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~~Design Certification Program~~  
Special Design District: R-6 Infill Development  
Design Principles & Standards

~~I. —~~ **PURPOSE**

~~All developers, no matter how small their project, have a responsibility beyond simply meeting the needs of their end users. They have a public responsibility to~~ protect, improve, add to and enhance the neighborhoods in which their projects are built. The impact of new development is amplified within dense, compact, urban neighborhoods.

~~New residential construction within Portland's compact R-6 zones should relate to the predominant character defining features of the neighborhood. The design of new development is critical, particularly elements such as the orientation and placement of a building on a site; relationship to the street; and mass, form and materials. The intent of the R-6 design principles and standards is~~ *Design Certification Program* ~~aims to ensure that infill housing development makes a positive contribution to the City's neighborhoods. The intent is to ensure that infill housing is compatible with the~~ existing Neighborhood character, and is of meets a high quality comparable to existing buildings standard of building design, while allowing for diversity of design.

~~H. —~~ **APPLICABILITY**

~~Projects/Developments subject to Site Plan review will be reviewed for consistency with the~~ Special Design District: R-6 Infill Development Design Principles and Standards. ~~Although the R-6 zoning regulation governs dimensional standards for development, building envelopes that meet the zoning requirements may not automatically meet the design standards—both standards must be met. These principles and standards are interdependent and should be considered holistically.~~ The applicant must demonstrate that a development proposal is consistent with the Design Principles. The standards are long-established time honored ways of achieving the Principles. ~~The City's Design Manual contains examples of buildings that are consistent with the aims of the Design Certification Program.~~

Unless otherwise indicated, the R-6 Design Principles and Standards shall apply to the street-facing, front façade and those portions of the building that are readily visible from the public realm way. On corner properties or where the development has a visual impact upon adjacent public spaces, both public facades will be evaluated. ~~with equal care.~~

Specific Multi-family standards within the R-6 Design Principles and Standards shall be applied to buildings of three or more residential units in the R-6 zone and are in addition to the R-6 standards. Where there is conflict between the standards, Multi-family standards prevail.

### III. — CONTEXT

Unless otherwise indicated, the R-6 Design Principles and Standards shall define “Neighborhood” as the context of buildings within a two-block radius of the site. Special attention shall be given to the existing buildings on both sides of the street within the block of the proposed site. If the building is proposed on a corner lot, then buildings on the adjoining block shall also be considered. The Planning Authority may determine other considerations that shall be made of the proposed building in relation to the neighborhood, due to unique characteristics of a given site. The Planning Authority may determine the neighborhood to be greater than a two-block radius, due to unique characteristics of a given site. In such case, the Planning Authority shall determine the scope of the neighborhood.

Each infill project will have a unique context of surrounding structures and sites with some strong, unifying characteristics, and some that are subtle and less obvious. The more definite and easily discernable traits within an established neighborhood should serve as a basis for a design solution, which reinforce the predominant characteristics of the surrounding development patterns. Special attention shall be given to the existing streetscape and buildings on both sides of the street within the block of the proposed site that contribute to and are compatible with the predominant character defining architectural features of the neighborhood. Where there is less discernable predominant characteristics, design review will look to buildings of similar use, scale, and type within the context as reference for characteristics to relate to.

Building typology and use are also important factors — standards apply depending on building (Single or Two-family, Multi-family, Addition). The design review shall refer to buildings in the neighborhood of comparable size, scale, and use to that which is being proposed. The Planning Authority may determine other considerations that shall be made of the proposed building in relation to the neighborhood, due to unique characteristics of a given site.

### IVI. — SUBMITTAL REQUIREMENTS

In order to illustrate the building design, the applicant shall submit in accordance with final application requirements of the Site Plan Ordinance (Sec. 14-525):

- A site plan and
- Building elevations with materials labeled
- Floor plans in accordance with final application requirements of the Site Plan Ordinance (Sec. 14-525).
- Representation of the materials — samples, renderings, illustrations, etc.

In order to illustrate the proposal in relationship to the neighborhood context for a proposal, the applicant shall submit:

- A plan showing the proposed building footprint in relation to the neighborhood buildings
- Renderings, street elevations, photomontages, photographs or other visual tools to depict the proposal buildings within its context a two-block radius of the site in order to determine the building elements that contribute to and are compatible with the predominant character defining architectural features of the neighborhood.

