

## West University Neighborhood Plan Transition Area Plan Amendment



November 2, 2011

## Mayor and Council Direction

June 28, 2011 – Initiated a land use plan amendment to facilitate transit-oriented development (TOD) along streetcar route, in the West University Neighborhood Plan - Transition Area



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## Current Neighborhood Plan Policies

- West University Neighborhood Plan
  - **Modify building height policy**
  - **Modify density policy (15 – 40 units/acre)**
  - **Promote transit-oriented uses and design**
- University Area Plan
  - **Remove need for vehicular access to major street**



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## Goal

To have Transition Area ready to support transit-oriented development (TOD)

- **requires amending neighborhood plans**
- **requires rezoning to Urban Overlay District**

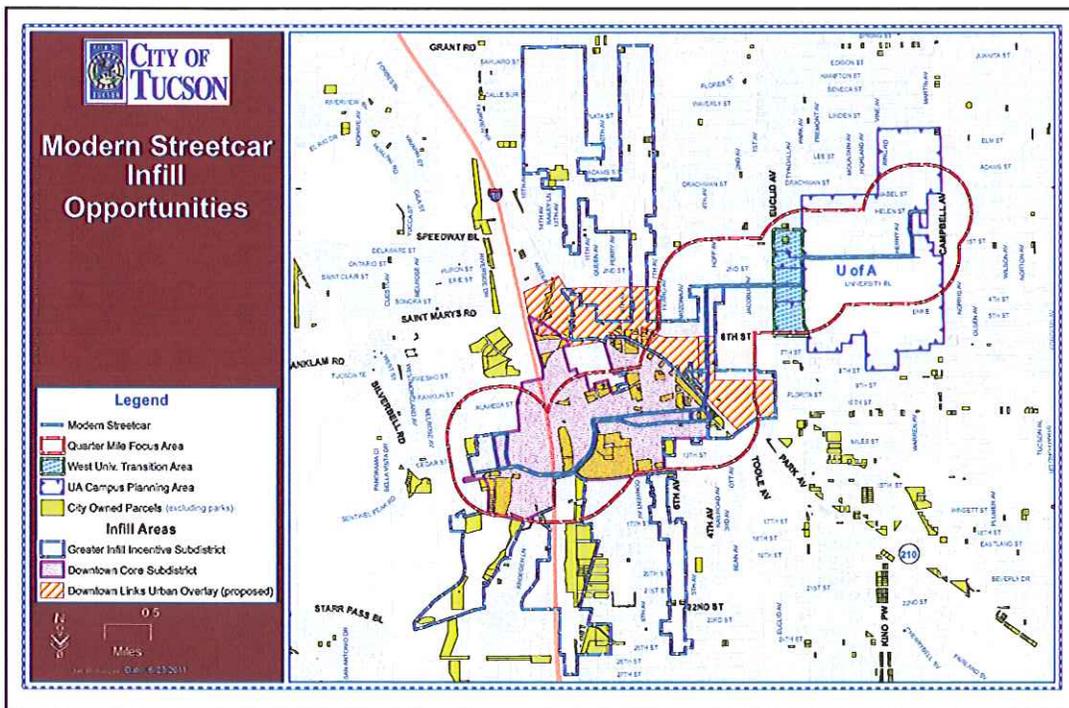


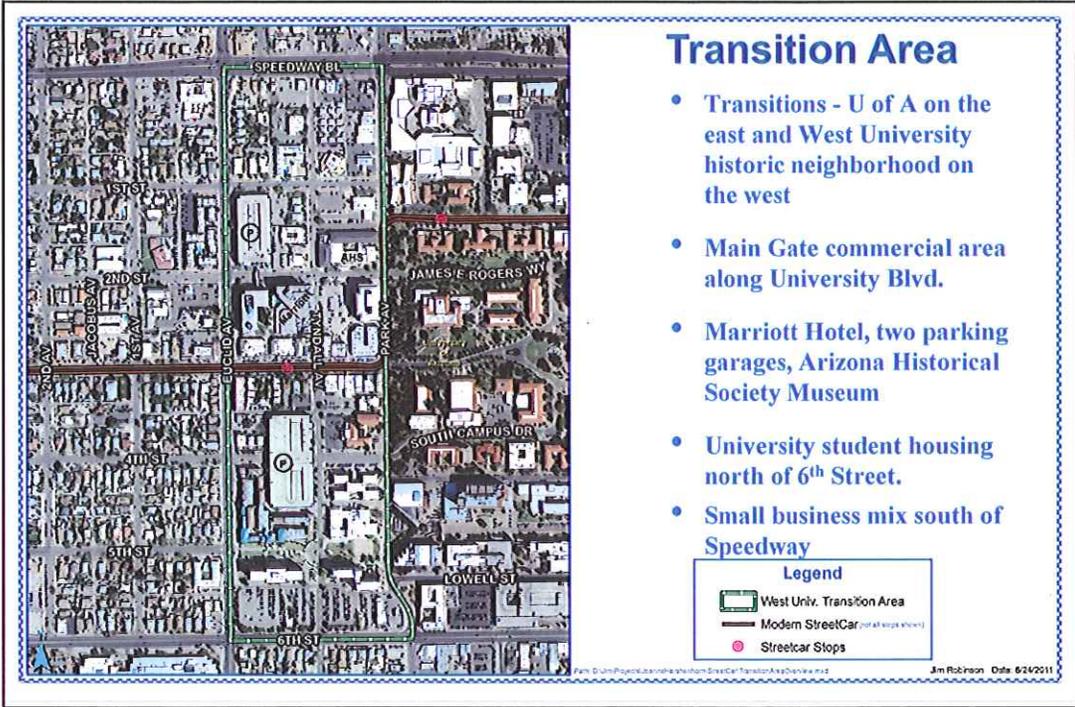
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# 2013 Modern Streetcar



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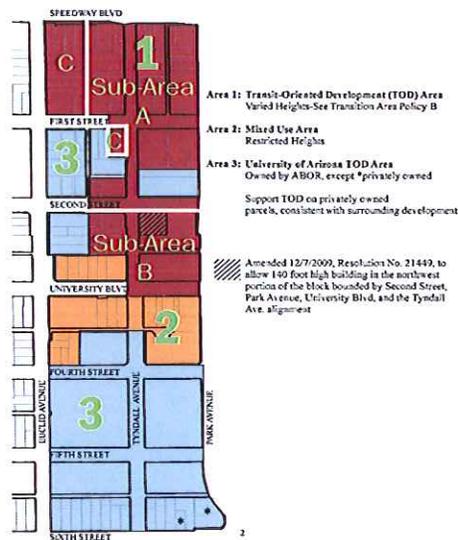
# Recommendations

- TOD land use map with subareas
  - Subarea C
  - Noonan property
