

23 Ocean Avenue – 4 residential units, app. 2,400 SF office (updated 9/22/16)

LEVEL III SITE PLAN REVIEW (14-526)

		Preliminary Review
Transportation	a. Impact on Surrounding Street Systems	•
	b. Access and Circulation	<ul style="list-style-type: none"> • Sidewalk should be reconstructed along entire length of Ocean Avenue frontage • Please document ADA accessibility from the street
	c. Public Transit Access	•
	d. Parking	<ul style="list-style-type: none"> • Standard (14-332): Residential: 2/unit...4 units = 8 spaces Office: 1/400 SF 'exclusive of cellar not used for bulk storage'...2,400 SF (per floor plans) = 6 spaces 4 spaces for existing building 18 spaces required total • Lease provided, in review by Corporation Counsel. We will review existing supply at W Club to ensure that lease does not make them non-conforming • Continue to have concerns about feasibility of parking arrangement at Woodford Club. <ul style="list-style-type: none"> • Shared parking analysis does not cite this parking or discuss how this parking will be used/managed (i.e. How will daytime peak of 10-12 cars be accommodated between two sites?). Further consideration of this should be submitted. • 'Parking Search Narrative' not convincing as an exhaustive search. What about 10 Vannah? 28 Vannah? 710 Forest? 687 Forest (VFW) and 667 Forest are discounted but these facilities appear to be largely vacant during the day. Nothing can be done here?
	e. Transportation Demand Management (TDM)	•
Environmental Quality	a. Preservation of Significant Natural Features	•
	b. Landscaping and Landscape Preservation	<ul style="list-style-type: none"> • Consider additional evergreen landscaping on eastern property line where site abuts residential zone • Cherry and F-basin conflict
	c. Water Quality, Storm Water Management and Erosion Control	•
Public Infrastructure and Community Safety	a. Consistency with Master Plans	•
	b. Public Safety and Fire Prevention	•
	c. Availability and Adequate Capacity of Public Utilities	<ul style="list-style-type: none"> • Overhead electric is not permitted. Please confirm a plan for underground electrical with CMP Modified electrical to provide underground from across Hersey. Will confirm notes are okay with DPW. • Will be condition of approval around potential for removing pole.
Site Design	a. Massing, Ventilation and Wind Impact	• Where is HVAC venting? Roof mounted

	b. Shadows	•
	c. Snow and Ice Loading	•
	d. View Corridors	•
	e. Historic Resources	•
	f. Exterior Lighting	• Provide an exterior lighting plan in the revised submittal
	g. Noise and Vibration	•
	h. Signage and Wayfinding	
	i. Zoning Related Design Standards	• Orientation/Door on street!

SUBDIVISION REVIEW (14-497)

	Preliminary Review
1. Water/Air Pollution	•
2. & 3. Water Supply	•
4. Erosion	•
5. Transportation Impacts	•
6. Sanitary Sewer/Stormwater	•
7. Solid Waste	•
8. Scenic Beauty	•
9. Comprehensive Plan	•
10. Financial and Technical Capacity	•
11. Wetland Impacts	•
12. Groundwater Impacts	•
13. Flood-Prone Area?	
14. & 15. ID Wetlands & Rivers	

Additional Submittals Required

Evidence of financial capacity
 Utility capacity letters – sewer still needed
 Construction management plan

Plat Revisions

Show licenses with referend to footing?
 Show zone line
 Include reference to parking arrangement (off-site parking to meet requirements of Division 20, any shared parking arrangement)
 Update ramp alignment at Ocean/Hersey pending discussion on design w/ DPW

Easements

Footings & cornice in ROW

23 Ocean Avenue – 4 residential units, app. 2,400 SF office (updated 9/22/16)

Public pedestrian easement will be required for sidewalk which encroaches on private property