



Setti D. Warren
Mayor

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Department of Planning and Development
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Candace Havens
Director

M E M O R A N D U M

To: Land Use Committee of the Board of Aldermen

From: Candace Havens, Director of Planning and Development
Eve Tapper, Chief Planner for Current Planning^{ET}
Alexandra Ananth, Senior Planner

RE: Information for December 11, 2012 Working Session

DATE: December 7, 2012

CC: Petitioners
John Lojek, Commissioner of Inspectional Services

In response to questions raised at the Land Use Committee public hearings, previous working session meetings and/or staff technical reviews, the Planning Department is providing the following information for the upcoming working session. This information is supplemental to staff analysis previously provided at the public hearing.

PETITION #164-06(4)

916 Walnut St.

Request to remove five parking stalls, and to construct an addition to an existing nonconforming structure

This project had a public hearing on November 13, 2012.

- **Condition #8b., BO #164-06(3).** The Committee requested the petitioner review the previous Board Order including Condition #8b and respond in writing prior to the working session. In order to address neighborhood concerns the petitioner sent a letter to abutters addressing previous complaints and distributed store personnel contact information (**ATTACHMENT "A"**).
- **Construction Management Plan.** The petitioner submitted a draft Construction Management Plan (**ATTACHMENT "B"**). The Planning Department recommends the plan include 24-hour contact information for the construction supervisor and



that the submittal of a final, dated, Construction Management Plan be required before a building permit is issued.

- **Pedestrian Access at Corner.** The Committee requested the petitioner look into creating pedestrian access at the corner of Beacon and Walnut Street. The petitioner responded that for various reasons they do not believe it will work (**ATTACHMENT "C"**). This will be discussed at the working session.
- **Pedestrian Safety at Driveways.** The petitioners are proposing to install a stop sign and pedestrian crossing sign at both exit lanes and will trim vegetation at the Beacon Street exit in order to enhance pedestrian safety.

Hello Neighbors!

December 3, 2012

I hope this letter finds you well. As we approach the end of the calendar year, we are looking for feedback on any issues you may have had with our store over the past year. We appreciate those of you who were able to attend the Public Hearing on November 13th, 2012. Listed below please find all issues brought up there and the two previous. After each issue, I've written what we've done to address it.

- **Broken fence from storm that needed repair:** damage was reported to us mid-April; we covered the hole temporarily and then fixed it end of April by replacing the entire fence.
- **Trash going over into neighboring property:** we received a letter from our neighbors at 924-926 Walnut St stating that they were finding trash in their yard. We immediately cleaned up the mess, let our team members know to be more careful while smoking in that area, and added doing a trash sweep to our cleaning checklist.
- **Landscapers blowing leaves into neighbor's property:** this issue was brought up at the public hearing on 11/13/12. We immediately addressed it with our landscape company.
- **Trash going into neighbor's yard:** the same neighbors on Beacon St. pointed out that sometimes people leaving the store will throw their trash away, and it drifts onto their property. They suggested we put a trash can at the end of the fence that separates their yard, which we are considering, in conjunction with the next item.
- **There is poor visibility at the entrance to the store on Beacon St:** Due to the fence and landscaping along the side of the property there, sometimes cars are pulling onto the sidewalk essentially to see out, and don't see the bikes or pedestrians on the sidewalk crossing that opening. We are considering cutting back the landscaping there.
- **Noise from temporary storage containers:** we got a call from a neighbor that the new temporary storage containers were making too much noise. We put up a concrete and sound baffling barrier to reduce noise.
- **Music is left on overnight outside:** we're making sure if we turn it on during the day that it is turned off at night.

Thank you for taking the time to let us know about the issues that you've had; please let us know as soon as possible if you are having any kind of issue with our store. You can contact me by e-mail any time (Karen.franczyk@wholefoods.com), and you can also call either the store (617-969-1141) or my cell phone any time (401-527-1819).

You can also let the Ward 6 Aldermen know if you are having any issues. They can be reached

at:

**Victoria Danberg
Blazar**

30 Chase Street
Newton Centre 02459
02459

Phone: (617) 969-1756
1629

Email: vdanberg@newtonma.gov
rblazar@newtonma.gov

Gregory R. Schwartz

210 Woodcliff Road
Newton 02461

Phone: (617) 396-4160

Email: gschwartz@newtonma.gov

Richard B.

196 Morton Street
Newton Centre

Phone: (617) 527-

E-mail:

Thanks –

Karen Franczyk



Construction Management & Builders, Inc.

