

## Department of Planning and Zoning

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### MEMORANDUM

To: Development Review Board

From: Mary O'Neil, AICP, Principal Planner *Mary O'Neil AICP*

Date: December 4, 2018

RE: 311-375 North Avenue (Cambrian Rise); ZP19-0427CA

**Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.**

**Project:** ZP19-0427CA

**Zoning District:** NAC-CR **Ward:** 4N

**Date application accepted:** November 6, 2018

**Applicant/ Owner:** BC Community Housing, LLC (Eric Farrell)

**Request:** Proposed changes to approved building C to include enclosure of SE top floor corner balconies to create 2 additional units for total of 102 units; reducing 2nd, 3rd, and 4th floor balconies. Altering entrance at north elevation; introduce wood feature on northeast corner commercial space. No changes to site plan.



**Background** (Permitting addresses vary from 329, 351, 351-375 and 375 North Avenue):  
Future permitting will be assigned to newly addressed Cambrian Way as appropriate.

- **Zoning Permit 19-0021CA**; Amend Planned Unit Development permitted under 17-0623CA/MA to increase total residential unit count from 739 to 770; revisions to Buildings M, P, Q, & R with an additional story added to each. Redesign of building M; includes 2 levels of parking, expanded surface parking area and amenity spaces. Further revision to Buildings B and G (originally amended May 2018) to expand volume of upper stories and introduction of additional storefront glazing at the ground level. July 2018.
- **Zoning Permit 18-0721CA**: Relocation of proposed path on SW side of building to align with existing opening on west elevation and small path leading from main path to vicinity of electrical transformer; modified paths near entry until adjacent buildings are complete; temporary black coated chain link construction fence surrounding west and south boundaries of building landscaping; new low stone wall. March 2018.
- **Zoning Permit 18-0791CA**; Revisions to Buildings B & G, with additional floor added to Building B. No change to total units in project; revisions to design of buildings and proposed transportation hub; revision to road phasing plan. May 2018.
- **Zoning Permit 18-0509CA**: changes to Building C and adjacent site within Cambrian rise development. Eliminate approximately 50 surface parking spaces and make minor changes to building façade. No change in overall dwelling unit count and commercial spaces. December 2017.
- **Zoning Permit 18-0028AP**; Appeal of administrative decision relative to Impact Fees for orphanage renovation (zoning permit 16-0007CA/MA). DRB upholds staff decision, August 2017.
- **Zoning Permit 17-1307CA**; temporary fence and path for temporary dog park for residents of 375 North Avenue. June 2017.
- **Zoning Permit 17-0853CA**; Request for amendment of ZP17-0623CA/MA; Condition of approval #13 limiting construction days and times and Condition #3 addressing 10-year performance bond for construction. May 2017.
- **Zoning Permit 17-0716CA**; Replace two small windows on north and south gable ends located at the west elevation of former Orphanage building with one larger window in each gable end at the west elevation. January 2017.
- **Zoning Permit 17-0623CA/MA**; Proposed development consisting of 11 buildings containing 739 residential units, approximately 45,000 sq. ft. of non-residential support/amenity space, approximately 40,000 sq. ft. of neighborhood commercial spaces and 1,092 parking spaces. March 2017.
- **Zoning Permit 17-0376CA**; install new windows within new openings on western building elevation. September 2016.
- **Zoning Permit 17-0252SP**; second sketch plan review of planned unit development with mixed commercial and residential uses, related buildings, and infrastructure. October 2016.

