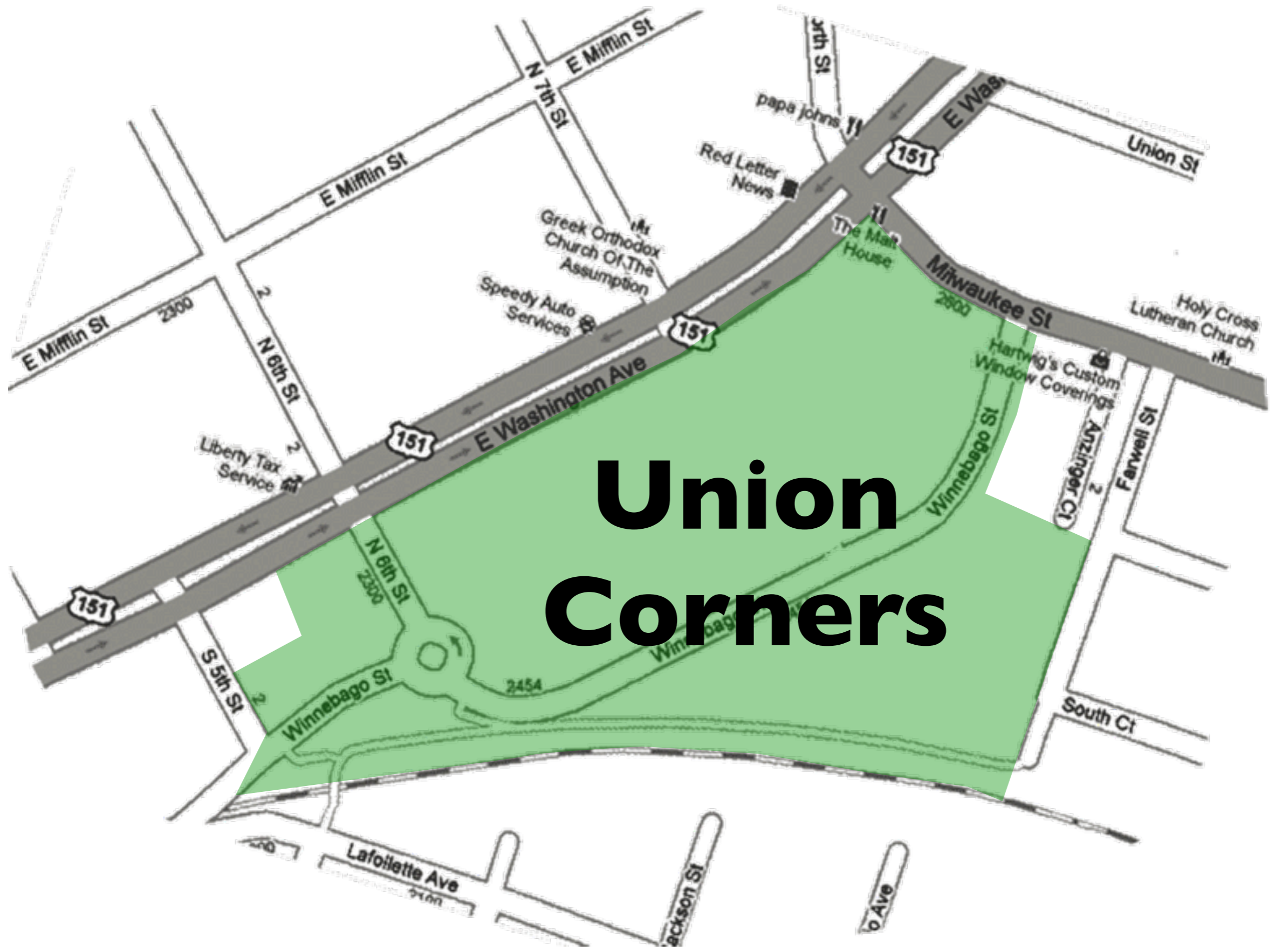


Union Corners: ***The GDP***

**Priority Issues
for the Neighborhoods**



Union Corners

I. Activity & Circulation

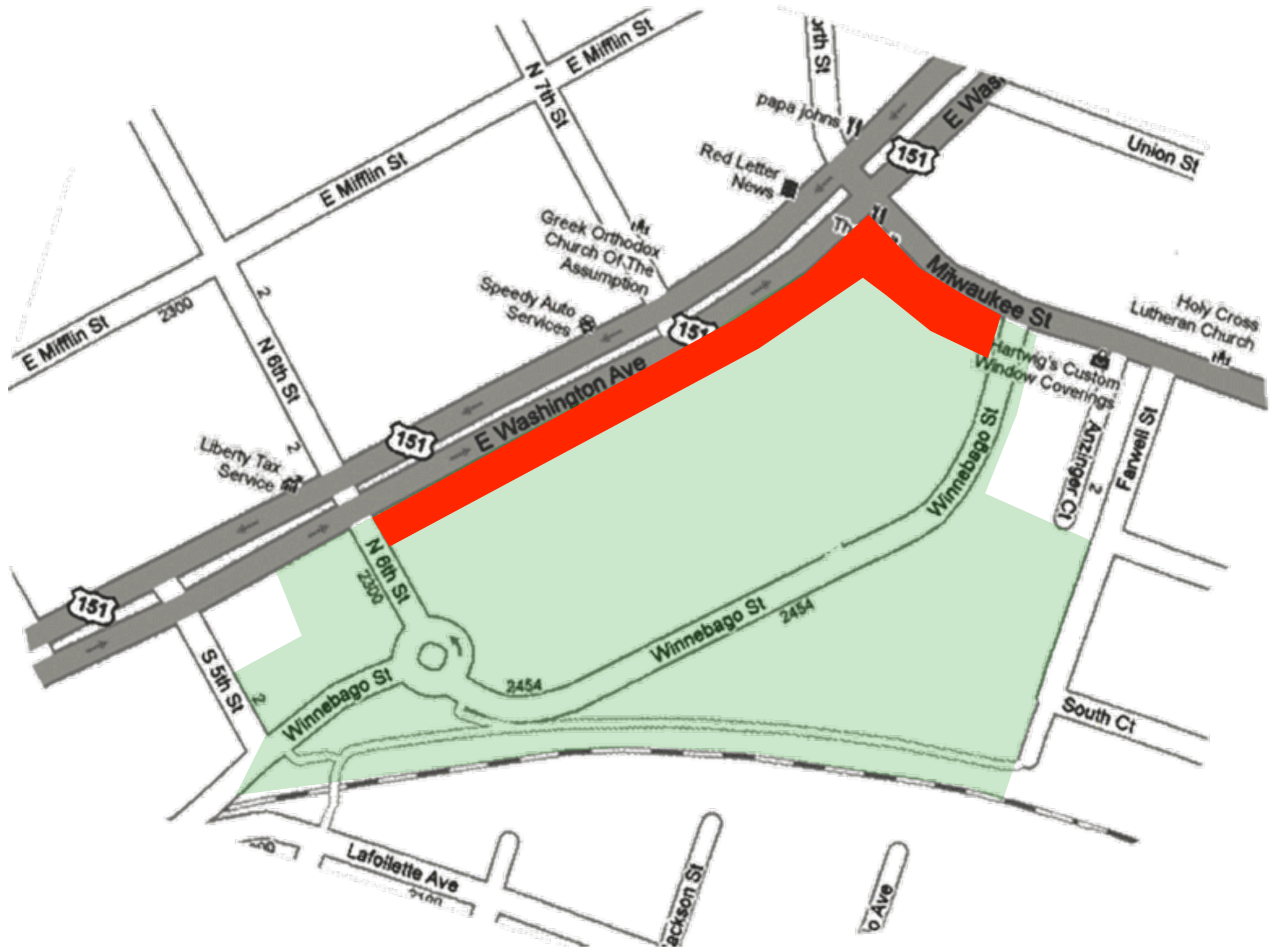
Create a major pedestrian way on East Wash and Milwaukee Street



- wide sidewalks
- trees
- pedestrian amenities
- lighting
- transit stops
- protection from traffic



Create three zones = terrace w/traffic barrier / sidewalk /retail zone, $\pm 20'$ wide @



