

REPORT AND AFFIDAVIT IN OPPOSITION TO  
APPLICATION FOR DESIGNATION AS CITY OF JACKSONVILLE LANDMARK  
(ORDINANCE 2023-701)

BEFORE ME, the undersigned authority, personally appeared Carla Bahri, who being first duly sworn, deposes and says:

I am Carla Bahri, a resident of Jacksonville, Florida. I have a Bachelor of Science Degree in Building Construction from the University of Florida and a Masters of Business Administration from the University of Central Florida. I am a certified general contractor licensed by the State of Florida. My license number is: CGC052941. I also hold a Florida Real Estate License Number SL609939.

I was requested by TDC Jax, LLC, the owner of property located at 930 University Boulevard North, Jacksonville, Florida, to inspect said property, to determine the suitability of the structure at 930 University Boulevard North for preservation or restoration.

I have visited the site on numerous occasions and viewed both the interior and exterior of the property. I have reviewed the report and testing of RGM Engineering, Inc.

The exterior of the building is failing from corrosion caused mainly as a result of the instability of the structure due to the material properties. Much of the deterioration is as a result of lack of waterproofing of the building from the original construction. THE STRUCTURE SHOWS SIGNIFICANT DETERIORATION.

The building is concrete and has no reinforcing steel. The concrete is non-ductile and extremely brittle. The concrete structure is not capable of holding its own position, much less holding a renovation or addition to allow for restoration.

It would not be possible to reasonably renovate or preserve the building due to the significant structural deficiencies of the building.

The building contains substantial asbestos. Asbestos particles are visible throughout the interior of the building. The existence of asbestos alone prevents preservation or restoration of the building.

I am of the opinion that the property is not reasonably suitable for preservation or restoration.

I have reviewed the report of the Planning and Development Department, particularly with regard to criteria G. It is clear that the producer of the Planning and Development Department report was not aware of the brittle nature of the concrete or the lack of reinforcing steel in the building. It is also clear the Planning Department report producer has not observed the exterior of the building at close range, as there are significant exterior alternations due to deterioration. The building clearly does have a significant degree of deterioration, notwithstanding comments in the Planning Department Report. At the public hearing before the Historic Preservation Commission, the originator of the Planning and Development Department Report testified he had not been inside the building and only observed the building by driving by in a car.

After carefully reviewing the construction estimated repair cost of the building at 930 University Blvd., it is my opinion as a licensed General Contractor CGC 052941 that the building needs to be condemned and demolished immediately as it is a hazard to the public and is deemed unsafe. The building is not suitable for restoration or repair. The property has been vandalized extensively with hazardous materials throughout the building. Specifically, asbestos materials has been disturbed with powdery film scattered throughout the structure.

The building also poses as a fire hazard. The interior space is in horrible condition with human fesses, discarded drug paraphernalia, broken glass, discarded food containers, lighters, matches, and interior finishes stripped. All electrical wires have been removed and the roof has a

large hole which is open to the elements and has caused the interior space to flood. These are just a few of the damages and hazards that I have discovered.

The interior and exterior damages cannot be suitably remediated and repaired. This is a 5,068 SF building with a bank drive-thru that has two large vaults that may not be feasible to remove. There is also a deed restriction that does not allow for another bank at that location preventing the sale to another bank.

With regards to the comparable properties in the area, the asking price for the subject property is \$1.8 million which is reflective of the price of the land alone and is approximately \$1 million less than its market value. Based on the WAWA one block north in which they paid \$3.05 million for 1.95 acres, the subject property should be priced at \$2.6 million because it is 1.65 acres (with additional 35 prescriptive parking spaces in the adjacent property).

For the purposes of an estimated construction cost to remediate, repair, and replace the materials in the building in order to return it to a single tenant or even two tenants will cost an estimated \$1.805 million.

