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| **LEVEL III REVIEW (14-526): BAY HOUSE PHASE II**  **60,085 SF**  **39 units (7 townhouse; 32 flats)**  **B-2b Zone** | | | |  |
|  |  | **Preliminary Review** | **2nd Review** | **3rd Review** |
| **Transportation** | * 1. Impact on Surrounding Street Systems | * ~~Need trip generation numbers? Impact at India/Newbury? Deducting peak hour Village Café from projected total? Peak hour rates v. total rates? TE ok w/ trip gen~~ * Middle/India intersection? Need contribution (TE) * E. End Traffic Monitoring Study contribution (TE) | * Need contribution * Need contribution |  |
| * 1. Access and Circulation | * Show Hancock/Newbury ramps (w/ DWP & alignment) (DMP) * New brick on sidewalk (DMP) * Sidewalk easement to city (DMP) * 19 foot driveway waiver (supported by TE) * Driveway separation waiver – need request (TE) * Close curb cuts (DMP) * Flush sidewalk at building rear? | * Show Hancock/Newbury ramps w/ DWP & alignment. Show crosswalks? * Note? * Condition of approval * Need verdict on waiver * Need verdict on waiver – no writeup * Ramp at west end? * Flush sidewalk at rear? * TE review signs |  |
| * 1. Public Transit Access | * Not on an arterial – no transit facilities required |  |  |
| * 1. Parking | * ~~Standard (14-332): 1/unit on peninsula (39 units = 39 spaces) 42 supplied. >50KSF TE OK~~ * Waiver request for 12 compact spaces supplied (8 allowed) * Need waiver request for dimensional standards (TE) * Details re changes to parking schedule (ND) * Bike standard: 2/5 car parking required ((39/5)\*2=16) 16 supplied. Clearance? * Where is snow storage? | * Need verdict on waiver * Need waiver request * Adding four spaces – closure of curb cuts on Hancock & Newbury. * Move Abyssinian sign? * Location of bike parking? * Show snow storage |  |
| * 1. Transportation Demand Management (TDM) | * N/A |  |  |
| **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 (39 units = 39 street trees) 10 supplied – need tree contribution for remainder * Improve landscaping planters (ND) * Try green walls (JT) * ~~Parking lot standard (14-526(b)2b(ii)(a)): 2 trees (or 1 tree & 3 shrubs)/5 spaces (42/5=8 trees) 6 trees + many shrubs~~ * ~~Understory plantings standard (14-526(b)2b(i)(b)): 6 shrubs/45 LF of property line (787’ in property line/45=17.5\*6=105) 54 supplied~~ * Replace vinca (JT) * Resize amur corktree (JT) * ~~Replace phellodendron (JT)~~ * Try rain planter? (JT) * ~~West end of Newbury frontage?~~ | * Need tree contribution * Nothing done to planters * None provided * See JT. Replaced vinca w/ grasses. * Replaced amur corktree w/ three flower maple |  |
| 1. Water Quality, Storm Water Management and Erosion Control | * Reduction in impervious by 3KSF * Discharge to separated system in Hancock – detention necessary for flooding standard (DS) * Detail questions (DS) | * Added detention * See DS/DMP |  |
| **Public Infrastructure and Community Safety** | 1. Consistency with Master Plans | * OK |  |  |
| 1. Public Safety and Fire Prevention | * 11’ clearance in driveway * Access to under-building parking * Proximity to hydrants * Location of hookups * Addressing for 911 | * Sprinkler Connection(FDC) can not be in entry vestibule. * What is the address situation? * I see the standpipe connection. It will most likely be impractical for the installers and will end up near the stair. * ND 9/9 EMAIL TO CP to VERIFY CLEARANC E IS OK |  |
| 1. Availability and Adequate Capacity of Public Utilities | * ~~Water capacity?~~ * ~~Sewer capacity?~~ * UGE? * City standards note (DMP) * Catch basin detail (DMP) * Add Hancock Street basins to stormwater (DMP) * Share stormwater plans with PWD (DMP) * Details meeting technical standards (DMP) | * ~~Got water capacity 8/23/13~~ * ~~Got sewer capacity 8/12/13~~ * Check DMP |  |
| **Site Design** | 1. Massing, Ventilation and Wind Impact | * Verify building height (MS) * HVAC location? | * See MS * Make condition of approval |  |
| 1. Shadows | * OK | * Show shadows? See public comment. |  |
| 1. Snow and Ice Loading | * Show snow storage |  |  |
| 1. View Corridors | * OK |  |  |
| 1. Historic Resources | * N/A (124’ to Eastern Cemetery) |  |  |
| 1. Exterior Lighting | * Need lighting plan & cut sheets * Street light requirement: 120’ on local street in residential district. Change detail to EW (ND) * Exterior lights on building? Lighting under canopy? | * Trespass to west (parking lot) (.6 at height). Need min, max, and avg. for whole site * Note #20 on plat/SP refers to bayside. Make LED * Added three light fixtures to parking area. Check cut sheet? * Lighting fixture model numbers on SP/plat to match photometric plan and cut sheet |  |
| 1. Noise and Vibration | * Cut sheets for HVAC system needed | * Make condition of approval |  |
| 1. Signage and Wayfinding |  |  |  |
| 1. Zoning Related Design Standards (B-2b design guidelines) | * Doorways should be prominent and obvious in appearance * Windows at Hancock Street corner * Add detail * Exterior materials – brick and hardie clapboards * Detail around transformer (TDean) * Site section (CMorrisette) | * Extended fencing; added locking gates; added landscaping |  |

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| **SUBDIVISION REVIEW (14-497): BAY HOUSE PHASE II** | | | |  |
|  | **Preliminary Review** | **2nd Review** | **3rd Review** | |
| 1. **Water/Air Pollution** | * 27 KSD (-3KSF) Quality to improve – roof runoff |  |  | |
| 1. **& 3. Water Supply** | * Water capacity? | Provided? |  | |
| 1. **Erosion** | * Existing impervious w/ no change – no impact |  |  | |
| 1. **Transportation Impacts** | * Good connectivity, urban - no major impact. Contribution toward India/Middle and E. End Monitoring Study requested |  |  | |
| 1. **Sanitary Sewer/Stormwater** | * See stormwater questions above * Sewer capacity? | Provided? |  | |
| 1. **Solid Waste** | * Trash removal plan for townhomes? Flats? | Access to dumpster with piers? |  | |
| 1. **Scenic Beauty** | * No impact |  |  | |
| 1. **Comprehensive Plan** | * OK |  |  | |
| 1. **Financial and Technical Capacity** | * Need letters |  |  | |
| 1. **Wetland Impacts** | * No impact |  |  | |
| 1. **Groundwater Impacts** | * No impact |  |  | |
| 1. **Flood-Prone Area?** | ?? |  |  | |

**Waivers**

Driveway width

Compact spaces

Driveway separation

Parking dimensional requirements

Landscaping

**RTI**

1. Please add State Plane Coordinates for the four points indicated along Hancock and Newbury Streets.

2. Please add property corners to be set. It looks like some will not be set.

3. Will we need to have a City License for foundation footings along Hancock and Newbury Streets? If so, add appropriate text and limits into the streets.

**Additional Submittals Required**

Snow storage

Breakdown of unit sizes

PLAT REQUIREMENTS

**Zoning**

1. confirm rear setback? 20’ when abutting a residential zone. Federal Street Townhomes – R7

2. confirm building height – need graphic scale

3. max impervious surface ratio

4. HVAC equipment decibel levels

**Conditions**

Sidewalk easements

On-street parking schedule

HVAC

Contributions (traffic)

Condo docs?

CMP?