



PLANNING BOARD REPORT PORTLAND, MAINE

Three Unit Condominium
4 Russell Street
Level III Subdivision and Site Plan Review
PL-000009-2018
New Day Farm, LLC, Applicant

Submitted to: Portland Planning Board: Public Hearing Date: July 17, 2018	Prepared by: Shukria Wiar, Planner Date: July 13, 2018
--	---

I. INTRODUCTION

Michael Tadema-Wielandt of Terradyn Consultants on behalf of New Day Farm, LLC has submitted a Level III Site Plan and Subdivision application for the construction of a four-story, three-unit residential building on an 1,899 square foot parcel located at 4 Russell Street in the West End. The project involves the construction of a residential building with ground level parking below the units on a surface parking lot at the corner of Russell and Hill Streets. It is surrounded by single and multifamily houses. The site is in the Residential R-6 zone.

This proposal is being reviewed as a final plan and subject to the Site Plan and Subdivision Ordinances of Land Use Code. The project will also be reviewed against the *R-6 Small Infill Development Design Principles & Standards* (Appendix 7 of the Design Manual) and the *Two-Family, Special Needs Independent Living Units, Multiple-Family, Lodging Houses, Bed and Breakfasts, and Emergency Shelters Standards* (Sections (d) and (l), and Appendix 2 of the Design Manual).

Notices were sent upon receipt for the public hearing of the application. Two hundred and twenty-six (226) notices were sent to area residents within 500 feet of the site and the interested party list for the public hearing. A notice also appeared in the July 9th and 10th editions of the *Portland Press Herald*.



Figure 1: Site of Proposed Development

Applicant Name	Jeffrey Rosenblatt of New Day Farm, LLC
Consultants	
Engineer	Michael Tadema-Wielandt, P.E., Terradyn Consultants, LLC
Surveyor	John Swan, Owen Haskell, Inc.
Architect	David Lloyd, Archetype Architects

Project Review	
Review	Applicable Standards
Site Plan	14-526
Subdivision	14-491
Design Manual	R-6 Small Infill Development Design Principles & Standards (Appendix 7 of the Design Manual) and the Two-Family, Special Needs Independent Living Units, Multiple-Family, Lodging Houses, Bed and Breakfasts, and Emergency Shelters Standards (Sections (d) and (l), and Appendix 2 of the Design Manual)

II. PROJECT DATA

Existing Zoning	R-6 Residential
Tax Map	CBL: 034 Foo1
Existing Use	Gravel surface parking lot
Proposed Use	Condominium
Parcel Size	1,899 SF
Number of Units to be Demolished	None
Number of Affordable Units	The proposed units will be market rate.
Proposed Bedroom Mix	One efficiency Unit on the first floor, two two-bedroom on 2 nd and 3 rd floors
Building Footprint	1,199 SF
Building Floor Area	4,296 SF
Impervious Surface Area	1,439 SF
Parking Spaces	3 spaces on the first level
Bicycle Parking Spaces	2 spaces
Estimated Cost of Project	\$816,240

III. EXISTING CONDITIONS

The property is currently developed with a paved surface parking area. The proposed building, vehicle maneuvering area, and patios will increase the on-site impervious area to approximately 2,095 square feet. The existing site is located on the southern corner of Hill and Russell Streets in Portland’s West End neighborhood.

