





UNION CORNERS RFP RESPONSES

Initial Review Comments - August 16, 2012

NEIGHBORHOOD PLANNING, PRESERVATION & DESIGN SECTION, PLANNING DIVISION

Plan Design Review Criteria	Livesey Co./Stone House Development <ul style="list-style-type: none"> Residential units: 158 Commercial space: 172,600 square feet Parking: 383 surface and 515 structured spaces 	Gorman & Co. <ul style="list-style-type: none"> Residential units: 185 Commercial space: 152,000 square feet Parking: 188 surface and 490 structured spaces 	Community by Design <ul style="list-style-type: none"> Residential units: 199 Commercial space: 228,000 square feet Parking: 360 structured spaces 	Radiance, an ad hoc neighborhood group <ul style="list-style-type: none"> Residential units: 444 Commercial, office, light manufacturing space: 199,000 square feet Parking: 950 structured spaces 
General Comments	<ul style="list-style-type: none"> Good general flow through site Includes Public Library (Although is the size and location in the rear appropriate?) 	<ul style="list-style-type: none"> Use of Woonerf style interesting design element Public Library on E. Wash. With Senior housing above Nice "quality" general aesthetic Land use transition from commercial on E Wash to residential on the interior fits nicely in context, although UW Clinic architecture should relate more to the context of this site 	<ul style="list-style-type: none"> Location of adequate parking facilities unclear on plan Plan would create a "gateway" Public market and Arts Collaborative interesting features, but are they viable anchors at this location? Includes Public Library Architectural aesthetic should relate to the context of this site 	<ul style="list-style-type: none"> Not a very engaging plan, seems impermeable for pedestrians to move through the site Non-convention building footprints would result in excessive construction costs Plan would be difficult to implement successfully
Mix of Uses & Density	<ul style="list-style-type: none"> Good tenant mix Good density for infill 	<ul style="list-style-type: none"> Good tenant mix Good density for infill 	<ul style="list-style-type: none"> Tenant mix questionable as per 2010 Public Market report Good density for infill 	<ul style="list-style-type: none"> Need more information on the use of buildings to understand the plan Density considerably higher than other submissions
Scale & Massing	<ul style="list-style-type: none"> 3-4 Story along E Wash Single scale of buildings, all feel relatively of the same mass No transition to the neighborhood, just 3-4 story, then parking 	<ul style="list-style-type: none"> 1-5 Story along E Wash Good spatial relationships Good height mixture and diversity of Building types. Transitions well to neighborhood by utilizing townhomes Bldg G would be more appropriate on north side of Winnebago 	<ul style="list-style-type: none"> 2-3 Story along E Wash (limited frontage) Interesting spatial relationships, but plan arrangement seems to be jumble of building types Good relationship to surrounding neighborhood 	<ul style="list-style-type: none"> Building massing is out of scale with the neighborhood context. Massing of plan seems more in line with an manufacturing plant rather than neighborhood infill, variety of buildings would be better
Streetscape & Pedestrian Design	<ul style="list-style-type: none"> Plan relates well to streets and would be very walkable and amiable to pedestrians Roundabout access directly to parking lot could be problematic for vehicle stacking, should be street-like; not a parking access 	<ul style="list-style-type: none"> Great street presence, very walkable Streets create a neighborhood district type feel "Union Green" street alignment should be modified so it does not dead-end into a townhome parking lot 	<ul style="list-style-type: none"> Very tight streetscape sidewalk zones, buildings push tight to the setbacks Use of Winnebago angular axis as a plan feature may not be useful since the last several hundred feet of Winnebago were previously re-aligned, no sight lines possible Offers potential for walkability, just needs address pedestrian safety 	<ul style="list-style-type: none"> Orientation of buildings does not create an engaging streetscape. Few pedestrian connections, site is a mass of building with few links
Commercial/Retail Approach & Residential Notes	<ul style="list-style-type: none"> Good visibility from E. Wash. Deck should be skinned with a use to complete internal retail street Needs residential variety Single story buildings should have residences/offices above 	<ul style="list-style-type: none"> Woonerf styled retail street could create vibrant commercial district Good visibility from E. Wash. Clinic service area in prominent location on commercial frontage, should be relocated to rear "Neighborhood Center" plaza interesting idea but seems to float amongst parking areas and drives versus being flanked by buildings and uses. Plan needs a mid-block building Good residential mix and variety of design 	<ul style="list-style-type: none"> Poor commercial/retail visibility, hidden from view in both directions Plan does not seem to capitalize on the E. Wash frontage as a driver of commercial Hotel seems buried in the plan and would have little/no visibility Residential in southern portion of the plan does not seem well thought out, lots of pavement and very little building footprint 	<ul style="list-style-type: none"> Orientation of buildings, although orientated for solar efficiency, offers little visibility for viable commercial/retail
