



Pineland

Cumberland Hall
41 Campus Drive, Suite 101
New Gloucester, ME 04260

Portland

565 Congress Street, Suite 201
Portland, ME 04101

March 23, 2021

Project #2033

Bub Fournier
City of Belfast
Director of Code & Planning
131 Church Street
Belfast, ME 04915

Site Plan Final Application Proposed Multi-Family Housing 115 Congress Street, Belfast, Maine

Dear Bub:

On behalf of **Developers Collaborative Predevelopment, LLC** and **DC 115 Congress LP**, attached are revised drawings and additional information in support of a Site Plan application for a proposed mixed-income multi-family development at 115 Congress Street, the former site of the Belfast Public Works facility. The information provided is intended to answer questions and comments received during preliminary review and at the February 24th Planning Board meeting.

Fire Department Review

Fire Chief James Richards requested in a letter dated February 22, 2021 that we widen two of the sidewalks from the parking lot to the northern buildings B and C to allow fire truck and ambulance access. We worked on a solution and agreed to widen two of the walkways in place to 12' wide. This was acceptable to the Chief and presented at the February 24th meeting.

After the meeting we looked at the practicality of access to these walkways and determined that the way they were arranged on site did not provide easy access from the parking lot onto the wider walkways due to landscaping, signage, and ADA parking locations. As a result, we decided to re-configure the site to provide wider access to these buildings that would work better for the fire department but also for pedestrians. We now have a clear path through the parking lot.

The revised plans included with this letter show a single 12' wide concrete walkway centered between Buildings B and C, with an 18' wide paver area in the parking lot designated for access and no parking. The 12' wide walkway extends 20' in either direction towards Building B and Building C so emergency vehicles can pull closer. The sidewalk in this location is a ramp that can be utilized by pedestrians but also by the fire department vehicles for accessing the buildings. The reconfigured parking lot also allowed us to slide parking away from Congress Street by an additional 18'. This updated design is more usable from a safety perspective, but also provides a more formal, softer and intentional central walkway spine for a cohesive site layout.

Site Plan Review

At the February 24th Planning Board meeting we reviewed the site plan criteria and the following items required additional information from us for final approval. We've listed the site plan review criteria number and title from the ordinance and the concern indicated at the meeting, followed by our response.

#5 – Highway or Public Road Congestion:

The Planner indicated that they will obtain a letter from the Public Works Director Bob Richards regarding the project parking lot layout, traffic study, and drainage.

There was also discussion about the bus stop and if it is long enough for a school bus. The bus stop is 45' long along the inside edge, with a full length at the road of 62'. A typical school bus is over 35' in length with a maximum length of 45'. The bus stop is long enough for school bus use.

#6 – Sewage waste disposal:

The sanitary pipe sizes were increased in response to Olver Associates comments. The revised pipe sizes are shown on sheet C-5.0 of the revised plan set.

#8 – Aesthetic, cultural and natural values:

There was discussion about the architecture at the meeting and the board requested additional renderings, information on building materials, and the addition of windows facing Congress Street.

In response to this request the architectural plans and elevations were updated and are included in Attachment 1. Buildings B, C, D and E will have vinyl clapboards from the Certainteed Monogram range with PVC trim material. Building A siding will be James Hardie Aspyre collection Artisan Square Channed fiber cement siding and fiber cement trim. Included in Attachment 2 are catalogue pages showing the materials and colors. Additional renderings were developed and all renderings for the project are included in Attachment 3.

16 – Stormwater:

The board requested that we look at the entrance driveway and stormwater runoff entering Congress Street at this location. We determined that the existing City catch basin along our site frontage was not deep enough to connect storm drain into for a new catch basin at the driveway, so we are proposing to replace the City's catch basin in place and re-connect it to the Salmond Street system with a new storm drain. Then we will connect to this replaced catch basin to provide one catch basin along the southern side of the proposed site entrance driveway. The proposed catch basin on the southern side of the entrance drive will capture a larger tributary area than if we placed a basin on the northern side, and it collects water that would otherwise flow back across the entrance drive in the Congress Street gutter line. Stormwater leaving the northern side of the entrance drive will continue to flow along the curb line and gutter line in Congress Street until it enters a roadside ditch. We believe this solution balances improved stormwater management with costs for the affordable housing project. This new storm drain layout can be found on sheet C-4.0 of the revised plan set.

#19 – Exterior Lighting:

Additional path lighting has been added so lighting levels are above zero along the walkways leading from the parking lot to the northern buildings. Path lights were also added along the path in front of Buildings B and C to ensure sufficient lighting of this walkway.

The front door lighting at the buildings will be controlled with dimmers and timers. Lights will come on at dark and dim at 10pm until 5am, then turn off again at full light in the morning. These front door lights are under canopy lights and two or three units have entrances with one light, so individual control of front door lights is not feasible. The rear patio lights will be controlled by the residents of the apartment because each apartment has its own light. The rear patio lights do not result in any light trespass across the property lines, and only have concentrated light directly at the apartment patios.

#20 – Buffering of adjacent uses:

The board requested information on the installed plant sizes and heights, which are outlined below by Aceto Landscape Architects:

Proposed American Hornbeam (CC) trees along Congress Street are “2.5” caliper”, which is the thickness of the trunk at the base at time of planting. These trees are a minimum of 5 years old and larger than the standard tree size of 1.75-2” caliper required in City of Portland. We are exceeding that common standard and putting in larger than normal trees, but don’t want to install trees that are too large because more mature trees have a harder time acclimating. These trees have a moderate growth rate of 18-24”/year. The mature height is 30’ and mature width is 30’. Hornbeam makes an excellent screen.

Other plantings along the front of the site include:

Armstrong Maple (AM): 2.5” caliper, grows at a fast rate of 2-3’/year. Columnar, narrow form for alongside building.

River Birch (BN): 2.5” caliper, grows at a fast rate of 2-3’/year. Mature height=50’ high, mature width=40’.

Shagbark Hickory (CO): 2.5” caliper, moderate growth rate 18-24”/year. Mature height=60’, mature width=30-50’.

Columnar Eastern White Pine (PS): 8’ height when planted, very fast growth rate of 2-3’/year.

Redtwig Dogwood Shrub (CS): very fast growing shrub, 18-24”/year. Mature height of 5’.

#22 – Storage of Materials:

The board discussed the potential for partially screening the bike storage areas.

Based on experience of managing projects of this nature, Developers Collaboratives does not want to add a fence/screen because they believe it will become more of a dumping ground/mess if it is hidden in that way. With it open the management company can address any issues immediately because they will be visible. These areas are all hidden from Congress Street because they are located on the western side of each building, and set back further than the front of the building.

#23 – Landscaping:

See #20 above for the discussion and answer to this section.

