

SUMMARY RECOMMENDATIONS FOR BASELINE CONCEPT

TOPIC	ITEM TO BE ADDRESSED IN BASELINE CONCEPT (A.K.A. PHASE II)	SOURCE				9/23/19 Steering Committee Consensus
		8/22/18 Request from Public	8/28/18 Steering Committee Consensus	7/15/19 City Council Affirmative Vote	9/19/19 Request from the Public	
1. Land Use & Density	Consider moving housing units (and associated parking) from the Burlington Lot to Public Works Lot.		X			
	Investigate an option with 200 residential rental units (vs. 400 shown on initial concepts). Note any impacts on attainable housing with this option.		X			
	Goal of 20% Affordable Units * City Council Direction Provided 04/03/19			X* (9-0)		X
	None of the different land use types (e.g., retail, office, open space, apartments, condos, townhomes, rowhomes) shown on the initial concepts should be excluded from the baseline concept.			X (8-1)		X
	Integrate affordable housing within the entire development vs. concentrating units on the Parkview Lot.				X	Seeking additional information from Ryan (e.g. rationale, project examples, additional info about product)
2. Greenspace	Integrate existing parks into the overall greenspace master plan for the project	X				
	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			
	Avoid any greenspace reductions to Burlington Square Park. This would include reductions to address kiss & ride or Pace bus needs	X			X	
	Provide a detailed breakdown comparison of existing greenspace area to proposed greenspace area.				X	
	Provide additional green space within the staircase extended between Washington Street and the plaza				X	X

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3.Plaza (Woonerf)	Focusing on increasing the overall area of the plaza, amenities within and experience of users	X	X		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		X	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			
	Provide additional information about the location and design of safety barriers between the plaza and the tracks				X	
4.Parking	Provide a comparison of code required and proposed parking ratios for all uses (including residential guest parking)	X			X	Noted that this will be required for any variances
	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			
	Increase parking to include 250-400 additional parking spaces on the baseline concept			X (9-0)		X
	On-street parking should be removed. If not, the spaces nearest to intersections should be removed and bumpouts should be provided at intersections to enhance street crossing safety for pedestrians				X	X If parking is removed, S.C. noted street design would need to be addressed to reduce vehicular speed (bump outs, boulevard, speed bump, etc.

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5.Height & Design	Develop additional images and perspectives of height from locations around the development, including locations within the Parkview and Pilgrim Addition neighborhood (8/22/18) and from the pedestrian perspective (9/19/2019)	X			X	
	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		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			
	Continue to expand upon sustainability elements (more solar installations, LEED Certifications, stormwater reuse, etc.)				X	

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6.Traffic & Walkability	Provide analysis and traffic data comparison of concept options to appreciate traffic impact	X	X		X	X
	Show safe walking paths for students walking to Ellsworth Elementary and Washington Junior High	X			X	X
	Provide a pedestrian crossing on the baseline concept			X (9-0)		X
7.Financials	Refine financials to include market data, tax revenue and potential funding sources	X	X			Deferred to City Advocate
	Address concerns about the impact affordable housing will have on existing home values				X	As noted in TOPIC #1, Seeking additional information from Ryan
8.Multi-Modal Accessibility & Commuter Experience	Study existing kiss & ride operations to define demand	X			X	X
	Provide more information about bicycle access and parking locations within the development. Compare to existing conditions.	X				
	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				
	Additional commuter parking should be added to DCM lot (and generally south of the tracks) on the baseline concept			X (9-0)		
	Reduce the number of commuter parking spaces provided south of the tracks on the DCM lot				X	
	On the south side of the tracks, relocate proposed PACE bus queuing to Parkview Lot and move kiss & ride adjacent to the train station				X	Expect more information on this after Pace input, as well as, parking and traffic studies