

Revised July 30, 2018

Bassett District Neighborhood Steering Committee
Project Development of 555 West Washington Street

The Bassett District Neighborhood Steering Committee endorses this project and urges its approval. Through several meetings, we are convinced this project offers a positive outcome for the neighborhood bringing that piece of real estate to a higher and better use. Moreover, the project meets the guidelines set forth for project development and improves density in our downtown residential area.

ACCESSIBILITY OF DEVELOPMENT TEAM – The development team, led by members of the Baxter family and Knoche & Bruce Architects, engaged the community and made themselves accessible to us. They were present for each of five meetings held to review the project: once for the monthly Bassett Neighborhood meeting, three Bassett Neighborhood Steering Committee meetings, as well as an Alder Neighborhood meeting. Each time the development team was responsive to questions and open to suggestions.

DENSITY & PARKING – We are pleased the site will offer about 45 new residential living units to the neighborhood with an off-street automobile parking stall for each unit, with all parking either enclosed or underground.

PROJECT MASSING – We are comfortable with the height of the building at five stories including step backs on the fourth and fifth floors.

DESIGN – While most aspects of design are subjective, and other aspects rooted in the fundamentals of good architecture, we are pleased with the manner in which the design of the building fronting West Washington will differ from the Bedford Street side. We have determined the design is well conceived, is contextual with the neighborhood and is a good complement to the buildings in the surrounding area.

STREETSCAPE and LANDSCAPING – This new residential living space will further enliven the neighborhood and activate the streetscape for both pedestrians and those residents living in street level apartments. In fact, we believe this project will better engage the street and provide a better experience for individuals than other recent projects in the neighborhood. The individual entrances and stoops for the ground level units will enhance both the livability of these units and the pedestrian experience.

ENERGY EFFICIENCY and LANDSCAPING – Of great importance, the design team has convinced us of their commitment to be responsible stewards of the environment. The developers have committed to retaining the large tree on the West Washington terrace, protecting it during construction, and another mature tree at the back lot line. The landscaping plan appears rich in its plantings. Units will be equipped with energy efficient appliances. There will be LED lighting throughout. The site will be prepared to potentially house solar panels for future conversion to solar energy and plug-ins for charging stations will be provided in the parking area with plenty of stalls for storage of bicycles.

CONCLUSION – Again, the neighborhood endorses this project and encourages its approval.

Respectfully submitted,
Ron Luskin, Chair of the Bassett District Steering Committee

Committee members: Alexander Bhasavanich, Rick Broughman, Jonathan Cooper Jacqueline Freidel, Mike Herring, Tim Kamps, Larry Warman, Samantha Negrin and Alder Mike Verveer.