

Exhibit 7

Waivers

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The applicant is requesting a waiver pertaining to the provision and construction of curbs and sidewalks along the site's frontage. In accordance with the provisions of Sec 14-506 (b) – Sidewalks, the following apply:

- A safe alternative walking route is reasonably and safely available, for example, by way of a sidewalk on the other side of the street that is lightly traveled.

Response: Industrial Way is a lightly traveled street approximately 32 feet in width located within an established industrial park. The uses in this industrial park are not typically pedestrian destinations nor do they have services/business that move pedestrians from one business to the other.

The subject parcel (50 Industrial Way) includes 75 parking spaces and the applicant leases a facility across the street (81 Industrial Way). The combined parking capacity of the two facilities is 150 parking spaces, which exceeds the off-street parking requirements of both facilities as specified in Division 20, Sec. 14-332. To provide safer pedestrian movement between the facilities during the traditional work week, the applicant successfully petitioned the City for permission to install a crosswalk between 50 Industrial Way and 81 Industrial Way. The crosswalk was installed in 2017.

- Strict adherence to the sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.

Response: The existing roadside drainage swales would likely need to be filled in order to construct a sidewalk. Loss of the drainage swales would likely necessitate construction of a closed drainage system and curbing requiring unreasonable, extensive and unaffordable costs to the project. These construction costs would be well in excess of five percent of the overall project cost. Additionally, filling the drainage swales impacts snow storage capacity and will require removal of vegetation and landscaping that are well established in the 30-year old Industrial Park.

- Other considerations include:

Recognizing the physical restrictions, limitations and type of development, this waiver has been granted for each successive expansion proposed and constructed by the applicant since 2010. In addition, no other development, including a recent change of use application for another property owner, has proposed or constructed sidewalks on Industrial Way along their frontage.

In accordance with the provisions of Sec 14-506 (b) – Curbing, the following apply:

- The street has been rehabilitated without curbing in the last 60 months.

Response: Industrial Way is currently under moratorium, which expires in 2019.

- Runoff from the development site or within the street does not require curbing for stormwater management.

Response: The existing roadside swales effectively convey stormwater runoff to the subcatchment discharge locations.