



Report to the Plan Commission

June 20, 2011

Legistar I.D. #22644
2607 Monroe Street & 2628 Arbor Drive
PUD-GDP-SIP Amendment

Report Prepared By:
Timothy M. Parks, Planner
Planning Division Staff

Requested Action: Approval of a request to rezone 2607 Monroe Street and 2628 Arbor Drive from Planned Unit Development-Specific Implementation Plan (PUD-SIP) to Amended Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) to allow construction of a previously approved 45-unit condominium building as a 24-unit apartment building and separate 21-unit condominium building.

Applicable Regulations & Standards: Section 28.07(6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments; Section 28.12(9) provides the process for zoning map amendments.

Summary Recommendation: The Planning Division recommends that the Plan Commission recommend **approval** of Zoning Map Amendment ID 3542 & 3543, amending the PUD-GDP-SIP for 2607 Monroe Street and 2628 Arbor Drive, to the Common Council subject to input at the public hearing and the conditions from reviewing agencies beginning on page 6 of this report.

Background Information

Applicant & Property Owner: James Corcoran, J. Michael Real Estate; 2607 Monroe Street; Madison.

Agent: J. Randy Bruce, Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton.

Proposal: The applicant proposes to construct a previously approved L-shaped 45-unit condominium building as a 24-unit apartment building and separate 21-unit condominium building. Construction of the apartment building will commence as soon as all regulatory approvals have been granted, with completion anticipated in the fall 2012. Construction of the 21-unit condominium building will commence when market conditions for condominiums improves.

Parcel Location: Approximately 1.05 acres generally located in the southeasterly quadrant of Monroe and Knickerbocker streets, Aldermanic District 10 (Solomon); Madison Metropolitan School District.

Existing Conditions: The site currently consists of 6 buildings. The Monroe Street frontage includes two buildings, including a two-story mixed-use building on the western half of the frontage that houses Jac's Restaurant on the first floor and 2 rental apartments above, and a recently constructed two-story commercial building on the eastern half of the frontage that houses office uses. An abandoned Madison Water Utility well building is located along the Knickerbocker Street frontage, while the remainder of the site is comprised of three multi-family buildings at 717 Knickerbocker Street and 2612 and 2620 Arbor Drive, which contain a total of 14 dwelling units.

Surrounding Land Use and Zoning:

North: Rice's auto repair and multi-tenant neighborhood retail and office buildings, zoned C2 (General Commercial District);

South: Wingra Park, zoned R2; UW Arboretum, zoned A (Agriculture);

East: Wingra West Apartments (on Arbor Drive), zoned R5 (General Residence District); Michael's Frozen Custard, Laurel Tavern (on Monroe Street), zoned C2;

West: Knickerbocker Place multi-tenant neighborhood retail plazas at the southeast and southwest corners of Monroe and Knickerbocker, zoned C2; Temple Beth El (on Arbor Drive), zoned R4 (General Residence District).

Adopted Land Use Plan: The Comprehensive Plan generally identifies the section of Monroe Street from Pickford Street to Commonwealth Avenue, including the subject site, for Neighborhood Mixed-Use development.

The site is also included in Areas 21 and 24 of the Monroe Street Commercial District Plan, which generally recommends commercial redevelopment of the Monroe Street frontage with a 2-4-story building and long-term residential redevelopment along Arbor Drive with 2-4-story buildings that step down to Wingra Park. The range of building heights recommended in the plan includes language permitting four-story buildings with the understanding that lot size, proximity to other building forms, setbacks, step-backs, and floor to floor height shall all be considered when reviewing the redevelopment of properties on Monroe Street.

Environmental Corridor Status: The property is not located within a mapped environmental corridor. Wingra Park to the southeast of the site across Arbor Drive is identified within the corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Zoning Summary: The site is zoned PUD-SIP. The proposed PUD amendment will be reviewed in the following section.

Other Critical Zoning Items	
Yes:	Urban Design, Utility Easements, Barrier Free, Adjacent to Park
No:	Wellhead Protection, Floodplain, Landmark, Historic District
<i>Prepared by: Pat Anderson, Asst. Zoning Administrator</i>	

Previous Approval

On May 1, 2007, the Common Council approved a request to rezone 1.05 acres located in the southeasterly quadrant of Monroe and Knickerbocker streets from R5 (General Residence District) and C2 (General Commercial District) to PUD-GDP-SIP to allow demolition of six buildings and construction of a 45-unit condominium building and a 4,000 square-foot commercial building.

