

A great deal of public and professional input has been gathered about the future of the study area. The table below provides a summary of items to be addressed by Ryan Companies during Phase II (Baseline Concept Creation). The table also identifies direction to be provided by City Council to inform Ryan Companies prior to proceeding with Phase II activities.

SUMMARY RECOMMENDATIONS FOR PHASE II				
TOPIC	ITEM TO BE ADDRESSED IN PHASE II	SOURCE		CITY COUNCIL DIRECTION NEEDED
		8/22 Request from Public	8/28 Steering Committee Consensus	
1. Land Use & Density	Consider moving housing units (and associated parking) from the Burlington Lot to Public Works Lot		X	Must attainable (e.g., below market rate) housing be included in the redevelopment?
	Investigate an option with 200 residential rental units (vs. 400 shown on initial concepts). Note any impacts on attainable housing with this option.		X	Market data has been provided to demonstrate demand for each of the land uses listed below. Are each of these land uses desired? Should any uses be excluded? <ul style="list-style-type: none"> • Apartments • Condos • Townhomes • Retail • Office
2. Greenspace	Integrate existing parks into the overall greenspace master plan for the project	X		Does Kendall Park need to include stormwater management improvements to address issues in Pilgrim Addition?
	Retain the general concept of the Kroehler Design (rowhomes, greenspace and storm water improvements), but adjust the orientation of the rowhomes to provide greenspace that is welcoming and invites the entire community	X	X	Can Burlington Square Park be modified, possibly including: <ul style="list-style-type: none"> • Reductions in overall park area to address kiss & ride and bus needs • Additional park amenities (e.g. seating, improved paths, gardens, etc.)?

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3.Plaza (Woonerf)	Focusing on increasing the overall area of the plaza (size shown on Concept B or larger), amenities within and experience of users	X	X	
	Provide additional information about freight train volumes, noise, odors, soot, and necessary safety measures	X		
	Provide additional details about how to control/manage vehicular traffic traveling through this area		X	
	Consider opportunities for the plaza and building design to serve as an additional sound buffer		X	
	Enhance design and wayfinding to invite people into the plaza from the surrounding neighborhoods and community (not just passengers exiting the train)		X	
4.Parking	Provide a comparison of code required and proposed parking ratios	X		Should the overall supply of commuter parking be increased with this project?
	Evaluate and give consideration to additional commuter parking capacity at Burlington (vs. Public Works)		X	
	Provide additional information on parking operations and pricing		X	
	Balance the quantity of parking spaces with the dedicated use of those spaces (commuter or other user) and the visual character of the parking structures		X	
5.Height & Design	Develop additional images and perspectives of height from locations around the development, including locations within the Parkview and Pilgrim Addition neighborhood	X		At this point, does the City Council want to establish a maximum number of stories (or overall height) for Ryan Companies to follow moving forward? If yes, please specify by parcel the maximum height for: <ul style="list-style-type: none"> • DCM Parcel • Parkview Lot • Lower Burlington • Upper Burlington • Boecker Property • Kroehler Lot • Water Tower West
	Evaluate how street edges of buildings fronting Washington Street are designed – look for ways to prevent “canyon” effect, soften those edges with grass/plantings, consider stepped back heights, create scale and depth transitions		X	
	Consider reducing height of the proposed office building by eliminating one or more stories		X	
	Incorporate details from surrounding buildings (e.g., Kroehler’s arched windows) in design		X	
	Retain the openness and light that the windows and glass provide		X	
	Consider other traditional design details in keeping with existing buildings in the vicinity		X	

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6.Traffic & Walkability	Provide analysis and traffic data comparison of concept options to appreciate traffic impact	X	X	
	Show safe walking paths for students walking to Ellsworth Elementary and Washington Junior High	X		
7.Financials	Refine financials to include market data, tax revenue and potential funding sources	X	X	
8.Multi-Modal Accessibility & Commuter Experience	Inventory existing kiss and ride spaces and demand. Provide a comparison to kiss and ride provided within each concept.	X		Does more commuter parking need to be provided south of the tracks?
	Provide more information about bicycle access and parking locations within the development. Compare to existing conditions.	X		Should kiss and ride capacities be expanded to address increased demand due to growth in ride-share operations?
	Model and compare overall commute times today to those proposed in the development on a parcel-by-parcel basis to appreciate impact on commuters.	X		
	Share any recommendations suggested by Pace, Metra and BN and explain how feedback has been addressed in refined concepts	X		