



COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

DATE: March 9, 2016

TO: City of Hudson Planning Commission for March 14, 2016 Meeting

FROM: Greg Hannan, City Planner
Mark Richardson, Community Development Director

SUBJECT: Site Plan Review for 53 First Street, Merino Block Development
Conditional Use – Multifamily Residential

ZONING: District 5 – Village Core District

PC Case No: 2016-02

Project Introduction

Application has been submitted for site plan review and conditional use approval of the redevelopment of the block bounded by Park Lane to the north, First Street to the west, West Streetsboro Street to the south, and the Village Green to the east. The scope of the project includes the following:

- a. Demolition of the two story structure at 53 First Street.
- b. Relocation of the Baldwin-Buss-Merino House. The existing front covered porch addition and rear mass additions are proposed for removal, the original 1836 footprint would be restored, and the structure would be relocated approximately 50 feet south while maintaining the current orientation to the village green.
- c. Construction of an “L” shaped building fronting Park Lane and First Street consisting of six multi-level townhome units with attached garages, an approximately 1,500 sq ft office space at the corner of First Street and Park Lane and two multifamily residential units located above the office space.
- d. Construction of a single story 1,500 sq ft commercial building at the southwest portion of the site.

The project was presented to the Planning Commission at the November 9, 2015 meeting for review of the concept plan. The plan has been revised since the previously reviewed proposal as follows:

Bldg	November 2015 proposal	March 2016 proposal
A	10,000 sf of first floor commercial with seven upper level apartments	1,500 sf office space with two multi-family units and six townhome units
B	Relocated historic residential building	Relocated historic residential building
C	Existing two story commercial building	Existing two story commercial building
D	Proposed 3,000 sf commercial building	Proposed 1,500 sf commercial building

The following information is attached to this report.

1. Trip Generation Letter prepared by TMS Engineers, Inc dated February 12, 2016.
2. Preliminary comment letter prepared by City Planner Greg Hannan, dated February 24, 2016, based on the February 17, 2016 plan submittal.
3. Preliminary comment letter prepared by City Engineer Thom Sheridan dated March 4, 2016, based on the February 17, 2016 plan submittal.
4. Preliminary Comment letter prepared by Fire Marshall Shawn Kasson dated March 3, 2016, based on the February 17, 2016 plan submittal.
5. Revised plan submittal prepared by RDL Architects, dated March 9, 2016.

Applicable Zoning District Standards, Section 1205

Staff compared the proposal to zoning district standards and notes the following:

Use: The proposed mixed use development is acceptable. Townhomes and office uses are permitted as a use by right. The two proposed flats are considered multifamily residential units and would be subject to review as a conditional use.

Building	Use	Size
Building A	6 townhome units	2,000 sf each
	2 multifamily units	1,500 sf each
	office	1,500 sf
Building B	1 single family residential unit	3,555 sf
Building C	Office/Service uses	4,600 sf
Building D	Commercial/Office	1,500 sf

Setbacks: The applicant has indicated the intent to consolidate the five existing parcels. Setback standards have been applied to the anticipated consolidated parcel.

Front (North, West, and South property lines): 75% of the front wall of a commercial/retail building shall be built to the edge of the sidewalk. Residential uses are required to meet a 20 ft front yard setback. As the building contains a mix of uses and is located within the core of downtown, it is appropriate to apply the commercial/retail setback to Building A. The proposed submittal is acceptable.

East property line: The submitted setback of 12.5 feet complies with the 10 foot minimum rear setback and provides area for a front landing and pedestrian circulation.

Maximum Structure Height: The submittal proposes Building A to contain three stories with a proposed building height of 33 feet to the top of the parapet wall at Park Lane and 35 feet at First Street. Additionally the building contains an enclosed stair access to the roof and a roof mounted trellis. The adjacent building at 72 North Main Street contains a height of 32 feet to the roof parapet and 40 feet to the gable ridge. Section 1201.07 indicates building height shall be measured as the vertical distance in feet between finished grade to the top of the highest roof beam on a flat roof. Exemptions from height standards include parapet walls, stairway enclosures, spires, steeples, cupolas, and domes provided they are not used for dwelling

purposes. Staff finds the enclosed stair towers and proposed roof mounted pergolas fall within the allowed height exceptions. The proposed submittal is acceptable.

