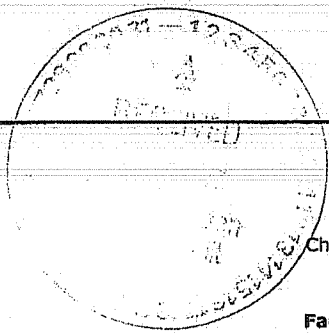




**Department of Public Works
City Engineering Division**

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
1 866 704 2315 Textnet



608 266 4751

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dalley, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Manager
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

Financial Officer
Steven B. Danner-Rivers

DATE: October 30, 2007
TO: Planning Department
FROM: *for* Larry D. Nelson, P.E., City Engineer
SUBJECT: Pumpkin Hollow Neighborhood Plan

The City Engineering Division has reviewed the subject neighborhood development plan and has the following comments:

Under Recommended Pedestrian and Bicycle Facilities, please note the following:

The East-West path located in the Hoepker Road Right of Way is not a desirable location. Path crossings in close proximity to intersections along busy streets are not desirable and in many respects equivalent to cycling on a sidewalk. Safety concerns are the result of the turning motorists who are not expecting a cyclist and in many cases not looking in the direction the cyclist is approaching as they are focusing on motor vehicle traffic at the intersection. The City Engineer recommends a path location about one block south where the path crossings can be made more safely. A possible alignment is attached.

Under Storm Water Management:

Please add the following general comment:

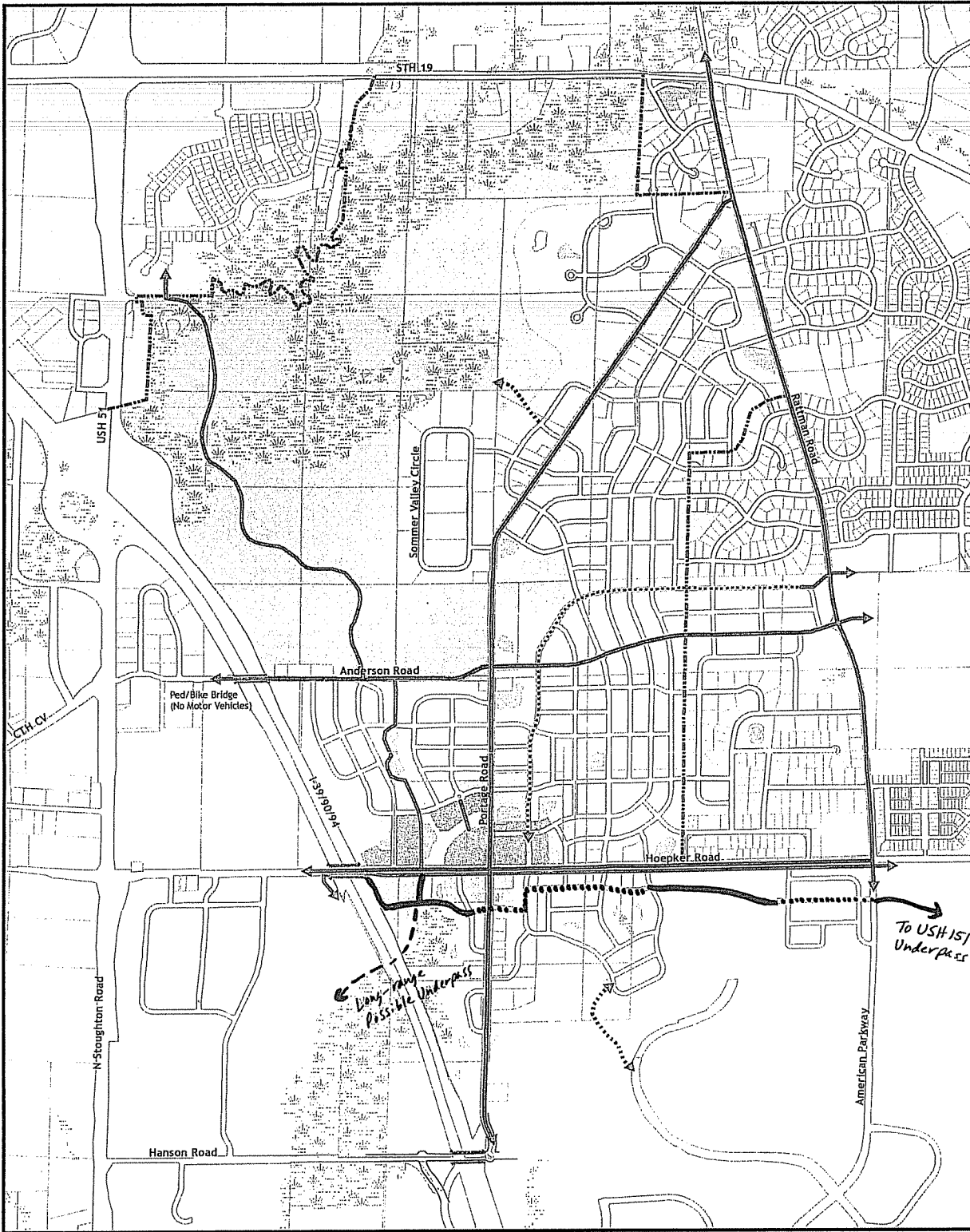
For existing conditions and post development conditions, storm water management is handled by the Madison Storm Water Utility. The Storm Water Utility has been in existence since 2001 and imposes user fees to all City of Madison parcels from the time of their annexation to the City, to provide this service at a level determined by the Common Council to meet the expectations of the Public.

