

**Orchard Downs Advisory Committee  
Individual Member Pro's and Con's  
Development Proposal Feedback Worksheet**

FEATURE/AMENITY/ISSUE	DEVELOPERS	PRO'S/STRENGTHS	CON'S/WEAKNESSES
<p>PLAN FIT W/SURROUNDING NEIGHBORHOOD</p>	<p>V/F/A</p>	<p>Clearly listened to people from the neighborhood. Good use of existing streets to gain access to OD</p> <p><b>*nice unity with a very strong and beautifully flowing design</b></p> <p>This site plan is more integrated with the surrounding area. The grid pattern and the opening of additional entrances open this up to the community. It is an “outward” facing community.</p>	<p><b>*will this be sustainable?</b></p> <p>Perceived density. The single family homes planned along Florida Avenue will impact the large expanse of park-like open space that the neighbors on the north side of Florida currently enjoy.</p> <p>V/F/A I did not like the contemporary feel of the new buildings for I feel the neighborhood is traditional. Older adults are more traditional than younger ones.</p> <p>New construction stuffed onto eastern side. The emphasis is on OD internal neighborhood rather than concerns of surrounding neighborhood.</p>

			Seems too dense in terms of buildings
PLAN FIT W/SURROUNDING NEIGHBORHOOD	DEVONSHIRE	<p>Like V/F/A they listened to neighborhood; plan will fit well with local community.</p> <p><b>*also strong overall fit, but I was more impressed with V/F/A's ability to reflect the surrounding neighborhood</b></p> <p>This site plan is most like the existing land use and, thus, could be more appealing to some neighbors.</p> <p>DEVONSHIRE I like the use more traditional buildings that would lend itself more to the surrounding homes. The greenspace between existing residential and the new community is maintained.</p> <p>Wide buffer, preserves existing pastoral look, long "linear park" and uninterrupted bike/pedestrian path along West side of Race Street</p> <p>Excellent fit, does not disturb, enhances</p>	<p>Does the plan provide sufficient access to the new OD community?</p> <p>The current OD neighborhood is a secluded enclave, isolated from the surrounding neighborhood.</p>

		PRO'S/STRENGTHS	CON'S/WEAKNESSES
MIX OF HOUSING UNITS AND/OR DESIGN FEATURES	V/F/A	<p>Really like the curved street on west side and three “centers” that make everything 5-minutes away on foot. Excellent mix of residential types.</p> <p><b>*good mix of the types and sizes – I get the impression that they will use high construction standards</b></p> <p>This plan is clearly the most ambitious and the most exciting. Having worked with Tracy Cross, Inc. in the past, I have a degree of confidence in the mix and the projected 12 year absorption. I believe the bold site plan and mix of units coupled with the location can better compete with similar housing developments in C-U. The projected \$80-150 per sq. ft. selling prices listed in the written proposal are affordable for the C-U market. The partnership presented a very comprehensive marketing plan.</p> <p>Higher over-all density--better over-all use of the total space. Appropriate considering all the</p>	<p>I’m concerned that there may be too many internal streets – perhaps leading to excessive traffic.</p> <p>The plan is so ambitious, it will likely require a full sellout to cover the costs of the new infrastructure and common features and amenities, which, I understand will be built up front. On the other hand, this plan identifies the source of financing.</p> <p>V/F/A I thought the mix was fine but they were not very specific about numbers and sizes.</p> <p>Too low on number of graduate students. Destroys a valuable community for international</p>

		<p>park-like surroundings to the west.</p>	<p>friends among future leaders of other nations.</p> <p>Futuristic buildings don't fit in residential neighborhood.</p>
<p>MIX OF HOUSING UNITS AND/OR DESIGN FEATURES</p>	<p>DEVONSHIRE</p>	<p>Housing covers birth-to-death needs of new community; partnership with Carle is interesting. I really like the idea of renovating existing buildings – if it's truly feasible. Decathlon house is intriguing.</p> <p><b>*contains nice range of uses/densities</b></p> <p>Because it uses existing infrastructure, this can likely be built with less financial risk to the developer. Units can be built at a pace consistent with sales. Less upfront investment and carrying costs.</p> <p>DEVONSHIRE They carefully laid out specific numbers and sizes in their documents. Their design was more traditional yet environmentally futuristic. I am very impressed with the awards given to their design team.</p> <p>Preserves, updates existing</p>	<p><b>*will they maintain cultural and architectural heritage?</b></p> <p>The plan is conservative, very little "wow" factor.</p> <p>18 years to buildout.</p> <p>The adaptive reuse of the existing housing is not likely to save money and it severely limits the design flexibility. It is one thing to reuse a historic or architecturally significant building like Lincoln Hall. There is nothing to justify preserving 1960s utilitarian military-barracks type buildings.</p> <p>Should have even more units</p>

