



Helen Donaldson &lt;hcd@portlandmaine.gov&gt;

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## 56 Parris Street - Preliminary Traffic Comments

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Tom Errico &lt;thomas.errico@tylin.com&gt;

Wed, Jan 17, 2018 at 3:55 PM

To: Helen Donaldson &lt;HCD@portlandmaine.gov&gt;

Cc: Jeremiah Bartlett &lt;JBartlett@portlandmaine.gov&gt;, Keith Gray &lt;kgray@portlandmaine.gov&gt;, Bruce Hyman &lt;bhyman@portlandmaine.gov&gt;

Hi Nell – I have reviewed the plans and offer the following preliminary comments.

- The project is not expected to generate a significant amount of traffic and thus is not expected to significantly impact traffic mobility and safety in the project area.
- It is my understanding that the driveway is being widened to 16-feet per Fire Department comments. I will review the revised plan when provided. In general, I support a waiver from City standards given, low trip generation to and from the site and low traffic volumes on Parris Street.
- The project is proposing a significant number of compact parking spaces and thus does not comply with City standards. I will be conducting informal observations at existing similar sites to assess likely vehicle size characteristics. I will also provide comments regarding on-site vehicle circulation at that time.

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, PE

Senior Associate

Traffic Engineering Director

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Helen Donaldson &lt;hcd@portlandmaine.gov&gt;

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**comments on 56 Parris, Parris Terraces (2017-287)**

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**Jeff Tarling** <jst@portlandmaine.gov>

Tue, Jan 30, 2018 at 3:20 PM

To: Helen Donaldson &lt;hcd@portlandmaine.gov&gt;

Hi Nell -

The proposed 56 Paris Street project appears to use 98% of their lot building with a small percentage for dedicated tree and landscape. This is one of the very few residential projects we have seen with zero trees, perhaps additional trees could be planted nearby with the contribution to the Tree Fund.

Given the building mass stays the same we would ask if additional landscape elements could be introduced to add some variety. This would include taking a second look at the proposed 'planters with grasses' to see if any woody plants (shrubs) could be introduced. The same for the rain garden area, these are places where some additional tree or landscaping could be shown.

Overall we would ask for more details on the landscape and trees, it is disappointing to think of new residential construction with minimal thought of greening as an important element of design. The rain garden / snow storage has some potential in this regard. It would be good to have an actual plant list with the final plan stating the type and size of the landscape plant stock. Good to have additional information on the proposed fence with vines types as well.

Thanks,

Jeff

Jeff Tarling  
City Arborist - City of Portland Maine  
Parks, Recreation & Facilities Department  
Forestry & Horticulture  
212 Canco Road  
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## MEMORANDUM



**TO:** Nell Donaldson, Planner  
**FROM:** Lauren Swett, P.E. & Amy LeBel, E.I.T.  
**DATE:** January 18, 2018  
**RE:** 56-60 Parris Street Condominiums, Level III Preliminary

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Woodard & Curran has reviewed the Level III Preliminary Site Plan Application for the proposed residential development, *Parris Terraces*, located at 56-60 Parris Street in Portland, Maine. The project involves construction of 23 unit condominium and associated site improvements.

### Documents Reviewed by Woodard & Curran

- Level III Preliminary Site Plan Application and attachments, dated December 6, 2017, prepared by Shinberg Consulting, LLC, on behalf of Horton, LLC.
- Engineering Plans, Sheets C1-C3, dated December 13, 2017, prepared by Ransom Consulting, Inc., on behalf of Horton, LLC.

### Comments

- 1) The application is preliminary. As such, additional documents must be submitted for the final application, including letters from utilities confirming ability to serve the proposed development, a stormwater management plan, a Construction Management Plan, erosion and sedimentation control information, and engineering details. Woodard & Curran will perform a review of the Final Application upon receipt of those documents.
- 2) In accordance with Section 5 of the City of Portland Technical Manual, a Level III development project is required to submit a stormwater management plan pursuant to the regulations of MaineDEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards. We offer the following comments
  - a) Basic Standard: Plans, notes, and details should be provided to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in accordance with Appendix A, B, & C of MaineDEP Chapter 500.
  - b) General Standard: A stormwater management report has not been submitted, but it appears that the project will not result in an increase in new impervious area. The amount of redeveloped, non-roof impervious surface should be quantified. The Applicant is proposing to provide treatment using a FocalPoint system. Calculations and details should be provided for this system.
  - c) Flooding Standard: A stormwater management report has not been submitted, but it appears that the project will not result in an increase in new impervious area and will not be required to comply with the Flooding Standard.
- 3) A retaining wall is proposed around a portion of the site. No details have been provided. Please note that a geotechnical evaluation of soil types and soil bearing capacities is required for retaining walls over three feet in height.
- 4) No stormdrain infrastructure is proposed within the parking lot. Additional spot grades should be provided to further show drainage intent.
- 5) The plans should note a location for snow storage or a snow removal plan should be described. The snow storage location should be sited outside of existing and proposed drainage courses.