- ~~— To describe the project and how it meets the design standards, the applicant shall submit:~~
- ~~— A brief written narrative~~
- Diagrams, illustrations, or similar if applicable

~~Special attention shall be given to the existing buildings on both sides of the street within the block of the proposed site. If the building is proposed on a corner lot, then depictions of buildings on the adjoining block shall also be required.~~

~~The Planning Authority may request that consideration be made of buildings in the neighborhood that are comparable in size, scale and use to that which is being proposed, or that consideration be made of the characteristics of buildings which were originally designed for a similar use to that which is proposed. The Planning Authority may determine other considerations that shall be made of the proposed building in relation to the neighborhood, due to unique characteristics of a given site. The Planning Authority may determine the neighborhood to be greater than a two block radius, due to unique characteristics of a given site. In such case, the Planning Authority shall determine the scope of the neighborhood.~~

~~Samples of the proposed exterior materials may be requested by the Planning Authority.~~

## **DESIGN PRINCIPLES AND STANDARDS**

### *PRINCIPLE A Overall Context*

*A building design shall contribute to and is be compatible with the predominant character-defining urban design patterns architectural features of the Nneighborhood.*

*Explanatory Note:*—The central idea behind good responsive infill design in an established neighborhood is to reinforce recurring positive features of the surrounding area, which provide its unique identity. ~~To a large degree,~~ The scale, mass, orientation, façade composition, and articulation of an infill building should be compatible with that of the buildings that surround it.

~~Compatibility refers to the recognition of patterns and characteristics which exist in a given setting and the responsiveness of a new design with respect to these established patterns and characteristics. While there is no one specific solution for a given setting, there are a number of building characteristics which can be used to gauge visual compatibility of new residential construction in an existing neighborhood. These characteristics include design elements such as:~~

- ~~1. Scale and Form: height, massing, proportion of principal facades, roof shapes and scale of the architectural features of the structure.~~
- ~~2. Composition of Principal Facades: proportion of facades; orientation of openings; ratio of solids to openings; rhythm of fenestration; entrance porches and other projections; and relations of materials, texture and color.~~
- ~~3. Relationship to the Street: walls of continuity; rhythm of spacing and structures on streets; and orientation of principal elevations and entrances to the street.~~

~~Each infill project will have a unique context of surrounding structures and sites with some strong, unifying characteristics, and some that are subtle and less obvious. The more definite and easily discernable traits within an established neighborhood should serve as a basis for a design solution, which can reinforce the positive characteristics of the surrounding development patterns. On corner properties, where the architecture has a greater visual impact upon adjacent public spaces, both public facades will be evaluated with equal care.~~

~~STANDARD A-1, **Scale and Form.**—Relate the scale and form of the new building or addition to those found in Neighborhood residential buildings ~~within a two block radius of the site,~~ that reinforce and continue ~~contribute to and are compatible with~~ the predominant character-defining architectural features of the nNeighborhood. ~~Special attention shall be given to the existing building forms on both sides of the street within the block of the proposed site.~~~~

~~\*MULTI-FAMILY: Multi-family buildings are not expected to replicate the scale and form of single or two-family buildings; the scale and form shall correspond to buildings of a similar use within the Neighborhood. However, the building design shall respect and relate to the scale and form of its abutting context and mitigate scale impacts on smaller, neighboring buildings through scale, massing, and form decisions.~~

~~STANDARD A 2 **Composition of Principal Facades** Relate the composition of the new building façade, including rhythm, size, orientation and proportion of window and door openings, to the facades of residential buildings within the neighborhood ~~a two block radius of the site~~ that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. ~~Special attention shall be given to the existing facades on both side of the street within the block of the proposed site.~~~~

~~\*MULTI-FAMILY: eference the façade composition of multi-family buildings of a similar e and scale within the eighborhood.~~

~~STANDARD A-23, **Relationship to the Street.**—Reinforce and continue ~~Respect~~ the rhythm, spacing, placement, and orientation of residential structures along the ~~a~~ street ~~within a two block radius of the site~~ that contribute to and are compatible with the predominant character-defining architectural features of the nNeighborhood. ~~Special attention shall be given to the existing streetscape on both side of the street within the block of the proposed site.~~~~

