



Spring Harbor Neighborhood Association

September 19, 2011

TO: Madison Plan Commission
Subject: University Crossing development proposal

Chair and members,

The Spring Harbor Neighborhood Association (SHNA) is pleased to see the former Erdman property being planned for development. SHNA has played an active role in collaborating with Krupp Construction, city staff, alders, and adjoining neighborhoods to make University Crossing a high quality, neighborhood-friendly development. SHNA is very appreciative of the active listening and thoughtful responses from Krupp Construction. The association's position paper submitted to the commission on September 16, 2011 is the respectful consideration and deliberation of detailed technical discussions and public meetings beginning more than a year and a half ago. Substantial progress has been made in addressing SHNA's concerns about stormwater management and runoff, structures and demolition, and landscaping, greenspaces, and connections but there are issues in our position statement that we are still concerned about and they are highlighted below.

University Crossing presents special environmental challenges because of its proximity to Spring Harbor, Lake Mendota, many springs, city well #14, and University Avenue. This special juxtaposition of critical water resources requires stormwater management techniques above the City minimum requirements. We are appreciative of support from the Madison Water Utility in calling for monitoring soils and ground water allowing the infiltration of roofwater outside of the 400' protected zone.

Krupp deserves credit for design changes to stormwater management by including grit chambers, bio-filtration swales in parking lots, and surface infiltration of roofwater. SHNA is still concerned that the planned biofiltration basin is too small to adequately filter and slow runoff from streets and parking lots. We ask the commission to increase the size of the biofiltration/retention devices to handle 80% of the street and parking runoff and avoid piping dirty water directly to Spring Harbor storm sewer. Putting rooftops on parking structures so that the clean water can be infiltrated on site also would help, and SHNA will address this issue again when parking structures come up for SIP approval.

Erosion and sediment controls under current staff recommendations for 7.5 tons/acre soil loss. The standard would allow 108 tons/yr into Spring Harbor. We see this as being excessively permissive and a soil loss well in excess of what is cheaply and easily managed with BMPs. One example would be a lost-cost sediment catch basin. We ask the commission to lower the allowable soil loss to 1.0 ton/acre.

Concerning structures and demolition, SHNA requests a maximum of 4 stories be established, including the hotel. This is to alleviate numerous concerns for multiple angles of the viewshed and to keep the residential feel. We will attempt to address this and other structural concerns in individual SIPs. However, we request that mature trees and vegetation along edges of the property be preserved and only removed as needed for subsequent phases.

Concerning the traffic plan, we have not had sufficient time to digest the results.

After careful review, the Spring Harbor Neighborhood Association recommends Plan Commission approval of the University Crossing PUD-GDP and initial SIP along with the conditions of approval contained in the Staff Report, and the conditions expressed in this letter.

Respectfully,

Spring Harbor Neighborhood Association Board
University Crossing Development Review Committee