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**MEMORANDUM**

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**To:** FILE

**From:** Nell Donaldson

**Subject:** Application ID: 2017-287

**Date:** 2/1/2018

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**1/17/2018**

Access to the rear of the building must be a minimum of 16'.

**1/17/2018**

Adequate fire hydrants are in the area for this project.

**1/17/2018**

The main entrance of the building must be the address for the property. This should be consistent with 911, tax assessor, Inspections Division, and future mailing address.

## Planning and Urban Development Department Planning Division




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**Subject:** B-2b Design Review – 56 Parris Street  
**Written by:** Caitlin Cameron, Urban Designer  
**Date of Review :** Friday, January 12 2018

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The project at 56 Parris Street was reviewed according to the *City of Portland Design Manual* standards by Caitlin Cameron, Urban Designer, Shukria Wiar, Planner, and Nell Donaldson, Senior Planner, against the *B2b Commercial Business Zones Standards* (Section (d) of the Design Manual) and *Multiple-Family Standards*.

**Design Review Comments:** *(questions and unmet standards in red)*

- Please provide a **rendering** showing project in context.
- **More information** is requested regarding material scale and placement.

**(d) B-2b Commercial Business Zones**

*Standard (1) a. Urban Street Wall* – Building placement is near the property line with a setback to accommodate landscape buffer, stoops, and some privacy.

*Standard (1) b. Mixed Uses* – Not applicable

*Standard (1) c. Building Entrances* – Main building entrance faces and is directly accessible from the street. **Will the second door be egress only or will people be able to enter through that stair? If so, a small canopy or sidelight may be warranted but should not compete with the primary entrance. For legibility, staff prefer the bike room door be relocated to the side of the building.**

*Standard (1) d. Windows* – Windows are provided along street frontage as required. **VT of .7 or greater is required.** Window height is raised due to private nature of program.

*Standard (1) e. Façade Character* – Building is private residences with no commercial/public program but front door/lobby oriented to the street and includes some transparency.

*Standard (1) f. Building Design* – See multi-family comments below.

*Standard (1) g. Building Materials* – Primary material is fiber cement panel. **More information is requested regarding material scale and placement. See below for further comments.**

*Standard (1) h. Building Scale* – Not applicable

*Standard (1) i. Landscaping and Buffers* – Parking is to the rear of the property and is screened from view by the building (except for parking space 1).

**(i) Two-Family, . . . Multiple-Family . . . :**

*Standard (1) . Exterior Design* – Context currently does not include multi-family buildings of this scale. The project successfully incorporates industrial and residential references. This context is

appropriate for more contemporary design and more flexibility of forms, scale, and patterns. The project includes interesting forms and massing as well as articulation elements such as balconies to provide a visually interesting, contemporary design. Staff observe that though building type, scale, and placement vary throughout the neighborhood, there is a consistent use of material, trim, roof overhangs, and other articulation elements to add texture, **fine-grain scale, and visual interest** to the buildings, even if in a vernacular way. **Staff request to better meet the standard, some fine-grain elements be introduced whether it is through the balcony railing, material scale and detailing, or trim/edge details. The proposed color gradient is not determined successful in achieving this effect.**

*Standard (2). Relationship to Street* – Existing neighborhood is a mix of small-scale residential and industrial building types. In addition, there are many undeveloped lots. There is not, therefore, a consistent street wall or building relationship to the street. That being said, the building placement of the proposal is consistent with the residential buildings adjacent – close to the street with a small setback buffer. Building is oriented to the street as desired by the B-2b standards.

*Standard (3). Open Space* – Open spaces provided through balconies.

*Standard (4). Light and Air* – All units provided with ample windows and some storage space.

*Standard (5). Parking* – Parking is to the rear of the property behind the building.

*Standard (6).* Not applicable



Planning &amp; Urban Development Department

To: Helen Donaldson, Planner, Planning & Urban Development Department

From: Victoria Volent, Housing Program Manager, Housing & Community Development Division

Date: January 18, 2018

Subject: 60 Parris Street – Inclusionary Zoning Conditional Use

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All developments of ten (10) units or more are conditional uses subject to Planning Board review on the condition that they comply with the requirements set forth in Division 30, Section 14-487 of the Zoning Ordinance.

Division 30, Section 14-487, Ensuring Workforce Housing, requires at least ten percent (10%) of the dwelling units in the development shall meet the definition of Workforce Housing units for sale or for rent. The ordinance under Section 14-487 e 3 also requires the number of bedrooms in the Workforce units shall be at least 10% of the total number of bedrooms made available as part of the development.

