



**CITY OF COLUMBUS
BOARD OF ZONING APPEALS
(June 25, 2013 Meeting- UPDATED)**

STAFF REPORT

Docket No. / Project Title: C/CU-13-02 (Foundry Site Recycling Center)
Staff: Melissa Begley
Applicant: KLM National, LLC
Property Size: 8.37 Acres
Zoning: I-3 (Industrial: Heavy)
Location: 1616 10th Street, in the City of Columbus

Background Summary:

The applicant has indicated that the proposed conditional use will allow a community recycling center, including a scrap metal yard, on the former Golden Foundry site.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Is a community recycling center, including a scrap metal yard, appropriate at this location?
2. What materials should be accepted at the recycling center?
3. Should outdoor storage be permitted? If so, under what conditions?
4. It is reasonable and appropriate to utilize the entire site for a community recycling center and scrap metal yard?
5. What type, if any, transition is needed between this use and neighboring properties?

Preliminary Staff Recommendation:

Denial, criteria 3 and 4 have not been met.

If approved, the following conditions should be included:

1. No storage of any kind shall occur on the unfenced portion of the property.
2. A 100 percent opaque fence shall be installed around all outdoor storage areas. The 100 percent opaque fence shall not include a chain link fence with plastic slats or other similar treatments that are not actually 100 percent opaque.
3. Materials, excluding equipment and semi-trailer trucks, shall not be stacked any higher than the height of the fence.
4. Autos and other items shall not be crushed or shredded or otherwise disassembled onsite. They should only be drained of fluids and otherwise prepared for transport to an offsite location for further processing.
5. Roll off (mobile) containers, if provided on the property outside of the fenced area or structure shall comply with Zoning Ordinance requirements for such containers [currently Ordinance Section 6.1(C)(2)] and shall not be considered as having been provided with an alternate approval as part of this conditional use application.
6. Autos and other items shall not be dismantled or left on site for use as a parts facility.

7. A Buffer Yard Type A shall be installed along the north property line, as defined by the Zoning Ordinance in effect on April 23, 2013.
8. Prior to the start of operations, the operator shall provide a copy of all necessary approvals from IDEM or a letter from IDEM indicating that no approvals are needed.
9. Prior to the start of operations, the operator shall provide a letter from the Columbus-Bartholomew County Code Enforcement Department indicating that the site complies with all local regulations regarding vacant structures and demolition debris remaining on-site.
10. The use of the property shall not exceed the area portrayed on the conceptual site plan provided by the applicant and shall otherwise be consistent with what is shown on that drawing.
11. No aspect of the operation, including any outdoor storage area, shall encroach in any required buffer or setback area.

Zoning District Intent:

The intent of the I-3 (Industrial: Heavy) zoning district is as follows: to provide locations for industrial manufacturing, production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate a variety of high intensity industrial uses in locations that minimize land use conflicts and provide the necessary supporting infrastructure.

Current Property Information:	
Land Use:	The property was formerly the Golden Casting Foundry which has since been demolished. The site is currently vacant.
Site Features:	1 existing industrial building, deteriorating parking, open ground
Flood Hazards:	No flood hazards exist on this property.
Vehicle Access:	The property can be accessed by 10 th Street (Minor Arterial, Urban, Residential), Cottage Avenue (Local, Urban, Residential), 11 th Street (Local, Urban, Industrial) and 12 th Street (Local, Urban, Residential)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	PUD (Planned Unit Development)	United Way Offices
South:	RM (Residential: Multi-Family) RE (Residential: Established)	Vacant Single-family Residential
East:	RM (Residential: Multi-Family) RE (Residential: Established)	Vacant Single-family Residential
West:	CC (Commercial: Community) I-3 (Industrial: Heavy)	Commercial Strip Center (Indiana Sleep and Respiratory Care, Power Drives, Inc., Advantage One, Earl's Place), Carpet Mania Quality Machine & Tool Works

