

February 20, 2021

To: City of Madison Plan Commission

Re: Legistar: #63041, Proposed *Amendment of the Triangle Monona Bay (TMB) Neighborhood Plan*

Dear Plan Commissioners:

We support amending the Triangle Monona Bay Neighborhood Plan. The proposed amendment revises the transportation recommendations for the north-south public street from Regent Street to West Washington Avenue from bike/ped friendly to bike/ped only (with emergency vehicle access) for the north section from Regent Street to Braxton Place. Although we support the proposed amendment, we acknowledge that the staff description of and preference for a multi-modal street that includes vehicular traffic makes good sense. Their reasons for including vehicles through the *Triangle* are based on current thoughts about the benefits of street connectivity. The staff also affirms that the proposed street has the support of numerous city boards, commissions and committees, the TMB Steering Committee, and the Community Development Authority. However, according to Alder Evers the residents of the *Triangle*, especially the Bayview residents, are not in favor of the staff's recommendation. The Bayview community provides affordable housing and supportive services to approximately 300 residents who are primarily refugees and immigrants. We want to lend our voices to the residents' preferences for the future development of their community. We support the Alder Evers' compromise amendment focused on community connectivity versus vehicular connectivity.

As the Triangle Monona Bay Plan unfolds there are myriad opportunities to build a better, greener Madison. We encourage a focus on sustainability and green infrastructure with the upcoming development within the *Triangle*. The properties owned by the Community Development Authority and the and the Bayview Foundation are to be demolished and replaced with new affordable housing. The properties that are being replaced were built 50-60 years ago. So likely these new buildings will be with us well past 2050. Building plans should align with our City's goal to transition to 100% renewable energy and net-zero carbon emissions. Over a decade ago *Sustainable Madison* reported actions to support sustainable infrastructure and buildings. For example:

1. Encourage sustainable private development.
2. Investigate requiring minimum LEED silver or equivalent third-party certification for all construction supported by public funds (e.g., Tax Incremental Financing).
3. Create project management teams within City agencies to support and encourage developers and builders to work toward environmentally-friendly outcomes.
4. Provide financing for energy efficiency upgrades to private buildings.

Understanding that there are code and ordinance barriers that limit how you respond to proposed projects, we might ask: How can we incentivized developers to think green? Can we ask them to specify how their plans and proposals address sustainability? The Plan Commission could take the lead on actualizing the strategies and actions are cited in numerous City plans and reports. The time to put plans into real action is now. Thank you for the service you provide to Madison. In appreciation,

Peggy Rosin, 1515 Vilas Ave., Madison, Member, 350 Madison

Kathryn Pensack, 207 N. Dickinson, Madison, 350 Member

Susan Millar, 2233 Rowley Ave., Madison, Member, 350 Madison

Maddie Loeffler, Member of 350 Madison