The development located at 60 Parris Street proposes the creation of 23 dwelling units of owner occupied housing consisting of twenty (23) one-bedroom units. As dwelling units for sale, the designated Workforce Units will be restricted to households earning up to 120% of Area Median Income (AMI). Based on the requirements outlined in Section 14-487, the development is required to provide a minimum of two (2) workforce units consisting of one (1) bedroom in each unit. The Applicant has elected to provide two (2) workforce units, on-site, consisting of two (2) one-bedroom units to satisfy the ordinance's minimum requirements. As such, the project has met the minimum requirements set forth in Section 14-487.

Staff recommends the Board Approve this Conditional Use provided the Applicant and the City enter into an Affordable Housing Agreement (AHA) before a Building Permit may be issued.

The Affordable Housing Agreement will outline the details of the affordability restrictions placed on the workforce units and will be filed as covenant to the 60 Parris Street property's deed with the Cumberland County Registry of Deeds before a Certificate of Occupancy may be issued.

Sincerely,

Victoria Volent  
Housing Program Manager

**LEVEL II/III SITE PLAN REVIEW (14-526): Parris Terraces, 56 Parris St. (23 1 br condos – 20 affordable)**

B-2b

		<b>PRELIMINARY Review</b>	<b>FINAL Review</b>
<b>Transportation</b>	a. Impact on Surrounding Street Systems	<ul style="list-style-type: none"> <li>See comments from Traffic Engineer</li> </ul>	
	b. Access and Circulation	<ul style="list-style-type: none"> <li>Need 16' for vehicles at driveway (20' minimum for two-way per TM)</li> <li>Look at spacing (35' from adjacent). Need waiver request</li> <li>Show extent of SW rehab on plans</li> <li>Document accessible route to front door</li> </ul>	
	c. Public Transit Access		
	d. Parking	<ul style="list-style-type: none"> <li>23 spaces, 3(?) standard, rest compact. Request waiver for number of compact spaces (up to 20% permitted per TM)</li> <li>Show clearance around bike racks in sidewalk. This placement may not work.</li> <li>Show snow storage areas on plan.</li> </ul>	
	e. Transportation Demand Management (TDM)	N/A	
<b>Environmental Quality</b>	a. Preservation of Significant Natural Features	N/A	
	b. Landscaping and Landscape Preservation	<ul style="list-style-type: none"> <li>LS plan should identify plant types</li> <li>Living fence around three sides of property? Update civil set to match LS plan.</li> <li>Could living fence be used to screen northernmost parking spaces at rear, which will be visible from ROW?</li> <li>Show street trees and need waiver request</li> </ul>	
	c. Water Quality, Storm Water Management and Erosion Control	<ul style="list-style-type: none"> <li>See comments from Civil Engineer</li> <li>Provide narrative re contamination?</li> </ul>	
<b>Public Infrastructure and Community Safety</b>	a. Consistency with Master Plans	OK	
	b. Public Safety and Fire Prevention	<ul style="list-style-type: none"> <li>Widen driveway to at least 16'</li> </ul>	
	c. Availability and Adequate Capacity of Public Utilities	<ul style="list-style-type: none"> <li>See comments from DPW (forthcoming)</li> <li>Need capacity letters</li> </ul>	
<b>Site Design</b>	a. Massing, Ventilation and Wind Impact	<ul style="list-style-type: none"> <li>Show location of HVAC vents on architectural plans.</li> </ul>	
	b. Shadows	<ul style="list-style-type: none"> <li></li> </ul>	
	c. Snow and Ice Loading		
	d. View Corridors		
	e. Historic Resources	<ul style="list-style-type: none"> <li></li> </ul>	
	f. Exterior Lighting	<ul style="list-style-type: none"> <li>Need exterior lighting plan</li> <li>Per TM, Bayside street lights are required. There is some discussion re changing the spec on the Bayside lights. This may need to be addressed as a condition of approval.</li> </ul>	
	g. Noise and Vibration	<ul style="list-style-type: none"> <li></li> </ul>	
	h. Signage and Wayfinding	<ul style="list-style-type: none"> <li></li> </ul>	
	i. Zoning Related Design Standards	<ul style="list-style-type: none"> <li>See comments from Urban Designer</li> </ul>	

**SUBDIVISION REVIEW (14-497)**

	<b>Preliminary Review</b>	<b>2nd Review</b>	<b>3<sup>rd</sup> Review</b>
<b>1. Water/Air Pollution</b>	<ul style="list-style-type: none"> <li>OK</li> </ul>		
<b>2. &amp; 3. Water Supply</b>	<ul style="list-style-type: none"> <li>OK</li> </ul>		



4. Erosion	• OK		
5. Transportation Impacts	•		
6. Sanitary Sewer/Stormwater	•		
7. Solid Waste	• Need plan		
8. Scenic Beauty	• N/A		
9. Comprehensive Plan	• OK		
10. Financial and Technical Capacity	• OK		
11. Wetland Impacts	• N/A		
12. Groundwater Impacts	• N/A		
13. Flood-Prone Area?			

**Additional Submittals Required**

Subdivision plat

Construction management plan

**Zoning**

Show height calculations and zoning compliance narrative (height max = 45')

**Easements**