

Friends of Cherokee Marsh & Upper Yahara Watershed

Response to DRAFT Cherokee Special Area Plan

LAND USE CONSIDERATIONS

SUBAREA DU/ACRE RELOCATION

The *Friends of Cherokee Marsh & Upper Yahara Watershed* (FoCM) respectfully request consideration of a reallocation of Dwelling Units (DUs) as proposed in the Draft Special Area Plan (SAP).

The SAP narrative and its maps outline recommended DU numbers and densities for each of the Subareas. 338 DUs are recommended for 39.5 acres in SubArea 2 (Hornung Woods), for an average density of 8.6.

FoCM proposes that the DUs planned for Subarea 1 (242), SubArea 4 (24) and Subarea 5 (5, potential future development area), be transferred into a 35-45 acre portion within the eastern two-thirds of Subarea 2, currently mostly cropland.

Even if all those DUs were added to the 338 DUs already proposed for Subarea 2, the total DUs would be 609, creating an average density ranging from 13.5-17.4 DUs/acre, close to the City's Low Density Range (8-15 DUs/net acre) designation for much of this area in the SAP.

Based on recent discussions with the Whitetail Ridge Neighborhood Association (WRNA), which will be nearest to Subarea 2, there is general agreement that the FoCM proposal enhances the current SAP environmentally, through the addition of open space north of Wheeler.

FoCM's proposal allows all or most of the 20-acre forest on the west edge of Hornung Woods to be saved, in which case the WRNA desires that the forest will be restored for ecological sustainability, appearance, and user/neighbor safety.

The safe foot/bike route that an eco-overpass would provide is also desirable to WRNA. It is also likely that restricting development to the south of Wheeler Road will enhance traffic safety, a major concern of this neighborhood (and the neighbors near Subarea 4, Wheeler Triangle).

Based on WNRA input, FoCM tentatively recommends limiting average density in SubArea 2 to an average 11 DUs/acre, while also taking steps to

* preserve/enhance the proposed land and visual (trees) buffer behind homes on Gulseth; this buffer must be functional toward providing privacy for existing WRNA homes, providing year-round screening from new development to the north)

preserve most or all of the SAP's proposed 6.1-acre Whitetail Ridge Park addition (to the north of the existing park), or take great care to protect the proposed addition's privacy function for existing WRNA homes, providing year-round screening from new development to the north)

FoCM feels that it is possible that even higher density may be acceptable to WRNA residents, if further meetings are held and visual examples could be provided that allow a better feel for the resulting function and appearance.

We hope that the City Planning & Development staff will work with FoCM, the WRNA, the developer, and the Northside community, using the services of Northside Planning Council facilitator, to investigate this possibility.

FIRST-RIGHT-OF-REFUSAL

The FoCM requests the addition to the SAP of language giving a conservancy designated by the FoCM to have the first-right of-refusal on all properties in the proposed development, with a purchase decision deadline that mutually agreeable to the City, developer, and FoCM, to be determined.