Project Review

The applicant is requesting approval of a major alteration to an approved PUD-GDP-SIP for a mixed-use redevelopment generally located at 2607 Monroe Street and 2628 Arbor Drive to allow a previously approved 45-unit residential condominium building to be constructed instead as a 24-unit apartment

building and separate 21-unit condominium building. The overall planned unit development is an L-shaped 1.05-acre site generally located one parcel in from the southeastern corner of Knickerbocker and Monroe streets and includes a renovated two-story mixed-use building on the western half of the site's Monroe Street frontage, which houses Jac's Restaurant on the first floor and 2 rental apartments above, and a recently constructed two-story commercial building on the eastern half of the frontage that houses office uses.

The subject site includes approximately 225 feet of frontage along Arbor Drive, 120 feet of frontage along Knickerbocker Street and 100 feet of frontage along Monroe Street. In addition to the two buildings located along Monroe Street, the subject site is developed with an abandoned Madison Water Utility well building located on Knickerbocker Street and three multi-family buildings located at 717 Knickerbocker Street and 2612 and 2620 Arbor Drive, which contain a total of 14 dwelling units. The redevelopment plan for the site calls for the 3 Arbor Drive residential buildings and the former well building to be demolished; the approval to demolish these structures was previously granted with the original 2007 approval of the project.

The 2007 PUD approval called for the 45-unit condominium building to be an L-shaped structure that would primarily parallel Arbor Drive, with a wing to extend into the center of the site behind the Monroe Street commercial buildings. The condominium building was proposed to primarily stand three stories in height, with a fourth floor to be stepped back 16 feet from the third floor parapet along Arbor Drive and 18 feet along the Knickerbocker Street facade in an effort to reduce the mass of the building from those residential streets and from Wingra Park, which is located across Arbor Drive from the site.

The amended PUD proposed calls for the L-shaped 45-unit building to be split into two structures. The applicant proposes to construct a four-story, 24-unit apartment building in the center of the overall site between the two Monroe Street commercial buildings and a separate four-story, 21-unit condominium building, which will continue to parallel the Arbor Drive frontage of the 1.05-acre site. Construction of the apartment building will begin this summer if the requested PUD amendment is approved. The applicant indicates that construction of the condominium building will follow at some time in the future once the lending environment for owner-occupied multi-family projects improves.

Plans for the 24-unit building call for 6 efficiency units, 15 one-bedroom units and 3 two-bedroom units to be constructed on the second through fourth floors above a first floor-level 16-stall parking area to be used by tenants of the Monroe Street buildings and visitors to the residential units in the development. Residential tenant parking for 16 additional cars will be provided in a separate underground parking level.

The 21-unit condominium building fronting Arbor Drive will feature 5 two- or three-bedroom units with individual entrances from the public sidewalk along the Arbor Drive side of the building. The second and third floors will each contain 6 three-bedroom units, with the remaining 4 units to be three-bedroom units located on the top floor. The fourth floor facade will be stepped back along the Arbor Drive facade. Entrances to all of the proposed units will be provided from an interior corridor, with an entrance to face both the Arbor Drive sidewalk and a second, rear entrance. The floorplans submitted with the project indicate that each of the dwelling units will be provided a porch or balcony, with the units on the Arbor Drive side of the fourth floor sharing access to the open space created by the stepback above the third floor. A 29-stall basement parking garage is proposed below the condominium building.

The planned unit development continues to call for access to the 16 covered stalls on the first floor of the 24-unit building and underground parking garages below both residential buildings to be provided by a two-way drive aisle that will extend behind Knickerbocker Place between the westernmost Monroe

Street building and residential buildings. An 11-stall surface parking area will be located on the northerly side of the internal private drive behind the 21-unit condominium building and adjacent to the rear wall of Knickerbocker Place.

