

comment Submitted 7/16/13

comment Submitted 7/18/13 City of Portland

comments Submitted 8/9/13 Development Review Application
Planning Division Transmittal Form

Application Number: 2013-163

Application Date: 07/01/2013

CBL: 292 D014001

Application Type: Level III Site Plan Under 50,000 sq f

Project Name: Evolution Rock and Fitness

Address: 65 WARREN AVE

Project Description: Proposed 13,000 sq. ft. bld. With associated parking and landscaping. Existing use of site is a paved parking lot.

Zoning: B4/R3

Other Required Reviews:

- | | | |
|---|---|--|
| <input type="checkbox"/> Traffic Movement | <input type="checkbox"/> 14-403 Streets | <input type="checkbox"/> Housing Replacement |
| <input checked="" type="checkbox"/> Storm Water | # Units _____ | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Flood Plain | <input type="checkbox"/> Other: |
| # Lots _____ | <input type="checkbox"/> Shoreland | |
| <input type="checkbox"/> Site Location | <input type="checkbox"/> Design Review | |
| # Unit _____ | | |

Distribution List:

Planner	Jean Fraser	Parking	John Peverada
Zoning	Marge Schmuckal	Design Review	Alex Jaegerman
Traffic Engineer	Tom Errico	Corporation Counsel	Danielle West-Chuhta
Civil Engineer	David Senus	Sanitary Sewer	John Emerson
Fire Department	Chris Pirone	Inspections	Tammy Munson
City Arborist	Jeff Tarling	Historic Preservation	Deb Andrews
Engineering	David Margolis-Pineo	DRC Coordinator	Phil DiPierro
		Outside Agency	

Comments needed by 7/10/2013

MEMORANDUM

To: FILE
From: Jean Fraser
Subject: Application ID: 2013-163
Date: 8/9/2013

Comments Submitted by: Marge Schmuckal/Zoning on 8/9/2013

I have reviewed the recent submissions concerning the parking analysis for both lots. I have accepted the analysis. Both lots are meeting the parking requirements for their respective lots.

Evolution Rock & Fitness is meeting the B-4 requirements. In addition to a building permit for the new building, separate permits are required for any new signs. Separate permits are required for HVAC systems that must comply with maximum sound limits. DBA levels must be submitted with the HVAC applications.

Marge Schmuckal
Zoning Administrator



July 30, 2013
12406

Ms. Jean Fraser, Planner
City of Portland
389 Congress Street
Portland, ME 04101

Reviewed
8/9/13

Evolution Rock and Fitness, LLC -Level III - Site Plan Application
Staff Review Comments, dated July 19, 2013

Dear Jean:

On behalf of Evolution Rock and Fitness, LLC. I am writing to respond to the staff review comments we received from you on July 19, 2013, regarding the Level III Site Plan Application for the proposed indoor rock climbing and fitness facility located at 65 Warren Avenue. The text of those comments are included in italics, followed by our response in bold text.

VI. ZONING ANALYSIS

The Zoning Administrator, Marge Schmuckal, has confirmed that the proposal meets zoning requirements. (Attachment 2). However, since the site was the overflow parking for the lot to the east (Lifestyle Fitness and owned by the current owner of the subject lot) she has requested further information to confirm that the remaining parking on the lot to the east is adequate or the use of that building (based on floor space, not on the particular use that may be occupying the building at this time):

"At a pre-site plan meeting, it was relayed to the applicant that a full parking analysis would be required to show that the remainder property with an existing use met the required number of parking spaces. I saw no parking analysis included in the application. I need to be sure BOTH lots, new and old, are meeting the B-4 Zone requirements." (Attachment 2)

It should be noted that the Traffic Engineering Reviewer has also commented on this question (see below).

We have prepared a parking analysis for the project and it is included with this submission. The parking study indicates that from aerial imagery that the building appears to be approximately 19,200 SF (Tax records indicate 18,900 SF) based on the current off street parking requirement of 1 space for each 400 SF floor area. The total required parking will be 48 spaces. The same aerial plane indicates that 69 formal spaces exist and that an additional 12-14 spaces exist for parking over gravel areas. This far exceeds the parking requirement for the existing health club.