The cost breakdown for both the vanilla shell cost and the cost to repair and use the building as permitted in a Commercial Neighborhood zoning is as follows:

**Vanilla Shell Cost:**

1. Asbestos drywall, insulation, floors, and ceiling tiles have been disturbed due to vandalism and the entire building will need to be remediated. The estimated cost to remediate, removal, and disposing of asbestos materials is \$160,000.
2. Replace the roof and repair any underlayment damage to the structure: \$175,000.
3. Replace all storefront glass and front door: \$70,000.
4. (May not be possible) Remove two large bank vaults with a specialized vault demolition company: \$60,000.
5. Remove all electrical panels and conduits throughout including telephone wires and security system wires. All wiring has been stripped by vandalism. The estimated cost to remove all electrical panels and conduits is \$45,000.
6. Remove all HVAC units (will require a crane to remove from the roof) and ductwork: \$40,000.
7. Remove all plumbing pipes throughout: \$35,000.

8. Remove all interior studs, cabinets, carpet, doors, closet shelves, wire shelves, counters, ceiling grids, and any non-asbestos materials for first floor and second floor area: \$50,000.
9. Remove all drive-thru equipment: \$15,000.
10. Soft wash and Pressure wash the exterior building and architectural waves with repairs due to potential damage: \$15,000.
11. Dumpster cost (dumpster time period and price per ton to dispose of debris): \$25,000.
12. Portable Bathroom (Duration of demolition and repairs): \$8,000.
13. Superintendent: \$25,000.
14. Fencing: \$17,000.
15. Construction Permitting: \$10,000.
16. Construction Overhead and Insurance: \$45,000.
17. Construction Fees: \$85,000.

**Total cost for the building as a complete dry vanilla shell is \$880,000.00.**

New Construction of Interior and Exterior Repairs and Replacements for a retail establishment with multiple tenants or one tenant:

1. Framing labor and material of Interior stud walls and drop ceiling and ceiling tiles: \$85,000.
2. Drywall and painting, material and labor: \$50,000.
3. Concrete slab cutting and repouring for plumbing: \$25,000.
4. VAC with new ductwork: \$125,000.
5. Electrical, cable wiring, security system: \$85,000.
6. Plumbing: \$45,000.
7. Gas line installation, if any: \$7,000.
8. 4 Handicap Bathrooms ADA Compliance: \$15,000.
9. New flooring: \$70,000.
10. Cabinets and Countertops: \$60,000.
11. Plumbing Fixtures: \$25,000.
12. Lighting Fixtures: \$50,000.
13. Interior Doors and Hardware: \$12,000.
14. Pressure Wash all exterior concrete surfaces: \$5,000.
15. New Asphalt Parking and stripping: \$15,000.
16. New Dumpster: \$6,000.
17. Landscaping: \$15,000.
18. Permit: \$15,000.
19. Construction Overhead and Insurance: \$45,000.
20. Construction Superintendent: \$45,000.
21. Contractor Fee: \$125,000.

**The total cost of the estimated cost of repair and replacement for new construction of the interior space as well as the parking lot is \$925,000.**

Total Estimated Cost:

1. Vanilla Shell Cost: \$880,000.
2. New Construction of Interior and Exterior Parking: \$925,000.

The total cost to remediate, repair, and renovate the subject property is \$1.805 million.

The cost of the land at \$1.8 million plus the repair cost of the building is a total \$3.605 million.

Based on the \$3.605 million cost of the subject property's renovation cost plus the land cost, the price per square foot to renovate the building including the price of the land is \$711.00/SF.

**Rent Comp Analysis based on the cost of renovating the building:**

The average cost of a comparable lease rate is the rent at the new College Park shopping center with the new Winn Dixie grocery store. On average, the lease rate is between \$18-\$20/SF plus CAM charges.

Based on the cost analysis of the total cost of the land plus renovation costs of the subject property, a minimum lease rate to break even based on a 7% CAP rate is a base rent of \$49.77/SF. This would not be feasible for the area.

Breakdown: \$3.6 million with a 7% CAP Rate Equals \$252,000/year divided by 5,068 SF is **A BASE RENT IS \$49/SF WHICH IS NOT INCLUDING ALL THE PASS-THROUGHS.**

**In Summary:**

Based on the structure being in disrepair or the cost of the repairs are in excess of the market value of the property. The building should be demolished pursuant to the following Florida Building Code guidelines which the Chief of the Building Department will have to decide. The seller of the property disclosed that he filed for a demolition permit but the building department put the permit on hold until a decision was made regarding the historic designation and the final city council decision. As a witness to the destruction and decomposition of the interior and exterior

of the building and as a licensed General Contractor, I do not agree with the Building Department's decision to place the demolition permit on hold.

