

Memorandum - October 5, 2011

To: Chair and Members, Madison Urban Design Commission

From: Spring Harbor Neighborhood Association Board: University Crossing Development Review Committee

Subj: University Crossing SIP design approval

The Spring Harbor Neighborhood Association (SHNA) Board on September 19, 2011 recommended approval of University Crossing PUD-GDP and initial SIP with continuing reservations about stormwater management, erosion controls, traffic impacts, and several design concerns.

The purpose of this memorandum is to seek clarification regarding design and construction decisions that have been recommended or accepted at earlier stages in the development process.

1. The developer reports (Plan Commission addendum, 9-19-11) that **acoustic treatments** will be applied to the clinic building facing University Ave, and that they will include “varied architectural materials and surfaces.” It would be helpful to know more about those materials and surfaces and their sound buffering effectiveness.
2. According to city traffic engineering (9-15-11), the developer “will need to provide a **ped-bike master plan**.” What is the status of that plan, and does it address UDC’s call for “pedestrian connections to the west?”
3. The developer offers “**pocket parks and linear parks**” within the development. How large and extensive will they be? How will they be designed to make them “park-like?”
4. UDC recommended (8-17-11) “**the use of green roofs**” when the applicant returns for SIP approval. The developer also offered “possible roof water collection and reuse.” What final roof treatments have been chosen and what portion of the roof will receive these enhancements?
5. Stormwater management remains a continuing concern in the Spring Harbor neighborhood. UDC (8-17-11) called for attention to the “**adequacy of on-site stormwater management facilities**” and for considering “**expanded on-site detention**”. The developer offered to add “bio-filtration swales” and “deep rooted native grasses in parking areas” (Plan Commission addendum, 9-19-11). How extensive will these swales be, and will they accommodate total parking lot runoff? Adequate parking lot swales would allow the permanent bio-filtration basin to be reserved mainly for the large volume of interior street runoff.

Concluding comment: Work with University Crossing has helped us all to appreciate the importance of incorporating modern stormwater management into urban development planning. Increasing the quality of the development and benefits to the environment justify making stormwater a major category for planning attention in all future developments.

Submitted by: Herman Felstehausen, chair
University Crossing development review committee

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