Environmental Standard Sec. 102-1131 – Heating systems and oil storage tanks:

The liquid propane tanks will be installed underground in two locations on the site. The tanks have been sited and will be installed in accordance with the Liquefied Petroleum Gas Code (NFPA 58), which includes the installation of protective bollards as shown on the plans.

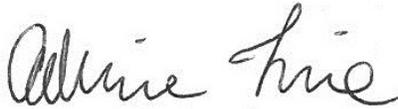
Additionally, the board requested that we include conduit for potential future electric vehicle charging stations. The project plans now include 2 future EV charging spaces and conduit.

Closure

We trust that the above responses and materials provided address the comments. Revised project plans are also included with this letter as part of the final site plan submission. Please contact me directly with additional questions or concerns.

We look forward to further discussing this project with staff and meeting with the Planning Board at the April 14th meeting.

Sincerely,
TERRADYN CONSULTANTS, LLC



Adrienne Fine, P.E.
Senior Project Engineer

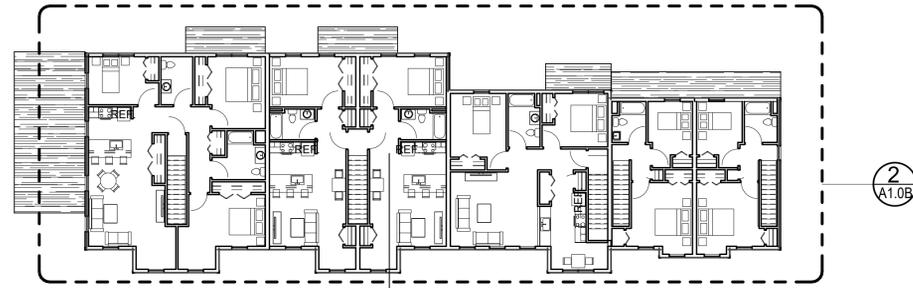
Attached:

1. Architectural Plans & Elevations
2. Materials & Colors Catalogue Pages
3. Renderings
4. Civil & Landscape Project Plan Set