OK

8/9/13

The property is B-4 at the front (south) of the site and zoned R-3 at the rear of the site. The rear edge of the parking lot is about 350 feet from the lot boundary furthest from Warren Avenue; the R-3 zone line is 100 feet from the rear edge of the existing parking lot. Although the zone line is not included in the Site Plan (Plan 4) it appears that all of the proposed disturbance to the site is within the B-4 zone. In any case the ordinance allows some encroachment in the R-3 zone as follows:

The proposed building and parking lot are within the B-4 zone and are some 90-100 feet south of the R-3 zone line. The Ordinance Section 14-51 allows development to encroach on the R-3 zone as described below, although the project before the Board does not make use of this provision (see Attachment 2):

"14-51: Where a zone boundary line divides a lot in single or joint ownership of record at the time such line is established, the provisions of this article for the less restricted portion of such lot shall extend not more than thirty (30) feet into the more restricted portion, provided that the lot has at least twenty (20) feet of street frontage in the less restricted zone when taken together with adjacent premises which are under the same or equivalent ownership or control".

We have added the zone line to the Grading and Utility Plan (Sheet 4) .

VII. SITE PLAN REVIEW (Sec. 14-526)

The submitted information for a preliminary plan has addressed most of the relevant Site Plan requirements. The comments below highlight areas where staff consider the Site Plan requirements need to be addressed for the final plan review.

A. Transportation

1. Impact on Surrounding Street system

The proposed development utilizes existing access arrangements and does not impact the surrounding street system.

Noted

2. Pedestrian Access

The applicant has confirmed that the entrance to the new building is at a front door accessed by a sidewalk immediately in front of the building. The Traffic Engineering Reviewer has commented that a "pedestrian connection between the building and the sidewalk on Warren Avenue shall be provided" (Attachment 3); this is a requirement of the Site Plan ordinance.

A pedestrian connection between the building and the sidewalk has been added to the west side of the building.

3. Parking Requirements

The residual vehicle parking of 33 spaces is located on the site and near the proposed building. These meet zoning requirements for the subject site but the project removes parking that served the adjacent site. The Zoning Administrator has requested further information (see above) and the Traffic Engineering Reviewer (Tom Errico) has commented (Attachment 3):



8/9/13

SHEET 1 OF 1

PARKING EXHIBIT
 OF:
FORMER LIFESTYLES SITE
 55 WARREN AVE
 PORTLAND MAINE
 FOR:
EVOLUTION ROCK AND FITNESS, LLC
 P.O. BOX 22
 CONCORD, NEW HAMPSHIRE 03302

SEBAGO
 TECHNICALS
 WWW.SEBAGOTECHNICALS.COM
 75 John Roberts Rd. - Suite 1A 250 Goddard Rd. - Suite B
 South Portland, ME 04106 Lewiston, ME 04240
 Tel. 207-200-2100 Tel. 207-783-5656

65 Warren Ave



MEMORANDUM

To: FILE
From: Jean Fraser
Subject: Application ID: 2013-163
Date: 7/18/2013

Comments Submitted by: Marge Schmuckal/Zoning on 7/18/2013

Staff requested further information concerning the lot split by the B-4 business zone along Warren Avenue and the rear of the lot which is an R-3 residential zone.

Section 14-51 states: "Where a zone boundary line divides a lot in single or joint ownership of record at the time such line is established, the provisions of this article for the less restricted portion of such lot shall extend not more than thirty (30) feet into the more restricted portion, provided that the lot has at least twenty (20) feet of street frontage in the less restricted zone when taken together with adjacent premises which are under the same or equivalent ownership or control". This means that there is a very good possibility that the B-4 zone line can extend 30' into the R-3 zone without any special approvals or meetings.

If the applicant wishes to do a map amendment to change the zone line of the B-4 zone even further than the allowable 30 feet into the residential zone, there is a process thru the Planning Division to accomplish such a request. I would defer to Planning Staff to explain such a process on this type of request.

