

Water Conservation Discussion:

Stacy, Marie, Jan, Ian

General Discussions about Site:

Move Coop to the front of the site

Coop building to be 2 or 3 story

Connect coop and pedestrian pathways to experience the Wetstone Brook

Don't like vehicular access along the road – Main St.

Prefer to create a vehicular bridge into the site from the parking lots north of the site

Keep Best Muffler as is

Explore health of wetstone or repair and how co-op can be part of the restoration process.

Wetstone Brook

Wetstone water quality is bad.

Pollution sources are upstream.

Cleaning the water on the coop site isn't realistic

Best to stop the pollution at the source(s)

Best for health of brook is to have a 50 foot setback.

That is difficult on an urban site.

Not feasible to remove armorment (hard edge of brook) totally without risk of flood.

Can use brook for power but head (drop in water) isn't great.

Marie suggests diverting upstream with a pipe and using a small water turbine and returning water at Main Street end of site (possible disruption to quality of brook in between if flow is extremely low).

Goals:

Reduce erosion and sedimentation caused by stormwater

Improve and manage stormwater quality returning to the Wetstone

Reduce use of potable water

Improve environmental health of the Wetstone ecosystem

Improve human opportunities for connection/education/interaction to the Wetstone

Improved pedestrian and vehicular connections around the site so that paving can be minimized (ie: access doubles with other uses).

Strategies:

Set up a continuous natural buffer zone of approx. 15 ft. along the site and edge of the Wetstone

Add a landscaped zone of 5 – 10 ft. along the buffer zone.

Landscaped zone could have small cultivated areas (food, herb gardens).

Bring pedestrian walkway along landscaped zone.

Create deck on the coop to facilitate view of brook.

Minimize impervious area on site:

- 2 or 3 story building to reduce footprint

- Minimize parking or put parking underground

- Pervious pavement for any roads, paths or parking

- green roof and grow produce on roof

-create connections to Main st. Canal St. and VYTheatre so that parking elsewhere encourages walking through and to the coop site.

Management of stormwater

- two rain gardens (bio-retention ponds) one high on site, one on lower topo of site
- allow pedestrian bridges through raingardens to encourage understanding and observation

Reduce potable water use:

- collect rainwater for use in washing within the building and irrigation of landscaping
- use low volume efficient plumbing fixtures