

City Administration recommends City Commission approve Major Development Application # DB-17-1196 and Redevelopment Area Modifications (RAMS) Application #RD-17-1197 subject to the following conditions:

1. Payment of the City's water impact estimated fee amount of \$29,982 at initial permit issuance.
2. Payment of the City's sewer impact estimated fee amount of \$35,819 at initial permit issuance.
3. Payment of the City's transportation mitigation cost estimated amount of \$12,033 at initial permit issuance.
4. Payment towards upgrades to the affected sewer system in the estimated amount of \$54,793 at initial permit issuance.
5. Provide right-of-way dedications in a form acceptable to the City Attorney as follows:
 - a) A fifteen (15) feet roadway dedication along SE 5th Street adjacent to the property.
 - b) A five (5) feet roadway dedication along SE 3rd Avenue.
6. Installation of sidewalks, on street parking, drainage and landscaping improvements along SE 5th Street and SE 3rd Avenue as shown conceptually on the plans.
7. The proposed picket fence shall be set back outside the visibility triangle at the intersection of SE 5th Street and SE 3rd Avenue.
8. Provide 21 long-term bicycle spaces within the building, and 10 short-term bicycle spaces at a convenient location on-site.
9. The on-site parking spaces shall be assigned to the residents' units.
10. The 12 on-street parking spaces proposed by the applicant shall be subject to any time limit restrictions developed by the City in the future.
11. In lieu of providing the required on-site civic space, the Developer shall contribute \$50,000 for City parks and open space improvements prior to certificate of occupancy, temporary or otherwise.
12. At issuance of initial permit for the project, developer will contribute to the City a \$50,000 fee in lieu of affordable housing (roughly equivalent to 15% of the units at \$8,333 each, using whole units).

13. Fee in lieu of parking on site:

Developer shall pay into the City's parking fund a fee of \$250,000 for the 10 parking space deficiency. The first \$125,000 shall be paid at issuance of the building permit for vertical construction; another \$125,000 shall be paid at the earlier of two timeframes: within 12 months of the issuance of the building permit or at the issuance of a certificate of occupancy, temporary or otherwise, for the Project.

- a) Developer may reconfigure parking lot with additional land to the west to include 10 additional spaces.
- b) If the reconfiguration described in "a" above is not submitted as a building permit application within 12 months from issuance of the building permit for the project, developer will pay the second \$125,000 referenced above into the parking development fund. Developer will receive credit and rebate of \$25,000 for each parking space provided in the expanded parking lot up to 10 spaces, however the reduction is contingent upon submission of a building permit application for the expanded lot no later than 12 months from the issuance of the building permit for the Village of Bluesten Park project. In other words, the \$125,000 paid at permit would be returned to the developer at issuance of a certificate of occupancy if 10 additional spaces are constructed on the adjacent lot to the west.
- c) Should developer not expand the lot to the west, the full \$250,000 payment will be made.
- d) Developer agrees that any deficiency for the project to the west will pay the amount per space defined in a fee in lieu of parking program approved by the City Commission.

Summary

At vertical construction permit issuance: pay 1st \$125,000

AND EITHER

Pay 2nd \$125,000 at C.O.

OR

12 Months after vertical construction permit issuance: building permit application submitted for expanded lot on land to the west and then at or after CO, receive credit and rebate of \$25,000 per additional space constructed