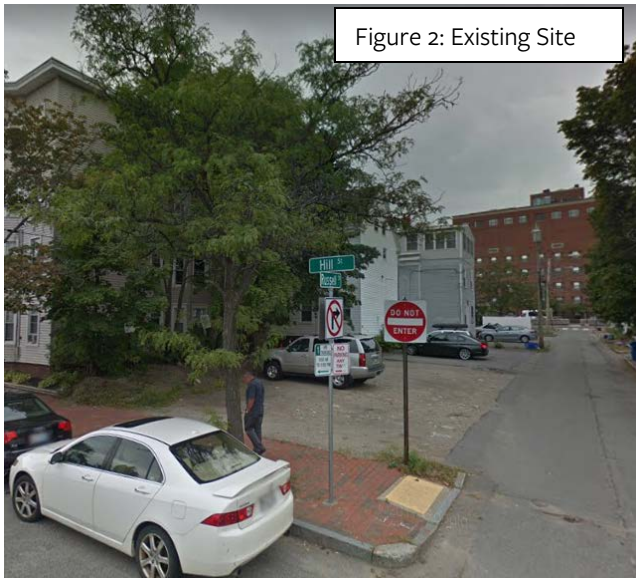


Figure 2: Existing Site

A brick sidewalk with granite curb exists along the site’s Hill Street frontage, which will be the front of the building. There is no sidewalk along the site’s Russell Street frontage, and the gravel parking lot connects directly to the street. Russell Street is a one-way street with a 20’ wide right-of-way and 13’ wide paved surface. There is a sidewalk across Russell Street from the site. There is no on-street parking on Russell Street, and there is limited on-street parking available on both sides of Hill Street. Cobra-head style street lights are located on two utility poles at the corner of Russell Street and Hill Street.

IV. PROPOSED DEVELOPMENT

The proposal, including floor plans and elevations, are included in the final plan set and have been revised to address staff concerns. The development project is proposed as new construction of a three-unit condominium building with one efficiency unit and two two-bedroom units. The building will be four stories high with a building height of 41 feet and building footprint of 1,199 SF footprint. At four stories high, the scale of this apartment building will be in balance with the residential uses of the street and neighborhood. The building will include a three-car garage on the first floor as well as the efficiency unit, a two-bedroom unit on the second floor and a two-bedroom unit on the third and fourth (mezzanine) floors. The building design also includes private roof decks for access by each unit.

The R-6 zone does not require parking spaces for the first three units. However, the applicant is proposing three parking spaces.



Figure 3: Proposed Building

The parking spaces will be under the building on the first floor. The main entrance to the building is at the front along the sidewalk on Hill Street; so, the address will need to be the Hill Street side for 911 purposes. Vehicle access is proposed from Russell Street. Two bicycle parking spaces are also proposed as part of this project; these spaces will be in the building on the first floor. A designated area for snow storage is located adjacent to the proposed building.

V. PUBLIC COMMENT

As of the writing of this report, there has been one public comment submitted.

The applicant was not required to hold a neighborhood meeting since the subdivision is for three units only; project developments that have five or greater units or lots are required to hold a neighborhood meeting. Even though a neighborhood meeting was not required, the applicant still held a meeting on May 9th, 2018; one person attended the meeting.

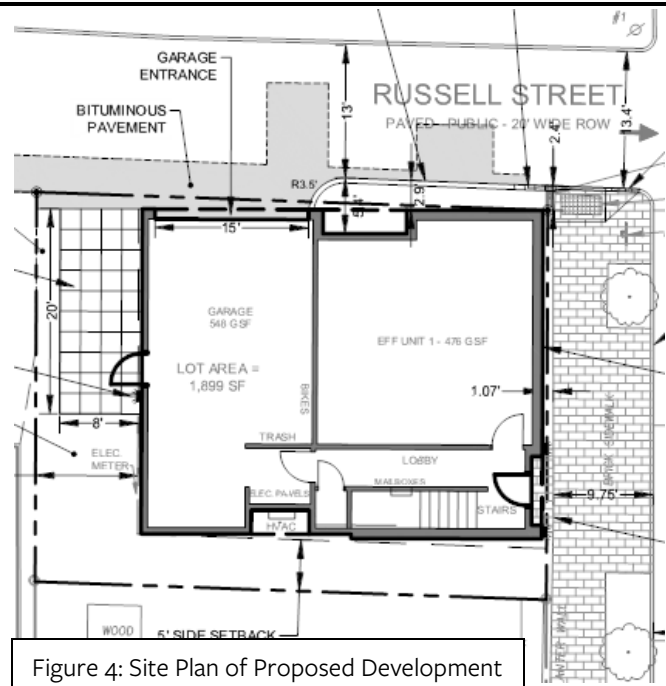


Figure 4: Site Plan of Proposed Development

VI. RIGHT, TITLE AND INTEREST AND FINANCIAL/TECHNICAL CAPACITY

a. The owner of the property is New Day Farm, Inc. The applicant has provided a copy of a warranty deed of sale, recorded at the Cumberland County Registry of Deeds (Book 32044 Page 36), which demonstrates their right, title and interest in the property.

b. The estimated cost of the development is \$816,240. The applicant has submitted a letter from Androscoggin Bank, dated March 21, 2018, as demonstration of their financial and technical capacity to complete the proposed development.

