

118 on Munjoy Hill Project Description

118 on Munjoy Hill is proposed as a new four-story mixed-use building on the peak of Munjoy Hill at the corner of Congress Street and St. Lawrence Street. The building will include ground floor commercial use along the Congress Street frontage with residential parking behind and three levels of condominium living above. The proposed residences will be designed for urban professionals and Baby Boomers/Empty Nesters desiring a city home. The unit designs focus on meeting the desires of these buyers by offering floor plans that match their varied lifestyles in a manner as space-efficient as possible.

The building's location on the increasingly vibrant Munjoy Hill end of Congress Street will provide the neighborhood amenities, easy access to the arts and cultural experiences of Portland, and proximity to parks and recreation that city condo dwellers seek. Being at one of the highest elevations within Portland's East End, expansive views and decks are unique features and highly desired by prospective buyers.

We propose to use steel and concrete "heavy construction" rather than more economic wood balloon frame in order to design and construct a building that will take advantage of state-of-the-art building materials and techniques. Combining large expanses of glass with modern "bays" creates some of the best interiors and exteriors of buildings constructed in the new millennium.

The Congress Street frontage will include two commercial spaces separated by a distinctive residential entrance. All parking will be on the first floor hidden behind the retail and entirely enclosed. The plan includes 18 individual parking spaces, many with sufficient ceiling heights to allow parking lifts to accommodate two cars. These spaces will be assigned to the unit purchasers at closing.

The first floor is designed to include space for owner storage units, bicycle (at least one per unit) and kayak storage, a "workshop area" for those owners who want to undertake small projects, a dog wash area for pet owners, and recycling.

The residential units will include two to three "rooms" (traditionally referred to as bedrooms but increasingly used as home offices, media rooms, as well as master and guest rooms) in addition to a large open area for cooking, dining and living. Also, the units will have dedicated "mud rooms" for wet clothing and sports gear as well as in-unit storage.

Each living area will open to a generous deck with space for dining for four, cocktails for eight or pots for the urban gardener. The fourth floor units will include an option for stairs to roof decks.

The site, approximately 10,750 square feet in size, currently contains a 2,644 square foot building that is owned and occupied by the architectural design practice of one of the project's developers, Ed Theriault, plus onsite surface parking. The building will be demolished.

The applicant has appeared before the Portland Planning Board as part of their request for a Zoning Text Amendment to allow 50' of height in the B-1 zone if the ground floor contains commercial space. At its November 12th meeting the Planning Board unanimously recommended that the City Council adopt the zone text amendment.