APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE June 10, 2015
REPORTS AND RECOMMENDATIONS	Future Mixed-Use Business Light Industrial, Commercial, Residential and Nature Conservation Public Park Development in the area of West Loomis Road and West Ryan Road	ITEM NUMBER

Attached are two draft concept plans for the future mixed-use development area from the potential developers Newport Development Corporation and Bear Development, Inc., and also from GRAEF-USA Inc. Pat Kressin of GRAEF-USA Inc. will report upon the development planning status. Michael C. Harrigan of Ehlers & Associates, Inc. will also be present to provide information for the development.

COUNCIL ACTION REQUESTED

A motion to direct City staff and City consultants to proceed upon and to advise potential developers of the Common Council selected development of the [concept] plan

or

such action as the Common Council deems appropriate.

GRāEF

collaborāte / formulāte / innovāte

MEMORANDUM

TO: Nick Fuchs, Senior Planner

FROM: Pat Kressin, PLA, ASLA, LEED AP

DATE: June 5, 2015

SUBJECT: City of Franklin – Area G Planning & Engineering Analysis

We have completed GRAEF's portion of the analysis to determine if a Tax Incremental District (TID) is a viable option for the development of the lands associated with Area G (near W. Loomis Road (STH 36) and W. Ryan Road).

We have completed the following work products:

- Site Due Diligence Report for the subject area.
- Master Plan with associated infrastructure costs and potential future land value.

The Site Due Diligence Report has discovered the following infrastructure or land development issues that are the cause for the lack of development for several of the undeveloped properties within Area A.

- Lack of Water Service – No water service exists and the lack of water is the most critical issue.
- Sanitary Service Extension – Sanitary service is adjacent and will need to be extended further.
- Overhead Transmission Lines – Two main lines trisect the site.
- Existing Wetlands – Several areas of existing wetlands exist.
- Emerald Park Landfill – Specific development type near the landfill should carefully be considered

The Master Plan focused on the redevelopment of the vacant parcels within the proposed TID boundary. Each of the vacant land areas were broken out by property owner or logical development boundary. The land uses for each of the development areas was selected based on likely development and the potential value of each land use was a current average for development type in Franklin.

<u>Master Plan</u>

The initial Master Plan provided for a mix of development types and yielded a total value of $167,332,000 over 462 acres. We prepared a complete estimate of total construction costs for the land development as shown on the Master Plan for parcels A, B, C and D. The largest and potentially unknown costs are associated with the extension and phasing of the water and sanitary services. These items should be studied further, as they are an impediment to any development.

Based on our work to date GRAEF recommends the following the following actions:

- Work to provide water service to this area of the City.
- Work to extend sanitary service further to the south.
- Work with WisDOT and Milwaukee County to consolidate the adjacent access points.
- Work with the existing land owners to determine what impact existing wetlands have on future development potential.
- Work as a community, with your financial consultant and with existing land owners and potential developers to determine actual TIF boundary, future values, phasing and which infrastructure items would aid in development and pass the "but for" test. Our initial thoughts would be to focus on the site and infrastructure challenges described above and within lands within Area A, B, C and D.

PJK:pjk

L:\Jobs2014\20140960\Project_Information\Correspondence\memo\Area G Memorandum - 2015-06-05.docx

Enclosures

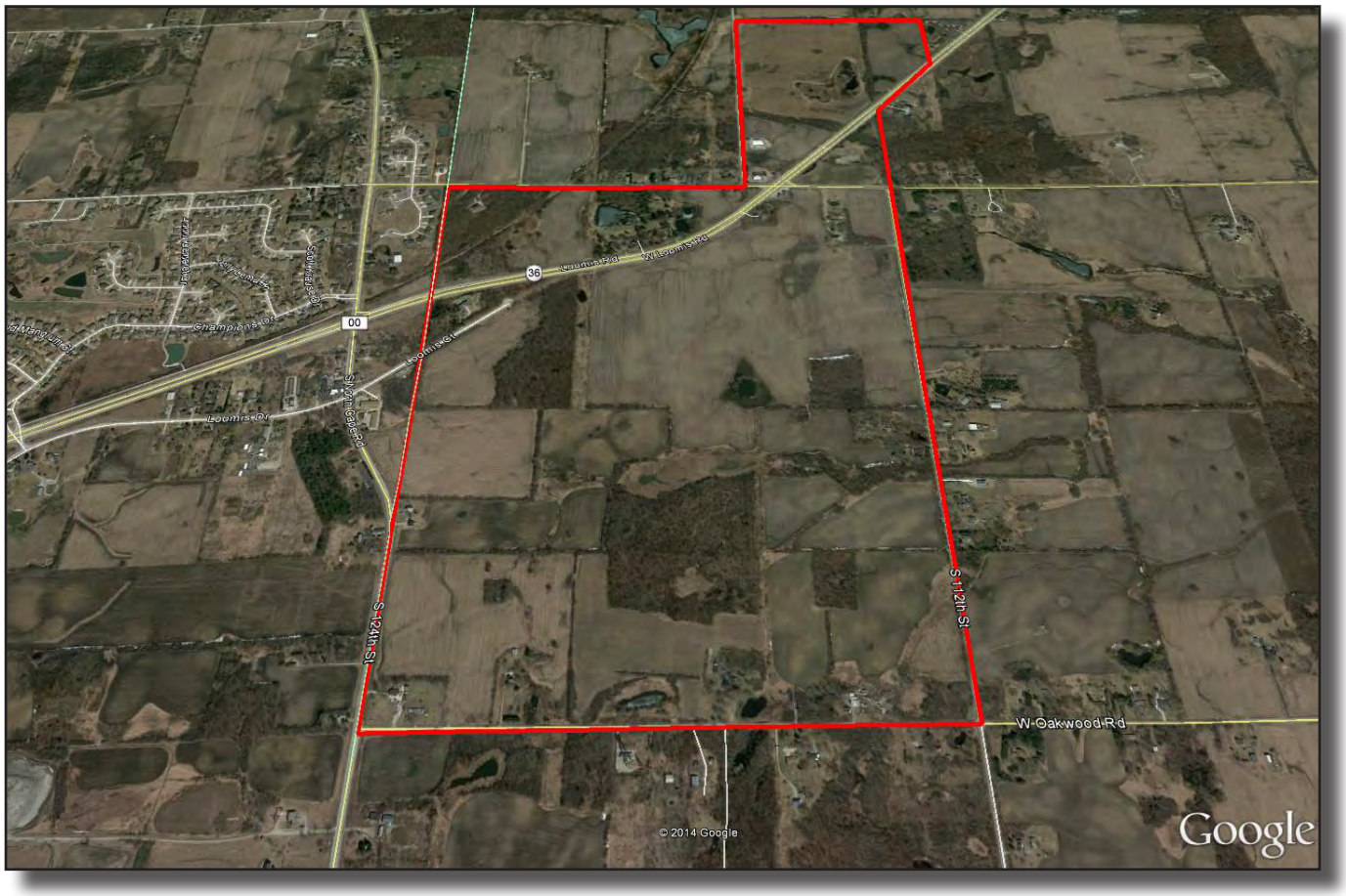
cc: Mayor Olson – City of Franklin
Jesse Wesolowski – City of Franklin
Mike Paulos - GRAEF
File

CITY OF FRANKLIN

Area G - Due Diligence Report

FINAL

June 5, 2015



City of Franklin

A Thriving Community in Southeastern Wisconsin

GRāEF

ACKNOWLEDGMENTS

Prepared for:

Mr. Ron Romeis, Assistant City Engineer

The City of Franklin

9229 West Loomis Road

Franklin, WI. 53132

Site Location:

Approximately 585 acres situated around the intersection of West Loomis Road and Ryan Road in the City of Franklin, Milwaukee County, Wisconsin

Prepared By:

Pat Kressin, PLA, LEED AP
Michael Paulos, PE
Jim Lisek, PE
William McCarley III, PLA