cc: Laura Reading, Developers Collaborative

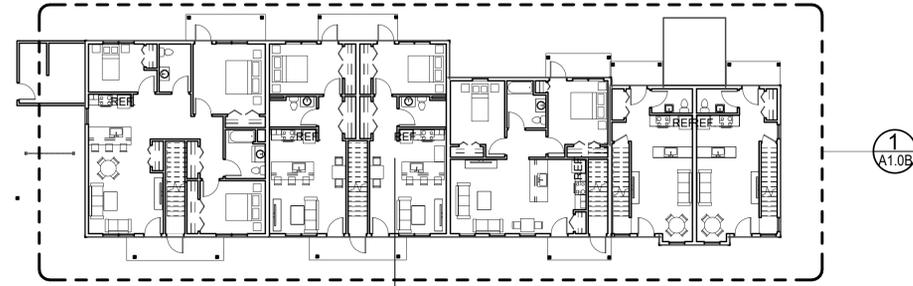
Attachment 1

Architectural Plans & Elevations



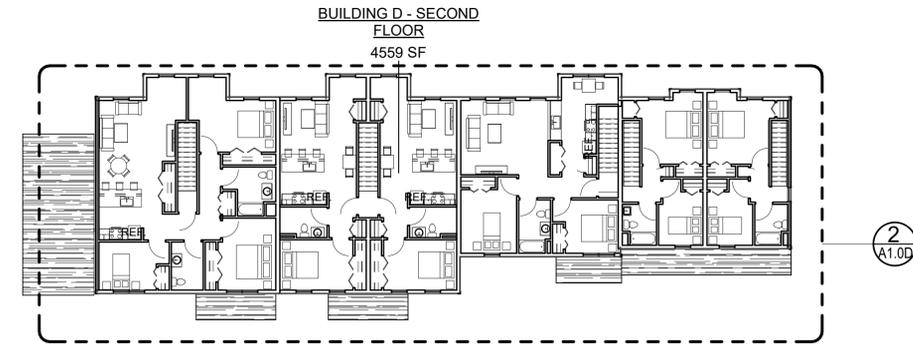
BUILDING B - SECOND FLOOR
4557 SF

2
A1.0B



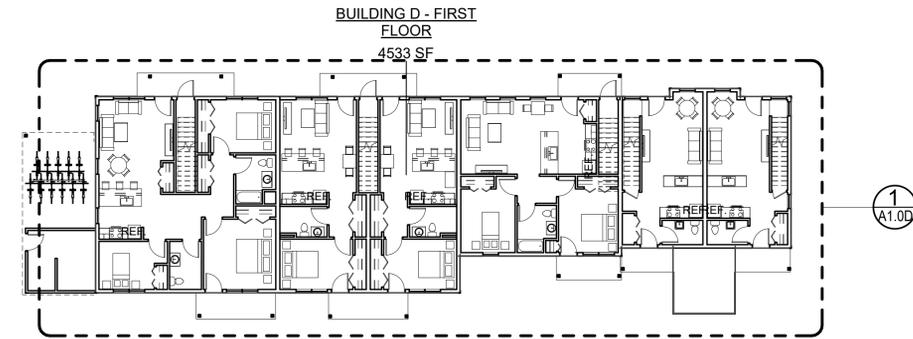
BUILDING B - FIRST FLOOR
4537 SF

1
A1.0B



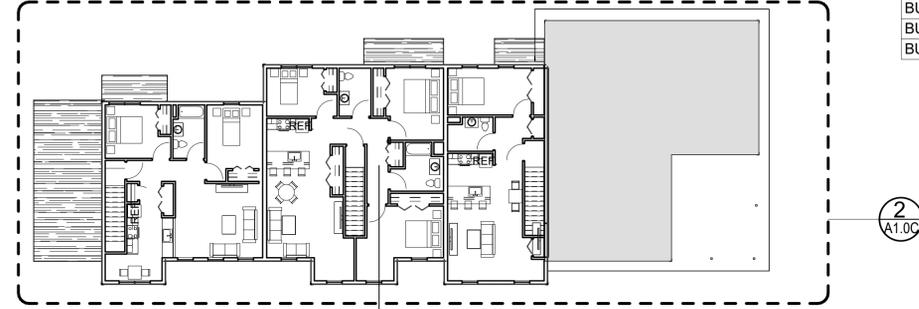
BUILDING D - SECOND FLOOR
4559 SF

2
A1.0D



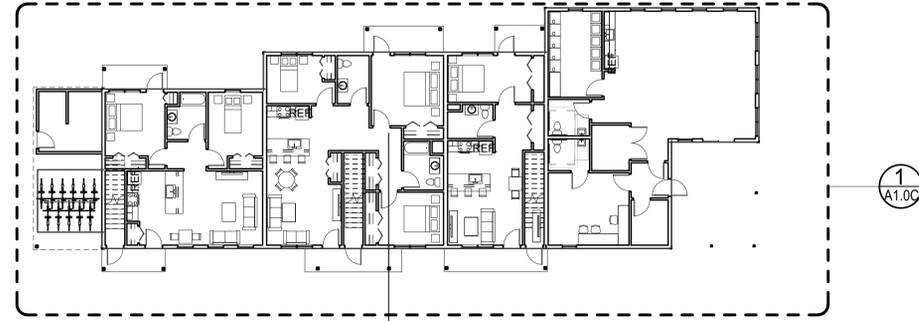
BUILDING D - FIRST FLOOR
4533 SF

1
A1.0D



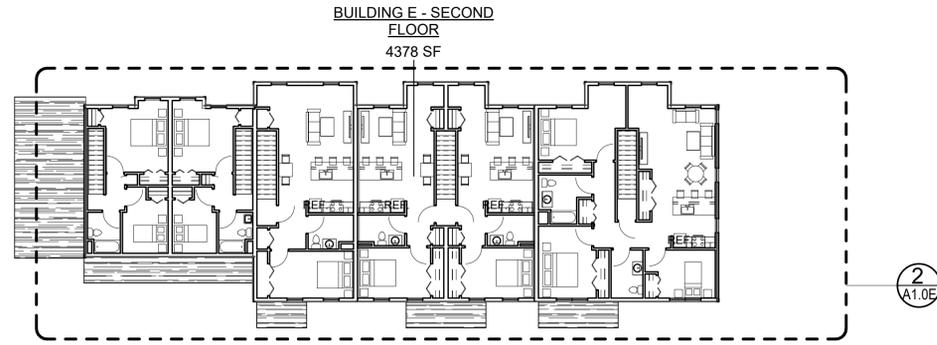
BUILDING C SECOND FLOOR
3103 SF

2
A1.0C



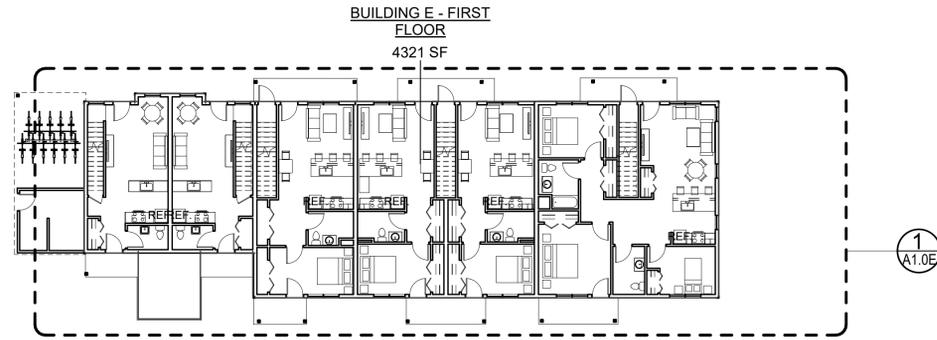
BUILDING C - FIRST FLOOR
4519 SF

1
A1.0C



BUILDING E - SECOND FLOOR
4378 SF

2
A1.0E



BUILDING E - FIRST FLOOR
4321 SF

1
A1.0E

GROSS BUILDING AREA	
Name	Area
BUILDING B - FIRST FLOOR	4537 SF
BUILDING B - SECOND FLOOR	4557 SF
BUILDING C - FIRST FLOOR	4519 SF
BUILDING C SECOND FLOOR	3103 SF
BUILDING D - FIRST FLOOR	4533 SF
BUILDING D - SECOND FLOOR	4559 SF
BUILDING E - FIRST FLOOR	4321 SF
BUILDING E - SECOND FLOOR	4378 SF

Prepared For:

Owner

Consultant:

Architect:
ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

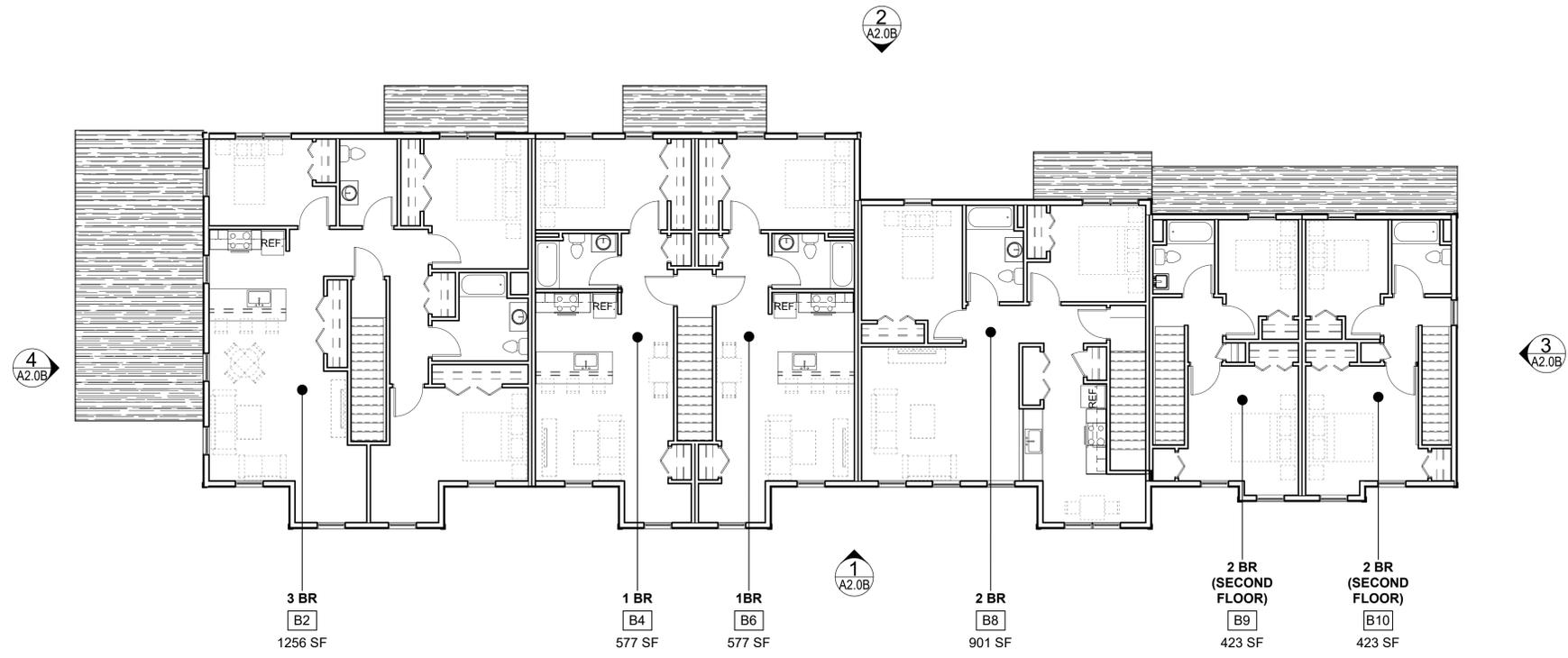
Project:
HOUSING
PROTOTYPES TYPE E

Revisions:

