



Memorandum Planning and Urban Development Department Planning Division

To: Chair Dundon and Members of the Portland Planning Board

From: Caitlin Cameron, Urban Designer

Date: April 20, 2018

Re: **April 24th 2018 Planning Board Workshop**
Level III Site Plan, IOZ Conditional Use
30 condominium/retail development, 56 Hampshire Street (#2017-294)
NewHeight Group LLC, Chip Newell, Applicant

I. INTRODUCTION

NewHeight Group LLC has submitted Level III Site Plan and Subdivision, and Inclusionary Conditional Use applications for a residential project on Federal Street between Hampshire and Franklin streets in the India Street neighborhood. The proposal is for a three to six story single building of 30 market-rate condominiums, a retail space, and structured and surface parking. The parking includes spaces for 68 vehicles – 15 for the neighboring apartment building, 1 for the retail space, and the remaining 52 for the residential use. The required 3 affordable units will be provided off-site. The project is located in the IS-FBC zone (UN and UT subdistricts) and within 100 feet of the India Street Historic District but does not apply in this case.

This Workshop was noticed to 114 neighbors and interested parties, and the public notice appeared in the *Portland Press-Herald* on April 16th and 17th 2018. The applicant held a Neighborhood Meeting on March 2nd 2018 and the notes are included in Attachment U. The Planning Division hear from three residential neighbors/groups (PC 1-3). Comments from neighbors are primarily concerned with the height and shadow impact of the new building so close to their small-scale, historic residential buildings. There is also some question about the appropriateness of commercial space on Hampshire Street.



Applicant: NewHeight Group LLC (represented by Chip Newell)
Agent and : Terradyn Consultants, LLC (Michael Tadema-Wielandt, P.E.)
Architect: Archetype, P.A. (David Lloyd)

Required reviews and requested waivers:

Applicant's Proposal	Applicable Standards
New construction over 50,000 sf	Level III Site Plan Review and ISFBC UN/UT Design Review
Subdivision (30 dwelling units)	Level III Subdivision Review
Multi-family Residential >10 units	Inclusionary Zoning Conditional Use
Waivers	Citation
Driveway Width	City of Portland Technical Manual
Parking Aisle Width	City of Portland Technical Manual
Parking Stall Dimensions	City of Portland Technical Manual

II. PROJECT DATA

SUBJECT	DATA
Total area of the site	19,905 sq ft
Total Disturbed Area	19,905 sq ft
Existing Zoning	ISFBC (UT, UN)
Existing Use	Commercial building, surface parking
Proposed Use	Residential, retail, parking
Impervious Surface Area	
--Existing	16,555 sq ft
--Proposed	9,953 sq ft
--Net Change	6,602 sq ft
Building Footprint	
--Existing	5,118 sq ft
--Proposed	13,611 sq ft
--Net Change	8,493 sq ft
Building Floor Area	
--Existing	5,118 sq ft
--Proposed	66,759 sq ft
-Net Change	61,641 sq ft
Proposed Room Mix	
-One-bedroom	7
-Two-bedroom	14
-Three-bedroom	9
Parking Spaces	68 (52 residential; 1 retail; 15 neighbor spaces)
Bicycle parking Spaces	13 (none existing)
Estimated Cost of the project:	\$12,950

III. EXISTING CONDITIONS

This site is within the India Street neighborhood and has frontage on three streets – Hampshire, Federal, and Franklin Street. The development site has been aggregated by combining the former Portland Food Co-op site, a former city property on Franklin Street, and a portion of the rear lot of the neighboring residential property. The property is currently occupied by an old industrial bakery building used for storage for the Portland Food Co-op and surface parking. Several new buildings have recently been completed or are under construction around this site – the Luminato residential building on Franklin Street a block away, and a renovation of a former apartment building into a hostel. These new buildings are quickly defining the Franklin Street character and streetscape.