- **Zoning Permit 17-0010CA**; Revisions to west chapel elevation (amendment to zoning permit 16-0007CA / MA). Openings for windows restored or added. July 2016.
- **Zoning Permit 16-1487CA**; Change to top floor, add veranda on roof. Amendment to zoning permit 16-0007CA/MA. July 2016.
- **Zoning Permit 16-0622CA**; Request change of materials for existing slate roof to standing seam copper on the former St. Joseph's Orphanage. Former address 351 North Avenue. January 2016.
- **Zoning Permit 16-1183SP**; Sketch plan review of 700+ unit planned unit development with mixed commercial and residential uses, related buildings, and infrastructure.
- **Zoning Permit 16-0007CA/MA**; Approval to convert building into 63 apartments and related site improvements. Approved September 2015; amended February 2016. June 2016.
- **Zoning Permit 15-0702LL**; Lot line adjustment with 329 North Avenue. Approved December 2014. [Plat recorded 1/16/2015; Plat file 509C.]
- **Zoning Permit 14-1286CA**; Installation of CCTA bus shelter on Burlington College property. Approved June 2014.
- **Zoning Permit 12-0706SN**; replace existing non-conforming freestanding sign with new freestanding sign for Burlington College – Main Campus. Approved March, 2012.
- **Zoning Permit 12-0121CA**; Install rooftop air handler, five ac units, bike racks, and remove walls from garage. Approved August 11, 2011.
- **Zoning Permit 11-0282CU**; convert existing institutional office use and group home use to post-secondary school. No site or exterior building changes proposed. Approved November 2010.
- **Zoning Permit 09-526CA**; Demolish single car garage. Approved February 2009.
- Non-applicability of zoning permit requirements; continued use of existing group home. June 1998.
- **Zoning Permit 92-096 / COA 092-016**; Removal of existing wooden cross with installation of fiberglass statuary of St. Mary on top of Diocese building. Overall height to be 104' with exterior illumination to surround statue. Approved September 1991.
- Notice of selective landscape removal on west. No change in grade of site or drainage of runoff water. December 1991.
- **Zoning Permit 79-352**; install septic tank and seepage bed. July 1979.
- **Zoning Permit 77-03**; renovation of existing structure "St. Josephs Child Center" into office space and three apartments for Bishop and two priests. Approved January 1977.
- **Zoning Permit 77-628**; Convert St. Joseph's Child Center into office building, three apartments and three guests' rooms. Remove some windows and brick up openings. Install new windows. Erect 28'6" x 30' addition and 32' x 66' addition. December 1976.

**Overview:** The applicant seeks to make assorted building modifications that will increase the unit count by 2 new units (total 102) and expand the top floor veranda with common room. Associated entry and balcony changes are included. The building vocabulary and fenestration will remain similar to previously approved.

**Recommended motion: Consent approval,** per the following findings and conditions:

**I. Findings**

**Article 2: Administrative Mechanisms**

**Section 2.7.8 Withhold Permit**

**Per this standard,** the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations. **Affirmative finding as conditioned.**

**Article 3: Applications and Reviews**

**Part 3: Impact Fees**

**Sec. 3.3.2, Applicability**

The additional building area, and any new division of uses (commercial, residential, etc.) assumed in this permit application will affect overall impact fees. Impact fees due will be adjusted to reflect this additional building area. The revision of building C within this development will require the applicant to maintain an ongoing spread sheet of area and uses within each building to facilitate final calculations of fees. **Affirmative finding as conditioned.**

**Section 3.3.6 Effect of Project Change on Impact Fees**

*If a proposed development is substantially modified in terms of square footage, a request for an adjustment to the impact fee may be made by filing a zoning permit application subject to the applicable filing fees. Any adjustment, if approved, is subject to the Impact Fee Administrative Regulations in effect at time of subsequent approval. Any change which increases a project size or impact shall require a new zoning permit and an accompanying adjustment to the impact fee amount.*

The impact fees for all *new* area for each building will be calculated under the current (FY19) Impact Fee schedule. In the provided spreadsheet, the appropriate year of modification and revised area is required so as to inform final Impact Fee calculations. **Affirmative finding as conditioned.**

**Section 3.3.8 Time and Place of Payment**

*Impact fees must be paid to the city's chief administrative officer / city treasurer according to the following schedule:*

*(a) New buildings: Impact fees must be paid at least seven days prior to occupancy of a new building or any portion thereof.*