One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214
(414)-259-1500

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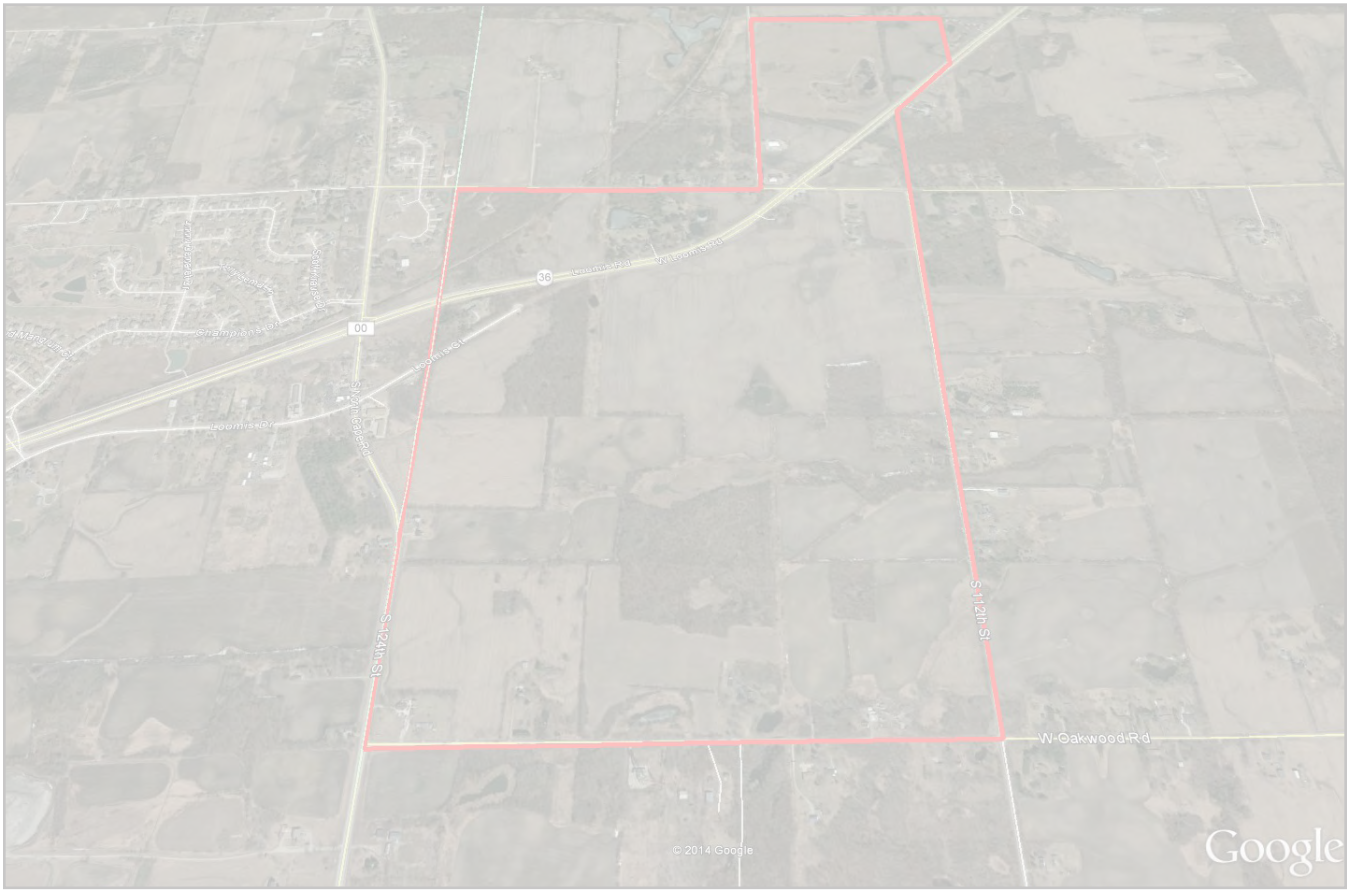


INTRODUCTION

The City of Franklin is interested in redeveloping approximately 585.50 acres of land (referred to as Area G) near the intersection of Loomis Road and Ryan Road, City of Franklin, Milwaukee County, Wisconsin. The redevelopment site is shown in the Project Site Location Map and will be referred to as the “Project Site” throughout this report.

This report, offered by the City of Franklin and authored by GRAEF, is the due diligence investigation for the Project Site.

1.1 SITE

1.1.1 Location

The Project Site is located near the intersection of Loomis Road and Ryan Road. The boundaries are generally from 112th Street to 124th Street, from Ryan Road to Oakwood Road; with a northern set of parcels bounded by 116th Street to the west, 112th Street (extended) and Loomis to the east, and a parcel limit one-half mile north of Ryan. The Animal Campus Veterinary Clinic parcel, 10932 West Loomis Road, is excluded from the general boundaries.

The Project Site consists of several separate land parcels that total approximately 585.5 acres. The total Project Site is comprised of parts of Sections 19 and 30 of Township 5 North, Range 21 East, Milwaukee County, Wisconsin. See Figure G-1.1.1.

Project Site - not to scale

1.1.2 Aerial

The Project Site aerial shows different patterns of development, as well as the general landforms present. See Figure G-1.1.2.

1.1.3 USGS Map

See Figure G-1.1.3 for the United States Geological Survey map of the Project Site.

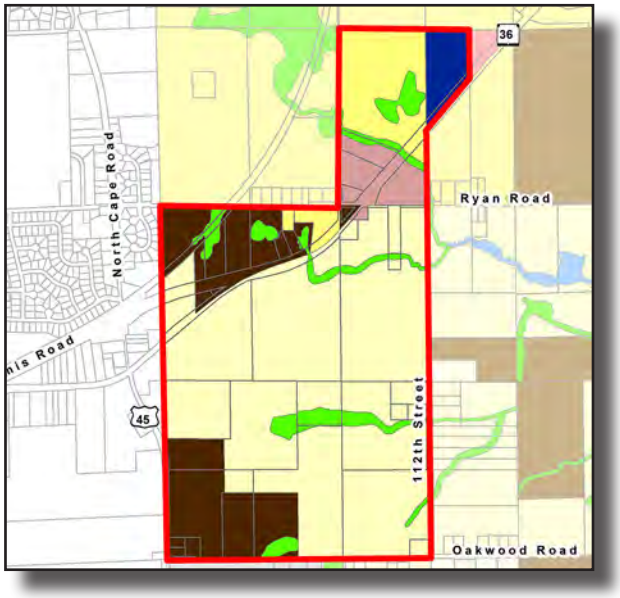
1.1.4 Zoning

Figure G-1.1.4 shows the zoning for the City of Franklin. The Project Site mostly contains large areas planned for lower density Residential (R-1 to R-3), Village Business (VB), General Business (B-2), and Institutional (I-1).

Adjacent to the Project Site, land uses are typically planned for residential development. Along the southern boundary, planned land use calls for lighter industrial (M-1) along Oakwood Road, with heavier industrial (M-2) further south.

The intent is that more-intense development occurs along the Loomis Road corridor, and at the intersection of Oakwood Road and 124th Street.

Recently proposed commercial/retail development meets the existing development and zoning regulation for land use; therefore, rezoning may not be necessary. Individual developments will be approved on a case by case basis and zoning compliance permits will be required as new businesses relocate within the City limits.



Zoning - not to scale

1.1.5 Planned Land Use

Figure G-1.1.5 shows the Year 2025 land uses planned for the Project Site and adjacent parcels. Planned land use for the Project Site is primarily Business Park, with some opportunities for

Commercial development along Loomis Road, and Light Manufacturing immediately north of Oakwood Road.

Approximately one-third of the Project Site is planned to be reserved as Natural Resource Features.