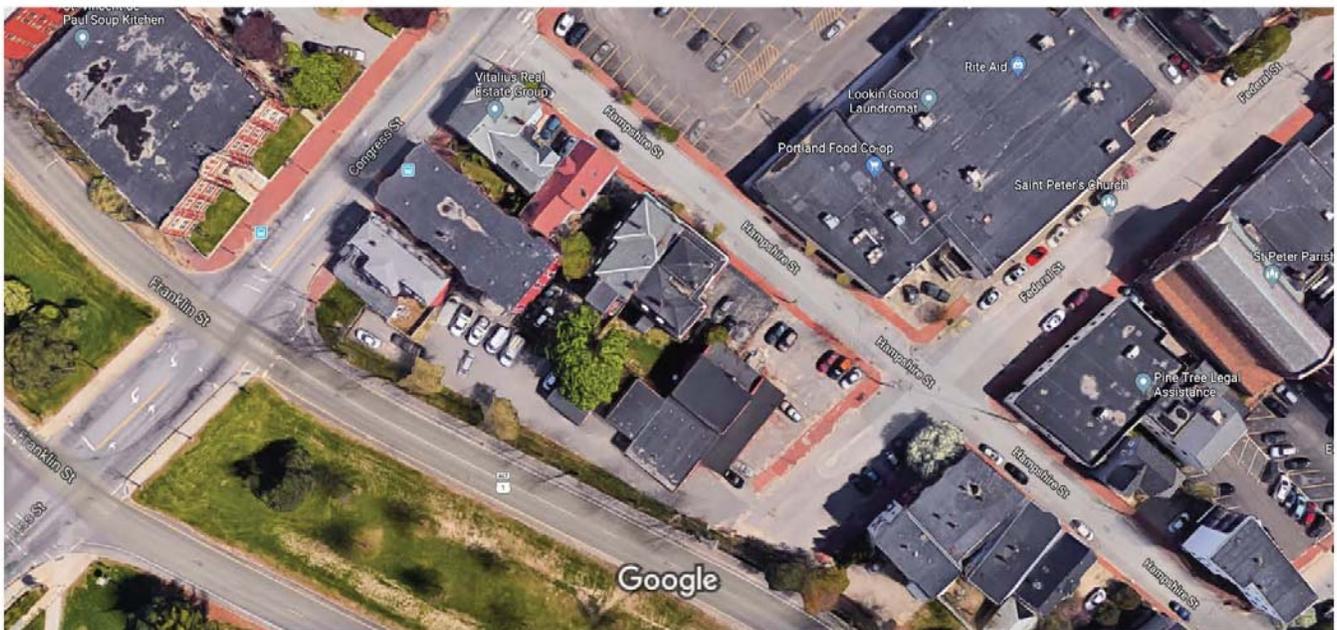
The site is within the India Street Form-based Code zone and near a prominent, gateway corner. Hampshire and Federal streets are designated as Urban Neighborhood (UN) zoning subdistricts which emphasizes small-scale, private frontage with the intent of maintaining a private, small street character.

Franklin Street and a portion of Federal Street has an Urban Transitional (UT) zoning designation that allows for up to six stories and longer buildings with a more flexible approach to use and ground floor character.

The parcel is near the India Street Historic District. However, the so-called 100' rule does not apply in this case and new development on this site is not subject to historic review. Buildings on this site will be part of historic streetscapes of Federal and Hampshire streets and the zoning and design standards emphasize contextuality in order to create a congruent and cohesive streetscape.

The site has long-view approaches both from Congress Street and for traffic coming up Franklin Street. As such, it is important to consider the character of this building as it relates to the historic buildings of Congress Street but also how it creates a new character on Franklin Street.

Staff design review has struggled a little bit with how this building can mediate these two contexts. From a massing perspective, the project is successful. However, staff concluded that the project compatibility with the Hampshire, Federal, and Congress Street contexts is still questionable. These contexts rely heavily on traditional materials of red brick and clapboard and have symmetrical façade compositions.



Imagery ©2018 Google, Map data ©2018 Google 50 ft

IV. PROPOSED DEVELOPMENT

The proposed building is shown in the Plan set and described in the applicant’s submittal. This image (Plan P21) shows the overall project view from Franklin and Congress streets.



The proposal includes:

- 31 market-rate condominiums
- 3 workforce housing units are required by Inclusionary Zoning – provided off-site
- Parking for 68 vehicles (structured, mechanical, surface)
- 1 retail space (under 2,000 sf) – condo docs prohibit cooking/restaurant
- Extended planting areas/plazas on City property along the Franklin Street frontage, dead-end of Federal Street, and at the corner of Congress and Franklin street.

