

Development Review Checklist

IS-FBC

Level I / Level II / Level III / Master Plan
 Project Name: Home 2 Hotel
 Address: 203 Fore Street
 Description: Alteration / Addition / **New Construction**
 Date Received: 03/14/18 Prelim / Final
 Planner: Caitlin Cameron

Subdistrict UN / **UT** / **UA**

| | Complies | More Info | Does Not Comply | N/A | Comments |
|--|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|---|
| PURPOSE | | | | | |
| General Guiding Principles | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Project will continue to fill in the street wall – see renderings for depiction of project in context |
| Subdistrict Intent | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | UT, UA – mixed-use, strong street wall; Active ground floor proposed on UA frontages |
| GENERAL DEV. STANDARDS | | | | | |
| (a) Prohibited Uses | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Hotel, restaurant, coffee shop, retail |
| (b) Siting Standards | | | | | |
| Mid-Block Permeability | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 20' min. width, mid-block |
| Frontage Req. – Additional Building Length | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | UT: complies – structured parking <200' UA India: complies – 3 modules |
| Setbacks | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 10' wide, extended sidewalks on UA streets |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Surface parking must be screened from view of Middle Street and Fore Street sidewalk |
| 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"/> | |
| Building Addition - Length | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

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| Building Addition - Stories | <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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | India and Middle St are not eligible |
| Height Bonus – Conditions | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| (d) Parking Standards | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 50 + 93 = 143 spaces required, 120 spaces provided; Applicant seeking off-site parking |
| Existing Parking - Addition | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| SUBDISTRICT DIMS REQ. | | | | | |
| Siting Standards | | | | | |
| Orientation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | UA orientation required (Waiver requested) |
| Corner Condition | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | UT/UA intersection; height stepbacks provided |
| Lot Coverage | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Need an updated survey with lot area |
| Frontage Requirements | | | | | |
| Building Length | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fore St: 193'; India St: 145'; Middle St: 50' |
| Additional Bldg Length | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | UT: complies with garage; UA: 3 modules) |
| Fenestration Req. (UA) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | At least 60% on India, at least 60% on Middle |
| Setbacks | | | | | |
| Principal Building | | | | | |
| Front Yard | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | UT: 10' max, UA: 5' max – extended sidewalk up to 10' front yard (Easement required) |
| Side Yard | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | UT: 10' min, UA: 5' min |
| Side Yard | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Structured parking deck 10' side yard setback |
| Exceptions? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Front yard extended to 10' on India and Middle, extended sidewalk (with easement) required for additional setback |
| Rear Yard | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Accessory Building(s) | | | | | |

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| Side Yard | <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"/> | |
| | 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"/> | 2 entries required on Fore – 2 provided (1 corner entry); At least one entry required on Middle – 1 provided; 3 entries required on India – 3 provided |
| Principal Entry Orientation | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Principle hotel entry on Fore St, Restaurant entry on India; Retail entries on Middle/India |
| Principal Entry Elevation | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | At grade on Fore and India Streets; 1 entry on India raised due to grade change (waiver requested); Middle St 1 step above grade |
| Height Standards | | | | | |
| Principal Building | | | | | |
| Height | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Under 65' on Fore, Under 50' on India/Middle – provide average grade datum for height measurement |
| Stories | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6 stories on Fore, 4 stories on India/Middle |
| Stepbacks (corner) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 65' height begins 35' back from India St. |
| Accessory Building(s) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Parking Standards | | | | | |
| Surface Parking Location | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 35' setback from Middle Street |
| Garage Door Setback | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Garage opening is at least 10' from street – not clear if door is proposed |
| Garage Door Opening | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Garage opening is 33' (20' max door width) – not clear if door is proposed |

IS-FBC: Building Design Standards (BDS)

| | Complies | More Info | Does Not Comply | N/A | Comments |
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| BUILDING DESIGN STANDARDS (BDS) | | | | | Review Caitlin Cameron, Barbara Barhydt, Shukria Wiar |
| 1. Neighborhood Context | | | | | |
| Intent | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Project successfully breaks down large scale with massing variation and use of brick “book ends” to relate to the smaller, vertical proportioned brick buildings in context. There are quite a few new buildings under construction on India Street, context is changing. UA streets provide active ground levels. |
| Guidelines | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The building demonstrate a contemporary interpretation of the building patterns found in the context. |
| 2. Massing & Proportion | | | | | |
| Intent | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Some of the massing and material changes help to break up the long building and provide proportions and forms that relate to the more historic buildings within the streetscape. The building is very long on India Street compared with the context. The building uses regular pattern/rhythm of window openings, massing variation and material placement to create mass/form that relates to the existing, older built context. |
| Guidelines | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Variation is provided – façade planes, height, and massing, roof line |
| Standard 2.1 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3 modules on India |
| 3. Articulation & Composition | | | | | |
| Intent | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ground floors include high level of fenestration, some active entrances, canopies, articulation with the brick pier/window reveals, some texture/visual interest shown in brick work |

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| Guidelines | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sense of enclosure provided by some canopies; Ground level articulation is important here |
| Standard 3.1: 3 required | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Delineation of floors (score lines); expression of structure; change in material type/color; brick pattern |
| Standard 3.2 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | More info on details, material transitions |
| Standard 3.3: Blank Wall | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Limited blank walls |
| 4. Fenestration | | | | | |
| Intent | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Guidelines | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Standard 4.1 (UA only) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | High level of fenestration provided on India and Middle streets |
| 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 the VT of glass proposed? |
| Standard 4.4 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

| | Complies | More Info | Does Not Comply | N/A | Comments |
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| 5. Building Materials | | | | | |
| Intent | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Brick “bookends” help tie into context |
| Guidelines | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Metal, cast stone, and tile not typically found in this context: Want more information on tile proposed on India Street – size, placement, details. Explain rationale for material choices. |
| 6. Building Entries | | | | | |
| Intent | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | UA streets provided with frequent entries; How active will restaurant/coffee entries be on the street if only for hotel guests? |
| Guidelines | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Standard 6.1 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Standard 6.2 (UA only) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Retail/function entrances on UA streets |
| Standard 6.3 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Work with staff to develop these interfaces with sidewalk |
| Standard 6.4 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Standard 6.5 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Standard 6.6 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is a garage door proposed? |
| Standard 6.7: Frequency | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 7. Roof Lines | | | | | |
| Intent | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Guidelines | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Standard 7.1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | More info needed on rooftop appurtenances – will everything be screened as shown? |
| Standard 7.2 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 8. Structured Parking | | | | | |
| Intent | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | More information needed on the articulation and detail of the garage on Fore Street. |

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| Guidelines | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | UA: n/a; Materials and detailing appear to be consistent with overall building character |
| Standard 8.1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Standard 8.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Landscaping is appropriate here as screening |
| 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"/> | |