

ADVISORY STATEMENT
BASSETT DISTRICT STEERING COMMITTEE
Review of Findorff Yards Development Proposal
Submitted to the Urban Design Commission on March 19, 2014

The Bassett District Steering Committee appreciates the opportunity to provide the following advisory statement on the Findorff Yards Development Proposal to the Urban Design Commission. Overall, we commend the project team—J.H. Findorff & Son, Inc., Urban Land Interests, and Potter Lawson, Inc.—for approaching the neighborhood early in the approval process and for proposing a project that generally is consistent with the Zoning Code, the Downtown Plan, and the Bassett Neighborhood Plan.

The project team first approached the neighborhood in November 2013 to present conceptual plans for the development proposal. The project team returned to the neighborhood in January 2014 to present further plans. The neighborhood formed a development steering committee and held a meeting with the project team later that month. Alder Verveer also hosted a larger neighborhood meeting on the proposal in late February.

Overall, the development proposal has been well-received. The steering committee provided comments to the project team related to the design and scaling of glass corners on the apartment building, as well as the relationship between the apartment building and the bike path including impacts on the bike path during construction. The project team generally incorporated the steering committee's comments into the revised proposal. The project team also responded to steering committee questions related to landscaping, the use of glass windows on the parking garage, apartment building overhangs, trash room location, and energy efficiency options.

Based on the responses provided by the project team and the overall project design, the steering committee concluded that no further meetings with the project team were required prior to submission of the revised plans. Accordingly, the steering committee is generally pleased with the development proposal and appreciates the effort of the project team to present a good project design and to work with the neighborhood throughout the process.

Respectfully submitted,

Bassett District Steering Committee
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