

Johnson, Leanne 6-9248

From: Nicholson, Laura 6-9190
Sent: Monday, December 14, 2015 10:08 AM
To: Johnson, Leanne 6-9248
Subject: FW: 2015-2016 QAP Question

Please post to the 2016 Q&A, thanks.



Laura Nicholson, Development Director
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From: Nicholson, Laura 6-9190
Sent: Monday, December 14, 2015 10:08 AM
To: 'dlm@blancolaw.com'
Subject: FW: 2015-2016 QAP Question

No it doesn't make a difference whether the easement is public or private.



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From: McKenney, Deborah L. [<mailto:dlm@blancolaw.com>]
Sent: Friday, December 11, 2015 2:32 PM
To: Nicholson, Laura 6-9190
Subject: RE: 2015-2016 QAP Question

Just one follow up – does it make a difference if it's a private easement (only benefitting the parcel being acquired) as opposed to a public easement? This one is private, so no one other than the client and the owner of the underlying property would have a right to use it. I believe the monument sign would be at the intersection of the public road and the easement, so does that make it the site entrance?

Deborah L. McKenney

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From: Nicholson, Laura 6-9190 [<mailto:Laura.Nicholson@schousing.com>]
Sent: Friday, December 11, 2015 1:53 PM
To: McKenney, Deborah L.
Subject: FW: 2015-2016 QAP Question

The measurement is from the center of the site entrance to the positive site characteristic. As stated in the QAP; "Distances are subject to Authority verification and are GPS measured and odometer confirmed by a third party site analyst from center of the proposed roadway entrance into the subject site to center of roadway entrance into the positive service location."

In addition your specific question below seems to be addressing the measurement from the site entrance to a positive characteristic in a shopping mall which is also addressed in the QAP; "When a positive service is located on a parcel shared by multiple businesses, the distance is measured and odometer confirmed from the center of the proposed roadway entrance into the subject site to the center of the roadway entrance into the parcel nearest the positive service.

Everything we measure in order for the development to receive points is from the center of the site entrance to the center of the entrance to the positive site entrance. In previous applications, we did not measure from a public easements and measured from the actual entrance to the site.

Lastly, this year we have added the following requirements regarding measuring distances which are part of the QAP Technical Amendments:

5. Criteria for Application Review- Positive Site Characteristics (page 4)

- Distances to positive characteristics will be measured using lawful driving practices from the site entrance(s) to the positive site service (i.e. no turning through double yellow lines, no crossing grass medians and no driving the wrong way on one way streets, etc.).
- Longitude and latitude coordinates are required for the site entrance(s). Those coordinates will in turn be used to measure distances from the site to the positive site service and the site to the detrimental site characteristic.
- The Authority will incorporate Q&A #9 regarding how we measure distances into the QAP.

If you have further questions please let me know.



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From: McKenney, Deborah L. [<mailto:d1m@blancolaw.com>]

Sent: Thursday, December 10, 2015 10:56 AM

To: Nicholson, Laura 6-9190

Subject: 2015-2016 QAP Question

Laura, I have a client who is looking at a site where the access to the project will be over an existing easement. A client has asked me to interpret the positive site characteristics section on p. 4 of the QAP and from where the driving distances would be measured. It seems to me that "from center of the proposed roadway entrance" would mean you measure from the center of where the easement touches the public road (as opposed to the center of where the easement touches the site being acquired), as the entrance to the site. This seems to me analogous to the stopping point, where the public road touches the center of the roadway entrance of the shopping center where the amenity is located, as you then may go over easements in the parking lot of the shopping center to get to the specific amenity. However, I'd like to get your interpretation. I imagine this comes up all the time for proposed additional phases of projects. If you can let me know how SCSHFDA interprets this, I'd appreciate it. Thanks.

Deborah L. McKenney

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