Construction Management Plan Narrative

Interior Basement Renovation

- Start Date – 11/12/12
- Completion Date – Major construction operations complete by 2/01/13. Misc work ongoing throughout entire project.
- Hours Of Work – 7am – 3:30pm Monday –Friday with Saturday work as needed to avoid interruption of store activities.
- Summary Of Work – The interior basement work consists of removal of the existing interior partitions, removal and lowering of the existing concrete floor slab to provide adequate head room for the relocation of the store employee offices, break room, and employee restrooms. New lighting, HVAC, and plumbing will be installed as part of this renovation. The renovation of the basement area will help facilitate the building addition (if approved) and the 1st floor renovation. A designated fenced in area will be used during this phase of construction for material & equipment storage as well as dumpster storage as is necessary. Construction personnel parking will be located off site at the Apgujung restaurant lot located across the Walnut St intersection down Beacon St. with the exception of 5 spaces that will be needed for construction foremen vehicles for work access to tools and supplies.

Building Refrigerated Storage Addition

- Start Date – Pending City Of Newton Approval
- Completion Date – 8 weeks from start date
- Hours Of Work – 7am – 3:30pm Monday –Friday with Saturday work as needed to avoid interruption of store activities.
- Summary Of Work – The building addition involves the removal of the existing cooler box assembly located in the loading dock area on the east side of the building, the excavation and installation of new foundations, and the installation of a new steel/insulated cooler panel assembly. This work will be performed within a fenced in work area with an additional fenced in area to the east of the addition which will be used for material stockpiling & equipment storage. Soils excavation & transporting along with steel erecting activities will be coordinated around the store deliveries and activities. Dates will be scheduled to allow the loading dock area to be completely shut down during any crane or rigging operations and adequate fencing and warning signs will be in place to avoid any pedestrian and employee entry into the area during these operations. In addition, designated construction personnel will be on hand to avoid any unauthorized entry to the area and to help direct people around the construction.
- Construction personnel parking will be located off site at the Apgujung restaurant lot across Walnut St. with the exception of 5 spaces that will be needed for construction foremen vehicles for work access to tools and supplies.

Building Results...

75 Sylvan Street, Building C | Danvers, MA 01923 | t. 781 246 - 9400 | f. 781 246 - 9401
www.cmbteam.com



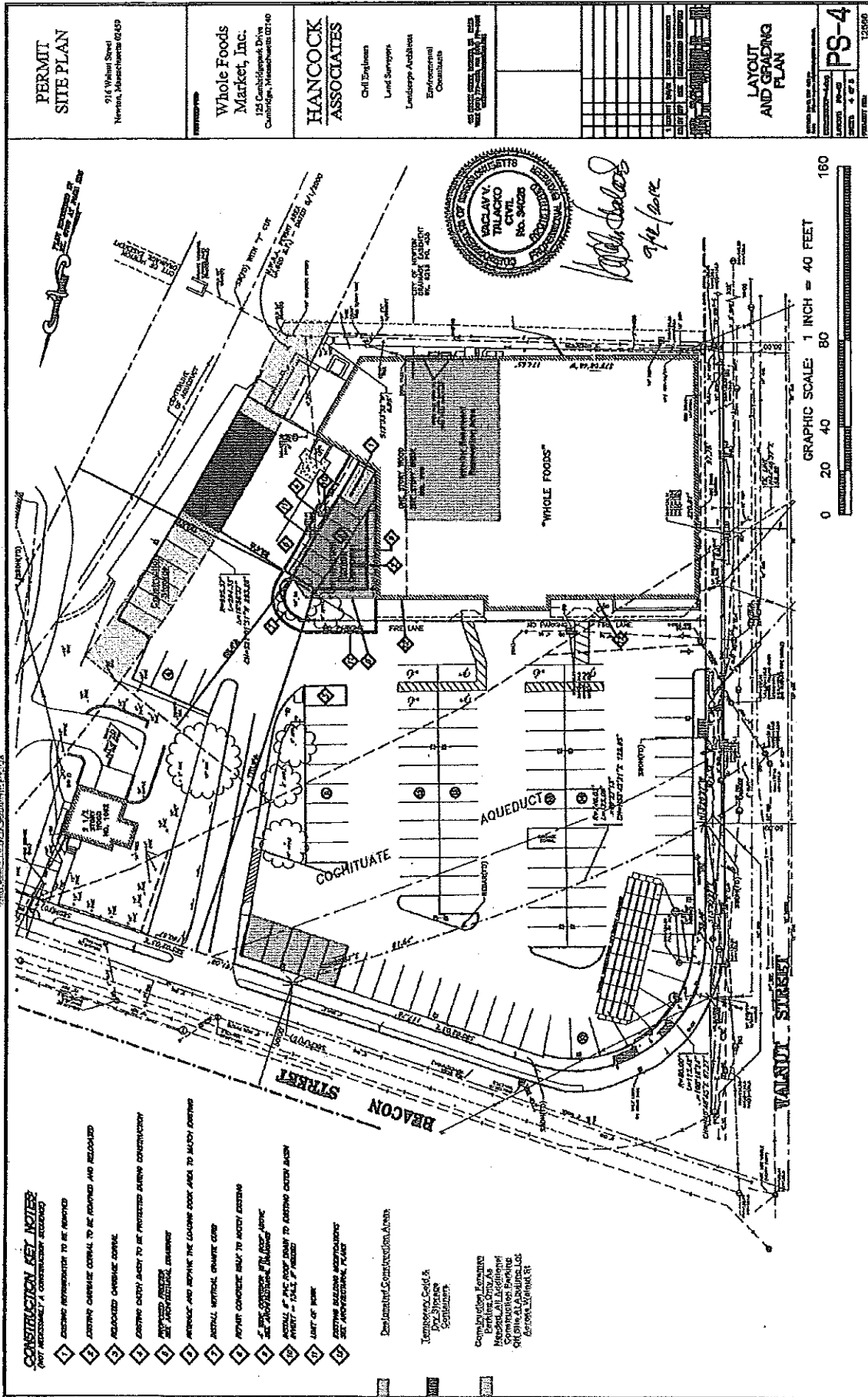
Construction Management & Builders, Inc.