The elevation below faces Federal Street and shows the residential and garage entrances (Plan P19). Hampshire and Federal have a 45’, four-story height maximum; Franklin Street allows up to 65’ and six stories. The resulting proposal includes height and massing variation.



VERDANTE

Federal Street Portland, Maine

V. STAFF REVIEW

A. RIGHT, TITLE AND INTEREST

The applicant has submitted the deed ([Attachment B](#)). The applicant has agreed to provide parking for a neighboring apartment building as well as maintain light and air for that building. The applicant also acquired land from the City in order to have direct frontage onto Franklin Street.

Since the original application, the applicant has acquired property from the neighbor to expand the lot size. The Boundary Survey needs to be updated to reflect a recent land acquisition – those boundaries are shown in the plans but not the survey.

The applicant is proposing to encroach on the City's ROW with a number of habitable bay windows over both Franklin and Federal Streets. Staff do not support building proposals that occupy City property, especially when the building overhangs a public walkway. If this is allowed, licenses and financial contributions will be required.

B. ZONING ASSESSMENT

1. General Assessment: The proposed building and parking structure is located in the IS-FBC zone and includes one UN, a split UN/UT, and one UT frontages. On UN streets there is a three-story minimum and a four-story, 45' maximum. On UT streets the height maximum is six stories and 65'. The project appears to meet the height, setback requirements. The proposal is taking advantage of the ability to have a height bonus on the UT portions of the building – this takes the building up to six stories and potentially 77'. The project meets the maximum building length on Hampshire and Federal Streets (Federal Street frontage is split between two zones). The project seeks to use Additional Building Length provisions on Franklin Street. The building may be up to 200' (157' proposed) in length given certain requirements which the project meets by using structured parking. On Hampshire Street, which can allow up to 50' (50' proposed), the project includes a commercial ground floor but this cannot be used for additional building length. See the Zoning Checklist for a complete analysis ([Attachment 1](#)).
2. Staff Analysis: The intent of the zone is for new buildings to be human-scaled and contextual – staff feel the intent of the zone and subdistrict purpose statements are being met by the project as currently proposed.

14-275.1 Purpose: *The India Street Form-based Code is different that traditional zoning, . . . The intent of the India Street Form-based Code Zone is to establish a zoning district that encourages a vibrant, walkable, mixed-use urban district, preserves and values the existing historic neighborhood fabric, and fosters and supports local businesses and residential areas.*

Outstanding Zoning questions:

- Height – Please provide height as measure from average grade to confirm compliance
- Height – The Height bonus on Franklin Street is contingent on meeting the green roof requirements. Staff will request some additional runoff calculations and finalization of the maintenance agreement. The 50% pervious area calculation is barely met and staff will continue to evaluate this requirement.
- Lot Coverage: The overhangs in ROW affect the lot coverage and pervious area calculations. The areas of these encroachments need to be confirmed for zoning as well as licenses.
- Setbacks: The driveway currently encroaches on the 35' surface parking setback. Staff request additional information to ensure this encroachment is to the minimum amount.

C. SUBDIVISION STANDARDS

(14-497(a). Review Criteria)

The proposed development has been reviewed by staff for conformance with the relevant review standards of the City of Portland's subdivision ordinance. Staff comments are below and in *Attachments 1-5*.

1. Water, Air Pollution

The project is not anticipated to result in undue air or water pollution.

2 & 3. Adequacy of Water Supply

The applicant has provided evidence of capacity from the Portland Water District with conditions (Attachment P).

4. Soil Erosion

No unreasonable soil erosion or reduction in the capacity of the land to hold water is anticipated (Attachment 2). Site Plan (Plan P5) and Erosion Control Plan (Plan P6) provide information about stabilizing the site during and after construction.

5. Impacts on Existing or Proposed Highways and Public Roads

The applicant has not provided a full traffic and transportation analysis. Tom Errico, the city's consulting traffic engineer, has requested the studies and made further comment on impacts to the future Franklin Street design (Attachment 3).