Marge Schmuckal
Zoning Administrator

Marge Schmuckal - PB Memo issue- Fwd: Children's concern about proposed Evolution Rock and Fitness, LLC

From: Jean Fraser
To: Schmuckal, Marge
Date: 7/18/2013 10:10 AM
Subject: PB Memo issue- Fwd: Children's concern about proposed Evolution Rock and Fitness, LLC

Marge

Can you advise me (so I can put something in the PB Memo re this) what process the owner would need to go through to put non-res development in the R3 part of this site?

thanks
Jean

>>> "Elaine McGillicuddy" <elainebeatrice@maine.rr.com> 7/17/2013 5:27 PM >>>

Dear Jean,

As a follow-up to our telephone conversation, (Thank you!) - as you suggested, I want to express the concern some of us neighbors have, and especially the children, about the proposed Evolution Rock and Fitness LLC proposed project.

Chris and Chris Downey who live at the end of Ardmore Street abutting the woods, emailed neighbors recently expressing regret that they'll be out of town during the July 22 meeting and inquiring if some of us would be attending that meeting.

Their four year old daughter Ruby calls the woods "our jungle," so naturally her parents are, as Chris wrote, "sad to learn that such a big facility might be taking over some of the quiet, wooded area around us."

I live on the corner of Avalon Road and Ardmore Street. My goddaughter Rowan comes to my home once a week for childcare, most often on Mondays. She and her playmate Abigail, my neighbor's grandchild love to play in the woods, and to visit the pond as well. I've gone with them to the pond. They are so worried some of the woods will be taken away my goddaughter want me not to miss the meeting, but to go to it *with them* at Keeley Banquet Center, at 5:30 on Monday the 22nd.

I heard that the woods are in R-3 housing zoning, and so might possibly be off limits for commercial use. Could you let me know if that is the case?

Secondly, if the applicants have in mind to take over *part* of the woods for their project, would they have to apply for a zoning change?

The woods may look large if one takes an aerial view, but walking through the woods from the end of Ardmore Street to its other end facing Warren Avenue takes very little time.

MEMORANDUM

To: FILE
From: Jean Fraser
Subject: Application ID: 2013-163
Date: 7/16/2013

Comments Submitted by: Marge Schmuckal/Zoning on 7/16/2013

This project divides an existing lot into two lots. There is an existing parking lot where the newly proposed indoor rock climbing facility is to be built. The property is located in a B-4 Zone where health clubs and gymnasiums are listed as an allowed use. The proposed plans show that front, rear, and side setbacks are being met along with building height and impervious surface ratio of 80% and the floor area ratio. My counting of the number of parking spaces is 32 where 33 are required. One more parking space is required for the floor area shown.

At a pre-site plan meeting, it was relayed to the applicant that a full parking analysis would be required to show that the remainder property with an existing use met the required number of parking spaces. I saw no parking analysis included in the application. I need to be sure BOTH lots, new and old, are meeting the B-4 Zone requirements.

I will wait for the additional information to complete my review.

Marge Schmuckal
Zoning Administrator

Applicant: Evolution Rock Climbing & Fitness Date: 7/2/13

Address: 65 Warren St C-B-L: 292-D-14?

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - B-A ^{yes}

Interior or corner lot -

Health Club & Gymnasium with B-A

Proposed Use/Work - New Indoor Rock Climbing facility

Sevage Disposal -

33 pkg SPCS

Lot Street Frontage - 60' min - 192' shown

Front Yard - 20' min - 77, 1981' scaled

Rear Yard - 20' min - 240.70' at closest

Side Yard - 2 stories = 10' min 29.82' scaled on left
3 stories = 12' min 44.71' scaled on right

Projections -

Width of Lot - 60' min - 192' shown

Height - 65' max - 43' - 4 7/8" shown

Lot Area - 10,000^{sq} min - 83,199 sq ft given

Lot Coverage/Impervious Surface 80% max = $\frac{27,203}{83,199} = 33\%$

Area per Family - N/A shown ok - 1 missed one

Off-street Parking - ~~72~~ 33 pkg SPCS shown 5+13+14 = 13,032^{sq} - 400 = 32,58 or 33
one more needed

Loading Bays - Evaluation of lot with first bldg

Site Plan - 2013-163 e Sub div. plan

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 zoning

Floor Area Ratio ~~max~~ R-3 = $\frac{13,032}{83,199} = 15.70\%$ of

None req

PROJECT DATA

The following information is required where applicable, in order complete the application.