Interior 1st Floor Renovation

- Start Date – Pending Approval Of Refrigerated Storage Addition
- Completion Date – 28 Weeks From Start Date
- Hours Of Work – 10pm to 8am Monday – Thursday
- Summary Of Work – The 1st floor interior renovation work involves the demolition and relocation of the existing store employee offices and restrooms, modifications to the sales area floor plan, installation of a new expanded customer seating area, new customer restrooms, relocation and/or renovation of prepared foods, produce, and sushi prep areas, wall and floor finishes, new lighting, plumbing, refrigeration, and HVAC in select areas. All work will be performed while the store is closed for business. The large areas of work that will require extended time to complete will be partitioned off with a combination of solid barricades and fire retardant plastic which will be sealed to control the migration of dust throughout the store. Negative air machine will be used in conjunction with dust partitions as needed to control dust. All areas under construction will be cleaned and protected or barricaded off at the end of each work shift prior to store opening to allow for safe access by store personnel and the general public. Construction parking will be located in the main parking lot at the Walnut St. end of the lot furthest away from the abutting neighbors to help prevent noise issues. A 30 yard mixed debris trash dumpster will be located in the loading dock area adjacent to the temporary dry storage container. The dumpster will be emptied as needed between the hours of 2pm and 5pm after the receiving dock closes for the day.

Building Results...

75 Sylvan Street, Building C | Danvers, MA 01923 | t. 781 246 - 9400 | f. 781 246 - 9401
www.cmbteam.com



CONSTRUCTION KEY NOTES
(NOT NECESSARILY A CONSTRUCTION SEQUENCE)

- 1. EXISTING IMPROVEMENTS TO BE REMOVED
- 2. EXISTING CONCRETE CURBS TO BE REMOVED AND RELOCATED
- 3. RELOCATED CURBSIDE CURVE
- 4. EXISTING DRIVEWAY TO BE PRESERVED ALONG CONCRETE CURVE
- 5. EXISTING DRIVEWAY TO BE PRESERVED ALONG CONCRETE CURVE
- 6. EXISTING DRIVEWAY TO BE PRESERVED ALONG CONCRETE CURVE
- 7. REMOVE AND REPAIR THE CHAIRING DOOR AREA TO MATCH EXISTING
- 8. INSTALL METALLIC CHAIRING CURB
- 9. REPAIR CONCRETE CURB TO MATCH EXISTING
- 10. EXISTING DRIVEWAY TO BE PRESERVED ALONG CONCRETE CURVE
- 11. EXISTING DRIVEWAY TO BE PRESERVED ALONG CONCRETE CURVE
- 12. EXISTING DRIVEWAY TO BE PRESERVED ALONG CONCRETE CURVE
- 13. EXISTING DRIVEWAY TO BE PRESERVED ALONG CONCRETE CURVE
- 14. EXISTING DRIVEWAY TO BE PRESERVED ALONG CONCRETE CURVE
- 15. EXISTING DRIVEWAY TO BE PRESERVED ALONG CONCRETE CURVE
- 16. EXISTING DRIVEWAY TO BE PRESERVED ALONG CONCRETE CURVE
- 17. EXISTING DRIVEWAY TO BE PRESERVED ALONG CONCRETE CURVE
- 18. EXISTING DRIVEWAY TO BE PRESERVED ALONG CONCRETE CURVE
- 19. EXISTING DRIVEWAY TO BE PRESERVED ALONG CONCRETE CURVE
- 20. EXISTING DRIVEWAY TO BE PRESERVED ALONG CONCRETE CURVE