Interdepartmental Review:	
City Engineering:	<ol style="list-style-type: none"> 1. In general, the proposed recycling center use will not significantly impact access to the site. 2. Street curb and sidewalks are in poor condition or are not present. 3. If the project moves forward to the site plan review phase, the City Illicit Discharge Ordinance and the Stormwater Management Ordinance will have to be adequately addressed.
City Utilities:	No comments received.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. This site is part of the former Golden Casting Foundry where high grade iron castings were manufactured. In 2006 site clearance began to remove the structures on the site. The subject property is 8.3 acres and is predominantly vacant except for one remaining structure.
2. The subject property has frontage on 10th Street, 11th Street and 12th Street. There are sidewalks along 10th Street.
3. Due to the production of the iron castings, the site is believed to be contaminated. An environmental assessment of the site has not been made available to the Planning Department, but the degree of contamination could limit the types of future development on the property and significantly increase redevelopment costs.
4. A redevelopment study for the former Golden Foundry property was done in 2006 and updated in 2012. Through public input from a variety of surrounding property owners and stakeholder meetings, three desired redevelopment options were identified. Option A is a mixed density residential option that includes single family, duplexes and multi-family. Option B is a mixed use development that includes a mixture of residential, office and retail in one project. Option C is an office development/business incubator. At this time, the plan has not been adopted as a part of the City of Columbus Comprehensive Plan.
5. Permitted uses in the I-3 zoning district include: farm (general), communication service exchange, sewage treatment plant, utility substation, water tower, parking lot, police, fire, or rescue station, nature preserve, conference center, agricultural products processing, agri-industrial facility, concrete/asphalt production facility, contractor's office/workshop, dry cleaners (commercial), food & beverage production, general industrial production, light industrial assembly & distribution, light industrial processing & distribution, research & development facility, truck freight terminal, warehouse & distribution facility. Although these are permitted uses, many of these uses, such as a truck freight terminal, agri-industrial facilities or warehouse & distribution facilities are not likely to locate at this site because it is not located on a major interstate. Many of the permitted uses would not be objectionable at this location, such as a water tower, police, fire or rescue station, conference center, contractor's offices, light industrial assembly.
6. A recycling center and scrap metal yard falls into the category of a "waste disposal facility". A waste disposal facility requires conditional use approval in the I-3 zoning district and is defined as "any facility that functions to store or dispose of waste including incinerators, junk metal yard, sanitary landfills, refuse dumps and inoperable vehicle storage". The Zoning Ordinance does not define a recycling center. Types of recyclable materials could include household products such as glass, aluminum cans, metal cans, paper, cardboard and plastic bottles. Other types of recyclables could include, tires, computers and electronics, used motor oil, anti-freeze, paint, appliances, vinyl siding, junk cars, industrial metal, yard clippings, leaves, brush and concrete rubble, and wood and aluminum siding. The applicant has indicated that the goal would be to accept as many types of recyclable materials as possible and may include metals, glass, plastic, cardboard, paper, etc. The facility would accept vehicles for recycling.
7. The area around the subject property contains a wide range of uses. There are predominantly single family residential houses to the south and east. The Bartholomew Consolidated School Corporation

Administrative Offices (formerly the Arvin's Corporate Headquarters) are located to the northeast of the subject property. There is also the new Central Park Place Senior housing that was completed in 2012 to the northwest of the subject property and is an example of some of the redevelopment being done in the area. The United Way building, directly north of the subject property, provides office space for the variety of services that they fund. To the west of the subject property are a variety of small commercial and industrial properties circa late 1950's, early 1960's, with the largest industrial operation in the area being Quality Machine & Tool Works. Over the past several decades the area has been transitioning from industrial uses to commercial, office, and residential use. Redevelopment of the foundry site has the opportunity to further revitalize and enhance the area.

8. This subject property has been identified on the Columbus Infill Site Profiles as a redevelopment site. The most suitable land uses for the subject property include Single-Family Residential, Multi-Family Residential, Neighborhood Commercial, and Public Facilities.
9. The applicant has indicated that the recycling center would have materials stored outside. The Zoning Ordinance requires outdoor storage to be screened from view of adjacent streets by a 100% opaque fence that is 6 feet in height and landscaping consistent with a Buffer Yard Type B. A Buffer Yard Type A would also be required between the subject property and the adjacent multi-family zoning.
10. The applicant has estimated the daily traffic for the site to be in the range of 30 to 40 cars and SUV's and 1 to 2 trucks. 10th Street is considered a Minor Arterial, which according to the City of Columbus, Indiana Thoroughfare Plan provides a moderate degree of mobility and traffic capacity can range from 5,000 vehicles per day on two-lane facilities.
11. There is potential for the recycling center to have a negative impact on the surrounding properties. The applicant has indicated that the operation would have little noise and the noise would be similar to the existing nearby industries. The surrounding industries are all operating within enclosed buildings, which mitigate noise. This would not be true for the proposed recycling/scrap metal facility operating outside in an outdoor storage area. Noise generated from the recycling/ scrap metal operation could include loading, unloading and maneuvering of materials. Heavy equipment and machinery and the breaking, separating, bailing, compacting and shredding of materials onsite may be greater than the surrounding industries and negatively impact the surrounding properties. There is also concern regarding the visual impact of the outside storage. As mentioned previously, outside storage is required to be screened. Depending upon the size of the outdoor storage area and the height of any materials being stored outside, it a reasonable expectation that the recycling materials may be visible from the surrounding properties and streets. This has the greatest opportunity for negatively impacting the neighborhood.
12. The two parcels to the south are located closest to the single family and multi-family residential neighborhood. Confining the outdoor storage to the north of the property keeps the heavier industrial uses together. The building and parking will be located off of 10th Street and is more compatible with the single family neighborhood than the outdoor storage.

Comprehensive Plan Consideration(s):

The Comprehensive Plan designates the future land use of properties in this area as residential.

The Comprehensive Plan includes this property in the Columbus Central Neighborhood character area. The following planning principles for that character area apply to this application: Infill development that complements existing neighborhoods should be encouraged.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. POLICY A-2-9: Preserve and enhance the character of neighborhoods.
2. POLICY A-2-11: Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis.
3. POLICY A-4-1: Preserve & revitalize older neighborhoods, including buildings, grounds and infrastructure.
4. POLICY A-4-2: Encourage infill development, and/or use of vacant parcels for projects such as parks or other amenities which complement the neighborhoods in which they are located.
5. POLICY J-2-3: Encourage industrial development to be integrated with its surroundings, providing smooth transitions between differing land uses.