**Affirmative finding as conditioned.**

**Article 4: Zoning Maps and Districts**

**Sec. 4.4.2 Neighborhood Mixed Use Districts**

*(a) Purpose*

*(4) Neighborhood Activity Center – Cambrian Rise (NAC-CR)*

*The Neighborhood Activity Center – Cambrian Rise District is intended to create a new center for mixed use development that allows for a range of housing types and tenures, and to accommodate a diverse range of complimentary general office, institutional and neighborhood oriented small-scale retail and service uses. Development should be compact, pedestrian-oriented and enhance the community with creative design, durable materials, and quality construction. Buildings should be oriented towards the streets. Human scale elements should help to define new streets as civic spaces. Parking should be located as to be screened from view from public streets and community spaces.*

No site changes are proposed. The reworking of building C will add new FAR, but remain within the limitations of the zoning district. All buildings will remain as originally oriented to the street. The new 2 units (as part of a total approved pool of 770) reflect the DRB’s approval to allow units to be dedicated as buildings are completed. As of this plan, Building C will have 102 dwelling units.

**b) Dimensional Standards and Density**

**Table 4.4.2-1 Dimensional Standards and Density**

NAC-CR	Max Intensity (FAR) 2.0	Max Lot Coverage 60%	Setbacks			Building Height Min 22’ Max 65’ (Allowable bonus up to 75’ for IZ)
			Front Min 0 Max 20’	Side 10’ only applicable to periphery of NAC-CR and not to individual parcels.	Rear 20’ only applicable to periphery of NAC-CR and not to individual parcels.	
Proposal	1.13	63.6* No change	No change	No change	No change	Building C- max allowed w/IZ bonus 286.0. Proposed 285.5’**

\*Additional coverage allowable per **Table. 9.1.12-2, Lot Coverage Allowance** table for IZ units. Maximum additional coverage in NAC-CR is 72%. No change to coverage in this application.

\*\*See plan A3-2 and A3-1, as revised 11.26.2018.

**Affirmative finding.**

**c) Permitted and Conditional Uses**

Two new units will be added as part of this modification for a total of 102 in this building. These units will draw from the total pool of 770 previously approved by the DRB.

The applicant will be required to provide a spreadsheet of proposed uses and breakdown of area for final computation of Impact Fees. **Affirmative finding as conditioned.**

**(d) District Specific Regulations**

*1. Ground Floor Residential Uses Restricted*

Not applicable in NAC-CR.

*2. Exceptions to Maximum Lot Coverage in NAC District*

Not applicable in NAC-CR.

*3. Development Bonuses/Additional Allowances*

*The following exceptions to maximum allowable base building height and FAR in Table 4.4.2-1 above may be approved in any combination subject to the maximum limits set forth in Table 4.4.2-2 below at the discretion of the DRB. The additional FAR allowed shall correspond to the proportion of the additional building height granted to the maximum available.*

*A. Inclusionary Housing (see table, below and Article 9.)*

*B. Senior Housing*

Not applicable in NAC-CR.

*C. Maximum Bonus*

*In no case shall any development bonuses or allowances granted, either individually or in combination, enable a building to exceed the maximum FAR and maximum building height permitted in any district as defined below:*

**Table 4.4.2-2 Maximum FAR and Building Heights with Bonuses**

NAC-Cambrian Rise	Maximum FAR 2.5	Maximum Height 75'
Proposal:	1.13 FAR	See Table 4.4.2-1, above.

**Affirmative finding as conditioned.**

**Article 5: Citywide General Regulations**

**Section 5.2.1 Existing Small Lots.**

Not applicable.

**Section 5.2.2 Required Frontage or Access**

Building C fronts on a street to be accepted by the City; soon to be identified and dedicated as a city street; Cambrian Way. **Affirmative finding.**

**Section 5.2.3 Lot Coverage Requirements**

See Table 4.4.2-1, above.

**Section 5.2.4 Buildable Area Calculation**

Not applicable in the NAC-CR zone.

**Section 5.2.5 Setbacks**

See Table 4.4.2-1, above.

