

From: bleecker1@charter.net
Sent: Tuesday, December 06, 2011 11:33 AM
To: Martin, Al
Cc: Soglin, Paul
Subject: Grandview Commons Town Center Amendment

Dear Mr. Martin

Please read and distribute this email to all members of UDC prior to the Wednesday, December 7, 2011 UDC meeting.

As a resident of Grandview Commons, I am writing in regard to the proposed Grandview Commons town Center amendment request submitted by Vandewalle & Associates, Inc. on October 19, 2011. I feel the proposed Vandewalle & Associates, Inc. plan is deeply flawed and request that the Commission deny the proposed Grandview amendment. I fully support the original New Urbanist plan for our neighborhood, namely, the 25,000 square foot maximum retail grocery store which was promised when we purchased our home. A Big Box store violates both the Sprecher Neighborhood and City of Madison Comprehensive plans. A large store would mean increased traffic which would leave our neighborhood much less safe. On Tuesday, November 22, 2011 Madison's Pedestrian/Bicycle Committee voted 6 to 1 against the Vandewalle & Associates proposal. The Pedestrian/Bicycle Committee clearly understands how inappropriate a Big Box would be for Grandview Commons. A Big Box store would require a large parking lot, which comes with another set of problems. According to the Sierra Club, "Large parking lots contribute directly to non-point source water pollution, which is the leading cause of water pollution in the U.S. Each acre of impermeable parking surface produces runoff of 25,000 gallons of water during a 1 inch storm. By contrast, a one-acre undeveloped site only has runoff of 2,700 gallons during the same storm. Runoff from impermeable surfaces leads to erosion, flooding, and the flow of pollutants like oil, chemicals, bacteria and heavy metals into waterways." In addition to pollution, large parking lots are often a magnet for drug use. An August 31, 2011 Channel3000.com article, "Madison Police See More People Driving After Using Heroin" underscores the amount of people driving under the influence. Where are the drugs purchased? More often than not, large parking lots of retail centers. A large and busy parking lot is the perfect place for drug dealers and users to hide in plain sight. A large big box store with an even larger parking lot would endanger the safety of our neighborhood. I'd also like to make note that Veridian really is showing pretty pictures in their proposal of a town square. Once their request to change the zone to commercial is approved, they intend to sell that parcel of land to a developer. That developer can build whatever they want within the newly established parameters. The promised town square is a fiction, which Veridian has no current plans to build. I moved to this neighborhood because it promised thoughtful urban design and planning. If I wanted to move to Fitchburg, I would have done so.

Sincerely, Mary Driscoll 801 Mclean Drive Madison, WI 53718