



M A R K
M U E L L E R
A R C H I T E C T S

January 21, 2016

Caitlin Cameron
Portland Planning Office
389 Congress St.
Portland, Maine 04101

RE: New India Street Form-Based Zone
62 India Street Text Amendment

To the Portland Planning Staff,

In reference to the new India Street zone, I am writing a narrative as a supplement to a text amendment proposal presented by Reger/ Dasco Properties.

On corner lots where the dominant 'UA' and 'UN' zone intersect, the intent of this amendment request is to initiate a height increase in the Urban Neighborhood zone. Thus, equating with what is current in the adjacent Urban Active zone. Currently, the two zones height limits vary by a total of 5'. The variation of allowable building height relates to our project, whereas the two maximum heights bisect the proposed building.

We seek to create a level maximum building height of 50' over the entire property.

The reasoning for this request are initiated by the requirement of a 12' minimum ceiling height in the 'UA' zone. When added to the depth of structure, this additional first floor height translated into the building within the neighborhood zone will not allow continuity of floor heights and still meet the lower height limitations. This in-turn means the heights of important architectural features, windows/doors and roof elements will not create horizontal alignment.

Our amendment to the new zone will permit alignment of these key architectural features. It is our opinion, with this variance request it will allow projects on corner lots to further increase probability of compliance with the new Historic Preservation overlay zone.



Regarding construction feasibility of the current wording, the 5' height difference in the roofs will create elements of curious offsetting fascias and soffits. The additional height, in this case does not afford space for better living, but in essence will most likely be un-occupiable. Not to mention additional constructions costs that do not realize benefits to the residents. Where step down are desirable, our opinion is to specify offsets that are in full story increments.

Inventorying neighboring structures, we note that the existing historic buildings do not include offsetting roofs in their designs. The text amendment requested will allow buildings on corner lots to reflect those structures in India Street neighborhood that are considered significant.

With the minor adjustment to new ordinance on corner lots, we support the recent efforts of your office in the new means and implementation of master planning Portland's neighborhoods.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Mueller', written over a horizontal line.

Mark Mueller AIA

C.C. Reger/ Dasco Properties