1.1.6 Easements

There are no significant easements within the Project site. A utility easement is present south and west of the intersection of W. Loomis and W. Ryan Roads. See Figure G-1.1.6.

1.1.7 Contours

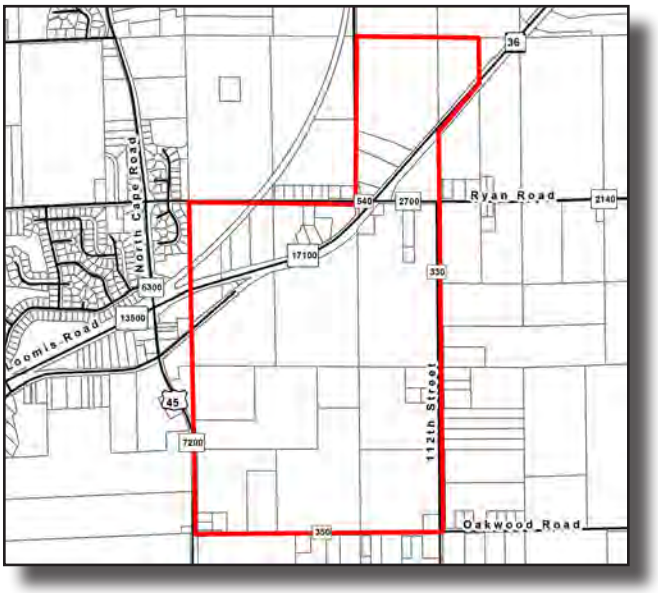
The Project Site ranges in elevation from a low in the mid 780s at the northern "L" to highs in the 830s to the south. See Figure G-1.1.7.

1.1.8 Road Classifications

Figure G-1.1.8 illustrates different road classifications across and around the Project Site.

1.1.9 Daily Traffic Averages

A map of the annual average daily traffic (AADT) indicates that most traffic within the Project Site occurs along Loomis Road, with a volume of 17,100 vehicles per day. Ryan Road carries a volume approaching 2,700 vehicles at the intersection with Loomis, declining with distance from the intersection. US-45 (North Cape Road) south of W. Loomis carries upwards of 7,200 vehicles per day adjacent to the Project Site. Figure G-1.1.9 illustrates the AADT figures.



Daily Traffic- not to scale

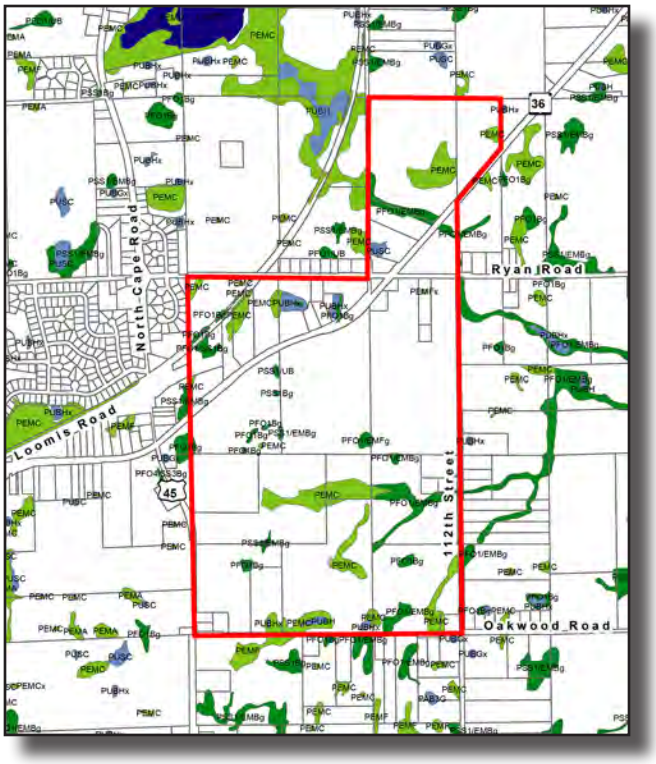
1.2 ENVIRONMENTAL

1.2.1 Floodplain and Wetland Inventory

The Project Site straddles two watersheds identified by the Wisconsin Department of Natural Resources (WDNR): the Middle Fox River basin, and the Root River basin. The Middle Fox River basin captures runoff from the southwest corner of the site, as well as lands adjacent to 124th Street. The Root River basin captures runoff from the remaining 85% of the Project Site.

The direction of local shallow groundwater likely varies within the site, but is probably toward the wetlands to the north portion of the Project Site. The flow directions are likely to be variable and fluctuate with the level and intensity of precipitation. The wetlands are indicated as Freshwater Emergent Wetland, and Freshwater Forested/Shrub Wetland, and are within proximity of flood hazard areas.

The National Wetlands Inventory (NWI) Map outlines several areas of Emergent and Forested Freshwater zones, as well as six Freshwater Ponds within the limits of the Project Site. The WDNR Wetlands maps reflect similar zones noted as wetlands. Refer to Figures G-1.2.1 through G-1.2.3.

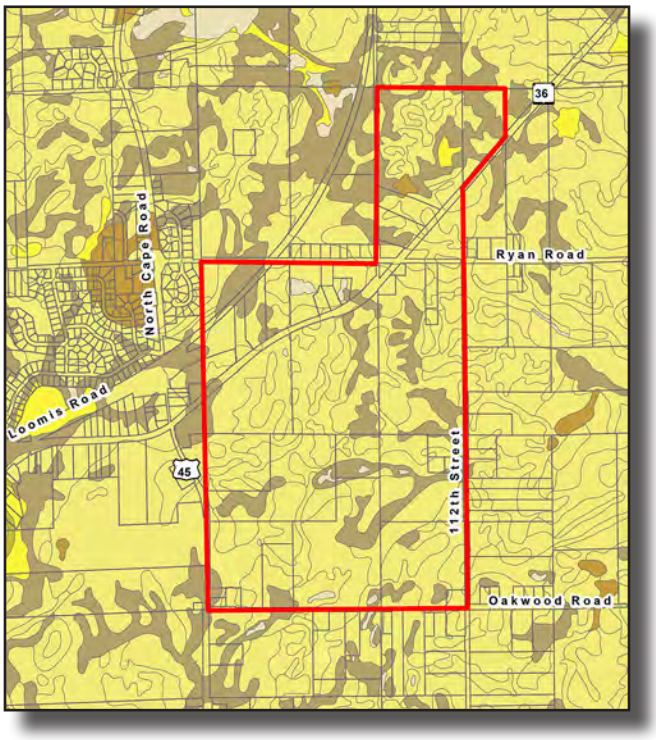


Wetlands - not to scale

1.2.2 Soils & Geology Analysis

The soils on-site are typical of those found in the Ozaukee-Morley-Mequon Association, as defined by the NRCS. The landform is generally glaciated uplands with a thin layer of loess and some glacial till. The soil types and the landform are generally well-suited to farming, but not suited for effluents from septic fields or for use in building foundations or roads.

The soils within the Project Site are noted to be hydric, meaning they tend to retain moisture and develop anaerobic conditions. Most of the soils fall into classification group “C,” implying slow infiltration rates, and moderately fine to fine textures. There are select pockets of class “D” soils (high runoff potential and very slow infiltration potential) within the Project Site. Refer to Figure G-1.2.4 for additional information on Project Site soils.



Soils - not to scale

1.2.3 Environmental Site Assessment

An Phase 1 Environmental Site Assessment (Figure G-1.2.9) was conducted to provide information, data and identify environmental conditions associated the Project Site that could potentially impact future development. The site assessment found the following historical activities that could affect soil or groundwater quality:

- Landfill-related parcels are adjacent to the Project Site along Oakwood Road. The landfill depth ranges from 7 to 64 feet below grade. Refer to Figure G-1.2.6.

