
MEMORANDUM

To: FILE
From: Caitlin Cameron
Subject: Application ID: 2014-066
Date: 5/29/2014

Comments Submitted by: Caitlin Cameron/Design Review on 5/27/2014

Design Review (5/27 Caitlin Cameron, Alex Jaegerman, Barbara Barhydt):

B5b Standards (Design Manual):

1a) Shared Infrastructure: Meets the requirement. Is any physical connection between this building and the parking garage (it does not appear to be the case)? Please clarify access points to garage.

1b)
- Why is the building set back so far on India Street?
1c) Overall, the project does not, yet, create an adequately active and engaging facade on India Street. Because it appears the use on the ground floor is office rather than retail/restaurant, design elements that have a dialogue with the street are important (entries, transparency, lighting, proximity to street, etc.) An additional reference about ground floor facade design is Michele Reeves' lecture "Good Design is Good for Business" which can be found here:

<http://www.portlandmaine.gov/1114/India-Street>

<http://www.youtube.com/watch?v=18cK5gzLOpc&feature=youtu.be&t=40s>

- What is the visible transmittance of the glass?
 - Please clarify the materials on the India Street facade, ground level (rendering shows brick/solid while plan shows windows)
 - Please clarify the cafe space - is that the kitchen for the office? How is it planned to be used?
 - Please provide more details on the awnings proposed (material, color, size)
 - What is the facade lighting plan?
- 1d) Not applicable

Multi-family Standards (Design Manual):

1a1) The project is located several blocks away from the typical residential buildings. The form and height, porches and facade variation do a good job of mediating the different scales and building characters around it. However, there are a couple of points that we feel do not, yet, meet the intent of the standard:

- We are concerned about authenticity of materials and durability of the thin brick and EIFS for the facade and cornice.

- Additional visual interest and dialogue with the streetscape is needed on India Street

1a2) We appreciate the infill nature of this project and its location is very important in how it contributes to and improves the streetscape on India Street.

- Building placement could be closer to the street
- Street trees and/or landscaping should be provided to enhance the streetscape on India Street
- Is there potential for a more prominent entrance on India Street?

1a3) Not applicable

1a4) Meets the requirement.

1a5) Not applicable

1a6) Not applicable

Additional comments/questions:

- 1) Please clarify the ADA access within the ground floor retail space
- 2) If footings of the building cross the property line, a license is needed