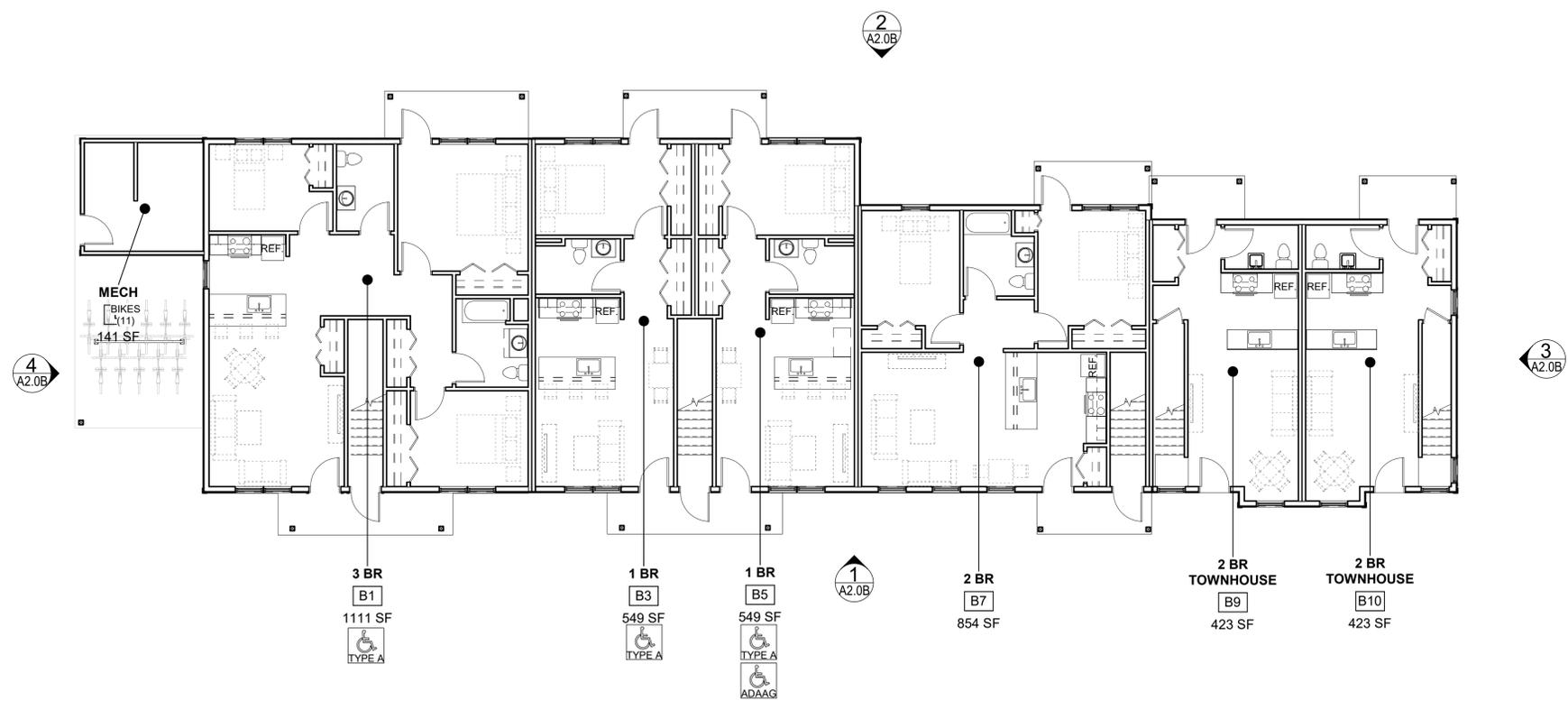
Date: SEPT. 2020
Scale: 1/16" = 1'-0"