6. Sanitary Sewer/Stormwater Disposal

A 6-inch sewer line is proposed to service the building and would outlet to Hampshire Street. No grease trap is proposed – restaurant uses are not allowed as part of the building. The applicant has submitted a wastewater capacity application to the Department of Public Works and is waiting for the response letter.

The greenroof is proposed to achieve a height bonus – that green roof will be required to meet Ch 32 and provide stormwater runoff detention. The applicant has provided stormwater management and utility plans as well as information for the green roof. The City's consulting civil engineer will review these plans further as part of the Site Plan review (Attachment 2, S, and P23).

7. Solid Waste

The applicant has proposed a trash and recycling room adjacent to the residential entrance and has indicated in the condominium documents that residents are responsible for engaging a waste management contractor to provide waste removal service. The project is not anticipated to cause an unreasonable burden on the ability of the city to dispose of solid waste.

8. Scenic Beauty

This proposal is not deemed to have an adverse impact on the scenic beauty of the area. The project is not within a historic district or within 100' of a historic landmark.

9. Comprehensive Plan

India Street Sustainable Neighborhood Plan

This newly adopted neighborhood plan includes the following goals and principles which are met by this proposal:

Goal – Vitality – the project adds 33 new units bringing more people to the neighborhood

Goal – Diversity of building types and residents – The project targets a different demographic for the neighborhood.

Principle 7: Guided Growth – the project provides dense residential development on Franklin Street corridor, one of the areas identified as potential growth and infill development sites.

Principle 8: Form of Development – High residential density, maintaining the pedestrian-scale blocks, continuous sidewalks, and street-oriented buildings – these concepts are all included in the project.

Principle 13: Responsive to Climate Change – this will be the second project in the neighborhood to have a green roof and address stormwater runoff.

Incentives for Affordable Housing and Housing – Sustaining Portland’s Future

The city believes that it is in the public interest to promote an adequate supply of affordable housing for its residents. The proposed project is required under the newly adopted Division 30, Section 14-487, Ensuring Workforce Housing to provide at least 10% workforce housing units. As described below and in (Attachment 5), the project proposes to provide three off-site rental units. Housing stock is placed in a multi-modal neighborhood with good connections to several neighborhoods, offices, and services.

10. Financial and Technical Capacity

As noted above, the applicant has provided evidence of financial and technical capacity (Attachment G).

11. Wetland/Water Body Impacts

Project is not located within a watershed of any pond or lake or within 250 feet of any wetland, great pond or river.

12. Groundwater Impacts

There are no anticipated impacts to groundwater supplies.

13. Flood-Prone Area

Per the FEMA flood maps, the site is not located in a flood zone.

14. Wetland/Water Body Impacts

No potential wetlands within the proposed subdivision.

15. Wetland/Water Body Impacts

No river, stream or brook within or abutting the proposed subdivision.

(14-497(c) Conformity with Code) Any proposed subdivision shall be in conformity with all relevant provisions of this Code. Project has been reviewed for conformity with the zoning code – see staff analysis below.

D. SITE PLAN STANDARDS

14-526 Site Plan Standards

Traffic - Access, Circulation, Loading and Servicing

The current proposal introduces one curb cut onto Federal Street for a single entry/exit for all 68 parking spaces. The project also includes one retail space (under 2,000sf) with proposed loading/service on Federal Street. Zoning requires surface parking to be set back 35' from the street – the applicant is requested to provide turning templates to show that the driveway area, which encroaches on this 35' setback, has been reduced to the minimum amount required to access the surface parking spaces.

The Traffic Engineering Reviewer has also noted the following (Attachment 2):

- *The Applicant shall conduct a **trip generation analysis** for the project for the weekday PM peak hour for assessing monetary contribution requirements for the implementation of Franklin Street improvements. The Applicant shall conduct the estimate for all land uses (an estimate was provided for the residential portion of the project only) and provide supporting calculations.*
- *The location of the proposed driveway shall consider future Franklin Street improvement conditions (particularly that a new intersection of Federal Street and Franklin Street will be created – with possible traffic signal control). **Current plans indicate the driveway separation to Franklin Street will be 29 feet, which does not meet City standards. I continue to review this issue and will provide feedback in the future.***
- *Truck deliveries are proposed on Federal Street, but circulation in and out of the space will be difficult given the dead-end street condition. Hampshire Street may be a more suitable location and additional review is required.*

