* Redfern Properties has requested a preliminary Level III site plan and subdivision review of a ten-unit townhouse urban infill development at the corner of East Lancaster and Anderson Streets in East Bayside.
* The site is currently occupied by a residential single-family house, garage and shed. The property is in the R-6 zone
* The proposed development will include two buildings containing the ten (10) townhouses with one work force unit.
* The proposal also includes seven surface parking spaces, and sidewalk and landscaping improvements.
* The rain garden will be between the buildings, visible from Anderson Street and a green wall is proposed on both frontages.
* The applicant is proposing six trees in the rain garden.
* New brick sidewalks and street trees are proposed on Anderson and E. Lancaster Streets.

**The applicant has requested waivers:**

* **Aisle width** – To allow a 20 foot aisle in the parking area, the standards is 24’. Tom Errico, Consultant Traffic Engineer has that an Auto-turn analysis should be provided documenting adequate vehicle circulation.
* **Compact parking spaces and parking dimensions** – To allow six compact spaces at 8.5 X 18’ to be acceptable alternatives to the standard 9’ X 18’ space; the one remaining parking space will be a standard size, therefore it is 85% is compact spaces. The standard for compact space is 8’x15’.
* **Parking lot landscaping** – To provide no landscaping due to constraints
* **Street trees** – To plant 4 street trees, less than required; 6 are proposed in the rain garden area between the buildings and one of these are visible from the street. The applicant has requested that these trees be considered towards the street tree criteria.

**Recommendations by Staff:**

* A crosswalk on Anderson Street (to Madison Street) may be a requirement for this project.  It will be determined by staff to the placement of the crosswalk.
* Street-trees - extend the street tree planting to include Lancaster Street as well as Anderson Street.
* Bike Racks- whenever possible, we ask the racks be on private property.

**Design:**

Since the site is in the R-6 zone, the project was reviewed against the R-6 Small Infill Development Design Principles & Standards. The proposed design does not pass all of the criteria.

Caitlin Cameron, Urban Designer, is here to answer any questions about the design review.