

From: Jim Powell (Midwest Environmental Justice Organization) <jimpowell@mejo.us>
Sent: Monday, July 20, 2020 9:02 PM
To: Abbas, Syed
Subject: Please ensure that all late arriving docs/comments are added to CC agenda re: OMSAP

Syed - this may prove impossible but can you ask staff to add any new comments or documents to the council agenda (amended agenda?) that come in up through Tuesday afternoon pertaining to OM SAP? I'm concerned that important information that alders may be receiving won't be shared with the public. Thank you. JIM

From: Nicole Solheim <nicole.solheim@gmail.com>
Sent: Monday, July 20, 2020 8:03:09 PM
To: Stouder, Heather; McAuliffe, Daniel
Subject: Support for Oscar Mayer Special Area Plan

Hi Heather and Dan,

Can you share my email below with Council in your next public comment email and legistar posting? Apologies for being late - thank you! -Nicole

Hello,

As a City of Madison resident and Plan Commission member, I am writing you in support of the Oscar Mayer Special Area Plan as currently drafted and approved by the Plan Commission, Transportation Planning and Policy Board, and Board of Parks Commissioners.

The Plan Commission recently reviewed the OM SAP at our June 29th meeting. At the same meeting, staff presented the annual Comprehensive Plan Progress update, and I was reminded again of the future we are planning for - 70,000 residents/40,000 households by 2040. It is critical that we plan carefully for growth and density in transportation corridors to prevent greenfield sprawl and ensure an adequate supply of affordable housing. The OM site is uniquely positioned to support that infill growth.

The proposed park/greenspace area has already been expanded in response to feedback. There are clearly environmental conditions at the site, as is often the case with infill development - redevelopment of the property will place that cost on private developers, rather than the City. I believe this plan balances the need for both open space preservation and density at a TOD site, and I encourage you to approve it as recommended by staff and multiple committees.

Thank you for your time,
-Nicole Solheim

From: Candi Diaz <diazcandi@gmail.com>

Sent: Friday, July 17, 2020 7:11:57 PM

To: All Alders

Cc: Stouder, Heather

Subject: SOS! Hartmeyer property is going down with your vote on the 21st or NOT?



Opportunity is knocking. ALL 30 NOW!

This is WORTH saving! Let's be smart and do this right Madison! These oak trees alone are sequestering carbon and have been here 200+ years. These will be chopped down if this current OMSAP gets voted in. Please read on:

Greetings!

Thank you for your work on the council and for taking time to listen to us next week! I am so excited about this wonderful opportunity to see the plans that the city has been working so hard on since 2009–

spring off the paper and into action! We have so much opportunity to get things right Madison and work with our environment and not against it.

My name is Candace Diaz and I am a Sherman neighborhood resident. I live 1000 feet from the Hartmeyer property. I would like to speak to the opportunities to build environmental and social justice for the kids in this neighborhood now and into the future with the new housing developments on the Oscar Mayer property.

Kids here in my neighborhood play and ride their bikes in the streets. There are no parks in this neighborhood that parents will allow their younger kids to go to on their bikes. Most parents won't allow their kids to cross Packers Highway and the nearest "park" if you can call it that is Demetral. Which is really just a dog park and a stretch of mowed grass. Most kids here can't ride their bikes all the way to Warner park. Cherokee marsh is a great area, but a sustainable park should be somewhere the residents can walk or bike too.

Keeping all 30 acres of the Hartmeyer property as a nature area and legacy park (and perhaps an urban ecology center!) will transform this area for these **kids**, the **new kids** and older adults as well. They will have access to open green space to play in, ride their bikes in and to learn about the natural world right here in their community! By giving kids access to nature we are allowing them the opportunities that other kids get on a daily basis in the **nicer neighborhoods**.

Kids of all races live here. They should be given the same opportunities for open green space and environmental education as kids in the wealthier neighborhoods. This is our chance!

The pandemic has proven to us the importance of green space especially in dense urban settings. People are getting outside now more than ever and it is a very important component of physical and mental health to have somewhere to escape the daily stresses of life.

If there are to be over 475 housing units, or as city planner Dan Mcauliffe so eloquently stated at the Parks commission meeting a few months ago "dwellings not storage boxes", on this property - how healthy will that be for anyone without adequate access to open green space? Not to mention the toxic waste that is under this area and the potential for horrible consequences for those living in these new "dwellings". Now is the time – what are we waiting for. Are the city's plans just words on paper? This is a legacy moment.

The city has taken a lot of time preparing and planning for a more just and green future. Since 2009 thousands of people have participated in the community planning process. Almost all agreed that green space is a must have for its residents. It's time to put into action all the words and ideas that are in these plans. It's time to please amend the Oscar Mayer Special Area Plan to include this 30 acre natural area.

Thank you for your time and let's make the most of this historic opportunity to get things right!

Candace Diaz
Sherman Neighborhood

From: betsy doherty <betsy_doherty@hotmail.com>
Sent: Monday, July 20, 2020 6:41 AM
To: All Alders <allalders@cityofmadison.com>
Cc: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Preserve Hartmeyer Natural Area in the OMSAP

Dear Madison Alders and City Planning Decision Makers,

I am a Madison native, raised in district 12 and currently living in district 18, writing to request that all 30 acres of the Hartmeyer natural area and wetland be preserved in the Oscar Mayer Special Area Plan.

This preservation speaks to the stewardship that Madison and its residents owe the land and future generations.

I believe that most Madison residents would agree, especially after learning more about the site's history and the hazardous industrial waste deposited there.

Preserving green space would show our children that we value their physical and mental health, encourage their engagement with and respect for the natural world, and seek to improve the quality of life for all community members. Current and future residents deserve this.

Sincerely,
Betsy Doherty
District 18

From: Beth <sluysb@aol.com>
Sent: Friday, July 17, 2020 5:57:30 PM
To: chetherm@hotmail.com <chetherm@hotmail.com>
Subject: Re: Save ALL 30 acres please.

Beautiful Chet. Thank you. There has been some nasty things happening....ugly email from Eric Sundquist, being trolled on a public meeting hosted by the Lt Governor.....

Big article coming out in Sunday's WSJ all about OM and Hartmeyer.

Blessed be, let it be a good one.

The entire process is flawed.

We carry on.

Beth

-----Original Message-----

From: chet hermansen <chetherm@hotmail.com>

To: allalders@cityofmadison.com <allalders@cityofmadison.com>; hstrouder@cityofmadison.com <hstrouder@cityofmadison.com>

Sent: Fri, Jul 17, 2020 2:47 pm

Subject: Save ALL 30 acres please.

Hello. I am asking all our Alders to consider their abilities to make decisions within your Families. Madison is part of your family and you have the responsibility to keep us and it all safe from mistakes and bad consequences. When you make the wrong one in your immediate Family you can change it in a heartbeat. Usually without consequences. Sometimes there are and they are severe consequences. You can't go back!

In the case of the Hartmeyer 30 acres the decision will form a right or a wrong forever. For what? Tax Money? You won't be able to change it and the wrong decision will have many BAD consequences. We will be destroying a gift of Mother Nature's Bounty. FOREVER?

Please consider that you are making a decision for all the people who love nature. Nature not just in northern Wisconsin or Yellowstone National Park. It's here right outside our doors.

Please, again, make the right decision for not just you but for all the people coming to live in Madison for the next 100 years.

I know how I would vote. SAVE ALL 30 ACRES. God bless you and your decision.
Chet Hermansen. SNA member.

From: briannajanewilliams <briannajanewilliams@gmail.com>
Sent: Thursday, July 02, 2020 8:23 AM
To: All Alders <allalders@cityofmadison.com>; Planning <planning@cityofmadison.com>
Subject: Oscar Meyer Plan

Hello,

I recently learned about the decision making happening around the Hartmeyer land and the larger Oscar Meyer parcel. I read that due to the proximity to Warner Park and Demetral, there was not a need for more parkland on the northeast side of Madison.