		brick structures for graduate students.  Looks okay.	for graduate students to preserve the unique community that the University has cultivated over many years.  Maybe more student housing
		PRO'S/STRENGTHS	CON'S/WEAKNESSES
INCORPRATION OF FLEXIBLE DESIGN FEATURES FOR INDIV WITH SENSORY/PHYSICAL CHALLENGES	V/F/A	V/F/A I think they did include space for flexible design and so did Devonshire.	This is not my field nor do I claim to know what's needed here, but I don't see that the issues faced by seniors or younger people with physical challenges have been dealt with adequately.  <b>*need to see more evidence</b>
INCORPRATION OF FLEXIBLE DESIGN FEATURES FOR INDIV WITH SENSORY/PHYSICAL CHALLENGES	DEVONSHIRE	DEVONSHIRE They did a good job here in providing the possibility of care within the community. I like the fact that the retail area was centrally located so as to be easily reached by everyone regardless of ability.	This is not my field nor do I claim to know what's needed here, but I don't see that the issues faced by seniors or younger people with physical challenges have been dealt with adequately  <b>*need to see more evidence</b>
		PRO'S/STRENGTHS	CON'S/WEAKNESSES
ENERGY EFFICIENT FEATURES	V/F/A	<b>*seemed to be water and energy efficient</b>  V/F/A Fine  Excellent  Excellent	

	DEVONSHIRE	<p><b>*seemed to be water and energy efficient</b></p> <p>DEVONSHIRE Fine. Excellent Excellent</p>	
		PRO'S/STRENGTHS	CON'S/WEAKNESSES
RENEWABLE ENERGY FEATURES	V/F/A	<p><b>*strong features</b></p> <p>V/F/A Fine. Excellent Excellent</p>	
	DEVONSHIRE	<p><b>*strong features</b></p> <p>DEVONSHIRE Fine. Excellent Excellent</p>	
		PRO'S/STRENGTHS	CON'S/WEAKNESSES
"GREEN" AMENITIES	V/F/A	<p>Like explicit connection with the Arboretum; and 57 acres of "open space" sounds/looks good.</p> <p>V/F/A There are plenty of green areas. Excellent</p> <p>I like the pond</p>	Don't like density of buildings surrounding pocket parks.
"GREEN" AMENITIES	DEVONSHIRE	Appreciate detail provided	

		<p>about “sustainable landscapes.”</p> <p><b>*preserves existing ecology</b></p> <p>DEVONSHIRE There are plenty of green areas with parks and walkways.</p> <p>Excellent</p> <p>Excellent</p>	
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This feedback tool follows the organization of the Assessment of the Redevelopment Plans for Orchard Downs Survey (SRL #1022). Please refer to it at <http://www.srl.uic.edu/od.htm> for any questions regarding definitions or interpretations.

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“UNIQUE” AMENITIES	V/F/A	<p>Farmers Market!!</p> <p>Community gardens</p> <p><b>*strong integration with adjacent campus features</b></p> <p>The strategic partnership with Clark-Lindsey is also a community-friendly feature. Instead of creating competition with an adjacent, successful health care provider, it embraces it. It also eliminates the need to duplicate costly assisted living and skilled</p>	

		<p>nursing care on the OD site – requiring a laborious certificate of need process.</p> <p>V/F/A The protected parks for children is a good idea. I liked the student housing next to the arboretum.</p> <p>Pool basin park and farmer’s market</p>	
“UNIQUE” AMENITIES	DEVONSHIRE	<p>International market in a renovated existing building!!</p> <p><b>*Village concept: North, Center, Village Commons &amp; Village South</b></p> <p>The “Green House” family-style congregate care feature is a unique, cutting edge approach to the care of impaired residents.</p> <p>DEVONSHIRE I really like the Greenhouse possibilities and I am always for preserving where we can. I like the Destination Playground and the Decathlon House. The Co-op grocery is a great idea.</p> <p>Decathlon House, Farmer’s</p>	

		market and international retail	
		PRO'S/STRENGTHS	CON'S/WEAKNESSES
"OTHER" AMENITIES	V/F/A		Not wild about the nested parks
	DEVONSHIRE	<p><b>*use and conversation of some existing buildings, materials and resources</b></p> <p><b>Hackberry hill and ponds</b></p>	
		PRO'S/STRENGTHS	CON'S/WEAKNESSES
LOCATION AND FUNCTION OF RETAIL ACTIVITY CENTERS	V/F/A	<p>If 8,000 SF of retail planned for central core covers a variety of needs, its relatively small size may offset "weakness" noted.</p> <p><b>*seemed to have a minimal environmental impact</b></p> <p>Two retail sites – one in center convenient to pedestrians; one on Windsor Road attractive to many businesses who depend on drive up business.</p> <p>I like the retail on Windsor. Best use of the space.</p>	<p>Will the 30,000 SF of retail located on Windsor be truly convenient and accessible for OD residents?</p> <p>Single retail area – convenient for residents, but not so much for surrounding neighborhood.</p> <p>VFA They placed all of the retail at the south end and since I walk this area all of the time that would be a long trip for those at the north end. I think there is too much retail.</p> <p>V/F/A I do not like the position of this retail area at the south end for it is not as</p>

