

January 15, 2015

Nell Donaldson
Planner
City of Portland Maine
389 Congress Street
Portland, Maine 04101

Re: 89 Anderson Street - Design Narrative

The proposed building to be located at the corner of Fox Anderson and Everett Streets in Portland's East Bayside Neighborhood is a mixed-use project that will provide 53 residential apartments and a first floor restaurant and commercial uses. 89 Anderson is a four story building with the apartments located on floors 2, 3 and 4. The building is three and one half stories above grade at its North end on Everett due to the sloping street grades.

Prior to developing the building concept we spent much time walking the streets of East Bayside, taking photos, analyzing existing streetscapes, existing development densities, building massing, forms, materials and textures. This approach allowed us to develop a design concept that is grounded by the existing neighborhood context but reflects our contemporary time.

The neighborhood is comprised of a diverse palate of Architectural forms, scales and density. To the East of 89 Anderson the character is of predominantly Gable roof multi story residential structure, varying in number of stories. To the Southeast the neighborhood is comprised of single pitch multi-story multiunit buildings. To the South are large open spaces and basketball courts for neighborhood recreation. To the Southwest and West are large commercial buildings with flat roofs and constructed of Concrete masonry units, Brick and Metal siding. To the North are larger high density multistory residential buildings. As the description above indicates this site is surrounded by many varying Architectural styles, forms, scales, densities and uses.


The building design has evolved from our neighborhood study pulling pieces of the existing fabric and relating the design to those existing elements. The current site does not hold the traditional neighborhood block due to its undeveloped street

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frontages existing of parking lots. The proposed building holds and defines all street edges creating an active presence on the street level.

Building Scale is a very important and complex issue on this site due to its location at the confluence of many differing existing building scales in the neighborhood. The building design has a larger mass at the Corner of Fox and Anderson Street articulated by the darker gray siding. As the building approaches the East its scale is broken down by a high contrast warm siding color and vertical pattern change at the 4th floor level, emphasizing the lower 3 story mass which is scaled down toward the 2 plus story structures along Anderson Street across the Everett intersection. We have also run the warmer vertical siding color down on an approximate 24' spacing in line with the Patio doors which breaks the facade horizontally in a scale similar to that of the existing residential development pattern to the East on Anderson Street. The street grade increases on Everett Street by 7' along the building so the structure reads as a 3 story structure toward the North End of the site on Everett. The building across the street on Everett toward the north end of the site and on the same side of the street are 3 plus story structures. The three buildings on Greenleaf street have flat roof lines at approximately the same elevation as the roofline of the proposed building at 89 Anderson Street.

The Materials of the facade play an important role in the scale of the building, we are proposing a horizontal corrugated metal siding panel that recalls the tradition horizontal clapboard siding pattern found throughout the neighborhood but also incorporates the industrial character and history of the neighborhood. The warmer siding panel has a vertical pattern with a smoother texture to contrast the horizontal corrugated panel. We are proposing a smooth fibercement panel between the windows which further break up the facade horizontally. The first floor wall material is proposed to be a Ground Face concrete masonry unit which is a durable material with a smooth clean finish that will hold up well over time and will help ground the building on the street.


In addition to the use of color and texture to scale the building down we have used projecting masses. The building walls step back in plan along Anderson Street 3' and 4'-10" along Everett Street to create massing forms at the corners of the building with recessed masses along the center of the elevations. We have

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included projecting balconies along all street facades at a rhythm to further emphasize the 24' facade pattern break, the balconies will create dynamic shadows that will change the building texture throughout the course of a day.

The use of landscaping is also an important design tool to help scale the building and create a relationship to the street and pedestrian experience. At the building plan step backs we have designed linear planting areas that extend for a large percentage of the facades along Anderson and Everett Street. These plantings will soften the building wall and add color and texture along the sidewalks.

89 Anderson is an urban infill project that will help define the city block it is located on. The design of the building is derived from the many Architectural typologies that exist in the neighborhood, we have used color, texture, rhythm, massing, and landscape as tools to scale the project and integrate it into the existing neighborhood fabric.

We look forward to discussing the project at the upcoming Planning Board workshop.

Sincerely,



Ryan Senatore, AIA LEED BD+C

Principal

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