The 45-unit condominium building approved in 2007 was designed to reflect the Tudor influences present on the site and elsewhere along this section of Monroe Street, with brick proposed as the primary exterior material on the lower three floors of the building. The remainder of the exterior was comprised of horizontal siding and either EIFS or composite timbers to compose the Tudor-styled elements of the building, particularly a number of gabled window bays throughout the four sides of the building. The applicant proposes to largely carry the 2007 Tudor design forward with the proposed 21-unit building facing Wingra Park. The exterior of the 24-unit apartment building will feature similar building materials but will be a simpler, contemporary four-story building compared to the condominium building, with but a flat roof and no Tudor influences. The applicant indicates that the distinct exterior treatments are intended to provide some differentiation between the two residential buildings.

The landscaping plan for the amended planned unit development consists primarily of plantings along the Knickerbocker Street and Arbor Drive walls of the condominium building. A woonerf (pedestrian path) first proposed in 2007 along the northeasterly edge of the site to provide a private connection through the development from Monroe Street to Wingra Park will be carried forward with the new two-building concept for the site.

As noted above, the applicant proposes to implement the Amended PUD-GDP-SIP in two phases, with the 24-unit apartment building to proceed before the 21-unit condominium building. In the interim, the applicant proposes to maintain the 3 existing residential buildings at 717 Knickerbocker Street and 2612 and 2620 Arbor Drive. The well building will be demolished and the internal private drive through the site and 11 surface parking stalls behind Knickerbocker Place will be constructed to provide adequate access to the apartment building and under-building parking.

Inclusionary Zoning

In addition to the proposed changes to the site plan for the mixed-use development, the applicant is requesting relief from the requirements of the Inclusionary Zoning ordinance, which applied to the 2007 approval but would not apply to the proposed Amended PUD-GDP-SIP as a result of the sunset of that ordinance on January 2, 2009.

In 2007, the applicant submitted an Inclusionary Dwelling Unit Plan (IDUP) with the PUD that tentatively proposed compliance with the inclusionary zoning provisions of the Zoning Ordinance. Of the 45 units proposed, 7 of the units (or 15.5% of the residential units) would be affordable (1 one-bedroom, 4 two-bedroom and 2 three-bedroom), and all of the units would be offered at 80% of the area median income as permitted by the ordinance. The applicant requested and received a density bonus of approximately 17 units as a revenue offset for this project. (The density bonus was a calculation of the number of units in the project that exceeded the maximum density permitted in the original zoning, or R5 and C2 in this case.)

Analysis & Conclusion

The request before the Plan Commission and Common Council proposes substantial changes to the planned unit development first approved for the site in May 2007. The Amended PUD-GDP-SIP

proposes to split the approved 45-unit residential density of the project into two buildings of different tenancies and requests to eliminate the requirement to provide inclusionary dwelling units.

The Planning Division believes that the standards for planned unit developments can be met with the proposed amendment. Staff believes that the proposal to split the previously approved 45-unit L-shaped building into two buildings of 24 and 21 units will result in a less bulky project that staff feels will fit better on this unique urban infill site while not increasing the net density of the overall development. The two residential buildings will be architecturally distinct from one another, which should further lessen the mass of the buildings and allow the overall development to blend in well with its varied surroundings, which include neighborhood-serving commercial uses along Monroe Street and in the adjacent Knickerbocker Place development, and a variety of multi-family buildings located along Arbor Drive.

Staff also believes that the Amended PUD-GDP-SIP conforms to many of the recommendations for the subject site contained in the Monroe Street Commercial District Plan, which was adopted in 2007 to serve as a guide for development activities along Monroe Street from Glenway Street to Regent Street. That plan recommends long-term residential redevelopment along Arbor Drive between Knickerbocker Street and Wingra Park with 2-4-story buildings that step down towards Wingra Park. The plan also encourages the mass of any new buildings within this zone to be placed near the center of the site, and for new buildings along Arbor Drive to have articulated facades that give the impression of many smaller buildings rather than one large façade. The Monroe Street Commercial District Plan also recommends that parking and loading for the redevelopments envisioned along Monroe Street and Arbor Drive in the area of the subject site be shared if possible. Staff also feels that the revised development proposal is generally consistent with the Neighborhood Mixed-Use development recommendations in the Comprehensive Plan, which apply to the section of Monroe Street that extends from Pickford Street to Commonwealth Avenue.