			accessible to all who live there.  Too much and should be centralized
LOCATION AND FUNCTION OF RETAIL ACTIVITY CENTERS	DEVONSHIRE	Centralized location of retail  DEVONSHIRE I do like the retail area in the center and less of it to decrease traffic.  <b>Village Commons area has some attractiveness, although seemed small</b>  Very good	
		PRO'S/STRENGTHS	CON'S/WEAKNESSES
PEDESTRIAN ACCESS TO ALL AMENITIES	V/F/A	<b>*walkability-pedestrian friendly street design; nice network</b>  Generally good.  Excellent	Not sure that retail at southern end will be available to those on foot.  Pedestrian access to the Windsor Road retail area is a haul for those living at the north end of the site.  V/F/A Not as good as I have stated before.  Retail too far from housing
	DEVONSHIRE	Central location of community center, daycare, and retail ensures pedestrian access  <b>*walkability-pedestrian</b>	

		<p><b>friendly street design; nice network</b></p> <p>Generally good.</p> <p>DEVONSHIRE They have done a better job of this.</p> <p>Excellent</p> <p>Excellent</p>	
		PRO'S/STRENGTHS	CON'S/WEAKNESSES
COMMUNITY CENTER	V/F/A	<p>I like the fact that the CC and OLLI are in the same building; believe that will encourage the intergenerational aspect of the new community</p> <p><b>*discernable center of project</b></p> <p>55,000 square feet, multi-functional.</p> <p>Very nice</p>	<p>Costly. Bigger impact on association/homeowner's fees.</p> <p>Athletic field? Prefer to leave it open space</p>
	DEVONSHIRE	<p>Least costly.</p> <p>DEVONSHIRE Central again.</p> <p>Excellent</p>	<p><b>*didn't seem to be adequate enough (size-wise)</b></p> <p>10,000 square feet. Much less flexibility.</p>

		PRO'S/STRENGTHS	CON'S/WEAKNESSES
OBSERVATIONS ADDL FEEDBACK	V/F/A	<p>Impressed by the amount of detail in this plan</p> <p><b>*emphasis on beauty, aesthetics; created a convenient and enjoyable place to live</b></p> <p><i>I thought their plan was more finely crafted overall.</i></p>	<p>V/F/A I do not like the fact that Clark Lindsey is a part of their package. I would much rather offer services in the actual community. Not everyone likes Clark Lindsey and it would be better to give people a choice of all the alternative assisted care facilities rather than pick one for those who live there. We also have Canterbury in Urbana and other facilities in Champaign.</p> <p>Too many buildings, doesn't fit style of area</p>
OBSERVATIONS ADDL FEEDBACK	DEVONSHIRE	<p>Like the Village Common area with retail, community center, daycare and housing – provides an interesting mix.</p> <p><b>*balanced and responsible plan; lots of quality of life amenities</b></p> <p>DEVONSHIRE I am for assisted care in the community of Orchard Downs and I love the Greenhouse effect rather than institutional nursing care.</p>	

		<p>More sensitivity to surrounding Neighborhood. I like re-use of buildings and road.</p> <p>Love the maintenance of current layout and repurposing of old structures</p>	
		PRO'S/STRENGTHS	CON'S/WEAKNESSES
OBSERVATIONS ADDL FEEDBACK	V/F/A	<p><b>*seemed to contain the use of services, resources and access; created a vibrant and exciting community to draw talented and creative people</b></p>	<p><b>*Will wait to see what the overall affect these projects will have on the economic, social, and physical environment.</b></p> <p>V/F/A I did not think their written proposals were as specific. I spent 3 hours going over both. Their timeline for construction was set back which tells me they have many other projects</p> <p>Don't like the canals</p>
OBSERVATIONS ADDL FEEDBACK	DEVONSHIRE	<p><b>*vibrant living &amp; learning environment created w/ inter-generational attributes</b></p> <p>DEVONSHIRE They were much more specific about their buildings and time line to build the project. They have a lot of real estate savvy and a much larger base of employees than I realized.</p>	

		<p>Their presentation might not have been as good but their hard copy was really good and their team of people is impressive.</p> <p>I would like to see an energy-use comparison of both plans. And a comparison of water use. It is hard to judge between the plans on visuals and verbal explanations alone without hard numbers or financial implications.</p> <p>Love the way it keeps the trees and the roads extension is minimal. Nice walkability.</p>	