**Compilation of Portland Review Comments for 88 Preble Street – revised plans submitted 8-15–**

**# 2016-016**

**Fire Comments- Deputy Chief Keith Gautreau – 8/17/2016**

The revised plans show excellent Emergency Access on the corner of Alder and Lancaster. Water supply from the public hydrants in the area will be sufficient for the proposed one story addition.

**City Arborist: Jeff Tarling, August 3, 2016**

The revised landscape plan looks good for the proposed project. Overall a big improvement for this site and corner. The landscape plan consists of a tree & shrub border near the sidewalk edge, ornamental iron fence separating the sidewalk and landscaping. Fencing has been added to screen the dumpster.

**Design Review: Caitlin Cameron – August 2, 2016**

Design review is attached with the one condition that the fenestration meet the minimum transparency standards. She also suggested a more durable concreated base be brought up higher on Preble Street.

**Revised version:**

In response to my question about the loss of the windows and the changes to the rear façade, Caitlin offered the following comments:

* It is true that the 8/2/16 revision removes the clerestory windows from the design which I did not notice earlier.  Though I think the inclusion of the clerestory makes for a better and more visually interesting design from the street, there are really no design guidelines that would require that it be included in the design.
* Yes, rear is fine.  The fence is the most important piece for street wall.

**Zoning- 8/5/216**

Spoke to Ann 8.3.2016 and she confirmed 14 parking spaces required and all else OK.

**Traffic: Thomas Errico, P.E. 8/22/2016**

I find the existing parking lot layout to be acceptable and support a waiver from the City’s technical standards for parking aisle width.

         Bruce Hyman has provided design direction on the sidewalk ramps.  The plans should be revised to reflect Bruce’s comments.

Bruce Hyman’s recommendations for the sidewalk ramps are attached.

**Planning Review: Barbara Barhydt, 8/22/2016**

Is a walkway contemplated to meet the landing that leads to the rear door stairs?

I may have missed the detail, but what is being proposed for the screening of the dumpster?

**Engineering Review: Lauren Swett, P.E. Woodard and Curran**

Lauren’s review is attached.