

Union Corners Steering Committee

Priority issues for the Neighborhood - sent to Gorman 2/15/14

1. Activity and Circulation
 - a. **Create a major pedestrian way on E. Wash and Milwaukee – wide sidewalks, trees, pedestrian amenities, lighting, transit stops, protection from traffic. Create three zones – terrace/traffic barrier; sidewalk; retail zone. Maybe 20' from ROW**
 - b. **Ped/bike access from E. Wash to site interior – inviting, permeable**
 - c. Drive aisles separated from pedestrian access
 - d. Ped/bike track crossing to Jackson St.
2. Parking
 - a. **Structured in first phase, near the clinic**
 - b. Shared parking for residential and commercial uses (to reduce total # of spaces needed)
 - c. **No more than 25% surface lots.** Street parking is OK. Individual spots near buildings OK.
3. Union Commons/Public Space
 - a. **Union Commons reaches from Winnebago to Milwaukee – this is the pedestrian connectivity through the site**
 - b. Gradation of spaces from private to semi-public to public
 - c. Connection between public spaces for pedestrians (safety and comfort)
 - d. 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
 - e. Allow for public events like farmer's markets, concerts, festivals, etc. and create a place for them that is multiuse (not dedicated for one use only)
 - f. Public space at E Wash corner
4. Building Form
 - a. **Density – 3 zones, E. Wash, Union Commons, Winnebago.** Taller at E Wash, medium in middle of site, short towards neighborhood
 - b. **Height**
 - i. **min 6 stories at E Wash corner**
 - ii. **4-6 along E. Wash**
 - iii. **Union commons – about 4 stories, but with variety**
 - iv. **Winnebago – about 2-3 stories, taller at front (along Winnebago), design and building variety are important – smaller buildings – transition to existing neighborhood, need some buffer between site and backyards**
 - c. Variety in design between buildings – variety in massing, articulation, interaction with pedestrian environment
5. Building Orientation
 - a. **facing streets – all E Wash buildings face E Wash, all have a front door on E. Wash (may also have other doors).**
 - b. Street edge needs to be warm and welcoming – both buildings and space in front of buildings
6. High Quality Buildings
 - a. **High quality construction w/ good materials – buildings are built to last**
 - b. LEED certification – LEED ND
 - c. District systems for energy, water, stormwater
 - d. Underground utilities
 - e. Roofscape – some green roofs
7. Greenspace

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- a. Community gardens – think about solar exposure – shouldn't be afterthought – original planned location is superior – connect to other uses
 - b. Playground, splash park – should relate to housing, not surrounded by cars
 - c. Lots of trees
 - d. Green space at Winnebago should stay – pocket park
- Bottom Lines -discussed 2/22/14 (N'hood SC only)

1. plan the site as a whole, not piecemeal - make this a real GDP

2. shared, structured parking in 1st phase

3. height of the building housing the clinic (4-6 stories total)

4. union commons as a pedestrian way through the entire site - serious commitment to that, not just a pass through but a real place, community-centric, amenities surrounding it
5. 75% of parking structured, the rest lining retail/residential - linear not rectangular -includes on-street parking
6. very good or better quality architecture on the corner, more than decent throughout the site
7. street facing on E. Wash
8. GDP lays out separation between drive aisles and pedestrian ways
9. Maximizing commercial/retail for the job possibilities - implies density and really strong phase 1
10. Wrap or screen parking so it's not visible from E. Wash
11. at least 75% of the residential density in the McGrath plan (450)
12. density gradient from E. Wash to back triangle

Strategy

- meet directly with UW Health - what do we want to say to them?

1. What do they want? Where are you coming from?
2. we want them
3. we're trying to negotiate with Gorman to get back to what he presented in the RFP
4. we want them to anchor a great site
5. we want them in a 5 story building with some other use on top
6. we want shared, structured parking

- who is the best spokesperson? Brad should be the contact - Lou will talk to Brad

- do we want a mediator? Someone needs to help get to negotiations.

- another meeting to plan the 26th (5:30pm) - John and Marsha will work on space

- get someone to do an analysis of the economics of what we want - Natalie Erdman? Other City staff?

- check in with NA's - each rep should report back to neighborhoods and make sure everyone understands and generally reports

- need to prepare for 3/1 public meeting - n'hood presentation with RFP map, pictures, etc. - Lou and John

- How can we get Gorman to think about us as a client?

- Should some/all of the Nhood SC meet with City real estate staff? - Marsha will try and make that happen M or T