

Statement to Madison Urban Design Commission • August 17, 2011

**SPRING HARBOR NEIGHBORHOOD ASSOCIATION BOARD ACTION OF AUG 9, 2011
PERTAINING TO PROPOSED UNIVERSITY CROSSING DEVELOPMENT**

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MOTION: The Spring Harbor Neighborhood Association (SHNA) Board does not support the University Crossing plan until four issues have been addressed, they are:

1. Traffic models pertaining to Whitney Way and new University Crossing intersections
2. Stormwater and environmental impacts
3. Wellhead protection requiring monitoring for contaminated soils
4. TIF funding provisions plus confirmation of construction and design plans.

MOTION PASSED WITHOUT DISSENT

Conditions required for approval

1) Krupp Construction and City are required to provide traffic models of intersections at University Avenue/Whitney Way and new University Crossing with opportunity for neighborhood review for acceptance prior to proceeding with project development.

The design of traffic flow and access onto University Ave from University Crossing is of vital interest to the neighborhood. Traffic volumes on University Ave are continuing to increase; University Crossing will add to that. Traffic through two closely spaced intersections will create new problems for the neighborhood and existing businesses. Expanding right turn lanes will cut into business frontage and access. Pedestrian and bicycle crossings will become more hazardous; bus stops less conveniently located. Negative impacts on pedestrians provide a strong justification for a pedestrian/bicycle underpass at Taco Bell. SHNA requires that the green buffer strip between University Ave and building #1 be preserved.

2) Developer to provide additional stormwater, runoff, and erosion controls.

Standard stormwater control practices fall short in addressing the nature and complexity of environmental conditions at the Erdman site. This parcel is unique in many respects. It is a large surface on a steep slope all draining in one direction. The drainage area consists of more than 18 acres when including the PSC/Erdman parcel and Whitney Way street frontage. The site produces a million gallons of stormwater during a 2" rain much of which surges into Spring Harbor carrying silt and pollutants with direct impact on beaches, boating, fish habitat and spawning areas. The property is located within wellhead protection zone #14 with possible contaminated soils. The site is hydrologically unique with an established interconnection between city well #14 and natural springs at Spring Harbor. Elevated levels of sodium chloride are detected in well water, natural springs and Spring Harbor.

Given these conditions, discharges of all stormwater directly into Spring Harbor is not an option. Suitable management and control measures must be provided before this project can be approved. Proven technologies are readily available, often at reasonable cost. The overall goal is to minimize the contamination of stormwater before it is discharged and to significantly slow its movement off the site. Infiltration on this site is not permitted because of wellhead protection. Acceptable alternatives are required. These include:

- Increase the amount of green surface (developer should provide exact percentages).
- Install terraced slopes and deep soils throughout that are planted with native grasses/coarse grasses for maximum filtration of runoff.
- Construct roof tops on all parking ramps (except residential ramp where a roof garden is

- required). Direct roof water onto grass-filter landscapes. Direct interior ramp drainage to sanitary sewer (see VA Hospital plan).
- Provide 10' grass strips between each double row of parking on surface lots including temporary lots (see Metcalfe store/Hilldale model).
- Expand bio-filtration basin with liner to 10,000 sq ft.
- Construct and maintain siltation basin(s) in unbuilt portions of the parcel until final development takes place. All demolition areas to require immediate erosion control on all slopes by seeding with native plant mix.

3) University Crossing is within a wellhead protection area where monitoring for contaminated soils must be required during demolition and construction.

There is a history on this site of gasoline stations and fabricating shops using industrial chemicals. A high level of neighborhood concern exists concerning yet-undetected contamination under building slabs and below test boring levels on the Erdman property. These concerns were frequently expressed at a public forum at Mt Olive Church on Aug 10, 2011. To assure consistent monitoring during demolition and construction, Krupp Construction contractors must be required to keep a daily log noting buried well casings, drain pipes, barrels, containers, grease pits, garbage dumps and other encounters, conduct additional testing of contaminated finds, and report measures taken for disposal/cleanup. SHNA and well #14 water users require these steps be taken as a condition of approval. SHNA requests copies of weekly/biweekly log summaries as they are delivered to City and developer.

4) TIF district creation, TIF funding priorities, and previously called-for building and siting adjustments require clarification and reconfirmation.

- TIF district #41 was created based on a finding of “blighted” property. This property and surrounding parcels are not considered blighted in any social or economic sense—they are not abandoned, occupied by squatters, tax delinquent, or in unstable markets. Blight places an unnecessary negative marker on adjoining thriving businesses. City is requested to remove/change the blight designation.
- Developer is required to give assurances when TIF funding is available that stormwater and erosion controls and green surfaces will receive priority.
- City participation is required to establish an easement for multi-purpose path between University Crossing and Craig Ave in the Trillium neighborhood.
- TIF priorities must include pedestrian/bicycle underpass on University Ave to improve traffic flow and increase pedestrian safety.
- SHNA requires that mature trees and shrubs be maintained at the corner of University Ave and Whitney Way until the parcel is developed, and that trees and shrubs be maintained on the periphery to the greatest extent possible. Tree planting along streets, walkways and pocket parks following construction is required.
- Building and design requirements previously called for by SHNA Board on July 6, 2011, must be provided and reconfirmed: a) maximum height of 4 stories for all buildings including hotel, b) low berm to buffer University Ave side of clinic building #1, c) green edge with drive-up front entrance on University Crossing for building #1, d) expanded green space to approximately 25 percent of total property area, e) parking ramp exteriors finished on all sides compatible with adjoining buildings, f) mechanical noise totally buffered, and street-side building surfaces design for low sound reflection, g) dark-sky lighting standards applied on all outdoor fixtures, no open lamps facing the neighbors, h) capitol building viewshed from the west not to show new building tops.