- Transit-oriented uses
- Building Height and Massing Plan
- Design Guidelines
- Future Transportation Study



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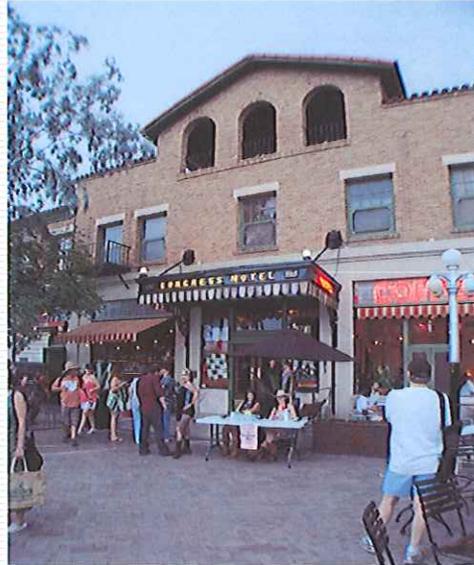
MAP 1 Transition Area Land Use Designations



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## Transit-Oriented Uses

- Theater
- Micro breweries
- Multi-family
- Office
- Retail
- Multi-family residential
- Lodging
- Educational uses
- Admin and professional offices
- Instructional school
- Merchandise sales
- Day care
- Parking Structures



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Numbers refer to stories. Massing boundaries are approximate.  
 \*2009 Plan Assessment, 140' building height allowed



- Modern Street Car Line
- Area 1
  - Sub Area A
  - Sub Area B
  - Sub Area C
- Area 2
  - NE Corner of Euclid Ave and 4th Street



## Recommended Building and Massing Plan (Option 2) – view from Speedway/Euclid looking southeast

- 4-6 stories, Area 1, Sub-Area C
- 4-6 stories, northeast corner Euclid Avenue/Fourth Street (Noonan property)

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Numbers refer to stories. Massing boundaries are approximate.  
 \*2009 Plan Amendment, 140' building height allowed.