I strongly disagree and think if possibilities were presented, residents would be in favor of such a move. Warner Park and Demetral are basically large fields. There is little to do except walk and they aren't walkable from the adjacent Sherman neighborhood. In fact, there are almost no walkable parks in the Sherman neighborhood - Sherman school may be the only one.

Let's look at what there is for entertainment, especially affordable, on the North East side. Really, nothing. No pool, no splash park, no new playgrounds, no picnic areas, and very few basketball courts. All parkland is not created equal. Compare Warner and Demetral to other large parks in Madison: Rennebohm, Elver, Brittingham, Vilas. Those parks are thriving community hubs. This parcel could offer that as well.

I imagine a park with a splash pad, large new playground with ample seating, a picnic shelter to affordably host parties, outdoor workout equipment, and basketball courts. This serves a totally different demographic than a nature preserve alone. As someone who grew up nearby and moved back, I can tell you this community needs FREE entertainment and leisure options. This would be walkable from Sherman, Eken Park, and Emerson East - areas with many young families.

We don't want specialty shops and another factory (which is meaningless in the discussion of jobs for nearby residents unless there are entry level jobs and a commitment to hire directly from the community). We want something other Madison neighborhoods have: small shops that all walks of life need (pharmacy, hardware store, small or specialty grocery, bakery - like the old Northgate and Sherman plaza offered) and parks to make memories, host birthdays, and give kids and parents alike a break from the daily grind. The north east side now requires you to drive for grocery, for leisure, for everything.

While I agree this site is perfect for adding dense, affordable housing, if that and a warehouse is all there is, the problems of the northside will continue. The isolation, complete lack of walkability, lack of neighborhood shops and resources, and lack of entertainment. This disjointedness and lack of a neighborhood feel directly contributes to the area's unemployment and crime. Build all of that housing AND the amenities that future and current residents deserve.

In short, build dense affordable housing, bring nonindustrial jobs (those should remain in the many east side industrial areas devoid of residential housing) with a commitment to hire hyper-locals, build a park generation's to come will thank you for, and encourage small business development that the average resident needs and wants.

Thank you for all you do in service for our residents,

Brianna Williams

From: Candi Diaz <diazcandi@gmail.com>
Sent: Tuesday, June 30, 2020 9:40 AM
To: Planning <planning@cityofmadison.com>
Subject: thanks for more of the same..

The city of Madison slogan should be "WE look GOOD on PAPER!" but don't expect that we ever really do what we say we will on these plans! The story of Madison for the last 20 years.

All words and no action. Caving to political interest and big developers. Very disappointing and it was surely apparent that none of you read any of the public comments. I will try to reach out to each of you individually if you even bother to read this.

Thank you all too for your thoughtful and comprehensive consideration of preserving all 30 acres of the Hartmeyer property as a legacy **park** and natural area for the community here on the north side.

It would appear that politics wins again over community voices but so it goes. Having vision takes **courage, creativity and dedication** and that may be something we aren't ready for here.

Onward towards the future of more development, concrete, traffic and congestion.

I still don't understand how cramming a bunch of housing in this area and having no room to breathe the air or places to escape the noise can be good for anyone. Not to mention on a toxic waste dump?

Didn't this model fail miserably in the 60's with those great plans to help people of color in the big cities?

But as Dan says, these units won't be "storage" units.

Candace Diaz
Sherman Neighborhood Resident
Community member who : "Never got the "Survey"

From: Paul Boutwell <pboutwell@benedictinewomen.org>
Sent: Tuesday, June 30, 2020 9:08 AM
To: Planning <planning@cityofmadison.com>
Subject: Hartmeyer Natural Area

Preserve 30 acres of this site for future generations, when it is lost it's forever. Areas like this improve the quality of life and make our community a great place to live. Improve the health and wellbeing of people who use this area for exercise and share in educational opportunities toward the preservation and care of natural areas.

Sincerely,

Paul Boutwell

--

Paul Boutwell, *Groundskeeper*

Holy Wisdom Monastery
4200 County Road M
Middleton, WI 53562

office: (608) 836-1631 x154

cell: (608) 225-2073

fax: (608) 836-5586

www.benedictinewomen.org

From: Diane Morris <dianem2014@live.com>

Sent: Monday, June 29, 2020 7:31 PM

To: Planning <planning@cityofmadison.com>

Subject: wetlands are important for Madison

Hi:

I am a resident in the Eken Park neighborhood.

Right now Madison has a unique window to make a choice that will serve Madison into the future.

By preserving the wetlands near the Old Oscar Meyer complex, Madison will be enriched in these ways:

1. Our unique natural history will be preserved
2. Madisonians will have additional natural recreation areas to heal the spirit and to be connected with natural beauty.
3. Madison will encompass a more diverse landscape, one which will provide educational, healing and recreational opportunities for its citizens

In this era of diminishing natural areas, it is vital that we preserve this natural area.

Please save all 30 acres of the wetland near the old Oscar Meyer!

Diane Morris
2426 Myrtle St

From: Tom Boswell <tomboswell2002@yahoo.com>

Sent: Monday, June 29, 2020 6:56 PM

To: Planning <planning@cityofmadison.com>; All Alders <allalders@cityofmadison.com>

Subject: Hartmeyer Natural Area and Oscar Meyer Special Area Plan

Dear Alders, City Plan Commission & City Planning Department,

I oppose that part of the OMSAP proposal relating to the Hartmeyer Natural Area. Please save all 30 acres of wetland and upland habitat for the enjoyment of all the residents of the north side and those who will reside there after redevelopment.

Please add the proposed new affordable housing in the surrounding area, not in the wetland.

Sincerely,

Tom Boswell
1942 Sachtjen Street
Madison, WI 54704

From: Dave Fallow <dfallow@yahoo.com>
Sent: Monday, June 29, 2020 6:21 PM
To: Planning <planning@cityofmadison.com>
Subject: Hartmeyer Wilderness Area

I urge preservation of all 30 acres, not the measly amount proposed by the OSMAP.

Dave Fallow
102 Leon Street
Madison WI 53714

From: Michael Basford <mabasford@charter.net>
Sent: Monday, June 29, 2020 5:36 PM
To: Planning <planning@cityofmadison.com>
Subject: Legistar #59745

Good afternoon,

I have lived in the Sherman Neighborhood at my address, 5 blocks from the Oscar Mayer Plan area, since 2004. I am writing to support approval of the special area plan for the following reasons:

- The Dane County Housing Needs Assessment: 2019 Update report (<https://danehousing.countyofdane.com/documents/assessmentReport/2019/Dane-County-Housing-Needs-Assessment-2019.pdf>) states there exists a gap in excess of 10,000 affordable housing units in Dane County. At full buildout, this plan will encourage development that can make a significant difference in closing that gap.
- This neighborhood has a lack of safe transportation options. The improvements to the bicycling infrastructure and possibilities of better connectivity through BRT and the multi-modal transportation facility are opportunities to better serve Madison's Northside.

I understand there are concerns regarding preservation of the wetlands on the Hartmeyer property and of the proposed Coolidge Street connection to Packers Avenue. I hope these concerns can be mitigated as much as possible but, overall, believe this plan is a bold step forward for the community and as a whole I support it and hope the Plan Commission does tonight.

Thank you very much for the work you do.

Sincerely,

Michael Basford
1917 Schlimgen Ave.
Madison, WI 53704

From: ptoleary@chorus.net <ptoleary@chorus.net>
Sent: Monday, June 29, 2020 5:26 PM
To: Planning <planning@cityofmadison.com>
Subject: Item 3 Plan Comm meeting 06/29/2020

This is concerning item 3 on tonight's Plan Commission meeting.

I oppose any plan that removes or reduces the remaining wetland near the former Oscar Mayer plant.

Regards,

--

Paul T. O'Leary
Madison WI USA

From: Susan Millar <sbmillar@gmail.com>
Sent: Monday, June 29, 2020 5:18 PM
To: Planning <planning@cityofmadison.com>
Subject: In support of Agenda Item #3, Oscar Mayer Plan

Susan Millar Comment on Oscar Mayer Plan

I strongly support the basic elements of the Planning Department's Oscar Mayer Special Area Plan.