On page 59, first bullet point refers to infiltrating the same amount of stormwater as was infiltrated predevelopment. This is not technically feasible with the kind of development that is planned. Even if this were feasible, there would not be enough stormwater left to make up for the additional amount of potable water that will be used by residents of the development that would be pumped by municipal wells within the watershed, as stated.

It is presumed that the DCRCP is going to require these measures, but it exceeds Chapter 37 of the MGO. If this will be a requirement then the MGO should be amended, as has been done for other watersheds that require special treatments.

Under Sanitary Sewer Service, please add the following general comment wherever it best fits in:

All developing parcels can expect one or more charges from the Madison Sewer Utility, for the privilege of connecting to Public Sewer. This charge can be in the form of an Impact Fee, Direct or Deferred Assessment, or a simple Connection charge. Certain parcels could reside in multiple fee districts. These charges represent a prorated share of the cost for the City to extend sewer to serve their respective parcel. Additionally, all parcels will incur sewer area charges from the Madison Metropolitan Sewerage District for both downstream facilities and Treatment Plant Connection Charges. All costs are adjusted annually for interest or inflation.

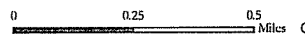


Map 9: Transportation Plan - Pedestrian/Bicycle Facilities

Pumpkin Hollow Neighborhood Development Plan
October 2007

- | | | | |
|-------|-------------------------------------|-------|-------------------------------|
| ----- | Future Municipal Boundary | ----- | Pedestrian/Bicycle Facilities |
| ----- | | ----- | Off-Street Path |
| ----- | | ----- | Bicycle Lane |
| | Local Through Street for Bicyclists | | |

DRAFT



Comments on Draft Pumpkin Hollow Neighborhood Development Plan

from: Si Widstrand,
Parks Development Manager
City of Madison Parks Division

October 29, 2007

Excerpts from draft Pumpkin Hollow Plan with recommended changes indicated:

TOPOGRAPHY AND NATURAL FEATURES

Topography

The topography of the Pumpkin Hollow planning area is generally gently rolling, with the northern half of the planning area sloping to the northwest and the southern half of the planning area sloping to the southwest. The elevation ranges from approximately 856 feet to 1,024 feet U.S.G.S. The lowest elevations are found in the Token Creek and Starkweather Creek basins. The highest elevations are found along subtle ridgelines west of Rattman Road. The greatest topographic relief is found in the area between Portage Road and Token Creek, and in the southern portion of the planning area south of Hoepker Road where there are a series of ridges, steep hillsides and valleys. Topography and other natural features are shown on **Map 3**.

