

Carolyn Misch

From: Gloria McPherson [glm@kohlconstruction.com]
Sent: Thursday, November 20, 2008 4:11 PM
To: Carolyn Misch
Cc: Douglas Kohl
Subject: Re: Northern Avenue Project

Hi Carolyn,

We are in the process of addressing all the plan changes you mentioned below, and will have revised plans ready for you either this afternoon or tomorrow morning.

Regarding the other items:

1. Traffic Mitigation: We now agree with your understanding as to the traffic mitigation requirements. We expect to pay \$19,000 in traffic mitigation fees, and will explore (with the Planning Department and the DPW) the possibility of using the \$19,000 to make some physical changes to an intersection in the vicinity of the project.
2. Extra Measures to Reduce Parking Need: This was a mistake on my part, as I checked the wrong box. There is no decrease in parking need from what is typical for a project of this type.
4. Lighting: There will be no yard lights or flood lights, and we will bring a porch light spec to the hearing. It is our intention that any lighting we propose will meet the Zoning requirements regarding maximum output levels.
7. Facade Elevation for Units 1-2: These are being submitted with the plans. One of the units has a garage and one parking space, the other unit has no garage and 2 parking spaces.
8. Sidewalk by Unit 3: The plans do show the paved portion of the sidewalk, which goes up to the 10' wetland buffer (the reduced set-back No Encroachment Zone in the Wetlands Ordinance), where it connects to an existing, unpaved path.
9. Connectivity for Units 8-25: We expect residents of these units to walk or ride their bicycles on the street to the sidewalk. There is a curb cut up to the sidewalk at the intersection near Unit 8. There is no reasonable place to put a sidewalk or bike lane in that section, but the traffic will be slow throughout the development and there is no through-traffic.
10. Shade Trees: The four Honey Locusts were replaced with Sugar Maples. There will be a no-road salt covenant so the trees can thrive.

If you have any other questions or comments, just let me know and we can most likely address them before the hearing.

Thanks,

Gloria

Gloria McPherson
Project Manager

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Carolyn Misch wrote:

Gloria-

We are not going to put the Northern Avenue project on the Dec 11 agenda because there are several issues that need to be addressed, from Office of Planning and Development perspective, before it will be ready for public hearing. Bruce will also be reviewing from Cons Comm requirements and let you know under separate cover whether or not it will be going on the agenda. Additionally, I don't think Department of Public Works has reviewed the application, so you may receive specific comments related to utility connections etc. in the coming weeks. The following items from my initial review need to be corrected before we can schedule:

1. Traffic Mitigation: requirements of section 11.6 B-2, which require all incremental impacts to be mitigated. The traffic study indicates an increase of 19 peak trips per day. The consultant's report concludes an incremental increase based on this number.
2. Your application states that there are extra measures to reduce parking need, but does not specify what these are.
3. Wetlands Buffer: the no encroachment area is a minimum of 10'. Plans show encroachment as close as 7' with grading. Additionally, there was no clear indication of how the work limit line/encroachment would be protected into the future permanent delineations etc.
4. Lighting: Though the Board may grant your request for a waiver from submission of a lighting plan, you should submit a spec sheet indicating the type of exterior house lights that will be used that meet the zoning ordinances maximum output levels.
5. Plan Sheets: Sheets L3, L6, L7 have the wrong scale indicated.
 - a. Sheet L1 does not list all the abutter names within 300'. Properties to the west should be included as well as the properties along Northern and North that are abutters of abutters within 300'. Property ownership name on lot behind 25C-026 is blocked by tree symbol.
 - b. There is no reference between the detail sheets and the plan sheets. Where are all those great details located on the plans? Some plan sheets say "see detail sheet" but with no numeric reference. Please link all details to their appropriate plan sheet.
 - c. What do the "???" indicate next to 4" line on View Ave.
 - d. There is no detail sheet or description of the bike path connector at the end of Northern Ave.
 - e. There is no detail of the bridge crossing the wetland at the end of Northern Avenue to connect to the bike path.
6. The driveway curb cut to units 1 & 2 exceed the allowed 15' curb cut by 7'.
7. Façade elevations for units 1 & 2 should be submitted. Do these units include garages to meet the minimum parking requirement?
8. There is no connectivity to the bike path. The bituminous sidewalk ends at unit 3.
9. What is the connectivity to the bike path for units 8-25?

10. There are few shade trees proposed. Perhaps replacing the Honeylocust along the View Ave entrance with the Green Ash would be more appropriate and better for long term sustainability measures.

If you can get the plans corrected by Dec 12, then we can put you on the Jan 8 agenda. Let me know if you have any questions.

Thanks,

Carolyn Misch, AICP
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