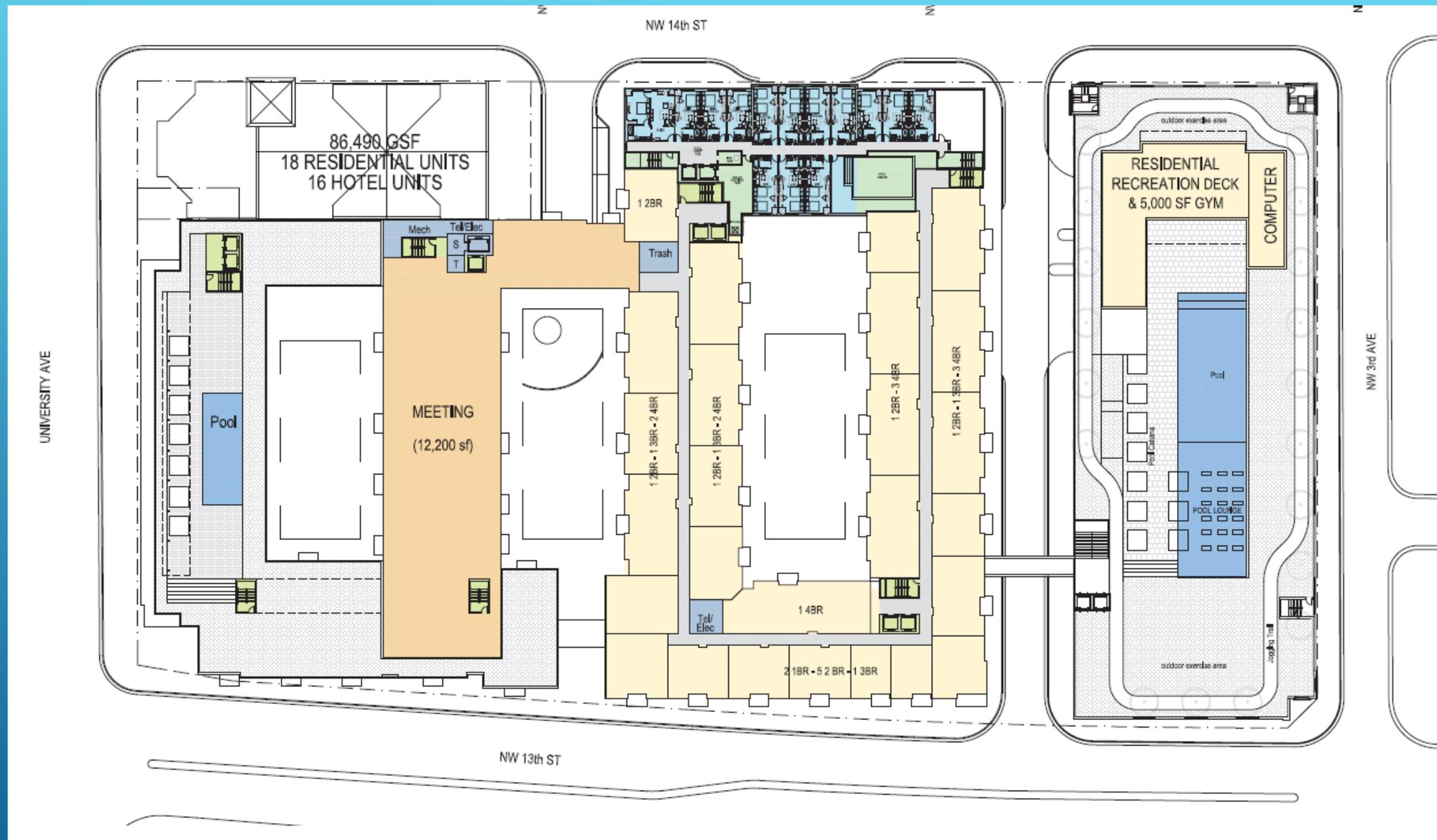
- ▶ Complete Revision to Building Elevations
- ▶ Limiting Parking to Customers, Tenants, Owners & Guests
- ▶ Prohibiting Alcoholic Establishments on roofs
- ▶ Additional Materials for Building