Due to the foregoing, the building is not suitable for restoration or repair.

Further affiant sayeth naught.

  
Carla Bahri

STATE OF FLORIDA  
COUNTY OF DUVAL

**BEFORE ME**, the undersigned authority, personally appeared, Carla Bahri, who, being duly sworn, deposes and says that he is the person who executed the foregoing Affidavit, and all facts contained therein are true and correct to the best of his knowledge.

**SWORN TO AND SUBSCRIBED** before me this 5<sup>th</sup> day of December, 2023.

  
\_\_\_\_\_  
NOTARY PUBLIC

Personally known: \_\_\_\_\_  
Produced identification: ✓ FLDL  
Identification used \_\_\_\_\_  
Print Name \_\_\_\_\_  
My commission expires: \_\_\_\_\_



# JACKSONVILLE UNIVERSITY

EXTERNAL AFFAIRS

Scott Bacon  
Senior Vice President, External Affairs  
Jacksonville University  
Phone: 904-955-9568  
Email: sbacon@ju.edu

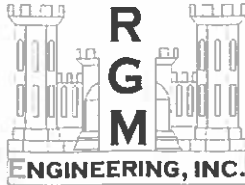
December 5, 2023

President and Members, Jacksonville City Council:

As we enter our 90th year, Jacksonville University is proud to be a member of the Arlington community. We are committed to being an economic leader in our neighborhood and we have consistently supported the Renew Arlington Community Redevelopment Area (CRA). The proposed historic landmark designation of the Arlington Federal Savings and Loan building is consistent with the CRA Redevelopment Plan and therefore we support this effort.

Sincerely,

Scott Bacon  
Jacksonville University



**Land Development-Permitting-Utilities**

65 Lewis Blvd -- St. Augustine, Florida -- 32084

July 19, 2023

TDC JAX, LLC

930 University BLVD N

Jacksonville, FL 32211

Mr. Tower,

Per your request I performed an inspection and testing of the building located at 930 University BLVD to determine the suitability of the building for preservation or restoration. Below are my findings.

Testing methods included visual inspection, Schmidt resiliometer hammer testing, and thermal testing.

The structure is a combination of non-ductile concrete, aluminum, glass, and steel. The interior is light gauge metal framed with gypsum board, concrete, and glass framed office locations.

A visual inspection of the structure concluded with the following:

1. The exterior shows failure from fatigue or corrosion, caused by instability in the structure's geometry, design, and material properties. These failures began when cracks formed at stress points, such as the squared corners and fastener locations.
2. Concrete deterioration and degradation has occurred in the form of loss of materials and decrease in integrity of concrete. This is caused by time in the elements and lack of waterproofing.
3. Structural integrity has been reduced on the exterior which affects the ability of the facade, under a load, including its weight, to hold together without breaking or deforming excessively.
4. The interior of the structure is in major disrepair. All the interior framing shows damage from vandalism and needs total replacement.
5. Both vaults are intact and will require heavy equipment for removal or modification.
6. The glass and mullions need replacement on the majority of the structure.
7. The roof is holding water from failed drains and the steel roof deck and membrane are in failure. The roof is not suitable for preservation or restoration.





## Land Development-Permitting-Utilities

65 Lewis Blvd - St. Augustine, Florida -- 32084

### Concrete Testing results:

The exterior and interior of the non-ductile structure was tested with the following results:

1. Most concrete buildings built prior to 1977 are non-ductile concrete. "Non-ductile" means inflexible or brittle. Due to a lack of reinforcing steel in buildings designed before the implementation of the 1976 building code, these older buildings may not safely resist forces caused by nature. Due to the condition, the building is not suitable for preservation or restoration.
2. Schmidt resiliometer hammer test was performed on several interior and exterior concrete elements of the structure.
3. The Schmidt Hammer Test is standardized according to ASTM C805 and BS EN 12504-2. Tests may be performed horizontally, vertically both upwards and downwards and in any angular position intermediate to the surface.
4. The test had the following readings: The lowest reading was 9.52 Mpa and the highest was 28.66 Mpa. Anything below a 20 Mpa is considered fair to poor condition and extremely brittle and not capable of restoration or preservation.

