|  |  |
| --- | --- |
| **LEVEL III REVIEW (14-526): 158 Fore Street (dividing into 2 lots – 120,760 SF/6 stories – 150 room hotel, 16 condos (8 1-br, 8 2-br), 4KSF ground floor retail****B-6 Zone** |  |
|  |  | **Preliminary Review** | **2nd Review** | **3rd Review** |
| **Transportation** | * 1. Impact on Surrounding Street Systems
 | * Triggers TMP
 |  |  |
| * 1. Access and Circulation
 | * 22’ driveway/cul-de-sac
 | * ~~ADA access to hotel entrance? Over sloped-granite curb?~~
 | Eliminated sloped granite curb |
| * 1. Public Transit Access
 | * Not a transit route
 |  |  |
| * 1. Parking
 | * 6 new on-street spaces on SE side of Fore, shifting centerline – to council
* Loading zone on Hancock Street
* Off-site parking in Ocean Gateway (under contract – 390 spaces available?)
* Standard (14-332): OVER 50KSF – Parking analysis seems oversimplified. Proof of supply? OK in off-site loc b/c of business zone?

Residential - 1/unit on peninsula Restaurant – 1/150 SF not used for food prep Hotel – 1/4 guest rooms* ~~Bike parking standard:~~

~~Residential – 2 spaces/5 dwelling units = 7 spaces~~~~Commercial – 2 spaces/10 vehicle spaces required = 12 (app.)~~ ~~Have applicant doublecheck numbers~~~~Where is bike parking? 4 outside and rest in OG garage?~~* ~~Snow storage?~~
 | * ~~On-street parking on Fore should be designated as 1-hour parking~~
* ~~Show loading zone on Hancock~~
* ~~Bike parking: [180 rooms/4 = 45]/10= 4.5~~
 |  |
| * 1. Transportation Demand Management (TDM)
 | * ~~>50KSF total floor area – TDM plan required~~
 | ~~Provided and OK~~ |  |
| **Environmental Quality** | 1. Preservation of Significant Natural Features
 | * N/A
 |  |  |
| 1. Landscaping and Landscape Preservation
 | * ~~Street tree standard for multi-family (TM 4.6.1):1 tree/unit in ROW NO LONGER APPLICABLE~~
* Parking lot standard (14-526(b)2b(ii)(a)): 2 trees (or 1 tree & 3 shrubs)/5 spaces
* Understory plantings standard (14-526(b)2b(i)(b)): 6 shrubs (or ornamental grass)/45 LF of property line
 |  |  |
| 1. Water Quality, Storm Water Management and Erosion Control
 | * Filter system in driveway/drop off area with R-tanks for storage
 |  |  |
| **Public Infrastructure and Community Safety**  | 1. Consistency with Master Plans
 |  |  |  |
| 1. Public Safety and Fire Prevention
 |  |  |  |
| 1. Availability and Adequate Capacity of Public Utilities
 | * All utilities to Thames Street (12 in SS, 10 in W)
* Hotel restaurant and separate restaurant – two grease traps
* Electrical from pole at S corner of Fore/Hancock – underground from across street?
 |  | No more restaurant – no external grease trap proposed. |
| **Site Design** | 1. Massing, Ventilation and Wind Impact
 |  |  |  |
| 1. Shadows
 |  |  |  |
| 1. Snow and Ice Loading
 |  |  |  |
| 1. View Corridors
 |  |  |  |
| 1. Historic Resources
 |  |  |  |
| 1. Exterior Lighting
 |  |  |  |
| 1. Noise and Vibration
 | * All mechanical on roof or in vault underground
 |  |  |
| 1. Signage and Wayfinding
 |  |  |  |
| 1. Zoning Related Design Standards
 | * Main residential entry on cul-de-sac
* Ground floor materials: pre-cast concrete, aluminum storefront, metal and glass canopy at tenant entry, and glass vestibules. Brick veneer?
 |  |  |

|  |  |
| --- | --- |
| **~~SUBDIVISION REVIEW (14-497)~~** |  |
|  | **~~Preliminary Review~~** | **~~2nd Review~~** | **~~3~~~~rd~~ ~~Review~~** |
| 1. **~~Water/Air Pollution~~**
 |  |  |  |
| 1. **~~& 3. Water Supply~~**
 |  |  |  |
| 1. **~~Erosion~~**
 |  |  |  |
| 1. **~~Transportation Impacts~~**
 |  |  |  |
| 1. **~~Sanitary Sewer/Stormwater~~**
 |  |  |  |
| 1. **~~Solid Waste~~**
 |  |  |  |
| 1. **~~Scenic Beauty~~**
 |  |  |  |
| 1. **~~Comprehensive Plan~~**
 |  |  |  |
| 1. **~~Financial and Technical Capacity~~**
 |  |  |  |
| 1. **~~Wetland Impacts~~**
 |  |  |  |
| 1. **~~Groundwater Impacts~~**
 |  |  |  |
| 1. **~~Flood-Prone Area?~~**
 |  |  |  |
| 1. **~~& 15. ID Wetlands & Rivers~~**
 |  |  |  |

**Permits**

**RTI**

~~To garage? Provided deed, then sold. Need copy of long-term lease. 30 yr. lease provided.~~

Need license for awnings, ~~grease trap,~~

~~Are licenses needed for vault and backflow preventers? NO~~

**Waivers**

Landscaping/Screening/Buffers

Street trees?

Driveway separation

~~Street trees 16 required for residential – propose 13 on street, 6 along driveway~~

**Additional Submittals Required**

~~Subdivision plan to meet plat requirements~~

~~Show awnings, grease trap on site plan~~

**Zoning**

~~Confirm lot sizes – conflicting data~~

~~Confirm lot coverage – 53% seems low – consider only Lot 1~~

Height based on average grade. Show avg. grade computation

LOOK AT SHORELAND – per Ann 10/27, 250’ line from MHW showing on GIS encroaches on site by 5 feet. Shoreland not a concern.

**Easements**