As noted before, the Inclusionary Zoning ordinance sunset on January 2, 2009. The City Attorney's Office issued a memo following the ordinance sunset that indicated any project approved after the sunset date is not subject to Inclusionary Zoning. It was further determined that any applicant with an approval granted subject to Inclusionary Zoning could submit a new zoning map amendment and/or subdivision request for their project following the sunset, with the proviso that the new application(s) would be required to follow the process for new applications. The new applications also could be subject to new or different conditions than the ones they were previously subject to based on ordinances in place at the time of the new approval. While the subject redevelopment project received a 17-unit density bonus based on staff's calculations in 2007, the Planning Division believes that the mixed-use development would have been approved at the 44.7-unit per acre density (47 total units on 1.05 acres) regardless of the requirement to provide affordable units under inclusionary zoning and the density bonus that the project received under the provisions of the now defunct ordinance.

Urban Design Commission staff reviewed the proposed Amended PUD-GDP-SIP and determined that the changes to the project were not substantial enough to warrant require review before the full Commission.

Staff Recommendations, Conditions of Approval & General Ordinance Requirements
Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 3542 & 3543, amending the PUD-GDP-SIP for 2607 Monroe Street and 2628 Arbor Drive, to the Common Council with a recommendation of **approval** subject to input at the public hearing, the following Planning Division condition(s) and the conditions from reviewing agencies:

1. That the applicant submit a plan for final staff approval and inclusion in the final amended planned unit development that shows the interim condition of the project prior to the development of the 21-unit condominium building. The interim site plan shall include the proposed 24-unit apartment building, internal private drive between Knickerbocker Street and Monroe Street, 11 surface parking stalls and the existing residential buildings at 717 Knickerbocker Street and 2612 and 2620 Arbor Drive (including any parking facilities for those buildings).
2. Per the 2007 condition of approval, that the applicant receive approval of site plans for the relocation of the residential buildings at 717 Knickerbocker Street and 2612 and 2620 Arbor Drive from the Planning Division, Zoning Administrator and Building Inspection Division prior to demolition and construction of the new 21-unit building (if the new sites are located within the City of Madison). In the event that the all or some of those buildings are not relocated, a reuse and recycling plan approved by the Recycling Coordinator will be required prior to the issuance wrecking permits.
3. That the applicant shall work with Planning and Zoning staff prior to final approval and recording of the amended planned unit development to develop an enumerated list of permitted uses for the zoning text so as to eliminate the reference to C2 zoning. [Staff believes that it would be best to approve PUD zoning texts with such use lists so as to avoid references to the current Zoning Code.]

The following conditions have been submitted by reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

4. The developer for this project has already entered into a Development Agreement from the last approval. The developer shall be required to submit updated CADD drawings depicting the current layout to allow the City to update the construction plans for the right of way improvements.
5. The storm sewer pump system serving the underground parking access area shall be sized for the 100-year event. The system design shall be submitted to City Engineering for review and approval and shall be stamped by a Professional Engineer or Master Plumber.
6. Provide details for the "internal storm system".
7. Provide utility information for proposed future 21-unit condominium building.
8. Submit a PDF of each floor to Lori Zenchenko (Lzenchenko@cityofmadison.com) so that an addressing plan can be developed and implemented for this site. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance

into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.

9. The primary access is proposed off of Knickerbocker Street as shown on this plan application. The apartment and condominium addresses will accordingly be addressed off of Knickerbocker Street.
10. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
11. The applicant shall replace all sidewalk and curb and gutter that abuts the property, which is damaged by the construction, or any sidewalk and curb and gutter, which the City Engineer determines needs to be replaced because it is not at a desirable grade, regardless of whether the condition existed prior to beginning construction.
12. All work in the public right of way shall be performed by a City-licensed contractor.
13. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree-planting plan (in PDF format) to Dean Kahl, of the City Parks Division - dkahl@cityofmadison.com or 266-4816. Approval and permitting of any tree removal or replacement shall be obtained from the City Forester and/or the Board of Public Works prior to the final approval of the project.
14. All damage to the pavement on Monroe Street or Knickerbocker Street adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria.
15. The applicant shall show stormwater "overflow" paths that will safely route runoff when the storm sewer is at capacity.
16. The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
17. Effective January 1, 2010, the Department of Commerce's authority to permit commercial sites, with over 1 acre of disturbance, for stormwater management and erosion control has been transferred to the Department of Natural Resources (WDNR). The WDNR does not have an authorized local program transferring this authority to the City of Madison. The City has been required by the WDNR to continue to review projects for compliance with NR216 and NR-151, but a separate permit submittal is now required to the WDNR for this work as well. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process.