Total Area of Site	83,199	sq. ft.
Proposed Total Disturbed Area of the Site	32,335	sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland		
Impervious Surface Area		
Impervious Area (Existing)	21,853	sq. ft.
Impervious Area (Proposed)	27,203	sq. ft.
Building Ground Floor Area and Total Floor Area		
Building Footprint (Existing)	N/A	sq. ft.
Building Footprint (Proposed)	13,000	sq. ft.
Floor Area (Existing)	N/A	sq. ft.
Floor Area (Proposed)	13,032	sq. ft.
Zoning		
Existing	B-4 COMMERCIAL CORRIDOR/R3 Residential	
Proposed, if applicable	N/A	
Land Use		
Existing	PAVED PARKING, LANDSCAPING, WOODS	
Proposed	BUILDING, PAVED PARKING, LANDSCAPING, WOODS	
Residential, if applicable		
Residential Units (Existing)	N/A	
Residential Units (Proposed)		
# Number of Lots (Proposed)		
Affordable Housing Units (Proposed)		
Efficiency Units (Proposed)		
One-Bedroom Units (Proposed)		
Two-Bedroom Units (Proposed)		
Three-Bedroom Units (Proposed)		
Parking Spaces		
Parking Spaces (Existing)	57	
Parking Spaces (Proposed)	33	
Handicapped Spaces (Proposed)	2	
Bicycle Parking Spaces		
Bicycle Spaces (Existing)	0	
Bicycle Spaces (Proposed)	4	
Estimated Cost of Project		

