

**From:** [Nicholas Davies](#)  
**To:** [Urban Design Comments](#)  
**Subject:** (Positive) comments on mixed use plans for University & Meadow (86816)  
**Date:** Sunday, May 25, 2025 8:26:30 PM

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Dear UDC,

Overall, I've been supportive of this project since its earlier plans that were previously submitted for review, and I hope that it will gain needed approvals from City bodies and continue on a viable schedule.

I think a mixed use building at this location--along University, along the BRT corridor, and within walking/biking range of a lot of amenities, jobs, and potential customers--makes a lot of sense. I appreciate how much housing will be provided in this project, as well as commercial amenities, continuing to make University Ave an activated corridor. Now we just need more buildings like this, please! The UWCU parking lot across the street looks about the right size for this building's twin.

Including a Meadow Lane frontage/entrance is a big improvement. One of the drawbacks of the earlier plans was that it only had a University Ave frontage, which is not the best/safest approach for cyclists and pedestrians. This is why I previously urged the project team to incorporate a pedestrian connection to Bruce Ct. But the Meadow Lane frontage is going to provide residents with direct access to low-stress routes. I still think access to/from Bruce Ct would be nice to have--mainly so that Bruce Ct residents can access the business tenants more directly than the 0.4 mile long-way-around, but I consider that just a nice-to-have.

Thank you,

Nick Davies  
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