- Area 1 Modern Street Car Line
- Sub Area A
- Sub Area B
- Sub Area C
- Area 2 NE Corner of Euclid Ave and 4th Street

## Recommended Building and Massing Plan (Option 2) – view from Euclid/University looking northeast

- 4-6 stories, Area 1, Sub-Area C
- 4-6 stories, northeast corner Euclid Avenue/Fourth Street (Noonan property)



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- Modern Street Car Line
- Sub Area A
- Sub Area B
- Sub Area C-Maximum Building height 16 Feet

## Building and Massing Plan – Option 1, view from Speedway/Euclid looking southeast

- Area 1, Sub-Area C: building height as per existing WUNP (16 feet – residentially-scaled offices)



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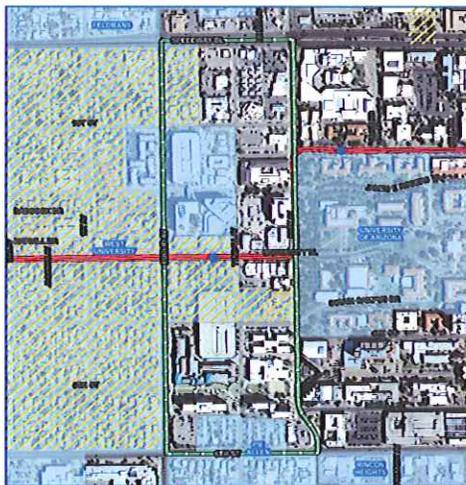
- Modern Street Car Line
- Sub Area A
- Sub Area B
- Sub Area C-Maximum Building height 16 Feet



## Building and Massing Plan – Option 1, view from Euclid/University looking northeast

- Area 1, Sub-Area C:  
building height as per  
existing WUNP (16 feet –  
residentially-scaled  
offices)

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- West University Historic Districts
- West Univ. Transition Area
  - Modern Streetcar
  - Streetcar Stops
  - National Register Historic District
  - Local Historic Preservation Zone (HPZ)
- 1.4.2011  
Jan Robinson  
Date: 9/19/2011  
File: C:\p\Public\... \WestUniv\WestUnivHistoricDistricts.mxd



## Historic Districts

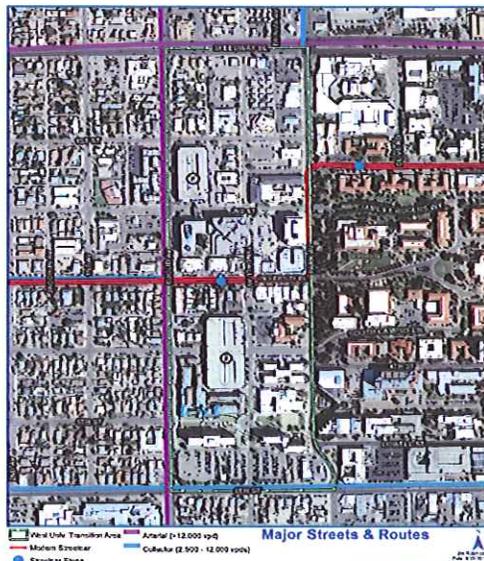
### West University National Register Historic District

- property tax reductions and tax incentives (State)
- tax incentives (Federal)

### West University (Local) Historic Preservation Zone (HPZ)

- design guidelines for alterations to exterior appearance
- height compatible with contributing properties nearby
- demolition approved by Mayor and Council, public hearing

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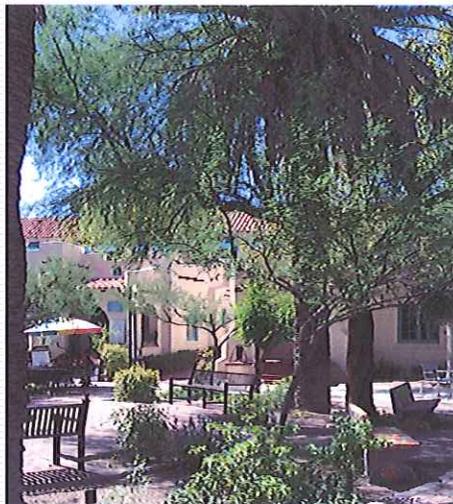
## Major Streets and Routes

