

NEIGHBOR: WHITTEN  
23 St. Linn

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March 13, 2018  
EVALUATION OF REVISED R-6 INFILL DEVELOPMENT  
DESIGN PRINCIPALS & STANDARDS

REVISED SUBMITTAL OF 24 ST. LAWRENCE STREET

Monday we were notified that a revised Level III Final Site Plan had been submitted for the Redevelopment of 24 St. Lawrence Street. Please find the 01/11/2018 R-6 Small Infill Design Review of the previous application in separate attachment.

We've taken the 01/11/2018 Planning Department Review of the proposed design for 24 St. Lawrence Street in-fill, redevelopment (-see separate attached document) and compared it to the **03/13/2018 revised design** -see the **red text**.

**01/11/2018 Planning Department Design Review Comments** (*red text denotes principles or standards that are not met*):

**Appendix 7: R-6 Infill Development**

*Principle A Overall Context* –**Not Met** – see below.

**01/11/2018- A-1 Scale and Form:** *The scale the project is larger than most buildings on this street which is exacerbated by the placement of the circulation on the front and by creating a broad front façade without a proportionate open space buffer.*

**03/13/2018:** The front of the **revised design** is all circulation: emergency exits, a front entry, parking garage entry, two stair wells, one elevator shaft, corridors to living units, and no living space on the St. Lawrence Street side. NO CHANGE.

**01/11/2018 Design Review Comments:** In those rare instances where a larger scale, wider building has been built, the scale is mitigated by keeping wider setbacks as a buffer and through elements such as bay windows, balconies and porches, varied rooflines, and/or massing changes at the street. *Staff suggests that massing and programmatic changes should be made to mitigate the bulk and scale of this project. It appears the proposed project exceeds the maximum Lot Coverage.*

**03/13/2018:** The front of the **revised design** now has one of the five recommended strategies: varied roof line at street.

**01/11/2018 Design Review Comments:** *It appears the proposed project exceeds the maximum Lot Coverage.*

**03/13/2018:** The **revised design** Lot Coverage should be verified; it is similar to the 01/11/2018 Lot Coverage.

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**01/11/2018- A-2 Composition of Principal Facades:** The composition of the street-facing façade has very little reference or relationship to the rhythms and patterns found on the streetscape and surrounding buildings.

**03/13/2018:** very little reference to the surrounding buildings, more vertical elements, the facade is broken into three pieces that step in and out.

**01/11/2018 Design Review Comments:** The project places all the circulation at the front façade with no living space facing the street.

**03/13/2018:** The front of the revised design is all circulation: emergency exits, front entry, parking garage entry, two stair wells, one elevator shaft, corridors to living units, and no living space on the St. Lawrence Street side. NO CHANGE

**01/11/2018 Design Review Comments:** The front façade should relate to the context through compatible rhythm, size, orientation, and proportion of window and door openings and other predominant, character-defining features found in the neighborhood, especially for multi-family building types.

**03/13/2018:** The revised design door and window proportions or character defining features on front do not relate to the neighborhood.

**01/11/2018 Design Review Comments:** Changing the orientation of the building program could mitigate some of these issues.

**03/13/2018:** NO CHANGE in orientation of the building program.

**01/11/2018 - A-3 Relationship to the Street:**

**01/11/2018 Design Review Comments:** The project deviates from the pattern of building placement on the lot and the spacing of the residential fabric in this neighborhood – this relationship to the street must be respected.

**03/13/2018:** Revised design NO CHANGE.

**01/11/2018 Design Review Comments:** The ground floor is raised a whole story which is higher than typical residential development patterns but common for contemporary projects – this elevated living space is created by the ground floor garage.

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**03/13/2018: Revised design NO CHANGE.**

*Principle B Massing – Not Met* – There is concern about the bulk and mass of the building compared with the size of the lot and the established patterns on the surrounding streets.

**01/11/2018 Design Review Comments:** The building is larger in scale than what is found in the context in both height and width of the building.

**03/13/2018: Revised design NO CHANGE.**

**01/11/2018 Design Review Comments:** In addition, the massing is arranged to place all circulation facing the street and creates an overall massing and façade composition inconsistent with patterns found in the neighborhood.

**03/13/2018: Revised design revised composition, SAME MASS.**

**01/11/2018 Design Review Comments:** - *B-1 Massing:* The proposed mass is wider on the street than the typical building context.

**03/13/2018: Revised design SAME MASS. SAME WIDTH**

**01/11/2018 Design Review Comments:** - *B-4 Roof Pitch:* The standard requires that mono pitched roofs shall not have a pitch of less than 7:12.

**03/13/2018: Revised design flat roofs, NO CHANGE.**

**01/11/2018 Principle C Orientation to the Street – Partially Met** – The project appropriately provides a sense of transition and privacy for the residential uses, however, the ground floor does not reinforce a sense of the public realm – no porch or ground floor living space fails to enhance the pedestrian friendliness and sociability of the streetscape as desired in this principle statement.

**03/13/2018:** The front of the revised design is all circulation: emergency exits, front entry, parking garage entry, two stair wells, one elevator shaft, corridors to living units, and no living space on the St. Lawrence Street side. NO CHANGE

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Conclusion:

The revised design does not meet the Planning Department R-6 Small Infill Design Review standards for:

- Principle A Scale and Form.
- Principle B Massing.

The revised design partially meets the Planning Department R-6 Small Infill Design Review standards for:

- Principle C Orientation to the Street

The other Design Review issues which deal the composition of the building components on front of the building on St. Lawrence Street are addressed in the 01/11/2018 Design Review and the proposed 03/13/2018 Revisions. They are:

- 01/11/2018 *Principle D Proportion and Scale* – Partially Met –
- 01/11/2018 *Principle E Balance* – Met –
- 01/11/2018 *Principle F Articulation* – Met –
- 01/11/2018 *Principle G Materials* – Partially Met –

Sincerely,

Rob.

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