May 28, 2014

To: Caitlin Cameron

From: Rebeccah Schaffner

Re: PEZ.2014.-066, Block/Lot #20-F-23, 185 Fore Street

Site Plan Standards

* 1. Transportation standards

2. Access & Circulation

c. Sidewalks

*An easement agreement will be needed to allow public access onto the private portion of the sidewalk*

4. Parking

a. Location & Required # of Vehicle Parking Spaces

*Unsure why number of spaces secured is above required minimum*

*Agreement appears to treat all proposed building occupants as tenants of Bateman Partners; if the upper floors are to be independently owned condos unsure this agreement is adequate*

b. Location & Required # of Bicycle Parking Spaces

*Access to bicycle parking for condo residents is awkward and inconvenient*

*Would like to see 1 on-street bike hitch moved to Fore Street near residential entrance.*

* 1. Environmental Quality Standards

2. Landscaping & Landscape Preservation

b. Site Landscaping

iii. Street Trees

*Proposal does not meet street tree provisions along India Street, trees need to be added here*

*City Arborist would like to see 2 street trees on India Street and 1 street tree on Fore Street - a waiver shall be required for remainder and a financial contribution for those that cannot be planted on-site.*

* 1. Public Infrastructure & Community Safety Standards

2. Public Safety & Fire Prevention

a. Crime Prevention through Environmental Design

*Have lighting and surveillance safety concerns regarding the alleyway between the proposed building and Ocean Gateway Parking Garage*

* 1. Site Design Standards

6. Exterior Lighting

*No lighting plan submitted; will want to see a lighting plan consistent with Eastern Waterfront Lighting District standards*

Subdivision Review

Sec 14-496 Plat requirements

1. Recording Plat – *A recording plat will be required as part of the final submission*