

## **Comments on draft Hoyt Park Area Joint Neighborhood Plan for Madison Sustainability Committee by Lance Green, committee member 7/9/13**

### GENERAL

I am very impressed by the many ways this plan has incorporated sustainability, both in community process and design concepts. It is apparent throughout the plan that their “sustainability sub-committee” has strongly influenced the plan’s vision and goals, placing special emphasis on pedestrian/bicycle/bus transportation modes, urban forestry/parks, stormwater management and energy conservation. Specific goals and actions often reflect those found in the Madison Sustainability Plan (MSP).

In addition, I especially appreciate the “ Sustainability Considerations for Home Improvement Projects” flyer produced by their Sustainability Workgroup in association with this neighborhood plan – it will serve to help homeowners city-wide as they work to create sustainable households.

### Transportation Modes

The Hoyt Plan encourages continued development of a diverse multi-modal transportation environment, promoting pedestrian, bicycle and mass transit infrastructure; and use of arterial streets to carry heavy traffic.

Section 7 includes a long list of recommendations to expand and link bike/ped facilities, with specific supporting actions for many paths and streets, along with sensitivity to conflicts with on-street parking, trees, and stormwater needs when considering future improvements (p.60-66).

Section 9, Infrastructure, contains a list of specific recommendations for street resurfacing/reconstruction that preserves trees, incorporates stormwater controls and traffic calming, updates sidewalks, and improves bicycle accommodations

A north-south bus route along Midvale Boulevard is recommended (p. 79).

### Stormwater Management

The Hoyt Plan specifically promotes on-site and shared stormwater management systems, consistent with MSP’s goals 3. Improve surface water quality and 4. Improve storm water management.

- Discourages large scale surface parking for future redevelopments,
- Requests improved infiltration techniques for Hoyt Park and Owen Parkway (p.68 and 79),
- Offers concepts for South Owen Drive to improve stormwater management, tree preservation, bicycling and traffic calming.

Although recommendations for parking facilities suggest they should be designed to reduce impervious surfaces (p.18), the Plan does not contain specific recommendations for pervious pavement on parking lots or increased bio-retention. The Plan does call for pervious pavement on all or a portion of Owen Parkway (p.79).

The plan generally promotes creation of rain gardens on public and private properties (p.7 and 75) and to capture street runoff (p.60, 74 and 117), but doesn’t go much further with other options for water control of purification (e.g., bio-swales, stormwater filters, more permeable surfaces).

### Urban Forest/Nature/Gardens

The Hoyt Plan recognizes the importance of existing mature trees and parkland forests and promotes their preservation (e.g., when subdividing lots, p. 55 and when replacing trees, p.56; generally throughout, p.72)

The Plan encourages establishing a migrating bird sanctuary project behind Hoyt School (p.70) and possible community gardens at Lucia Crest Park (p.72).

### Energy Conservation/Renewables

Section 2, Vision, calls for development of buildings that “Incorporate state of the art building systems and components to maximize energy efficiency, produce and use renewable energy where feasible” (p.8) but does not mention standards such as LEED, Energy Star or Zero Net Energy.

The Plan notes preservation of mature trees as a mode for conserving energy in several locations.

The Residential Design Guidelines call for houses that avoid excessive shadowing/disruption of solar access on neighboring properties (p. 57).

### **Comments on draft Hoyt Park Area Joint Neighborhood Plan for Madison Sustainability Committee by Sam Breidenbach, committee member 7/9/13**

1. It is good that they mention coordinating their efforts with our committee on page 18
2. Add bullet point on page 54 to include “sustainable and energy efficient design principles for lot and home”
3. Basically, one could pick at tiny details here and there but All in all, this is a VERY comprehensive plan that embodies sustainability at its core. It should be applauded as a model for other neighborhoods throughout the city! Great Work!

### **Comments on draft Hoyt Park Area Joint Neighborhood Plan for Madison Sustainability Committee by Hans Hinke, committee member 7/8/13**

1) For redevelopment visions in commercial areas, mainly West and East Midvale, University Ave., and Mineral Point/Speedway neighborhood commercial focus area, consider adding text to the neighborhood plan requesting performance zoning to provide community benefits in objective and measureable exchange for development bonus's to the cities Euclidean zoning code. The neighborhood would like to restrict development height in these areas and as such has a tool or carrot to be used to obtain neighborhood improvements from developers seeking higher buildings. For example, consider a base zoning restriction height of 2 stories for these districts, and give bonus options similar to below that developers can execute for one extra story each, up to a total of 5 stories:

- 10 gigawatt hours annual energy or equivalent renewable on site energy generation system per 1000 square feet of building footprint, this could included electrical or thermal energy.

- 10 tones of installed geothermal well capacity available to the community per 1000 square feet of building footprint, this could be tied for example to HVAC system of low income housing.
- installation of retention and infiltration of reuse of site storm water, equivalent to 5 year, 24 hr storm on impervious development surfaces.
- payment of \$100k per 1000 square feet of building footprint to city earmarked for community benefit such as pedestrian under or overpass of University Ave, or off site in community storm water source treatment facilities.
- creation of public space on development premises, could include park or lobby space, must be greater than 1000 square ft, can be on top of parking, such as green roof park.

2) Further develop connections between neighborhoods, consider ADA compliant under or overpasses at key pedestrian and bike crossings of University Ave. at (Ridge St., Shorewood blvd, and Midvale)

3) Add neighborhood plan connection with Yahara watershed clean lakes plan and identify the role and actions of the neighborhood in the watershed. The first obvious connection is the storm water discharge of the neighborhood into Lake Mendota through the Willow Creek outfall. This neighborhood's impervious development contributed to the need for the city to install the multimillion dollar 96-inch diameter concrete tunnel being installed this summer under Campus Drive. Poor neighborhood storm water quality contributes annually to the acute toxicity spike in salt content of winter flow Willow Creek, in addition to the, leaves, sticks, soil and other run off accumulating in the swampy islands comprising the Willow Creek "delta" in Lake Mendota. The neighborhood plan should further support storm water management to comply with or exceed near future EPA storm water rules being promulgated to regulate discharge quantity and quality. The plan should identify focus development areas and methods compatible with the community's vision which would be used by the City and Metropolitan Sewerage district to achieve current and future Total maximum Daily Load (e.g. Rock River TDML) restraints placed on local surface water bodies.