



## Report to the Plan Commission

February 4, 2013

Legistar I.D. #28708 and #28880  
210 Langdon Street  
Demolition and Rezoning

Report Prepared By:  
Heather Stouder, AICP  
Planning Division Staff

**Requested Action:** Approval of the demolition of an existing lodging house and the rezoning of property from R6 (General Residence) District to PUD-SIP (Planned Unit Development-Specific Implementation Plan) to construct a new lodging house.

**Applicable Regulations & Standards:** This project was submitted prior to the new zoning ordinance taking effect and therefore is subject to the standards for demolition, zoning map amendments, planned unit developments, and downtown design zones in the 1966 code. Section 28.12(12) of that code provides the process for review and approval of demolitions. Section 28.12 (9) provides the process for zoning map amendments. Section 28.07 (6) provides the requirements and framework for Planned Unit Development Districts, including those in Downtown Design Zones.

If the requested PUD(SIP) zoning is approved, the zoning map amendment ordinance contains a provision to assign PD (Planned Development) zoning to the site to provide it with conforming zoning under the new code.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the standards for demolition, zoning map amendments, and planned unit developments are met and forward the request to the February 5 meeting of the Common Council with a recommendation to **approve** the proposal.

### Background Information

**Applicant/Property Owner:** Jon Graan; Rattle Building Corporation; 1202 Regent St.; Madison, WI

**Project Contact:** Randy Bruce; Knothe and Bruce Architects, LLC; 7601 University Ave., Ste. 201; Middleton, WI

**Proposal:** The applicant proposes to demolish an existing lodging house for the construction of a new 33-bedroom lodging house.

**Parcel Location:** 210 Langdon Street is located on the north side of Langdon Street between West Lakelawn Place and North Henry Street; Downtown Design Zone 4; Aldermanic District 2 (Maniaci); Madison Metropolitan School District.

**Existing Conditions:** The 14,250 square foot property has an existing 24-bedroom lodging house, the original portion of which was originally constructed in 1875, with additions in 1927 and 1964. The back of the lot has a paved surface parking area with 16 angled parking stalls.

**Surrounding Land Use and Zoning:** The property is surrounded by lodging houses and multi-family buildings in the DR2 (Downtown Residential 2) and PD (Planned Development) Districts. Immediately adjacent to the northeast is a Landmark Building, the Chi Phi Fraternity House.

**Adopted Land Use Plans:** The Comprehensive Plan (2006) includes this property within the “Langdon” residential sub-district of the downtown area. The Downtown Plan (2012) recommends “Predominant Residential Use” for the property, and the Downtown Height Map shows a maximum of 5 stories. The Downtown Plan recommends encouraging preservation and rehabilitation of contributing historic buildings in the Langdon neighborhood, and accommodating a limited amount of higher density residential development while maintaining the area’s historic and architectural integrity.

**Environmental Corridor Status:** This property is not located within a mapped environmental corridor.

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

**Zoning Summary: R6 / DDZ4 Zoning Criteria**

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	14,268 sq. ft. existing
Lot width	50'	58.16' existing
Front yard	20'	32'
Side yards, R6	5' + 2' per story over 1 = 9'	5' RS / 5' LS
Side Yards, DDZ4	8' one side, 6' opposite	5' both sides <i>(please see Condition No. 6, p. 6)</i>
Rear yard	30'	84.5'
Usable open space	2310 sq. ft.	As shown on plans <i>(please see Condition No. 11, p. 6)</i>
Floor area ratio	3.0	less than 2.0
Building height, DDZ4	5 stories	3 story

Site Design	Required	Proposed
Number parking stalls	0 (28.08 (1) (i))	10
Accessible stalls	n/a	n/a
Loading	1 – (10' x 35')	1
Number bike parking stalls	11	33 <i>(please see Condition No. 5, p. 6)</i>
Landscaping	No	As shown on plans
Lighting	Yes	Yes <i>(please see Condition No. 7, p. 6)</i>

**Other Critical Zoning Items:** Urban Design (PUD DDZ4), Utility Easements, Adjacent to a Landmark

*Compiled by Pat Anderson, Assistant Zoning Administrator*

**Project Description**

The applicant proposes to demolish the existing 24-bedroom lodging house for the construction of a new 33-bedroom lodging house, for continued use by the Theta Chi Fraternity. The proposal involves a reorganization of the rear surface parking lot with a mix of automobile, moped, and bicycle parking, and proposed landscape screening surrounding the lot.