6. POLICY J-2-4: Prevent location of new industrial development in dense residential areas.
7. POLICY J-3-2: Promote infill development in existing industrial areas.

Provisional Findings of Fact/Decision Criteria:

Section 12.4(D) of the Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board may impose reasonable conditions as part of an approval.

1. The proposal will not be injurious to the public health, safety, and general welfare of the community.

Provisional Findings: The approval of a recycling center will not be injurious to the public health, safety or general welfare of the community. The applicant will be required to comply with IDEM regulations. It is located adjacent to existing industrial property. There is adequate access to the site and it will not generate any traffic issues. The petitioners have stated that a building will be constructed to allow for a drive through drop off of materials, which will reduce noise and provide more security at night. *This criterion has been met.*

2. The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.

Provisional Findings: The applicant has stated that the site will meet the appropriate Zoning Ordinance standards. *This criterion has been met.*

3. Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.

Provisional Findings: The site is large and by utilizing the entire 8 acres of land, with a significant portion being outdoor storage, the surrounding properties would be negatively impacted. An 8 foot fence will screen the views from a ground level vantage point but will not screen the views from multi-level buildings. Noise from the equipment utilized on site, in addition to the loading, unloading and maneuvering of materials on site will generate continual noise during business hours. This could also include breaking and separating, bailing, compacting and shredding the metals on-site. *This criterion **has not** been met.*

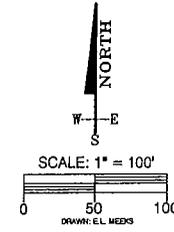
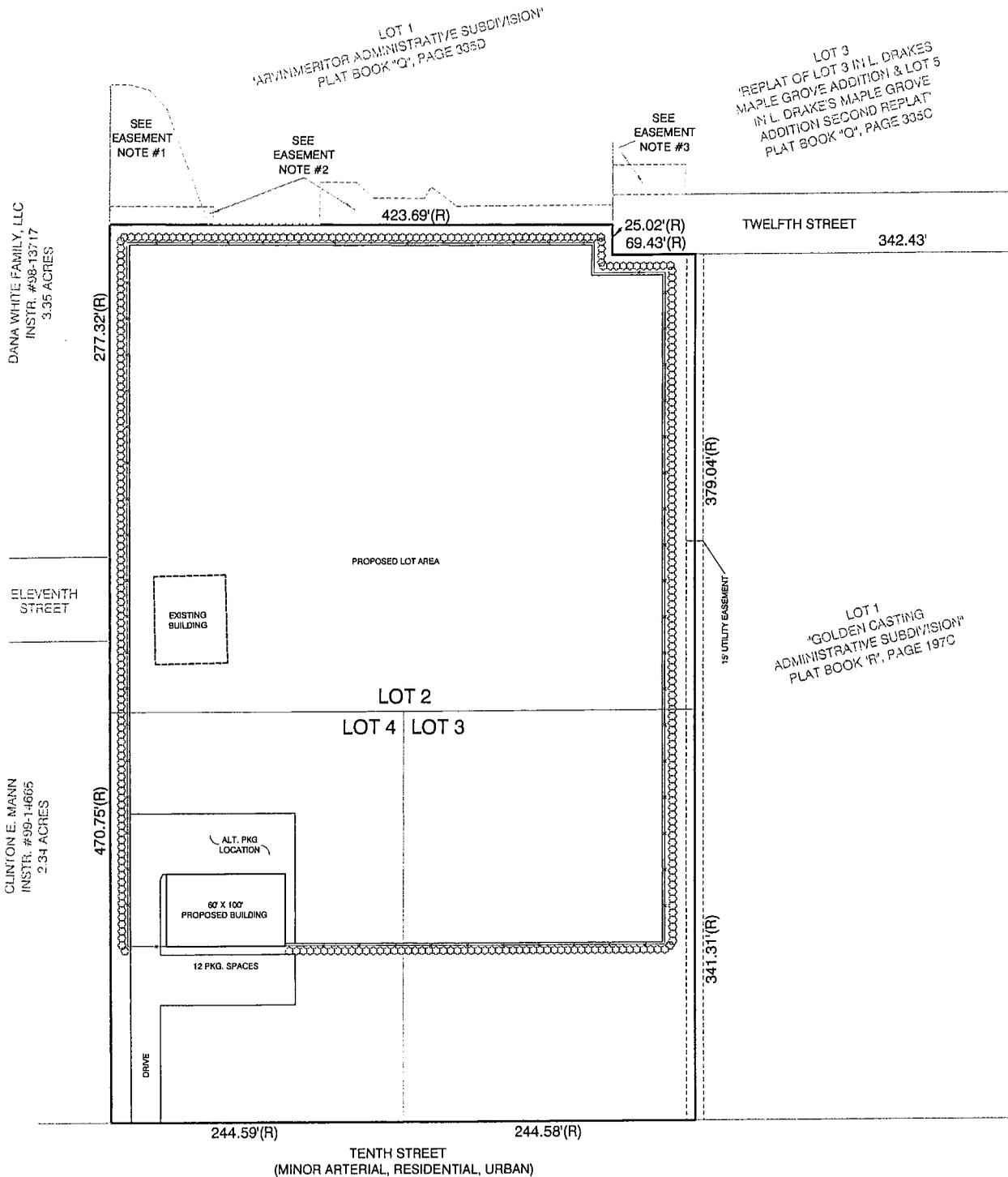
4. The proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.