I compliment the Planning Department on how they developed this plan. Among many other things, they:

- Gathered extensive input from hundreds of diverse members of our community,
- Obtained estimates of anticipated population increase in the Madison area,
- Reviewed research on the costs to our climate of urban sprawl, and
- Studied and learned from the successful work of other cities that have successfully established integrated mixed-use urban neighborhoods.

I am glad the City agreed with Alder Abbas's request to increase the size of the wetland park to 13.5 acres; I support this because green space is good for people, wildlife and our environment, yet this level of park expansion does not reduce the number of low- and middle-income housing units that the City plans to build in this area.

The population of Madison *will* grow in the next decades, and our climate *already is* being harmed by the effects of sprawl (among many other factors). We must do everything we can to limit sprawl. The high-density housing in the City's plan helps to do this - it both reduces urban sprawl and provides much needed lower and mid-level income housing.

All this said, I have one request of the Planning Department, which is that they design for more pocket parks and community garden areas, which will provide residents with valuable green space without reducing the planned housing.

--

I was born when CO2 PPM was 310.5.
When my youngest grandchild was born, PPM was 393.1.
At current rates, when he is 20, PPM will be 423.

See the attached data file from

NASA: <https://data.giss.nasa.gov/modelforce/ghgases/fig1A.ext.txt>

From: Rhonda Kisting <rmkisting@yahoo.com>
Sent: Monday, June 29, 2020 5:18 PM
To: Planning <planning@cityofmadison.com>
Cc: Rhonda M Kisting <rmkisting@yahoo.com>
Subject: OM 30 acres

Good Evening,

Please save a 30 acres of the Hartmeyer land. So much building is going on, it's nice to see Green space.

I oppose Oscar Mayer current proposal and I'm asking you to keep all 30 acres. I love the walking paths and greenery. When I was pregnant and broke, I took the bus often and walked by Hartmeyer and Oscar Mayers . It was a great short cut to Social Services, MARC, and to my house on Commercial and Northlawn.

Many parents of my high school classmates n Westport & Waunakee worked at OM.

My Grandma worked in the Laundry at Mendota and lived on Williamson St when the train still ran back there.

I have walked in the field by Hartmeyer many times and I love it. It allows me to take a breath and feel refreshed, even when I'm in a hurry. Please consider my opinion.

Thank you.

Sincerely,

Rhknda M Kisting

From: Justin Dobson <dobsonpropertymanagement@gmail.com>

Sent: Monday, June 29, 2020 4:30 PM

To: Planning <planning@cityofmadison.com>; All Alders <allalders@cityofmadison.com>

Subject: OMSAP Plan

Dear Alders and Planning Staff,

By and large I support the city's current version of the OMSAP. The main objection I have is the bus barn. It just doesn't fit with the plan at all. It's just going to be a dead zone. There's a lot of differing opinions on what should go there but everyone in the neighborhood wants to avoid dead space and is against the bus barn.

The connection at Coolidge is a great start at slowing Packers Ave down. Hopefully it will just be one of more connections and stop lights that slows Packers down from a highway to a street. That street is a complete disaster from a land use planning perspective. The north side is divided off from the rest of the city by the big dead space of OM and the border wall of Packers Ave. No one wants to cross that street. It pretty much operates as a physical barrier to the neighborhood.

The roundabouts proposes need to be pedestrian friendly. I'm all for roundabouts as a drive but they one thing they do not seem to do well on is pedestrian crossing. There's a bike path on the other side of Packers and it would be a shame if less people had access to it because of a roundabout that ironically slows traffic but still keeps it moving very efficiently - the latter part being the non pedestrian aspect.

The other aspect that seems to have people's blood up is Hartmeyer. If that is expanded to 31 acres the lost housing and businesses need to be made up for in the built area of the plan. This means more density on the footprint that remains. The lost housing and business space increases the cost of existing housing stock placing a permanent tax on the current people who do not own and future generations that will come into the housing/business market. Also, if we expand it beyond the 14 acres it needs to be a space that people can actually interact with. Green space is great but it's most effective in the urban environment when people can actually use it.

Overall the plan is much better than expected. The huge exception is the bus barn. Connecting Coolidge is unpopular but it's necessary to connect the island that is the north side. Keeping Hartmeyer smaller is also unpopular but permanently eliminating 100's of housing units and space for economic activity is worse. Maybe if we got rid of the bus barn we could put the lost housing units there and have 31 acres of wetland?

Justin

Letter to City of Madison Plan Commission
6/29/2020

Subject: Amendments to Oscar Mayer Special Area Plan prior to Adoption:

- Preservation of entire Hartmeyer Property (30 acres) and Wetland Total Acreage Determination Map
- Modifying Coolidge Intersection to a 3 way intersection (same example as Monroe and Leonard Street)
- Relocation of Roth Street, Canadian Pacific Railroad Crossing

I have enjoyed a half century experience of life in the area represented by Oscar Mayer Special Area Plan, (OMSAP) the City of Madison as whole, and Dane and Sauk Counties. I am a 34 year, transportation civil engineering career professional for a business that has a 150 year long history with the Federal Government, State of Wisconsin, and the City of Madison. My office and our business, neighbors the Hartmeyer property and I have direct involvement in wetland preservation, storm water mitigation, railroad and highway infrastructure construction, maintenance, and planning, within this City, the State of Wisconsin as well as the multistate area. I have been involved with the Oscar Mayer planning process, since early 2017, as a member of the Oscar Group, then the Oscar Mayer Strategic Assessment Committee, (OMSAC) process, and have attended almost every public meeting involving the OMSAP process, including the City of Madison Plan Commission meetings involving your referral of the matter to the City of Madison Common Council. It has been a revealing process. A process that I am sure has been represented to you as a professional, in depth study of the multi-faceted issues, and inclusive and representative of the needs and based on intense input and concerns of constituents, also known as the citizens, people or the tax paying base of this community. Sadly in actual practice I am witness to the fact that this has not been the experience.

Subjects presented to you via Planning Staff concerning the details of this planning process are many and varied, and a number of conclusions drawn and recommendations represented within the Plan are anecdotal and non-factual based. I am extremely concerned with facts have not sufficiently nor accurately been represented by City Staff regarding many subjects of this plan to this Plan Commission. You as a body tasked to act in the best interest of the community, that you represent is deserve the best and most accurate information with which to act, in the best interest of the community, which you represent.

To that end this letter to you is to represent fact based information regarding three subjects contained within the OMSAP Area Plan, Preservation of all 30 Acres of the Hartmeyer Property as a natural area, modification of the Coolidge Street Intersection, and Relocation of the Roth Street, Canadian Pacific Railroad Crossing.

Hartmeyer Property

I fully support preserving all 30 acres of the Hartmeyer property as a legacy natural area. The Hartmeyer Property represents more or less, 30 acres in aggregate area, which is approximately 7% of the OMSAP area acreage.

The opportunity to preserve the Hartmeyer Property as a natural area for both present and future generations as well as the ecology is a legacy action. Action which maintains the true spirit of inclusivity born in Madison in true collaboration with all constituents, stakeholders, past present and future, to make well founded decisions and a unified beneficial future path forward.

The Hartmeyer property represents a unique opportunity for preservation, and easy restoration of the last remaining remnant of a once vast wetland/upland ecosystem. This historic property, one where Native Americans lived and thrived, and interred their loved ones, (yes; contrary to City Staff, documents do exist at WSHS as well as the Ho Chunk Nation detailing Native American burial sites at Hartmeyer and Oscar Mayer) was part of the vast stretches of wetlands and uplands surrounding the Madison Lakes. It was a special place, where human and nature interaction coexisted in harmony.

Development forced out the Native Americans and wildlife, and development altered the neighboring landscape into an industrial metropolitan area, destroying much of the tangible identity of those that inhabited the land around the Madison Lakes before us, in the name of progress and economic growth.