OVERALL PLANS

A1.00

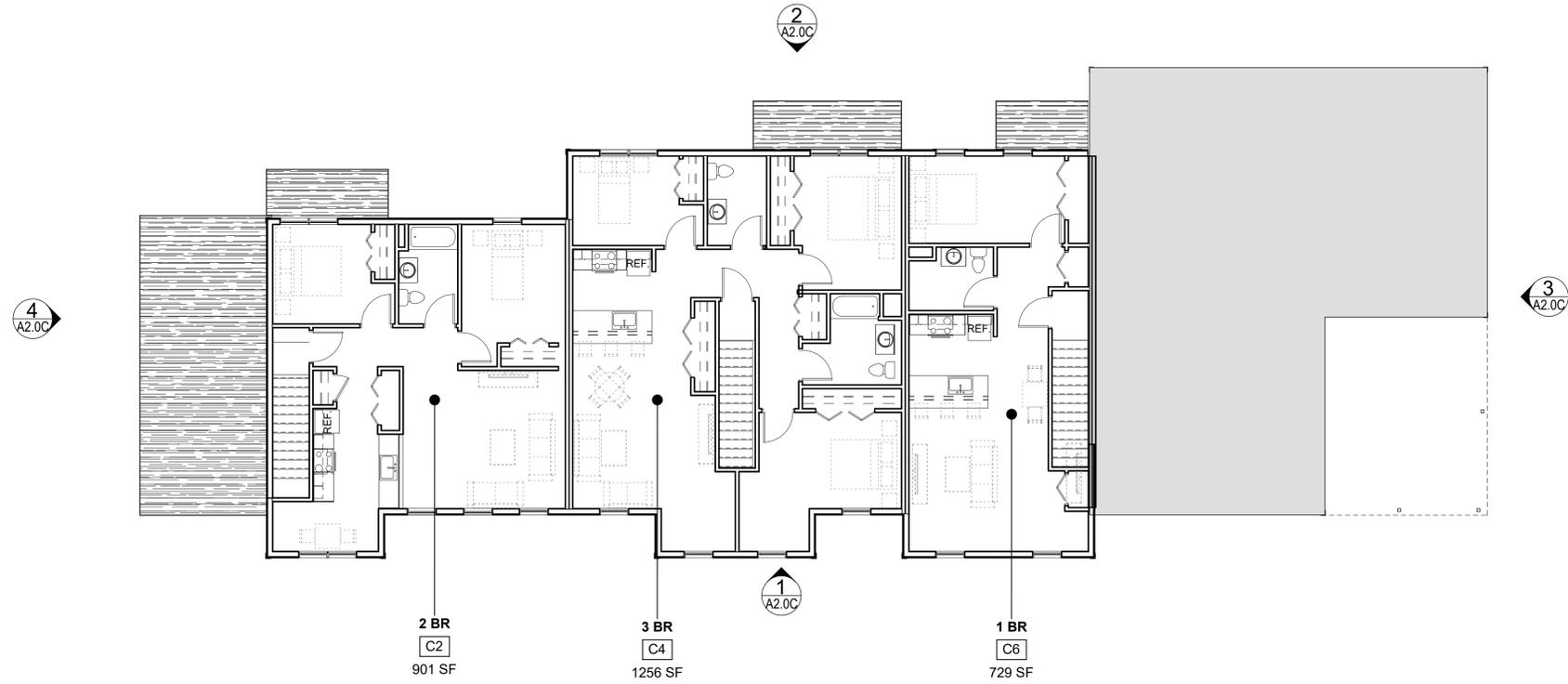


2 | 2ND FLOOR - BUILDING B
1/8" = 1'-0"

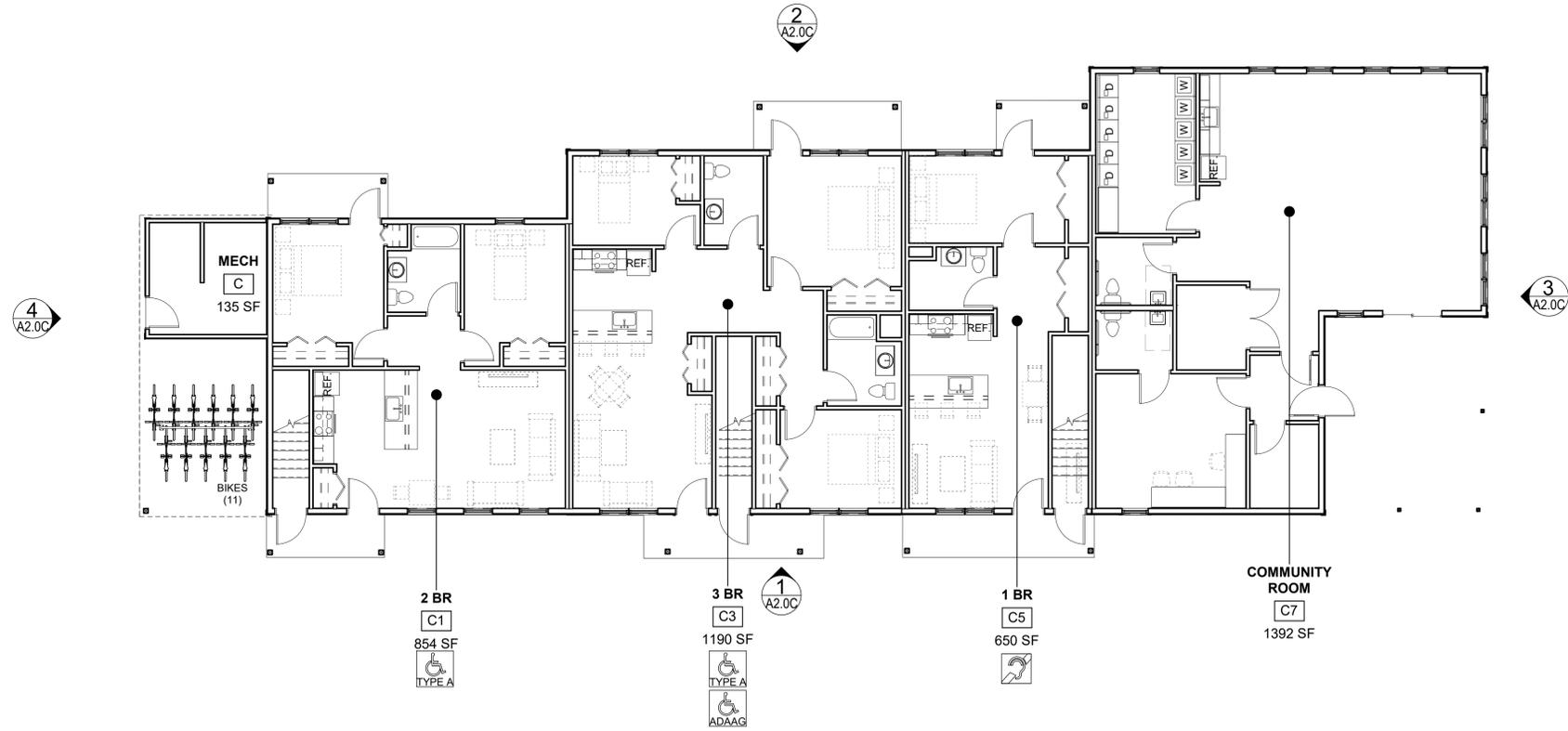


1 | 1ST FLOOR - BUILDING B
1/8" = 1'-0"

Date: SEPT. 2020	Scale: 1/8" = 1'-0"	Project: HOUSING PROTOTYPES TYPE E	Revisions:	Prepared For: Owner
				Architect: ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM
BUILDING B FLOOR PLANS		Consultant:		
		A1.0B		



2 | 2ND FLOOR - BUILDING C
1/8" = 1'-0"



1 | 1ST FLOOR - BUILDING C
1/8" = 1'-0"

Prepared For: Owner

Consultant:

Architect: **ARCHETYPE** architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project: HOUSING
PROTOTYPES TYPE E