SOUTH ELEVATION

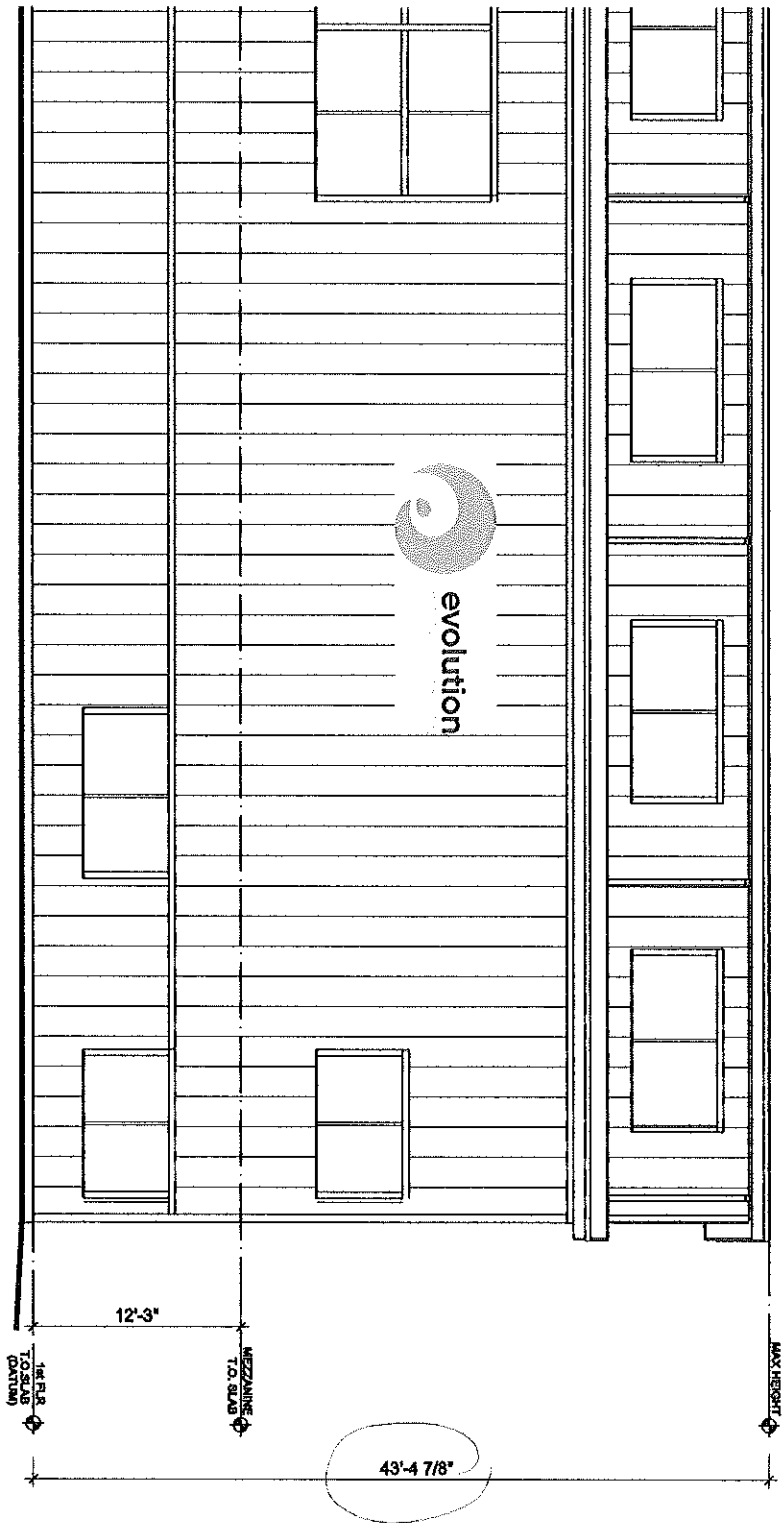


Exhibit 3

Project Description

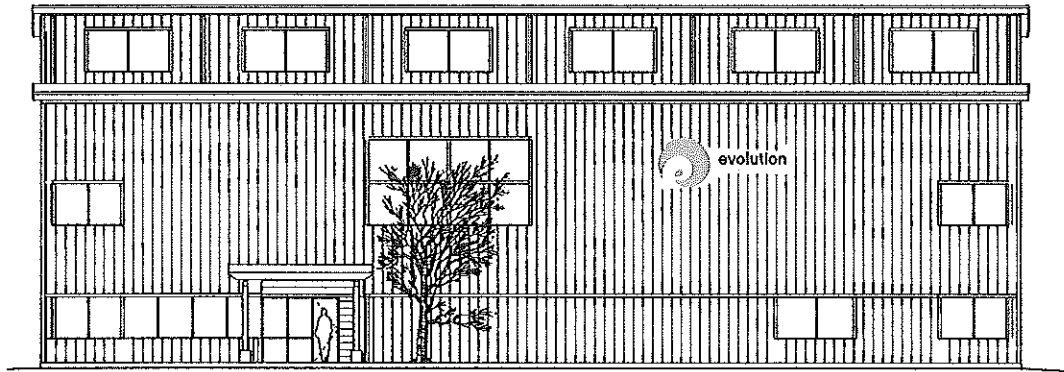
Evolution Rock & Fitness currently has executed a purchase and sale agreement for the property identified as 55 Warren Avenue in Portland. The parcel is identified as Lot 14; Block D on the City of Portland Tax Map 292 and is located in the B-4 Commercial Corridor Zone and the R3 Residential Zone. The parcel proposed for construction is currently an 83,289 SF parcel developed as a part of the former Lifestyle Fitness gym as a parking lot and is the second of two lots owned by Lifestyle Fitness. The applicant is proposing to construct an approximately 13,000 SF building with associated paved parking and landscaping. The proposed building will be situated over a portion of the existing paved parking area resulting in net new impervious area of 5,350 S.F.

The proposed construction involves the removal of a portion of the existing parking area and the construction of the proposed building. A portion of the undeveloped area on the northern portion of the parcel will be developed to support the project. The remainder of this area, to the rear of the lot, is vegetated with mixed woods and low to medium brush understory.