But a remnant remains, the Hartmeyer Property, waiting for us to do the right thing. While the Hartmeyer Property is not currently pristine, wild and scenic natural area, it is fact that this land much closer to that status than any area surrounding it. The neighboring area was filled with garbage, polluted, turned over, built up, torn down, and paved over, eliminating and destroying all that was tangible to its past and those that called it home, human and wild alike.

The Hartmeyer property remained primarily a farm well into the 20th century, allowing it to retain significant features of its original landscape, such as: the low area in the northwest corner that has the same ground elevation as the surface of Lake Mendota, hence the ebb and flow of the wetland (aerial and landscape photos clearly show water presence in the 1940's 1950's 1960's to present) and the untouched upland area, centered along Roth Street where 200 and more year old white oak trees hold witness to the land before settlement. The fact is that the Hartmeyer property has had minimal disturbance and is easily restorable to a prime wetland-upland ecosystem natural area. Indeed some of this work has been accomplished already, copious variety of wildlife, flora and fauna have returned to this parcel as have Madison's residents to share and celebrate this natural space together. The Hartmeyer Property is the last vestige of an undeveloped natural area within this urban setting.

City Planning Staff has stated that they publicly that they possess little knowledge regarding wetlands, and has yielded very little effort in the pursuit of the facts regarding how much wetland acreage is truly involved concerning the Hartmeyer Property. As mentioned, Hartmeyer 30 Acre property represents just 7% of the OMSAP total acreage. Wetland delineation at Hartmeyer has accurately determined wetland resource area to be 7.12 acres, however this is not the total acreage of the area that will require protection under Federal and State of Wisconsin Regulation as well as County Ordinance.

It is important to understand that the immediate area outside the wetland delineation boundary per regulation, is required as a wetland intrusion boundary, which creates a buffer zone for the resource. In the case of Hartmeyer, the wetland intrusion boundary is the area encompassing 75 feet immediately outward of the wetland delineation boundary. Additionally, the area outside of the wetland intrusion boundary, known as the, adjacent wetland upland outfall protection boundary, has to be identified and protected as necessary to ensure water quality drainage into the wetland area is compliant in full protection of the resource.

What does all this mean concerning Hartmeyer? Simply, more acres will be required to protect the existing delineated 7.12 wetland acres identified, more accurately, 20.26 acres, at a minimum. Below you will find a drawing of these associated areas required in compliance with current regulation.

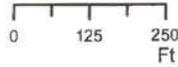
**Hartmeyer Property Wetland Protection Area
Minimum Protection Detail per Federal, State of Wisconsin & Dane County Regulations**

- PURPLE LINE DENOTES: WETLAND DELINEATION BOUNDARY (per Hartland Ecological Group Inc.) TOTAL AREA = 7.12 ACRES
- YELLOW LINE DENOTES:
WETLAND INTRUSION BOUNDARY per Federal Regulation 40 CFR 230 SECTION 404, WI Admin Code NR 103 & Dane Cnty Ord Chapter 11-11.03
(Disruption Disturbance Prohibited) TOTAL AREA = 6.91 ACRES
- ORANGE LINE/HATCHED AREA DENOTES:
MINIMUM ADJACENT WETLAND UPLAND PROTECTION BOUNDARY per Federal Regulation 40 CFR 230 SECTION 404, WI Admin Code NR 103 (Protection of Water Outfall Quality to Wetland Resource) TOTAL AREA = 6.23 ACRES

**Total Acreage Required to Provide Minimum Wetland Protection per Federal, State of Wisconsin & Dane County Regulations
= 20.26 ACRES**



- Study Area (29.57 ac)
- Culvert
- Stormsewer Inlet
- Field Delineated Wetlands (7.12 ac)
- Sample Points**
- Upland
- Wetland



Heartland
ECOLOGICAL GROUP INC

Figure 6. Field Delineated Wetlands
Hartmeyer Partnership Property
Project #20190255
T8N, R10E, S31
C Madison, Dane Co, WI

2018 NAIP
Date: Dane Co 12/9/2019

When all of these factors of wetland regulations are met, 20.26 acres, at a minimum, will require protective measures to fully comply with wetland regulations and protection of the resource at the Hartmeyer Property. To be clear, these 20.26 acres are the best determination currently available as survey data represented by United States Geological Survey maps was utilized concerning topography. To be fully compliant it will be necessary to perform a full site survey of the entire wetland intrusion boundary, and adjacent, wetland upland outfall protection boundary, to determine the exact area. It is almost certain, that, once the survey is completed, and the outfall area precisely determined, the total number of acres involved to comply fully with the protection of the Hartmeyer Wetland would increase, possibly as high as 23 to 25 acres. This would leave very little developable land remaining concerning the Hartmeyer Property. Based on the current data, only 9.74 acres of the Hartmeyer Property, or just 2 % of the OMSAP Plan total acreage may be available for some sort of development, and likely that acreage will decrease further. The footprint of the Hartmeyer wetland and associated protection zones will make it regulatorily impractical to construct the roadways through the parcel depicted in the plan.

In view of this knowledge, as well as the intense community support for this parcel as a natural area does it make sense to continue to push for inclusion of development of the Hartmeyer Property within the OMSAP Plan? Hardly, it is a waste of time and resources to pursue this when the conclusion is foregone, the Hartmeyer Property is primarily already a wetland ecosystem, and denial of this fact is a foolhardy pursuit and waste of resources to those that pursue to develop it, and especially those that fund it.

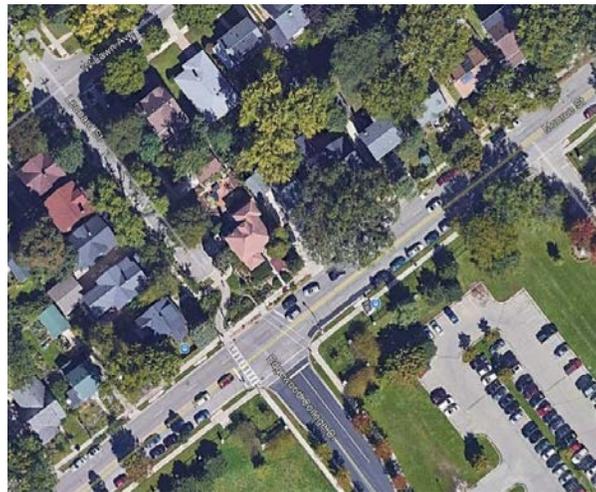
If this property is supported for development, by the City driven OMSAP it will be a travesty of injustice to our community, and a message that community constituents, and undeveloped natural areas have no voice, no representation, and no importance. Most importantly we discount the future in the name of growth and at any cost. Let me be absolutely clear, those as well as myself that support preserving the Hartmeyer Property also heavily support the need for growth and affordable equitable housing within the OMSAP and in the City of Madison as a whole. Indeed there are many opportunities that exist which could accommodate designs to offset housing planned for Hartmeyer.

Discussions have been made with Wisconsin Bureau of Aeronautics, as well as the Dane County Air Port manager regarding building height maximums within the OMSAP Planning area and have confirmed that building heights could be as high as the top of the smoke stack at Oscar. There are a myriad of possibilities, and with proper community communication and participation, all needs can be fully realized and fulfilled.

It is never smart planning nor growth to destroy natural resources in the name of growth, when there are alternatives. Once Hartmeyer is destroyed it is gone forever. Let's truly recognize those that lived, honored, and cared for this land before us, presenting us this unique opportunity, and pass this forward for future generations. Let's truly listen to the stakeholders and community and work collaboratively and ACT to save the all 30 Hartmeyer acres as a legacy natural area for everyone, to know and experience the joy and peace of this little piece of historic heaven, right in their community. Act to amend OMSAP, to include all 30 Hartmeyer acres as a natural area, and let's create an enduring legacy for the future that will benefit everyone.