Applicable Use Regulations, Section 1206

The proposed multifamily dwelling units are a conditional use within District 5. The use is subject to compliance with the general criteria and standards applicable to conditional uses per Section 1206.02(b). Staff notes the units are well integrated into the development, adequate parking is provided, and the proposed housing density is supported by the Comprehensive Plan.

Applicable Zoning Development and Site Plan Standards, Section 1207

Staff compared the proposal to zoning development and site plan standards. We comment on the following:

Landscaping/Buffering: The applicant has appropriately incorporated perimeter landscaping and a dense buffer between the Village Green and Building A. Street trees and low plantings should be incorporated within the public right of way subject to acceptance by the City Arborist.

Parking: Staff notes the following parking spaces are proposed for the development:

Onsite	30
Abutting angled stalls to be constructed	18
On-street within 300 feet	68
Total	116

Staff has reviewed the required parking count utilizing two different methods.

Mixed use project - Institute of Transportation Engineers Parking Generation:

	Area	Ratio	Factor	Total
Building A	8 residential units	2 per unit	8 units	16
Building B	1 residential unit	2 per unit	1 unit	2
Building B	Shopping Center	4.1 per 1,000	7,600 sf	32
Building C				
Building D				
Total				48

Individual uses per LDC and applicant descriptions:

	Area	Ratio	Factor	Total
Building A	Office	1/250 to 400sf	1,500 sf	4-6
	8 residential units	2 per unit	8 units	16
Building B	1 residential unit	2 per unit	1 unit	2
Building C	4,600 sf Office	1/250 to 400sf	4,600 sf	12-19
Building D	Office	1/250 to 400sf	1,500 sf	4-6
Total				38-49

Summary parking comments:

The proposed site plan provides 48 on-site and abutting on street stalls which meets the applicable LDC code requirements without the need to utilize any appreciable amount of existing on-street spaces. For comparison the site presently has approximately 34 spaces, including five north of the merino house.

Exterior Lighting: A lighting plan, including a photometric layout and fixture cut sheets, will need to be submitted prior to the issuance of a zoning certificate.

Additional Comments:

Engineering Department: City Engineer Thom Sheridan has provided a preliminary comment letter dated March 4, 2016. Mr. Sheridan notes the parallel parking stall closest to West Streetsboro Street should be removed and replaced with an additional angled stall at the north end of First Street. The angled stall at the west end of the Park Lane frontage should be shifted to the east end of the Park Lane frontage. These parking configuration changes improve access without reducing the number of proposed stalls. Mr. Sheridan has also stated no disturbance on the public green shall be permitted. A trip generation report has been submitted and is under review.

Parcel 3204009: The northern boundary of the development abuts this city owned parcel which is developed with Park Lane. This parcel was established as part of the development of First and Main. A license agreement will need to be established to allow the applicant to utilize this property. Staff anticipates separately submitting a request for City Council consideration to convert the parcel into public right of way.

Condominium Association: Staff understand the townhome units and possibly the multifamily units will be part of a condominium association. Any proposed declaration of covenants must be prepared to address common area maintenance, stormwater management, and any development controls proposed.

Development Agreement: The applicant has proposed to construct angled parking stalls, sidewalks, and landscaping areas within the public right of way. A development agreement will need to be established to insure the improvements are built to City of Hudson standards, inspected during construction, and guaranteed with a bond or other financial guarantee.

Conditional Use Findings and Action:

Findings:

The staff finds that the application complies with the purposes and intent of the code, community plans, and the general conditional use criteria of Section 1206.02.

Required PC Action, Chapter 1203.05(a)(3)

The Planning Commission is authorized, according to Section 1203.05(a)(3), to hold public hearings, review, and take final action on conditional use applications. The PC shall consider the

development application, the staff report, and the evidence from the public hearing, and then take final action. The PC shall approve, approve with conditions, or deny the application based on its compliance with the appropriate review standards. All decisions of the Commission shall be based on findings of fact related to the relevant standards of the Code.

Conditional Use Recommendation

Approve the conditional use for Case 2016-02 for two multifamily dwelling units within the Merino Development at 53 First Street according to the plans and information submitted on or about February 17, 2016.

Site Plan Findings and Action:

Findings:

The staff finds that the application is in substantial compliance with the use, zoning development site plan, and other governmental regulations, and land disturbance and grading review contained in Section 1204.04.

Required PC Action, Chapter 1203.09(g)(3)

The PC shall consider the development application, the staff report, and then take final action. PC shall approve, approve with conditions, or deny the application based on its compliance with the appropriate review standards.