VII. ZONING ASSESSMENT

The project site was granted a Practical Difficulty Variance by the Zoning Board of Appeals on July 13, 2017. The variance reduces the minimum lot size to 1,899 sf, increases the maximum lot coverage to 63.67%, and reduces the minimum lot area per dwelling unit to 633 sf for the purpose of constructing a three-family dwelling. A letter referencing this variance is included in Attachment W.

The property is located in the R-6 Residential Zone. The proposed residential building is a permitted use in the Residential R-6 zone. Under the R-6 zone all of the dimensional requirements are being met. For off street parking, Division 20 requires no parking for the first three units and one parking space per unit for residential uses after the first three in the R-6 zone. Even though parking is not required, the applicant is proposing three internal parking spaces as shown on the site plan. The staff finds the project is in conformance with this standard.

VIII. DEVELOPMENT REVIEW

A. SITE PLAN SUBMISSION REQUIREMENTS (Section 14-527) and SUBDIVISION PLAT AND RECORDING PLAT REQUIREMENTS (Section 14-496)

The applicant has submitted a recording plat. William Scott, City Surveyor, has reviewed and approved the plat. The final plat will need to be revised to reflect any waivers and conditions of approval that relate to the subdivision plan. Any waivers granted must be recorded at the Registry of Deeds within 90 days of a Planning Board decision.

B. SUBDIVISION (Section 14-497)

The proposed development has been reviewed by staff for conformance with the relevant review standards of Portland’s Subdivision Ordinance and applicable regulations. Staff comments are listed below.

1. Will Not Result in Undue Water and Air Pollution (Section 14-497 (a) 1), and Will Not Result in Undue Soil Erosion (Section 14-497 (a) 4)

Lauren Swett, P.E. with Woodard and Curran Engineering, has reviewed the erosion and sediment control plan and is satisfied with the proposed plans. The staff finds the project is in conformance with this standard.

2. Sufficient Water Available (Section 14-497 (a) 2 and 3)

The project will be served by the existing utility services located in Russell Street. The applicant has submitted ability to serve letters for water and sewer demand from Portland Water District and the City Department of Public Services, respectively. The staff finds the project is in conformance with this standard.

3. Will Not Cause Unreasonable Traffic Congestion (Section 14-497 (a) 5)

Tom Errico, P.E. Ty Lin reviewed the proposal's details in regard to access and finds the project to be acceptable.

The proposed project is not anticipated to cause unreasonable traffic congestion. The staff finds the proposed project is in conformance with this standard.

4. Will Provide for Adequate Sanitary Sewer and Stormwater Disposal (Section 14-497 (a) 6), and Will Not Cause an Unreasonable Burden on Municipal Solid Waste and Sewage (Section 14-497 (a) 7)

Please refer to Paragraph VIII (B) 2, above.

5. Scenic Beauty, Natural, Historic, Habitat and other Resources (Section 14-497 (a) 8)

The proposal site is not within an historic district. It is in an urban neighborhood surrounded by a variety of residential building types. The proposed building does not impact the natural beauty of the area or adversely affect any significant wildlife habitat, rare or irreplaceable natural areas, or any public access to the shoreline. The staff finds the proposal in conformance with this standard.