### Thermal testing on interior and exterior elements:

1. Concrete has moderate thermal conductivity, much lower than metals. Meaning that concrete doesn't transfer heat well. Any "hot spots" on the interior or shaded side indicate deterioration and degradation has occurred.
2. Several locations tested clearly showed heat transference through the concrete and steel portions of the structure.

In conclusion, the building has many structural deficiency issues making it unsafe, and the non-ductile construction method makes repairs impossible. New exterior bracing/columns to support the failing shade panels on the exterior of the structure would only extend the life of the concrete structure for a very limited time.

I am of the opinion and conclusion that the building is not capable of preservation or restoration.

If I can be of any further assistance, please feel free to contact me at 904-814-7633.

Thank you,

Robert G. Morgen Jr. P.E.  
#58118

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY ROBERT G. MORGEN JR., P.E. ON THE DATE DISPLAYED ON THIS DOCUMENT USING A SHA AUTHENTICATION CODE

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



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Advertise

### 930 University Blvd N

5,068 SF | Retail Building | Jacksonville, FL | \$1,800,000 (\$355/SF)

Mixed Use Properties / Florida / Jacksonville / 930 University Blvd N, Jacksonville, FL 32211



Call

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Advertise

## 930 University Blvd N

5,068 SF | Retail Building | Jacksonville, FL | \$1,800,000 (\$355/SF)



Duval County, RE# 129300-0000

Corner Location at University Blvd. N. and Los Santos

1.65 Acres

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### 930 University Blvd N

5,068 SF | Retail Building | Jacksonville, FL | \$1,800,000 (\$355/SF)



### INVESTMENT HIGHLIGHTS

High Visibility.

Corner Location.

Retail/Multifamily.

### EXECUTIVE SUMMARY

CORNER LOCATION COMMERCIAL STORE ACROSS THE STREET!!! GRAB

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### 930 University Blvd N

5,068 SF | Retail Building | Jacksonville, FL | \$1,800,000 (\$355/SF)

strip or a restaurant with a drive-thru with a national-brand tenant makes this an incredible property at a high-visibility corner. Zoning

almost complete. High daily traffic count and High Visibility. The location is on the morning side of the road heading downtown.

### ATTACHMENTS

- Seller's Disclosure 930 University Blvd. (1) ↓
- Listing and Sales Disclosure ↓
- Commercial Contract - CC-5 (version 1) (2) ↓
- 930 University Blvd. NEFAR offer instructions\_AV ↓
- MUNICODE Jacksonville ↓
- Neighborhood-Report\_Jacksonville-FL-32277\_2021-11-11-16-32-50 ↓
- Neighborhood-Report\_Jacksonville-FL-32211\_2021-11-11-16-32-23 ↓
- Professional Flyer\_111121 ↓

**DATA ROOM** [Click Here to Access](#)

### PROPERTY FACTS

Sale Type	<b>Investment</b>	
Property Type	<b>Retail</b>	
Property Subtype	<b>Storefront Retail/Office</b>	↓
Building Size	<b>5,068 SF</b>	

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### 930 University Blvd N

5,068 SF | Retail Building | Jacksonville, FL | \$1,800,000 (\$355/SF)

Building Height	1 Story
Building FAR	0.07
Land Acres	1.65 AC
Zoning	CN, Duval County - Commercial Neighborhood: See Municode Jacksonville, Florida.
Parking	27 Spaces (7.54 Spaces per 1,000 SF Leased)
Frontage	224 FT on University ▾