Coolidge Street - Packers Avenue Intersection

City Staff has prepared recommendations before you regarding the modification of the intersection Coolidge Street and Packers Avenue to create a 4 way intersection at grade. We have heard testimony of Staff that this modification is warranted to slow traffic on Packers Avenue as a signalized intersection, restoration of a grid network of roadways through the neighborhood, only 5000 ADT expected on Coolidge, etc. etc. All with extreme negative pushback from the Eken Park Community that a 4 way intersection will degrade their neighborhood, traffic volumes will be untenable, and no valid reason to create an unwanted 4 way intersection at this location when a different design will accommodate the traffic calm desired on Packers as well as the access from Packers Avenue into the 910 Mayer site. City Planning Staff has consistently ignored community solution to this issue that would accomplish the goals for all desires. Below is an example of a 3 way intersection at Monroe Edgewood College Drive, pedestrian access from Leonard Street. This intersection made a world of difference of traffic and pedestrian interaction in the Monroe Street-Edgewood College area and affords neighbors the traffic calming nature they desired while providing a safe pedestrian crossing.



City Planning Staff refused this solution as a possibility at Coolidge Street and Packers Avenue, with no explanation, even while City Traffic and WisDOT support it as a very viable way to solve the situation. Please support community desire and concern and act to amend OMSAP, to include a 3 way intersection at Coolidge Street and Packers Avenue with pedestrian access into Eken Park it is a simple cost effective solution that will benefit all concerns.

Relocation of Roth Street, Canadian Pacific Railroad Crossing

City Planning Staff has repeatedly reinforced the desire to relocate Roth Street through the Hartmeyer Property to provide a grid network roadway across the 910 Mayer Property. To meet this apparent desire, the plan details Roth Street, Canadian Pacific Railroad (CP) grade crossing in a new position. When Staff was questioned if the owner of the railroad was consulted in this concern the answer was “no need to contact the Railroad, we will work with Wisconsin Commissioner of Railroads to force this to be done”. What a dreadful statement by City Planning, the entity that professed intense networking and with all businesses within OMSAP for inclusivity, needs, and an economic design.

Indeed the CP was never consulted during the OMSAP process in regard to Roth Street relocation or in any other capacity. If City Staff would have contacted CP, they would have the knowledge that due compliance with the Federal Railroad Administration Grade Crossing Reduction Act, CP would require the abandonment of two additional crossings (other than Roth) as well as all costs to be borne by the City. About 1 million dollars cost in total. The Wisconsin Commissioner of Railroads has authority to hold public hearings but cannot supersede the Federal Railroad Administration and Federal Regulation.

It is apparent that City Planning’s bullying tactic is standard operating procedure in dealing with select area businesses, as well as the community constituents as evidenced by their outcry of feeling unheard in this process.

An easy solution exists to the Roth Street Railroad Grade Crossing situation, as well as potential for vast potential cost savings to the City. Simply leave Roth Street crossing at its present location. CP will have to continue to maintain and renew the crossing at their cost and the developer of 910 Mayer has ample room to locate Roth Street across their property to accomplish their access needs.

Act to amend OMSAP, to reflect Roth Street in the plan as it exists today, and locate the new extension of Roth Street on 910 Mayer property, and realize the cost savings of 1 million dollars.

I respectfully request that the Plan Commission recognize the desire of the residents, community, and just and ethical planning, and ask that the Oscar Mayer Special Area Plan be amended as set forth in this letter for the benefit of the both present and future community members of Northside and the City of Madison as a whole.

David Bierman
District 18
Lerdahl Park Neighborhood

From: Rich Beilfuss <rich@savingcranes.org>
Sent: Monday, June 29, 2020 4:21 PM
To: Planning <planning@cityofmadison.com>
Subject: Save all 30 acres of the Hartmeyer Wetland as part of the OMSAP

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Planning Committee members-

I urge the Planning Committee to reject the current proposal for the Oscar Meyer Special Area Plan and support the full 30 acres for the Hartmeyer Natural Area in conjunction with vitally needed urban investment, green space, and affordable housing for this area.

Rejecting this proposal and insisting on the full 30 acre natural area is in accordance with the Sustainable Madison Committee, and the will of the community that depends on these lands. Local residents and the entire city of Madison are best served by securing the Hartmeyer Natural Area as a healthy wetland for wildlife, as a vital green space for the community, and as a central, attractive and distinguishing feature of the redevelopment of this area.

The wetland provides valuable stormwater function at a time when the projected increase in severe storm events fueled by climate change, and known increase in rapid runoff fueled by urban development (increase footprint of impervious areas) are creating an ever-increasing need for the City of Madison to devise local, more naturalistic stormwater management systems throughout the city. The city should not forgo valuable green space that provides this natural function.

The wetland provides important biodiversity values, including many species of plants and animals. The return of nesting Sandhill Cranes, Great Blue Herons, and other large, conspicuous animals has inspired people in this area who thrill to wildlife. But more importantly, the wetland and surrounding landscape provides the opportunity for residents to engage with wildlife and natural areas – to experience and take joy in them, to contribute to their health and restoration, and to learn from them. When connected to biking and walking paths, this area can residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the Madison northside.

Finally, I urge you to reject the false trade-offs of “urban wetlands vs development”, and “greenspaces vs affordable housing”. These trade-offs are the outcomes of uninspired and unimaginative development thinking unworthy of a great city like Madison. With the overall space available for this redevelopment, there is ample room for all without meaningful trade-offs. Local, low income residents deserve neighborhood healthy

green space as much as wealthy families with more mobility and access to such spaces.

As a member of this neighborhood, I am excited to work with partners to secure funds and restore the full 30 acres, and to engage local residents as well as K-12 teachers and students to restore some of this lost landscape that once covered the entire isthmus area.

Thank you for your consideration.

Dr. Richard Beilfuss, Ph.D. and Licensed Professional Hydrologist
444 Jean Street, Madison

From: Erich Eifler <eweifler@gmail.com>
Sent: Monday, June 29, 2020 4:14 PM
To: Planning <planning@cityofmadison.com>
Subject: Oscar Plan

I would like to voice my support for amending the Oscar plan to include text, and updates to the map, that indicate that the Coolidge and Packers intersection restricts all new cut-through automobile traffic into Eken Park, while providing for full bike and pedestrian access.

*Thank You.
-Erich Eifler*

From: wonelson@chorus.net <wonelson@chorus.net>
Sent: Monday, June 29, 2020 4:08 PM
To: Planning <planning@cityofmadison.com>
Subject: Hartmeyer Natural Area

While I do not live in Madison, I do visit the north side frequently and my daughter lives there. I am hopeful you will keep all thirty acres of the Hartmeyer Natural Area intact. Once it is gone, it cannot be replaced. Our community does not need more concrete and buildings but it does need to maintain natural areas as homes for so many of the insects upon which we depend for life itself. Thirty saved acres is a meaningful step in that direction.

Thank you.

Virginia Nelson
1305 North High Point Road
Middleton, WI 53562

From: Carolyn Virginia <carolynvirginia7@gmail.com>
Sent: Monday, June 29, 2020 4:06 PM
To: Planning <planning@cityofmadison.com>
Subject: Hartmeyer Wetland Area

My comment for the Planning Commission meeting for tonight:

Please save more acres of the Hartmeyer Wetland Area!

This area is a historic wetland gem and could provide green open space as a Nature Park and Shared Community Open Space for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy.

Thank you!

Carolyn Virginia
1510

Pronouns: she/her/hers

From: Julie Melton <jmelton@uwalumni.com>
Sent: Monday, June 29, 2020 4:05 PM
To: Planning <planning@cityofmadison.com>
Subject: Saving Al 30 Acres of the Hartmeyer Natural Area

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Members of the Plan Commission and Staff,

I have lived on the east side for over 45 years. In my retirement I volunteer my time to lead nature walks in city parks and at Holy Wisdom Monastery. As a Master Naturalist, I am dedicated to sharing all that we can learn from nature around us. A deep appreciation for nature begins when we find a place or an animal that we care about and get to know it well. On a community level, that translates into supporting natural areas. We recognize that these areas support us, make us healthier, protect our lakes and the air we breathe.

