

PLANNING DIVISION STAFF REPORT

October 3, 2022



PREPARED FOR THE PLAN COMMISSION

Project Address: 3841 East Washington Avenue and 3909-3913 Lien Road (District 3 – Alder Paulson)

Application Type: Conditional Use

Legistar File ID # [72843](#)

Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted.

Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Shaun L Elwood; Schwerdt Design Group; 2231 SW Wanmaker Rd; Topeka, KS 66614

Contact: Patrick A Altendorf; Wallace Design Collective; 410 N Walnut Ave; Oklahoma City, OK 73104

Owner: Repvblik Madison LLC; 1784 Hamilton Rd; Okemos, MI 48864

Requested Action: The applicant is seeking approval of a conditional use for a multi-family dwelling greater than 36 units per §28.061(1) MGO and a major alteration to an existing conditional use for an alteration to a planned multi use site per §28.137 (2) MGO.

Proposal Summary: The applicant is seeking approvals to convert a 197-room hotel into a multi-family dwelling with 190 apartments.

Applicable Regulations & Standards: Standards for conditional use approval are found in §28.183(6) M.G.O.

Review Required By: Urban Design Commission, Plan Commission

Summary Recommendations: The Planning Division recommends that the Plan Commission find the standards of approval met and **approve** the conditional uses to convert a hotel into a multifamily residential building at 3841 East Washington Avenue and 3909-3913 Lien Road. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: The subject site is located on the southeast side of East Washington Avenue between Lien Road and Mendota Street. The lot on which the hotel is located is 5.55 acres, but the total site, with the two Lien-Road addressed pad site lots is 7.48 acres. The site is within Alder District 3 (Alder Paulson) and the Madison Municipal School District.

Existing Conditions and Land Use: The site, zoned CC-T (Commercial Corridor - Transitional), is currently developed with a two-story, 197-room hotel that has recently been used to house individuals experiencing homelessness. The two pad sites adjacent to East Washington Avenue are vacant other than vehicular parking and access.

Surrounding Land Uses and Zoning:

Northeast: A grocery store and gas station, both zoned CC-T (Commercial Corridor - Transitional district);

Northwest: Across East Washington Avenue, a gas station zoned CC-T and single-family residences zoned SR-C3 (Suburban Residential-Consistent 3 district);

Southwest: A grocery store zoned CC-T; and

Southeast: Warehouse buildings and a cultural center/church, all zoned IL (Industrial Limited district).

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Community Mixed Use (CMU) for the site. The site is not within the boundary of any adopted neighborhood or special area plans. The [Greater East Towne Area Plan](#) (2022) also recommends CMU for this site.

Zoning Summary: The subject property is proposed to be zoned CC-T (Commercial Corridor - Transitional District):

Requirements	Required	Proposed
Lot Area (sq. ft.): For exclusive residential use	500 sq. ft./d.u. (95,000 sq. ft.)	241,555.9 sq. ft.
Front Yard Setback	0' or 5'	Adequate
Max. Front Yard Setback	None	Existing building setback
Side Yard Setback: For exclusive residential use	10'	Adequate
Rear Yard Setback	The lesser of 20% of lot depth or 20'	Adequate
Usable Open Space	40 sq. ft./d.u. (7,600 sq. ft.)	Adequate
Maximum Lot Coverage	85%	83.3%
Maximum Building Height	5 stories/ 78'	2 story existing building

Site Design	Required	Proposed
Number Parking Stalls	No minimum required	228 existing stalls
Accessible Stalls	Yes	12 stalls
Loading	Not required	None
Number Bike Parking Stalls	1 per unit up to 2-bedrooms, ½ space per add'l bedroom (190) 1 guest space per 10 units (19) (209 total)	194 enclosed 40 surface (234 total) (1)
Landscaping and Screening	Yes	No (2)(3)(4)
Lighting	Yes	Yes
Building Forms	Not required	Existing building

Other Critical Zoning Items	Urban Design (UDD 5, Planned Multi-Use Site), Barrier Free (ILHR 69), Utility Easements, Wellhead Protection District (WP-15)
------------------------------------	---

Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The site is not within any mapped environmental corridors.

Public Utilities and Services: The site is served by a full range of urban services.

Project Description

The applicant is seeking approval of a conditional use to convert an existing hotel to a residential building and a major alteration to an existing planned multi-use site.

The overall site includes the large parcel on which the existing hotel sits, which includes legs extending out to Lien Road and East Washington Avenue. Two separate lots of record lie adjacent to East Washington Avenue, in front of the hotel. A driveway runs along the front of the parcel, connecting the hotel to the commercial development to the southwest. The existing Madison Plaza Hotel, formerly a Howard Johnson, has 197 hotel rooms, approximately 10,000 square feet of banquet and meeting rooms, a fitness center, and commercial laundry room. The principal building includes a large central courtyard, which includes a separate building housing an indoor pool.

