

Newspaper Articles

Special Reports

- **Traffic Impact Study from Applicant**
- **Drainage Reports**
- **Archeology**
- **Miscellaneous Reports**

Photos

Other

STIPULATION FOR CASE 7-ZN-2002#3

1. Any changes in the April 8, 2004 Composite Site Plan that are different from the January 30, 2003 Composite Site Plan Worksheet that was referenced in the stipulations for the amended development standards in case 7-ZN-2002#2 must be submitted for approval of a new Certificate of Appropriateness. If the amended development standard for building height in case 7-ZN-2002#3 is adopted, the application for approval of a revised site plan and a new Certificate of Appropriateness shall include new elevations for the portion of the project, called the tower, with a maximum building height of 72-feet.
2. The stipulations in this case take precedence over the stipulations for Case 7-ZN-2002#2.

Draft Stipulation

If the owner appeals the denial of certification of the rehabilitation in the letter from the National Parks Service dated May 7, 2004, and is successful in its appeal to have the project determined eligible for the 20% investment tax credit for historic preservation, Development Agreement No. 2003-175-COS, approved by Council on November 4, 2003 by Resolution No. 6399, shall be terminated. The City and developer may pursue a new agreement with different terms after Agreement No. 2003-175-COS is terminated.