I strongly urge you to support Adding and Pursuing Option C – Conservation - in the Oscar Special Area Plan. Please pursue the Alder authorized Appraisal and Assessment to fully explore this option, the environmental assets, and potential for funding and grants for the purchase of 30 acres of the Hartmeyer Property as a City nature park for this and future generations to enjoy!

Please do not settle for a smaller park parcel. Developing the upland, woods, and wetlands around the small marsh would effectively destroy it. The reduced size will not support animals that rely on both wet and dry areas for food, shelter, and the space. A reduced park/nature area would function merely as storm water management, not a thriving wildlife community.

Please preserve the historic 30 acres of wetland and supporting upland. This is the best choice for people, wildlife, and the health of Lake Mendota. The larger natural area would maintain a diverse plant and animal population. It would greatly benefit people who would have a natural area to use for the pleasure of being in nature.

As the world becomes more crowded, our futures more cloudy, and the temperature rises, preserving urban natural areas for people becomes more critical. The health benefits of time in nature are just beginning to be understood. Benefits such a reduced stress, lower blood pressure, improved concentration, better ability to recover from some cancers are just a few of the documented benefits. You have an opportunity to do that now. If you pass this up, you can't get it back. The paving and building will be permanent.

Act today to support preserving the entire 30 acres for the benefit of future generations.

Thank you,
Julie Melton

From: Paul Deutsch <pauldeutsch@gmail.com>
Sent: Monday, June 29, 2020 3:45 PM
To: Planning <planning@cityofmadison.com>
Subject: Hartmeyer natural area

Dear Planning Commission:

I am writing to ask that you save the full 30-acre Hartmeyer natural area. An urban green space is this size is a rare treasure that should be preserved.

Along with being a home to 200 year old trees, a pair of sandhill cranes, foxes, and other animals, the wetland provides a needed service to our struggling lakes.

Thank you for considering this!

Paul Deutsch
Madison, WI

From: Carolyn Love <cmlove46@att.net>
Sent: Monday, June 29, 2020 3:33 PM
To: Planning <planning@cityofmadison.com>
Subject: Meeting 29 Jun 2020 Item #3

Members of the Plan Commission,

I oppose adoption of the current OMSAP.

I support including all 30 acres of the Hartmeyer Natural Area as a Nature Park and Shared Community Open Space in any proposal for this property.

Thank you,
Carolyn Love

From: Candi Diaz <diazcandi@gmail.com>
Sent: Thursday, June 11, 2020 6:54 AM
To: Park Commission <pacommission@cityofmadison.com>
Cc: Abbas, Syed <district12@cityofmadison.com>
Subject: Hartmeyer decision

Thank you all for your thoughtful and comprehensive consideration of preserving all 30 acres of the Hartmeyer property as a legacy **park** for the community here on the north side.

It would appear that politics wins again over community voices but so it goes. Having vision takes courage, creativity and dedication and that may be something we aren't ready for here.

Onward towards the future of more development, concrete, traffic and congestion.

I still don't understand how cramming a bunch of housing in this area and having no room to breathe the air or places to escape the noise can be good for anyone.

Didn't this model fail miserably in the 60's with those great plans to help people of color in the big cities?

But as Dan says, these units won't be "storage" units.

PS: Did anyone read any of the public comments?

Candace Diaz
Sherman Neighborhood Resident
Community member who : "Never got the "Survey"

From: Candi Diaz <diazcandi@gmail.com>
Sent: Wednesday, June 10, 2020 9:42 PM
To: Park Commission <pacommission@cityofmadison.com>
Subject: experts for science on Hartmeyer?

Can we get some scientific professionals to study the Hartmeyer land? We seem to have no one that is an expert on wetland and restoration? I don't think we are getting the full story here and the city seems to be misrepresenting the facts.

Urban planning, real estate does not qualify someone as an expert and we need more information here.

We need more parks here and green space if there is going to be **this much development!** This is already a urban blighted area and we don't have any parks here for kids and adults to enjoy anything.

Please read Beth Sluys report that she submitted.

Thank you,

Candace Diaz
Sherman Neighborhood Resident

The Preservation of ALL 30 acres of the Hartmeyer Natural Area fosters the environmental, economic and social resilience goals found in the City of Madison's Sustainability Plan.





Acquiring ALL 30 acres of the Hartmeyer land fulfills these strategies in the Madison Comprehensive Plan:



1. Protect Madison's water supply and infrastructure to provide safe, clean drinking water.

2. Improve lake and stream water quality.

3. Acquire parkland and upgrade park facilities to accommodate more diverse activities and gatherings.

4. Improve and preserve urban biodiversity through an interconnected greenway and habitat system.

5. Develop a healthy and diverse tree canopy.

6. Support sustainable farming and gardening practices that protect the ecosystem and public health.



In fact, the creation of a natural area public space at this historic remnant wetland ecosystem is overwhelmingly supported by the Sherman Neighborhood, the Eken Park Neighborhood, The Emerson East Neighborhood, Madison Audubon, Sierra Club and the hundreds of area residents that attended the public meetings hosted by neighborhood associations, the Northside Planning Council, Alder Abbas, to name a few.

Creating a natural area
public space is in
alignment with the goals
and recommendations
found in the following
City plans:

Comprehensive Plan

Green and Open Space Plan

2018 EQT by Design Report (What residents
liked most about living in Madison: Green and
Open Spaces, Bike Facilities)

Oscar Mayer Strategic Assessment Report

Northport-Warner Park-Sherman Neighborhood
Plan

Historic Preservation Plan

Madison Connect

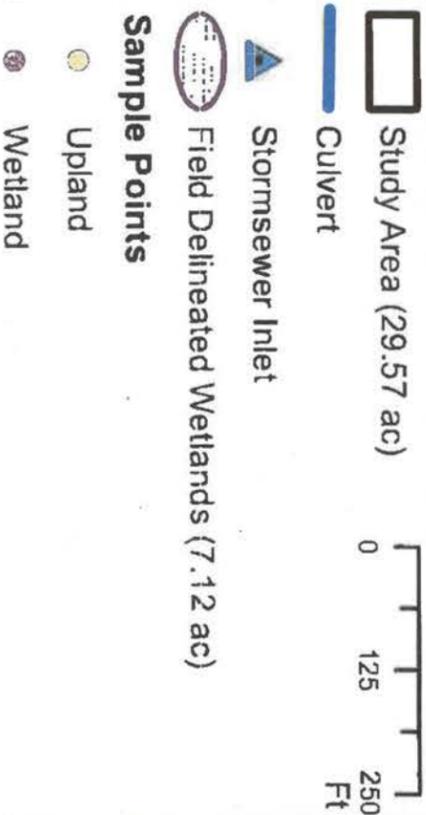
Pollinator Protection Task Force Report

**Hartmeyer Property Wetland Protection Area
Minimum Protection Detail per Federal, State of Wisconsin & Dane County Regulations**

- PURPLE LINE DENOTES: WETLAND DELINEATION BOUNDARY (per Hartland Ecological Group Inc.) TOTAL AREA = 7.12 ACRES
 - YELLOW LINE DENOTES: WETLAND INTRUSION BOUNDARY per Federal Regulation 40 CFR 230 SECTION 404, WI Admin Code NR 103 & Dane Cnty Ord Chapter 11-1.1.03 (Disruption Disturbance Prohibited) TOTAL AREA = 6.91 ACRES
 - ORANGE LINE/HATCHED AREA DENOTES: MINIMUM ADJACENT WETLAND UPLAND OUTFALL PROTECTION BOUNDARY per Federal Regulation 40 CFR 230 SECTION 404, WI Admin Code NR 103 (Protection of Water Outfall Quality to Wetland Resource) TOTAL AREA = 6.23 ACRES
- Total Acreage Required to Provide Minimum Wetland Protection per Federal, State of Wisconsin & Dane County Regulations = 20.26 ACRES**



© OpenStreetMap (and) contributors, CC-BY-SA



Heartland
ECOLOGICAL GROUP INC

Figure 6. Field Delineated Wetlands
Hartmeyer Partnership Property
Project #20190255
T8N, R10E, S31
C Madison, Dane Co., WI

2018 NAIP
Date: Dane Co 12/9/2019



Hartmeyer Natural Area Invites You!