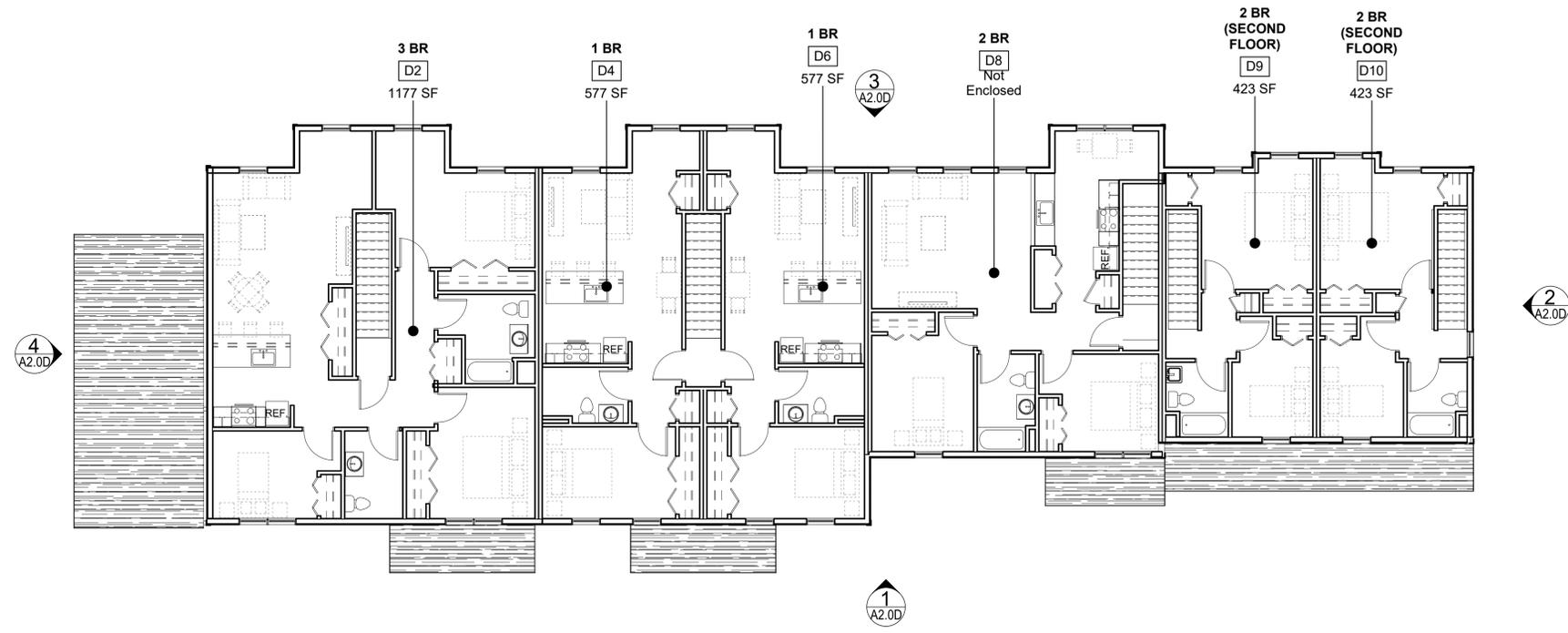
Revisions:

Scale: 1/8" = 1'-0"