Designated Construction Areas

Temporary Curb & Driveway Construction

Construction Features
 Building Footprint
 Existing All-Seasonal
 Construction Features
 Existing Driveway
 Existing Curbside

Construction Measurement Plan
 Project: Whole Foods Market, Inc.
 Revision: 1/12/12

PERMIT SITE PLAN
 916 Walnut Street
 Newton, Massachusetts 02459

Whole Foods Market, Inc.
 155 Cambridge Street
 Cambridge, Massachusetts 02140

HANCOCK ASSOCIATES
 Civil Engineers
 Land Surveyors
 Landscape Architects
 Environmental Consultants

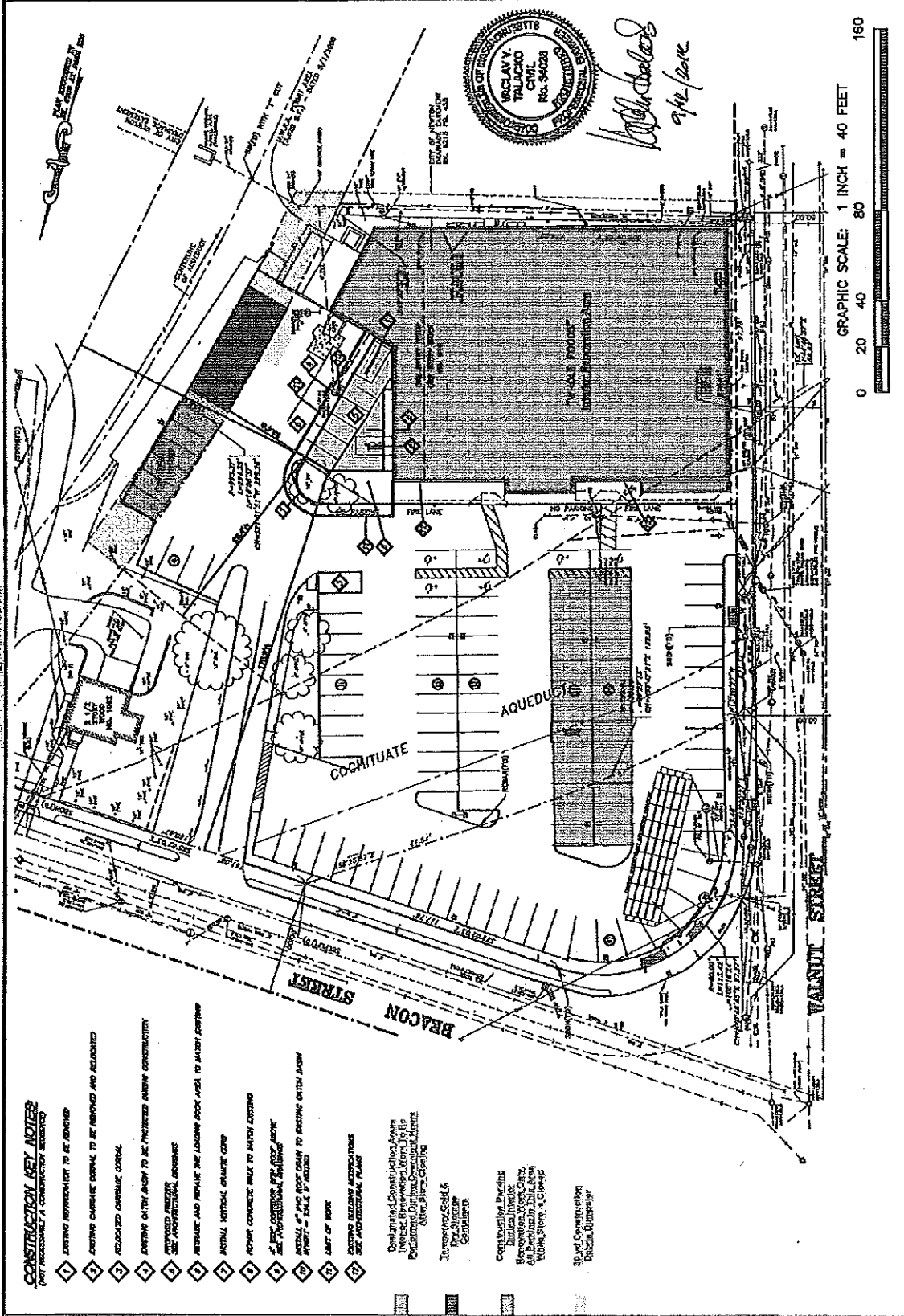


LAYOUT AND GRADING PLAN

GRAPHIC SCALE: 1 INCH = 40 FEET
 0 20 40 80 160

PS-4
 125890

PERMIT SITE PLAN 914 Walnut Street Newton, Massachusetts 02459	Whole Foods Market, Inc. 125 Conshaug Drive Cambridge, Massachusetts 02140	HANCOCK ASSOCIATES Civil Engineers Lead Surveyor Landscape Architects Environmental Consultants 100 STATE STREET, SUITE 200 BOSTON, MASSACHUSETTS 02109	LAYOUT AND GRADING PLAN PS-4 125686