1.2.4 Environmental Corridor Assessment

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) mapped elements of the regional natural resources, as well as natural resource-related features as existing and potential park sites, sites of historic and archaeological value, areas possessing scenic vistas or viewpoints, and areas of scientific value. Said inventories resulted in the identification and delineation of “environmental corridors” (linear areas containing concentrations of significant natural resource and resource-related features). These areas are noted in Figure G-1.2.5.

1.2.5 Endangered Resources Review

A Natural Heritage Inventory (NHI) Endangered Resources Review Request was submitted to the WDNR to determine the potential presence of State Endangered, Threatened, or Special Concern Species. The results of this review concluded that one rare fish species is recorded within the Project Site, and that three natural communities are noted. During development, action is required for the threatened fish species / community, which include strict erosion and sedimentation control. Other actions are recommended, but not required, to protect the other two communities. See Figures G-1.2.7 and G-1.2.8.

1.3 UTILITIES

1.3.1 Water Mains

There are no water mains crossing the site. A 16” main runs along West Loomis Road, terminating at the Animal Campus Veterinary Clinic parcel. See Figure G-1.3.1.

1.3.2 Storm Sewer Mains

Documented storm sewers are located north and east of the Project Site, along West Loomis Road, ending approximately 2,800 feet from the Site’s boundary. (See Figure G-1.3.2).

1.3.3 Sanitary Sewer Mains

Sanitary sewer mains that service the site include a 30-inch and 10-inch main, which are located adjacent to Rawson Avenue. Smaller 8-inch mains serve the existing development near the intersection of 76th Street and Rawson Avenue. See Figure G-1.3.3.

1.3.4 Franklin Public Services Policy

A sanitary sewer interceptor runs the length of Ryan Road through the Project Site, turns south along the Site's east boundary one-quarter mile, and then turns east. The Project Site is not serviced by other sanitary sewer or water. As property within the Project Site is rezoned, subdivided, or redeveloped, it must refer to the Pre-Sanitary Sewer Land Use/Zoning, Land Division, and Public Services Policy for the Southwestern Portion of the City of Franklin. See Figures G-1.3.4 and G-1.3.5.

1.4 ENTITLEMENT

1.4.1 Development Applications

Areas noted for proposed retail/commercial development within the Project Site are consistent with City of Franklin planning and zoning goals. It is anticipated that the Project Site will be developed as a mixed-use area, with industrial, commercial, and residential areas. It is intended that the Project Site include provisions for recreation and conservation areas.

Development planned for the Project Site must comply with Zoning and the Comprehensive Master Plan, or will otherwise need to apply for Amendment Applications. New development may also require Zoning Compliance Permits, Special Use Applications, Building Permits, Sign Permits, and Occupancy Permits via the Inspection Department of the City of Franklin.

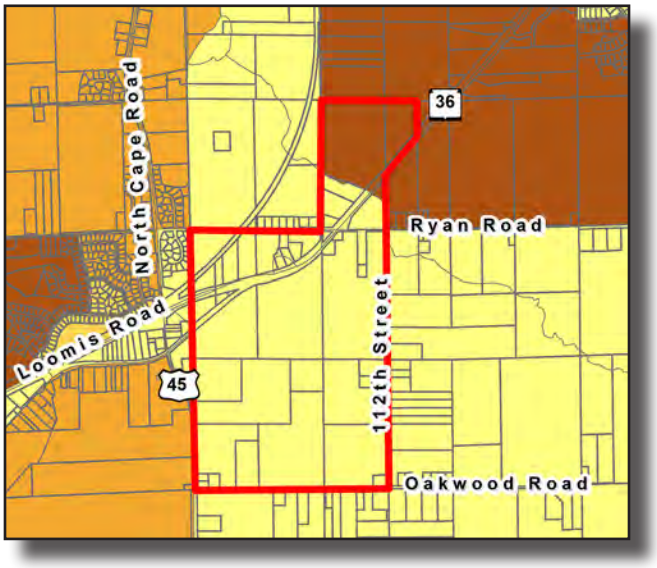
The Unified Development Ordinance (UDO) requires applications to be reviewed by a board or commission within a scheduled period of time. Each application has an associated fee which shall be paid to the City of Franklin's Treasurer. See Figure G-1.4.1.

Sanitary Sewer Mains - not to scale

1.5 DEMOGRAPHICS

1.5.1 Population

The Project Site is lightly populated. Larger parcels exist south of West Loomis Road; smaller parcels exist along Loomis and Ryan Roads. See Figures G-1.5.1 and G-1.5.2.



Total Population- not to scale

1.5.2 Income

Median income for the Project Site parcels should be generally considered as falling within the $25,000 - $50,000 per year cohort. Adjacent parcels, particularly those developed as residential units in Waukesha County, trend toward the $50,000 to $75,000 range. See Figures G-1.5.3 and G-1.5.4.

1.5.3 Employees

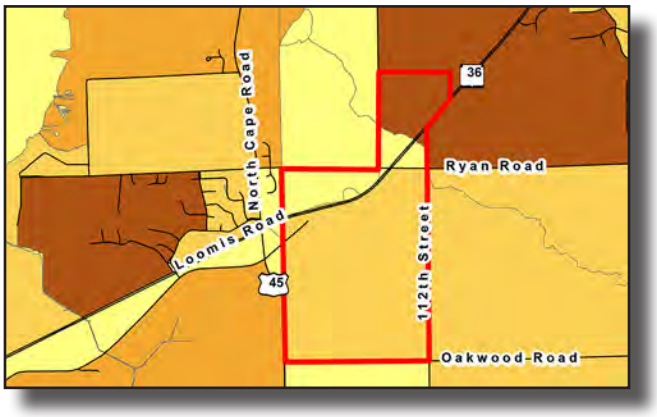
Employment centers are depicted on Figure G-1.5.5. There are few employers within the Project Site's limits. A greater number of employers and employees are found immediately to the west of the Project Site along West Loomis.

1.5.4 Property Ownership

An itemized list of properties within the Project Site and their identified owners is included in Figure G-1.5.6 of this report.

1.5.5 Acreage Value

The highest valued properties within the Project Site are located in the triangle of land bounded by Loomis Road, Ryan Road, and 124th Street (extended). These properties value upwards of $5,000 per acre, with some approaching $200,000 per acre. Most of the land within the Project Site is valued at less than $5,000 per acre. See Figure G-1.5.7.



Households - not to scale

1.5.6 US Census Bureau Statistics

See Figures G-1.5.8 and G-1.5.9 for statistics and information gathered by the US Census Bureau about the residents of Franklin. This information provides a more in-depth analysis of Franklin's population, demographics, education attainment, business and commuting, income, and housing characteristics.

1.5.7 Community Profile

See Figure G-1.5.10 for statistics collected by Environmental Systems Research Institute (ESRI) on population, demographics, households, housing, education attainment, occupation, and disposable income of the residents of Franklin.

