



ingenuity thoughtfulness empathy

## Description of Project

The proposed project at 7 Cumberland Street consists of six condominium loft units to be sold at market rate.

The project design is presented under the alternative design review process and is compatible with the surrounding neighborhood in size, scale and siting. The building will be designed to high standards of energy efficiency and sustainable design, with features including a code-exceeding low-air infiltration and high-insulation building envelope, high efficiency mechanical systems, and low-VOC finishes.

The site and landscape design utilizes the on-site treatment of water run-off, indigenous plants that will not need irrigation once established, permeable paving, and lighting that meets both safety and light pollution standards. The project will provide five parking spaces and these spaces will be accessed via a shared driveway that uses an existing curb-cut on Merrill Street.

This private, market-rate development targets a market niche significantly lower than many of the luxury condo units recently constructed on Munjoy Hill. This is achieved by limiting partitions within units and utilizing conventional structure and materials. Banner Properties LLC is proud to be providing such a needed product in an urban location that places minimal burden on municipal infrastructure.