Upon conversion, the building will include 180 efficiencies (approximately 250-360 square feet) and 10 one-bedroom (approximately 635-650 square feet) units. Renovations to the building interior include a fitness center, indoor pool, co-working spaces, resident lounges, communal laundry, and resident storage space. The approximately 25,000-square foot building courtyard is proposed to include grills and outdoor seating, but details have not been provided. Proposed changes to the building's exterior include removal of the porte cochere at the front entrance, patching and repairing the EIFS facades, asphalt shingle roofs, and wood fascia, and painting the entire exterior. Site improvements include the creation of three pet relief areas around the perimeter of the surface parking lot, and striping walkways from the building's entrances at its western corner to East Washington Avenue and the driveway to Lien Road. Plans show 228 surface vehicle parking stalls, 194 indoor bicycle parking stalls, and 40 outdoor bicycle parking stalls located in the front parking lot. The parking lot will be sealed and restriped.

If approved, the applicant intends to begin renovations to the hotel building beginning in October 2022, with project completion in October 2023.

Analysis & Conclusion

This request is subject to the standards for conditional uses. This section begins with a summary of adopted plan recommendations, followed by conditional use standards, and finally a conclusion.

Conformance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends CMU (Community Mixed Use) for the site. CMU areas consist of a relatively high-intensity mix of residential, retail, office, institutional, and civic uses, generally located adjacent to a major transportation corridor. The general development intensity range in CMU areas is residential densities of up to 130 dwelling units per acre and building heights between two and six stories. The Comprehensive Plan does note that while both residential and nonresidential uses are accommodated within mixed-use districts, not every building in a mixed-use district needs to include both residential and non-residential uses. The [Greater East Towne Area Plan](#) (2022) also recommends CMU for this site and recommends a maximum height of six stories for the site. The Plan also includes a planned street connecting Lien Road to Mendota Street, approximately following the drive aisle in front of the existing building.

Conditional Use Standards

The applicant is requesting approval of a conditional use within the Commercial Corridor - Transitional district and a major alteration to an existing conditional use for the planned multi-use site. In regards to conditional use approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of §28.183(6) M.G.O. are met. With regards to the City's adopted plan

recommendations, as mentioned above, the Planning Division believes that the proposal can be found consistent with the recommendations of the Comprehensive Plan and Greater East Towne Area Plan. In regards to conditional use approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of §28.183(6) M.G.O. are met. Staff advises the Plan Commission that in evaluating the conditional use standards, State law requires that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation. Staff believes that, in consideration of the comments below and subject to the conditions recommended at the end of this report, the Plan Commission can find that the conditional use approval standards are met.

Staff provide the following comments regarding Condition Use approval standards five and nine.

Regarding standard five, which states that adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided, Staff believes that providing a strong pedestrian connection to the public sidewalk network is among the most important design-related considerations needed to successfully transform the use from a hotel into a residential use. Plans currently show two striped pathways on the eastern portion of the site, one to East Washington Avenue through the parking lot and one to Lien Road next to a vehicle driveway. Providing enhanced pedestrian connectivity internally and externally to the adjacent commercial uses and transit services along East Washington Avenue and Lien Road are important considerations. Staff believes consideration should be given to relocating the pedestrian connection to East Washington Avenue to the center of the site to better align with the front door and to not conflict with future development on the pad sites in front of the existing building. Improvements to the pedestrian connection to Lien Road should also be considered as necessary to promote the safety, accessibility, and functionality of the site's overall connectivity. Finally, as noted on the site plan, the proposed short-term bike parking is located in a parking lot, across the primary vehicle drive from the building's front door. Consideration should be given to locating the parking closer to the building's main entry.

Regarding standard nine, the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. While no new construction is proposed and the existing building will largely remain, this proposal has been reviewed by the UDC for an advisory recommendation, and with the UDC as a separate approving body. At its September 7, 2022 meeting, the UDC recommended initial approval of the proposal, specifically noting that standard nine can be found met. See additional details of the UDC action below.

