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| --- |
| **LEVEL III REVIEW (14-526):**  |
|  |  | **Preliminary Review** |
| **Transportation** | * 1. Impact on Surrounding Street Systems
 |  |
| * 1. Access and Circulation
 | * Please explain the rationale for placing the street entrance to the hotel on the Hancock Street frontage, as it seems that most foot traffic will likely originate to the south and west?
* Please document ADA accessible entrances/routes.
 |
| * 1. Public Transit Access
 |  |
| * 1. Parking
 | * Please provide evidence of rights to use the Ocean Gateway garage
* Please verify the quantities of bicycle parking required:

Residential – 2 spaces/5 dwelling units = (16/5)\*2 = 7 spacesCommercial (to some extent this will depend on the traffic engineer’s review) – 2 spaces/10 vehicle spaces required = (51/10)\*2 = 11 (app.) * The final plans should show where internal bike parking is proposed
* Final plans should also show snow storage locations (or describe plan for snow storage)
 |
| * 1. Transportation Demand Management (TDM)
 | * As a commercial development >50KSF total floor area, a TDM plan is technically required
 |
| **Environmental Quality** | 1. Preservation of Significant Natural Features
 |  |
| 1. Landscaping and Landscape Preservation
 |  |
| 1. Water Quality, Storm Water Management and Erosion Control
 |  |
| **Public Infrastructure and Community Safety**  | 1. Consistency with Master Plans
 |  |
| 1. Public Safety and Fire Prevention
 |  |
| 1. Availability and Adequate Capacity of Public Utilities
 |  |
| **Site Design** | 1. Massing, Ventilation and Wind Impact
 |  |
| 1. Shadows
 |  |
| 1. Snow and Ice Loading
 |  |
| 1. View Corridors
 |  |
| 1. Historic Resources
 |  |
| 1. Exterior Lighting
 | * Specify Eastern Waterfront fixtures for street lights
 |
| 1. Noise and Vibration
 | * Mechanical penthouse/screen seems unnecessarily large. Can this be reduced in size at all?
 |
| 1. Signage and Wayfinding
 |  |
| 1. Zoning Related Design Standards
 |  |
| **SUBDIVISION REVIEW (14-497)** |
|  | **Preliminary 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**
 |  |

**RTI**

Provide evidence of right, title, and interest in OG garage

**Additional Submittals Required**

Please revise subdivision plat according to the requirements of 14-496

**Zoning**

Can you confirm lot sizes, as there are conflicting numbers in the application?

Can you confirm lot coverage – realizing that calculation should be based on Lot 1 only?

Please provide a height calculation based on average grade

**Easements**

Please identify easements/licenses – awnings, grease traps, public access