All decisions of the Commission shall be based on findings of fact related to the relevant standards of the Code.

Recommendation

Approve the application for Preliminary Site Plan approval for Case No. 2016-02 for the Merino Block development, a mixed use development of the block bounded by Park Lane, First Street, West Streetsboro Street, and the Village Green according to plans dated as received February 17, 2016 subject to the following conditions.

1. Submit an administrative lot consolidation application to consolidate the five subject parcels.
2. Revise the landscape plan to incorporate street trees and low plantings within the public right of way subject to review and acceptance by the City Arborist.
3. Submit a lighting plan, including a photometric layout and fixture cut sheets.
4. The comments of City Engineer Thom Sheridan must be addressed per the March 4, 2016 correspondence.
5. The comments of Fire Marshall Shawn Kasson must be addressed per the March 3, 2016 correspondence.
6. Declaration of covenants must be prepared to address common area maintenance, stormwater management, and any development controls proposed.
7. The Final Right of Way Improvement Agreement must be accepted and signed by the City and Developer.

8. A performance bond or other financial guarantee shall be posted by the applicant for the purpose of assuring the installation of improvements.
9. No clearing or grading of any kind shall commence prior to the issuance of a zoning certificate.



COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

February 24, 2016

David Wimer
381 Middlebury Rd
Watertown, CT 06795

RE: PC 2016-02- Final Site Plan review for 53 First Street, Merino Block Development

Mr. Wimer:

Thank you for your submission of the final site plan application for the proposed redevelopment of the Merino Block. The application has been scheduled for the Planning Commission (PC) agenda for the March 14, 2016 meeting. In preparation for such, I am forwarding preliminary comments related to compliance with the Land Development Code (LDC). Additionally I am available to meet and review the comments at your convenience.

Chapter 1203 Development Review and Administrative Procedures

Approval Process:

1. PC approval of the site plan (March 14, 2016 meeting)
2. AHBR –Staff suggests the applicant proceed to AHBR for a project introduction at the March 9, 2016 meeting to review the massing of the buildings. Final design review can occur after the site plan approval is granted by the Planning Commission.
3. Engineering Department will complete an administrative review of the project.
4. The parcels must be consolidated. Our review of the other aspects of the project will assume the consolidation. This may be accomplished with a lot consolidation plat that is approved administratively through the minor subdivision approval process and may occur concurrently with other approvals necessary.

Chapter 1205 – District Regulations

1205.08 District 5: Village Core District

Use: The proposed mixed use development is acceptable. Townhomes and Office uses with a tenant footprint less than 5,000 sf are permitted as a use by right. The two proposed flats are considered multifamily residential units and would be subject to review as a conditional use.

	Use	Square Feet
Building A	6 townhome units	2,000 sf each
	2 multifamily units	1,500 sf each
	office	1,500 sf
Building B	1 residential unit	3,555 sf
Building C	Office/Service uses	4,600 sf
Building D	Commercial/Office	1,500 sf

Density: The site proposes eight dwelling units on the 0.92 acre site for a density of 8.7 units per acre. Multifamily development is permitted a maximum density of 30 units per acre while townhomes are permitted at a density of 20 units per acre.

Open Space: The proposed eight unit residential development is exempt from the open space dedication standards as less than 10 units are proposed.

Setbacks: The applicant has indicated the intent to consolidate the five existing parcels. Setback standards have been applied to the anticipated consolidated parcel.

Front (North, West, and South property lines): 75% of the front wall of a commercial/retail building shall be built to the edge of the sidewalk. Residential uses are required to meet a 20 ft front yard setback. The First and Main townhomes were set at an 8 foot setback, approved as part of the Planned Development. The Hudson Station project was approved through averaging standards of adjacent buildings and the fact the project contained public sidewalk/patio amenities up to the building edge. As the building contains a mix of uses and is located within the core of downtown, it is appropriate to apply the commercial/retail setback to Building A. The building contains a proposed setback from the proposed public sidewalk ranging from two to eight feet. The proposed setback at townhome units 4,5, and 6 are acceptable as the public sidewalk is immediately adjacent to the building and is only separated from each other by narrow, broken segments of landscaping beds. The front setback at townhome units 1,2,3, and the office space must be reduced by several feet to meet the intent of the code requirement.