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GRAPHIC SCALE: 1 INCH = 40 FEET
 0 20 40 80 160

- CONSTRUCTION KEY NOTES**
 PART INDICATED BY A CONSTRUCTION SYMBOL
- 1 EXISTING IMPROVEMENT TO BE REMOVED
 - 2 EXISTING CURB/RETAINMENT WALL TO BE REMOVED AND RELOCATED
 - 3 RELOCATED CURB/RETAINMENT WALL
 - 4 EXISTING GUTTER/FLASHING TO BE PROTECTED DURING CONSTRUCTION
 - 5 NEW/RELOCATED CURB/RETAINMENT WALL
 - 6 REMOVE AND REPAIR THE LOWER ROCK AREA TO MATCH EXISTING
 - 7 INSTALL RETAINMENT WALL CURB
 - 8 POUR CONCRETE WALK TO MATCH EXISTING
 - 9 SET CONCRETE CURB TO MATCH EXISTING
 - 10 INSTALL 4" PVC ROOF DRAIN TO EXISTING GUTTER DRAIN
 - 11 HATCH - FILL AS SHOWN
 - 12 USE OF ROCK
 - 13 EXISTING UTILITY LOCATIONS SEE ARCHITECTURAL PLANS

Designated Construction Areas
 Invested \$1,000,000.00
 Payment of 10% of Total Construction Cost
 After 90 Days of Construction

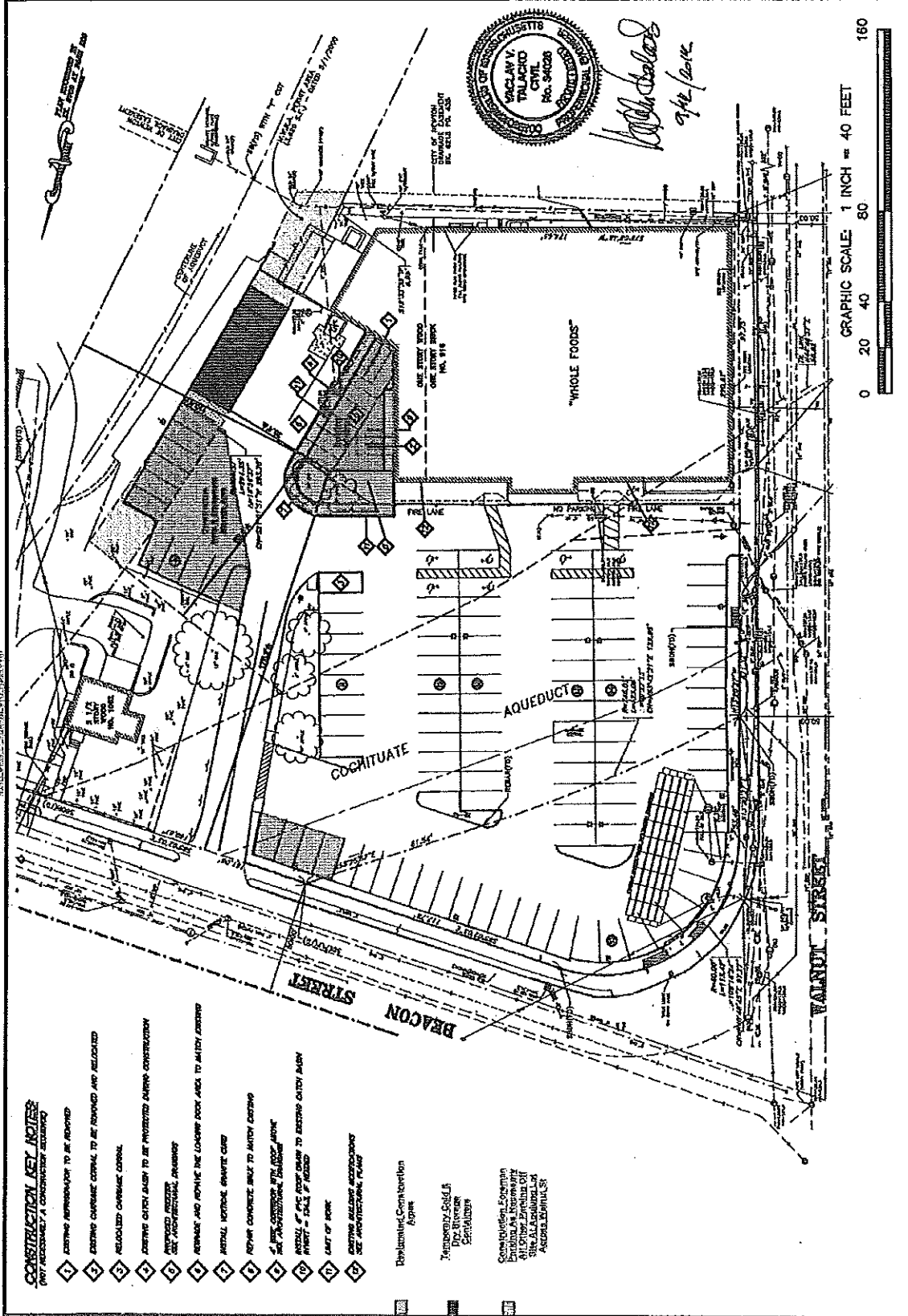
Inspected Civil &
 Dr. Clay V. Talacko
 Consultant