1.6 DEVELOPMENT

1.6.1 Preliminary and Proposed Utilities

Franklin's plans for future utility service to the Area are reflected in Figures G-1.6.1 to 1.6.3

1.6.2 Developable Areas Map

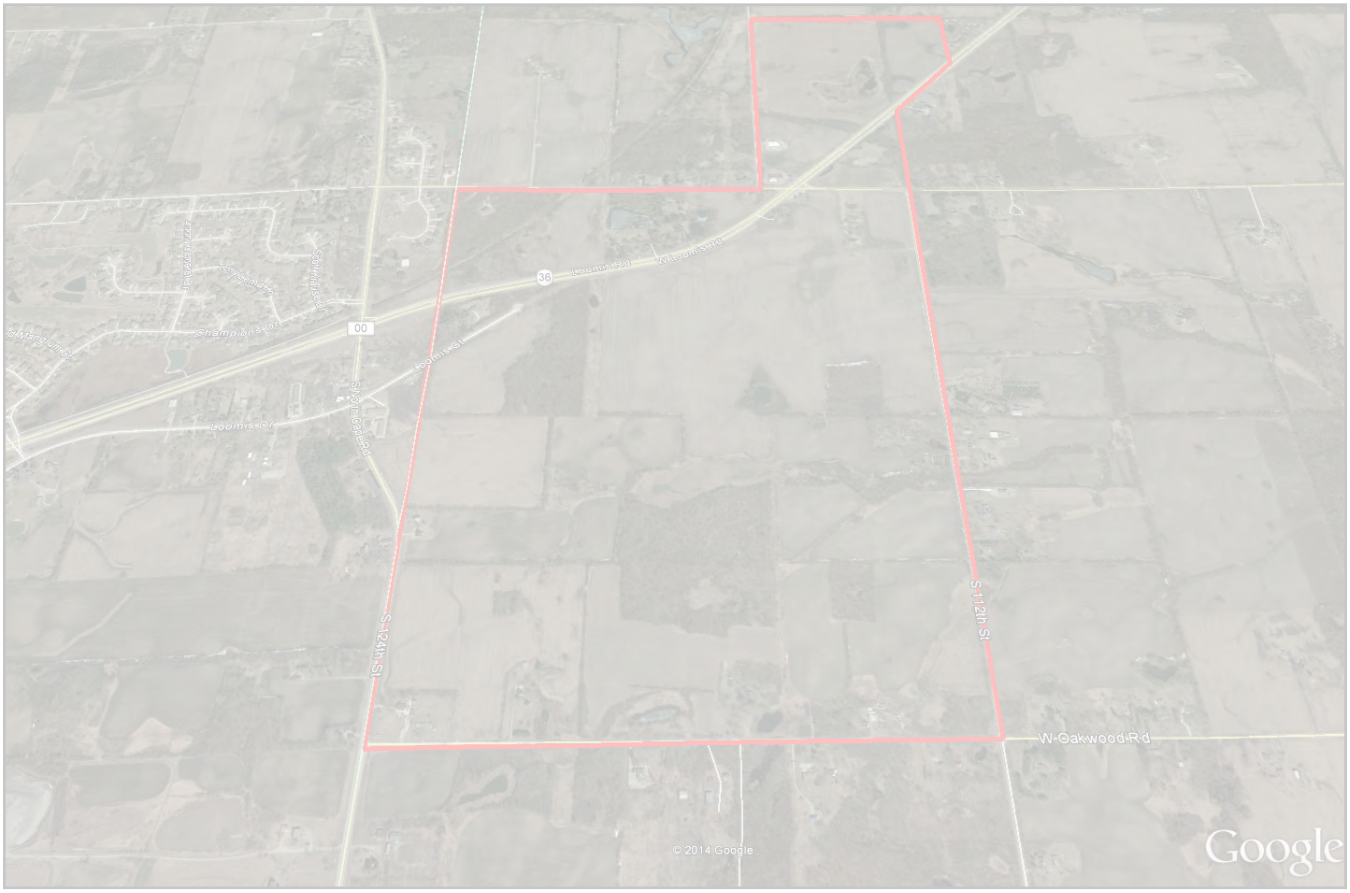
Areas of developable land are depicted in Figure G-1.6.4.

1.6.3 Stormwater Management

Figures A-1.6.5 and A-1.6.6 show anticipated stormwater management areas and associated Best Management Practice (BMP) calculations for stormwater storage, treatment, and infiltration.

1.6.4 Area G Associated Development Plans

Figures G-1.6.7 through G-1.6.13 show conceptual designs and working drawings for development occurring within or adjacent to Area G.



FIGURES

The following pages are maps and diagrams of the Project Site, illustrating the findings presented in this report.

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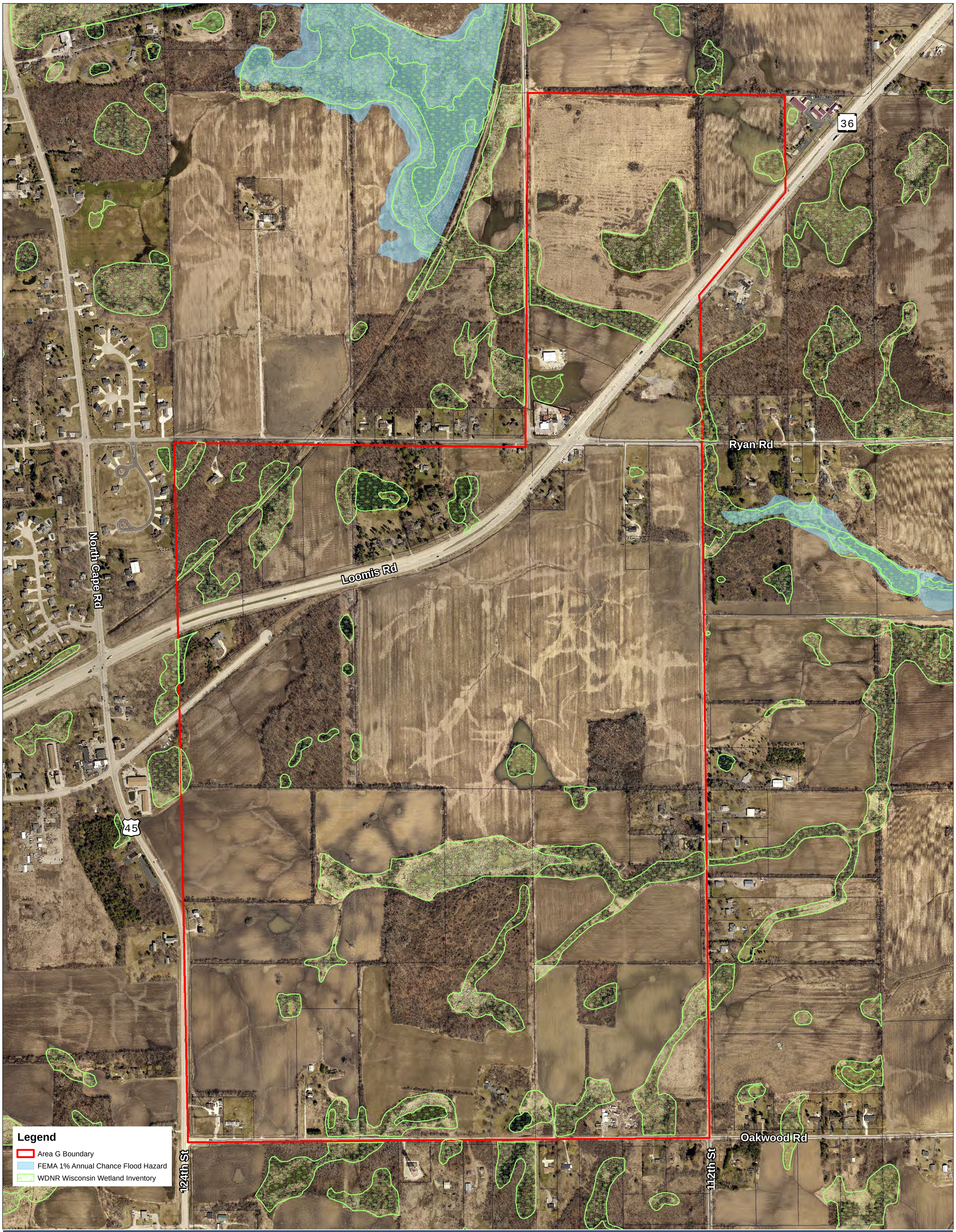
AREA G

