

March 20, 2017

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

**Baxter Academy Interior Fit-up**  
185 Lancaster Street, Portland, Maine

Shukria,

Below we will address how the Baxter Academy project meets the B7 Design Principles and Standards.

Standard A-1 Sense of Place

- The existing building holds the current street grid and the proposed Baxter Academy building entries are located at the current building entries. The first floor fenestration is to remain as currently exists which is highly transparent and active to the streetscape

Standard A-2 Edges and Transitions

- The building is existing and is in scale with the adjacent surrounding structures

Standard A-3 Gateways

- The existing building scale has a presence on the street corner it is locate don the proposed building signage will enhance the presence on Elm street.

Standard A-4 Views and Landmarks


- The existing building holds the existing street grid, no proposed exterior modification will affect views and landmarks in the neighborhood.

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#### Standard A-5 Pedestrian Environment

- The existing building has large amounts of fenestration at the sidewalk level and at a consistent rhythm. The facades have entry awnings at entrances and brick piers breaking up the facades, we are proposing additional signage at the entry to enhance the pedestrian experience.

#### Standard A-6 Mix of Uses

- The existing building is primarily office uses, the proposed project adds an educational use to the building enhancing the mixed use of the site and building.

#### Standard A-7 Building Orientation

- The existing building holds the existing street grid, and is located very close to the property lines on all facades. The existing entries are oriented to the streets.

#### Standard B-1 Streets and Alleys

- The existing sidewalks are scaled to the pedestrian environment and the major intersection at the corner of the building has crosswalks and there is proposed 'School' signage on the street to serve traffic calming measures. There is proposed landscaping at the added sidewalk along Lancaster street to enhance the pedestrian experience and scale. The sidewalk and landscaping will be designed to the city's streetscape standards.

#### Standard B-2 Street Connectivity

- The existing street grid is connected and no changes are proposed.

#### Standard B-3 Mid Block Permeability

- The existing building is continuous for the streets and block it is located on, no changes are proposed.

#### Standard B-4 Sidewalks and Crosswalks


- The existing sidewalk and crosswalks at the street corner are new and per city standards, the proposed new section of sidewalk is designed to the maximum width feasible.

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#### Standard B-5 Green Streets

- The small area of proposed site work includes new landscaping to provide additional green elements at the street.

#### Standard B-6 Multi-modality

- The existing site has multi-modality, there is a bus stop adjacent to the building, the site has sidewalks and areas for pedestrians and bicyclists to circulate to and around the building.

#### Standard B-7 Continuity of Street Level uses

- The existing building creates a pleasant pedestrian environment, there are no loading docks on the primary streets (Elm and Lancaster)

#### Standard B-8 Traffic Calming

- The existing street corner of Elm and Lancaster has newly created sidewalks and crosswalks to help calm traffic, there is proposed 'School' signage to help calm traffic on Elm Street as well.

#### Standard B-9 Streetscape Design

- The proposed site work utilizes the City streetscape standards for Bayside for the proposed sidewalk addition, landscaping and signage.

#### Standard B-10 Encroachments

- There are no new encroachments proposed on the city sidewalks

#### Standard B-11 Lighting

- There are no proposed changes to the existing site or building exterior lighting

#### Standard C-1 Parking Structures

- There are no proposed parking structures

Standard C-2 Parking Entrances

- There are no proposed parking structure entrances

Standard C-3 Active Uses

- There are no proposed parking structures

Standard C-4 Back of Parking Structures

- There are no proposed parking structures

Standard C-5 Decks and Ramps

- There are no proposed parking structures

Standard C-6 Surface Lots

- There is proposed additional landscaping at the area of sidewalk adjacent to the existing parking lot.

Standard C-7 Bike Racks

- New Bike racks are proposed at the area of new site work near the entry of Baxter Academy, they are designed per the City Standards

Standard C-8 Service, Utility and Mechanical Infrastructure

- Existing Infrastructure will be utilized, any new rooftop mechanical units will be located on existing rooftop mechanical unit curbs, which are set back from the facades and not visible to pedestrians on sidewalks adjacent to the building.

Standard D-1 Open Space Design

- Public parks are accessible from the sidewalks surrounding the building. No new proposed seating or trash receptacles are proposed.

Standard D-2 Bayside Trail


- The existing site is located within walking distance to the Bayside Trail.

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#### Standard D-3 Landscaping and Street Furniture

- The proposed landscaping is designed to the Design Standards and will enhance the character of the street along Lancaster and Elm.

#### Standard D-4 Pedestrian Amenities

- The proposed signage will help pedestrians and vehicles navigate the adjacent site around the building.

#### Standard D-5 Public Art

- No new public art is proposed for the site due to the limited exterior improvements proposed for the project.

#### Standard E-1, 2, 3, 4 Architectural Design

- Due to the building being existing the Height, Massing, Articulation will not be changed

#### Standard E-5 Flexibility of Interior Layout

- The proposed interior layout is designed to provide a visually porous facade and the interior activities will help activate the streetscape.

#### Standard E-6 Entrances

- The existing Primary Entrances are oriented to toward the streets along Elm and Lancaster.

#### Standard E-7 Windows

- The existing building has a high amount of windows on the street facades.

#### Standard E-8 Storefronts

- The existing fenestration is not proposed to be modified in a drastic way, all new storefront glazing will be located within existing masonry openings.

Standard E-9 Back Sides of Buildings

- There are no residential properties on the back sides of the existing building

Standard E-10 Rooftop Appurtenances

- Rooftop Appurtenances will not block view corridors, the limited rooftop work is the replacement of existing HVAC units.

Standard E-11 Fences and Walls

- There are no proposed fences or new exterior walls as part of the project.

Standard E-12 Materials

- The existing Brick facades of the building are in character with the prominent neighborhood material.

Standard E-13 Transparency

- Any new window replacements will have glazing with a VT or 0.7 or greater.

Standard E-14 Illumination

- No facade illumination is proposed

Standard E-15 Weather Protection

- Existing awnings are located at building entries are are to remain.

Standard E-16 Signage

- The proposed signage located at the building entry are designed to meet the B-7 Signage standards. A blade sign is proposed at the main School Entrance and a Blade sign is proposed on the corner of the building at the street corner of Elm and Lancaster.

Standard E-17 Historic Buildings

- The building is not a designated Historic Structure

Standard E-18 Sustainable Design

- This building is not controlled by the City

Standard E-19 Shadows

- The proposed changes to the building will not affect existing shadow patterns.

Standard E-20 Wind

- The proposed changes to the building will not affect existing wind patterns.

Sincerely,



Ryan Senatore, AIA LEED-AP

Principal

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