Watersheds, Streams and Waterways

The Pumpkin Hollow planning area includes parts of three watersheds. The northern portion of the planning area is in the Token Creek watershed; the southern portion of the planning area is in the Starkweather Creek watershed; and a small area in the southwest~~east~~ corner of the planning area is in the Upper Koshkonong Creek watershed.

Token Creek. Token Creek, one of the area's most significant water resources, travels through the northern portion of the planning area. The creek originates from an area of springs northeast of the planning area, and is supplemented by springs, tributaries and drainageways located along the creek basin. Token Creek flows to the southwest where it eventually empties into the Yahara River, providing up to 50 percent of the Yahara River base flow during the dry season.

PARKS AND OPEN SPACE

The Pumpkin Hollow Neighborhood Development Plan builds upon the significant natural features that already exist within the planning area, and incorporates them into the plan through recommendations for an extensive conservation area adjacent to Token Creek and a system of well-placed public parks that will provide convenient access to a variety of recreational opportunities and add significant aesthetic character to the neighborhood. The Plan also recommends creating and maintaining an open space corridor along the northern edges of The American Center to preserve the natural features in the area and provide a buffer between the large employment district and the planned residential neighborhood to the north.

Token Creek

Token Creek and its environs are among the most important and prominent open space features within the planning area. As described in the first section of the plan, Token Creek rises from a system of natural springs located in the southern portion of the Town of Windsor and extending south along the creek into the Town of Burke. Although Token Creek had been dammed at several locations and significantly degraded in past years, more recent public and private efforts to restore and preserve this resource have led to a substantial improvement in water quality. The creek supports naturally reproducing brown trout and the Wisconsin Department of Natural Resources has been stocking brook trout.

In addition to the creek and its tributaries, the Token Creek valley contains numerous wetlands, including several which remain close to their natural state. Many former wetland areas had been altered in the past, most typically by draining them for agricultural uses, but some of these have now lain fallow for many years and are reverting back to a more natural condition---although not always with the most appropriate types of vegetation. The wetlands are bordered by other valley lowlands and uplands that include a mix of natural land, former agricultural land now reverting to a more-natural state, and active agricultural land. There are also attractive, heavily wooded hills and hillsides along the creek corridor that contain stands of mature, high quality trees. Together, Token Creek and its associated lowlands and uplands represent an exceptional opportunity to preserve a significant natural and recreational amenity at the very edge of the urbanized area.

Proposed Token Creek Conservation Area

To help ensure the long-term protection of this corridor, the Pumpkin Hollow Land Use and Street Plan identifies a large area adjacent to the creek as the recommended Token Creek Conservation Area. The proposed conservation area is located northeast of Token Creek Park, and generally encompasses the entire width of the Token Creek valley lowlands and portions of the adjacent woodlands, hillsides, and defining ridges.

The intent of this recommendation is not only to protect water quality in Token Creek and its associated tributaries and wetlands, but to create a conservation area large enough to include a significant portion of the surrounding upland as well. The hills, woods and open fields along this segment of the Token Creek valley provide an irreplaceable natural setting for the creek and its wetlands. They also are important environmental features in their own right, and are critical

for maintaining wildlife habitat and the complex ecological relationships that exist within a larger natural area. Current regulations require a minimum setback from designated streams and wetlands, but too often urban development is allowed right up to this limit. The required setback may help protect these resources from damaging stormwater runoff, for example, but the surrounding upland habitat may be lost and the natural beauty of the area severely compromised by the loss of adjacent upland fields and wooded areas.

Token Creek Park incorporates this diversity of natural features, and limited areas along the creek have been acquired by the Wisconsin Department of Natural Resources, but most of the land between Token Creek Park and STH 19 remains in private ownership. Fortunately, the owners for the most part have been excellent stewards of the land; but development pressures in this area will only increase, and more active steps will need to be taken to ensure that this wonderful resource can be enjoyed by preserved for future generations.

Creation of the recommended Conservation Area would also respect the tremendous land preservation and stream restoration efforts that have taken place north of the planning area. It is logical that these efforts have largely been focused on the northern (upstream) portion of Token Creek. This portion of the creek had been significantly modified from its original state through the installation of dams and channelization of the creek for agricultural and flood control purposes. Additionally, investment in downstream areas could not be protected from any negative impacts on the creek occurring upstream.