Urban Design Commission

The UDC is both an advisory body and an approving body regarding this request. The UDC is an approving body as the site is within Urban Design District 5 ("UDD 5"), which requires that the Urban Design Commission review the proposed project using the design requirements and guidelines of Section 33.24(12). Additionally the UDC is also an advisory body to the Plan Commission as the building is part of a planned multi-use site containing more than forty thousand (40,000) square feet of floor area where twenty-five thousand (25,000) square feet of floor area is designed or intended for retail, hotel, or motel use. At its September 7, 2022 meeting, the UDC granted initial approval of the proposal, with the following comments and conditions:

- Provide a complete and detailed landscape plan for final review, as required.
- Look at the location and treatment of the pedestrian crosswalk connection and consider a true connection, raised and protected.
- Provide lighting information that responds to the concerns in the staff report.

- Address of architectural comments, colors and wall packs.
- The advisory motion reflects that conditional use standard #9 has been fulfilled; standard #5 requires additional enhancement or rework.

Conclusion

Staff believes that the proposed development and requested conditional uses are consistent underlying land use recommendations of the Greater East Towne Area Plan and the Comprehensive Plan. While staff believe the surrounding site improvements could be better arranged according to urban design principals, the UDC has recommended initial approval, subject to several conditions. When considering the recommended conditions of approval, staff believes the Plan Commission can find the applicable standards met.

At time of writing, Staff is unaware of any written comments from the public.

Recommendation

Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends that the Plan Commission find the standards of approval met and **approve** the conditional uses to convert a hotel into a multifamily residential building at 3841 East Washington Avenue and 3909-3913 Lien Road. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval: Major/Non-Standard Conditions are Shaded

Planning Division (Contact Colin Punt, 243-0455)

1. Provide an enhanced pedestrian connection to the East Washington Avenue sidewalk for approval by Planning Division and Traffic Engineering Division staff. Modifications are intended to approve the convenience and safety of this connection; possible improvements to the pedestrian connection include relocation, grade separation, bollard installation, or other design enhancements.
2. The applicant is advised that the Greater East Towne Area Plan has identified a street connection across this zoning lot, intended to connect Lien Road to Mendota Street. Future development or redevelopment on this zoning lot and/or submittal of a subdivision application may require right-of-way reservations, dedications, and/or possible construction of a public street.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

3. Bicycle parking for the residential dwelling units shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 190 resident bicycle stalls are required plus a minimum of 19 short-term guest stalls. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. Show the dimensions of the bicycle stalls and access aisles for the interior bike rooms. Provide a bike stall count for each bicycle parking location. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit a detail showing the model of bike rack to be installed.

4. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect. The landscape plan should show the existing and previously approved landscaping as well as proposed landscaping.
5. Submit details showing that existing and proposed landscape islands contain a minimum of 75% vegetative cover. Per Sections 28.142(3)(c) and 28.142(4)(e), planting beds or planted areas must contain at least 75% vegetative cover mulched. Mulch shall consist of shredded bark, chipped wood or stone installed at a minimum depth of two (2) inches. If stone is used, it shall be spread over weed barrier fabric.
6. Submit a detail of the trash enclosure. The trash enclosure shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet.
7. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
8. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

City Engineering Division (Contact Brenda Stanley, 261-9127)

9. This building appears to currently be located on top of a City sanitary sewer. Engineering Operations crews televised and verified the condition of the sewer to be in poor condition. Applicant will be required to relocate the sanitary sewer with a developer agreement in a newly dedicated sanitary sewer easement. In accordance with City policy, the City will cost share on the sewer improvements offering to pay the equivalent cost to install a liner in the sewer main (\$35/ ft) for the length of sewer main needing to be replaced (427')- \$14,945. Questions regarding this comment shall be directed to Mark Moder, mmoder@cityofmadison.com, (608)2619250.

10. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
11. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat/csm. (MGO 16.23(9)(d))
12. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
13. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.

14. This site appears to disturb less than one (1) acre of land. No submittal to the WDNR, CARPC or Department of Safety and Professional Services (DSPS) is required as the City of Madison Building Inspection Department is an approved agent for DSPS.
15. This project will disturb 4,000 sf or more of land area and require an Erosion Control Permit. Submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval. The permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>. Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>
16. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).
17. Submit, prior to plan sign-off, a single digital CADD file to the Public Works Development Manager (Tim Troester ttroester@cityofmadison.com for West or Brenda Stanley bstanley@cityofmadison.com for East). The digital CADD file shall be to scale and represent final construction. It shall be on the WISCRS Dane County Projection as set forth in the website link below. The single CADD file submittal shall be either AutoCAD (dwg) or Universal (dxf) format and shall contain the required data per the City of Madison CADD Site Plan Approval Submittal instructions available at: <https://www.cityofmadison.com/engineering/developers-contractors/developers/digital-file-submittals>

City Engineering Division – Mapping Section (Contact Julius Smith, 264-9276)