#### AMENITIES

Pylon Sign

#### LINKS

[www.carlabahri.com](http://www.carlabahri.com) ↗

**AERIAL** MAP TRAFFIC



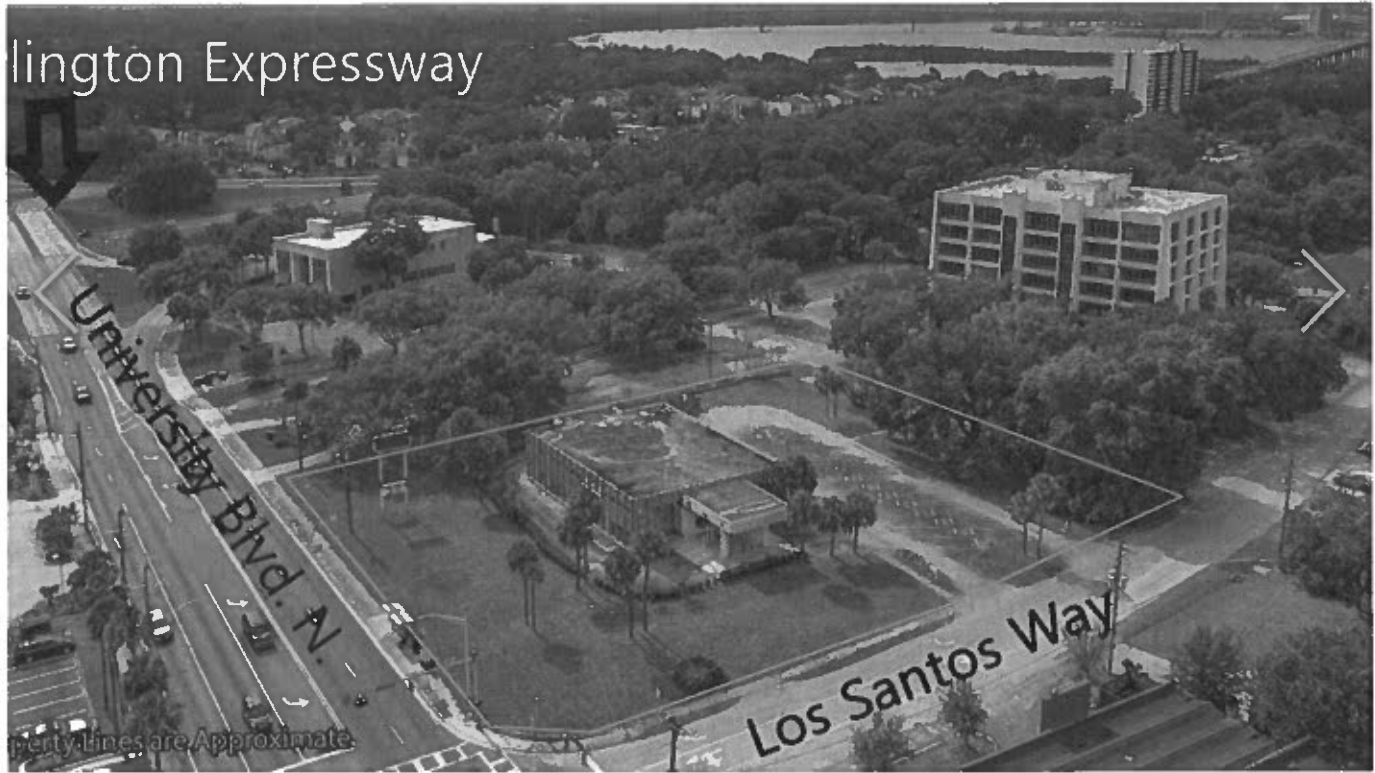
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### 930 University Blvd N

5,068 SF | Retail Building | Jacksonville, FL | \$1,800,000 (\$355/SF)



## TRANSPORTATION

### TRANSIT/SUBWAY

Rosa L. Parks/FCCJ Transit Stop  (Skyway)	7 min drive	3.6 mi
Hemming Plaza Transit Stop  (Skyway)	8 min drive	3.9 mi
Central Transit Stop  (Skyway)	8 min drive	4.1 mi
Riverplace Transit Stop  (Skyway)	10 min drive	4.6 mi
Kings Avenue Transit Stop  (Skyway)	11 min drive	5.0 mi

### AIRPORT

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### 930 University Blvd N

5,068 SF | Retail Building | Jacksonville, FL | \$1,800,000 (\$355/SF)

Assessment **\$269,528**

Total Assessment **\$614,700**

### YOU MAY ALSO LIKE



60 San Marco Ave - For...  
\$1,200,000

Listing ID: 24464483

Date Created: 11/10/2021

Last Updated: 11/10/2023

Address: 930 University Blvd N, Jacksonville, FL

#### More public record information on 930 University Blvd N, Jacksonville, FL 32211

The **Monterey Retail Property** at 930 University Blvd N, Jacksonville, FL 32211 is currently available. Contact Berkshire Hathaway - Florida Network Realty for more information.