Sidewalks – Staff have several revisions requested for the sidewalk design to meet the *City of Portland Technical Manual* standards especially regarding curb alignment, pedestrian crossings ramp, street trees, street lighting placement and fixture selection (Attachment 4). The City is not satisfied by the current design of sidewalk connecting Federal and Franklin streets, especially in regards to providing steps in the public sidewalk which is not ADA compliant solution. Staff will work with the applicant on further revising these designs. The transportation Planner had these comments (Attachment 4):

- *The City is also interested in exploring opportunities to create an ADA-accessible pedestrian access route from Federal Street to the sidewalk along Franklin Street.*
- *Plans should be revised to indicate cross slopes and running slopes, especially meeting ADA requirements.*
- *The applicant's response indicates that bike racks have been added along Federal Street frontage near the lobby but it is not readily apparent on the Site Plan.*

The applicant is proposing to encroach on the City's ROW with a number of habitable bay windows over both Franklin and Federal Streets. Staff do not support building proposals that occupy City property, especially when the building overhangs a public walkway. A series of complaints have been filed about other projects with these overhangs where water and ice impact on passers-by.

Public Transit Access - No transit shelter is required.

Parking – The zoning requires 27 parking spaces for the residential project. 68 spaces are proposed, 52 of which are for the residents of 56 Hampshire and includes three tiers of mechanical parking and 2 ADA spaces. The parking is provided in a combination of structured, covered, and surface spaces (Plan P5). See the Zoning Analysis regarding the drive aisle within the 35' setback for surface parking.

The applicant intends to provide 15 residential surface parking spaces on-site for the neighboring apartment building.

- How will neighboring residents be routed to access those parking spaces?

The new retail space is under 2,000 sf and does not require parking per the ordinance. However, the applicant proposes to provide one (1) parking space for the retail:

- Where is that space located and is it intended for staff or visitors?
- How is that designated?

The City proposes to re-assign and re-stripe the on-street parking on Federal Street allowing for parallel spaces on both sides of the street. Staff suggest that one on-street parking space on Hampshire Street might be designated a 15-minute space or a commercial loading space.

Staff need more information in order to fully evaluate the requested waivers. The Traffic Engineering Reviewer has also noted the following regarding parking design (Attachment 3):

- *Parking aisle widths do not comply with City Technical standards and the Applicant shall provide technical/site information in support of a waiver.*
- *The driveway width on Federal Street appears to be narrower than City Technical Standards. The Applicant shall provide technical/site information in support of a waiver.*
- *All of the mechanical parking spaces do not meet City parking space dimensional standards. The spaces appear to be slightly narrower and slightly longer. I continue to review the details, but likely support a waiver from the City's Technical Standards.*
- *The applicant shall provide information on how the eight tandem parking spaces (#9 though #16) will be managed.*

Snow Storage – Shown against fence within surface parking area and out of the circulation path for cars.

Transportation Demand Management – Not applicable

Landscape Preservation / Site Landscaping and Screening – There are no significant landscape or natural features to preserve. The applicant shows landscape and fence screening between Franklin Street and the surface parking as well as the neighboring residential properties and the surface parking.

- Staff suggests that a wood fence is not the appropriate character facing a major, multi-modal street.
- Is the fence shown adequate screening for the neighboring residential properties? There is no screening between the surface parking and a neighboring porch, for example.

Landscape Plan – The applicant proposes substantial landscape improvements around the property and includes improvements to the public land between the building and Franklin Street as well as the City property at the corner of Franklin and Congress streets, and at the end of Federal Street. Landscape and screening are required at the surface parking both between the street and the neighboring residential properties (Plan P11).

- Staff will work with applicant to create a legal agreement about the maintenance of landscape improvements on public land.
- Applicant made revisions based on City Arborist comments. Additional review from the City Arborist of the current proposal is needed for these public space landscape improvements.
- The City Arborist will need to evaluate the proposal to remove six (6) healthy street trees (Attachment 5).

