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| Development Review Checklist | | Level I / Level II / Level III / Master PlanProject 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**  **Comments** |
| **PURPOSE** |  |  |  |  |  |
| General Guiding Principles |  |  |  |  | Project will continue to fill in the street wall – see renderings for depiction of project in context |
| Subdistrict Intent |  |  |  |  | UT, UA – mixed-use, strong street wall; Active ground floor proposed on UA frontages |
| **GENERAL DEV. STANDARDS** |  |  |  |  |  |
| 1. Prohibited Uses |  |  |  |  | Hotel, restaurant, coffee shop, retail |
| 1. Siting Standards |  |  |  |  |  |
| Mid-Block Permeability |  |  |  |  | 20’ min. width, mid-block |
| Frontage Req. – Additional  Building Length |  |  |  |  | UT: complies – structured parking <200’  UA India: complies – 3 modules |
| Setbacks |  |  |  |  | 10’ wide, extended sidewalks on UA streets |
| Small Lot < 35’ |  |  |  |  |  |
| Side Yard less than 5’ |  |  |  |  |  |
| Special corner treatment |  |  |  |  |  |
| Attached Buildings |  |  |  |  |  |
| Landscaping & Screening |  |  |  |  |  |
| Surface Parking |  |  |  |  | Surface parking must be screened from view of Middle Street and Fore Street sidewalk |
| 1st Lot Layer - Height |  |  |  |  |  |
| 1st Lot Layer – Perm. |  |  |  |  |  |
| Other Lot Layer - Height |  |  |  |  |  |
| Building Addition - Length |  |  |  |  |  |
| Building Addition - Stories |  |  |  |  |  |
|  | **Complies** | **More Info** | **Does Not Comply** | **N/A** | **Comments**  **Comments** |
| 1. Height Standards |  |  |  |  |  |
| Height Bonus - Eligible? |  |  |  |  | India and Middle St are not eligible |
| Height Bonus – Conditions |  |  |  |  |  |
| 1. Parking Standards |  |  |  |  | 50 + 93 = 143 spaces required, 120 spaces provided; Applicant seeking off-site parking |
| Existing Parking - Addition |  |  |  |  |  |
| **SUBDISTRICT DIMS REQ.** |  |  |  |  |  |
| **Siting Standards** |  |  |  |  |  |
| Orientation |  |  |  |  | UA orientation required (Waiver requested) |
| Corner Condition |  |  |  |  | UT/UA intersection; height stepbacks provided |
| Lot Coverage |  |  |  |  | Need an updated survey with lot area |
| **Frontage Requirements** |  |  |  |  |  |
| Building Length |  |  |  |  | Fore St: 193’; India St: 145’; Middle St: 50’ |
| Additional Bldg Length |  |  |  |  | UT: complies with garage; UA: 3 modules) |
| Fenestration Req. (UA) |  |  |  |  | At least 60% on India, at least 60% on Middle |
| **Setbacks** |  |  |  |  |  |
| Principal Building |  |  |  |  |  |
| Front Yard |  |  |  |  | UT: 10’ max, UA: 5’ max – extended sidewalk up to 10’ front yard (Easement required) |
| Side Yard |  |  |  |  | UT: 10’ min, UA: 5’ min |
| Side Yard |  |  |  |  | Structured parking deck 10’ side yard setback |
| Exceptions? |  |  |  |  | Front yard extended to 10’ on India and Middle, extended sidewalk (with easement) required for additional setback |
| Rear Yard |  |  |  |  |  |
| Accessory Building(s) |  |  |  |  |  |
| Side Yard |  |  |  |  |  |
| Rear Yard |  |  |  |  |  |
|  | **Complies** | **More Info** | **Does Not Comply** | **N/A** | **Comments**  **Comments** |
| **Building Entries** |  |  |  |  |  |
| Frequency |  |  |  |  | 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 |  |  |  |  | Principle hotel entry on Fore St, Restaurant entry on India; Retail entries on Middle/India |
| Principal Entry Elevation |  |  |  |  | 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 |  |  |  |  | Under 65’ on Fore, Under 50’ on India/Middle – provide average grade datum for height measurement |
| Stories |  |  |  |  | 6 stories on Fore, 4 stories on India/Middle |