18. Grant a 10' wide Public Storm Sewer Easement to the City for existing structures and 24" pipe installed circa 1998 along the southeast side of this site nearest the easterly corner. Per the plans a 10' storm sewer easement was to be granted as part of City Engineering Project 53B0214, but was not accomplished. Coordinate the Real Estate Project with Jeff Quamme (jrquamme@cityofmadison.com) to allow City Real Estate to draft, coordinate and record the previously required easement.
19. There are private parking lot improvements and building areas within the City of Madison Easement for Sanitary Sewer per Doc No. 998716. Engineering Sewer Section has televised that run of sewer and it is in poor condition thus they are requiring that a new relocated sewer be constructed away from the building. Upon determination the location of the relocated sewer with Engineering staff, provide a map exhibit and legal description for the portion of the sanitary sewer to be relocated to Jeff Quamme (jrquamme@cityofmadison.com) to coordinate and set up a Real Estate Project to administer, execute and record a new sanitary sewer easement.
20. If any of the parking shown on Lot 1 or Lot 2 of CSM 8901 is required for this development, the owner shall provide a recorded reciprocal easement allowing for parking on adjacent lands. Also applicant shall be aware future development of adjacent Lot 1 and / or Lot 2 will require comprehensive reciprocal easement agreements including, but not limited to, access, parking, drainage, utilities and storm water management.

21. The boundary shown on the site plan appears to be from an Arnold and O'Sheridan Survey of the property from 1998. A copy of this survey should be attached to the plan set showing all easements and boundary affecting this property.
22. The address of the hotel is being retired and archived. The address for the apartments is 3917 Lien Rd. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
23. The room numbers shown on the plan set are not valid for the apartment numbers. Submit a site plan and a complete building Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of a complete interior addressing plan. Also, include a unit matrix for apartment buildings. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the verification submittal stage of this LNDUSE with Zoning. The final approved stamped Addressing Plan shall be included in said Site Plan Verification application materials or a revised plan shall be provided for additional review and approval by Engineering. Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

Traffic Engineering Division (Contact Sean Malloy, 266-5987)

24. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
25. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
26. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
27. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
28. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
29. Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.

30. Developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements and shall be noted on face of plan.
31. The applicant shall provide a clearly defined 5' walkway from the front door to the public Right of Way clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
32. The applicant shall work with the adjacent parcel to the East to explore the feasibility of a pedestrian connection between sites. Traffic Engineering expects high volumes of cross traffic between sites due to their uses.

Fire Department (Contact Bill Sullivan, 261-9658)

33. Provide a fire sprinkler system throughout the building in accordance with NFPA 13 or NFPA 13R due to the building code change of use.

Parks Division (Contact Kate Kane, 261-9671)

34. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the East Park-Infrastructure Impact Fee district. Please reference ID# 22026 when contacting Parks about this project.
35. Pursuant to the authority established under Wis. Stat. § 66.0617(7), and in the interests of promoting the development of low-cost housing in the City, low-cost housing is exempt from the park impact fees beginning January 1, 2017. This exemption only applies to those dwelling units or bedrooms within a development that are determined to be low-cost housing. This exemption does not extend to the land dedication requirements set forth under Sec. 16.23(8)(f), MGO, nor any other impact fees that may apply to a development.
36. The park impact fee will be exempt for developments that meet the "low-cost housing" requirements, as defined as rental or owner-occupied housing units that are affordable, as that term is defined in Sec. 4.22(2), MGO, and which meet the deed restriction requirements of Sec. 4.22(7). The determination whether a proposed development will create low-cost housing, and how much low-cost housing it will create, shall be made by the Community Development Division.

Water Utility (Contact Jeff Belshaw, 261-9835)

37. Update the plan set to include a site utility plan that indicates how the proposed building will be provided water service.
38. This property is in a Wellhead Protection District–Zone (WP-15). Applicant shall provide the Madison Water Utility with confirmation that no hazardous and/or toxic materials will be stored on site, and that all proposed uses of this site comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his designated representative. Contact Jeff Belshaw at Jbelshaw@madisonwater.org for additional information, including a summary of the submittal requirements.

39. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.

Metro Transit (Contact Tim Sobota, 261-4289)

40. To facilitate City transit planning efforts, the applicant shall identify the accessible pedestrian connection between the building entrance(s) and the existing public sidewalk along the nearest point of the East Washington Avenue public right-of-way.

41. The applicant shall include the location of these facilities on the final documents filed with their permit application, so that Metro Transit may review and effectively plan for City transit access to this property.

42. Metro Transit operates daily, all-day transit service along East Washington Avenue, with stops at the Mendota Avenue intersection area.

The Forestry Section has reviewed this request and recommended no conditions of approval.