6. Comprehensive Plan (Section 14-497 (a) 9)

The staff has identified the following goals and policies which are relevant to the proposed housing development and finds the proposal in conformance with the Comprehensive Plan:

- Increase, preserve, and modify the overall supply of housing City-wide to meet the needs, preferences and financial capabilities of all Portland households
- Encourage additional contextually-appropriate housing density in and proximate to neighborhood centers, concentrations of services, and transit nodes and corridors as a means of supporting complete neighborhoods
- Pursue policies to enable people who work in Portland to have the option to live in Portland
- Encourage quality, sustainable design in new housing development
- Adopt affordable housing: pursue new opportunities for increased energy efficiency, increased densities, mixed incomes, and greater connectivity to surrounding neighborhoods

C. SITE PLAN STANDARDS (Section 14-526)

The proposed development has been reviewed by staff for conformance with the relevant review standards of Portland's site plan ordinance and applicable regulations. Staff comments are listed below.

1. Transportation Standards

a. Impact on Surrounding Street Systems and Access and Circulation- see Subdivision, Paragraph VIII (B) (3), above.

b. Construction Management Plan

A description of the construction management plan has been submitted by the applicant. A site plan has also been submitted that shows the construction management on the site. All of the construction is proposed within the limits of the property lines with possible on-street parking for contractors. Tom Errico, Consultant Traffic Engineer, reviewed the plans and states:

The general components of the construction management plan are acceptable. A condition of approval should note that specific details on sidewalk closure routings and closure of Russell Street shall be provided prior to issuance of a building permit.

- c. Sidewalks
Currently the sidewalk along the property is in brick and the applicant is proposing to install new brick sidewalk along their frontage on Hill Street. This site is in the brick district.
 - d. Public Transit Access
The public transit requirements do not apply to this project.
 - e. Parking
There are three parking spaces and these are located inside the garage of the building. The applicant had proposed an additional parking space on the pavers at the rear of the lot, away from the main street view on Hill Street. The revised site plan notes this area as a patio but the design has not changed from the original plan. The use of this patio as a fourth parking spaces goes not meet the driveway separation requirement. Staff has recommended that this area not be used as parking and recommends a street at the Russell Street line. Mr. Errico, reviewed the plans and states:

It is my understanding that a tree or landscaping will be installed along the paved patio area thus preventing vehicle storage. I concur with this requirement and suggest a condition of approval note that vehicle storage in the patio area is not permitted.
 - f. Bicycle Parking
The proposal includes two bicycle parking spaces in the garage of the building, which meets the ordinance standard of two bicycle spaces per five vehicle spaces.
2. Environmental Quality Standards
 - a. Preservation of Significant Natural Features
There are no known significant natural features on the site.
 - b. Landscaping and Landscape Preservation
The applicant is not proposing street trees on either Russell Street or Hill Street. According to the landscaped plan submitted, there are two existing street trees on Hill Street, of which one will be saved and one removed. Staff has recommended that a street tree be added on Russell Street at the patio location and replace the one that will be removed on Hill Street. With the installation of the two trees plus the existing one, the plan would meet City standards. The site will also have landscaping along the front of the building.
 - c. Water Quality, Storm Water Management and Erosion Control
Under Section 5 of the City of Portland Technical Manual, a Level III development project is required to submit a stormwater management plan pursuant to the regulations of MaineDEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards. The proposed development disturbs approximately 3,500 square feet (approximately 0.1 acres). According to Section 4 of the City of Portland Technical Manual any site disturbing less than one acre is exempt from complying with the Basic and General Standards and acquiring a Stormwater Permit. Ms. Swett, P.E. with Woodard and Curran Engineering, has reviewed the drainage plan and stormwater report, and all of her recommendations have been met. Confirmation of ability to serve from PWD for water has been submitted as part of the application.
 3. Public Infrastructure and Community Safety Standards
 - a. Consistency with Master Plans
See Subdivision, Paragraph VIII (B)6 above.
 - b. Public Safety and Fire Prevention
The Crime Prevention through Environmental Design (CPTED) standards in the site plan ordinance address the principles of natural surveillance, access control and territorial reinforcement so that the design of developments enhance the security of public and private spaces and reduce the potential for crime.

The applicant has introduced wall mounted lighting at all entrance ways. Wall mounted lighting will also be provided for the area by the parking garage. The entrances to the building will be well-lit and visible from the street to provide natural surveillance. All proposed lighting fixtures shall be full cut off; up lighting is prohibited.

c. Availability and Adequate Capacity of Public Utilities

The project will be served by the existing utility services located in Russell Street. Capacity letters for water and wastewater has been provided from Portland Water District and Department of Public Works, respectively.

