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203 Fore Street - preliminary comments

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Below are some preliminary review comments.

We noticed that the following items need to be submitted prior to a Planning Board workshop for a complete preliminary site plan application:

- boundary survey
- evidence of financial capacity (usually a letter from a bank or crediting institution)
- evidence of technical capacity of consultants (usually resumes of consultants)

The following zoning dimensional requirements are not met:

- building length (max) - India Street max is 150', and several waivers will need to be granted in order for this elevation to be allowed 150' in length
- building length (max) - Middle Street max is 50', right now there is no apparent methodology applied to this elevation to allow additional building length (up to 150')
- Front yard setback (max) - the Fore Street facade does not meet the 75% requirement to be within 10' of the street. However, the revised IS-FBC zone does state that the building length maximum requirement takes precedence over the max yard setback requirement if they are in conflict.

Transportation comments (Tom Errico):

- The project is proposing two driveways (one on Middle Street and one on Fore Street). The number of driveways complies with City Technical standards. I would note that the driveways will reduce the number of on-street parking spaces along both streets and thus consideration of narrowing driveway widths may be beneficial.
- I investigated the location of driveways as it relates to corner clearance and both appear to meet City standards.
- The project will need to provide details on truck deliveries.
- The project will need to provide a parking demand/supply analysis and how parking will be managed between the proposed hotel and Hampton Inn.

- Parking lot dimensions are not provided, so I can't offer feedback on parking layout.
- It will be important that the mid-block walkway be designed to optimize pedestrian safety and minimize vehicle conflict.

Civil comments (Lauren Swett):

- If there is 17,7000sf of new impervious surface then there will need to be a stormwater review/fee
- Final site plan drawings will need to include more information for utilities and grading
- Site Plan will ultimately need to be stamped by an engineer.
- Middle Street between 35 and 88 is under moratorium until October 30, 2019. Fore Street moratorium begins further down the street and should not affect this project. There may be an India Street moratorium - check with DPW on the paving schedule.

In addition, for final site plan submission, the sidewalk design will need to be fleshed out including design and details for curb lines at the intersections, street tree grates, making the corners ADA compliant, and street lights according to Technical Manual standards.

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