**Section 5.2.6 Building Height Limits**

See Table 4.4.2-1 and 4.4.2-2, above.

### **Section 5.2.7 Density and Intensity of Development Calculations**

See Table 4.4.2-1, above.

### **Section 5.5.1 Nuisance Regulations**

Nothing in the proposal constitutes a nuisance under this criterion. **Affirmative finding.**

### **Section 5.5.2 Outdoor Lighting**

See Sec. 6.2.2 (o).

### **Section 5.5.3 Stormwater and Erosion Control**

A comprehensive stormwater management plan and Erosion Prevention and Sediment Control Plan have been approved for the overall project. No changes are proposed that would impact that approval.

**Affirmative finding as conditioned.**

## **Article 6: Development Review Standards:**

### **Part 1: Land Division Design Standards**

Not applicable.

### **Part 2: Site Plan Design Standards**

#### **Sec. 6.2.2 Review Standards**

##### *(a) Protection of Important Natural Features*

Not applicable.

##### *(b) Topographical Alterations*

Not applicable.

##### *(c) Protection of Important Public Views*

Public views from and through this property are not affected by the building changes.

**Affirmative finding.**

##### *(d) Protection of Important Cultural Resources*

No historic resources are impacted by this proposal. Not applicable.

##### *(e) Supporting the Use of Renewable Energy Resources*

The proposed amendment makes no changes affecting this criterion. **Affirmative finding.**

(f) *Brownfield Sites:*

Not applicable.

(g) *Provide for nature's events*

*Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.*

There are no noted changes to the approved stormwater management plan.

Snow management as previously articulated remains unchanged. **Affirmative finding.**

(h) *Building Location and Orientation*

Building location and orientation remain unchanged. Building C continues to have a prominent and commanding presence on South Road (soon to be Cambrian Rise). **Affirmative finding.**

(i) *Vehicular Access*

*Curb cuts shall be arranged and limited in number to reduce congestion and improve traffic safety. A secondary access point from side roads is encouraged where possible to improve traffic flow and safety along major streets. The width and radius of curb cuts should be kept to the minimum width necessary, and sight triangles and sufficient turnarounds for vehicles shall be provided to reduce the potential for accidents at point of egress.*

Vehicular access to the site remains unchanged. **Affirmative finding.**

(j) *Pedestrian Access*

Not applicable.

(k) *Accessibility for the Handicapped*

*Special attention shall be given to the location and integration of accessible routes, parking spaces, and ramps for the disabled. Special attention shall also be given to identifying accessible access points between buildings and parking areas, public streets and sidewalks. The federal Americans with Disabilities Act Accessibility Guidelines (ADAAG) shall be used as a guide in determining the adequacy of the proposed development in addressing the needs of the disabled.*

No changes to handicap accessibility are defined in the amended plans. Full compliance with ADA requirements will be under the jurisdiction of the building inspector. **Affirmative finding as conditioned.**

(l) *Parking and Circulation*

*To the extent possible, parking should be placed at the side or rear of the lot and screened from view from surrounding properties and adjacent public rights of ways. Any off-street parking occupying street level frontage in a Downtown Mixed Use District shall be setback from the edge of the front property line in order to provide space for active pedestrian-oriented uses. Where street-level parking is provided within an existing structure, the cars shall be screened from the sidewalk and the area shall be activated with landscaping, public art, or other design amenities. Parking areas of more than 20 spaces should be broken into smaller areas separated by landscaping.*

*Parking shall be laid out to provide ease in maneuvering of vehicles and so that vehicles do not have to back out onto city streets. Dimensions of spaces shall at a minimum meet the requirements as provided in Article 8. The perimeter of all parking areas shall be designed with anchored curb stops, landscaping, or other such physical barriers to prevent vehicles from encroaching into adjacent green spaces.*

Parking spaces and related circulation aisles remain unchanged. Total parking count for the entire development is proposed to be 1,129 (1,237 including 108 on-street) spaces; compliant for the uses and residential density identified in this application. See *Breakdown of Parking* submission information.