#### RETAIL PROPERTIES IN NEARBY NEIGHBORHOODS

- Northbank Mixed Use Properties
- Moncrief Park Mixed Use Properties
- Monterey Mixed Use Properties
- Arlington Mixed Use Properties
- Central Jacksonville Mixed Use Properties
- Downtown Jacksonville Mixed Use Properties

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## 930 University Blvd N

5,068 SF | Retail Building | Jacksonville, FL | \$1,800,000 (\$355/SF)

1234 Florida Ave, Jacksonville FL

6126 Atlantic Blvd, Jacksonville FL

1227 University Blvd N, Jacksonville FL

8014 Beach Blvd, Jacksonville FL

8007 Main St, Jacksonville FL

0 Oakley St., Jacksonville FL

4700 Walgreen Rd, Jacksonville FL

181 Library Rd, Jacksonville FL

1032 A Philip Randolph Blvd, Jacksonville FL

1451 Louisa St, Jacksonville FL

9278 Arlington Expy, Jacksonville FL

6501 Arlington Expy, Jacksonville FL

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## 930 University Blvd N

5,068 SF | Retail Building | Jacksonville, FL | \$1,800,000 (\$355/SF)

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Message

# COMMERCIAL SELLER PROPERTY INFORMATION

Property Address 930 University Boulevard North, Jacksonville, FL 32211

Seller's Name Charles Tower

## 1. OCCUPANCY:

A. SELLER is/is not occupying the property. If unoccupied, how long has it been since the SELLER occupied the property? NONE

## 2. TITLE AND ACCESS

A. Do you know of existing, pending or potential legal actions and/or liens concerning the property?  
No/Yes If so, explain:

B. Do you know of any encroachments, boundary disputes or third party claims affecting the property?  
No/Yes If so explain:

C. Are you aware of any condition that materially affects the value or desirability of the property?  
No/Yes If so, explain:

## 3. LAND

A. Has the property been surveyed since you have owned the property? No/Yes Date:

B. Do you know of any past or present settling or soil movement problems on the property or on adjacent properties? No/Yes Explain:

C. Do you know of any past or present drainage or flood problems on your property or adjacent properties? No/Yes Explain:

D. Are you aware of any past or present problems with driveways, walkways, patio seawalls, retaining walls on your property or adjacent properties due to drainage, flooding or soil movements?  
No/Yes Explain:

E. Is the property in a designated flood zone?  No  Yes

F. Are there any restrictions affecting additions, improvements or replacement of the property?  
No/Yes

G. Are there any zoning, land use or administrative regulations which are in conflict with the existing or intended use of the Property?  No  Yes Explain:

## 4. STRUCTURAL DISCLOSURES

A. Are you aware of any structural condition that could affect the value or desirability of the property?  
No/Yes Explain:

## 5. WOOD DESTROYING ORGANISMS

A. Is there now, or to your knowledge has there been in the past, any infestation or damage from wood destroying organisms? No/Yes Explain: Concrete Bldg.

B. Has the property been inspected since you have owned the property?  
No/Yes Date of Inspection:

C. Has the property been treated since you have owned the property? No/Yes Date:    
Company Name: \_\_\_\_\_ Type of Treatment: \_\_\_\_\_

D. Are you currently aware of any conditions that would affect the value or desirability of the property?  
No/Yes Explain:

Initials    
Buyer Seller  
Seller Buyer

6. **ROOF, GUTTERS, DOWNSPOUTS**

- A. Has roof ever leaked since you owned the property? No/Yes   If so, what was done to correct the leak? Yes
- B. How old is the present roof? UNKNOWN Has roof been replaced? No/Yes   If so, what year? \_\_\_\_\_ Is there a guarantee on the roof? No/Yes
- C. Are you aware of any other roof defects? No/Yes   Explain: \_\_\_\_\_

