

Bild Responses

		Preliminary Review	
Transportation	a. Impact on Surrounding Street Systems	<ul style="list-style-type: none"> 	<ul style="list-style-type: none">
	b. Access and Circulation	<ul style="list-style-type: none"> Need turning templates showing that parking area at rear will function adequately Rear door appears to be located in close proximity to parking space, where there is potential for conflict between pedestrians exiting the building and cars. What about door swing? Concern re FHA accessibility and the legibility of building entrances. Ideally, the front entrance would be accessible. Further comments on this will be forthcoming. Concern re utility of front entrance for guest/resident access. Wayfinding is an issue. 	<ul style="list-style-type: none"> Turing templates are attached. The 17.7 foot radius is reflects the published turning radius of a Toyota Prius and Honda Civic. Door has been adjusted to swing in. No further changes will be made until parking layout is finalized and accepted. The accessibility & way-finding narrative has been revised and is attached. Response to comment found in accessibility and way-finding narrative
	c. Public Transit Access	<ul style="list-style-type: none"> N/A 	
	d. Parking	<ul style="list-style-type: none"> <i>Bike parking standard: Residential – 2 spaces/5 dwelling units = 3 bike parking spaces. Please show rack on plan and include detail.</i> Snow storage area will be inaccessible when cars are parked. Please revise or provide alternate plan for snow storage/removal. 	<ul style="list-style-type: none"> Bike rack for (2) bicycles provided on sidewalk in site plan for public use. Location of front door and access to basement storage compartments is intended to give residents ample personal storage to be used for bicycles as needed. Snow storage will be addressed in separate response from civil engineer.
	e. Transportation Demand Management (TDM)	<ul style="list-style-type: none"> N/A 	
Environmental Quality	a. Preservation of Significant Natural Features	<ul style="list-style-type: none"> N/A 	
	b. Landscaping and Landscape Preservation	<ul style="list-style-type: none"> <i>Street tree standard for multi-family (TM 4.6.1):1 tree/unit in ROW. Show street tree in tree well, with species denoted. Contribution for remaining required trees will be necessary.</i> Need landscaping plan to confirm that standards are being met <ul style="list-style-type: none"> <i>Parking lot standard (14-526(b)2b(ii)(a)): 2 trees (or 1 tree & 3 shrubs)/5 spaces</i> <i>Understory plantings standard (14-526(b)2b(i)(b)): 6 shrubs (or ornamental grass)/45 LF of property line</i> Provide buffering to rear where parking will directly abut the neighboring property. Is fence proposed for this area? If so, please show. 	<ul style="list-style-type: none"> Revisions for street tree details will be provided in separate response from civil engineer. Waiver request for number of street trees provided is attached. Landscaping plan will be provided in separate response from civil engineer. A fence enclosing rear parking area is proposed, and no vegetative buffering is intended. A revised fence layout will be provided in separate response from civil engineer.
	c. Water Quality, Storm Water Management and Erosion Control	<ul style="list-style-type: none"> Are pervious pavers proposed within the center of the driveway or within all of the parking area? The stormwater report and plan appear to conflict Based on response to above, confirm impervious calculations. Calculations in stormwater report appear to assume that entire parking area and driveway are pervious Show where stormwater is proposed to enter the city's system 	<ul style="list-style-type: none"> The pavers are within all of the parking area. This will be updated on the site plan in separate response from civil engineer. See above. Stormwater runoff will flow overland to the existing stormdrain system within Merrill Street once the pervious pavement treatment system is over capacity.
Public Infrastructure and Community Safety	a. Consistency with Master Plans	<ul style="list-style-type: none"> 	
	b. Public Safety and Fire Prevention	<ul style="list-style-type: none"> 	<ul style="list-style-type: none">
	c. Availability and Adequate Capacity of Public Utilities	<ul style="list-style-type: none"> Provide evidence of sewer capacity Show proposed electrical service. Should be located underground. 	<ul style="list-style-type: none"> See attached letter. This will be updated on the site plan in separate response from civil engineer.
Site Design	a. Massing, Ventilation and Wind Impact	<ul style="list-style-type: none"> Show location of HVAC equipment/venting 	<ul style="list-style-type: none"> Location of roof equipment is shown on roof plan. Elevations have been updated to show venting.
	b. Shadows	<ul style="list-style-type: none"> 	<ul style="list-style-type: none">
	c. Snow and Ice Loading	<ul style="list-style-type: none"> 	<ul style="list-style-type: none">

	d. View Corridors	•	
	e. Historic Resources	•	
	f. Exterior Lighting	<ul style="list-style-type: none"> • Provide cut sheets • Move light on southwest corner of the building away from property line in order to minimize light trespass 	<ul style="list-style-type: none"> - Cut sheets attached. - Fence will be installed along this property line. This will prevent light trespass.
	g. Noise and Vibration	•	•
	h. Signage and Wayfinding		
	i. Zoning Related Design Standards	•	•

SUBDIVISION REVIEW (14-497)

	Preliminary Review	2nd Review
1. Water/Air Pollution	•	
2. & 3. Water Supply	•	
4. Erosion	•	
5. Transportation Impacts	•	
6. Sanitary Sewer/Stormwater	•	
7. Solid Waste	•	
8. Scenic Beauty	•	
9. Comprehensive Plan	•	
10. Financial and Technical Capacity	•	
11. Wetland Impacts	•	
12. Groundwater Impacts	•	
13. Flood-Prone Area?		
14. & 15. ID Wetlands & Rivers		

Waivers

Provide formal request for waivers (including aisle width and % compact parking) Waiver request is attached.

- Please define areas that were included as open space in the calculation in order to confirm that plans meet 20% open space requirement. Open space requirement is being met. Open space calculation to be provided in separate response from civil engineer.

Additional Submittals Required

Sewer capacity Sewer capacity is attached.
 Plat Plat plan will be provided.

Right, Title, Interest

- The deed provided only addresses a portion of the site. Please provide additional deeds. - Additional deed attached.
- Site plan shows planter bed encroaching on property line. Revise to eliminate encroachments. - Revised plan with planter attached.
- Per survey, it looks like existing fence encroaches on Thompson property - Existing fence will be shown to be removed in revised site plan.

- Site plan/civil set
- Clean up extraneous lines (e.g. SW corner of parking area)
 - Eliminate references to 'impervious patio?'
 - Add north arrow
 - Show distances to property lines from all building sides and from parking area
 - Show important dimensions (e.g. aisle width in parking)
 - Confirm curb cut location, as it appears to show slightly differently on survey
 - Show exterior doors
 - Show bicycle parking on plan
 - Show areas of sidewalk repair
 - Need grading/drainage plan that shows stormwater treatment plan

Updated site plan will be in separate response from civil engineer.

Zoning

- Building appears to encroach on 5' right yard setback. Lines are not clearly legible. Confirm that right yard setback is being met
- Please confirm height (need average grade calculations)
- Based on average grade and height calculations, confirm that stepback on north side is being met

- Foundation is at 5' setback line. Building sheathing assembly encroaches on setback as allowed by Sec. 14-425
 - Building height and stepback requirements are being met.
 Average grade calculation to be provided in separate response from civil engineer.

Additional comments have been received from:

Caitlin Cameron: Revised renderings and elevations are attached. Additional siding options are being considered and budgeted, and will be submitted at a later time.
 Keith Gautreau: No responses requested
 Lauren Swett: Separate responses to come from civil engineer.
 Jeff Tarling: Separate responses to come from civil engineer.