AERIAL PHOTO

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

GRAEF



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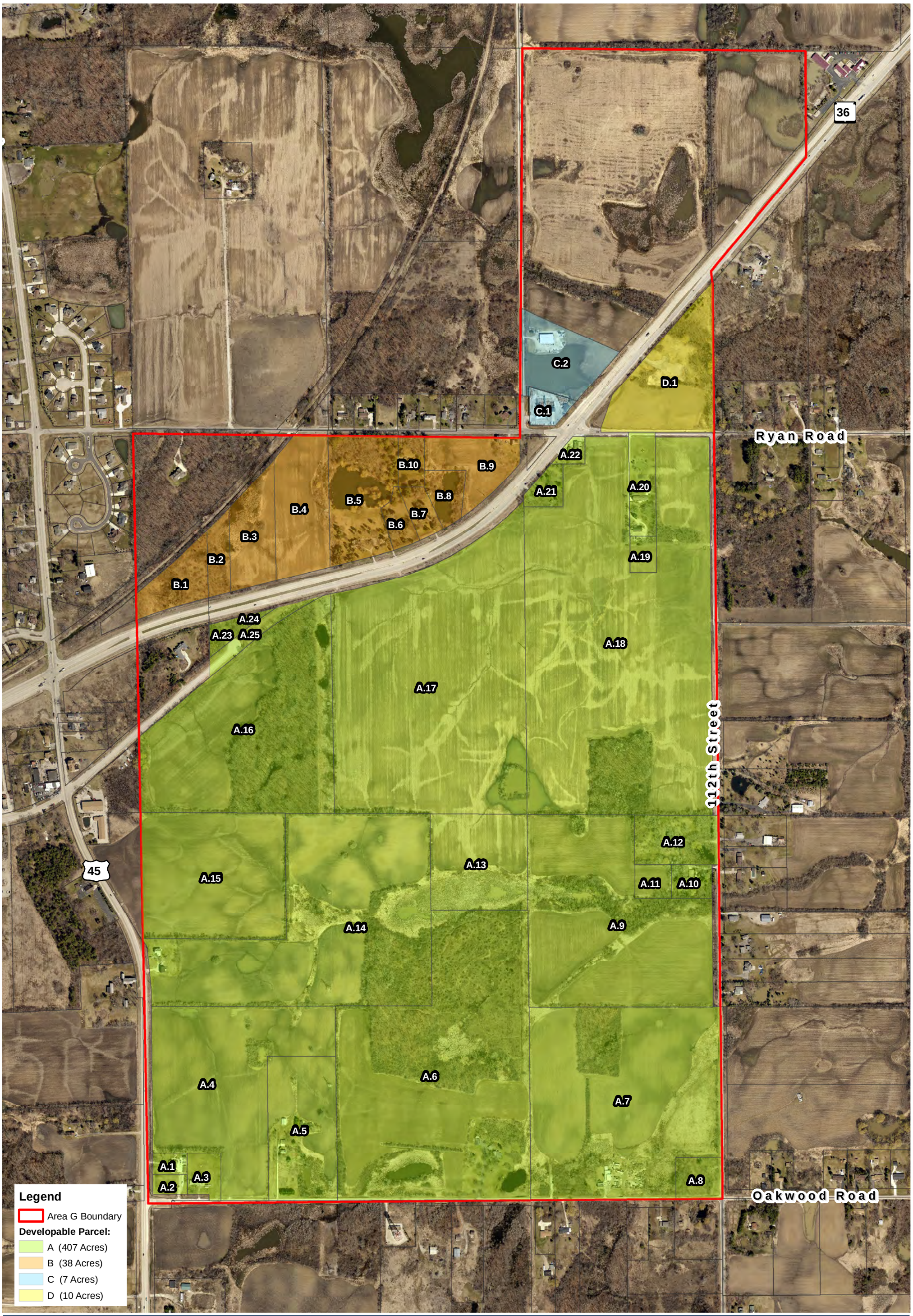
AREA G

ENVIRONMENTAL FEATURES MAP

CITY OF FRANKLIN

MILWAUKEE COUNTY, WISCONSIN

GRAEF



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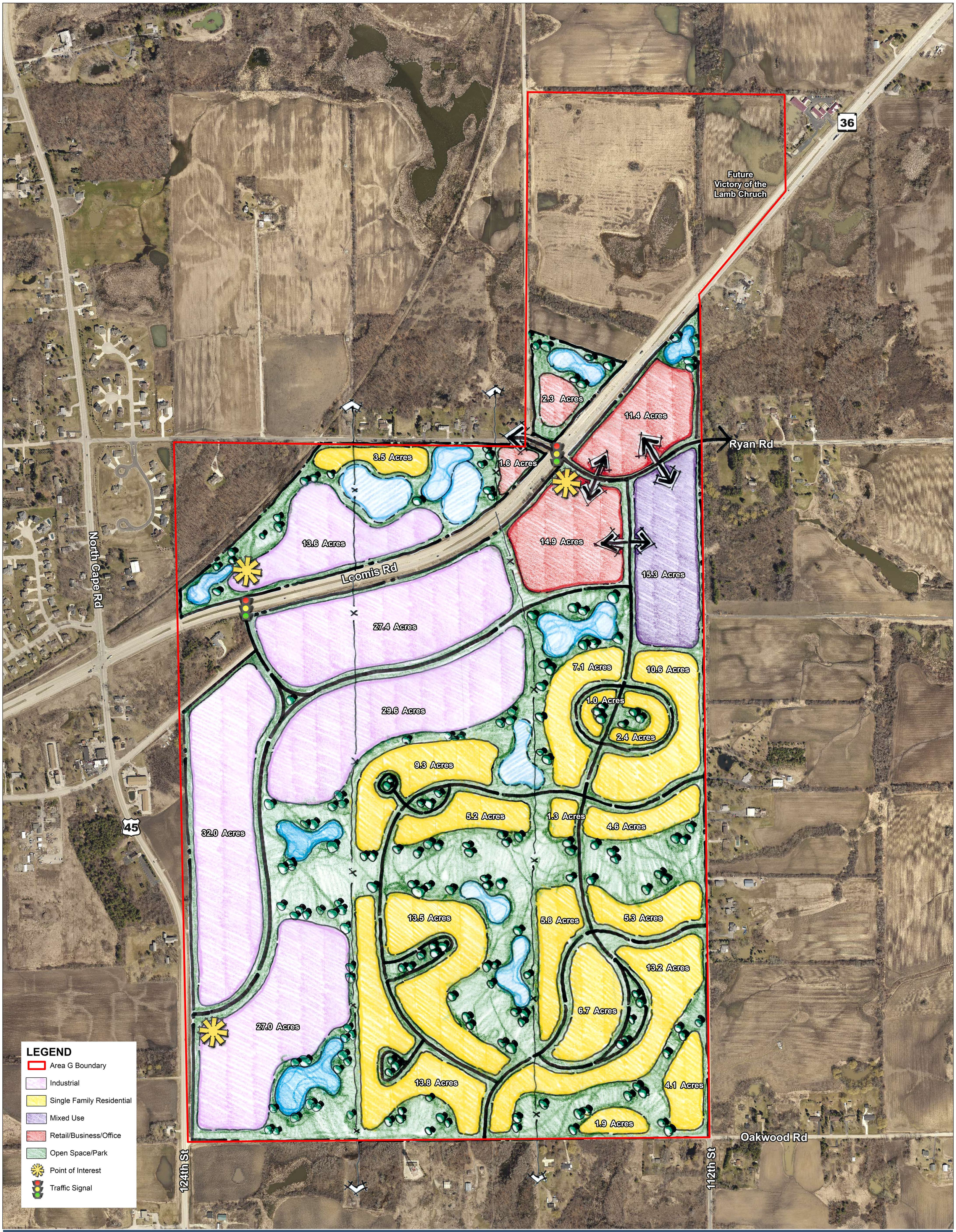
AREA G