Enjoy Nature Recreation along with the Sandhill Cranes, Fox, and other Wildlife at this Historic Wetland and Upland Ecosystem in the Heart of Madison's North and East Side!

Save All 30 Acres!

Paul Noeldner speaking on behalf of Friends of Hartmeyer Natural Area and Madison FUN Friends of Urban Nature, a partnership of Madison Parks and Friends groups Helping Madison Connect Families and Kids with Urban Nature. Our focus is enjoying nearby nature, diversity and inclusion.

The Sandhill Crane family walked by, Red-tailed Hawks circled over head and a tiny Frog hopped across the path as the Friends of Hartmeyer Natural Area did a cleanup along Roth this past Saturday with owner permission. This calming nature oasis in the heart of Madison is a gem worth saving for the whole city!

The Sherman Neighborhood Association, Eken Park Neighborhood Association, Sierra Club, Madison Audubon and Alders representing the OMSAP area All Support Saving All 30 Acres as a Nature Park and Shared Community Green Space, which I understand is a Top Priority on a Survey done as part of OMSAP.

We Fully Support More Affordable Housing but it should be done Sustainably. Out of 2700 housing units proposed for the OMSAP area, Affordable Housing should be done by redeveloping on existing streets in surrounding areas rather than destroying precious remaining Urban Green Space. WE NEED BOTH!

Crux of the Matter

The current OMSAP plan has tied the city's hands by refusing to look at options other than 6 acres and the minimum legal wetland because that would be 'free, but it's free only if we disregard the loss of the wetland ecosystem and what Community and Sustainability Values would be lost.

PLEASE MAKE A MOTION AND VOTE TO APPROVE AN AMENDMENT TO THE OMSAP PLAN TO INCLUDE THE OPTION TO SAVE ALL 30 ACRES. THIS WILL OPEN THE DOOR FOR CITY STAFF TO:

- Contract for an offered \$12,000 study of Ecological, Climate, Carbon, Equity and Community Values by Applied Ecological Services or other Sustainability Professionals.**
- Take the Lead in Contacting Dane County, Groundswell, and other Willing Partners to Report on Possible Funding, Trust, and Donor Opportunities to Help with Purchase**
- Make a Reasonable Offer to the Owners for Purchase as a Nature Park and Community Green Space as the owners have said they are willing to consider**
- SAVE ALL 30 ACRES AS A NATURE PARK AND SHARED FREE COMMUNITY OPEN SPACE FOR SURROUNDING VIBRANT NEIGHBORHOODS AND THE CITY TO ENJOY FOR POSTERITY!**

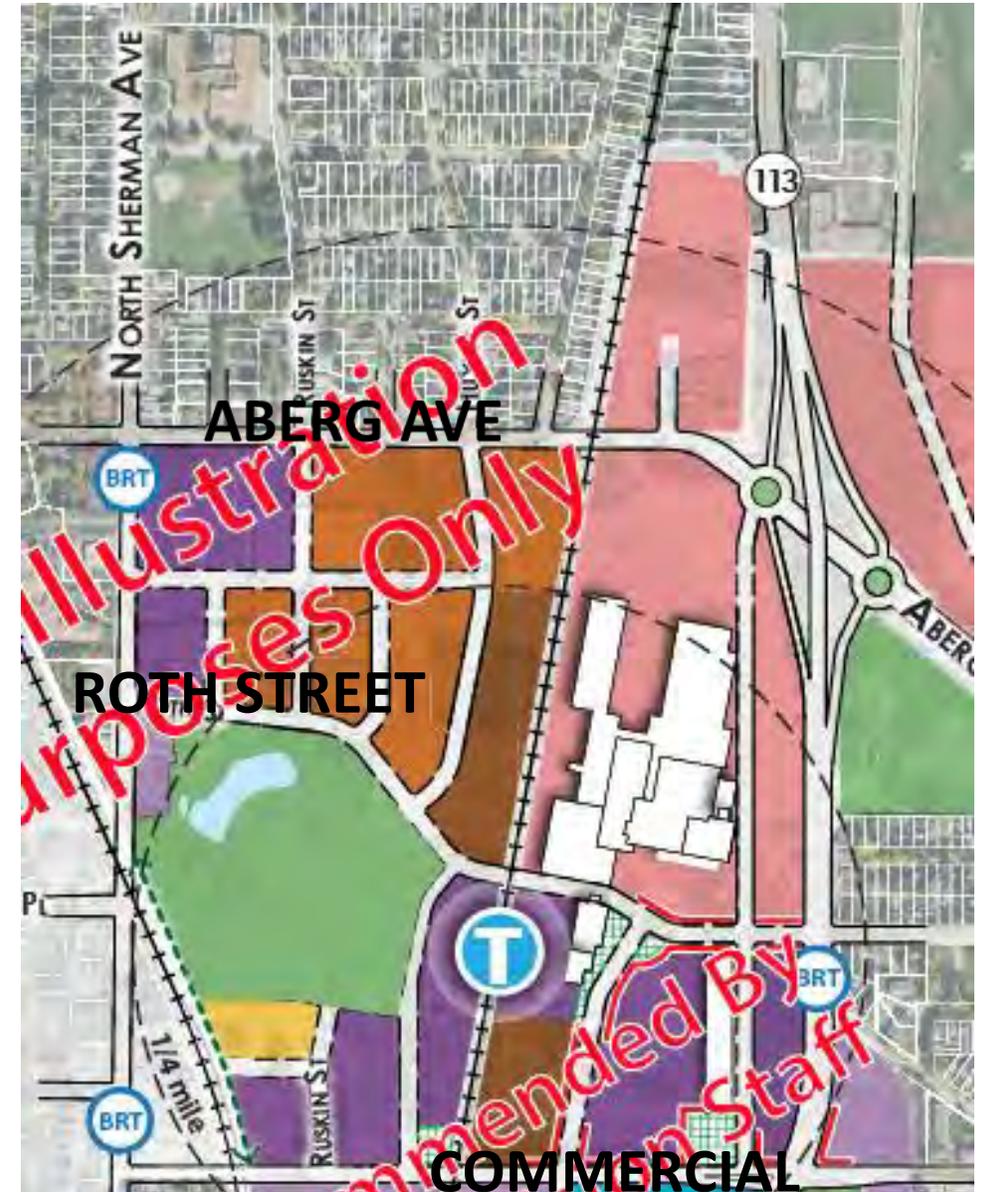
THE OMSAP PLAN SAVES ONLY 6 ACRES AND MINIMUM LEGAL WETLAND AND IS NOT ENVIRONMENTALLY SUSTAINABLE. IT FAILS TO MEET THE CURRENT LACK OF COMMUNITY OPEN SPACE AND GROWING POPULATIONS

- **IT PUTS AFFORDABLE HOUSING ON A HISTORIC WETLAND** as confirmed by 1906 maps and the remaining deep hydric soils.
- **THE PROPOSED 7 ACRE WETLAND IS NOT A COMPROMISE!** It was only adjusted to meet the legal minimum and likely to grow with climate change.
- **THE PROPOSED 6 ACRE PARK SPACE IS NOT ENOUGH FOR BOTH PARK FACILITIES AND HABITAT** to sustain the rich ecosystem of Frogs, Cranes, Fox, Deer and 60+ Bird Species documented there in spite of invasive plants.
- **STREETS GO RIGHT NEXT TO THE WETLAND AND 200 YEAR OLD OAKS**
- **OPPORTUNITIES FOR GREEN BIKE PATHS AND WILDLIFE CORRIDORS ARE LOST.**
- **THIS AREA IS NOT ALREADY WELL SERVED WITH PUBLIC PARKS.**
The Little League Fields and Demetrol are primarily single-purpose sports fields. Neighbors say they have to go elsewhere for Natural Areas and Parks.
- **ACRES OF NATURAL SUSTAINABLE WATER INFILTRATION ARE LOST** to impervious streets and infrastructure that will drain directly to lakes
- **CITY PLANNERS ACKNOWLEDGE DEEP HYDRIC WETLAND SOILS AND POLLUTION RISKS EXIST** that may preclude dense Affordable Housing