- Thirty-one (30) trees are required, fourteen (14) are provided = 16 trees x \$400 = **\$6,400 contribution to the Street Tree Fund**

Water quality, Stormwater Management and Erosion Control - Staff do not have significant concerns – see comments from Civil Engineer ([Attachment 2](#)). The project is achieving a height bonus by providing 50% pervious lot coverage and a green roof. Additional calculations are needed to show the runoff detention of the green roof meeting the expected public benefit in exchange for the height increase. The green roof must meet Chapter 32 and provide a Stormwater Maintenance Agreement – a draft of that has been provided.

Public Safety - The Crime Prevention through Environmental Design (CPTED) standards in the site plan ordinance address the principles of natural surveillance, access control and territorial reinforcement so that the design of developments enhance the security of public and private spaces and reduce the potential for crime.

The final submission will be evaluated for the lighting and safety especially on Federal Street and the connection to Franklin Street.

Fire Prevention and Public Utilities – Applicant has provided the letter from the Water District showing capacity to serve. The sewer capacity letter is still outstanding. There are two questions from Fire Prevention at this time ([Attachment 4](#)):

- *There is a concern of carbon monoxide in the enclosed portion of the parking garage.*
- *Access around the building appears to be adequate. What is the distance from the building to the paved way of Franklin Street?*

Massing, Ventilation and Wind Impact and Shadows: Generally addressed in the Design Review. The neighboring residential properties on Hampshire Street have expressed concern about the shadow impact from the 6 stories on their living and yard space. This is a concern, however, the project is currently meeting the zoning height requirements.

Historic Resources – The project is not within the historic district and not within 100' of a historic landmark.

Exterior Lighting incl Street Lighting – Staff will evaluate the photometric plan when it is revised. The Building lighting cut sheets meet the requirement provided only the downlight options are used. Staff will give guidance to applicant regarding any new street lights along all frontages in the ROW (at the applicant's cost). The lights would need to meet the Technical Standards for street lighting and match the lights installed elsewhere in the India Street neighborhood (Eastern Waterfront medium). Staff will work with the applicant to develop the street light plan.

Noise and Vibration – The final submissions should clarify where the HVAC will be located and how it will be screened from the public ROW and neighboring residential properties even if the exact specifications are submitted later.

Construction Management Plan – Staff have not reviewed or provided comment at this time.

E. DESIGN STANDARDS



The site is located within the IS-FBC zone, Franklin Street is the UT subdistrict, Hampshire and Federal Streets are in the UN subdistrict. The UT subdistrict takes over on Federal Street 50' past the corner. Preliminary design review concluded that the building design generally meets overall intent of the zone with a few outstanding points regarding materials and character, garage ground floor design, and fence design. Full comments see [Attachment 1](#).

Staff Analysis: The surrounding built context could be divided into the low-rise historic residential structures of the narrow Hampshire Street and the newer, large-scale development on the wide Franklin Street. The design priorities for new

construction in this neighborhood are buildings that maintain the urban street wall, engage the public realm, and respect and fit into the established context. The design successfully creates interesting forms and massing, and maintains the street walls. The three-story mass on Hampshire Street is contextually sensitive in scale and provides an active ground floor with commercial use, **however, staff felt the façade design should be more symmetrical and employ red brick in order to tie into that street context.** The proposal orients the residential entrance and appropriately, the taller mass, to Federal and Franklin Street. The view of the building from Congress Street creates a varied mass and roofline but staff were concerned that **this prominent view corner feels eroded rather than a strong, gateway presence.** Visual interest is brought through massing variation, façade plane changes of the bay windows, and varied roof lines. There is a regular pattern of vertical proportioned windows, consistent with the traditional patterns. **Staff is conflicted about the use of grey brick, which, seen in the Franklin Street context, works, but given the predominance of red brick in the India Street context of Congress and Hampshire Streets, feels out of place.** The project also adds some publicly accessible open space on the corner of Congress and Franklin. This space is an amenity for the neighborhood residents and visitors as well as providing a more attractive gateway feature.

Staff request Board feedback about:

- Material selection, placement, and number of materials – use of grey, rather than red brick
- Overall character + compatibility with existing neighborhood compared with Franklin Street
- Ground floor on Franklin Streets - Fenestration, Articulation, Pedestrian comfort and scale
- Character of fence at Franklin street wall
- Landscape design approach at public corner – appropriate approach?



