

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2000-HM-044

May 6, 2002

If it is the intent of the Planning Commission to approve FDP 2000-HM-044 for a mixed use development located at Tax Maps 16-4 ((1)) 35 – 39 and 16-3 ((11)) pt. 6A1 staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the seven sheets of the CDP/FDP entitled "Woodland Park East" prepared by William H. Gordon Associates, Inc. dated June 2000 as revised through May 3, 2002.
2. Prior to site plan approval, it shall be demonstrated to DPWES that non-tidal wetlands are not present on the site, or evidence of compliance with SS 404 of the Clean Water Act shall be provided to DPWES.
3. Bicycle parking facilities (to be located on-site in safe and accessible areas as determined by DPWES), lockers and showers (to be located within at least one of the office buildings) shall be provided to encourage the use of non-motorized transportation.
4. The non-residential buildings and associated parking garages shall be setback a minimum of forty (40) feet with a 25° angle of bulk plane, whichever is greater, from the front yard line. The residential buildings shall be setback a minimum of twenty (20) feet with a 20° angle of bulk plane, whichever is greater, from the front yard line.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by the Planning Commission.