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| **LEVEL II REVIEW: 195 Kennebec, Century Tire Site****B-7** |  |
|  |  | **Preliminary Review** | **Final Review** |
| **Transportation** | * 1. **Impact on Surrounding Street Systems**
 | Uses? (app – retail, personal services, restaurant). Will require TMP? |  |
| * 1. **Access and Circulation**
 | Crossing Kennebec at Brattle? Fix crosswalk location.Curb entire length of KennebecTrail on KennebecConcrete curb on Kennebec?3 curb cuts? Plus 2 on adjacent site?Ramps? |  |
| * 1. **Public Transit Access**
 | Does not meet threshold |  |
| * 1. **Parking**
 | **63 spaces provided, 12 compact (B-7 – discretionary)**Shared parking possibility?Awkward parking at east side driveway, angled parking b/w buildings**12 bike parking spaces provided (2/10)** |  |
| * 1. **Transportation Demand Management (TDM)**
 | Not Level III in B-7, not > 50KSF, not required |  |
| **Environmental Quality** | 1. **Preservation of Significant Natural Features**
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| 1. **Landscaping and Landscape Preservation**
 | Screening dumpsters to adjacent site?**~~Understory: 6 shrubs or (1 shrub, 1 ornamental grass, or 3 perennials)/45 LF of frontages. 215 (Marginal Way) + 240 (Kennebec) = 455 ft/45= 10 shrubs. Provided~~****~~Parking lot: 2 tress (or 1 tree + 3 shrubs)/5 parking spaces. 63 spaces/5 = 13 = 26 trees (or 13 trees + 39 shrubs) 13 trees + >200 shrubs/perennials provided~~****Street trees: 30-45 ft. OC in ROW on all frontages.** Need on Marginal Way? No precedent on Kennebec. Requested waiver. |  |
| 1. **Water Quality, Storm Water Management and Erosion Control**
 | All draining to Marginal Way, with one CB to Kennebec |  |
| **Public Infrastructure and Community Safety**  | 1. **Consistency with Master Plans**
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| 1. **Public Safety and Fire Prevention**
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| 1. **Availability and Adequate Capacity of Public Utilities**
 | Need capacity to serve |  |
| **Site Design** | 1. **Massing, Ventilation and Wind Impact**
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| 1. **Shadows**
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| 1. **Snow and Ice Loading**
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| 1. **View Corridors**
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| 1. **Historic Resources**
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| 1. **Exterior Lighting**
 | Exceed average and maximum illumination levels, light trespass standard (Section 12 of TM)Not showing street lights. Need tall Bayside fixtures on MW (every 90-110 ft.); medium fixtures on Kennebec (every 80-100 ft.) (Section 10 of TM) |  |
| 1. **Noise and Vibration**
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| 1. **Signage and Wayfinding**
 | TOO MANY BUILDING SIGNS~~Freestanding sign on Marginal Way? And on Kennebec? 1 permitted per abutting street~~ |  |
| 1. **Zoning Related Design Standards**
 | designed to support the development of dense, mixeduse neighborhoods with attractive, safe and convenient street level pedestrian environments as demonstrated by compliance with all applicable design standards listed in the Design Manual.Min 3 floors:Windows on south elevation Building A???Landscaping on south elevation Building A |  |

**Questions**

Marginal Way plans? Curb line? Will contain separated storm drain

Kennebec Street plans? Trail?

Will Paris ever go through?

Other relevant plans – Bayside Circulation Study, MW Master Plan, State/High, Somerset St. Extension

**Zoning**

**Additional Submittals Required:**