

**Clarifications on UDC Comments
From the August 6th 2014 Final GDP Approval
Relating to Phase 1 of Union Corners**

September 10, 2014

To the UDC:

At the request of staff we are providing the following narrative combined with the attached exhibit in order to clarify our responses to some of UDC's comments as related to the SIP application for Phase 1 of Union Corners. As future phases of Union Corners get developed further clarification will be provided for each specific phase.

1. *Address the planting and landscape comments as stated.*

There were numerous comments related to planting and landscape. In general we have increased the amount of landscaping in areas along the public right of ways abutting Phase 1, increased the amount of landscaping in the parking lot, added canopy trees on the open area near the parking lot entrance and have added more canopy trees along the pedestrian pathway that runs perpendicular to East Washington Avenue.

2. *Reconfigure the placement of residential structures abutting the existing neighborhood. The two buildings #8 and #9 in the southeast corner are not approved as shown. Only two-story land use type with further study of their relationship with Buildings #6 and #7 and adjoining existing single-family residences.*

Although this comment relates to a portion of the site not including or abutting to Phase 1, the applicant confirms that at the time of SIP submission for this site the conditions set forth in the UDC approval will be addressed.

3. *Address the parking stall sizes on the clinic site to enhance the width of the adjacent pathway and provide more canopy tree plantings as stated, as well as more canopy trees along Winnebago Street and throughout the GDP plan area.*

The serpentine pedestrian pathway has been returned to the pathway shown in the GDP (both in terms of width and configuration). Canopy trees have been added along the pedestrian pathway. The parking lot has been reconfigured to add additional pedestrian pathway width by elimination of some stalls and adding stalls that are smaller in size. More canopy trees were added along Winnebago Street for Phase 1 SIP. The applicant recognizes the request of UDC to address additional canopy trees on future phases at the SIP levels. In addition, the applicant agrees to work with the city forester on the placement of canopy trees to be located within the public right of way.