~~\*MULTI-FAMILY: Although a proposed multi-family building may be larger in scale than the existing fabric, it shall still reinforce and continue the rhythm, spacing, and orientation of the residential structures along the street where there is an established pattern – this especially relates to the location of entrances, driveways and structured parking. Where there is no clear or consistent pattern, the proposed building should maintain a similar relationship to the street as the neighboring buildings.~~

### **PRINCIPLE B Massing**

~~The massing of the building reflects and reinforces the traditional building character of the Nneighborhood through its ~~a well-~~ composed form, shape, and volume.~~

Explanatory Note:—Massing is a significant ~~factor~~ element of a building's design that contributes to the character of a building. The building's massing (as defined by its bulk, size, physical volume, scale, footprint, shape and form) should be harmonious with the massing of existing buildings in the Neighborhood ~~a two-block radius~~. ~~The massing of a building can be defined as the overall geometry (length, width, and height) of its perceived form.~~ The overall height of the form (actual and perceived) as well as the geometry of its roof is of particular importance in defining the massing of a building. R-6 neighborhoods are typically defined by simple massing and forms.

R-6 neighborhoods are typically defined by simple roof forms. Additions and alterations are typically introduced as subsidiary to the main roof form with placement away from the public realm and of a height and scale clearly subsidiary to the main roof.

STANDARD B-1. —Massing.—The building's massing ~~(as defined by its bulk, size, physical volume, scale, shape and form)~~ should conform to be harmonious with the massing of existing buildings of the same use in the Neighborhood ~~a two-block radius~~. Special attention shall be given to the existing building massing on both sides of the street within the block of the proposed site.

\*MULTI-FAMILY: Multi-family buildings are often larger in scale than traditional, existing buildings. In order to relate the new building design to the Neighborhood buildings, the massing arrangement shall reference the scale, proportion, and form of existing buildings of a similar use. This may mean that the overall massing is varied. Design review shall include evaluation of how the building footprint relates to the patterns of the surrounding Neighborhood.

STANDARD B -2. —Roof Forms.—Roof forms shall refer to the architectural forms found within buildings of the same use/scale within the Neighborhood ~~a two-block radius of the site~~ that contribute to and are compatible with the predominant character-defining architectural features of the Neighborhood. Special attention shall be given to the existing roof forms on both sides of the street within the block of the proposed site.

\*MULTI-FAMILY: Multi-family buildings are not expected to use the roof forms found in single and two-family buildings. However, roof forms and proportions shall refer to those found within the Neighborhood in buildings of the same use. Roof forms shall also consider and mitigate scale impacts on the streetscape and neighboring buildings.

STANDARD B -3. —Main Roofs and Subsidiary Roofs.

The building shall have a clear main roof form as viewed from public ways. Subsidiary roof forms and dormers shall be clearly subordinate to the main roof form in size, volume, space placement, and number. ~~Where a building has multiple rooflines (e.g., main roof, dormer roof, porch roof, etc.) there shall not be more than two roof pitches or outlines overall.~~

STANDARD B-4. —Rooftop Appurtenances. —In order to minimize the visibility of rooftop appurtenances and to maintain the clear primary roof form as perceived from the public realm, rooftop appurtenances should be visually recessive (by methods such as setbacks from building edges, consolidation and/or limited in number and scale) and shall be incorporated into or deferential in scale and/or placement to the main roof form. These elements shall be treated in a way consistent with the Neighborhood roof forms in number, placement, height, and treatment.



STANDARD B-~~54~~, **Roof Pitch.**—Gable roofs shall be symmetrical with a pitch similar to what is found in the Neighborhood (typically ~~of~~ between 7:12 and 12:12). Hip roofs with a shallow pitch and flat roofs shall have a pronounced terminus (such as a cornice or overhang that provides a visually defined edge)~~cornice of at least 12 inches in width~~. The slope of the roof may be either parallel or perpendicular to the street. Monopitch (shed) roofs are allowed when designed as simple forms and using a pitch similar to what is found in context~~only if they are attached to the wall of the main building~~. ~~No mono-pitch roofs shall be less than 7:12, except for porch roofs.~~—There is no minimum pitch for porch roofs.