*Surface parking and maneuvering areas should be shaded in an effort to reduce their effect on the local microclimate, air quality, and stormwater runoff with an objective of shading at least 30% of the parking lot. Shading should be distributed throughout the parking area to the greatest extent practical, including within the interior depending on the configuration. New or substantially improved parking areas with 15 or more parking spaces shall include a minimum of 1 shade tree per 5 parking spaces with a minimum caliper size of 2.5”-3” at planting. Up to a 30% waiver of the tree planting requirement may be granted by the development review board if it is found that the standard requirement would prove impractical given physical site constraints and required compliance with minimum parking requirements. All new shade trees shall be: of a species appropriate for such planting environments, expected to provide a mature canopy of no less than 25-feet in diameter, and selected from an approved list maintained by the city arborist. Existing trees retained within 25-feet of the perimeter of the parking area (including public street trees), and with a minimum caliper size greater than 3-inches, may be counted towards the new tree planting requirement.*

There is no proposed change to parking, layout or circulation. See revised and updated *Parking Requirement for all Cambrian Rise Sites*, attached. Total required parking is 1085 spaces (as calculated by staff); total surface and garage parking spaces provided is 1129. Additional on-street parking spaces total 108 spaces. **Affirmative finding.**

*(m) Landscaping, Fences, and Retaining Walls*

No change. Not applicable.

*(n) Public Plazas and Open Space*

*Where public open space is provided as an amenity to the site plan, it should be sited on the parcel to maximize solar exposure, with landscaping and hardscape (including fountains, sitting walls, public art, and street furniture) to encourage its use by the public in all seasons. Public plazas should be visually and physically accessible from public rights-of-ways and building entrances where appropriate and shall be designed to maximize accessibility for all individuals, including the disabled and encourage social interaction.*

The proposed alterations to building C allow for an enhanced “sunset veranda” on the northwest corner of the building, with access to an internal solarium. Although the larger decks are eliminated on the north elevation, new balconies are provided for those units on both the north and the west. Modifications are made to approved balconies on the southeast and south west corners, but access to these amenities remain. **Affirmative finding.**

*(o) Outdoor Lighting*

*Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.*

No additional information or changes have been submitted relative to outdoor lighting. If any changes are proposed, fixture and lumens information shall be provided to staff for review and approval. Overall lighting as approved in ZP17-0623CA/MA remains in effect.

**Affirmative finding as conditioned.**

*(p) Integrate infrastructure into the design*

*Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.*

*Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.*

*Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.*

No changes are noted. Not applicable.

### **Part 3: Architectural Design Standards**

#### **Sec. 6.3.2 Review Standards**

*(a) Relate development to its environment*

Although this application represents several alterations to Building C, the overall building remains consistent within its context and true to the original permitting of the development.

**Affirmative finding.**

*(b) Protection of Important Architectural Resources*

Not applicable.

*(c) Protection of Important Public Views*

See Section 6.2.2. (c).

*(d) Provide an active and inviting street edge:*

The proposed revisions to building C support the stature and presence of the prominent place it occupies on South Road/Cambrian Way. The street level glazing at the northeast corner is proposed to be modified with a timber panel system, eliminating the opportunity to view the interior of this identified commercial space. (Floor plans define relocation of bathrooms at this

location, informing that choice.) It is preferable that all commercial uses have visual access to the interior. *Non-residential buildings should provide visual access into the interior of building at the street level through the use of large transparent windows and/or window displays in order to create a dynamic and engaging public streetscape.* Although not a streetfront, the intended pedestrian circulation and proposed commercial use would benefit from clear shopfront glass on this first floor location, with bathrooms relocated to an interior space. **Affirmative finding if conditioned.**

*(e) Quality of materials*

*All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.*

Building materials will remain consistent with previous approvals. **Affirmative finding.**

*(f) Reduce energy utilization*

The buildings must meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. **Affirmative finding as conditioned)**

*(g) Make advertising features complementary to the site*

No exterior signage is included in this application. Any such signage will require separate permitting. **Affirmative finding as conditioned.**

*(h) Integrate infrastructure into the building design*

See Section 6.2.2 (p) above.

