

Development Review Checklist

IS-FBC

Level I / Level II / **Level III** / Master PlanProject Name: ShipyardAddress: 86 Newbury StreetDescription: Alteration / **Addition** / **New Construction**Date Received: 5/30/18 **Prelim** / FinalPlanner: Caitlin CameronSubdistrict **UN** / **UT** / UA

	Complies	More Info	Does Not Comply	N/A	Comments
PURPOSE					
General Guiding Principles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Most principles met – more information needed about landscape and building interface with the street. Newbury and Mountfort Streets need more design iteration to develop a consistent street character with blocks across the street.
Subdistrict Intent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UT Hancock, Fore, Mountfort; UN Newbury
GENERAL DEV. STANDARDS					
(a) Prohibited Uses	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Siting Standards					
Mid-Block Permeability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Frontage Req. – Additional Building Length	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UT Mountfort = 200' with massing variation UT Hancock = 114' Hotel with 2 modules
Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Small Lot < 35'	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Side Yard less than 5'	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Special corner treatment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Attached Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Landscaping & Screening					
Surface Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
1 st Lot Layer - Height	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
1 st Lot Layer – Perm.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Other Lot Layer - Height	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

	Complies	More Info	Does Not Comply	N/A	Comments
(c) Height Standards					
Height Bonus - Eligible?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UT eligible streets – 1 bonus story allowed; Height not to exceed 77' from average grade
Height Bonus – Conditions Green Roof + Pervious = 50% lot	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff request additional info – diagram showing how 50% pervious lot area is met, Ch 32 compliance and calculations, details, and green roof maintenance agreement
(d) Parking Standards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff have not completed the parking requirement review.
SUBDISTRICT DIMS REQ.					
Siting Standards					
Orientation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Buildings on Hancock and Mountfort streets have a principal façade oriented to the street. Office building oriented to Mountfort Street. Hotel oriented to Hancock Street. Residential buildings are oriented to Newbury Street but lack principal entries.
Corner Condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UN is dominant subdistrict on Newbury Street; UN/UT streets, applicant is allowed to decide building orientations.
Lot Coverage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TBD but appears to be under 90% required
Frontage Requirements					
Building Length	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UN – residential buildings all 50' UT Fore – less than 100' Shipyard building to remain as existing length
Additional Bldg Length	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UT Mountfort – 200' with massing variation UT Hancock – less than 200' with 2 modules with active doors.
Fenestration Req. (UA)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Setbacks					
Principal Building					
Front Yard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5' max for UN street; 10' max for UT streets; staff suggest extending sidewalks into front yard where feasible. Front yard max of 10' is exceeded on Newbury Street for office

					building because building has met 200' max building length.
Side Yard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	At least 10' on all side yards.
Side Yard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exceptions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Rear Yard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No rear yards
	Complies	More Info	Does Not Comply	N/A	Comments
Building Entries					
Frequency	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Newbury = 1 required per building; 2 buildings provided (waiver request) Mountfort = 2 required; 1 provided (waiver request) Fore = 1 required; 0 provided (waiver request) Hancock = 1 required for residential building; 1 provided; 2 required for Hotel, 2 provided
Principal Entry Orientation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Each street has a principal entry
Principal Entry Elevation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	More information needed; all entries appear to be at grade
Height Standards					
Principal Building					
Height	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Newbury = UN 45' max; Hancock, Mountfort, Fore = UT 65' max
Stories	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3 stories on Newbury; 7 stories on Mountfort/Fore (more info needed for bonus story); 6 stories on Hancock
Stepbacks (UT, bonus)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15' stepbacks provided for bonus floor
Accessory Building(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Parking Standards					
Surface Parking Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No surface parking
Garage Door Setback	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No doors, opening set back from front façade on Hancock and Fore streets
Garage Door Opening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Opening on Hancock is 40' but not a door

IS-FBC: Building Design Standards (BDS)

	Complies	More Info	Does Not Comply	N/A	Comments
BUILDING DESIGN STANDARDS (BDS)					Review (5/22/18 and 6/5/18) Caitlin Cameron, Deb Andrews, Christian Roadman; HP Advisory review on 5/16/18 and 6/6/18
1. Neighborhood Context					
Intent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Be mindful of the transitional nature of the site – especially on Newbury and Mountfort streets. The large office building needs to be contextual with the small-scale, residential streets and blocks that surround it. The façade composition and material placement can be used to transition this office use and larger scale. Newbury Street residential buildings will be good scale for transition from residential buildings across the street. Hancock Street is mostly mid-rise buildings – hotel is appropriate scale and has active frontage.
Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Generally, staff are satisfied by the proposal. Staff and HP board had additional suggestions for the residential buildings – more variation between each building in façade planes, entries and articulation of entries, expression of the gable roof versus the flat roof.
2. Massing & Proportion					
Intent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Office building uses massing variation to moderate the scale in relationship with the smaller scale residential buildings surrounding. The residential buildings could use more variation in the massing – perhaps a recessed plane on the front at entries, plane change for flat roof vs. gable roof.
Guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Standard 2.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2 modules on Hancock for hotel building
3. Articulation & Composition					
Intent	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Generally met but more information needed for office building facades and the residential buildings.
Guidelines	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Façade plane changes, overhanging cornices, massing variation. For the residential buildings with retail below – retail treatment is too heavy or weighty with office front rather than storefront treatment; should become more transparent and less “applied” and out of proportion.
Standard 3.1: 3 required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Standard 3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Standard 3.3: Blank Wall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Fenestration					
Intent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Regular pattern of windows, consistency
Guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Standard 4.1 (UA only)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Standard 4.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Standard 4.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	What is VT of glass?
Standard 4.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	Complies	More Info	Does Not Comply	N/A	Comments
5. Building Materials					
Intent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	More info needed for residential buildings; hotel building has appropriate mix of brick and industrial references; scale back the use of the curtain wall on office building in relationship to the residential blocks.
Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Building Entries					
Intent	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Most facades include active entries.
Guidelines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Some revisions requested regarding residential entries.
Standard 6.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Principal entry for hotel on Hancock, for office on Mountfort, for residential buildings on Newbury. Fore Street does not have an entrance and would require a waiver; 3 rd residential building does not have an entrance on the street. Office entry is not robust enough – needs more emphasis.
Standard 6.2 (UA only)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Standard 6.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Standard 6.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Met on the hotel/retail façade; Brewery; office building
Standard 6.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Standard 6.6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Slight setback
Standard 6.7: Frequency	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See zoning checklist and waiver requests; HP and staff review find that the residential buildings would benefit from entries on the street or that are much more legible from the street. In the case of the third building without a retail use, for example, why not bring the entrance to the street.
7. Roof Lines					
Intent	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	More information requested regarding any roof mechanical systems – placement and design integration

Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Applicant responded to HP board request to vary the residential roof forms and introduce a front-end gable to relate to the buildings across the street. Staff feel that flat roofs are appropriate for multi-family buildings.
Standard 7.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	More information requested regarding rooftop systems.
Standard 7.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Structured Parking					
Intent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The impact of the garage is minimized because it is internal to the lot and concealed by active building uses.
Guidelines	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The structured parking is buried behind other buildings. More information is requested regarding the parking deck materials/design on Fore Street.
Standard 8.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Standard 8.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Standard 8.3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Standard 8.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



PLAN CORRECTIONS REPORT PL-000045-2018 FOR CITY OF PORTLAND

PLAN ADDRESS:	86 Newbury St Portland, ME 04101	PARCEL:	020 C009001
APPLICATION DATE:	04/06/2018	SQUARE FEET:	0.00
EXPIRATION DATE:		VALUATION:	\$0.00
		DESCRIPTION:	Proposed Shipyard Brewing Redevelopment to include a four to six story building with a varied footprint and floor area totaling approx 168,000 sq. ft. The development will accommodate a mix of office and industrial uses with limited retail space, a hotel, residential units and structured parking.

CONTACTS	Name	Company	Address
Agent/Representative	Lucas Anthony	Gorrill Palmer	707 Sable Oaks Drive, Suite 30 So. Portland, ME

Corrections Required

City Arborist Jeff Tarling

Civil Engineering - Third Party Reviewer Lauren Swett

v.1.00 - Not Resolved

Correction: General

The Applicant has noted utility ability to serve letters are pending.

Corrective Action: Provide utility ability to serve letters to City when they are available.

Correction: General

Please provide additional information on the stormwater connection in Mountfort Street. Information on the proposed manhole, pipe sizes, inverts, etc. should be provided. Note that if the stormwater pipe from the site is greater than 8 inches in size, a manhole must be installed in the street to connect to the main. Direct-to-pipe connection methods are not allowed for larger pipes.

Corrective Action: Provide additional information on stormwater connection.

Correction: General

Provide a construction management plan narrative using the City's template which is available online:

<http://www.portlandmaine.gov/DocumentCenter/View/18030>

Corrective Action: Provide construction management plan narrative.

Correction: General

The post-development stormwater figure does not match the current site plan.

Corrective Action: Provide an updated stormwater figure, and confirm that the stormwater model matches the current site layout.

Correction: General

The Applicant has shown stormwater (foundation drain) connections to catch basins in the city street. Private connections to City catch basins are not allowed.

Corrective Action: Update grading and drainage plan to eliminate catch basin connections.

Correction: General

The HydroCAD model indicates that the increase in impervious surface is greater than 1,000 SF, while the application notes that the increase is de minimus.

Corrective Action: Clarify the increase in impervious surface area.

Correction: General

Applicant has provided a note on their detail sheet that "subsurface detention systems may be substituted with an engineer approved equal". Please note that the detention system must be a DEP-approved system.

Corrective Action: Update detail note.

Correction: General

A post-construction stormwater O&M plan and a stormwater agreement in accordance with Chapter 32 requirements is required.

Corrective Action: Provide project-specific stormwater O&M plan and agreement.

Correction: General

Note that with the level of impact to Mountfort Street, which is under moratorium, it appears that the most of street may need to be repaved.

Corrective Action: Clarify level of moratorium repair needed in Mountfort Street.

Correction: General

Applicant is proposing a green roof. Additional design and construction information should be provided, i.e. construction details, storage calculations, O&M plan, maintenance agreement.

Corrective Action: Provide additional information on green roof.

Fire	Pool Fire
Parking	John Peverada
Planning	Caitlin Cameron
Public Works Engineering	Keith Gray
Public Works Street Openings	Rhonda Zazzara
Public Works Water Resources	James Sloan
Public Works Water Resources Engineering	Brad Roland
Traffic - Third Party Reviewer	Tom Errico
Transportation/Planning	Bruce Hyman
Zoning	Pool Zoning
Historic Preservation	Pool Historic Preservation

Conditions Required