Efforts to preserve Token Creek have been spearheaded by land owners and area residents, and by community organizations and public agencies including the Token Creek Watershed Association, the Town of Windsor, Dane County, the Natural Heritage Land Trust and the Wisconsin Department of Natural Resources. These efforts have resulted in the creation of the Token Creek Conservancy, which includes tracts that have been preserved through the purchase of land or conservation easements and the donation of land by generous property owners. Dane County and the Wisconsin DNR have largely provided the public funding. If the community supports the creation of the Conservation Area recommended in this plan, these successful efforts could be used as a model for implementing the recommendation.

The proposed Conservation Area covers the Token Creek Natural Resource Area identified in the Dane County Parks and Open Space Plan. As described in the Background Information section of this plan, Natural Resource Areas are larger corridors containing valuable natural resources recommended for preservation; and preservation within these areas is accomplished by acquiring land or conservation easements from willing sellers, and often occurs in cooperation with other units of government and organizations. Within the Token Creek Natural Resource Area, the Parks and Open Space Plan recommends that Dane County seek to acquire lands between Token Creek Park and STH 19. The Parks and Open Space Plan recommends that local governments and non-profit conservation organizations continue to work to preserve the lands from STH 19 east to the Millpond through dedication or acquisition, with potential assistance from the Dane County Conservation Fund. The Plan also recommends continued cooperation with WisDNR and other organizations on stream bank restoration and fish habitat improvement projects throughout the Token Creek corridor.

Discussions with County Parks Division staff have indicated that their highest priority would be preservation of lands along the Creek and the adjacent wetlands in the area. This is a narrower

focus than the Conservation Area recommended in the Pumpkin Hollow Neighborhood Development Plan. Wetlands are probably the easiest areas to preserve since they generally cannot be developed and therefore have less financial value. Preservation of recommended Conservation Area lands that are not wetlands will be more difficult, but is essential in order to create and preserve a large and diverse ecological community free from the physical and visual impacts of encroaching urban development. Developable uplands adjacent to preserved wetlands that are not included in the protected area are almost always eventually proposed for more intensive development, and it is recommended that appropriate conservation easements be sought on lands within the proposed Conservation Area that are not acquired in fee. Although the size or configuration of the Conservation Area proposed in the Pumpkin Hollow Land Use and Street Plan may be modified through subsequent open space planning, a large protected area is intended, and it is likely that assistance from several governmental bodies and conservation organizations will be required to fully implement the concept recommended in this plan.

Ultimately, however, successful preservation of the proposed Conservation Area will hinge on the land owners in the area. Their interests will largely determine the extent and configuration of the conserved area; whether it is owned by the public, remains in private hands, or a combination of both; and what mechanisms might be used to preserve the land. The current owners within this area have demonstrated that they are strong advocates for preservation of Token Creek, and all agencies and organizations interested in long-term preservation of the Creek environs are encouraged to work cooperatively with them to develop a conservation approach that will address both their interests and the public interests.

The recommended Conservation Area currently includes seven residential properties and a pet boarding business. The development on these properties is located close to STH 19, and all of them take access from that highway. The proposed Conservation Area also includes the back portions of two agricultural properties. While additional urban development is not recommended within the Conservation Area, the existing uses are generally compatible with the open space recommendation and are envisioned to remain. While it is recommended that appropriate easements or other mechanisms be sought to limit potential development on Conservation Area lands not included in any future public ownership, very low intensity uses similar to those that already exist could also be compatible with the open space conservation goal if sensitively designed. Under either private or public ownership, certain activities related to the performing arts, or uses such as an interpretive nature center, could be considered appropriate uses at the periphery of the conservation area. Selected uses of this type would take advantage of the beautiful natural setting, and might help visitors appreciate the significance of the area and the importance of protecting it for all to enjoy. Such activities, however, should be carefully managed to prevent unintended spillover impacts on the open space.

