

October 5, 2020

Dear members of the Madison Plan Commission,

Thank you for your commitment to improving the City of Madison's built environment, especially in the midst of the current pandemic, in addition to the deep concerns regarding climate change that have taken hold in Madison.

I am writing to you regarding my concerns for the Jannah Village Development.

This development will lay the groundwork for the future of a large portion of Northeast Madison. Jannah Village falls under the purview of the [Northeast Neighborhoods Development Plan](#) (NPD), which coincides with the [City of Madison Comprehensive Plan](#).

After reviewing the proposal at Jannah Village, I was saddened to see that the development does not consider many of the sustainable initiatives called for in the Northeast NDP.

The Northeast NDP's stated Sustainability Goals include:

- 1. Reducing dependence on the automobile**
- 2. Reducing energy consumption**
- 3. Reducing water consumption**
- 4. Increasing on site stormwater infiltration**
- 5. Energy efficient service delivery**

These goals can have a profound impact on the emissions and resiliency of this area. Unfortunately, Jannah Village's focus on addressing these goals seems rather limited:

- 1. Reducing dependence on the automobile**
 - a. Comments submitted by Metro Transit state the proposed development is outside Metro Transit's service area with the closest bus stop a 1.5 mile walk, location disqualifies people who might be eligible for paratransit service and pedestrian access to scheduled bus service, is poor.
 - i. How will the developer work to reduce vehicle traffic?
 - ii. Are there bike paths that will make this neighborhood easily accessible for residents to reach commercial districts and their jobs?
 - iii. Will new buildings include electric vehicle charging stations?
- 2. Reducing energy consumption**
 - a. **If this proposal moves forward, how can the City encourage that the proposed buildings approach net-zero CO2 emission?**
 - b. How efficient is the building envelope (what are the R-values of the siding and windows)?
 - c. Will the building be all-electric, thus not designed to utilize fossil gas for heating?

- d. Will the HVAC systems and home appliances be highly efficient?
 - e. What is being done to provide for energy efficient lighting, inside and outside of these buildings?
- 3. Reducing water consumption**
- a. Will there be low flow appliances and water systems?
- 4. Increasing on site stormwater infiltration**
- a. I acknowledge that the developer has been very modern in their distributed infiltration practices (rain gardens, permeable pavement, depressed terraces, and rain barrels).
 - i. How will the developer ensure that these great ideas become a reality?
 - ii. Will stormwater management meet or exceed City requirements?
- 5. Energy efficient service delivery**
- a. Are homes solar ready or will they include solar panels?

Jannah Village only satisfies 1 of the 5 NDP Sustainability Goals in their plan, which is absolutely unsatisfactory. This Northeast NDP was established in 2009. The technology is available at this point that Jannah Village should be able to meet **or exceed** these goals 11 years later.

Sustainability cannot be something that we continue to talk about, but take no action to improve. This proposal does not advance Madison's climate goals. It is time to make those goals a reality.

Thank you for your concern on this matter.

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