7. **PLUMBING SYSTEM**

- A. Source of water supply: Public/Private well. If well water, when was the water sample last checked for safety? \_\_\_\_\_ Result of test city water
- B. Sewer/Septic system. Location of septic system: Have you had problems with either system? No/Yes   Explain: city sewer
- C. Are there any plumbing leaks around and under sinks, toilets, showers, bathtubs and lavatories? No/Yes   Explain: \_\_\_\_\_

8. **ELECTRICAL SYSTEM**

- A. Are you aware of any damaged, malfunctioning or illegal installation of electrical equipment inside or outside the house? No/Yes   Explain: \_\_\_\_\_

9. **HEATING, AIR CONDITIONING, OTHER EQUIPMENT**

- A. HVAC System Type: UNKNOWN
- B. Water heater:  Electric  Gas  Solar SELLER HAS NO KNOWLEDGE
- C. Burglar alarm system: No/Yes
- D. Smoke detectors:  No  Yes How many? \_\_\_\_\_ Electric/Battery
- E. Lawn sprinklers:  No  Yes Automatic timer:  No  Yes In working condition:  No  Yes

10. **OWNERSHIP**

- A. Are you a builder, developer or licensed real estate agent? No/Yes   If so, which? N/A
- B. Have all the persons on the title signed the listing agreement? No/Yes
- C. Please list all persons on the title who are not U.S. citizens: \_\_\_\_\_
- D. Are you aware of anything else that you should disclose to prospective purchaser? No/Yes   If so explain: \_\_\_\_\_

The foregoing conditions are true and accurate to the best of Seller's knowledge. This statement has been prepared to assist prospective purchasers in evaluating the viability of the property for their use. This information is believed to be accurate, however no warranty as to its accuracy should be assumed by prospective Purchasers and Seller and Agent urge you to conduct your own due diligence. Agent is authorized by Seller to disclose this information to other real estate brokers, agents and prospective Purchasers of the property. If Seller becomes aware of a change in any of the above conditions, or that other conditions change that may affect the value or desirability of the property, Seller will notify the Agent immediately.

Initials        
Buyer Seller

“CCA shall at all times comply with the recommendations issued by the City’s Planning and Development Department dated October 24, 2023 in order to, among other things, provide and maintain adequate queuing for all vehicles engaged in the unloading and loading of students, entirely contained within the property boundaries of CCA and not interfering with traffic on the public roadways. CCA shall fund and obtain an annual traffic monitoring report, to be completed by a professional traffic engineer, every year during the month of September and at a time when CCA’s classes are operating under normal conditions and capacity. The annual report shall include, among other things, a queuing report, a traffic pattern analysis, vehicle and student counts at peak am and pm arrival and dismissal times, and recommendations for any deficiencies discovered. Upon completion of the annual traffic report, the professional engineer shall prepare a memorandum detailing the findings of the study and the recommendations for any deficiencies or safety concerns, which shall be distributed to CCA and the City of Jacksonville Traffic Chief. CCA shall comply with the recommendations and conditions set forth by the professional traffic engineer until such time as an updated annual traffic report and memorandum is conducted and distributed as described herein.”

**2023-599**  
**Cornerstone Classical Academy**  
**Proposed Conditions**

- 1) Applicant may utilize Fraser Road to access St. Johns Bluff Road so long as Fraser Road is built to City Standards, including a city standard cul-de-sac, curb and gutter and sidewalk; however, Applicant shall not utilize Fraser Road to access Cortez Road.
- 2) A traffic study shall be provided at Civil Site Plan Review. A methodology meeting has been completed.
- 3) The school shall provide an annual monitoring report to be completed to identify student queuing patterns, using (MSTA), ensuring traffic is not allowed to overflow into City right-of-way. The scope of this study shall be determined in a methodology meeting to be held with the Chief of the Traffic Engineering, the Chief of the Transportation Division, and the traffic reviewer from Development Services prior to the first report. The report will be required each September while school is in session.
- 4) The following applies to all new lighting installed during construction in the PUD. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (0.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed thirty (30) feet. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department. Existing lights shall be directed downward or fitted with deflectors to reduce light leaving the property.

*If there  
is a  
demonstration  
problem and  
the City  
asks,*