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To: Carrie M. Marsh, AICP, Urban Designer, City of Portland, Planning Division

From: BrandPartners, Brian Judd, Senior Designer

Date: January 19, 2007

RE: Proposed University Credit Union, 1071 Brighton Ave

Per the planning board workshop on January 16, 2007 the following outlines our design methodology and how it relates to the City of Portland Department of Planning and Development design standards.

The University Credit Union building is proposed for 1071 Brighton Ave. The Building is in the B-2 zone. The three main requirements for this zone, as stated in the land use chapter 14, (27), a.b.c. are only encouraged and not mandatory.

a) Create an urban street wall
b) Multi-storied with mixed uses
c) Building entrances oriented toward, located adjacent to, and directly accessible from, a sidewalk in a public right of way.

However, an attempt has been made to relocate the building's entryway and its street side visual interests to the passerby. Land use chapter 14, (27), d.e.f.g.h.i codes are required and will be described as they relate to the building.

The proposed University Credit Union building is a one-story structure with two tower elements, a large display window and a roof monitor with clearstory windows that define its design.

Windows – The design has large windows with aluminum mullions at all facades. Some are fixed and some are casement openings but all have transoms above to increase the height of the street scale while creating a bigger retail view into the interior.

Façade Character – As a result of the site layout for parking requirements and as a convenience to the Credit Union driving customers, it was decided to create the entry away from the street. It would be a security risk to add a second entry along the street and this should be avoided for the safety of the customers as only one entry is recommended by banking security experts. We designed a large display window along Brighton Ave and an entry tower to provide sufficient architectural and visual interest to relate the building and its use to passers by.

Building Design – The building was designed to be compatible with a commercial and residential neighborhood.

- The one story wall height was increased from 8' to 14'-6" to create a more Urban Street wall as encouraged. The scale of this wall is broken down thru the use of a stone base, transom windows and a horizontal band of clapboards and shingles.
- A combination of metal roofing and asphalt shingles relate to both commercial and residential materials
- The building monitor is similar to residential dormer forms found in the neighborhood
- Canopies at the entry relate to awnings over residential doors
- The tower design create scale and building presence that are found in more commercial buildings
- The window scale is reduced with mullions that reflect residential scale while being increased in size thru an upper transom

Building Materials – The proposed materials include a prominent roof with charcoal colored asphalt shingles. There is standing seam metal roofing that is royal blue. The siding is 4" clapboards and stained shingles that are yellow or teal in color. The trim is composite panel aluminum. The siding that is CMU rough concrete texture that is sand color, and smooth CMU, which is grey. The glass is clear in all windows. White opaque glass is proposed on tower signage. The doors are aluminum storefront, with metal canopies.

If you require further clarification or have additional questions, please contact BrandPartners, Brian Judd at 603-335-1400, extension 1515 or bjudd@brandpartners.com.

cc: Sebago Technics, Inc., Eric Levesque, William Foley

Brian Judd 1/19/07