STANDARD B-~~65~~, **Massing Variation.**~~Facade Articulation~~—Provide variety in the massing by incorporating at least two ~~or more~~ of the following architectural elements. Such ~~elements~~features shall be applied to the front façade and those portions of the building that are readily visible from the public ~~realm~~way.

1. ~~Gables or d~~Dormers.
2. Balconies.
3. Recessed entries.
4. Covered porches, covered entries or stoops.
5. Bay windows. In the case of horizontally attached dwelling units, at least one-half of the ground floor units shall have a bay window to receive credit as a design feature.

\*MULTI-FAMILY: Multi-family buildings with footprints larger than the typical building within the Neighborhood are also required to vary the overall massing to create massing components that relate to the scale, forms, and proportions found in the existing Neighborhood buildings.

STANDARD B-~~67~~, **Garages.**—Garages and structured parking shall be visually recessive and physically subordinate to the principal façade and main building form. Attached and detached garages are allowed provided that the street-facing façade of the garage is set back/recessed behind from the principal façade of the main structure so as to be clearly subordinate~~by a minimum of four feet~~. ~~However, if the garage is integrated into the building form, the garage entrance/door may be included into the front façade of the dwelling primary building form provided~~ing that there is/are at least one story of living space over the garage, the opening meets the zoning requirements, and it visually and physically recessive to the primary facade. ~~In this instance, the garage door width may be no more than 40% of the width of the building's overall façade width, except that no garage door need be reduced to less than 9 feet in width. Standard C-2 is not required if there is no living space on the ground level.~~

### **PRINCIPLE C            Orientation to the Street**

*The building's façade shall acknowledges and actively interfaces with ~~reinforce a sense of the public realm of the sidewalk~~ while providing a sense of transition into the private realm of the home.*

**Explanatory Note:**—An important component of the Neighborhood’s character is the relationship of dwellings to the sidewalk and the street. Design of dwellings should enhance the pedestrian friendliness and sociability of the streetscape while protecting the privacy of the residents’ internal home life. Vernacular buildings in the R-6 context typically have an “approachable” character with easily identifiable entrances from the public realm while providing transitional features between the public and private realms.

**STANDARD C-1, —Entrances.**—Emphasize and orient a primary ~~the main~~ entrance to the street. The ~~primary main~~ entrance of the structure shall either face the street or if located on the side, and be clearly visible from and directly accessible to the principal street frontage, articulated through the use of architectural detailing and massing features such as a porch, stoop, portico, arcade, recessed entry, covered entry, trim or be located on the side and be accessed by a covered porch that extends to the front of the building, at the primary street frontage.

**STANDARD C-2, —Visual Privacy.**—Ensure the visual privacy of occupants of dwellings through design strategies relevant to the building use and Neighborhood patterns. These design strategies could include such means as vertical separation (such as placing the window sill height at least 48” above the adjoining sidewalk grade; or providing the finished floor elevation of a residence a minimum of 24” above sidewalk elevation); or incorporating transition spaces like porches along the front side of the building façade design; or other measures.

**STANDARD C-3, —Transition Spaces.**—Create a transition space between the ~~public realm street~~ and the ~~front door~~ primary entrance with the use of elements relevant to the Neighborhood and building use (such ~~features~~ as porches, stoops, ~~porticos, arcades,~~ recessed entries, covered entries, ~~trim,~~ sidewalk gardens ~~or similar elements~~).

**PRINCIPLE D** Composition of Principal Facades ~~Proportion and Scale~~

The composition of the new building façade, including rhythm, size, orientation and proportion of window and door openings, relates to the facades of residential buildings within the Neighborhood that reinforce and continue the predominant character-defining architectural features of the Neighborhood.

Within the façade composition, Building proportions must be harmonious and individual building elements are ~~shall be~~ human-scaled and proportionate to the overall building.

The building’s façade elements create a sense of balance by employing local or overall symmetry and by rational alignment of building forms, features and elements.

**Explanatory Note:**—Throughout the history of architecture certain proportions have become known as classical proportions which have endured as aesthetically pleasing and having a relationship to the human scale and perceptions regardless of the style of architecture or the culture of origin (such as simple or rational proportions of 1:1, 2:1, 3:2, 4:3, etc. or irrational proportions of square root of 2 and the golden ratio). Scale in the context of this section has to do with the size of the architectural components in relation to the overall building size, ~~and also in~~

~~relation to the predominant character defining architectural features of the neighborhood.~~  
Windows in the R-6 context are traditionally rectangular and vertically proportioned.