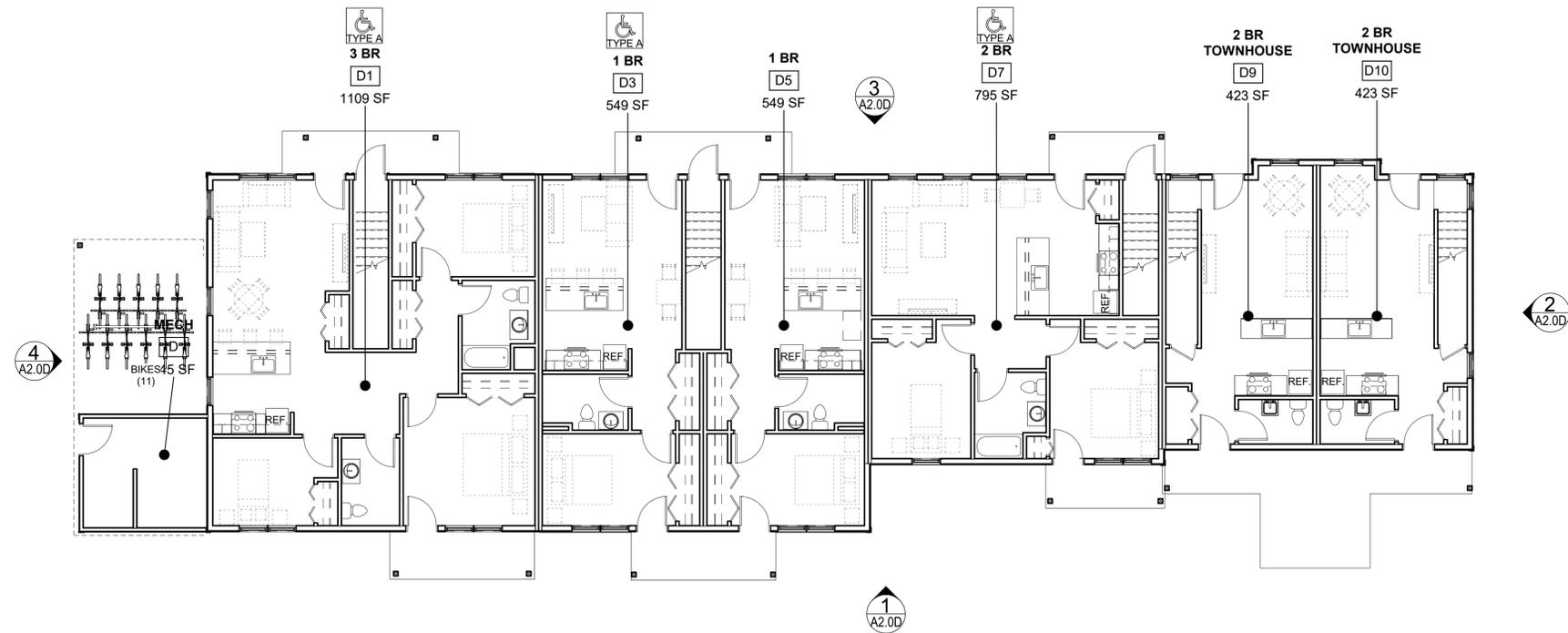
Date: SEPT. 2020

BUILDING C FLOOR
PLANS

A1.0C

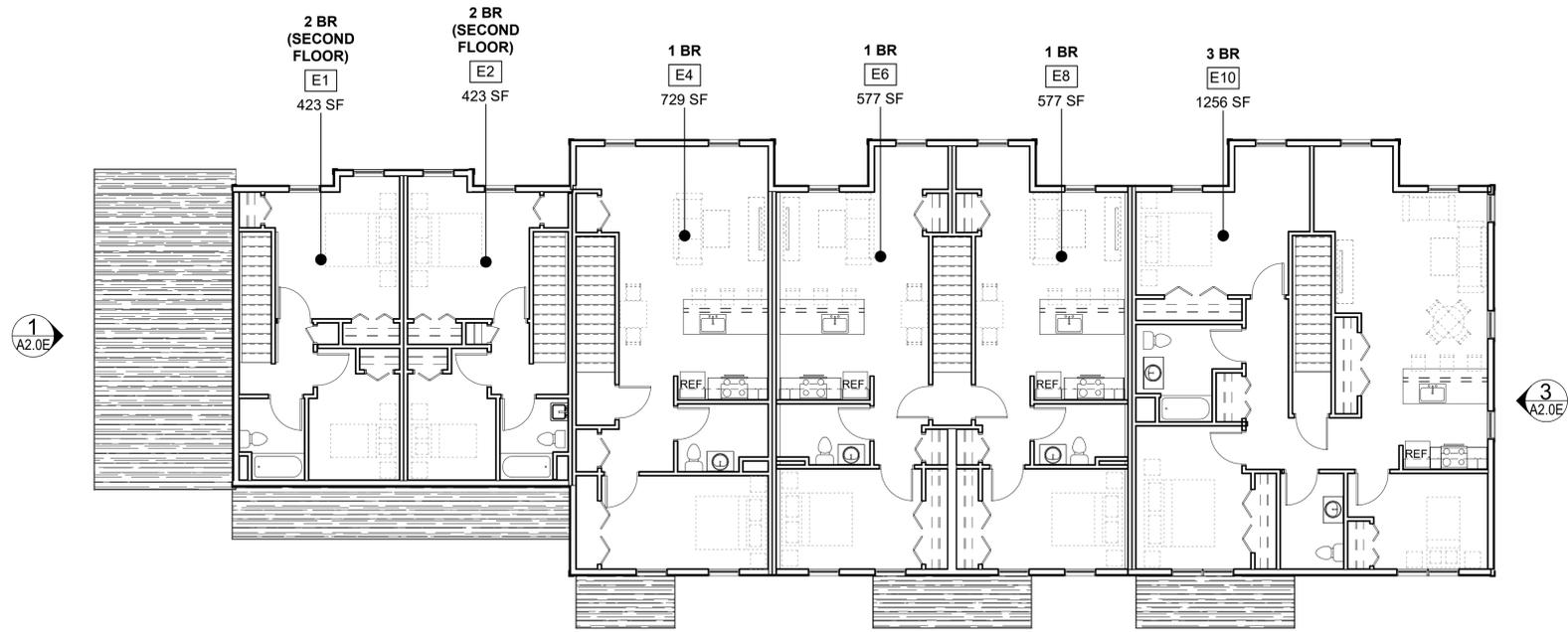


2 | 2ND FLOOR - BUILDING D
1/8" = 1'-0"

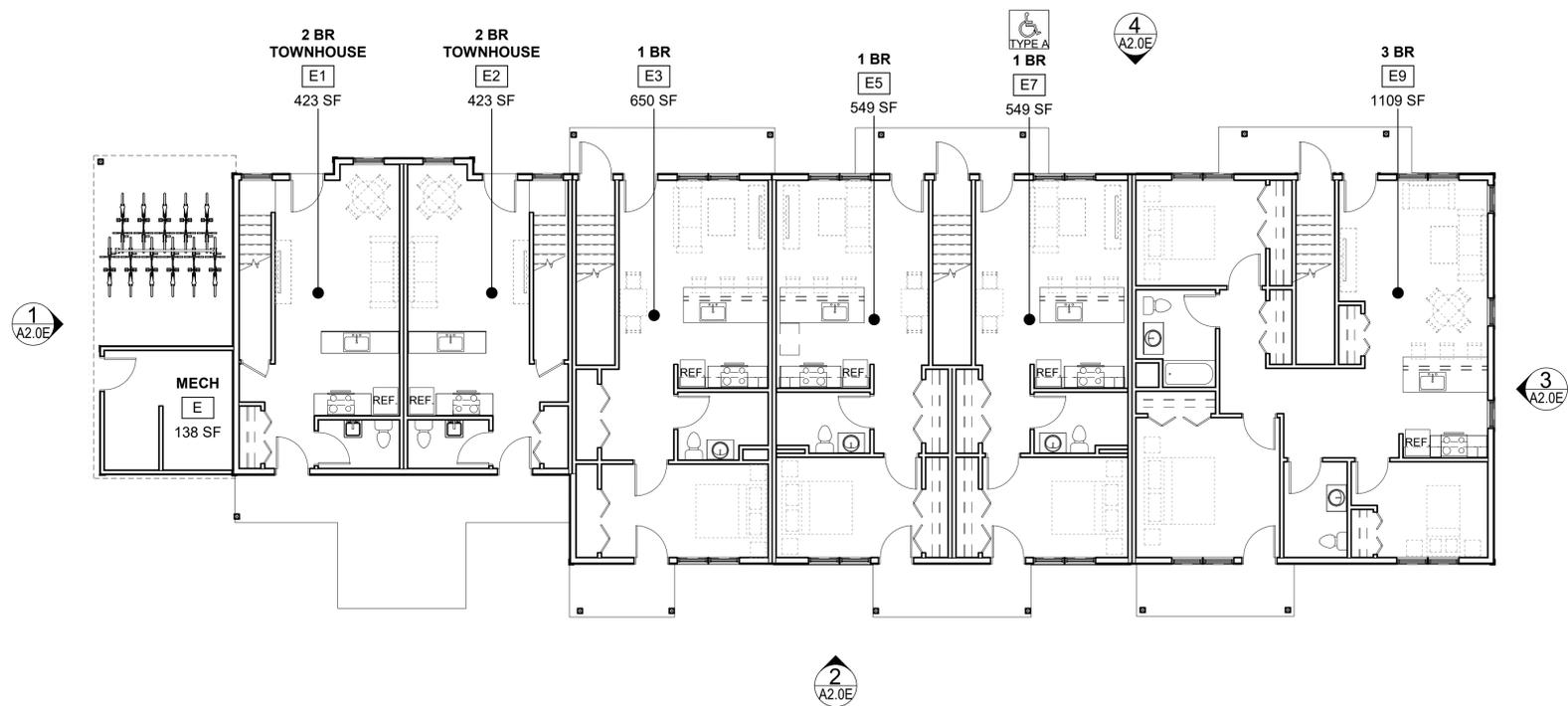


1 | 1ST FLOOR - BUILDING D
1/8" = 1'-0"

Date: SEPT. 2020	Scale: 1/8" = 1'-0"	Project: HOUSING PROTOTYPES TYPE E	Revisions:	Prepared For:	Owner
				Architect:	ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM
BUILDING D FLOOR PLANS		A1.0D			



2 | 2ND FLOOR - BUILDING E
1/8" = 1'-0"



1 | 1ST FLOOR - BUILDING E
1/8" = 1'-0"

Date: SEPT. 2020		Scale: 1/8" = 1'-0"		Revisions:	
BUILDING E FLOOR PLANS		HOUSING PROTOTYPES TYPE E		Project:	
A1.0E		ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM		Consultant:	
		Owner		Prepared For:	