Provisional Findings: The development of the recycling center at this location is not consistent with the character of an I-3 zoning district, which is intended to accommodate a variety of high intensity industrial uses in location that minimize land use conflicts. The Comprehensive Plan encourages infill development, however there is also strong emphasis that industrial development be integrated with its surroundings, that infill complement the neighborhoods in which they are located and all new development to be in scale (height, area, mass, setback, etc.) with its surroundings. The recycling center/scrap metal facility will have a very large area of outside storage of recycle materials and scrap metal. This is not consistent with other industrial sites in the neighborhood or the recommendations of the Comprehensive Plan for neighborhood compatibility. *This criterion **has not** been met.*

Board of Zoning Appeals Options:

In reviewing a request for *conditional use* the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

CONCEPT LAYOUT #1



LEGEND

(R) RECORD DIMENSION

PROPERTY DESCRIPTION

LOTS 2, 3, & 4 IN "GOLDEN CASTING ADMINISTRATIVE SUBDIVISION" AS RECORDED IN PLAT BOOK "R", PAGE 197C, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

EASEMENT NOTE #1:

AS STATED ON THE PLAT OF "ARVINMERITOR ADMINISTRATIVE SUBDIVISION" RECORDED IN PLAT BOOK "Q", PAGE 335D: "A MORE PARTICULARLY DIMENSIONED ACCESS EASEMENT TO TEXTRON, NOW OWNED BY GOLDEN CASTING CORP., AS ORIGINALLY ESTABLISHED AND DEFINED IN DRB 332, PAGE 155. TO BE MAINTAINED BY GOLDEN CASTING CORP."

EASEMENT NOTE #2:

AS STATED ON THE PLAT OF "ARVINMERITOR ADMINISTRATIVE SUBDIVISION" RECORDED IN PLAT BOOK "Q", PAGE 335D: "PRIVATE ACCESS AND UTILITY EASEMENT OUTSIDE OF EXISTING BUILDING LINES. WIDTH VARIES. ACCESS TO BE SHARED WITH ADJOINER AND EACH TO MAINTAIN PORTION ON THEIR PROPERTY."

EASEMENT NOTE #3:

AS STATED ON THE PLAT OF "ARVINMERITOR ADMINISTRATIVE SUBDIVISION" RECORDED IN PLAT BOOK "Q", PAGE 335D: "PRIVATE ACCESS EASEMENT TO SERVE ADJOINER TO SOUTH (GOLDEN CASTING CORP.) TO PERMIT TRUCKS TO TURN AND MANUEVER IN ORDER TO ACCESS THEIR BUILDING. SEE REPLAT P. B. "Q", PG. 335C."

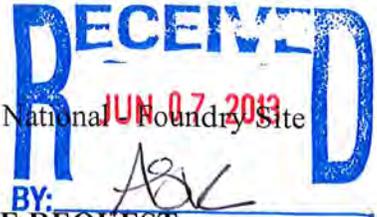
JOB #12282



**E.R. GRAY
& ASSOCIATES**
PROFESSIONAL LAND SURVEYING
AND CONSULTING

E.R. GRAY III, L.S.
PRESIDENT

P. O. BOX 1357
COLUMBUS, INDIANA 47202
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**SECOND SUPPLEMENTAL RESPONSES TO CONDITIONAL USE REQUEST**

The following supplemental information is provided in response to questions and comments Petitioner has received regarding its proposed use of the foundry site.

- **Operations**
 - ▶ Petitioner has elected to screen the entire rear portion of the property with buffer fencing and has filed an updated concept plan with this response showing the modification. The ordinance permits Petitioner to build up to an eight foot tall fence, and Petitioner will do so to provide the maximum possible screening.
 - ▶ All processing activities will take place either inside the proposed building or inside the fenced area, screening all activities from the public's view.
 - ▶ Screening the entire lot will also allow Petitioner to store items over a larger area and at lower heights and reduce the possibility that recycled materials are visible above the fence.
 - ▶ The parking area in front of the proposed building may include drop off containers for smaller recyclable items. Items may also be dropped off inside the building.
 - ▶ The removal of fluids from any vehicles will take place inside the screened area on large steel pads to allow for clean up of any fluid spills.
 - ▶ Petitioner's equipment is likely to include fork lifts and material handlers. Portions of the equipment may be visible above the fence if the equipment is fully extended.
 - ▶ Possible hours of operation will be Monday through Saturday, 8:00 a.m. to 5:00 p.m.

- **Safety**
 - ▶ Petitioner estimates the daily traffic for the Recycling Center to be in the range of 30 to 40 cars and SUVs and perhaps 1-2 trucks. Traffic will access the recycling center from Tenth Street, which is designated as a Minor Arterial street in the Thoroughfare Plan.
 - ▶ In addition to screening views of operations and materials, the buffer fence will restrict public access to the property and will contain all materials on Petitioner's property.

- **Time Line**
 - ▶ Petitioner has not identified a start date for the use of the property.
 - ▶ A buffer fence will be installed prior to any recycling activities taking place on the property.
 - ▶ Paving of the parking area will take place when the buffer fencing is installed.