| Stepbacks (corner) |  |  |  |  | 65’ height begins 35’ back from India St. |
| Accessory Building(s) |  |  |  |  |  |
| **Parking Standards** |  |  |  |  |  |
| Surface Parking Location |  |  |  |  | 35’ setback from Middle Street |
| Garage Door Setback |  |  |  |  | Garage opening is at least 10’ from street – not clear if door is proposed |
| Garage Door Opening |  |  |  |  | Garage opening is 33’ (20’ max door width) – not clear if door is proposed |

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| IS-FBC: Building Design Standards (BDS) | | | | | |
|  | **Complies** | **More Info** | **Does Not Comply** | **N/A** | **Comments**  **Comments** |
| **BUILDING DESIGN STANDARDS (BDS)** |  |  |  |  | Review Caitlin Cameron, Barbara Barhydt, Shukria Wiar |
| 1. **Neighborhood Context** |  |  |  |  |  |
| Intent |  |  |  |  | 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 |  |  |  |  | The building demonstrate a contemporary interpretation of the building patterns found in the context. |
| 1. **Massing & Proportion** |  |  |  |  |  |
| Intent |  |  |  |  | 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 |  |  |  |  | Variation is provided – façade planes, height, and massing, roof line |
| Standard 2.1 |  |  |  |  | 3 modules on India |
| 1. **Articulation & Composition** |  |  |  |  |  |
| Intent |  |  |  |  | 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 |
| Guidelines |  |  |  |  | Sense of enclosure provided by some canopies; Ground level articulation is important here |
| Standard 3.1: 3 required |  |  |  |  | Delineation of floors (score lines); expression of structure; change in material type/color; brick pattern |
| Standard 3.2 |  |  |  |  | More info on details, material transitions |
| Standard 3.3: Blank Wall |  |  |  |  | Limited blank walls |
| 1. **Fenestration** |  |  |  |  |  |
| Intent |  |  |  |  |  |
| Guidelines |  |  |  |  |  |
| Standard 4.1 (UA only) |  |  |  |  | High level of fenestration provided on India and Middle streets |
| Standard 4.2 |  |  |  |  |  |
| Standard 4.3 |  |  |  |  | What is the VT of glass proposed? |
| Standard 4.4 |  |  |  |  |  |

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|  | **Complies** | **More Info** | **Does Not Comply** | **N/A** | **Comments** |
| 1. **Building Materials** |  |  |  |  |  |
| Intent |  |  |  |  | Brick “bookends” help tie into context |
| Guidelines |  |  |  |  | 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. |
| 1. **Building Entries** |  |  |  |  |  |
| Intent |  |  |  |  | UA streets provided with frequent entries; How active will restaurant/coffee entries be on the street if only for hotel guests? |
| Guidelines |  |  |  |  |  |
| Standard 6.1 |  |  |  |  |  |
| Standard 6.2 (UA only) |  |  |  |  | Retail/function entrances on UA streets |
| Standard 6.3 |  |  |  |  | Work with staff to develop these interfaces with sidewalk |
| Standard 6.4 |  |  |  |  |  |
| Standard 6.5 |  |  |  |  |  |
| Standard 6.6 |  |  |  |  | Is a garage door proposed? |
| Standard 6.7: Frequency |  |  |  |  |  |
| 1. **Roof Lines** |  |  |  |  |  |
| Intent |  |  |  |  |  |
| Guidelines |  |  |  |  |  |
| Standard 7.1 |  |  |  |  | More info needed on rooftop appurtenances – will everything be screened as shown? |
| Standard 7.2 |  |  |  |  |  |
| 1. **Structured Parking** |  |  |  |  |  |
| Intent |  |  |  |  | More information needed on the articulation and detail of the garage on Fore Street. |
| Guidelines |  |  |  |  | UA: n/a; Materials and detailing appear to be consistent with overall building character |
| Standard 8.1 |  |  |  |  |  |
| Standard 8.2 |  |  |  |  | Landscaping is appropriate here as screening |
| Standard 8.3 |  |  |  |  |  |
| Standard 8.4 |  |  |  |  |  |