3 BUILDING B RIGHT ELEVATION
1/8" = 1'-0"



2 BUILDING B REAR ELEVATION
1/8" = 1'-0"



4 BUILDING B LEFT ELEVATION
1/8" = 1'-0"



1 BUILDING B ENTRY ELEVATION
1/8" = 1'-0"

Prepared For: **Owner**

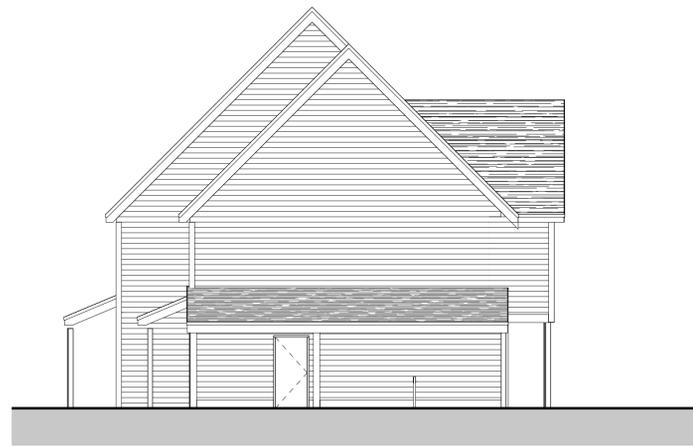
Consultant:
ARCHETYPE architects
 48 Union Wharf Portland, Maine 04101
 (207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project: **HOUSING PROTOTYPES TYPE E**

Revisions:

Date: **SEPT. 2020**
 Scale: **1/8" = 1'-0"**
BUILDING B ELEVATIONS

A2.0B



4 | BUILDING C LEFT ELEVATION
1/8" = 1'-0"



2 | BUILDING C REAR ELEVATION
1/8" = 1'-0"



3 | BUILDING C RIGHT ELEVATION
1/8" = 1'-0"



1 | BUILDING C ENTRY ELEVATION
1/8" = 1'-0"

Prepared For:
Owner

Consultant:

Architect:
ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

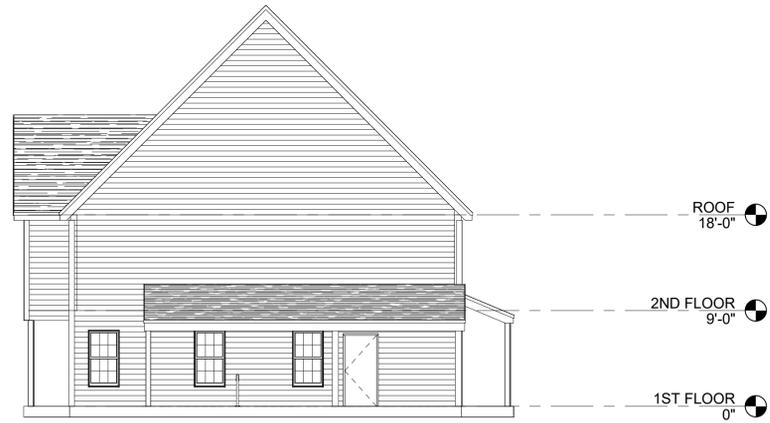
Project:
HOUSING
PROTOTYPES TYPE E

Revisions:

Date: SEPT. 2020
Scale: 1/8" = 1'-0"

BUILDING C
ELEVATIONS

A2.0C



4 | BUILDING D RIGHT ELEVATION
1/8" = 1'-0"



1 | BUILDING D REAR ELEVATION
1/8" = 1'-0"



2 | BUILDING D LEFT ELEVATION
1/8" = 1'-0"



3 | BUILDING D ENTRY ELEVATION
1/8" = 1'-0"

Prepared For:
Owner

Consultant:

ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
**HOUSING
PROTOTYPES TYPE E**

Revisions:

Date: SEPT. 2020
Scale: 1/8" = 1'-0"

**BUILDING D
ELEVATIONS**

A2.0D



1 | BUILDING E RIGHT ELEVATION
1/8" = 1'-0"



2 | BUILDING E REAR ELEVATION
1/8" = 1'-0"



3 | BUILDING E LEFT ELEVATION
1/8" = 1'-0"



4 | BUILDING E ENTRY ELEVATION
1/8" = 1'-0"

Prepared For:
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Consultant:

ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEDA.COM

Project:
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PROTOTYPES TYPE E**

Revisions:

Date: SEPT. 2020
Scale: 1/8" = 1'-0"

**BUILDING E
ELEVATIONS**

A2.0E

Attachment 2

Materials & Colors Catalogue Pages

Monogram[®] your home.

39 colors. 3 styles. Unlimited possibilities. As the setting for your life story, your home should reflect your family's lifestyle and personality. With the widest color spectrum in the vinyl siding industry, Monogram offers unparalleled versatility to design your home to your unique taste.



On Cover:

Siding: Monogram Double 4" Clapboard in flagstone with Cedar Impressions Individual 5" Sawmill Shingles in driftwood blend and STONEfaçade Ledgestone in adirondack snowfall.

Roof: Landmark in charcoal black.

Trim: Vinyl Carpentry[®].

Columns: Tapered Round.



Siding: Monogram Double 4" Clapboard in colonial white.
Trim: Vinyl Carpentry® and Restoration Millwork
Column: Round Tapered.



CertainTeed Monogram Colors

32 solids **7** blends **39** coordinating trim colors

The Power of Color

Approximately 80% of what we absorb through the senses is visual, and color has the ability to distinctly influence our feelings and emotions in a unique way.

Interior color decisions are far easier than exterior color decisions

60% consumers are highly confident in picking interior colors **40%** consumers are highly confident in picking exterior colors

When making exterior color decisions...

50% say "I trust my own visual instincts, my #1 influence."

40% say "Magazines, TV shows and design websites are one of my biggest influences."

10% say "Neighbors, contractors, architects and other sources are influences."

Today's intelligent homeowners

- Understand that colors must work with neighborhood style and architectural style of the home
- Want small "pops" of color to lend personality and exhibit their style
- Want color coordination with hardscapes and landscapes
- Want to stand out "tastefully"
- Seek a "cohesive character" for their home, **but are often perplexed on how to achieve it**

Source: *Brushfire Consumer Panel Survey, 12/11*

Choosing your color should be fun, not intimidating.
See pages 15-16 for helpful guidelines.

Note: Colors throughout this brochure are simulated. Consult product samples before making final selection.



 **REQUEST A SAMPLE**

ARTISAN SQUARE CHANNEL SIDING

Artisan Square Channel's precise, right-angle cuts create wideset channels that complement traditional and modern styles.

Panel Specs

Thickness: **0.625"**

Weight: **4.55 LBS./SQ. FT.**



Length: **144"**



Width: **10.25"**

Exposure: **9"**

Color: **COMES PRIMED FOR PAINT**



Attachment 3

Renderings



BELFAST 115 CONGRESS | STREET VIEW PERSPECTIVE





BELFAST 115 CONGRESS | COMMUNITY GREEN AND PLAYSCAPE

Attachment 4

Civil & Landscape Project Plan Set