- **Environmental**
 - ▶ To Petitioner's knowledge, no environmental report has been issued for the Recycling Center parcel of property.

Cars Utilizing Parking in Area Near Projected Site

Location	6/3/13 @ 1:00 pm	6/4/13 @ 11:30 am	6/5/13 @ 4:00 p.m.
United Way/Sans Souci Parking lot	117	115	96
Street parking	7	11	6
BCSC	20	18	21
Lot South of BCSC	7	4	8
Carpet Mania	21	6	11
Quality Machine & Tool	36	32	9
PECO	35	25	20

**Dana White Family, LLC
613N 275E
Columbus, IN 47203
812-376-0111**

4/18/13

Columbus Planning Department,

Please let this letter represent the concern of the Dana White Family, LLC, the owners of the real estate at 1201 Michigan Avenue, and the location of Quality Machine and Tool Works, Inc. as to the proposed scrap yard at the former Golden Foundry site as proposed by KLM National, LLC

The neighborhood has been blighted for years with the pollution from the Golden Foundry, but more recently with the removal of the majority of the plant and the recent addition of United Way, Central Park Apartments, and improvements and additions by Clinton Mann, it seems the quality of the neighborhood is improving.

The Dana White Family, LLC objects to the proposed use as a scrap yard wants to make our concerns known. Our reasons are as follows:

- 1.) For 5 years or more we have had to look at an unfinished project by owner Matt Ellegood with the unsightly remnants of an older dilapidated building partially torn down and all of the piles of rock and concrete piled 20+ feet high on the site. Besides the safety issues at hand with this property, he has not been a good neighbor, leaving the city and the neighborhood to look at his unfinished project. He is not a good steward of the land nor does he care about his civic responsibility. As neighbors, we are concerned why the city hasn't taken steps to enforce the clean up of this project. One can only figure the scrap yard will be more of the same. If there is any question one should go to Miller's Salvage in Garden City and look at the eyesore operation they run there in the flood plain of the banks of the White River.
- 2.) It appears the city has been irresponsible with the enforcement of the project and the citizens of Columbus and the immediate neighborhood, in particular, have been abused. It is actually not much better than when Golden was there. It is still an eyesore.

3.) We are hopeful that other uses conducive to the improvement of the neighborhood would be brought to this site. In the past developers of senior living multi-family housing have shown interest in the site.

Although environmental issues have to be a major concern and likely has stymied those projects. Do we even know for sure the site isn't environmentally tainted now? Has the foundry sand and run off entered the ground water and if so, why are they not cleaning this site for future development at the owners expense? Where does the health and safety of the neighborhood come into play? Has Bartholomew County Health Department ever looked into this site as a Brownfield site?

4.) Stacking material 20-30-40 feet high and use of heavy cranes and excavation equipment and 100 or more truck a day isn't friendly to this neighborhood. No 6' fence will hide the site; no watering system will stop the dust and blowing debris. Should one want to see what is in store drive around the operation at Kroot's. The trucking in and out of that site is overwhelming. This site is not abutting residential neighborhoods as the site proposed by KLM.

5.) We are concerned about access into and out of this proposed site. Quality Machine and Tool Works, Inc uses 11th Street to enter the rear of our property and we have great concern on that street, although not improved, being used for entering and exiting the proposed site and the potential of blockage of that entry with waiting trucks. That concern also comes into play on Michigan Avenue. Quality Machine and Tool Works, Inc needs unrestricted access to our property for the continued successful operation of this business. Our question would be, will the Columbus Police Department enforce this or will they be able to stack 10-20 trucks deep in our local streets?

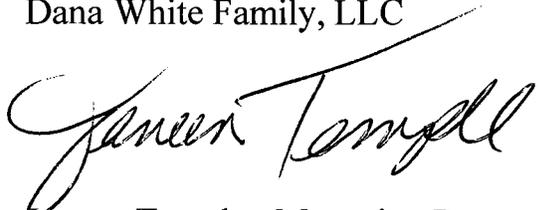
In conclusion, these users will not run a modern and environmentally friendly Recycling Center, but a Scrap Yard with all of the run-off from leads and metals going directly into our storm sewers and streams, noise and dust from large cranes, excavators, semi tractor trailers, other trucks and trailers delivering debris (half of them junk themselves) endlessly day and night, all the while de-valuing the properties around them.

As life long good citizens, property owners, and taxpayers in the city of

Columbus, we say NO!

We thank you for your support.

Dana White Family, LLC

A handwritten signature in black ink that reads "Janeen Temple". The signature is written in a cursive style with a long, sweeping underline that extends across the width of the name.