RESPONSE TO CITIZEN COMMENTS

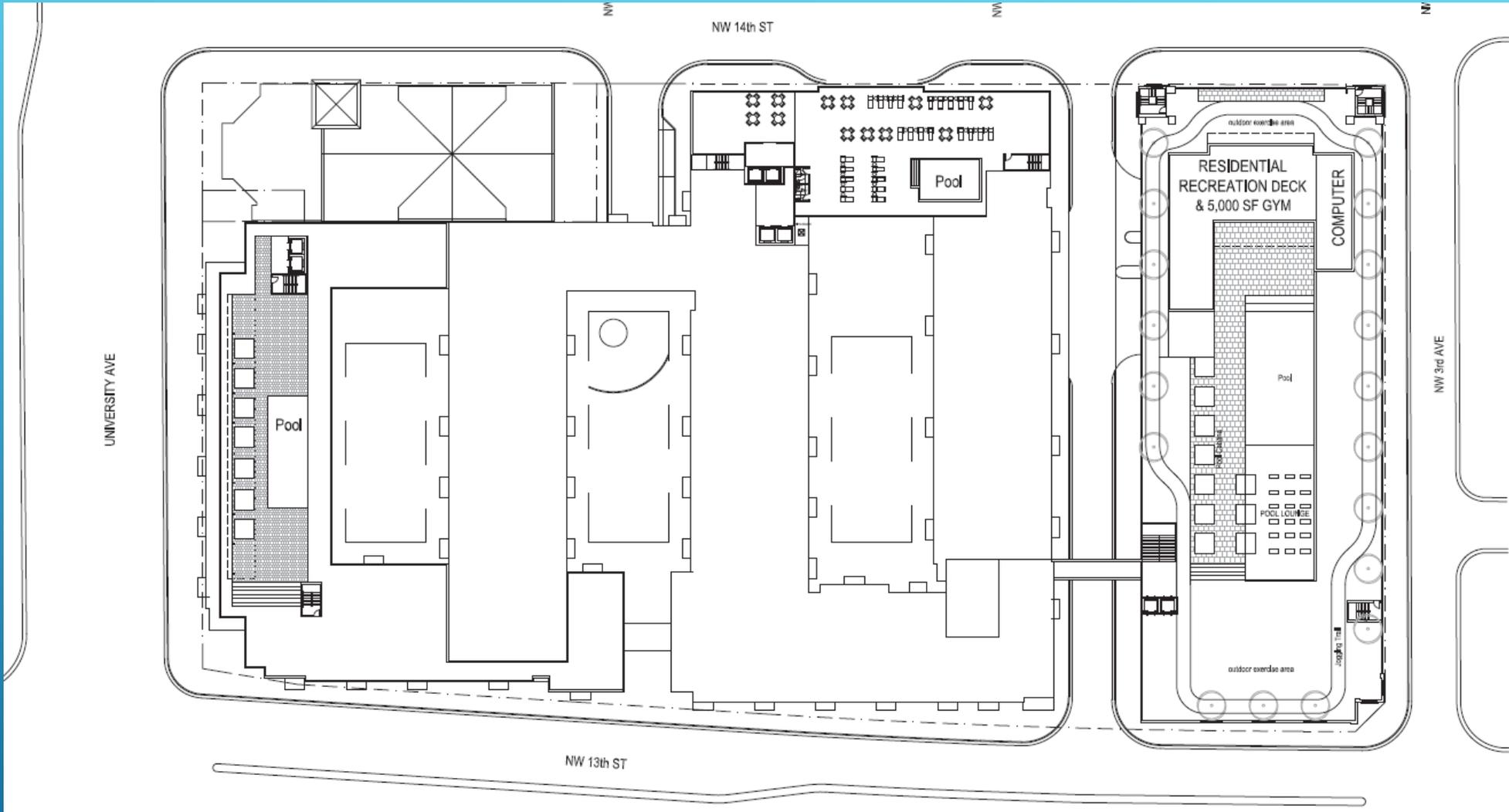
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GROUND FLOOR



LEVEL 10



ROOF PLAN



UNIVERSITY AVENUE & SW 13TH STREET



UNIVERSITY & SW 13TH STREET



UNIVERSITY AND SW 13TH