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| **LEVEL III REVIEW: 1210 Brighton Avenue** **56,232 SF, 22,160 SF footprint****86 rooms in 4 stories, 113 parking spaces** |
|  |  | **Preliminary Review** | **2nd Review** |
| **Transportation** | * 1. Impact on Surrounding Street Systems
 | Reducing trip generation by 60%?* Signal timing for existing light?
* Crosswalk pattern at Riverside/Brighton?
* ~~Sidewalks at former gas station? Not applicable.~~
 |  |
| * 1. Access and Circulation
 | Increasing radii and adding island at Brighton* Sidewalk into site on one side only? OK per Tom
* ~~Crosswalk at entrance?~~
* Modify entrance to come in through parking at west end?
 | ~~Added crosswalk~~No modification |
| * 1. Public Transit Access
 | * On Metro Route 4, is nearest shelter ¼ mile or more away?
 |  |
| * 1. Parking
 | 113 spaces, inc. 6 ADA; * 22 required; over 50KSF, board decision based on parking study; exceeding by 10%, must show parking analysis that parking is appropriate
* ~~Show number of bike parking spaces – 2/10 vehicle spaces required – 5 spaces~~
 | ~~6 spaces shown on revised plan~~ |
| * 1. Transportation Demand Management (TDM)
 | * TDM plan required as commercial use of <50KSF
 |  |
| **Environmental Quality** | 1. Preservation of Significant Natural Features
 |  |  |
| 1. Landscaping and Landscape Preservation
 | * ~~6 mature maple trees? Retain? Mimimum of 30% of existing trees >10 inches within setback~~
* ~~Understory: 6 shrubs/45 LF of all frontages (171/45)\*6) or 23 shrubs.~~
* ~~Parking lot: 2 trees (or 1 tree + 3 shrubs)/5 parking spaces ((113 spaces/5)\*2=46 or 23 trees & 69 shrubs). 15 major shade trees and 23 flowering ornamental = 38 trees in preliminary plans; 173 shrubs. OK~~
* Street trees? No room in ROW Required 30 – 45 ft on center in ROW JEFF?
 | ~~Maintaining evergreens in front, 2 maples at rear~~ |
| 1. Water Quality, Storm Water Management and Erosion Control
 | Existing impervious (93,620) – proposed = -15KSF in impervious* Where does storm drain outlet?
 | ~~Removing and replacing with rip rap swales.~~ |
| **Public Infrastructure and Community Safety**  | 1. Consistency with Master Plans
 |  |  |
| 1. Public Safety and Fire Prevention
 | Separate water service for fire protection | Need fire comments |
| 1. Availability and Adequate Capacity of Public Utilities
 | * Easements needed for utilities?
* Need capacity letters
 | Need sewer capacity letter |
| **Site Design** | 1. Massing, Ventilation and Wind Impact
 |  |  |
| 1. Shadows
 |  |  |
| 1. Snow and Ice Loading
 |  |  |
| 1. View Corridors
 |  |  |
| 1. Historic Resources
 |  |  |
| 1. Exterior Lighting
 | * Need lighting details. Designate as full cutoff on plans
 | Photometrics needed |
| 1. Noise and Vibration
 |  |  |
| 1. Signage and Wayfinding
 |  |  |
| 1. Zoning Related Design Standards
 | None |  |

**Additional Submittals Required:**

~~Easements? UGE and communication and water across gas station OK per easement~~

Deal with gas station? Ownership?

~~Show distances to property lines~~

**Zoning (B4): Portland Hotels, applicant. Per assessor, Portland Hotels also owns Denny’s lot. Adjacent vacant lot owned by Portland Hotels Realty. Site plan notes Portland Hotels Realty as owner of record on Denny’s lot.**

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|  | **B-410** |  |
| **LAST UPDATE** | **11/24/2014** |  |
| **Min. Lot Size** | 10,000 SF | 125,888 SF – 155,014 including Denny’s |
| **Min. Street Frontage** | 60 ft. | *44.8’ on Brighton (existing non-conformity)*171.21 (including Denny’s) |
| **Min. Lot Width (measured at narrowest part of lot where building is located)** | 60 ft. | *44.8’ at Brighton (existing non-conformity)* |
| **Min. Front Yard**  | 20 ft., except that front yard need not exceed avg. depth of adjacent yards11 | To building. OK |
| **Min. Rear Yard** | Principal: 20 ft. | OK per Ann if clearly outside setback |
| Accessory w/ total FA <100SF: 7 ft. | OK per Ann if clearly outside setback |
| **Min. Side Yard** | Principal: 1-2 stories - 10 ft. 3+ stories - 12 ft. | OK per Ann if clearly outside setback |
| Accessory w/ total FA <100SF: 5 ft. |
| Side yard on side street:  1-2 stories - 10 ft.  3+ stories - 12 ft. |
| **Max. Structure Height** | 65 ft., except that on lots >5 ac., 90 feet is permitted if each setback is increased by 1 foot for each foot of height over 65 ft.  | Show in 54’ 2” in elevations, not using average grade (varies by 1 ft. +/-) OK per Ann  |
| **Max. Floor Area Ratio** | .65, unless abutting residential zone, in which case FAR of abutting zone applies |  56,232 SF proposed FA125,888 SF parcel size .45 FAR | 59,732 (including Denny’s)155,014 (including Denny’s).39 |
| **Max. Impervious Surface** | 80% |  78,503 proposed impervious125,888 SF parcel size 62.3% impervious | 102,791 (including Denny’s)155,014 (including Denny’s)66.3% |
| **Parking** | Hotels: 1/4 rooms | 86/4=21.5. Providing 113. |
| **Off-street loading (Division 21)** | N/A |  |
| **Signs (Division 22)** | Freestanding allowed, permit requiredBuilding sign allowedRoof sign prohibited |  |
| **Space & Bulk (Division 25)** |  |  |

*14-522 Site: A*ll contiguous land under the same ownership or control, whether proposed for development or not, except where development is limited to a lot or lots within a subdivision.