Janeen Temple, Managing Partner

114th St. - Dept. of Quality Products



Michikoji Ave - Quality Previews
Berkeley

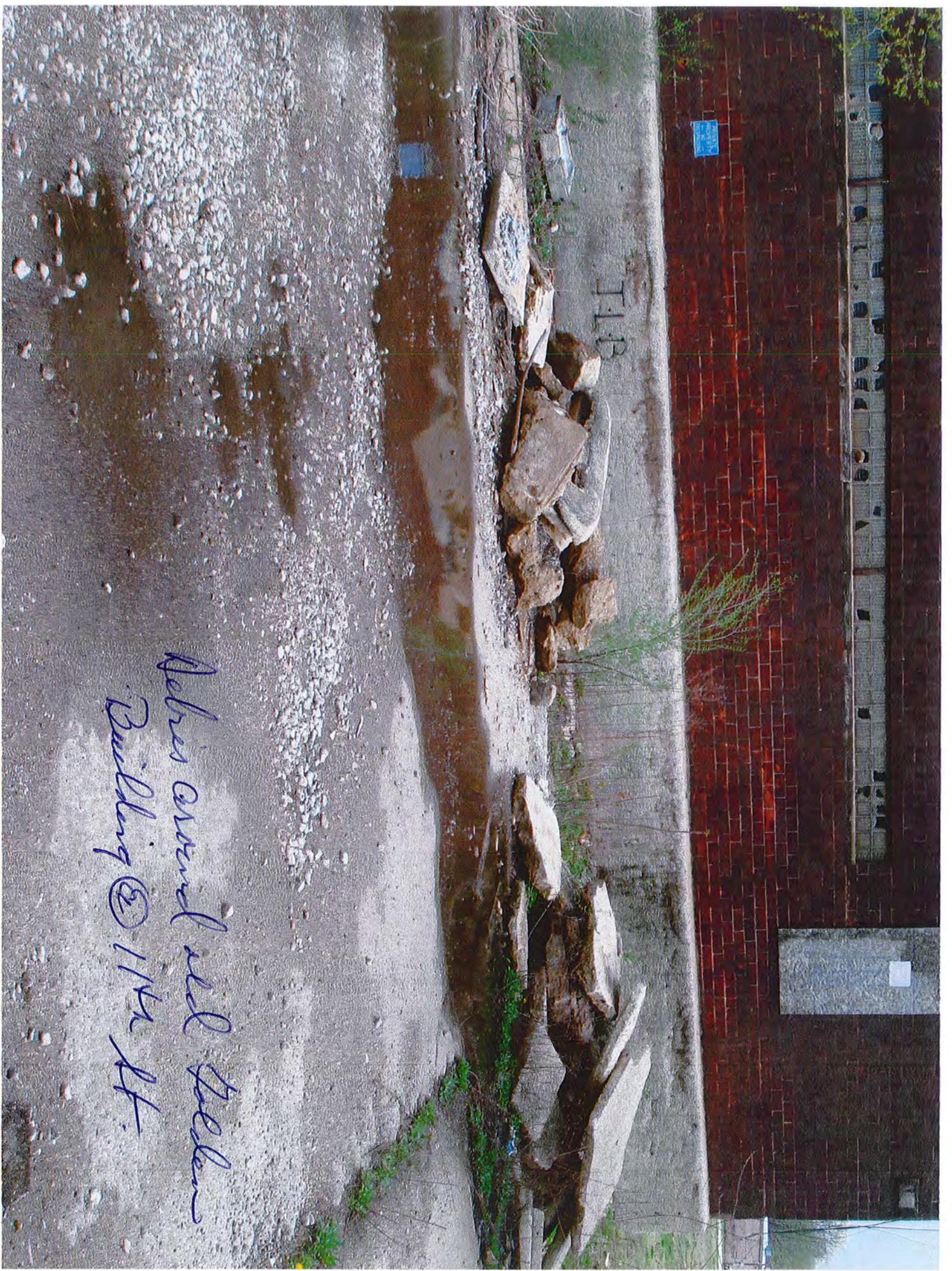


Meridian Ave - South of 11th St.





Asbes around old Steleus
Building @ 11th St.