I. Activity & Circulation



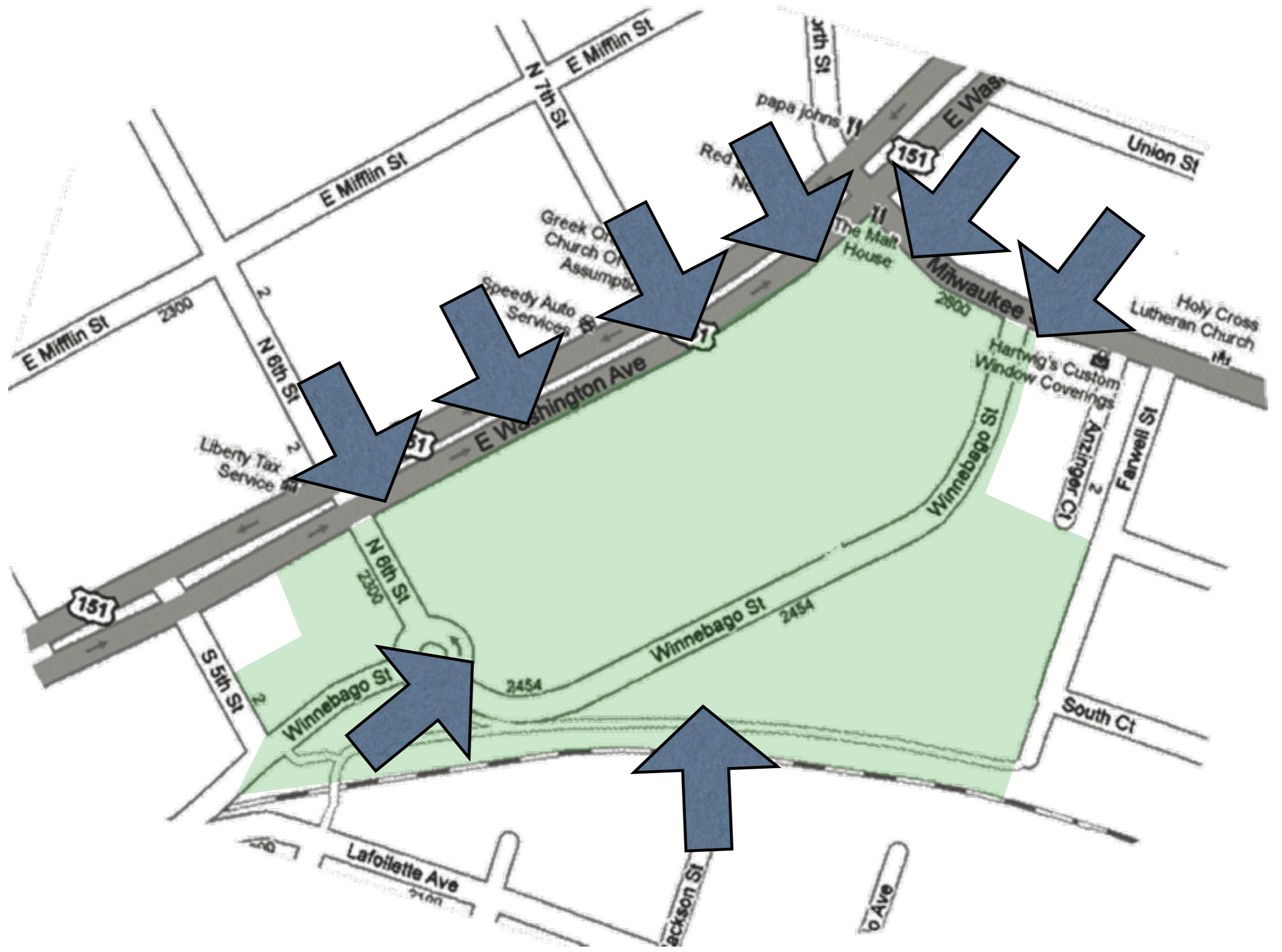
Ped/bike access from East Wash to site interior – inviting, permeable



Drive aisles separated from pedestrian access



Ped/bike track crossing to Jackson Street



2. Parking

Structured in first phase, near clinic



Shared parking for residential & commercial uses (to reduce total number of spaces needed)