4. Site Design Standards

a. Snow and Ice Loading

The applicant is proposing on-site snow storage and is labeled on the site plan. Snow storage will be provided on site.

b. View Corridors

This site is not within a Protected View Corridor as per the "View Corridor Protection Plan" approved by the Portland City Council in 2001.

c. Historic Resources

The site is just outside the 100-foot setback of the West End historic district; therefore, the project does not have to be reviewed by Historic Preservation.

d. Exterior Lighting

The proposal has noted wall mounted lighting along all the entrances that are full cutoffs.

e. Noise and Vibration

All heating, ventilation and air conditioning equipment (HVAC), air handling units (AHU), emergency generators, and similar equipment will have to be shown on the plans and meet state and federal emissions requirements. The mechanical equipment should be located to the interior of the site, away from abutting residential properties and be screened from view from any public street and from adjacent sites by structure walls, evergreen landscaping, fencing, masonry wall or a combination thereof. This information will have to be submitted for review as part of the building permit.

f. Signage and Wayfinding

This standard does not apply to the proposal.

g. Zoning Related Design Standards

A design review according to the *City of Portland Design Manual/Standards* was performed for the proposed new construction of a three-family dwelling at 4 Russell Street. The review was performed by Caitlin Cameron, Urban Designer, Matthew Grooms, Planner, and Shukria Wiar, Planner, all within the Planning Division of the Department of Planning & Urban Development. The project was reviewed against the *R-6 Small Infill Development Design Principles & Standards* (Appendix 7 of the Design Manual).

Design Review Criteria:

The project was reviewed with the Alternative Design Review which has the following criteria:

- a. Proposed design is consistent with all of the Principle Statements
- b. The majority of the Standards within each Principle are met
- c. The guiding principle for new construction under the alternative design review is to be compatible with the surrounding buildings in a two-block radius in terms of size, scale, materials, and siting, as well as the general character of the established neighborhood, thus Standards A-1 through A-3 shall be met.
- d. The design plan is prepared by an architect registered in the State of Maine.

Findings of the Design Review: The project meets all of the criteria above and passes the design

review. Comments for the specific standards are provided in Attachment 4.

IX. STAFF RECOMMENDATION

Subject to the proposed motions and conditions of approval listed below, Planning Division staff recommends that the Planning Board approve the proposed development.

X. PROPOSED MOTIONS

1. SUBDIVISION PLAT

On the basis of the application, plans, reports, and other information submitted by the applicant, findings and recommendations contained in Planning Board Report for application #09-2018 relevant to the Subdivision Ordinance, and other regulations, as well as the Planning Board deliberations and the testimony presented at the Planning Board hearings, the Planning Board finds the following:

That the plan (**is/is not**) in conformance with the subdivision standards of the land use code, subject to the following conditions:

1. The Subdivision Plat shall be finalized to the satisfaction of the Planning Authority, Department of Public Works and Corporation Counsel; and
2. That the Declaration of Condominium and associated documents shall be submitted for review and approval by Corporation Counsel prior to the issuance of certificate of occupancy; and
3. That the recording plat shall be revised noting all conditions for review and approval by the Planning Authority prior to recording.

2. LEVEL III SITE PLAN

On the basis of the application, plans, reports, and other information submitted by the applicant, findings and recommendations contained in Planning Board Report for application #09-2018 relevant to the Site Plan Ordinance, and other regulations, as well as the Planning Board deliberations and the testimony presented at the Planning Board hearings, the Planning Board finds the following:

That the plan (**is/is not**) in conformance with the site plan standards and all other applicable provisions of the land use code, subject to the following conditions:

- A. To be met prior to applying for a building permit:
 1. The applicant shall submit a revised site plan for review and approval by the Planning Authority that shows two street trees shall be planted at the site; one between the patio area and Russell Street, and one to replace the tree removed on Hill Street; and
 2. The applicant shall submit a revised site plan and subdivision plat for review and approval by the Planning Authority shall note that in the patio area, at the rear of the property, shall not be used as a vehicle parking space.
- B. To be met prior to the issuance of a building permit:
 1. That the specific details on sidewalk closure routings and closure of Russell Street shall be provided for review and approval in the Construction Management Plan; and
- C. To be met prior to the issuance of a certificate of occupancy:
 1. That the final license for landscaping in Russell Street for review and approval by the Corporation Counsel.