**Existing Conditions**

The 14,250 square foot property has an existing 24-bedroom lodging house, the original portion of which was originally constructed in 1875, and is considered to be a contributing building in the Langdon Street National Historic District. In 1927, the building was remodeled by architect Frank Riley, and a third story was added. The front portion of the building was added in 1964, and is not considered to be part of the contributing structure in the Historic District. The back of the lot has a paved surface parking area with 16 angled stalls.

**Description of Proposal**

**Building Bulk and Placement-** The proposed three-story, 15,000 square foot building is set back a generous 32 feet from the front property line, which is comparable to buildings along this portion of

Langdon Street. The proposed five foot side yards do not meet the Downtown Design Zone requirements, but would meet the bulk requirements in the new DR2 (Downtown Residential 2) District, where this proposal would be reviewed as a conditional use.

**Residential Density and Unit Type-** The building is entirely comprised of lodging rooms, rather than separate apartment units. There are nine double lodging rooms, and 24 single lodging rooms, for a total of 42 occupants. The proposed density is approximately 103 bedrooms per acre (127 occupants per acre).

Common spaces include a basement kitchen and dining area, bike storage and additional storage lockers, a large living room on the main level, two study rooms on the second and third floors, and a second floor balcony for use by all tenants. Bathrooms are distributed throughout the building so as to be shared between two to four tenants.

**Parking and Access-** The rear parking area, accessed from Lakelawn Place, has 10 automobile stalls, 8 moped stalls, and 8 bicycle stalls. There are an additional 24 bicycle stalls in the basement, which can be accessed by going down a short flight of stairs with a bicycle ramp and through a sub-grade rear door.

**Building Exterior-** The building includes a substantial stone base, with EIFS as the primary material proposed for the upper half of the building. Windows have a variety of trim materials in the latest plan set. Some of the windows have cast stone sills, while others have EIFS sills. Some have painted wood trim, while others do not. The main entrance is proposed on the Langdon Street facade, and includes a substantial front porch area. A secondary entrance is located on the northwest corner of the building close to the rear parking lot, and a third entrance, which accesses the basement bicycle parking area, is on the northeast corner of the building.

**Landscaping and Usable Open Space-** The proposal involves the removal of one of the two existing 30" oak trees on the western side of the site. The second existing 30" oak is not impacted by the proposed building, but must be removed due to disease. Three new canopy trees and several evergreens, shrubs, and perennials are proposed in the front yard. Landscaping proposed around the rear parking area would be a significant improvement, with five new deciduous trees, several shrubs, and perennial grasses around its perimeter. Usable open space on the site includes the front porch, a second floor balcony, and space in front of the building (behind the required front setback).

## Related Actions

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On December 10, 2012, the Landmarks Commission considered the proposed demolition and new structure, since it is adjacent to a Landmark Building. On a unanimous vote, the Landmarks Commission recommended that the Plan Commission *approve* the proposal (see attached report). Their finding was:

*"...that the building is not so large or visually intrusive as to adversely affect the adjacent landmark, and that the architectural concerns in the [Historic Preservation Planner's] staff report should be incorporated in the design, and while the existing building has historic value, the significant structural issues have influenced this decision."*

On November 28, 2012, the Urban Design Commission heard an informational presentation on the proposal. On January 9, the Urban Design Commission reviewed the proposal and granted **initial approval**, but stipulated that approval was only for the massing and site plan, and not for the architectural details. They recommended that the applicant modify the porch to integrate with the house, along with several other architectural recommendations (see attached report). On January 23, the Urban Design Commission again reviewed the proposal and granted **final approval** for the design of the site and building, with recommendations that architectural detailing be further reviewed by Planning and Urban Design staff (see attached report).