Construction Period
 1/14/2010 to 1/14/2010
 After 90 Days of Construction
 Whole Foods Market, Inc.

3rd Party Construction
 Design Company

Construction Management Firm
 In-Place Remediation - Division of Environmental Services
 100 State Street - Permitting Application Approval

<p>PERMIT SITE PLAN</p> <p>77 1/2 Walnut Street Newtown, Massachusetts 02459</p>	<p>Whole Foods Market, Inc. 155 Cash-A-Save Dr., Cambridge, Massachusetts 02142</p>	<p>HANCOCK ASSOCIATES</p> <p>Civil Engineer Land Surveyors Landscape Architects Engineers Contractors</p>	<p>LAYOUT AND GRADING PLAN</p> <p>PS-4</p> <p>125000</p>
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- CONSTRUCTION KEY NOTES**
(NOT NECESSARILY A CONSTRUCTION SEQUENCE)
- 1 EXISTING IMPROVEMENTS TO BE REMOVED
 - 2 EXISTING CURBSIDE CURBS TO BE REMOVED AND RELOCATED
 - 3 RELOCATED CURBSIDE CURBS
 - 4 EXISTING CURBSIDE TO BE RECONSTRUCTED EXISTING CONSTRUCTION
 - 5 RECONSTRUCTED CURBSIDE CURBS
 - 6 REMOVE AND REPAIR THE LOWER SIDE WALK TO MATCH EXISTING
 - 7 METALLIC SIDEWALK CURBSIDE CURBS
 - 8 REPAIR CONCRETE SIDE WALK TO MATCH EXISTING
 - 9 RECONSTRUCT SIDE WALK TO MATCH EXISTING
 - 10 REPAIR SIDE WALK TO MATCH EXISTING
 - 11 REPAIR SIDE WALK TO MATCH EXISTING
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 - 19 REPAIR SIDE WALK TO MATCH EXISTING
 - 20 REPAIR SIDE WALK TO MATCH EXISTING

Established Construction Signage

Temporary Signs
Do Not Remove
Signatures

Construction Equipment
Excavation
Foundation
All Other Equipment
Site Access
Access
Access

HANCOCK

ASSOCIATES

12566

December 3 2012

City of Newton
 Planning and Development Department
 1000 Commonwealth Avenue
 Newton MA 02459-1449

ATT: Ms. Alexandra Ananth, Senior Planner, LEED AP

RE: Whole Foods
 916 Walnut Street, Newton MA

Dear Ms. Ananth;

I received the overview of the questions and concerns raised at the Public Hearing of the Land Use Committee on November 13th, 2012 regarding the above referenced project. Our responses are below in italics.