ATTACHMENTS:

Staff Review Comments

1. Traffic Engineering Review (Tom Errico, T Y Lin), comments dated 07.11.2018
2. Civic Engineer Review, Lauren Swett, dated 07.12.2018
3. Urban Designer Review, Caitlin Cameron, dated 07.13.2018

Applicant's Submittal

- A. Development Description
- B. Right, Title and Interest
- C. State and Federal Permits
- D. Land Ordinance Review
- E. 4 Russell Street - Level III Preliminary Application-signed
- F. Russell Street - Checklist- Level 2 and 3
- G. Easements or Other Burdens
- H. Technical and Financial Capacity
- I. Construction Management Plan
- J. Natural Features
- K. Stormwater Management
- L. Consistency with City Master Plans
- M. Utilities
- N. Solid Waste
- O. Fire Safety
- P. Conformity with Applicable Design Standards
- Q. Verification of Proposed HVAC Equipment
- R. 2018-6-8-Wiar-Comment Response
- S. 2018-7-11-Revisions
- T. EXT LIGHT FIXTURE
- U. Neighborhood Meeting-4 Russell Street
- V. Wastewater Capacity Authorization 2018-07-07 4 Russell Street
- W. ZBA Decision Letter

Plans

- | | |
|---------|---|
| Plan 1 | C-1.0 Cover |
| Plan 2 | C-1.1 General Notes |
| Plan 3 | C-2.0 Boundary & Topographic Survey |
| Plan 4 | C-2.1 Recording Plat |
| Plan 5 | C-2.2 Existing and Demo Plan |
| Plan 6 | C-2.3 Construction Management Plan |
| Plan 7 | C-3.0 Site |
| Plan 8 | C-4.0 Grading Drainage & Erosion |
| Plan 9 | C-4.0 Grading Drainage & Erosion |
| Plan 10 | Plan10 - C-4.1 Esc Notes |
| Plan 11 | C-5.0 Utility |
| Plan 12 | C-6.0 Details |
| Plan 13 | C-6.1 Details |
| Plan 14 | L-1 Landscape Plan |
| Plan 15 | P-1.0 Photometrics Plan |
| Plan 16 | A1-01 -First and Second Floor Plans |
| Plan 17 | A1-02 - Third Floor and Mezzanine Plans |
| Plan 18 | A2-01 -Building Elevations |
| Plan 19 | A2-01 -Building Elevations-Colored |
| Plan 20 | A3-01 - Building Sections |
| Plan 21 | 4 Russell – Rendering |
| Plan 22 | 4 Russell St - Rendering |



Shukria Wiar <shukriaw@portlandmaine.gov>

Hill and Russell Street Project - Final Traffic Comments

Tom Errico <thomas.errico@tylin.com>

Wed, Jul 11, 2018 at 3:48 PM

To: Shukria Wiar <shukriaw@portlandmaine.gov>

Cc: Keith Gray <kgray@portlandmaine.gov>, Bruce Hyman <bhyman@portlandmaine.gov>, Jeremiah Bartlett <JBartlett@portlandmaine.gov>, "Jeff Tarling (JST@portlandmaine.gov)" <JST@portlandmaine.gov>

Hi Shukria – I find the project to be acceptable from a traffic perspective with the following comments.

- It is my understanding that a tree or landscaping will be installed along the paved patio area thus preventing vehicle storage. I concur with this requirement and suggest a condition of approval note that vehicle storage in the patio area is not permitted.
- The general components of the construction management plan are acceptable. A condition of approval should note that specific details on sidewalk closure routings and closure of Russell Street shall be provided prior to issuance of a building permit.