The project site is located within the headwaters of Capisic Brook. The Capisic Brook watershed is identified as an Urban Impaired Stream Watershed by the Maine Department of Environmental Protection. As the project will create only 5,350 SF of new impervious surface area it will not be subject to the MDEP Stormwater Permitting. The project will be required to meet the City of Portland's stormwater regulations for the new impervious surface area.

Utilities will be provided from existing services for sewer and water, which are provided for the existing building on site. All lighting will meet City standards for photometric measurements.

In 1997 a proposed building and parking expansion was proposed in this portion of the site. At that time the project was approved by the city, and the project received approval from the Army Corps of Engineers to fill 8,900 S.F. of wetlands. As this project was not constructed the wetlands were not filled. We have overlaid the 1997 wetland delineation line on the current project site and calculated wetland fill areas that appeared to be associated with enlarging the on-site detention basin and with the landscaped slope area on the northern portion of the expanded parking area. Prior to beginning this project we estimate approximately 3,317 sf of wetlands were filled. With the construction of this project we will impact an additional 845 s.f. of wetlands. The combined total wetland fill area is approximately 4,162 s.f., below the MDEP permitting threshold of 4,300 sf.



PROPOSED BUILDING
FOR
EVOLUTION ROCK + FITNESS
PORTLAND, ME

FIRST FLOOR AREA OPEN TO ABOVE: 10380 SF
 MEZZANINE AREA: 2672 SF
 TOTAL AREA: 13,052 SF

HEAVY HANDED, WA
 LEED AP
 PE, BC, BR
 2009, 2012, 2015, 2018
 2019
 2020

EVOLUTION ROCK & FITNESS
 PORTLAND, ME

NO.	DESCRIPTION	DATE	BY	CHKD

COVER

FLOOR

SCALE
 SHEET NUMBER
 A-0.0

HOT FOR CONSTRUCTION

CITY OF PORTLAND, MAINE
PLANNING BOARD

Carol Morrisette, Chair
Stuart G. O'Brien, Vice Chair
Elizabeth Boepple
Timothy Dean
Sean Dundon
Bill Hall
Jack Soley

RECEIVED

AUG 21 2013

Dept. of Building Inspections
City of Portland Maine

August 19th, 2013

Hilary Harris
Evolution Rock & Fitness, LLC
PO Box 22
Concord, NH 03301

James Seymour
Sebago Technics
75 John Roberts Road
South Portland, ME 04106

Project Name: **Evolution Rock & Fitness: Indoor Rock Climbing and Fitness Facility**
Project ID: 2013-163 CBL: 292 D 014-001
Address: 65 Warren Avenue, Portland
Joint Applicants: Evolution Rock & Fitness, LLC
Planner: Jean Fraser

Dear Ms. Harris and Mr. Seymour:

On August 13th, 2013, the Planning Board considered the Level III Site Plan application for the proposed 13,032 sq. ft. single story building (with mezzanine), with 33 parking spaces and associated landscaping, for an Indoor Rock Climbing and Fitness Facility. The Planning Board reviewed the proposal for conformance with the standards of the Site Plan Ordinance, and other regulations.

The approval is based upon the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in Planning Board Report #35-13 (attached), and the testimony presented at the Planning Board hearing. The Planning Board voted 5-0 (Boepple and O'Brien absent) to approve the application with the following waiver and conditions as presented below:

WAIVER

1. *Size of standard parking spaces*

The Planning Board voted 5-0 (Boepple and O'Brien absent) to waive the Technical Standard, Section 1.14, to allow one standard parking space, located on the site boundary, to be reduced by up to 2 feet in width for part of its length.