Balance refers to the composition of façade elements. Symmetry refers to the balanced distribution of equivalent forms and spaces about a common line (axis) or point (center). Overall symmetry refers to arrangements around an axis line that bisects the building façade equally. Local symmetry refers to arrangements around an axis line that focuses on a particular building element (e.g., a porch or bay window). A balanced façade composition generally employs overall or local symmetry. Alignment refers to the position of building elements with each other and with the building form as determined by scale, mass, roofline, slopes, etc.

~~STANDARD D-1 — **Windows** — The majority of windows shall be rectangular and vertically proportioned to found within the neighborhood. (The use of classical proportions is encouraged). Special accent windows may be circular, square or regular polygons introduced with limited use where justified by building program or façade composition. Doorways, windows and other openings in the façade (fenestrations) shall have a proportional relationship to the overall massing of the building.~~

~~STANDARD D-12 **Fenestration** Doorways, windows, and other openings (fenestration) shall be scaled appropriately to the overall massing of the building. The area of fenestration of the front façade (and for corner lots, both street-facing facades); the solid-to-void ratio - shall be comparable to that found at least 12% of the total façade area on facades of buildings of the same scale/use in the Neighborhood. Appropriately scaled windows or other building openings shall be included on all sides of a building.~~

~~STANDARD D-2 **Window Proportions** The majority of windows shall be scaled and proportioned to have a similar façade/window relationships as found within the Neighborhood, especially within buildings of similar scale/use (the use of classical proportions is encouraged). Special accent windows may be introduced with limited use where justified by building program or façade composition.~~

~~STANDARD D-3 **Window Styles** Window selection shall be limited in styles and sizes and should generally be within a family (typically buildings include no more than two window styles and sizes). Special accent windows may be introduced where there is a design justification for alternate window forms (for example, in order to relate to function, massing/form changes, or privacy or safety considerations).~~

~~STANDARD D-3 — **Porches** — When porches are attached to the front facade, [or for porches that are required as an open space amenity under Section 14-139(f)] the porches shall extend along a horizontal line at least 20% of the front façade. Porches and balconies must have a minimum depth of 6 feet and a minimum square footage of 48 square feet. The depth may be reduced to 5 feet provided that the square footage is increased to 60 square feet.~~



1. ~~For porches and balconies that are required as open space amenities under Section 14-139(f), a porch or deck may have entries to two or more units provided that the required dimensions and square footage allocations are met.~~

***PRINCIPLE E — Balance***

*The building's façade elements must create a sense of balance by employing local or overall symmetry and by appropriate alignment of building forms, features and elements.*

*Explanatory Note: — Balance refers to the composition of façade elements. Symmetry refers to the balanced distribution of equivalent forms and spaces about a common line (axis) or point (center). Overall symmetry refers to arrangements around an axis line that bisects the building façade equally. Local symmetry refers to arrangements around an axis line that focuses on a particular building element (e.g., a porch or bay window). A balanced façade composition generally employs overall or local symmetry. Alignment refers to the position of building elements with each other and with the building form as determined by scale, mass, roofline, slopes, etc.*

**STANDARD ~~D-4~~E-1 Window and Door Height** The majority of window's and door's head heights shall align along a common horizontal datum line.

**STANDARD ~~D-5~~E-2: Window and Door Alignment** The majority of windows shall stack so that centerlines of windows are in vertical alignment.

**STANDARD ~~D-6~~E-3: Symmetry** Primary window compositions (the relationship of two or more windows) shall be arranged symmetrically around the building façade's centerline (overall symmetry) or around another discernable vertical axis line.

