



March 2, 2012

Ms. Shukria Wiar
Planner
City of Portland
389 Congress Street
Portland, ME 04101

RE: 1884 Forest Ave Revisions

Dear Ms. Wiar,

The following is a summary of the revisions we have made to the buildings proposed at 1884 Forest Avenue in response to comments received at the Planning Board Workshop on February 14, 2012.

The Branch Bank façade has been shifted 3' closer to Forest Avenue than the previous design. We have maintained the façade location of the Gas Station/Convenience store at its previous location, the landscape area between the façade and the driving lane provides a visual access for a pedestrian existing the store to the driving lane, we feel that reducing this space would create a less safe condition. We have however given the building more of a presence along Forest Avenue by increasing this facades height, as explained below.

We have moved the entries to both buildings toward Forest Avenue to provide better pedestrian access from the sidewalk, the entries also have a much stronger prescience from the street. The second story of the Gas Station/Convenience store has been relocated from the rear to the front of the building along Forest Avenue thus providing a 27' building height toward the street.

The pedestrian circulation between the buildings has been maintained at the center of the site and we believe that by moving the entries to both buildings toward the street it will enhance the pedestrian path between the buildings utilizing the sidewalk along Forest Avenue.

The fenestration has been increased at the Forest Avenue facades on both the Bank and Convenience store as seen on the attached drawings, providing a stronger visual connection from the street to the activities within the buildings.

Please see the narrative addressing site related issues under a separate cover.

Please contact me if you have any questions regarding the above.

Sincerely,

Ryan Senatore, AIA, LEED AP BD+C
Project Architect