VI. INCLUSIONARY ZONING CONDITIONAL USE

The applicant is required by Division 30, Section 14-487 to provide 3 workforce housing units (on-site or off-site) or pay the fee-in-lieu. The applicant has proposed to provide one of these units off-site at 42 Hampshire Street as a three-bedroom. The remaining two are also proposed off-site but the details have not been determined. The Housing Planner has the following comments (Attachment 6):

- *To comply with the Division 30, Section 14-487, Ensuring Workforce Housing, the applicant is required to provide a minimum of 3 workforce unit (on-site or off-site) or pay the fee-in-lieu. As noted above, the applicant is proposing to provide 3 off-site workforce units. Based on the requirements outlined in Section 14-487, the number of bedrooms in the workforce units shall be ten percent of the total number of bedrooms in the development. The total number of bedrooms in the development is 62. As noted above, the applicant is proposing to provide one off-site workforce unit with 3 bedrooms. Two additional workforce units with a minimum of 3 bedrooms in total will be required to be included in the final submission package.*
- *Staff will be looking for the applicant to provide the location of the two remaining workforce units, with the bedroom count, to ensure compliance with Division 30, Section 14-487.*

VII. NEXT STEPS

The final submission will need to fully address the Site Plan and Subdivision review standards, including the following:

- Submit an updated, stamped Survey
- Transportation: Trip generation analysis; Parking study
- Transportation: Information in support of waiver requests
- Transportation: Information to address the Traffic Engineer review questions – vehicle management for mechanical and tandem parking
- Site Design: Work with staff for sidewalks/ROW design and materials, street lights, and street tree layouts
- Site Design: Provide turning templates showing the minimum driveway needed within the 35' setback to access surface parking
- Subdivision: Provide Plat for review
- Subdivision: Provide Condo docs for legal review
- Zoning: Green roof calculations
- Zoning: Resolve outstanding staff questions
- Fire: Response to staff questions
- Design: Locations and screening details for HVAC
- Design: Questions regarding compatibility with neighborhood streetscapes
- License: Work with City to determine the license conditions for building overhanging the ROW
- Landscape: Legal agreement for landscape maintenance on public property
- Utilities: Submit capacity letter for Wastewater
- IZ Conditional Use: Provide location and bedroom count of remaining two workforce housing units
- City Reviews Outstanding: Photometrics Plan, Street tree removal, street lights, CPTED
- Any other issues raised by the Planning Board

ATTACHMENTS:

Attachments to Memorandum

1. Zoning and Design Checklist
2. Civil and Stormwater
3. Traffic Engineering
4. Fire, Sidewalk
5. City Arborist
6. IZ Conditional Use

Public Comments

PC1 Judith Allen 2.14.18

PC2 Priscilla Slack 2.24.18

PC3 Judith Allen et al 3.08.18

Applicant's Submittal

- A. Application
- B. Right, title and Interest
- C. Development Description
- D. State & Federal Permits
- E. Land Ordinance Review
- F. Easements
- G. Technical & Financial Capacity
- H. Natural Features
- I. Stormwater Management
- J. Consistency with Master Plans
- K. Utilities
- L. Solid Waste
- M. Fire Safety
- N. Design Standards Review
- O. HVAC Equipment
- P. Water Capacity
- Q. Details – Mechanical Parking
- R. Details – Exterior Building Lighting Specifications
- S. Details – Roof Garden Specifications
- T. Construction Management Plan
- U. Neighborhood Meeting Package
- V. Response Letter 3/6/18

Plans

- P1 Cover Sheet
- P2 General Notes
- P3 Boundary Topographic Survey
- P4 Existing and Demolition Plan
- P5 Site Plan
- P6 Grading Drainage, and Erosion Plan
- P7 ESC Notes
- P8 Utility Plan
- P9 Site Details
- P10 Utility & Drainage Details
- P11 Landscape Plan
- P12 Photometrics Lighting Plan

P13 1st Floor Plan
P14 2nd Floor Plan
P15 3rd Floor Plan
P16 4th Floor Plan
P17 5th Floor Plan
P18 6th Floor Plan
P19 Elevations
P20 Elevations
P21 Perspectives
P22 Diagram Pervious Surface Calculation
P23 Roof Garden Details