Wrap/screen parking so not visible from East Wash



No more than 25% surface lots

- street parking is OK
- individual spots near buildings OK

3. Union Commons & Public Space



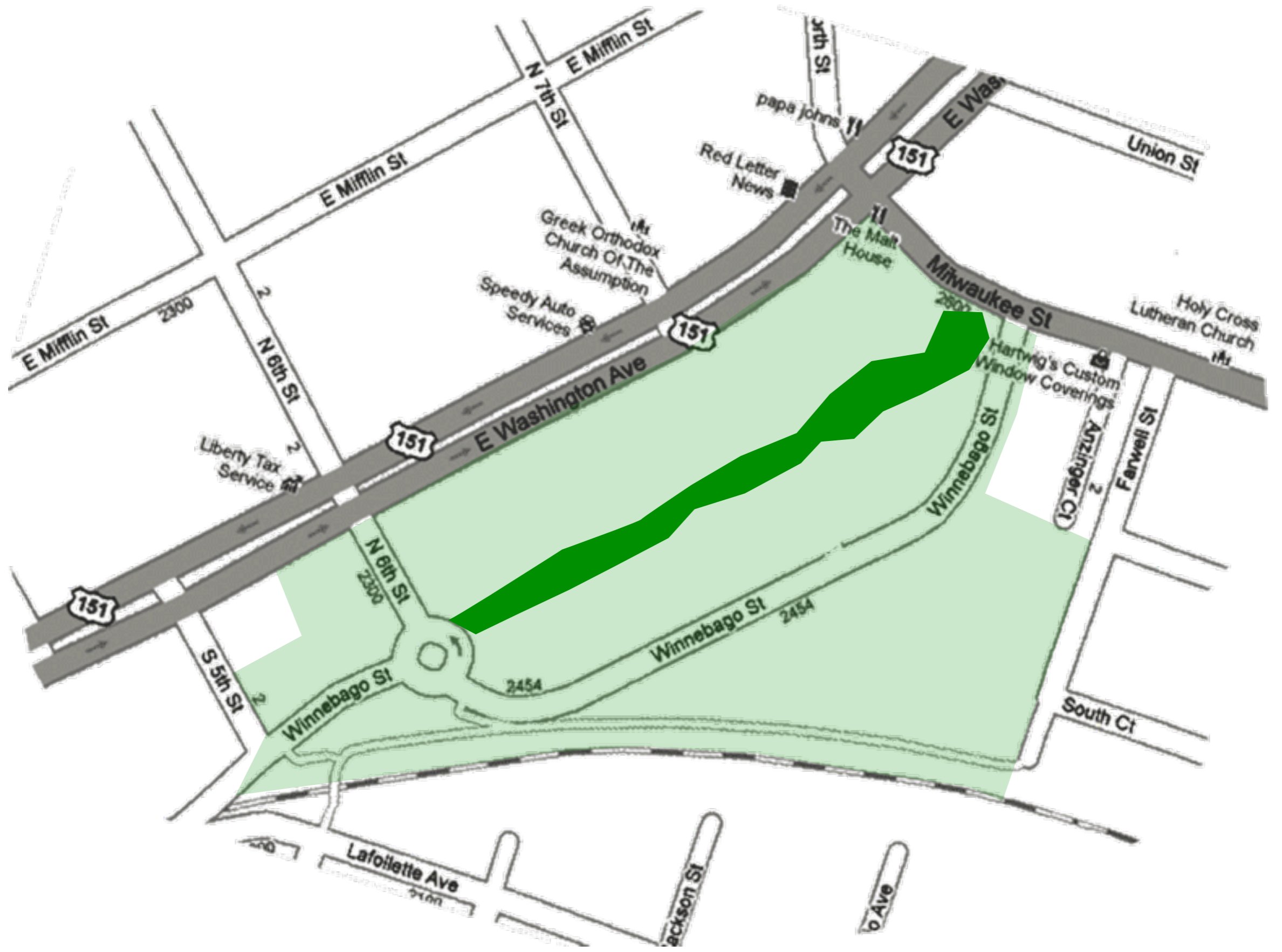
Union Commons reaches from Winnebago to Milwaukee = pedestrian connectivity through the site



Connection between public spaces for pedestrians (safety and comfort)



Gradation of spaces from private to semi-public to public



3. Union Commons & Public Space



Public spaces are all pleasant:

Shady in summer, protected from wind in winter, places to sit, things to look at, pedestrian oriented, multiple uses/activities



Allow for public events like farmer's markets, concerts, festivals, etc. Create a place for that is multi-use (not just for one use only)



Public space at East Wash corner

4. Building Form



Density = 3 zones:

- East Washington = *taller*
- 'Union Commons' = *medium*
- Winnebago Triangle = *shorter*



Variety in design between buildings –
variety in massing, articulation,
interaction with pedestrian
environment



4. Building Form

Height



Min. 6 stories at East Wash corner



4 to 6 stories along East Wash



Union commons – about 4 stories, but with variety

4. Building Form

Height



Winnebago – about 2-3 stories, taller along Winnebago)

- design and building variety are important
- transition to existing neighborhood



- need space between site & backyards

5. Building Orientation

Facing streets:



- all East Wash buildings face East Wash
- all have a front door on East Wash (may also have other doors)



Street edge:

- needs to be warm and welcoming
- both the buildings and the space in front of buildings

6. High Quality Buildings



High quality construction w/ good materials
= buildings are built to last



LEED certification; ideally LEED ND



District systems: energy, water, stormwater



Underground utilities



Roofscape = some green roofs

7. Greenspace

Community gardens:

- think about solar exposure
- shouldn't be afterthought
- original planned location is superior – connect to other uses

Playground / splash park – should relate to housing, not surrounded by cars

Lots of trees

Green space at Winnebago = stay as pocket park



8 . Density & Integration



Maximize commercial/retail for job possibilities; implies significant density and strong Phase I



Plan the site as a whole, not piecemeal - make this a real GDP



At least 75% of the residential density in the McGrath plan (450)