

## MEMORANDUM

**TO:** City of Madison Plan Commission and Staff

**FROM:** Michael J. Lawton, Chair, Hill Farms Association Planning Committee

**SUBJECT:** Supplemental Memorandum on Application for Approval of Specific Implementation Plan for Blocks 3 and 6, Madison Yards, 702 Gardener Road and 4728 Sheboygan Avenue, Legistar Nos. 58900 and 58984

**DATE:** June 24, 2020

The Specific Implementation Plan for Blocks 3 and 6 of the Madison Yards project at 702 Gardener Road and 4728 Sheboygan Avenue is before the Plan Commission again on June 29, 2020. The Hill Farms Association Planning Committee has the following additional comments, supplementing our Memo of May 4, 2020, on this application:

1. The applicant again met with our Committee virtually, along with City staff, and supplied various documents to us. We thank them for their cooperation.
2. **Traffic and Parking.** We maintain our request in our May 4 Memo on this topic for a condition of approval as stated in that Memo, but we understand that the applicant is now willing to make a commitment to the Bicycle program in the first phase of the project, so we ask that this be made a part of their binding Transportation Demand Management Plan. We understand that they are willing to add 5 docks and 3 Bicycle bikes on the central green with the ability to expand in the future as the site builds out (based-on their current rate structure). Mr. Parks indicated to us that this may be an appropriate place for this to be documented in a manner that will bind the applicant.
3. **Sustainability.** We maintain our request from our May 4 Memo on this topic, but the applicant has now provided a complete list of all of the sustainability measures they are adopting for the first phase of the project, which list is contained in a slide that is part of the applicant's current power point presentation. **This list now includes making the project "solar ready" in terms of the infrastructure of the building, so that when the solar panels become economically feasible for the owner, they can be included without changes to the building structure, utility chases etc.** This is the same request that we had made on the recent Flad project at Segoe and Regent Street and they agreed to it as well. **We ask that the list of sustainability features presented by the applicant, including the "solar ready" components, be included as part of the conditions of approval.**
4. **Transit, Biking and Pedestrian Improvements.** The comments above concerning the Bicycle program are included here as well. We feel that Transit, Biking and Pedestrian Improvements represents an area that the City and the applicant will need to continue to work on, as we stated in our prior memo, so **we request that our prior condition on these subjects be included in the final conditions of approval.**

5. **Tax Incremental Finance and Workforce/Affordable Housing**. These are planning matters which are not addressed in Phase 1 of this project, but which should be carried over as matters of concern in future phases and considered by City staff and elected officials, in addition to the applicant. They should not be forgotten or filed away.