- Speedway Blvd. & Euclid Ave. – arterials (>12,000 vpd)
  - Speedway – 6 through lanes, 120' ROW
  - Euclid – 4 through lanes, 120' ROW
- 6<sup>th</sup> St. – collector (2500 - 12,000 vpd)
  - 4 through lanes
  - 90' ROW



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## West University Transition Area Design Guidelines



### Architecture and Transportation

- Scale and Massing
- Open Space
- Solar Heat Gain
- Parking
- Service Areas
- Access Management
- Speedway Blvd. and Park Ave.
- Future Transportation Study



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## West University Transition Area Design Guidelines



### Streetscape

- Permeability
- Entrances
- Shade
- Landscaping
- Build to line
- Street Corners



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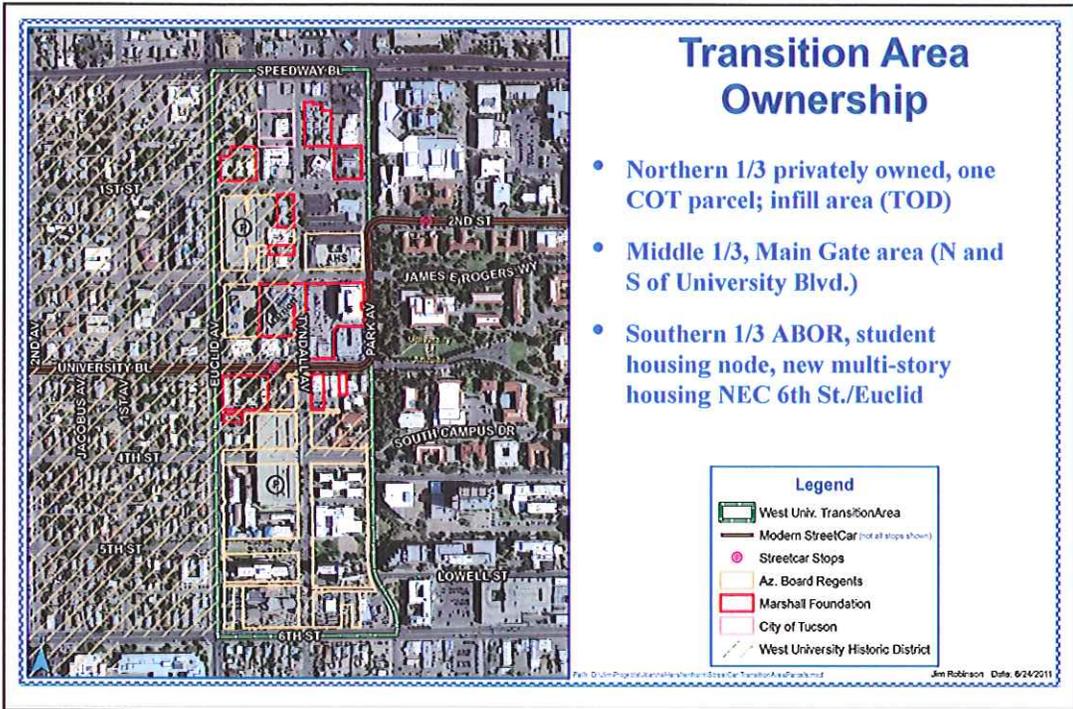
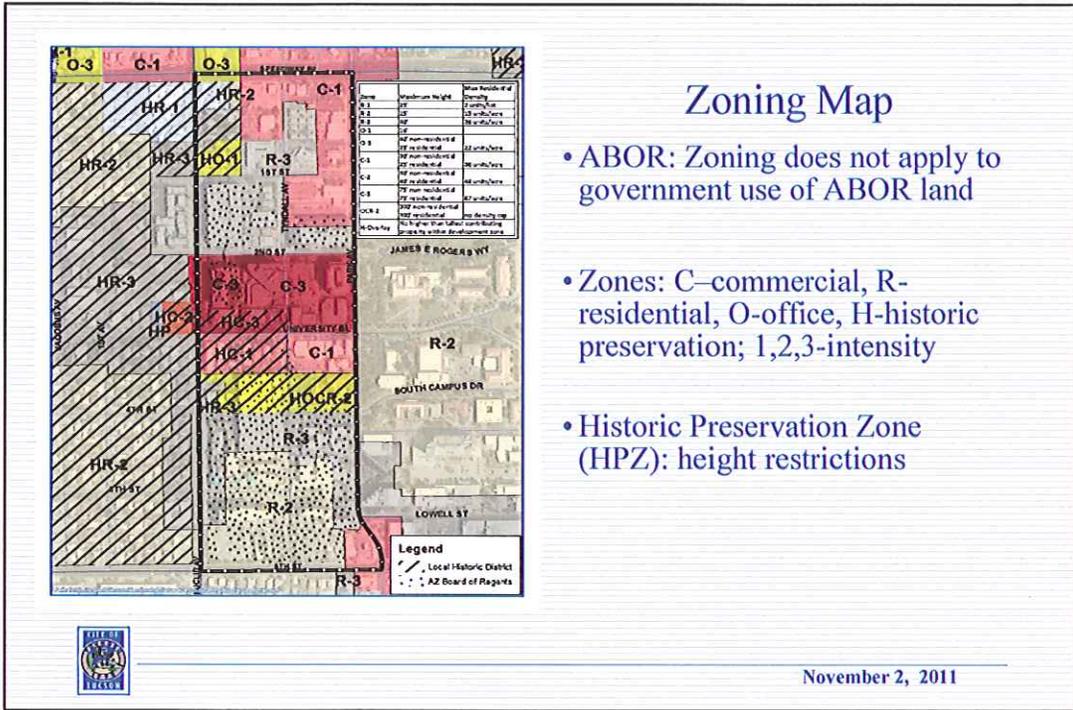
## Issues

