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| **LEVEL III REVIEW: 433 FORE STREET – CANAL PLAZA HOTEL****80KSF (740 retail w/ separate entrance); 19KSF disturbed****123 rooms in 7 stories** |  |
|  |  | **Preliminary Review** | **2nd Review** | **3rd Review** |
| **Transportation** | * 1. Impact on Surrounding Street Systems
 | * Union/Fore intersection? LOS D for NB at 2014 PM peak
* Queuing in porte cochere?
 | Queuing question unresolvedSignal upgrades at corner? | Provide narrative re queuingSee Tom re signal upgradesNeed waiver for driveways |
| * 1. Access and Circulation
 | * Separation waiver requested (standard = 150’, propose 50’ on Fore, 75’ on Union). Majority of traffic turning R into and out of site?
* Ramp to Union/Fore does not meet standard, waiver requested
* Bike racks in back
* Loading dock access?
 | R in/R out reinforcedRamps revised to meet standardAll bike racks in front. How many bikes?Loading dock access unresolved | Add ‘No Left Turn sign’No info on bigger delivery trucksAdded granite crosswalkProvided narrative re valetRelocating control box, but not mast arm & no upgrades |
| * 1. Public Transit Access
 | * 8a runs seasonally on Fore St. No apparent stop nearby. Willing to put one in.
* 3 S. Portland routes on Union St. Stop across the street.
 | Not on principal or minor arterial. No shelter required |  |
| * 1. Parking
 | * Standard (14-332): 1/4 rooms (124/4=31) + 1/200 SF retail > 2KSF not used for bulk storage (0) = 31
* Eliminating 45 existing spaces
* Proposing to use adjacent garage (409 (423 according to TIS?) spaces, under same ownership, shared parking) + accompanying lot (39 spaces, under same ownership) in overflow situations
* Traffic Impact Study forecasts 169 spaces needed during peak (4-7PM?? Do not include retail in calculations
* Bike standard: 2/10 car parking required (for first 100)((31/10)\*2=8)
 | Memo from Gorrill Palmer indicates demand for 92 spaces at full occupancyParking supply unresolved | Provide narrative on parking supply – 99 availableSpace for 6 bikes – need 8 |
| * 1. Transportation Demand Management (TDM)
 | * TDM plan. Trip reduction targets? What for incentives?
 |  |  |
| **Environmental Quality** | 1. Preservation of Significant Natural Features
 | * N/A
 |  |  |
| 1. Landscaping and Landscape Preservation
 | * No street trees currently. Cutting down trees w/in property & replacing w/ street. Is this sufficient?
* Some minimal landscaping on Fore St. and along service drive.
* Waste disposal?
 | Adding trees. What type?Waste disposal at adjacent garage | Include trees per JT. JT re landscaping plan? |
| 1. Water Quality, Storm Water Management and Erosion Control
 | * Increase impervious. Discharging with easement to combined system under garage. Discharge rest with rooftop drains to separated system in Union St.
 |  |  |
| **Public Infrastructure and Community Safety**  | 1. Consistency with Master Plans
 |  |  |  |
| 1. Public Safety and Fire Prevention
 |  |  | Need new ambulance movement sheet |
| 1. Availability and Adequate Capacity of Public Utilities
 |  |  | OK re transformer placement?Fire Dept. connections? |
| **Site Design** | 1. Massing, Ventilation and Wind Impact
 | * Across Union – same massing. Across Fore – 3-4 stories
* All brick & concrete surrounding
* Glazing on glass?
 |  |  |
| 1. Shadows
 | * Neighboring CMP substation, garage
 |  |  |
| 1. Snow and Ice Loading
 |  |  |  |
| 1. View Corridors
 | * Union St. view corridor
 |  |  |
| 1. Historic Resources
 | * Adjacent to historic district
 |  |  |
| 1. Exterior Lighting
 | * Lighting plan needed
 | Lighting plan needed | Included lighting concept. Top floor wash?Need photometricAdd note re LED streetlights to be coordinated w/ city |
| 1. Noise and Vibration
 | * Cut sheets for HVAC system needed
 | Cut sheets needed | Cut sheets needed |
| 1. Signage and Wayfinding
 |  |  | Removed west end sign, lowered east endRequesting waiver for sign in porte cochere |
| 1. Zoning Related Design Standards
 | **Downtown Design Guidelines:**Glazing on glassDoors on Union? Blank facadeVehicular entrance?Landscaping on Fore, not on Union? |  | Aluminum stair tower on east end?Wash on top level?Reduce size of rooftop screen?Break in bris soleil? |

**Additional Submittals Required:**

Will need easements.

Terms and placement of electrical easement? Is UGE really there?

Terms of service access easement

Terms of drainage easement to garage

Approval on custom color

Licenses for footings, canopy?

HVAC (cut sheets to be submitted prior to building permit)

Utility capacity letters (asked Frank 10/18)

Photometric

Signs – waiver for one at porte cochere?

Construction management plan

Lost parking spaces – council order

**Zoning:**

**B3**

Height as in HOD

5’ build-to

**Pedestrian Activities District on Fore Street**

* Max 15’ blank street wall

**Height Overlay District (See Design Manual)**

* 85’ max allowable height?
* 65’ max height at street

**Downtown Entertainment Overlay Zone (14.330.11)**

N/A – not applying for entertainment license?

**Historic District Compatibility:**

Materials

Height

**Questions:**