DEVELOPABLE AREAS MAP

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

GRAEF



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AREA G

SCHEMATIC MASTER PLAN

CITY OF FRANKLIN

MILWAUKEE COUNTY, WISCONSIN

GRAEF

CITY OF FRANKLIN - AREA G

				Proposed Infrastructure Improvements											
GRAEF ID	Total Acres	Developed Acres	Lots	Earthwork (Acre)	Water Transmission System (L.F.)	Water Distribution System (L.F.)	Water Valves (Each)	Hydrants (Each)	Water Services (Lot)	Sanitary Sewer (L.F.)	Sanitary Services (Lot)	Paving & Storm Sewer (L.F. Road)	Stormwater Management @50% Impervious (Acre)	Traffic Signals and Lane Improvements (Intersection)	Lighting - 100' spacing (L.F Road)
				$18,900	$170	$125	$2,300	$4,500	$2,750	$200	$2,400	$500	$25,000	$750,000	$75
Area A				252.00	13,330	21,650	44	62	250	22,530	250	26790	126.00	2	26790
Total	405.58	252.00	250	$4,762,800	$2,266,100	$2,706,250	$101,200	$279,000	$687,500	$4,506,000	$600,000	$13,395,000	$3,150,000	$1,500,000	$2,009,250
Area B				0.00	0	2,800	6	8	10	1,000	10	0	0.00	0	0
Total	38.33	17.10	10	$0	$0	$350,000	$13,800	$36,000	$27,500	$200,000	$24,000	$0	$0	$0	$0
Area C				0.00	0	0	0	0	5	0	5	0	0.00	0	0
Total	7.35	2.30	5	$0	$0	$0	$0	$0	$13,750	$0	$12,000	$0	$0	$0	$0
Area D				11.40	0	0	0	0	5	0	5	0	5.70	0	0
Total	10.79	11.40	5	$215,460	$0	$0	$0	$0	$13,750	$0	$12,000	$0	$142,500	$0	$0
Total Area G	462.05	282.80	270	$4,978,260	$2,266,100	$3,056,250	$115,000	$315,000	$742,500	$4,706,000	$648,000	$13,395,000	$3,292,500	$1,500,000	$2,009,250

CITY OF FRANKLIN - AREA G

Proposed Infrastructure Improvements

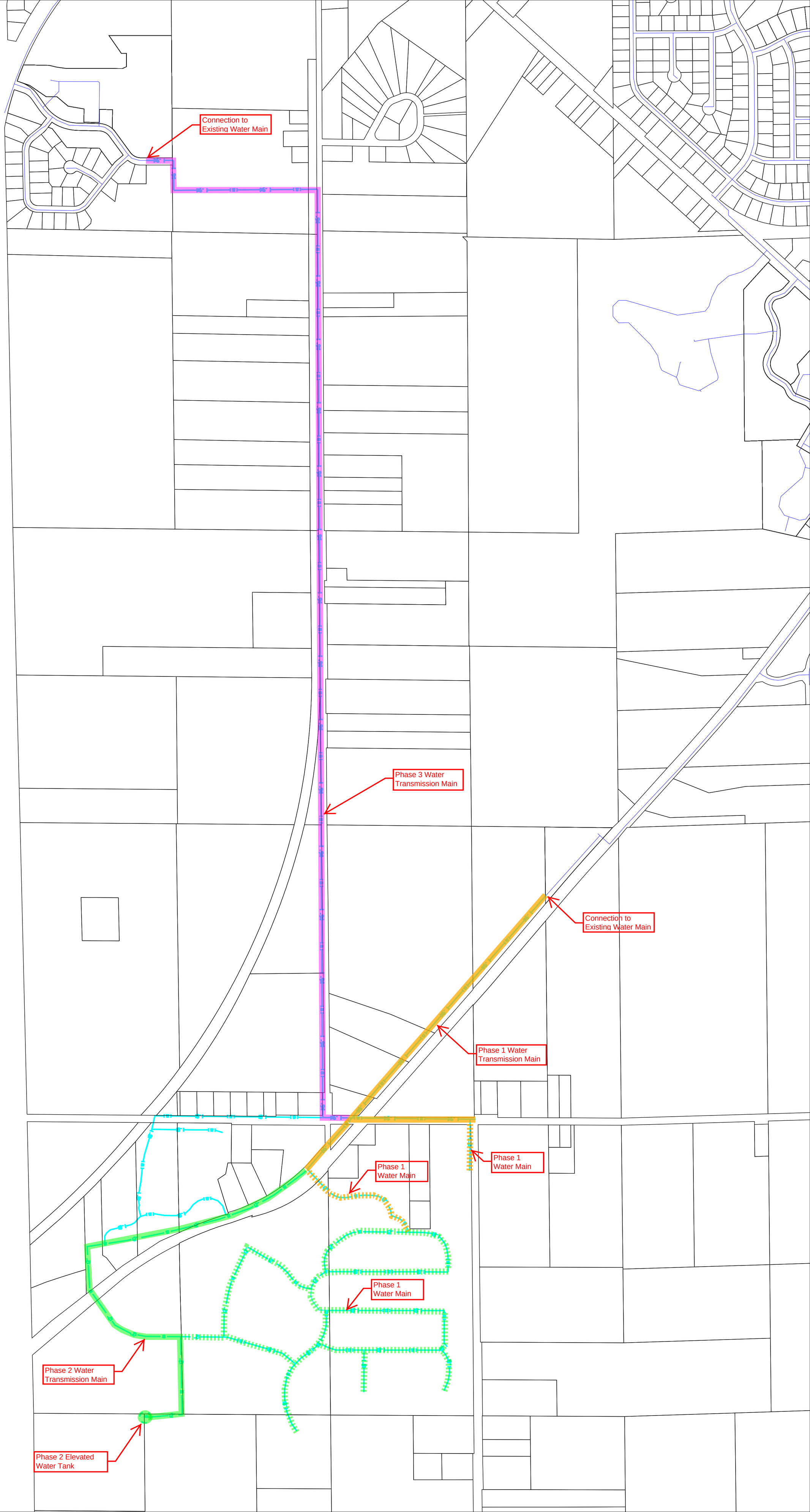
Power Distribution (Acre)	Natural Gas (Lot)	Telephone, Data, CATV (Lot)	Methane Pipe Relocation (L.F.)	Green Infrastructure - Purple Pipe (Acre)	Pedestrian/ Bicycle Path (L.F.)	Street Trees - 50' spacing (L.F. Road)	Decorative Streetscape (L.F. Road)	Signage (Each)	Public Park/ Open Space (Acre)	Town Square (Each)	Ramp Fill and Compaction (S.Y.)	Contaminated or Unsuitable Soil Removal (C.Y.)	Total	Notes
$5,000	$2,600	$3,000	$400	$5,000	$40	$20	$275	$20,000	$2,000	$1,000,000	$200	$50		
252.00	250	250	0	252.00	4,000	26,790	0	6	50.00	0.00	2,500	0		Full infrastructure
$1,260,000	$650,000	$750,000	$0	$1,260,000	$160,000	$535,800	$0	$120,000	$100,000	$0	$500,000	$0	$41,298,900	improvements
17.10	10	10	0	17.10	0	0	0	0	0.00	0.00	0	0		Utility infrastructure
$85,500	$26,000	$30,000	$0	$85,500	$0	$0	$0	$0	$0	$0	$0	$0	$878,300	only
2.30	5	5	0	2.30	0	0	0	0	0.00	0.00	0	0		Utility infrastructure
$11,500	$13,000	$15,000	$0	$11,500	$0	$0	$0	$0	$0	$0	$0	$0	$76,750	only
11.40	5	5	0	11.40	0	0	0	1	0.00	0.00	0	0		Full infrastructure
$57,000	$13,000	$15,000	$0	$57,000	$0	$0	$0	$20,000	$0	$0	$0	$0	$545,710	improvements
$1,414,000	$702,000	$810,000	$0	$1,414,000	$160,000	$535,800	$0	$140,000	$100,000	$0	$500,000	$0	$42,799,660	