Open Space & Community Amenities	<ul style="list-style-type: none"> Useable open space seems not well integrated into site plan or truly programmed. The pedestrian promenade along Bldg C is a nice feature 	<ul style="list-style-type: none"> Green roofs offer nice outdoor feature Open Space elements seem to be a collection of amenities versus a cohesive system of useable space. Plan has attractive features that need some refinement. Pavement seems to dominate the plan, with potentially inefficient circulation Splash pool in poor location, needs to be relocated away from traffic and townhomes 	<ul style="list-style-type: none"> Urban park on E. Wash needs to be designed to minimize impacts of a location along such a busy street 	<ul style="list-style-type: none"> Open space connection through central axis of plan seems to present issues for safety and feeling of security.
Compliance with City & Neighborhood Plans, and Urban Design District 5 *	<ul style="list-style-type: none"> Generally in compliance with neighborhood planning goals * All buildings should be 2 plus story Appears to meet Comprehensive Plan Goals of Community Mixed Use with a TOD overlay as well as generally compliant with goals of UDD #5 Site plan appears compliant with 1998 Emerson East, 2000 East Washington Old East Side, and 2000 Schenk Atwood Business District Plans regarding traffic safety improvements, pedestrian amenities and redevelopment goals Site Plan appears to be in compliance with 2000 Schenk Atwood Plan, highlighting the need for a grocery store as well as first floor retail, with affordable housing above 	<ul style="list-style-type: none"> Generally in compliance with neighborhood planning goals * All buildings should be 2 plus story Appears to meet Comprehensive Plan Goals of Community Mixed Use with a TOD overlay as well as generally compliant with goals of UDD #5 Site plan appears compliant with 1998 Emerson East, 2000 East Washington Old East Side, and 2000 Schenk Atwood Business District Plans regarding traffic safety improvements, pedestrian amenities and redevelopment goals Site Plan appears to be in compliance with 2000 Schenk Atwood Plan, highlighting the need for a grocery store as well as first floor retail, with affordable housing above 	<ul style="list-style-type: none"> Generally in compliance with neighborhood planning goals * Appears to meet Comprehensive Plan Goals of Community Mixed Use with a TOD overlay as well as generally compliant with goals of UDD #5, however open space landscape plan along East Washington may need refinement Site plan appears compliant with 1998 Emerson East, 2000 East Washington Old East Side, and 2000 Schenk Atwood Business District Plans regarding traffic safety improvements, pedestrian amenities and redevelopment goals Site Plan appears to be in compliance with 2000 Schenk Atwood Plan, highlighting the need for a grocery store as well as first floor retail, with affordable housing above 	<ul style="list-style-type: none"> Need more information on the use of buildings to understand the plan in relation to neighborhood planning goals Appears to meet Comprehensive Plan Goals of Community Mixed Use with a TOD overlay Need more information to test compliance with UDD #5 Need more information to determine compliance with 1998 Emerson East, 2000 East Washington Old East Side, and 2000 Schenk Atwood Business District Site Plan appears to be in compliance with 2000 Schenk Atwood Plan, highlighting the need for a grocery store as well as first floor retail, with affordable housing above
Community Goals	<ul style="list-style-type: none"> Offers "Gateway" element potential Plan utilizes the French Battery Building, but is the size correctly depicted in the submittal Use of bioswales and sustainable stormwater management 	<ul style="list-style-type: none"> Offers "Gateway" element potential Incorporation of community art Extensive use of bioswales, green roofs and sustainable stormwater management French Battery brick used on project monuments 	<ul style="list-style-type: none"> No use of French Battery Bldg Public Market would be a "gateway" icon 	<ul style="list-style-type: none"> Utilizes French Battery bldg Has "gateway" architectural element

*Note: The review of these submissions in regard to City and Neighborhood plans and Urban Design District 5 has been done on a very cursory basis. Specific Implementation Plans will require additional review against all City plans, policies, and ordinances. There are various standards and specifications of each plan that will need to be addressed in the future.