*(i) Make spaces secure and safe*

All appropriate means of ingress and egress, and code requirements for building and life safety as defined by the building inspector and fire marshal must be observed. For multi-unit buildings, resident intercom systems are recommended.

**Affirmative finding as conditioned.**

**Article 8: Parking**

***Sec. 8.1.8, Minimum Off-Street Parking Requirements***

This application proposes an increase in the unit count for this building by 2 units for a total of 102 units. These will be drawn from a total unit pool of 770 units, previously approved by the DRB.

The proposed development is located in the Shared Use Parking District. Within this district, the following minimum parking standards apply:

- Multi-family attached dwellings – 1 space per unit

- Restaurant – 3 spaces per 1,000 sf
- General office – 2 spaces per 1,000 sf
- General retail (small < 4,000 sf) – 2 spaces per 1,000 sf
- Large daycare - 1 space per every 2 employees + 1 per every 5 children
- Hotel – 0.75 space per room

Proposed parking is adequate; a minimum of **1,085** parking spaces is required (see *Parking Requirement for All Cambrian Rise Sites*, updated 9.21.2018. Staff has corrected specific parking requirements for office and hotel as noted.) A total of **1,129 off-street parking spaces** is proposed (including garage and surface parking). The proposed parking exceeds the minimum requirements for the combination of 770 residential units (770 spaces) and non-residential uses (315):

- Multi-family attached dwellings – 770 required
- Restaurant is 3,000 sf – 9 required
- General office is 117,700 sf – 235 required
- General retail (5,650 sf total in small < 4,000 sf units) –11 required
- Large daycare – 22 required
- Hotel – (.75 x 50 rooms) 38 required

The revised parking table indicates compliance with the minimums noted above. **Affirmative finding.**

#### ***Sec. 8.2.5, Bicycle Parking Requirements***

A total of 906 bike parking spaces will continue to be provided (624 indoor/covered and 282 outdoor/rack spaces, previously approved.) The applicants’ bike parking table shows building, use, requirements (long and short term), and total spaces provided. A total of 192 long term bike parking spaces is required. A total of 93 short term bike parking spaces is required. The development will be providing 906 overall. Long term spaces will be enclosed within the buildings onsite. Short term spaces will be provided at racks throughout the development.

**Affirmative finding.**

#### **Article 9: Inclusionary and Replacement Housing**

With the increase in dwelling units comes an increase in the number of required inclusionary housing units. Per Table 9.1.8-1, *Inclusionary Zoning Percentages*, 25% of the total unit count must be inclusionary: 25% of 770 is 193 dwelling units in the NAC-CR zone. As originally approved, inclusionary units are to include a mix of rentals and condo units. Written approval of the amended inclusionary housing proposal by the manager of the city’s Housing Trust Fund is required. **Affirmative finding as conditioned.**

#### **II. Conditions of Approval**

1. It is recommended that the northeast corner first floor shall retain the previously approved plan of broad glazing to ensure visual access into the interior of the building, in order to create a dynamic and engaging public streetscape. (Section 6.3.2 (d).)

2. The Applicant/Property Owner is responsible for obtaining all necessary Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state as required.
3. **Prior to release of this amended zoning permit**, written approval of the amended inclusionary housing proposal by the manager of the city's Housing Trust Fund is required.
4. Impact fees based on the net new building area shall be paid at **least 7 days prior to issuance of a certificate of occupancy**. The impact fees for all new area for Building C will be calculated under the current (FY19) Impact Fee schedule.
5. The applicant will maintain an ongoing spread sheet of area and uses within each building to facilitate final calculations of impact fees.
6. All exterior signage is subject to separate zoning approval.
7. All conditions of ZP17-0623CA/MA and as subsequently amended not expressly altered herein or by permits issued subsequent to that approval shall remain in effect.
8. Standard Conditions 1-15.

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