East property line: The preliminary plan review acknowledged this property line as a rear yard; however, the front of Building B is oriented to the east property line. District 5

requires a rear yard of 10 feet. The submitted setback of 12.5 feet complies with the 10 foot minimum setback and provides area for landing and circulation.

Impervious surface: The impervious surface coverage may be no more than 80% of the total gross lot area. The plans must indicate the current impervious surface coverage as 56 % and a proposed impervious surface coverage of 80%.

Maximum Structure Height: The submittal proposes Building A to contain three stories with a proposed building height of 33 feet to the top of the parapet wall. Additionally the building contains an enclosed stair access to the roof and a roof mounted trellis. Section 1201.07 indicates building height shall be measured as the vertical distance in feet between finished grade to the top of the highest roof beam on a flat roof. Exemptions from height standards include parapet walls, stairway enclosures, spires, steeples, cupolas, and domes provided they are not used for dwelling purposes. Staff finds the enclosed stair towers and proposed roof mounted pergolas fall within the allowed height exceptions. Staff notes the building height labeled at section B-B is 38 feet. The height of the parapet should be labeled to confirm the height from finished grade to the flat roof does not exceed 35 feet, the maximum permitted.

The following additional information is requested to aid the Planning Commission and AHBR in review of the building massing:

1. Straight view from the east, showing the full scale and proportion of each building without vegetation, as viewed from the village green.
2. Two sightline study cross sections to depict the presence of the stair tower and pergolas when viewed from the public sidewalk across (1) First Street and (2) Park Lane.
3. A roof plan depicting the stair towers, pergolas, and parapet walls.

Building Orientation: The proposed building massing appears to comply with the applicable standards.

Pedestrian Connection: Sidewalks are required along the street frontages and along building facades abutting parking fields. The proposed layout is acceptable.

Parking: Off-street parking shall be located to the rear of the main building on the interior of the lot. The proposed layout is acceptable.

Section 1207 Zoning Development and Site Plan Standards

Section 1207.04 Landscaping/Buffering

The landscaping plan must address the following LDC requirements:

1. Perimeter landscaping (10 ft depth) is required for the new parking lots to screen vehicles from the public right of way and the Village Green. The perimeter plantings adjacent to the Village Green should be enhanced to provide a strong year round screen of the rear parking area and garage doors.
 - a) The plans do not indicate what planting is abbreviated as Co Se?
 - b) Significant plantings are proposed within and abutting the public sidewalks. The plantings provide a significant enhancement to the streetscape; however, will

- require regular maintenance and need significant salt tolerance. An agreement will need to be established requiring the private property owner to maintain these areas.
2. Interior island landscaping is not required as less than 20 parking spaces are proposed.
 3. Screening dumpsters/service structures: a solid, opaque fence or wall with continuous evergreen plantings must be proposed at the trash enclosure.
 4. The three story townhome façade will have a strong presence from the Village Green. Additional plantings should be installed to soften the view of the building from the green.

Section 1207.07 Stormwater Management/Drainage/Erosion

Stormwater management will be reviewed by the Engineering Department as part of the site plan review.

Section 1207.12 Off-Street Parking and Loading Requirements

The LDC allows on-street spaces within 300 feet of the development to contribute to the required parking supply. Staff notes the following parking is proposed for the development:

Onsite	30
Abutting angled stalls to be constructed	18
On-street within 300 feet	68
Total	116

Staff has reviewed the required parking count utilizing several different methods.

1. Mixed use project - Institute of Transportation Engineers Parking Generation:

	Area	Ratio	Factor	Total
Building A	8 residential units	2 per unit	8 units	16
Building B	1 residential unit	2 per unit	1 unit	2
Building B	Shopping Center	4.1 per 1,000	7,600 sf	32
Building C				
Building D				
Total				48

2. Individual uses per LDC and applicant descriptions:

	Area	Ratio	Factor	Total
Building A	Office	1/250 to 400sf	1,500 sf	4-6
	8 residential units	2 per unit	8 units	16
Building B	1 residential unit	2 per unit	1 unit	2
Building C	4,600 sf Office	1/250 to 400sf	4,600 sf	12-19
Building D	Office	1/250 to 400sf	1,500 sf	4-6
Total				38-49

Summary parking comments:

The proposed site plan provides 48 on-site and abutting on street stalls which meets the applicable LDC code requirements without the need to utilize any appreciable amount of existing on-street spaces. Staff notes the drive connecting the two parking areas is proposed at a width of 22 feet; however this can be reduced to 20 feet if desired.