Most of the proposed Conservation Area is currently undeveloped, and is recommended to remain as preserved open space through acquisition of land or appropriate easements by public agencies or private organizations. It is not necessary (and may not always be desirable) to provide general public access to all parts of the open space area, however. ~~If~~ Where public access is provided, there may be opportunities for limited, low-impact recreational activities such as fishing, hiking, and perhaps biking. Activities that could have an adverse impact on the natural features are not recommended. Limiting the level of activity in the Conservation Area would also be consistent with its goal of preserving an extensive, largely undisturbed wildlife habitat within the urbanized area. Token Creek Park, which offers a wide range of recreational

activities, and future City of Madison parks, will provide the Pumpkin Hollow neighborhood and surrounding area with sufficient venues for more intensive recreational activities.

If a large portion of the proposed Conservation Area was successfully implemented, and public access to it was intended, an additional entrance to the open space area from STH 19 might be considered. It is recommended that private drives or public roadways in the conservation area, not cross Token Creek or its tributaries and wetlands, so alternative access to the open space from the north might be useful. Alternative access might also be provided from the east, somewhere along Portage Road north of Token Creek Park. Any additional access points or parking areas should be carefully located and planned to avoid environmentally sensitive areas and minimize their visibility from within the open space.

Token Creek Park

Dane County's Token Creek Park provides a variety of recreational opportunities to residents of the surrounding communities as well as to visitors from more distant locations. Facilities and activities available in the park include a campground and picnic shelters; playgrounds; fishing; hiking, cross country skiing, and equestrian trails; a disc golf course; and a dog exercise area. As the residential population in the Pumpkin Hollow neighborhood increases, usage of these facilities will also increase, but it is not intended that Token Creek Park serve all the general recreational needs of a growing urban population. That is the function of the planned City parks. The focus of Token Creek Park will continue to be on the current types of activities, most of which take advantage of multiple natural features within and adjacent to the park boundaries, and future City residents will also participate in these activities. If the park is expanded at a future time to include some or all of the recommended Token Creek Conservation Area, it is expected that the additional parklands will be primarily devoted to the conservation, restoration and enjoyment of the special natural features present here, and not for development of sports playing fields, for example, or similar recreational uses that could locate anywhere.

Regardless of other possible changes to the park, the County is interested in relocating the park entrance from its current location on U.S. Highway 51, to a new location along Portage Road. The park entrance was formerly located on Anderson Road and the Parks Division would like to revert back to that location. A paved entrance road still exists at Anderson road but is currently gated off. Because of the extensive wetlands north of the park and the Sommer Valley Circle subdivision directly to the east, the only feasible east side entrance to the park is along or near its southern boundary. While the former Anderson Road entrance may be the most practical near-term alternative, it may not be the best longer-term solution. When the entrance was on Anderson Road, nearby residents expressed concerns related to traffic, parking and other park activities. Modifications to the Anderson Road entrance, or a slightly different entrance location, might help mitigate some of these impacts.

One possibility would be to have the park entrance directly on Portage Road, rather than on Anderson Road. Portage Road will be an improved collector street with a median and would be an appropriate entrance point for a major park. Currently, the portion of Token Creek Park between Sommer Valley Circle and Anderson Road is used as a dog exercise area, but some reconfiguration of this activity to accommodate a new entrance drive should be possible. Another option would be to convert Anderson Road into a park entrance drive, and access the

properties at the west end of Anderson from the local street network developed to serve future neighborhood development south of Anderson Road. This option also would move the park entry out to Portage Road, but could not occur unless and until a suitable local street system is provided in the neighborhood south of Anderson Road. The Land Use and Street Plan (**Map 6**) illustrates an alternative that makes the current eastern segment of Anderson Road part of the park entrance drive. In this concept, a small relocation in the southeast corner of the dog exercise area is made to align the entrance with the proposed east-west "framework" street.

