

URBAN DESIGN COMMISSION MEETING - August 17, 2011

Spring Harbor Neighborhood Association (SHNA) development review committee requests referral of University Crossing development proposal to later meeting.

(Please note basis for this action transmitted earlier as SHNA Board motion of August 9, 2011)

Justification:

While the Spring Harbor Neighborhood Association Board supports development of the Erdman parcel, the University Crossing proposal as currently presented by The Lenhart Company lacks adequate detail, and in some areas, fails to address critical problems where SHNA desires design changes and further review.

University Crossing is located in a prime urban environment centered around Spring Harbor (valuable boating, beach, and fish habitat), within a wellhead protection area positioned over a fragile aquifer, and surrounded by a high quality established neighborhood. Protecting the quality of this environment, water supply, and neighborhood places a heavier burden on the developer and the city to provide structures and practices that can assure the sustainability of this development and this environment for 50 years and beyond.

Reasons for referral:

1) High levels of stormwater capture and runoff controls have not been provided. There is lack of provisions for terraced landscapes, vegetated slopes to slow runoff and filter sediments, and placement of strategic green areas. Questions remain regarding the sizing of the bio-filtration basin in proportion size of the land area that is drained.

2) In view of the fact that this project is located within a wellhead protection area and subject to high erosion and runoff, demolition and construction plans as presented, fail to specify siltation basin placement and maintenance, erosion-prevention landscaping of open ground, and provision for contaminated soil and ground water monitoring during demolition and construction (this later provision under negotiation with Water Utility).

3) Intersection traffic models connecting University Crossing with University Ave have not been delivered. This leaves open many questions about frontage design, setback, building access, bus stops, and pedestrian crossings. Spring Harbor Neighborhood Association requests an opportunity to review and discuss these plans before approval is given.

Further areas of design interest including building height, noise reflection, and viewsheds are under discussion.

UDL Handout 8-17-11 No. 4