Section 1207.14 Exterior Lighting

A lighting plan, including a photometric layout and fixture cut sheets, will need to be submitted prior to the issuance of a zoning certificate.

Department Comments

Tom Munn, Public Works Superintendent: to be submitted under separate cover

Shawn Kasson, Fire Marshall: To be submitted under separate cover

Thom Sheridan, City Engineer: To be submitted under separate cover. Staff notes a trip generation study and stormwater calculations have been submitted.

Additional Comments:

Building D Uses: The proposed uses have been appropriately revised to address the potential parking and density of development concerns previously discussed. The corner location at First Street and West Streetsboro Street has been proposed with a 1,500 sf foot office space which is a permitted use at this location. Due to the high visibility of this site, staff suggests the applicant consider a small scale retail/dining use at this location to allow enhanced pedestrian connection to the building and to allow for outdoor seating.

Design Review: The Architectural and Historic Board of Review must approve the demolition of 53 First Street, the demolition/relocation of 36 North Main Street, and the building design of new buildings and alterations to existing buildings. Staff suggests the applicant consider applying for a preliminary review by AHBR at the March 9, 2016 meeting to review the building massing.

Parcel 3204009: The northern boundary of the development abuts this city parcel which is developed with Park Lane. Staff will review internally to determine if this parcel should be established as public right of way or otherwise authorize work in this area and within the First Street right of way and dedicate the improvements to be constructed.

Summary: Listed below is a summary of applicable comments noted within the body of the review.

1. The front setback at townhome units 1,2,3, and the office space must be reduced by several feet to meet the intent of the code requirement.
2. The following additional information should be submitted to aid the Planning Commission and AHBR in review of the building massing:

- a. Straight view from the east, showing the full scale and proportion of each building without vegetation, as viewed from the village green.
 - b. Sightline study to depict the presence of the stair tower and pergolas when viewed from the public sidewalks across First Street and Park Lane.
 - c. A roof plan depicting the stair towers, pergolas, and parapet walls
3. The following comments regarding landscaping are applicable:
 - a. Perimeter landscaping (10 ft depth) is required for the new parking lots to screen vehicles from the public right of way and the Village Green. The perimeter plantings adjacent to the Village Green should be enhanced to provide a strong year round screen of the rear parking area and garage doors.
 - b. The plans do not label what planting is abbreviated as Co Se?
 - c. Significant plantings are proposed within and abutting the public sidewalks. The plantings provide a significant enhancement to the streetscape; however will require regular maintenance and need significant salt tolerance. An agreement will need to be established requiring the private property owner to maintain these areas.
 - d. Screening dumpsters/service structures: a solid, opaque fence or wall with continuous evergreen plantings must be proposed at the trash enclosure.
 - e. The three story townhome façade will have a strong presence from the Village Green. Additional plantings should be installed to soften the view of the building from the green.
4. The drive connecting the two parking areas is proposed at a width of 22 feet; however this can be reduced to 20 feet if desired.
5. A lighting plan, including a photometric layout and fixture cut sheets, will need to be submitted prior to the issuance of a zoning certificate.
6. Parcel 3204009: The northern boundary of the development abuts this city parcel which is developed with Park Lane. Staff will review internally to determine if this parcel should be established as public right of way.

Please contact me for any assistance I can provide.

Sincerely,

Gregory P. Hannan, AICP
City Planner

CC: Mark Richardson, Community Development Director
Thom Sheridan, City Engineer

OHIO

HUDSON

ENGINEERING • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1770

Date: March 4, 2016

To: Greg Hannan, City Planner, Community Development

From: Thomas J. Sheridan, P.E., P.S., City Engineer

Re: **Merino Site Plan Review – Engineering Department - 2nd Review**

The City of Hudson Engineering Department has reviewed the plans submitted February 17, 2016. **Note:** The City of Hudson Engineering Standards (Engineering Standards) and Land Development Code (LDC) are available online at the City of Hudson Website www.hudson.oh.us under the Engineering Dept. and Community Development Department respectively. The standards are also available in print for a fee. Please contact our office (330-342-1770) if you would like a cost for the printed version.

The City of Hudson Engineering Department has the following comments:

See red-lined plans for additional detailed comments: (Return red-lined plans with re-submittal)

Approvals will be needed in addition to the City of Hudson Engineering Acceptance include:

1. Summit Soil and Water and the Ohio EPA Notice of Intent, if applicable. The site appears to be disturbing over 1.01 acres based on the limits of the improvements.
2. Summit County Building Standards shall review the building structures; fire lines; and retaining walls proposed on the site, if they meet their criteria for review and approval.
3. Summit County D.O.E.S. shall review and approve the sanitary sewer for this site.