## Analysis

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### **Demolition**

The demolition of contributing buildings in National Historic Districts is not taken lightly. Staff, particularly the Historic Preservation Planner, have carefully reviewed this proposed demolition, as the building is technically a contributing building in the Langdon Street National Historic District. After touring the building, researching its history, and reviewing a report on its condition prepared by a preservation architect and a structural engineer, the Historic Preservation Planner concluded that the demolition of the building, in this case, is appropriate (see attached staff report to the Landmarks Commission dated December 10, 2013). As mentioned above, the Landmarks Commission voted unanimously to recommend that the Plan Commission approve the proposed demolition.

### **Consistency with Adopted Plans**

The proposal is generally consistent with the Downtown Plan, which recommends that the existing character of the Langdon Street area be preserved, while allowing for selective redevelopment in the area. The use and residential density proposed is similar to the surrounding area, and the parking provisions for a mix of automobiles, mopeds, and bicycles is a significant improvement.

### **Building Bulk and Placement**

As noted in the Zoning Table, the proposed building fails to meet the side yard requirements for Downtown Design Zone 4 (DDZ4). As of late 2012, the zoning ordinance was amended to allow for proposals to seek relief from the Downtown Design Zone bulk standards, so long as a proposal is consistent with the Downtown Plan. When this change was made to the ordinance, the intent was to allow slight deviations from the bulk standards. Staff believes that the proposed building bulk and placement is consistent with the Downtown Plan in this case, and supports the deviation from the standards in DDZ4.

### **Exterior and Interior Design Criteria for PUD Districts in Downtown Design Zones-**

Staff believes that these design criteria are generally met with the proposal, or that they can be met when conditions of approval are addressed.

One design detail discussed at length by the Urban Design Commission was the abundance of EIFS on the exterior of the building, and particularly its use as trim for the windows. Staff shares concerns expressed by UDC members regarding the need for a durable material near windows, especially with the likelihood that these areas could be used to hang banners and flags related to the fraternity use, and will otherwise be susceptible to wear and tear. Staff recommends that an alternative durable material such as stone or another similar material be used for the window sills and lintels.

Pursuant to the design criteria, staff recommends that the applicant submit a management plan for the proposed redevelopment when final plans are submitted for staff review and approval, and that this management plan be recorded as part of the PUD.

### **Criteria for Approval of Planned Unit Development Zoning**

As outlined below, staff believe that the criteria for Planned Unit Development zoning have been met with the proposal, or can be met with the recommended conditions of approval.

<b><u>MGO Section 28.07(6)(f) - PUD Criteria for Approval</u></b>
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<b>1) Character and Intensity of Land Use-</b> Staff believes that the proposed building is generally compatible with this area.
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**2) Economic Impact-** The applicant is not requesting any public subsidy, and the Economic Development Division notes that a rebuilt fraternity house with 33 bedrooms will presumably increase the income generated by the property and therefore have a positive effect on its value.

**3) Preservation and Maintenance of Open Space-** The proposal maintains a deep front yard setback, generally consistent with others in the area. A significant portion of this area can be classified and utilized as usable open space.

**4) Implementation Schedule-** This is proposed as a single project, rather than a phased project, so this criterion is not as applicable as others.

### **Comparison with New Zoning Code**

In the zoning code, which was not effective at the time of this application, this property is designated within the Downtown Residential 2 (DR2) District. While staff has not done a thorough review of the proposal against the DR2 District, it would meet or come very close to meeting all requirements of the district. The building likely has more EIFS than would be permitted for this development in the DR2 District, where the use of this material must be limited to trim/accent material and the top of the building.

### **Conclusion**

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After consideration of the standards for demolition, zoning map amendments, the PUD criteria, the design criteria for Downtown Design Zones, and recommendations from the Landmarks Commission and Urban Design Commission, Planning Division staff believe that standards for demolition approval and rezoning to PUD-SIP (Planned Unit Development-Specific Implementation Plan) can be met.

