

Phil, as requested I am including a description as to how my design fits into the B1b design standards. I am using the Appendix 2 of the design manual, as this seems to have a more detailed description of these standards.

### Design Guidelines per Portland, ME Design Manual, Appendix 2

#### 1) Building Location and Form

Urban Street Wall: The garage on this parcel will be along the property line/sidewalk for 20'.

Building height: This part of the building will be one story at a height of 13'8", as to meet the ratio height to street width requirement for this street.

Building bulk: The width of 28' x depth of 28' in 2 stories is comparable to the surrounding buildings in square footage.

#### 2) Building Function

This property is proposed as a single family unit. It does not have mixed uses. Of the 3 existing homes/buildings in this B1b zone, none are currently being used as a business. And if we look at the 1/4 mile of properties along this road in the B1 zone, 50% are residential. So I am hoping a single family unit, would be more in character and relate to the surrounding buildings better.

#### 3) Orientation of Building and Entrances to Street

In the current design, the entry door is oriented towards the public street.

#### 4) Windows

The current design has windows along the buildings facade which meets design standards. However, as the design manual states:

"1. Where building facades situated along a public way have no

interactive use or function, such facades shall be designed to provide sufficient architectural and graphic amenities to provide visual interest along the street and relate the building, and its use, to passersby.”

It might provide more visual interest to the passerby, if the property is set back 2’ and a garden wall with evergreen plants, ornamental grasses, lighting and beach stones, is installed.

This would have to be approved by zoning, as it affects the urban wall. However, both neighboring Blb properties are set back 18-24”, this might enable the design to be more compatible with surrounding residential units, as well as, providing visual interest.



ABUTTING PROPERTY



ABUTTING PROPERTY



GARDEN WALL EXAMPLE



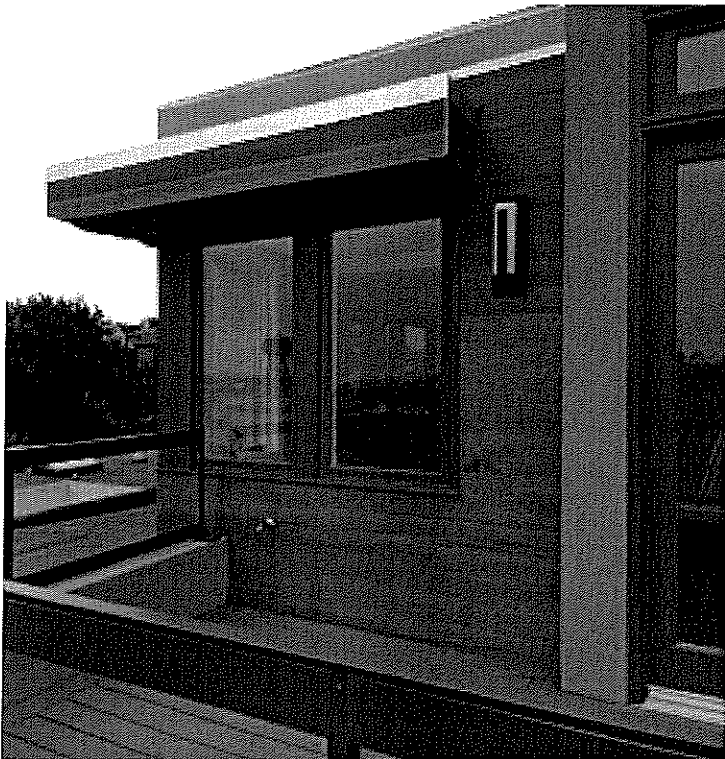
GARDEN WALL EXAMPLE

## 5) Building Character



In keeping with the character of surrounding buildings. A low sloped roof will match 2 of the 3 existing buildings in the B1b zone.

Horizontal siding, as well as, Hardie panels will be used to be compatible to surrounding buildings.



SIDING EXAMPLE

6) Signage

Not applicable, nor characteristic of this B1b zone.

7) Development Relationship to Street

The property is abutting the street, unless garden wall is preferred.

8) Parking Lot

Not Applicable, so screening of parking not necessary.

9) Transit Connections

Uninterrupted access from proposed property to the transit stop.