***PRINCIPLE ~~EF~~ Articulation***

*The ~~design of the building~~ design includes is articulationed to create ~~a~~ visually interesting and well-composed residential façades.*

*Explanatory Note: — Articulation refers to the manner in which the shapes, volumes, architectural elements and materials of a building's surface are differentiated yet work together. ~~A w~~ Well-composed building articulation adds visual interest and individual identity to the facades a home while maintaining an overall composition. Buildings in R-6 neighborhoods generally include articulation elements at the entry, porches, bays, and roof lines to create visually interested and human-scaled streetscapes.*

**STANDARD ~~EF~~-1 Articulation** Buildings shall provide surface articulation by employing ~~such~~ features found in the Neighborhood (such as eaves/rakes/overhanging rooflines, pronounced cornice lines, offsets to the façade planes, balconies and railings, dimensional trim, window reveals, or similar elements) appropriate to the style, scale, and use of ~~the~~ building. Trim and details shall be designed and detailed consistently on the facades visible from the public realm ~~right of way~~.

~~STANDARD F 2 — **Window Types** — Window patterns shall be composed of no more than two window types and sizes except where there is a design justification for alternate window forms. R-6 neighborhoods are typically defined by a limited number of window types and sizes, typically two types and sizes.~~

STANDARD ~~E-2~~F-3 **Visual Cohesion** Excessive variations in ~~siding material~~facade design (including window type, pattern, material type, material placement) shall not be allowed if such changes disrupt the visual cohesion of the façade or differs significantly from the predominant character of the Neighborhood. ~~Materials shall be arranged so that the visually heavier material, such as masonry or material resembling masonry, is installed below lighter material, such as wood cladding.~~

STANDARD ~~E-3~~F-4 **Delineation between Floors** Buildings shall ~~delineate~~ indicate to some degree the boundary between ~~each~~floors of the structure through such features as belt courses, cornice lines, porch roofs, material variation, window alignment~~head trim,~~ or similar architectural features.

STANDARD ~~E-4~~F-5: **Porches, Balconies, etc.** Porches, decks, balconies, stoops and entryways shall be architecturally integrated into the overall design of the building in a manner that compliments its massing, material, and details while providing articulation and visual interest to the facade. ~~Multilevel porches and balconies on front facades shall not obscure the architectural features of the façade. Use of rail/baluster systems with appropriate openings between rails, stepping back balconies from the front plane of the building face, or other appropriate design features shall be employed to achieve this standard.~~

STANDARD ~~E-5~~F-6: **PrimaryMain Entries** PrimaryMain entries shall be emphasized and ~~shall be~~ integrated architecturally into the design of the building, through the use of detailing relevant to the context (such as special materials, side lights, trim, canopy, and/or lighting) and massing features relevant to the context (such as a porch, stoop, recessed entry, or covered entry) using such features as porch or stoop forms, porticos, recessed entries, trim or a combination of such features, so that the entry is oriented to clearly discernable from ~~the street~~public realm.

~~STANDARD F 8: — **Articulation** — Provide articulation to the building by incorporating the following architectural elements. Such features shall be on all façades facing and adjacent to the street.~~

- ~~1. — Eaves and rakes shall have a minimum projection of 6 inches.~~
- ~~2. — All exterior façade trim such as that used for windows, doors, corner boards and other trim, shall have a minimum width of 4 inches except for buildings with masonry exteriors.~~
- ~~3. — If there are off sets in building faces or roof forms, the off sets shall be a minimum of 12 inches.~~
- ~~4. — Pronounced and decorative cornices.~~

**PRINCIPLE FG Materials**

*Building ~~façades shall utilize~~ appropriate building materials that are harmonious with the character defining materials and architectural features of the Nneighborhood.*

R-6 neighborhoods are typically defined by simple material palettes using fine-grain materials such as clapboard, brick, and occasionally shingle or other masonry types. Material placement is typically a single material used consistently throughout the primary form with occasional accents or details highlighting architectural features. Unfinished wood, corrugated metal, or reflective finishes would not be considered compatible. Special features such as bays, porches, additions, or recesses typically include material changes to provide articulation or emphasis for scale and visual interest.

**STANDARD FG-1 Materials Selection** Use materials and treatments for the exterior walls (including foundation walls) and roofing that are comparable~~harmonious~~ in scale, texture, durability, and character/finish with those found in the Neighborhood~~those in buildings within a two-block radius of the site that contribute to and are compatible with the predominant character defining architectural features of the neighborhood.~~ Material selection should also consider building scale. Special attention shall be given to the existing buildings forms on both sides of the street within the block of the proposed site.