Convent Abbey, New York

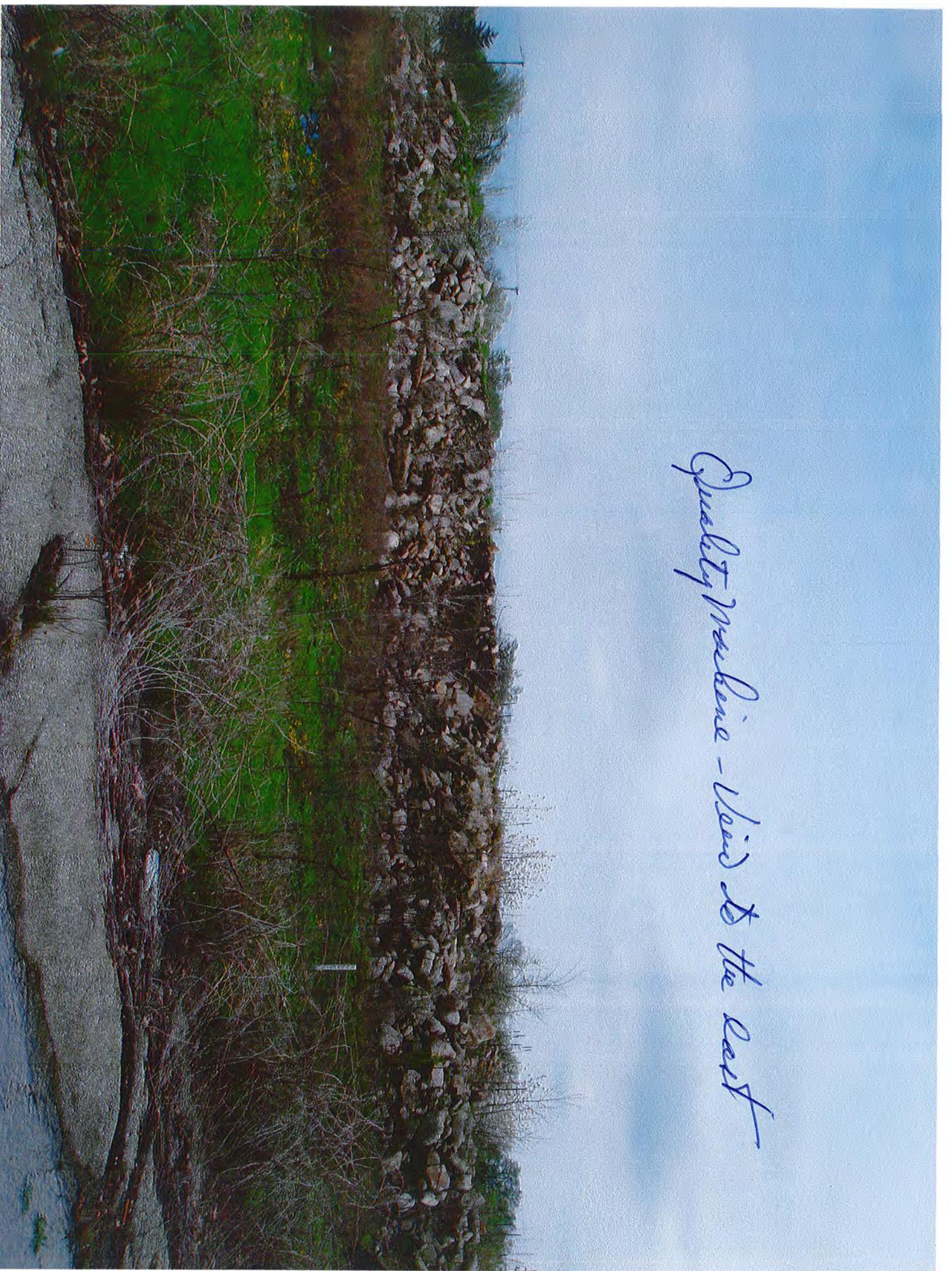
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Quality purchase - View to
the east

View from Cottage One.