SITE PLAN REVIEW

The Planning Board voted 5-0 (Boepple and O'Brien absent) that the plan is in conformance with the site plan standards of the Land Use Code, subject to the following conditions of approval:

- i. That the applicant shall submit, for the City's Associate Corporation Counsel and Department of Public Services review and approval prior to the issuance of a building permit, final easement(s) and a maintenance agreement that allows for stormwater collection/discharge from this property to be managed on the property to the east of the subject property; and
- ii. That the applicant shall submit, for review and approval by the Planning Authority prior to the issuance of a building permit, evidence of the applicant's financial and technical capacity; and

- iii. That the Site Plan and Landscaping Plan shall be revised and submitted for review and approval by the City Arborist and the Planning Authority prior to the issuance of a building permit; the revisions shall:
 - a) demarcate the final treeline approximately 30 feet to the rear of the building, and note on these plans that all trees to the north of this treeline shall be protected and preserved unless they present a hazard due to disease or storm damage, or are approved to be removed as part of a subsequent site plan approval; and
 - b) include enhanced landscape of islands, including at least 2 trees; and
 - c) consistently depict the pedestrian walkway along the east drive access and show it as ADA compliant; and
 - d) address CPTED objectives to maximize surveillance of walkways and parking areas.
- iv. That if during special events the parking demand exceeds the identified overflow supply (either from evidence of vehicles parking on Warren Avenue or vehicles parking in abutting parking areas not established as overflow parking sites), the applicant shall provide documentation to the Planning Authority that additional parking areas have been secured for future events; and
- v. That the applicant shall ensure that the contractor adheres to the submitted Construction Management Plan and maintains the sidewalk on Warren Avenue as open and safe for pedestrians to use at all times during construction; and
- vi. That the applicant shall contribute \$365 to the Capisic Brook water quality treatment program to address the required mitigation of project impacts; and
- vii. That the applicant shall address the Fire Prevention standards, as outlined in the e-mail from Captain Chris Pirone of the Fire Department dated August 1, 2013, to the satisfaction of the Fire Department prior to the issuance of a building permit; and
- viii. That the applicant shall submit, for review and approval by the Planning Authority, a photometric plan and supporting information to confirm the location of the lights (with an additional light on the west side of the building) and that the lighting levels for the parking lot and walkway areas meets the City's Technical Standards, with any deficiencies addressed by installation of additional lighting; all prior to the issuance of a Certificate of Occupancy; and
- ix. That the applicant shall submit a copy of the ability to serve (water supply and pressure) letter from the Portland Water District prior to the issuance of a building permit; and
- x. That separate reviews and permits are required for new signs, including those on the building, and for HVAC systems, which require submission of dBA levels to confirm compliance with the maximum sound limits of the B4 zone.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.

4. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
7. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at (207) 874-8728.

Sincerely,



Carol Morrissette, Chair
Portland Planning Board

Attachments:

1. Fire Prevention comments, Captain Chris Pirone e-mail of August 1, 2013
2. Planning Board Report #35-13
3. Performance Guarantee Packet

Electronic Distribution:

Jeff Levine, AICP, Director of Planning and Urban Development
 Alexander Jaegerman, FAICP, Planning Division Director
 Barbara Barhydt, Development Review Services Manager
 Jean Fraser, Planner
 Philip DiPierro, Development Review Coordinator, Planning
 Marge Schmuckal, Zoning Administrator, Inspections Division
 Tammy Munson, Inspection Division Director
 Lannie Dobson, Administration, Inspections Division
 Gayle Guertin, Administration, Inspections Division
 Michael Bobinsky, Public Services Director
 Katherine Earley, Engineering Services Manager, Public Services
 Bill Clark, Project Engineer, Public Services
 David Margolis-Pineo, Deputy City Engineer, Public Services
 Doug Roncarati, Stormwater Coordinator, Public Services

Greg Vining, Associate Engineer, Public Services
 Michelle Sweeney, Associate Engineer
 John Low, Associate Engineer, Public Services
 Rhonda Zazzara, Field Inspection Coordinator, Public Services
 Mike Farmer, Project Engineer, Public Services
 Jane Ward, Administration, Public Services
 Jeff Tarling, City Arborist, Public Services
 Jeremiah Bartlett, Public Services
 Captain Chris Pirone, Fire Department
 Danielle West-Chuhta, Corporation Counsel
 Thomas Errico, P.E., TY Lin Associates
 David Senus, P.E., Woodard and Curran
 Rick Blackburn, Assessor's Department
 Approval Letter File