**STANDARD FG-2 Material Placement and Façade Design** The selection~~placement~~ of façade materials shall be consistent with the façade design and appropriate to their nature. For example, brick facing should not appear to be thin layers on the façade, or to overhang without apparent support. Materials shall be arranged so that the visually heavier material, such as masonry or material resembling masonry, is installed below lighter material, such as wood cladding. In addition, material placement shall reflect the predominant characteristics of the neighborhood, typically a single material used consistently throughout with occasional accents or details highlighting architectural features. Buildings shall not rely solely on material placement to mitigate the scale of the building, create visual interest, or otherwise relate the building with its context. Material changes should relate to massing, façade composition, or areas of emphasis.

**STANDARD F-3 Accent Materials** Secondary, detail, or accent materials that differ from Neighborhood context in scale, texture, character or finish may be used to create architecture that is reflective of its own time. These materials must be clearly subordinate in placement and extent of use to the primary materials.

**STANDARD G-3 Chimneys** Chimneys shall be of brick, finished metal, stone or boxed-in and clad with materials to match the building.

**STANDARD G-4 Window Types** A variety of window treatments and skylights are acceptable. However, within a single building the types of windows shall be limited to two types, and window detailing shall be consistent throughout.

**STANDARD G-5 Patios and Plazas** Patios and plazas shall be constructed of permanent materials such as concrete, brick or stone.

#### IV. ALTERNATIVE DESIGN REVIEW (revised 5.8.18)

The Alternative Design Review process is only applicable to projects within and as described by the Munjoy Hill Neighborhood Conservation Overlay district (Section 8.7 of the City of Portland Land Use Code). -Projects not within that overlay are not eligible for Alternative Design Review.

The Standards listed above are time-honored ways of achieving the Design Principles. With exceptional care, though, it is possible to apply a design approach that meets the Principles through alternatives that vary from the Standards, while maintaining and relating to the predominant character-defining architectural elements of the neighborhood, such as the building location on the site, its relationship to the street, and its mass, form, and materials. New construction under the Alternative Design Review should result in exemplary design and be compatible with the surrounding buildings in a two-block radius, in size, scale, materials and siting, but with consideration to building type, as well as the general character of the established neighborhood. The review authority may determine the neighborhood to differ from a two-block radius, due to unique characteristics of a given site or proposal. In such case, the review authority shall determine the scope of the neighborhood.

In review, special attention shall be given to the existing buildings on both sides of the street within the block of the proposed site. If the building is proposed on a corner lot, then depictions of buildings on the adjoining block shall also be required. The ~~R~~review ~~A~~authority should consider buildings in the ~~N~~neighborhood that are comparable in size, scale, type, and use to that which is being proposed, or that consideration be made of the characteristics of buildings which were originally designed for a similar use to that which is proposed. ~~The R~~review ~~A~~authority may determine other considerations ~~for that shall be made of~~ the proposed building in relation to the ~~N~~neighborhood, due to unique characteristics of a given site, such as topography, adjacency to a park or anomalous building type. In such cases, the Review Authority will determine the scope of the context to be considered. In addition, when evaluating a proposed project, the ~~R~~review ~~A~~authority may grant design flexibility when social and environmental public benefits are proposed as part of the project. Examples include designs that accommodate sustainable design best practices, alternative energy sources, green roofs, or affordable housing units that may require a design character that varies from the predominant built patterns. The applicant shall provide documentation of the contextual characteristics as guidance for review.

An applicant may propose an alternative design approach ~~and request an Alternative Design Review Design Certificate.~~ The Planning Authority under an Alternative Design Review may ~~grant a Design Certificate to~~ approve a design not meeting one or more of the individual standards provided that all of the conditions listed below are met. In the case of an Alternative Design Review within the Munjoy Hill Neighborhood Conservation Overlay District, the Historic Preservation Board shall be the review authority and may grant ~~a Design Certificate~~ approval provided all of the conditions listed below are met. The final decision whether to ~~issue an Alternative Design Review Design Certificate~~ approve a proposal as meeting all design criteria is at the discretion of the ~~R~~review ~~A~~authority and may only be appealed to the Historic Preservation Board.

- 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 ~~and through~~ A-23 shall be met.
- D. The design plan is prepared by an architect registered in the State of Maine.

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