CITY OF FRANKLIN - AREA G

DEVELOPABLE LAND ASSESSMENT

Existing Land Information					Proposed Development								
GRAEF ID	Acres	Total Assessed Value	Assessed Value Per Acre	Developable Land	Roadways $0	Open Space $0	Retail $825,000	Single Family $614,000	Multi-Family $600,000	Large User $825,000	Industrial $517,000	Total	Increase in Value
Area A					0	0	14.9	105.8	0	15.3	116	252	
Total	405.58	$2,741,900	$6,760	359.63 acres	$0	$0	$12,292,500	$64,961,200	$0	$12,622,500	$59,972,000	$149,848,200	$147,106,300
Area B					0	0	1.6	3.5	0	0	13.6	18.7	
Total	38.33	$1,305,800	$34,071	30.11 acres	$0	$0	$1,320,000	$2,149,000	$0	$0	$7,031,200	$10,500,200	$9,194,400
Area C					0	0	2.3	0	0	0	0	2.3	
Total	7.35	$186,700	$25,394	6.10 acres	$0	$0	$1,897,500	$0	$0	$0	$0	$1,897,500	$1,710,800
Area D					0	0	11.4	0	0	0	0	11.4	
Total	10.79	$84,500	$7,833	8.87 acres	$0	$0	$9,405,000	$0	$0	$0	$0	$9,405,000	$9,320,500
					0	0	30.2	109.3	0	15.3	129.6	284.4	
Total Area	462.05	$4,318,900	$9,347	404.72 acres	$0	$0	$24,915,000	$67,110,200	$0	$12,622,500	$67,003,200	$171,650,900	$167,332,000

WATER SERVICE EXTENSION PHASING PLAN



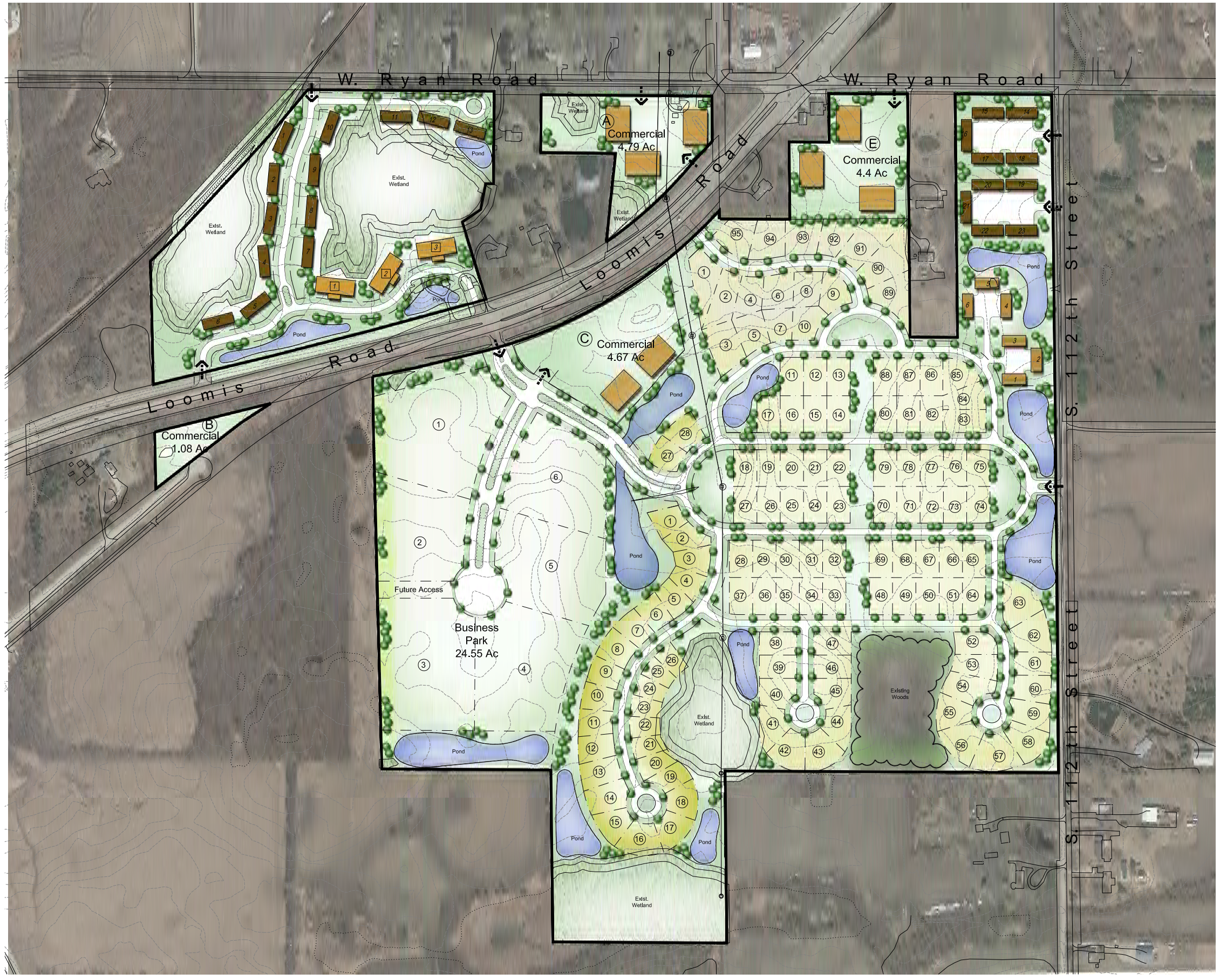
WATER SERVICE EXTENSION

GRAEF ID	Total Acres	Developed Acres	Lots	Water Transmission System (L.F.)	Elevated Water Tank (1,000,000gal)	Water Distribution System (L.F.)	Water Valves (Each)	Hydrants (Each)	Water Services (Lot)	Total	Notes
				$170	$1,750,000	$125	$2,300	$4,500	$2,750		
Area A - Phase 1				4,380	0	1,670	8	8	13		16" trans wm in Loomis, 12"
Total	15.00	15.00	13	$744,600	$0	$208,750	$18,400	$36,000	$35,750	$1,043,500	trans wm in Ryan
Area A - Phase 2				4,570	1	10,100	30	36	129		16" trans wm in Loomis, 16"
Total	60.00	60.00	129	$776,900	$1,750,000	$1,262,500	$69,000	$162,000	$354,750	$4,375,150	trans wm on site
Area A - Phase 3				10,420	0	0	10	6	8		16" trans wm loop
Total	58.50	58.50	8	$1,771,400	$0	$0	$23,000	$27,000	$22,000	$1,843,400	
Area B				0	0	4,440	12	12	16		
Total	24.20	24.20	16	$0	$0	$555,000	$27,600	$54,000	$44,000	$680,600	
Area C				0	0	0	0	0	3		
Total	4.80	4.80	3	$0	$0	$0	$0	$0	$8,250	$8,250	
Area D				0	0	0	0	0	1		
Total	1.10	1.10	1	$0	$0	$0	$0	$0	$2,750	$2,750	
				19,370		16,210	60	62	170		
Total Area G	163.60	163.60	170	$3,292,900	$1,750,000	$2,026,250	$138,000	$279,000	$467,500	$7,953,650	

CONCEPT PLAN

LOOMIS RD. & RYAN RD.

CITY OF FRANKLIN, WI



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DATE: 03/06/2015

TRIO
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627 Grove Street
Evanston, Illinois
60201-4474

Existing Wetland

Exist. Wetland — 30' Buffer Line — 50' Buffer Line

Site Data

Commercial office/retail	18.14 Ac	
Business Park	24.55 Ac	
2.33-4.22 acre lot		6 lots
Residential	269 Units Total	
Single Family		
R-3: 13,000 s.f. Single Family (approx. 90x144')		95 lots
R-5: 10,000 s.f. Single Family (approx. 85x117')		28 lots
Single Family total		=123 lots
Attached Residential		
3-plex	*6	=18 units
4-plex	*23	=92 units
12-unit	*3	=36 units
Attached total		=146 units

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