As this site is greater than 1 acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the Wisconsin Department of Natural Resources, prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Contact Eric Rortvedt of the WDNR at 273-5612 to discuss this requirement.
18. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to control 40% TSS (20 micron particle) off of new paved surfaces, and complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of the Madison General Ordinances.

19. The applicant shall submit, prior to plan signoff, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on a separate layer name/level number: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas lot lines; lot/ plat lines, dimensions and labels; right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
20. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
21. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.
22. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
23. Prior to approval of the issuance of a demolition permit, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged, the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1) \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2) \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
24. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior City Engineering Division signoff, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.

Traffic Engineering Division (Contact Bryan Walker, 267-8754)

25. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2-foot overhang, and a scaled drawing at 1" = 20'.
26. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by the Traffic Engineer Division to accommodate the

microwave sight and building. The applicant shall submit grading plans and elevations if the building exceeds four stories prior to sign-off to be reviewed and approved by Keith Lippert, (266-4767) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.

27. When final plans are submitted for approval, the ramps to the parking levels shall be designed to accommodate low-clearance vehicles for a transition. The applicant shall provide a profile of the ramps showing the slopes and critical clearance.
28. When site plans are submitted for final approval, the developer shall provide a recorded copy of the joint driveway ingress/egress and crossing easements available to all lots in the project.
29. The applicant shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
30. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Zoning Administrator (Contact Pat Anderson, 266-5978)

31. Meet all applicable State accessible requirements, including but not limited to:
 - a.) Provide a minimum number of accessible stalls in each parking area, striped per State requirements.
 - b.) Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c.) Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance or elevator as possible. Show ramps, curbs, or wheel stops where required.
32. Provide 51 bike parking stalls for the development in a safe and convenient location on an impervious surface to be shown on the final plan, including a total of 47 for the residential units and 4 for the commercial/restaurant spaces NOTE: A bike-parking stall is 2 feet by 6 feet with a 5-foot access area.
33. Lighting is required. Provide a plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles. The maximum light trespass shall be 0.5 fc at 10 feet from the adjacent lot line. (See MGO Section 10.085 for more information)
34. Show addresses of the buildings on the final site plans.

Parks Division (Contact Kay Rutledge, 266-4714)

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| <p>35. The developer shall pay \$67,212.73 in park dedication and development fees for the 45 multi-family units after a credit is given for the existing 14 multi-family units on the property. The developer must select a method for payment of park fees before signoff on the PUD amendment. This development is located within the Vilas-Brittingham (SI27) park impact fee district. Fees in lieu of dedication=(45 units@\$1,554)=\$69,930.00; Park development fees=(45 units@ \$613.83)=\$27,622.35, for a total</p> |
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park impact fee before credit of \$97,552.35. Credits for existing units=\$30,339.62 based on 14 existing multi-family units @ \$2167.83 (combined fee).

Fire Department (Contact Bill Sullivan, 261-9658)

36. Provide fire apparatus access as required by IFC 503 2009 edition, MGO 34.503, as follows: IFC 503 Appendix D105, provide an aerial apparatus access fire lane that is at least 26 feet wide, with the near edge of the fire lane within 30 feet and not closer than 15 feet from the structure, and parallel to one entire side of the structure, if any part of the building is over 30 feet in height.
37. Rolled curbs shall not be located within the 26-foot wide aerial apparatus lanes parallel to the building. The aerial outriggers need to sit firmly on level pavement in order to function safely.
38. Units on the fourth floor of the 21-unit building only have one exit, and, therefore, do not comply with IBC Table 1019.2.

City Assessor's Office (Contact Maureen Richards, 266-4845)

This agency did not submit comments for this request.

Water Utility (Contact Dennis Cawley, 261-9243)

This agency submitted a response with no conditions of approval for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit comments for this request.