Proposed City of Madison Parks

One City of Madison Area Park and three Neighborhood Parks are recommended at strategic locations within the Pumpkin Hollow neighborhood. The park distribution generally reflects the distribution of the projected residential population when the neighborhood is fully developed, with the Area Park centrally located within the neighborhood. The recommended parks are located where they not only provide convenient recreational opportunities to the surrounding neighborhood, but where they also enhance the visual character of the neighborhood. The proposed park sites all have significant public street frontage, and will have high visibility to persons traveling along the neighborhood's principal roadways. The park sites are also designed provide attractive "terminal views" at the ends of local street segments. These relationships are considered important, and are among the many small attributes that collectively will make the Pumpkin Hollow neighborhood an interesting and enjoyable place.

Area Park

An approximately 17-acre Area Park site is recommended adjacent to Portage Road near its intersection with Sommer Valley Circle. This location is also opposite a portion of the Token Creek Park dog exercise area. Area Parks are intended to serve an area within about a one-half mile radius and therefore contain many recreational facilities and amenities to serve a relatively large residential population. Future detailed park development planning will be needed to determine the exact park configuration and facilities, but conceptually, the Area Park might contain open playfields that can be adapted for soccer, fields that could also be used for baseball and softball, ultimate Frisbee and similar sports; tennis courts; basketball courts; a picnic shelter and a playground. The need for a parking area within the park will be partly dependent on the specific facilities developed and amount of on-street parking available. As noted above, the proposed park site has significant public street frontage.

Neighborhood Parks

Three Neighborhood Parks of about four acres are recommended to serve the recreational needs of residential sub-areas within the neighborhood that are more distant from the proposed Area Park. A proposed Neighborhood Park site is located on the Danielson and Peterson properties in the northern portion of the planning area; another proposed park site is located on the Hack and Yelk properties near the south-central portion of the neighborhood; and a third proposed site is located on the southern edges of the Orvick (Pumpkin Hollow Driving Range) and Porter properties south of Hoepker Road.

Neighborhood Parks provide facilities for active recreation, such as a playground, basketball courts, ~~tennis courts~~ and ~~baseball~~ open field space, but are also intended to provide amenity and more passive enjoyment to the neighborhood through picnic areas, benches, and attractive



Madison Metro Transit System



1101 East Washington Avenue
Madison, Wisconsin 53703
Administrative Office: 608 266 4904
Fax: 608 267 8778

November 5, 2007

Metro Transit comments on the October, 2007 draft of the Pumpkin Hollow Neighborhood Development Plan

On page 13 of the draft plan document, Metro Transit proposes the following information for the section headed "Transit Service". The text below should replace the current paragraph in the draft document:

Transit Service

There is no transit service to the planning area at the present time. Madison Metro's Route 25, which travels between the Capitol Square and The American Center, is the closest bus route. This route currently provides limited reverse commute service to The American Center during weekdays, with two trips outbound in the morning and two buses returning downtown in afternoon peak. There is also a Park and Ride lot in The American Center on Eastpark Boulevard. The City of Sun Prairie operates a shared-ride Taxi Service for trips originating in that jurisdiction.

On page 55 of the draft plan document, Metro Transit proposes the following information for the section headed "Future Transit Service". The text below should replace the current paragraph in the draft document:

Future Transit Service

Currently, no bus service is provided to the Pumpkin Hollow planning area, and only limited peak-hour bus service is available to The American Center. Supplemental school day service by Metro Transit vehicles will not occur as these lands fall outside the MMSD attendance boundaries.

Because ridership potential will remain relatively low until substantial additional development has occurred, bus service to the Pumpkin Hollow neighborhood probably will not be financially feasible in the foreseeable future.

Initial service to the neighborhood could either be an extension of the current route serving The American Center or new routes developed to serve the industrial employment district west of Interstate 39-90-94. Service could also be implemented under a reorganized regional transit authority or in another, similar, partnership with the City of Sun Prairie. The most likely routes would travel along Hoepker or Portage Roads to serve the Mixed-Use Neighborhood Center and the neighborhood's highest-density residential areas. There might also be a potential for a neighborhood feeder route operating from the Park and Ride lot on Eastpark Boulevard.

