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Comments
8/8/11

Introduction: The Spring Harbor Neighborhood has a direct interest in role that TIF funding can play to increase the value of the proposed University Crossing project and at the same time to enhance the quality and long term improvement of the entire neighborhood. Here are three areas for capital improvement that reflect neighborhood priorities.

1. Traffic improvement at the intersection of University Ave and Whitney Way. Connecting University Crossing's internal street with University Ave places new traffic pressures on the University Ave/Whitney Way intersection. Safe pedestrian crossings will be compromised. We propose that TIF funding be applied to the construction of a bike/ped underpass in the area of Taco Bell where the road embankment will allow it to pass under the highway. Budget est. 1.5 million

2. Stormwater and runoff management. The University Crossing development presents major water quality challenges. It is a large 14 acre site with steep slopes in a wellhead protected zone draining directly into Lake Mendota. TIF funding is needed to:
a) Increase the capacity of safe bio-retention basins,
b) Construct a roof garden on one parking ramp serving the housing complex and roof on remaining parking structures to capture roof water.
c) Construct deep-soil terraced landscape with native vegetation for surface filtering of steep-slope runoff. Budget est. 2 million

3) Expansion of bike/ped multipurpose path to connect with Trillium Neighborhood. TIF funding is needed for possible purchase of easements and City participation in constructing a connection with the end of Craig Ave. Budget est. 250,000