The removal of the existing building, which is a contributing building in the Langdon Street National Historic District, is supportable in this instance because of the significant structural issues with the original portion of the building, which is an important distinction noted by the Landmarks Commission and the Historic Preservation Planner. The proposed use, site, and building design are consistent with the Downtown Plan recommendations to preserve the character of this unique area, representing a new investment, commitment, and the ability to selectively redevelop the area while maintaining the scale of existing buildings on relatively narrow lots.

## Recommendations and Proposed Conditions of Approval

**Major/Non-Standard Conditions are shaded**

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### **Planning Division Recommendation**

The Planning Division recommends that the Plan Commission find that standards for demolition approval and rezoning to PUD-SIP (Planned Unit Development-Specific Implementation Plan) can be met, and forward this request to the February 5 meeting of the Common Council with a recommendation to **approve** the proposal, subject to input at the public hearing and the following conditions from reviewing agencies.

### **Planning Division** (Contact Heather Stouder, 266-5974)

1. Final plans submitted for review and approval by staff shall fulfill conditions of approval recommended by the Urban Design Commission on January 23, 2013.
2. Final plans submitted for review and approval by Planning and Urban Design staff shall eliminate the use of EIFS on window trim areas, and instead utilize an alternative durable material.
3. Final plans submitted for review and approval by staff shall include a management plan to be recorded as part of the PUD for the property.
4. This is a lodging house, and as such, it is not appropriate to reference a family definition in the Zoning Text. For this PUD, the Zoning Text shall be amended to clarify that occupancy is limited to one person per bed, as shown on approved plans.

### **Zoning Administrator** (Contact Pat Anderson, 266-5978)

5. Bike parking shall comply with City of Madison General Ordinances Section 28.11. Provide eleven (11) bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The racks shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.
6. Sec. 28.07(6)(e)4., *Downtown Design Zone 4 (DDZ4)*, requires a side yard setback minimum of 8' to one side and 6' to the other, where the proposed development is providing a 5' setback on both sides. With this project, the applicant is requesting an exception to this specific setback requirement of DDZ4, as authorized in Sec. 28.07(6)(e).
7. Lighting is required and shall be in accordance with MGO Section 10.085. Provide a lighting photometric plan, including cut sheets for fixture, with the final plan submittal.
8. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes 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.
9. Provide a reuse/recycling plan, to be reviewed and approved by The City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.
10. Sec. 28.12(12)(e) of the Madison Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.
11. Submitted plans indicate 2,536 sq. ft. of Useable Open Space (UOS) is being provided, but it is not clear where this space is located on the property. Clearly delineate qualifying Useable Open Space areas in the final submitted plans. Note: A ground-level UOS must have a minimum

dimension no less than 10' wide, in an area no smaller than 200 sq. ft, and required front yard areas do not qualify. The proposed roof deck at the second level may count, if it has a minimum dimension of 15 feet.

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

12. Provide additional detail for proposed drainage. Use of a "Proprietary Underground Sediment Removal Device" shall necessitate the Developer extending storm sewer within Lakelawn Place.
13. Sanitary sewer plug for demolition shall be in accordance with revised Ordinance requiring additional fee for City plugging within the sewer main, which goes into effect starting January 1, 2013.
14. Sanitary shall be connected to Langdon Street, not W. Lakelawn Place.
15. In accordance with 10.34 MGO – STREET NUMBERS - Submit a PDF of each floor plan to Engineering Mapping Lori Zenchenko (Lzenchenko@cityofmadison.com ) so that a preliminary interior addressing plan can be developed. 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.
16. Based on these site plans, it is understood that the proposed new building does not cross underlying platted lot lines; therefore a new CSM is not required per the building code. If the proposed building location is changed for any reason resulting in construction over the underlying platted lot lines, a CSM would be required.
17. The new building is within 5ft of the existing property lines. If earth retention is necessary, provide an earth retention plan. If the construction activities go onto the adjacent properties, provide copies of the access and easement agreements.
18. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass (POLICY).
19. The Applicant shall replace all sidewalk and curb and gutter which 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 (POLICY).
20. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5) and MGO 23.01).
21. 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 Department [dkahl@cityofmadison.com](mailto: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 approval of the site plan (POLICY).
22. All damage to the pavement on Lakelawn Place or Langdon Street adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link:  
<http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY).
23. The applicant shall demonstrate compliance with MGO Section 37.07 and 37.08 regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.