Submitted by Tim Sobota, Transit Planner
Metro Transit, City of Madison
tsobota@cityofmadison.com
608-261-4289



Digitally signed
by Tim Sobota
Date: 2007.11.05
10:19:56 -06'00'

cc: Chuck Kamp, Transit General Manager

Draft Neighborhood Plan Website:

<<http://www.cityofmadison.com/planning/pumpkinhollow.html>>

From: Cawley, Dennis

Sent: Tuesday, October 23, 2007 3:06 PM

To: Grady, Brian

Subject: RE: Draft Pumpkin Hollow Neighborhood Development Plan available for public review

Brian,

I have reviewed the language concerning water service to this area and have no objections.

Dennis

From: Bach, Richard

Sent: Monday, November 05, 2007 11:52 AM

To: Grady, Brian; Olinger, Mark; Murphy, Brad; Fruhling, William; McDonald, Robert; Mikolajewski, Matthew; Trowbridge, David; Nicolette, Archie; Horvath, Linda; McCormick, Dan; Ruckriegel, Ed; Cnare, Rebecca

Cc: Waidelich, Michael

Subject: RE: comments on Draft Pumpkin Hollow Plan

Brian,

The plan looks excellent. Nice work.

Under the section "Police Protection Services" can you please delete the words "from time to time" in the sentence that references the need for additional police staffing? Thanks.

Captain Richard A. Bach
Madison Police North District
2033 Londonderry Dr.
Madison, WI 53704
Office: (608) 245-3652
Fax: (608) 245-3677
Email: rbach@cityofmadison.com

Emergency: 911
Non-Emergency: 255-2345
www.madisonpolice.com

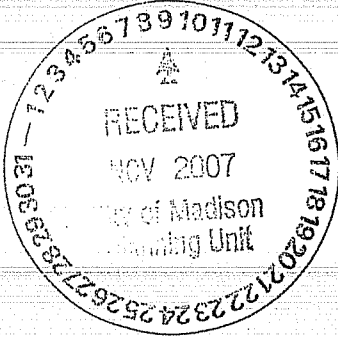
MICHAEL BEST
& FRIEDRICH LLP

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William F. White
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Email wfwhite@michaelbest.com



November 7, 2007

Mr. Michael W. Waidelich
City of Madison Plan Department
GR 100
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710

Re: In re Pumpkin Hollow Neighborhood Plan

Dear Michael:

I want to thank you for the time that you and Brian Grady spent with me, and Jim and Joe Ring on October 26, 2007 concerning the Pumpkin Hollow Neighborhood Plan and its impact upon the Park Towne Development lands located east of Portage Road and south of Anderson Road. The following represents our understanding of our conversation.

First, the second access onto Portage Road, while shown as a public street, may also be a private road which would allow a greater creativity in our neighborhood development plan. Clearly, we all anticipate that one public right of way will empty onto Portage Road, south of Hoepker Road. The second entrance to the south is shown for conceptual purposes only and may, in fact, be a private right of way.

Second, the housing mix shown in the northwest quadrant of Portage and Hoepker Roads can be modified to mirror market conditions. While the City anticipates those housing stocks mix with a commercial center located directly at the northwest quadrant intersection of Portage and Hoepker roads. The mix itself will be dependent upon final planning by the developer.

Finally, the substantial greenway running north and west through the property can be used for purposes other than stormwater detention so long as those uses do not interfere with stormwater detention and transmission. Clearly, the navigable streambed and 75 foot buffer would not be available for other purposes; but the greenway surrounding that navigable stream would be available for creative uses. We also agreed that the commercial land use reserved on the west side of our greenway was an appropriate designation for a senior housing project.

The Pumpkin Hollow Neighborhood Plan will not recommend a full interchange at the intersection of Hoepker Road and the interstate corridor. In addition, the Hanson Road interchange is off the table.

We thank you for the time that you spent with us and further appreciate the flexibility that you have shown to allow us to accurately reflect the market conditions which, in turn, allows us to

MICHAEL BEST

& FRIEDRICH LLP

Mr. Michael W. Waidelich
November 7, 2007
Page 2

develop a successful and vibrant community on Madison's far east side. Please let me know if you have any questions.

