



November 8, 2016

Preliminary Site Plan Review

**RE: 161 York Street**

Portland, Maine

Proposed Multi-Family Housing

As you drive over the bridge from South Portland, our project will become a part of the streetscape as you enter Portland. Intent of the building is to create a presence which is an extension of the West End neighborhood.

161 York Street will be an urban infill project in the R-6 zone.

Work to date has included the removal of two neglected old houses. Also, the site is now cleared of dead trees, trash and random overgrown brush.

The project is an 11-unit residential multi-family project. The building will include enclosed tenant parking at the lower level and partially at the first floor. The upper four levels consist of the residential living condominiums. Each unit on the front of the building will have its own 'overlook' decks, the units on the back will each contain small decks with room for a small table and chairs. An upper level roof deck will allow tenants and guests views the Fore River and beyond.

161 York Street will replace two houses with 11 residential multi-story living units.

**Zoning:**

Lot size: at 11,046 sf the lot meets the minimum requirements as outlined in the ordinance.

Lot area/ dwelling unit: the project is proposed as 11 units.



Per the lot to area ratios, our project is under-developed by 4 units.

Building setbacks: are met on all four sides at the building footprint. A small property line offset on the South respects the rear yard setback of 10'. Included in the design is a 5' step-back requirement above 35' in height. This can also be found on the South side of the building.

Lot Coverage: the 60% maximum has been respected in the site design.

Building Height: the building has been designed to meet the 45' maximum building height outlined in the R-6 zone. The height has been determined from a calculated 'average grade' height established early in the project. At the upper limits of the roof height are measured to the top of the roof sheathing.

Per the Portland zoning ordinance, roof access and decks are not a part of the maximum roof height.

Parking: the project includes 22 parking spaces for tenants and guests.

### **Design Standards:**

The project at 161 York Street has been designed for an enduring contribution to the neighborhood. Our project, although not in the historic district, abuts it. This has been principal determinate in the design process and selection of building materials.

Design emphasis has been addressed on two elevations, given the rear of the building is a secondary vehicular entrance. The dominate elevation is York Street. The rear of the building is visually accessible from Guildford Court.

On York Street, the building has been located forward near the sidewalk. Situated similar to meet neighbors, this alignment is meant to be a continuation of a pedestrian friendly district. As the front entrance facing onto the street, a running pergola is reaching to the street. The pergola is meant to be a 'front porch' and be the main pedestrian entrance.



The scale of the building is compatible with other structures in the neighborhood. The height, as stated before meets the zoning standard of 45' high. Our façade is focused on accentuating the building design up 35', above that cornice level the upper clerestory is de-emphasized with less architectural detail.

The design will also include subtle articulation in a fashion that form its own design within the whole of the façade. The articulation will create with brick relief, beginning at the base and extending up thru the building.

Fenestration: on the building façade will enhance the notion of articulation with it's own rhythmic pattern. Windows align vertically and are of near equal shape and proportion. To capture views high in the building, upper level windows vary in pattern; all the while maintaining the same individual size and shape of the individual window. The window types are a casement window over an awning.

The overhead garage doors will not exceed 40 % of the façade length.

Building material: is predominately brick veneer. It's selection is paying respect to the historic houses across the street. A belt course of contrasting material is proposed at the lower level, with dentils and built-up detail up high at the accentuating cornice. Two colors of brick are proposed to offer a base motif to the lower level.

Energy Efficiency: the building design will meet the Maine Energy Code. In addition the roofs will meet a minimum R-35 insulation rating. Modern individual heat pumps will heat and cool the living units and gas fireplaces are a back-up heat source. All kitchen appliances and washer/dryers will be Energy Star certified.

Our project will be a part of the new Inclusionary Zoning and be designed for compliance with "ADA" Housing ordinance.