24. For Commercial sites < 1 acre in disturbance the City of Madison is an approved agent of the Department of Commerce and WDNR. As this project is on a site with disturbance area less than one (1) acres, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required (NOTIFICATION).
25. Prior to approval, this project shall comply with MGO Chapter 37 regarding stormwater management. Specifically, this development is required to:
  - a) Reduce TSS off of the proposed development by 80% when compared with the existing site.
  - b) 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 MGO Chapter 37.
  - c) Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.
26. The Applicant shall submit, prior to plan sign-off, 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:
  - a) Building Footprints
  - b) Internal Walkway Areas
  - c) Internal Site Parking Areas
  - d) Other Misc Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
  - e) Right-of-Way lines (public and private)
  - f) All Underlying Lot lines or parcel lines if unplatted
  - g) Lot numbers or the words “unplatted”
  - h) Lot/Plat dimensions
  - i) Street names

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred [izenchenko@cityofmadison.com](mailto:izenchenko@cityofmadison.com) . Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. (POLICY and MGO 37.09(2) & 37.05(4))

27. NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration (NOTIFICATION).

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.



Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

28. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2))

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans)

29. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) 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 (POLICY and MGO 37.09(2)).

30. The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit. (MGO 10.05(6)). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
31. The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way (POLICY).
32. Prior to approval of the conditional use application, 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. \$100 non-refundable deposit will cover for the cost of inspection of the plugging by City staff; and the remaining \$900 will cover 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 (POLICY). This permit application is available on line at: <http://www.cityofmadison.com/engineering/permits.cfm>.
33. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service (POLICY).

**Traffic Engineering Division** (Contact Eric Halvorson, 266-6527)

34. A condition of approval shall be that no residential parking permits shall be issued 210 Langdon Street. This would be consistent with other projects in the area. In addition, the applicant shall inform all tenants of this facility requirement in their apartment leases and record in zoning text. The applicant shall note in the Zoning text that no residential parking permits shall be issued. In addition, the applicant shall submit for 210 Langdon St. a copy of the lease noting the above condition.

**Water Utility** (Contact Dennis Cawley, 261-9243)

35. The Madison Water Utility shall be notified to remove the water meter prior to demolition. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

**Fire Department** (Contact Bill Sullivan, 266-4420)

36. Provide fire apparatus access as required by IFC 503 2009 edition, MGO 34.503, as follows:

- a) The site plans shall clearly identify the location of all fire lanes.
- b) 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.
- c) Provide a fire lane that extends to within 150-feet of all exterior portions of the structure, or it can be extended to within 250-feet if the building is fully sprinklered.

37. Please consider allowing Madison Fire Department to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities (608) 246-4587.

**Parks Divison** (Contact Kay Rutledge, 266-4714)

38. This development is within the Vilas-Brittingham park impact fee district (SI27). The developer shall pay approximately \$10,590.30 for park dedication and development fees for the new 33 SRO unit development after a credit is given for the existing 24 SRO unit development (see below). Fees will be increased if paid after 2013.

<u>New Development:</u>	
Fees in lieu of dedication = (33 SRO @ \$854.00) =	\$28,182.00
Park development fees = (33 SRO @ \$322.70) =	\$10,649.10
Total Fees =	\$38,831.10
<u>Existing Development (Credit):</u>	
Fees in lieu of dedication = (24 SRO @ \$854.00) =	\$20,496.00
Park development fees = (24 SRO @ \$322.70) =	\$ 7,744.80
Total Credit =	\$28,240.80
Total Fees \$38,831.10 – Total Credit \$28,240.80 =	<b>\$10,590.30</b>

39. The developer must select a method for payment of park fees before signoff on the SIP.

40. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

**Metro Transit** (Contact Tim Sobota, 261-4289)

This agency did not submit comments for this request.