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, PE

Senior Associate

Traffic Engineering Director

TYLIN INTERNATIONAL

12 Northbrook Drive

Falmouth, ME 04105

+1.207.781.4721 main

+1.207.347.4354 direct

+1.207.400.0719 mobile

+1.207.781.4753 fax

thomas.errico@tylin.com

Visit us online at www.tylin.com

Twitter | Facebook | LinkedIn | Google+

"One Vision, One Company"



Shukria Wiar <shukriaw@portlandmaine.gov>

Russel Street

Lauren Swett <lswett@woodardcurran.com>
To: Shukria Wiar <shukriaw@portlandmaine.gov>

Fri, Jul 13, 2018 at 6:45 AM

Hi Shukria,

The Applicant has addressed all of my comments on this one, and I don't have any additional comments. I've gone in and marked all my comments as resolved, and the project as approved in Energov.

Let me know if you need anything else from me on this one.

Thanks,

Lauren

Lauren Swett, P.E.*

Technical Manager

Woodard & Curran

[41 Hutchins Drive](#)

[Portland, Maine 04102](#)

Phone: (207)558-3763 (direct)

(207)219-3591 (cell)

(800)426-4262 (office)

Email: lswett@woodardcurran.com

*Licensed in Maine and Wisconsin

Commitment & Integrity Drive Results

www.woodardcurran.com

Planning and Urban Development Department

Planning Division



Subject: R-6 Small Infill Design Review – 4 Russell Street

Written by: Caitlin Cameron, Urban Designer

Date of Review: Thursday, July 12, 2018

A design review for the proposed new construction of a three-family dwelling at 4 Russell Street was performed by Caitlin Cameron, Urban Designer, Shukria Wiar, Planner, and Matt Grooms, Planner. The project was reviewed against the *R-6 Small Infill Development Design Principles & Standards* (Appendix 7 of the Design Manual).

Findings of the Design Review:

The proposed design **does not meet** all the R-6 design principles and standards. The Planning Authority under an Alternative Design Review may approve a design not meeting one or more of the individual standards provided that all of the conditions listed below are met:

- A. The proposed design is consistent with all of the Principle Statements.
- B. The majority of the Standards within each Principle are met.
- C. The guiding principle for new construction under the alternative design review is to be compatible with the surrounding buildings in a two block radius in terms of size, scale, materials, and siting, as well as the general character of the established neighborhood, thus Standards A-1 through A-3 shall be met.
- D. The design plan is prepared by an architect registered in the State of Maine.

Design Review Comments (*red text denotes principles or standards that are not met*):

Principle A Overall Context – see below.

- *A-1 Scale and Form:* The building scale is similar in height to the neighboring multi-family building at four stories. Forms in this context are predominantly vertically proportioned with one and half, two and a half simple massing and simple roof forms (gable, mansard, or flat roof). The massing and forms proposed are generally vertical in proportion but have some massing variation at the fourth floor that sets it apart from the simpler, more traditional forms. The three-story mass is emphasized and the building includes features such as a bay and flat roof.
- *A-2 Composition of Principal Facades:* The composition of the street-facing façade takes on some traditional characteristics and symmetry. Elements are placed according to use and include some articulation and variation with bay window, massing change at the 4th floor, cornice line and materials that emphasize the three-story mass.
- *A-3 Relationship to the Street:* The building placement is closer to the street than the surrounding buildings given the small lot size – this is especially noticeable on Russell

Street where all other buildings on this side of the street are the backs of buildings and are set back from the street. Neighboring buildings on Hill Street are slightly setback from sidewalk to allow for stoops, plantings, provide privacy, and room for the bay window. Throughout the neighborhood, buildings are consistently set back from the street to accommodate the bays – in this case, the building is near the street and the bay on Hill Street is very shallow so as to not encroach.

Principle B Massing – Met – The proposed massing in some ways reflects or reinforces the traditional building character of the neighborhood, especially the multi-family, triple-decker form. The building is next to a four-story, multi-family building and places its tallest massing interior to the site next the adjacent taller building.