- The petitioner should review the previous Board Order including Condition #8b and respond in writing prior to the working session.
See attached letter from Whole Foods letter to abutters.
- The petitioner should submit a draft Construction Management Plan including details for construction staging and contractor parking.
See attached Construction Management Plan Narrative from CM&B, the General Contractor
- The petitioner should consider opening the corner to pedestrians.
 - a. *The use of this proposed opening would result in unsafe condition by pedestrian traffic being directed to a vehicle travel lane in a busy parking lot. .*
 - b. *There is an alternate and safer way by following the side walk in Walnut Street and than walking along the front of the store to the main entrance. This route is only 60 feet longer. Seed attached Site Exhibit Plan #1.*
 - c. *The drainage on site is such that about 1/3 of the site drains along the north curbing to a stormceptor catch basin located immediately to the South of the proposed opening. The proposed opening would divert flow away from this catch basin out onto the sidewalk at the corner of Beacon and Walnut Streets causing possible flooding and freezing during winter months. .*
 - e. *The walk would have to overcome an elevation difference of 10 inches between the back of sidewalk and the parking lot over an approximate 6*

DANVERS, MA
 185 Centre Street
 Danvers, MA 01923
 Phone: (978) 777-3050
 Fax: (978) 774-7816

MARLBOROUGH, MA
 315 Elm Street
 Marlborough, MA 01752
 Phone: (508) 460-1111
 Fax: (508) 460-1121

CHELMSFORD, MA
 227 Chelmsford Street
 Chelmsford, MA 01824
 Phone: (978) 244-0110
 Fax: (978) 244-1133

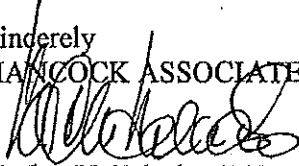
SALEM, NH
 P.O. Box 205
 Salem, NH 03079
 Phone: (603) 898-4701

foot length. This would produce a grade of about 14% which exceeds the ADA allowable 5% for a ramp.

- The petitioner should work with neighbors to address issues of noise, trash delivery, landscaping, and pedestrian safety at driveways.
 - a. See attached letter from Whole Foods to abutters regarding noise, trash management and landscaping maintenance.*
 - b. In order to enhance pedestrian safety at the exits onto Walnut and Beacon streets the applicant proposes the following:*
 - 1. Stop signs and stop lines will be installed at both exit lanes.*
 - 2. Caution Pedestrian Crossing signs will be installed at both exit lanes.*
 - 3. Vegetation will be kept trimmed at the Beacon Street exit to maximize sight distance to the right*

I trust the above and attached answers the question and concerns in your memorandum. Please let me know the time and location of the working session so we may attend and answer any questions that may arise.

Sincerely
HANCOCK ASSOCIATES



Vaclav V. Talacko, P.E.

Principal

Enclosures

CC Robert Donnelly via Email

Sid Kaplan via Email

Rob Harrison via Email

Karen Franczyk via email

Marty Flannery via email

DRAFT
#164-06(4)CITY OF NEWTON
IN BOARD OF ALDERMEN
December 17, 2012

ORDERED:

That the Board, finding that the public convenience and welfare will be substantially served by its action, that the use of the site will be in harmony with the conditions, safeguards and limitations set forth in the Zoning Ordinance, and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Zoning Ordinance, grants approval of the following AMENDMENT to SPECIAL PERMIT /SITE PLAN APPROVAL and EXTENSION of a NONCONFORMING STRUCTURE #164-06(3) in order to remove five parking stalls and to construct an addition to an existing nonconforming structure as recommended by the Land Use Committee for the reasons given by the Committee through its Chairman Alderman Ted Hess-Mahan:

1. The Board finds that the expansion of a nonconforming structure will not be substantially more detrimental to the neighborhood since this proposal is for a small expansion and is not increasing the degree of the nonconformity.
2. Despite the fact that five existing parking spaces will be eliminated as a result on their project the property still has sufficient parking both on site and to meet the requirements of the Newton Zoning Ordinance.

PETITION NUMBER: #164-06(4)

PETITIONER: Whole Foods Market, INC

LOCATION: 916 Walnut Street, Newton, 02459

OWNER: Henry Acconcia

ADDRESS OF OWNER: 550 Bowie Street, Austin, TX 78703

TO BE USED FOR: Retail Grocer

CONSTRUCTION: Masonry

EXPLANATORY NOTES: Section 30-15 Table 3, 30-21(b), to permit an addition to an existing nonconforming structure

ZONING: Business 1 District

Prior special permits for this property are as follows: Board Orders#164-06, 164-06(2), and 164-06(3);

This special permit supersedes those prior special permits, and consolidates and incorporates herein those conditions and provisions from such prior special permits that remain applicable, are still in full force and effect, and are set forth in this special permit. Any conditions in such prior special permits not set forth in this special permit are null and void.