Overall plan review:

1. The lot split/consolidation for this parcel shall be submitted under a separate permit application with Hudson Community Development.
2. There is NO review of the architectural or landscaping plans by this department.
3. **Sheets 1- 9: See redlined comments for each sheet.** City Engineering Standards shall be shown for all work within the City of Hudson R/W, or our utilities. Please check with the other review agencies on their requirements.
4. Add the Specific details, including storm, electric and water can be found at the above referenced website under the Engineering Dept. Standards.
5. Sheet TS.01: Add the impervious box on the title sheet, upper right corner per the Land Development Code (LDC) 1203. Add the limits of disturbance to this box. Stamp and sign the plans by a current Ohio P.E.
6. The parking spaces as shown on the 'red-lined' set of plans (2/9) shall be removed and note the spaces that may be added, if so desired.
7. Add the note: **No Disturbance on the Public Greens** shall be added to the plan.
8. The Storm water Management Calcs. do not identify where the pervious pavers will be used? Please provide a map (scanned to my attention) that identifies the parking spaces in which the pavers will be used in order for the City to review these calculations.
9. The trip generation report is under review currently and will be addressed under a separate letter on or before 3-9-16.

10. The sizes and types of pipes for the waterline, electric, sanitary and storm pipes shall be noted on the plans for the existing and proposed. The shut-off for the domestic lines to the buildings shall be within the City R/W. Will multiple water meters be desired on this site? If so, a detail will be needed of the master meter locations, along with an ingress and egress easement to the individual shut-off valves within the property.
11. The proposed landscaping shall not obstruct sight distances along the R/W at driveways and/or intersections follow the City requirements for landscaping within the right of way and match the existing First and Main tree lawns.
12. The existing irrigation system within the R/W shall be disconnected and coordinated with the City of Hudson Public Works Department. Add this note to the plans.
13. The SWPPP will be reviewed by Summit Soil and Water under a separate review.
14. The Long Term Maintenance Form (LTMA) will need to be filled-out for any proposed bio-retention pond and detention/retention pond (see attached). This shall only be completed when the plans are finalized after the storm water management details are accepted by the City. These details will need to be attached to the LTMA.
15. **After the Final acceptance of the plans by the City of Hudson, after these above revisions are made, the City will require from the applicant the following:**
 - a. An inspection escrow of \$5000 shall be submitted to the City of Hudson.
 - b. A \$20,000 R/W Bond shall be submitted to the City of Hudson for this project prior to any work beginning. Link to bond form:
<http://www.hudson.oh.us/DocumentCenter/Home/View/88>
 - c. A pre-construction meeting will need to be set up with the Construction Inspector 48 hours prior to the project and Summit Soil and Water shall be contacted for this meeting.

If you have any questions, please contact our office.

Sincerely,



Thomas J. Sheridan, P.E., P.S.
Hudson City Engineer

Attachment: Red lined plans. LTMA. Section 2, 4, 7 & 8 of the Hudson Engineering Standards & Details.

C: File.



SHAWN KASSON
Fire Marshal

skasson@hudson.oh.us
(330) 342-1869

M E M O R A N D U M

DATE: March 3, 2016
TO: Greg Hannan, City Planner
FROM: Shawn Kasson, Fire Marshal SK
SUBJECT: Merino Block Redevelopment – MPC Case #2016-02

I have reviewed the revised final site plan for the Merino Block redevelopment project dated 02/16/16. Upon review I have the following comments:

- Knox Boxes must be furnished and installed in approved locations on each building.
- It is anticipated that the proposed mixed-use building will be protected by an automatic sprinkler system. The fire department connection (FDC) for the sprinkler system must meet the following requirements:
 - FDC must be installed in an approved location.
 - FDC must meet City of Hudson specifications.
 - FDC must be located within 40' of a fire hydrant.
 - FDC riser pipes must be painted red in color.
 - FDC must be furnished with an approved means to identify the protected building.
- The following equipment must be protected from vehicle impact in an approved manner (6" curb with setback or bollards):
 - FDC
 - Natural gas meters
 - Ground mounted electrical transformers (If provided)

Please contact me with any questions.