

**From:** McCormick, Dan  
**Sent:** Monday, January 24, 2011 1:04 PM  
**To:** Parks, Timothy  
**Cc:** Leach, John; Dryer, David; Winter, Mark; Murphy, Brad; Dailey, Janet; Phillips, Rob  
**Subject:** Edgewood-- 901 Woodrow St -- Revised Conditions of Approval

Tim,

Based on our meeting this morning, Monday Jan. 24,2011, with Edgewood and Neighborhood Reps, we have updated conditions #1 and #2 as discussed (revisions underlined in italics):

1. The applicant shall install the public sidewalk along the easterly side of Woodrow Street for pedestrian access northerly along Woodrow Street connecting to the existing sidewalk. In addition, the applicant will need to remove the terrace walk and ramp access putting pedestrian in the Street. Staff understands this area is a sensitive area with the Indian mound effigy, limited space, and is part of a landscaping buffer plan, however, this area is also part of the City's right of way and some form of pedestrian access should be provided. Please see Exhibit 1. The Plan Commission will need to consider this as well as alternative measures being taken to redirect as much activity as possible away from Woodrow St. The Plan Commission may also want to defer the installation of sidewalk to the future as part of the City's resurfacing or reconstruction of Woodrow St, currently planned for 2012.
2. To address potential traffic impacts on Woodrow St related to the proposed development the applicant shall provide a deposit for potential traffic calming measures to be determined in the future by the City and its Neighborhood Traffic Management Program. If there is not a demonstrated problem as determined by the Traffic Engineer and/or a project is not approved under the NTMP after a period of three years after the occupancy of the development, the deposited funds will be returned to the developer. The estimate of deposit required is \$37,500. As discussed with staff, Edgewood may resolve this condition by providing a letter of credit to the City for \$15,000, effective until October 31, 2015.

Thanks for the help, assistance.

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