Approved subject to the following conditions:

1. All buildings, parking areas, driveways, walkways, landscaping and other site features associated with this Special Permit/Site Plan approval shall be located and constructed consistent with the following:
 - a. "Whole Foods Market, Inc. Permit Site Plan", by Hancock Associates, signed and stamped by Vaclav V. Talacko, professional engineer, dated 6/15/12, revised 9/5/12, including the following sheets:
 - i. PS-4, Layout and Grading Plan
 - ii. PS-5, Perimeter Landscape Plan
 - b. "Whole Foods Market Proposed Floor Plans", signed and stamped by Sidney Kaplan, Registered Architect, dated 9/10/12, containing the following sheets:
 - i. SKA-05, Proposed Basement Floor Plan
 - ii. SKA-06, Proposed First Floor Plan and Elevation
 - iii. SKA-07, Proposed First Floor Plan

Renderings Dated 6/8/12

 - i. SKU-1, WFM Newton Walnut Street
 - ii. SKU-2, WFM Newton Walnut Street
 - iii. SKU-3, WFM Newton Walnut Street
 - iv. SKU-4, WFM Newton Walnut Street

2. The petitioner shall be responsible for any police details that may be necessary to facilitate traffic during construction.
3. The petitioner shall submit a final Construction Management Plan for review and approval by the City Engineer, City Traffic Engineer, Director of Planning and Development, and Commissioner of Inspectional Services

4. The petitioner shall submit a final photometric plan, for review and approval by the Director of Planning and Development. All on-site lighting shall be shielded from abutting residences to the extent required by the Lighting Ordinance.
5. The petitioner shall continue to work with the neighborhood to address concerns related to the operation of the grocery, specifically to reduce noise impacts generated from the HVAC equipment and the proper disposal of refuse and recycling, within the appropriate containers, and that the petitioner schedules regular pick-up to prevent the overflow of such recycling or refuse on the site or on any abutting properties. To address those, the petitioner shall annually from and after the date of approval of this Special Permit, send by first class mail, postage prepaid, a letter to all Ward 6 Aldermen, and to all residents of the neighborhood which shall be defined as all abutters and abutters to abutters, within 300 feet of the site. The petitioner shall file a copy of this letter with the City Clerk, Commissioner of Inspectional Services, and the Law Department. The letter shall seek comments from Ward 6 Aldermen and/or residents of the neighborhood related to any issues, concerns, or complaints as to the manner of operations and shall include contact information for the Ward Aldermen and the store manager. In the event that there are issues or concerns which would warrant a meeting in the opinion of the Ward Aldermen, the petitioner shall schedule and attend a meeting within 21 days of the request from the Ward Aldermen. At that meeting, the petitioner shall provide responses and a timetable to rectify those concerns. Within three months of that meeting, the petitioner shall send out a follow-up letter to advise Aldermen and residents of the neighborhood demonstrated progress made on concerns voiced at the meeting.
6. The petitioner shall limit the hours of deliveries and trash pick-ups between 7:00 a.m. and 3:00 p.m. weekdays and 7:00 a.m. and 12:00 p.m. on weekends. The petitioner shall comply with the provisions of 20-13(e)(4) of the City of Newton Revised Ordinances, relating to the idling of engines. In emergency circumstances, deliveries shall be permitted between 6:00 p.m. and 9:00 p.m.
7. There shall be no freestanding signs on the property, except as permitted through this special permit, in accordance with Condition 1.
8. The petitioner shall be responsible for snow and ice removal on the public sidewalks adjacent to Lots #12, #15 and, #16.
9. The petitioner shall minimize the number of spaces that would be displaced by temporary snow storage, and shall remove all such stored snow within 24 hours of the end of the snow event.
10. The petitioners shall maintain all landscaping associated with this Special Permit/Site Plan Approval in good condition. Any plant material that becomes diseased or dies shall be replaced on an annual basis with similar material.
11. No building permit shall be issued pursuant to this Special Permit/Site Plan Approval until the petitioner has:

- a. recorded a certified copy of this board order for the approved special permit/site plan with the Registry of Deeds for the Southern District of Middlesex County.
- b. filed a copy of such recorded board order with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.
- c. obtained a written statement from the Planning Department that confirms the building permit plans are consistent with plans approved in Condition #1.
- d. submitted a final construction management plan for review and approval by the Engineering Division of Public Works, the Inspectional Services Department, and the Planning and Development department.

11. No occupancy permit for the use covered by this Special Permit/Site Plan Approval shall be issued until the petitioners have:

- a. filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development a statement by a registered architect or engineer certifying compliance with Condition #1.
- b. submitted to the Department of Inspectional Services, and the Department of Planning and Development, and the Engineering Division, a final as-built survey plan in digital format.

12. The Commissioner of Inspectional Services may issue one or more certificates of temporary occupancy for all or portions of the building constructed subject to this special permit prior to installation of landscaping required in Condition 1, provided the petitioner shall first have filed with the Director of Planning and Development a bond, letter of credit, cash or other security in the form satisfactory to the Director of Planning and Development in an amount not less than 135% of the value of the aforementioned remaining site improvements to ensure their completion.