

From: Grady, Brian
Sent: Thursday, July 16, 2009 3:45 PM
To: Hoffman, Jeanne
Cc: Statz, Andrew; Roll, Rick
Subject: FW: NNP

Jeanne-

Andrew provided responses below to all of the questions/comments except for #10 regarding parks and open space. Here is some perspective on that topic.

1) Parks

Parkland Dedication is described in the 3rd paragraph on page 40. Basically, the amount of parkland (or fee in lieu of dedication) that a developer is required to provide is part of the City's Subdivision regulations—so the requirement is the same for development throughout the City. The Plan notes that the parks in the NE neighborhood will be sized according to the amount of development (and therefore dedication) that occurs.

2) Open Space

The amount of open space in an area is really dictated by the natural features of the area. Within the Northeast Area, most of the open space is associated with Door Creek and other streams/drainageways, wetlands and steep slopes (including drumlins). Also, the Plan attempts to connect these natural features with open space corridors that do not necessarily contain the more significant natural features.

I think the Plan shows a fair amount of open space. The areas that are recommended for development are relatively dense, which preserves open space by accommodating more people in a smaller area. It should be noted, that as part of detailed development planning, the open space areas might expand or contract once more detailed site information is available.

From: Marc Kornblatt [mailto:mkornblatt@charter.net]
Sent: Monday, July 13, 2009 12:49 PM
To: Hoffman, Jeanne
Subject: NNP

Hi Jeanne,

I looked at the Northeast Neighborhood Plan and have these questions, thoughts.

1) Part 2, section F, sub-section i. talks about designing for solar energy accomodation and providing shade trees for summer . I recall one of our committee members (M. V.?) raising the issue of solar's impracticality in high-density neighborhoods where panels have to compete with trees. Has the design team considered this?

[The plan does not specifically design every element or placement of every feature in the plan area. Solar installations would only be built when feasible on a case-by-case basis.](#)

2) Sub-section iii about outreach may want to refer directly to Madison's blue print's outreach efforts, perhaps even borrowing language we ultimately come up with in order to reinforce the City's sustainability goals and join forces directly with Madison's on-going campaign. [The plan is currently scheduled for Council action in August. I understand the SDEC's outreach efforts will not begin until autumn. There could be a reference to in, but there are two separate timelines.](#)

3) The behavior subsection, iv, sounds great, but I'm just wondering about naming a section "Behavior" in order to get people to turn down their thermostats. It sounds a bit Skinnerian, conjuring images of Jimmy Carter in his cardigan sweater trying to model green lifestyle for America. At the very least, the design team may want to add some language about educating people to reinforce the outreach effort of sub-section iii. This is mostly a context and language issue, I suppose, but I think the design team may want to consider it. [This section is intended to stress the role of individual residents and households. The term "behavior" is the one I have heard most frequently in this context. If there is a better term that captures this, that'd be fine with me.](#)

4) Subsection v on renewable energy talks about many things that I love, but, like the question I raised about solar energy generation above, I also raise the same about wind turbines here. From what the more knowledgeable people on our committee have said, I'm not sure they may be a practical renewable energy source in the plan, even if the area is over 2000 acres. If that is so, the design team may want to modify to language to reflect something we discussed at our visioning sub-committee meeting, and that is encouraging the developers to think beyond the plan's area to draw in energy sources like wind from other places in the state. [I recall that preliminary review suggested that the topography of the plan area did not lend itself to tower-mounted wind turbines. I recall that this language was added to provide the opportunity should a strong interest develop and this type of application turn out to be viable. Smaller home-mounted systems could be possible depending on exposure and topography.](#)

5) Section G, sub-section i, on water consumption reminded me of what Israelis have been doing for years to conserve water. They have two settings on their toilet handles in order to allow you to do a heavy flush, when you REALLY need to flush, and a lighter flush, when you just need to kind of flush. I've never seen this kind of toilet in the states, but I believe they have them in Europe. The design team may want consider this alternative in an addition to the 1,28 gpf toilets. [Dual flush toilets are currently in the US. \(They are even installed in my neighborhood at the new Atwood Center.\) I will share this comment with Tom Heikkinen for his opinion.](#)

6) While I'm on the subject of Israel, I thought I might mention, in the context of sub-section iii on low impact landscaping, that Israel also relies on the drip-irrigation method, which might be another option worth considering. The hoses themselves are often exposed and vulnerable to pedestrians, but in flower beds they might be safe. Again, if we really want to conserve water, the drip-irrigation method has been very efficient and successful. [There are generic references to "other practices" so a specific enumeration may not be needed. However, this could be added if the committee felt strongly about it.](#)

7) I'm wondering if it's reasonable to ask the design team to consider transportation issues in section M on police protection. I'm talking about having bikes be part of the police fleet, as we have in downtown Madison. I'm trying to think outside the box, or beyond the grid, so cut me a little slack on this if you think the idea is goofy. [If the plan area has the density and layout that makes bike patrols practical, then they could be considered by MPD. Given the number of ways the City currently provides energy-efficient](#)

services and the multitude of ways it will or could in the future, I don't see the need for a specific enumeration. The list would become ungainly.

8) While I'm on the subject of bicycles, the design team might want to consider adding bicycle paths in Part IV, Section B, on incentives. Madisonians love their bike paths, and more and more of them are using them to get to the work. I envision traffic jams on the Southwest Trail in the near future.

I am not clear on what this particular suggestion is.

9) Table 7 on page 66 has a line devoted to recognition programs. Builders and developers are left out of the program. Why? Everybody responds to praise and likes awards, right? Heck, they might even want to include a recognition program for rain gardeners (mentioned in Table 9), celebrating their work like the parade of homes.

This citation refers to the role and responsibility of the City, nonprofits, utilities and others to establish recognition programs. That is, not to be recognized but to do the recognizing.

10) Section 10 of Part IV talks about parks and open spaces. I realize our committee has not been asked to change anything, only give suggestions about implementation, but I find Section 10 a bit thin. Beyond the areas mentioned for protection, I would think that a conscious effort to maintain as much green space as possible would be consistent with the plan's philosophy. I don't know if developers, or the city, would support this, but I say I pick paradise over parking lots whenever possible.

Please describe how the acreage and access to parkland in the development area compares to the citywide average, recent neighborhood developments, or some other meaningful comparative geography.

That's it. I hope at least some of these suggestions are helpful, rather than merely naive or picky.

Best,
Marc K.