- *B-1 Massing:* The building design emphasizes the three-story mass similar to traditional multi-family massing. The fourth floor has a smaller footprint and was adjusted to be interior to the lot away from the small-scale Russell Street. This massing is appropriate given the four-story building adjacent and allows the three-story massing to be on Russell Street.
- *B-2 Roof Forms:* Flat roofs are found in the context on multi-family buildings.
- *B-3 Main Roofs and Subsidiary Roofs:* The third floor roof line is emphasized.
- *B-4 Roof Pitch:* One roof pitch – flat roof. Flat roof has a cornice/trim.
- *B-5 Façade Articulation:* The project employs three of the required articulation elements – covered entry, recessed entry, bay window (though very shallow).
- *B-6 Garages:* Garage is integrated into the building design with at least one floor of living space above it.

Principle C Orientation to the Street – Met - The project is oriented to the street with a street-facing door. Living space is also on the ground floor with windows facing both streets.

- *C-1 Entrances:* The entry is street-facing and emphasized with side lights, recess, covered entry.
- *C-2 Visual Privacy:* Visual privacy is adequately addressed; ground floor windows are higher than 48” above adjoining sidewalk grade.
- *C-3 Transition Spaces:* The project uses a covered entry and vestibule. **The building does not follow the established pattern of giving buffer space from the street** by setting the building back a couple feet given the small lot size. The door is recessed and the ground floor living space windows are raised to provide the privacy.

Principle D Proportion and Scale – Met – Overall, the building has a vertical proportion similar to the predominant character found in the context.

- *D-1 Windows:* The majority of windows are rectangular and vertically proportioned. A special, round accent window is provided at stair.
- *D-2 Fenestration:* The 12% fenestration requirement is met on street-facing facades.
- *D-3 Porches:* The roof level balcony meets the standard area at least 6’ deep and 48 sf feet. No other balconies or porches face the streets.

Principle E Balance – Met - The building façade composition includes local and overall symmetry.

- *E-1 Window and Door Height:* The majority of window and door head heights align along a common horizontal datum.
- *E-2 Window and Door Alignment:* The majority of windows stack so that centerlines of windows are in vertical alignment.

- *E-3 Symmetricality:* Overall and local symmetry are employed.

Principle F Articulation – Met - The project has articulation through material texture, bay window, trim, deck details, and recessed entrance with canopy.

- *F-1 Articulation:* Surface articulation is provided by material texture, trim, cornice line at third floor, bay window, and the deck railing will create shadow lines on front façade. There is also a recessed alcove on the ground floor on Russell Street.
- *F-2 Window Types:* Three window types and sizes are used on each the façade.
- *F-3 Visual Cohesion:* The visual cohesion of the façade is good.
- *F-4 Delineation between Floors:* The floors are delineated by fenestration patterns, material changes, deck railing, and trim.
- *F-5 Porches, etc.:* There is one deck/balcony on the roof of the street-facing façade that is the result of the massing of the building, the deck brings emphasis to the third floor roof line. Railings are used to provide articulation and shadow lines to the front façade.
- *F-6 Main Entries:* The main entry faces the street and is emphasized with a a recess and a canopy but does not include a stoop due to the accessible grade.
- *F-7 Articulation Elements:* The roof overhang is at least 6"; trim appears to be at least 4" in width; the façade offsets (bay window) is at least 12", trim at both roof lines.

Principle G Materials – Met - The material choices are harmonious with the character-defining materials and architectural features of the neighborhood – shingle, wood trim, masonry base.

- *G-1 Materials:* The residential context is predominantly clapboards with occasional shingle or brick. The proposal uses shingle on the upper floors with masonry ground floor. Panel is a secondary material, colors correspond to neighboring residential buildings. Green screen is also provided – **only recommended if will be viable.**
- *G-2 Material and Façade Design:* The materials are placed appropriately to the façade design and their nature. Panel is only used as a secondary material at the bay and 4th floor.
- *G-3 Chimneys:* Not applicable.
- *G-4 Window Types:* Three window types used on each street-facing facade.
- *G-5 Patios and Plazas:* A patio is proposed using concrete pavers.