Sincerely,

MICHAEL BEST & FRIEDRICH LLP



William F. White

WFW:hmm

cc: Joe Ring
Jim Ring

Q:\CLIENT\019660\0003\B1173766.1



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com/planning/plan.html

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
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PH 608 266 4635

November 12, 2007

Mr. William White
Michael Best & Friedrich LLP
One South Pinckney Street, Suite 700
Madison, WI 53703

Re: Draft Pumpkin Hollow Neighborhood Development Plan

Dear Bill,

I think that we generally have the same impression of our recent October 26, 2007 discussion regarding the recommendations in the draft Pumpkin Hollow Neighborhood Development Plan, but in light of the summary of the meeting outlined in your November 7, 2007 letter, I wanted to perhaps clarify several of the points from the staff perspective.

We did agree that the second (southerly) access to Portage Road from the Hoepker Property located southwest of Portage Road shown in the draft plan could be either a public or private street, so long as it provides for adequate secondary access and internal circulation for pedestrian, bicycle and vehicular traffic, including emergency vehicles; and supports a building orientation similar to what might occur on a public street. This decision can be made when there is a specific development proposal. If the street is private, City public services such as refuse collection would not be available to developments located along it.

We also agreed that there is some flexibility in the specific types of housing that might be developed in the northwest quadrant of the Portage Road-Hoepker Road intersection. This is, however, the location where the highest residential densities in the neighborhood are recommended. While a mix of housing types here might also include some lower-density forms, it is expected that townhouses or multi-family housing will also be included in the mix---particularly closest to the recommended mixed-use activity center at the Portage Road-Hoepker Road corner. This center is a key component of the development concept for this neighborhood, and it is important that a supporting residential population be located in close proximity to it. As we discussed at our meeting, an alternative development pattern might orient some of the proposed higher density housing differently, with more interlacing of higher-density and some limited lower-density housing types. Alternative land use configurations can be considered as part of the review of specific development proposals, but you should assume that the recommendations in the plan do anticipate relatively higher densities closest to the neighborhood center.

The lands just north of Hoepker Road immediately west of the greenway are designated "Neighborhood Mixed-Use" in the draft plan. At this location, this designation might include residential, commercial or mixed-use developments, or combinations of these. Senior housing would be an appropriate residential

use here, but the design of the development and how well it is integrated with uses developed on adjacent parcels will be important considerations. Note that Hoepker Road is planned to be a four lane arterial boulevard.

As you note in your letter, the substantial open space corridor running north and east through the property located northwest of the Portage-Hoepker intersection is centered on a navigable stream. This stream course must be maintained in a more-or-less natural state (although it can be enhanced and improved), and a 75-foot non-development buffer zone is required along both sides of it, in addition to compliance with other shoreland zoning requirements. The northern branch of the corridor extending toward Token Creek Park is essentially a stormwater greenway, and this segment of the corridor could even be realigned slightly, provided that the configuration was consistent with stormwater management and transportation/recreation needs (the pedestrian-bicycle path). It is not entirely clear what you meant by "creative uses," but a variety of uses compatible with the general open space character of this corridor would be possible within the open space area designated on the Land Use and Street Plan, outside the required buffer zones.

You are correct that the draft Pumpkin Hollow Neighborhood Development Plan does not recommend either a full or partial Interstate Highway access at Hoepker Road, and concludes that an interchange here would have no positive impacts on this planned residential neighborhood.

I hope these clarifications are helpful. We appreciate your clients' interest in wanting to ensure that the Pumpkin Hollow neighborhood can be successfully developed as a vibrant residential community, but I also want to be sure there is no misunderstanding regarding the recommendations in the Neighborhood Development Plan as they might apply to the Hoepker Trust and JMJ Investments properties. While there is always a degree of flexibility in how a plan is implemented, we believe that implementing these recommendations will, in fact, result in the creation of a vibrant community that includes an engaging activity center and a variety of housing choices and opportunities. We look forward to working with you as specific development projects in the neighborhood are proposed.

If you have any questions about the information in this letter, please let me know.

Sincerely,

Michael Waidelich
Principal Planner

cc. Jim Ring
Joe Ring
Bradley J. Murphy, Planning Division Director