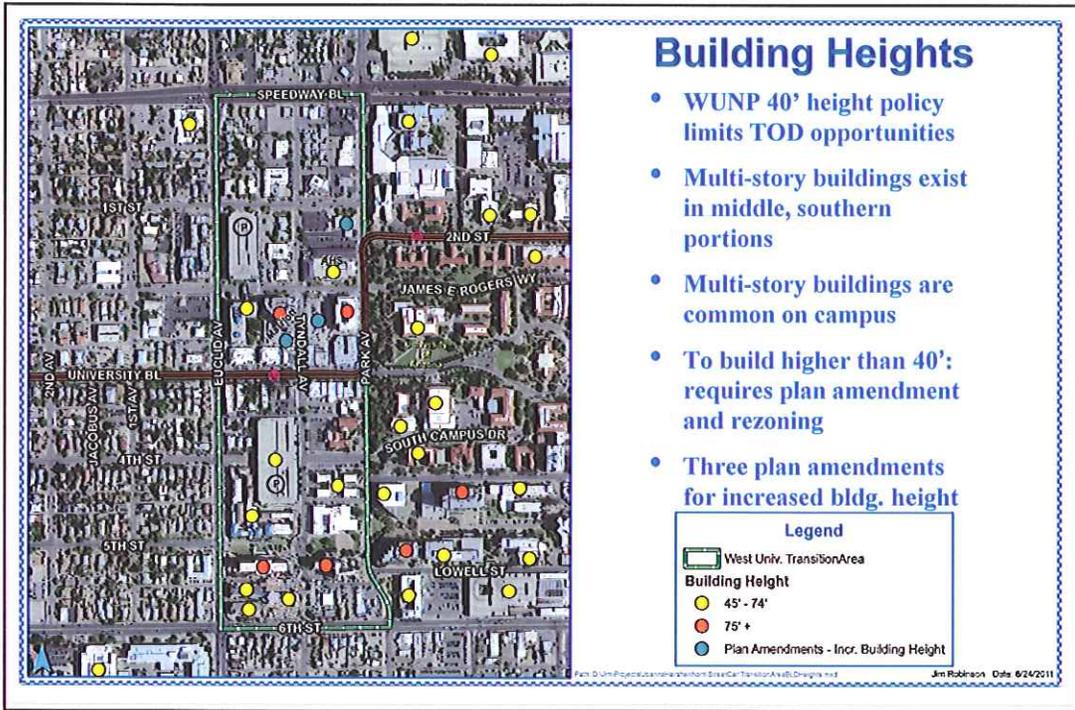
- Uses in a transit-oriented area
- Parking
- Open Space, Massing and Building Height
- Property owners' concerns
- Demolitions



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## Building Heights

- WUNP 40' height policy limits TOD opportunities
- Multi-story buildings exist in middle, southern portions
- Multi-story buildings are common on campus
- To build higher than 40': requires plan amendment and rezoning
- Three plan amendments for increased bldg. height

**Legend**

- West Univ. Transition Area
- Building Height**
  - 45' - 74'
  - 75' +
  - Plan Amendments - Incr. Building Height