

## Jean Fraser - 133 York Street- Site Plan review update

**From:** Jean Fraser  
**To:** Tom Greer  
**Date:** 8/22/2013 5:35 PM  
**Subject:** 133 York Street- Site Plan review update  
**CC:** Barhydt, Barbara

Tom

I have not received all of the formal review comments and decided that a formal review letter would not be very helpful at this stage. Therefore I am writing to highlight several issues that have been raised and which will be discussed in more detail at the Development Review meeting next week.

**Zoning:** This project is subject to site plan review under the R-6 zoning requirements and is not considered a "small residential lot development" for the purposes of the zoning review. It is subject to the R-6 Design Principles and Standards as it is a "Multiple family and multiplex development in the R6 zone on lots of 10,000 square feet or less" (14-526) and a subdivision in respect of the six residential units and will be reviewed by the Planning Board.

Under the R-6 zoning there is an open space requirement and I am not sure if the project meets this; Marge Schmuckal is making a determination on this and Barbara Barhydt will forward her comments when they are available.

**Design Review:** Alex Jaegerman, Caitlin Cameron (Urban Designer) and I have reviewed the Narrative you submitted regarding the R-6 Design Principles and Standards. We generally consider that the proposals meet the principles and standards except regarding C-1 and F-6 (main entrance), where we recommend the central entrance at ground level be more strongly emphasized through the introduction of features such as transome windows, wider door, more robust canopy articulation. We would also like to know why one half of the building is higher than the other?

**Access:** Preliminary concerns from Tom Errico, the Traffic Engineering Reviewer (which covers pedestrian safety and parking) are (he may have further comments):

- There needs to be a dedicated pedestrian walkway from the York Street sidewalk to the front entrance;
- He would like to see turning templates to show that cars can get in and out of the parking spaces so they can exit going forward (ie the parking spaces at the north east end).

**Landscaping & Fire:** Thank you for the information you sent today which has been forwarded for review to Jeff Tarling and Chris Pirone respectively.

**Stormwater:** I have received confirmation that the approach you have taken is OK and there will be a few minor comments.

I will return to the office on Sept 3 (tuesday) and in my absence please contact Barbara Barhydt (874 8699) who will be coordinating in my absence.