

July 27, 2016

Shukria Wiar
Planner
City of Portland Maine
389 Congress Street
Portland, ME 04101

Re: 93 Washington Ave. - Design Narrative - B2b

Shukria,

Please see the below narrative describing how the proposed development at 93 Washington Avenue meets the B2b design guidelines.

The proposed building to be located at 93 Washington Avenue is made up of 6 shipping containers which will be a quasi-permanent development on the site. The adjacent parcel is owned by the same owner and the plan is to re-develop that larger site in the future, at that time this parcel will be part of that larger development and the proposed container project will be removed.

1.) Building location and form:

- The proposed structure is located close to the street reinforcing its relationship to the street and pedestrian connectivity
- The building form is a flat roof commercial structure which is consistent with other commercial structures on Washington Avenue, such as the Nissen Building at 75 Washington Ave and the Parole office at 107 Washington Ave.

2.) Building Function

- The project includes an intensity, density and variety of five retail suites encouraging a dynamic and active street relationship. This function will activate the street at this location and compliment the new retail that has just opened directly across the street.

3.) Orientation of Buildings and their Entrances to the Street

- The proposed retail suite entrances are oriented directly toward Washington Avenue, the amount of doorway is significant and very present on the Street. The proposed signage and lighting is located directly above the retail suite entries and present at street level

4.) Windows

- There are windows located on the facade facing Marion Street and full glass doors facing Washington Avenue. All glazing will have a minimum VT of 0.7.

5.) Building Character, Detail, Scale and Graphic Qualities

- The proposed building has signage and projecting lighting at each retail suite entry that faces the street. The facade facing the street has a high level of transparency and clean crisp details with a simple flat roof form that is consistent with the simple detailing and flat roof geometry of other commercial structures in the Neighborhood. The scale and rhythm of the facade is a pedestrian friendly scale with a door pair rhythm of 8 feet on center and a door height of 8'.

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6.) Signage and Building Entrances

- Each retail suite has signage and lighting that accentuate the entries to the suites and of which are at a scale proportional with the facade and to the pedestrian at the sidewalk level.

7.) Development Relationship to the Street

- The proposed street facades are located close to the street thus defining the street edge.

8.) Parking Lots

- There are no parking lots proposed for this development.

9.) Transit Connects

- The proposed development will not affect existing transit corridors and is designed to provide direct connections to the existing transit corridor on Washington Avenue.

Sincerely,



Ryan Senatore, AIA LEED-AP

Principal