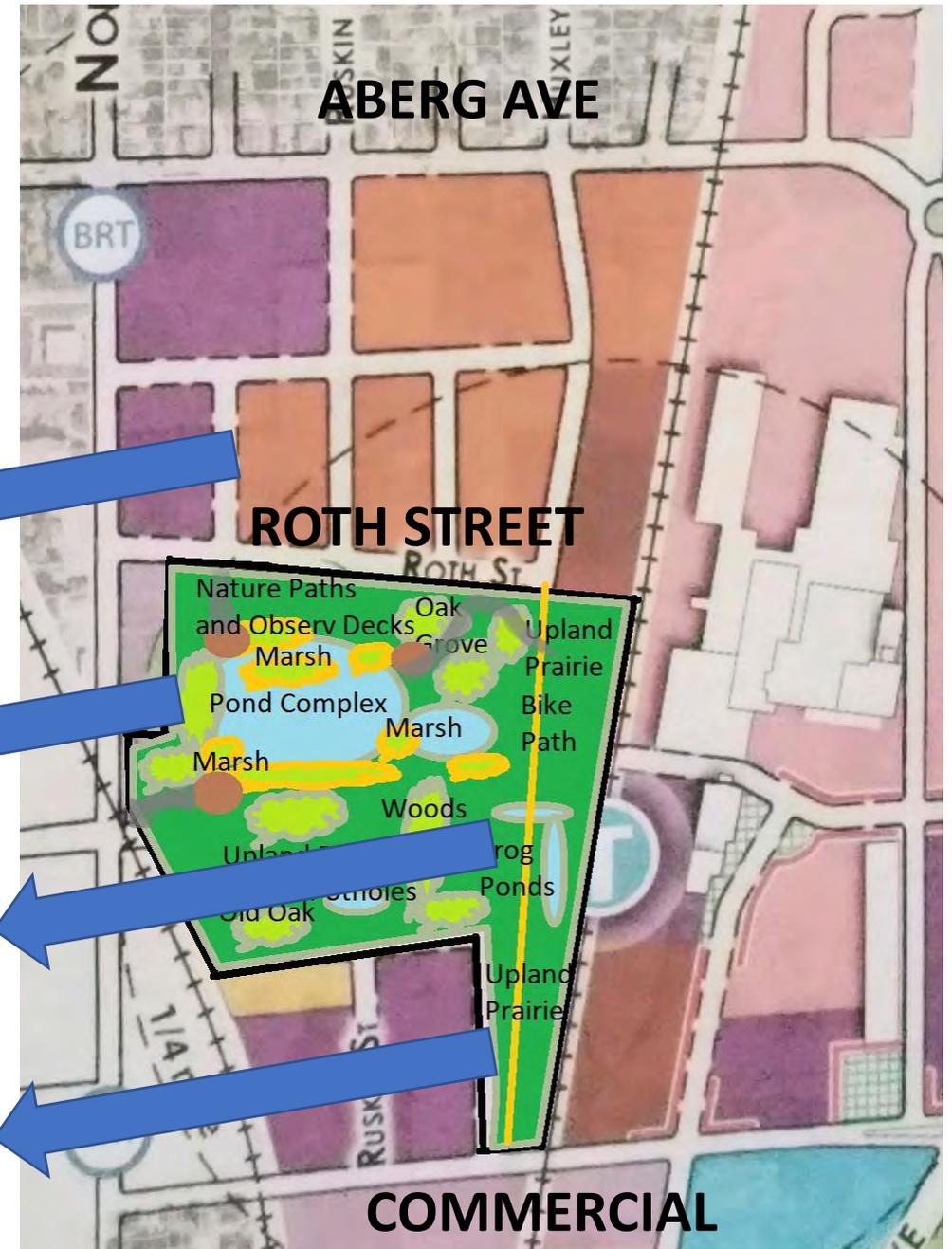
**A COMPROMISE OPTION TO SAVE 20 ACRES
STILL FAILS TO PROVIDE SUFFICIENT ECOSYSTEM
AND LACKS COMMUNITY OPEN SPACE FOR
CURRENT NEEDS AND GROWING POPULATIONS.
THE CITY CAN DO MUCH BETTER THAN THIS.**

- **THIS COMPROMISE KEEPS SOME HOUSING onsite City Planning wants, but still builds on historic wetlands!**
- **THIS COMPROMISE KEEPS THE COOLIDGE-ROTH STREET CONNECTION that City Planning wants, but a better alternative using existing Right Of Way exists!**
- **IT ELIMINATES TWO STREETS right next to the wetland and 200-year-old Oaks, but still adds Several Impervious Streets.**
- **IT DOES ALLOW FOR SOME WETLAND INCREASE with climate change but at a loss of available park space**
- **IT SAVES 6 MORE ACRES FOR A BIT MORE SUSTAINABLE ECOSYSTEM, but only a small Neighborhood Park**
- **IT FAILS TO PROVIDE SHARED COMMUNITY OPEN SPACE FOR A VARIETY OF SOCIAL ACCESS AND ACTIVITIES**
- **IT FAILS TO PRESERVE GREEN BIKE PATH AND WILDLIFE CORRIDOR CONNECTIONS**



SAVING ALL 30 ACRES AS A NATURE PARK AND SHARED COMMUNITY OPEN SPACE HELPS MEET SUSTAINABLE ECOSYSTEM AND SOCIAL JUSTICE GOALS WITH MORE AFFORDABLE HOUSING ON SURROUNDING REDEVELOPMENTS

- **AFFORDABLE HOUSING** on Redeveloped Parcels with Existing Streets while preserving a Beautiful Natural Area to Enjoy
- **ECOLOGICAL SUSTAINABILITY** by Preserving Ecological Habitat for Pollinators, Birds and Wildlife, Infiltration, and Carbon Offset
- **HEALTHY NATURE RECREATION AND NATURE EDUCATION** for Surrounding Neighborhoods, Schools, Families and Kids
- **ROOM FOR NATURE OBSERVATION PATHS AND LOOKOUT PLATFORMS** as well as parking and playground facilities
- **VIBRANT FREE PUBLIC SHARED COMMUNITY OPEN SPACE** for a Splash Pad, Yoga in the Park, an Urban Ecology Center to Engage Neighborhood Kids, Ecological, Native American and Black History Displays, Kids Art, a Sculpture Garden, Community Gardens, a Food Forest, and other Social Bonding Activities
- **GREEN TRANSIT** with City-Wide Bike Path Connections on Green Wildlife Corridors critical to Sustaining Urban Ecosystems



***PLEASE MAKE AND SUPPORT A MOTION TO AMEND OMSAP
TO INCLUDE SAVING ALL 30 ACRES TO ALLOW THE CITY TO
LOOK AT ECOLOGICAL AND COMMUNITY VALUES AND
PARTNERSHIP AND FUNDING OPPORTUNITIES!***

A SUSTAINABLE WETLAND ECOSYSTEM

LONG TERM WATER, CLIMATE AND CARBON BENEFITS

AFFORDABLE HOUSING ON SURROUNDING REDEVELOPMENT

A WONDERFUL NATURE PARK

GREEN BIKE PATH AND WILDLIFE CORRIDORS

**SUFFICIENT COMMUNITY OPEN SPACE FOR A VARIETY OF
ACTIVITIES THAT ENHANCE SOCIAL BONDING AND HEALTH**