Quality Machine - View to the East





Well Spoken Building

Red Bullkamp @ Feldman - Jones; Wellman



Krook - main Entrance





*Kroot @
Belton Ct.*



West Kemp Road



Worst kept shed

Worst Scrap Yard



Wood scraps yard





West Dump Yard



Garden City - Scrapping

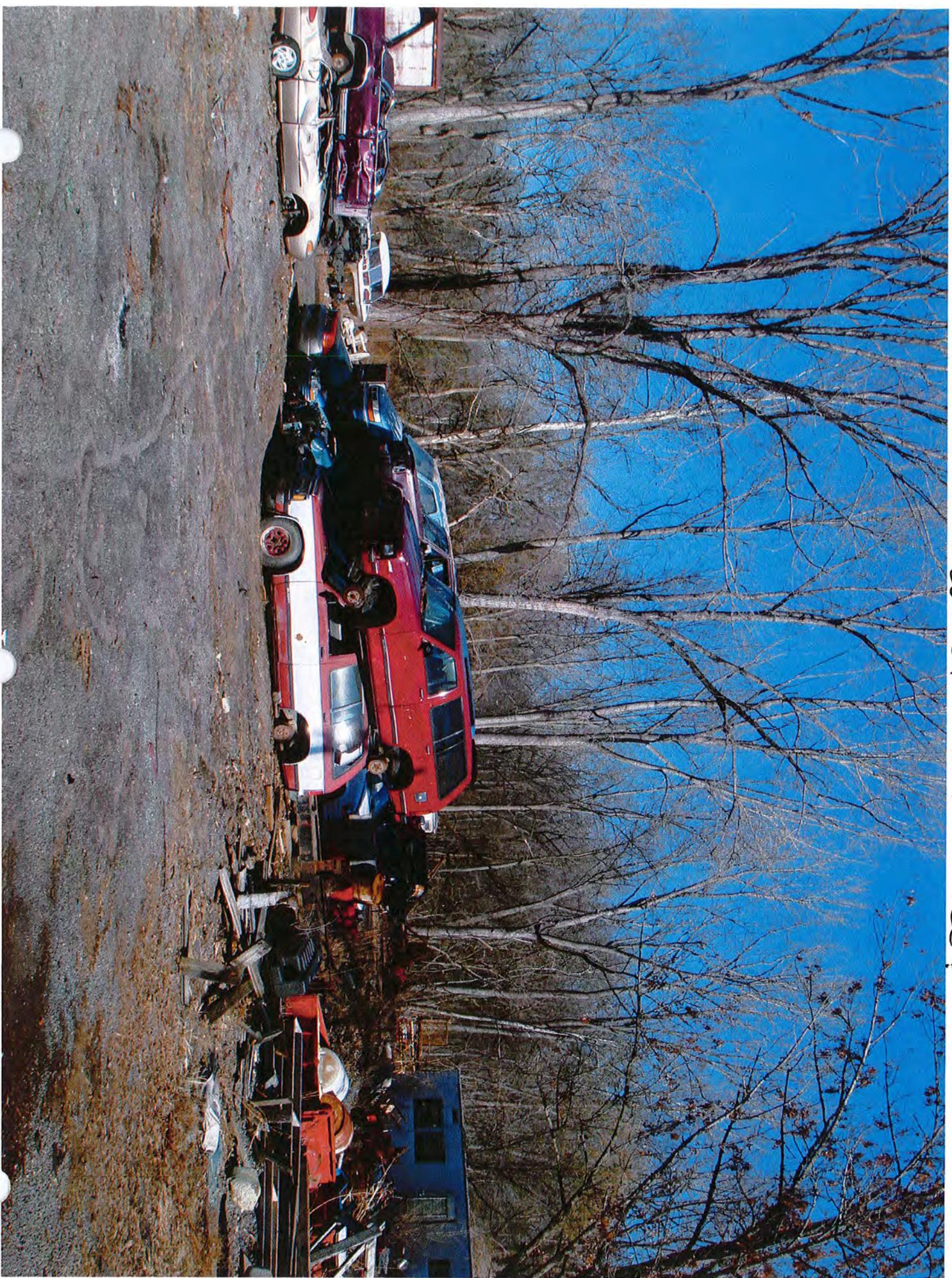
Mullen Salvage - Linden City





Mullen Suburbs - Lincoln City

What we do not want to see!



April 19, 2013

RE: Public Notice – A Land Use Change Is Proposed Near Your Property

Dear Planning Department,

As a homeowner with a property close to the proposed recycling center at 1616 10th Street, I have a great concern whether this proposed recycling center will make noise and a stench. This proposed recycling center will be located in downtown area, which is very densely populated. The noise and stench is generally associated with a recycling center, and unquestionably the entire nearby community and historic downtown area will be ruined because the odor can be spread very far away. The residents in that neighborhood certainly will not want to have a recycling center nearby. This neighborhood needs improvement, but that should be in a good way. Previously, there were numerous lawsuits regarding recycling centers near residential community. I sincerely hope this will not happen in Columbus. Therefore, I sincerely hope the Planning Department can reject the proposal of building a recycling center in our residential community.

Sincerely,

A handwritten signature in cursive script that reads "Maojie".

Jie Mao

Homeowner

Phone: 317-670-4473

Email: maojie_1@yahoo.com

April 16, 2013

City of Columbus – Bartholomew County
Planning Department
123 Washington Street
Columbus, Indiana 47201

Re: Public Notice – A Land Use Change is Proposed Near Your Property

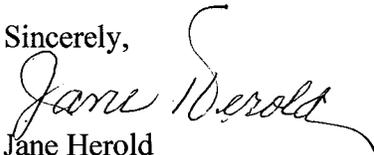
Dear Planning Department:

I would like to register a most emphatic “NO” to the proposal to allow a recycling center on the property located at 1616 10th Street, the site of the old Golden Foundry.

Certainly, any consideration of such proposal would not be in keeping with the well planned and coordinated presentation which area residents were invited to examine and vote on in 2012, i.e., boutique shopping, apartments, dog park, etc. – any of which would have been an attractive addition the neighborhood, not an eye sore..

I have lived in this neighborhood over 50 years and a goodly portion of that time my family and I were dealing with the greasy fallout from the Foundry which stained both the interior and exterior of our house and severely damaged the finish of our automobiles. And now, you want to bring in a recycling center to pollute the air and a scrap metal yard to disgrace the neighborhood. Need I say more?

Sincerely,



Jane Herold
Property Owner

**RE APPLICATION IN FRONT OF COLUMBUS BZA TO ESTABLISH A "RECYCLING CENTER" ON THE
GROUND FORMERLY OCCUPIED BY GOLDEN FOUNDRY**

(On the North side of 10th Street between Maple and Cottage)

April 23, 2013

Conditions requested by neighboring residents, workers, and property owners to be met before approval of this site for the stated use:

- Demolition of the remaining building on the property and the filling of any cavity that might result from such action.
- Clearing of the large pile of rubble on the North side of the property.
- A thorough evaluation of contamination on the portion of the property to be used for the stated purpose. (Such a study is available for the approximately four acres that make up the East end of the property that have already been rezoned as residential. We have reason to believe that the subject portion of the property is significantly more contaminated, and we can find no record of a similar evaluation having been done to those approximately eight acres.)
- If no such testing is completed, or if those tests show levels of contamination that are potential health hazards to those on neighboring properties, we request that any portion of the property to be used for the stated purpose be paved to prevent the spreading of those contaminants.
- A plan for entrance and egress that will be deemed as safe by the city engineer.

We request that these conditions be added to those already set forth in the staff report and any that are added as a result of dialogue in the BZA meeting of April 23, 2013 and any subsequent such meetings.

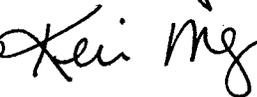
Doug Otto, CEO, The Doug Otto United Way Center



Roger Lang, VP, Board of Directors, The Doug Otto Center



Keir Morris, District Manager, Miller Valentine Group



Jennifer Mack, Manager, Miller Valentine Group, dba Central Park Apartments



Randy Allman, Executive Director, Lincoln Central Neighborhood Family Center

Steve Forster, Director of Operations, BCSC



RH

Chuck Corbin, Vice President, Dunlap and Company

