

## Washington Ave

### Site Standard Compliance

The site standards that applies to multiple-family development in Portland include a requirement asking for open space on the site. This open space is to complement and enhance the building form and development. Open space can include buffers and screening from the streets and neighboring properties, yard space for residents, play area and planting strips along the perimeter.

The site sits on Washington Ave where the building is held back from the property line to allow for plantings to buffer the building from the sidewalk. The new sidewalk going in is also going to include and esplanade with street trees offering a second layer of buffer from the street. One of the great benefits of this site is that directly across Washington Ave from the building is the Easter Promenade park, accessible by a designated crosswalk giving the residents immediate access to green space far greater than is typical for urban living. The vehicular access to the site is also located along Washington Ave, and where the drive turns back to the building and creates a patch of land, planted areas are proposed. This will act as a buffer and a focal point at the entry.

On the north side of the parcel, the property line abuts a State of Maine Parcel that is currently covered in natural vegetation including mature trees and this area would remain undisturbed. The west side of the building faces 295 and the Back Cove so the vegetation would create a dense buffer.

The west façade is the most complicated in terms of site work because there is a steep slope which will be addressed with a retaining wall running all the way from the northern end of the building to the outer edge of the vehicular access at the south end. In order to build the wall, approximately 10' of earth in front will have to be disrupted – Along the other sides of the building and the drive access, the foundation/retaining wall will be built from the inside. The wall will be held back 10' from the property line to achieve this and then that swath of land will be replanted with evergreen to create a year-round buffer against the retaining wall. The property line on this side is neighbored by the Rockingham Electric Co which has similar vegetation to the State of Maine Parcel and which would also remain. This buffer would help to shield views of the retaining wall but the slope would allow the vegetation to drop below the height of the building to the architecture would be distantly visible from the highway and Back Cove. This is one of the great benefits of this site, it's residents will be able to take full advantage of the beautiful views.

At the driveway end of the west façade, there is an area of land that has been designated as a no-build zone. This area will remain as it is with grasses and shrubs and there will be a break in the retaining wall to allow access to the green space. This driveway also runs alongside the residential property on the south side of the site. The benefit of this is that the building is held back a good distance from the residence keeping it from block the views down to the Back Cove.

Along with all of the buffering and green space surrounding the building, the majority of the units are designed with decks so the users have their own personal outdoor space to enjoy.