1. DEVELOPMENT DESCRIPTION

1.1 OVERVIEW

NewHeight Group intends to construct a 6-story, 31-unit residential building with commercial space on the first floor on an 18,685 square foot project site located at 56 Hampshire Street in Portland, Maine. The site is comprised of three separate parcels identified as lots 13 & 18, Block C, on the City of Portland Assessors' Map 28, and a 12' wide strip of land located between Lot 13 and Franklin Street, formerly owned by the City of Portland. The site is currently developed with two existing structures and paved parking.

1.2 PROJECT PURPOSE AND NEED

The proposed project includes redevelopment of a previously developed lot in an area that has utility infrastructure in place and will provide residential units that are compatible with the existing neighborhood. The proposed Verdante at Lincoln Park residences will be designed for young urban residents; some are expected to be first time homebuyers and some working professionals and Baby Boomers/Empty Nesters seeking a city home.

The unit designs focus on meeting the desires of these buyers by offering floor plans that match their varied lifestyles and use space as efficiently as possible. Included in the plans is a fitness room, a guest room, shared outdoor space and storage for gear such as bicycles. The building is designed to complement but not duplicate Luminato Condominiums, recently completed to the south of the proposed development.

Verdante's location in the increasingly vibrant East End will provide easy access to the neighborhood amenities, the arts and cultural experiences of Portland, and proximity to parks and recreation that city dwellers seek. Parking for the development will be located within the enclosed garage and on an existing surface lot at the north end of the site. The ground floor is also designed to include space for owner storage units, bicycle storage, and trash/recycling. Two retail units are also located on the ground floor along the Hampshire Street frontage.

1.3 EXISTING CONDITIONS

The existing site includes two non-residential structures and paved parking and vehicle access surround the buildings. Nearly the entire site is covered with impervious surface. Underground utilities in Hampshire Street include water, gas, sewer, and storm drain. Overhead power and telecom services are on poles located on the west side of Hampshire Street.

Brick sidewalks with granite curb exist along the site's Hampshire Street and Federal Street frontages, and limited on-street parking is available on both streets. Cobra-head style street lights are located on two utility poles on Hampshire Street in front of the site. Four cobra-head style street lights are located along Franklin Street southwest of the site.

Hampshire Street and commercial uses abut the site to the north, Federal Street and residential uses abut the site to the east, Franklin Street abuts the site to the south, and residential uses and City owned land abut the site to the west.

The site is currently accessed from Hampshire Street, Federal Street, and across the 12' wide easement that benefits both Lots 13 and 18. The street conditions in the vicinity of the Project Site are:

Street Name	Description	On-street Parking	Sidewalk	Notes
Hampshire Street	Approximately 25' wide paved way with two-way traffic in a 40' wide public ROW.	Yes. Parallel parking on one side of the street in front of the site.	Brick	
Federal Street	Approximately 43' wide paved way with two-way traffic in a 66' wide public ROW.	Yes. Pull-in parking on one side of the street across from the site.	Brick	Federal Street is a dead end at Franklin Street in front of the site.

The site has an elevation change of less than 10' across the approximately 240' long parcel. It generally slopes to the southeastern property boundary. Photographs of the existing site are provided in Attachment A-1.

1.4 PROPOSED DEVELOPMENT

The development program includes the following components:

1.4.1 ON-SITE

A new six-story building with a footprint of 12,755 square feet will be constructed on the site. The first floor will feature two retail spaces, utility rooms, a lobby for the residential units, and covered parking. The second and third floors will each feature 9 residential condominium units, the fourth and fifth floors will each feature 5 residential condominium units, and the sixth floor will feature 3 residential condominium unit. The residential units will be between 700 and 2,300 square feet in size and will include designs for one to three bedrooms. The total number of residential units in the building is 31. The total building floor area is 62,025 square feet. The proposed building is within both the Urban Transitional (UT) and Urban Neighborhood (UN) subdistricts of the India Street Form Based Code (IS-FBC) zone. Within the Urban Neighborhood subdistrict the building will be 3 stories, approximately 40' tall. Within the Urban Transitional subdistrict the building will be 6 stories, approximately 77' tall. Elevation views and perspective renderings of the proposed building are provided in Attachment 1-B.

The retail spaces on the first floor will be on the Hampshire Street frontage and gain access from this street. One retail space is 960 s.f. and the other is 868 s.f.. A lobby for the residential units, bicycle storage, solid waste area, and mail room will all be located on the first floor between the retail spaces and covered parking.

1.4.2 OFF-SITE IMPROVEMENTS

The applicant is proposing improvements to the area between the end of Federal Street and Franklin Street, similar to those recently constructed at the end of Newbury Street, including a pedestrian connection between Federal and Franklin Streets. The applicant is also proposing landscaping improvements to the city owned park on the corner of Franklin and Congress Streets. This park is immediately adjacent to the proposed project.

1.5 TRAFFIC

The 31-unit condominium project is expected to generate between 16 and 17 vehicle trips during the PM peak hour and approximately 182 vehicle trips on a weekday. The relatively small amount of traffic that will be generated by the project is not expected to have a significant effect on the surrounding street network.

1.6 PARKING

The proposed project is required to have twenty-eight (28) parking spaces per ordinance requirements, as summarized in the following table:

USE	RATE REQUIRED	# OF SPACES
31 Residential Units	1 space per unit, first 3 units exempt is IS-FBC	28 Spaces
2 Retail Units each less than 2,000 sf	1 space per 200 sf of retail in excess of 2,000 sf	0 Spaces
	TOTAL	28 Spaces Required

The project includes 47 parking spaces for use by residents on the first floor of the building. Resident parking is provided in two - three level automated mechanical parking structures and two surface ADA parking spaces (labeled spaces 16 & 17 on the Site Plan).

Additionally, the applicant's Purchase & Sale Agreement with the owner of Lot 28-C-9 requires the applicant to provide access and exclusive use of the surface parking area at the north end of the parcel. This area is expected to include approximately 15 parking spaces, as shown on the Site Plan.

The developer currently intends that acquiring parking spaces will be an option in addition to the purchase price of the units, so that purchasers will be aware of the "true" cost of urban parking and decide if it is necessary for their lifestyle. This will materially lower the price of smaller units, making them more affordable to a wider group of wage earners. All buyers will have the option of purchasing one or two parking spaces.

1.7 UTILITIES AND STORMWATER

The proposed project will include the installation of new utility services to the building. All new utility services will be provided from the existing utilities available within Hampshire and Federal Streets. The proposed locations of the new utility services are shown on the

Utility Plan (Sheet C-5.0). More information on proposed utility services is provided in Section 11 of this application.

Post-development stormwater runoff will closely follow existing runoff patterns. Runoff from the building and parking will be collected in proposed subsurface drainage infrastructure that will convey stormwater to the existing subsurface drainage system in Federal and Hampshire Streets. The proposed project results in a decrease in impervious area. More information on stormwater runoff from the site is provided in Section 9 of this application.

1.8 ATTACHMENTS

Attachment 1-A – Existing Site Photographs
Attachment 1-B – Building Elevation Views & Renderings

ATTACHMENT 1-A

Existing Site Photographs

PHOTO 1 – STANDING ACROSS FEDERAL STREET, FACING WEST

Photos taken on 8/19/2017 by Michael Tadema-Wielandt of Terradyn Consultants, LLC

PHOTO 2 –STANDING ALONG THE WESTERN PROPERTY BOUNDARY LOOKING INTO THE SITE, FACING SOUTHEAST

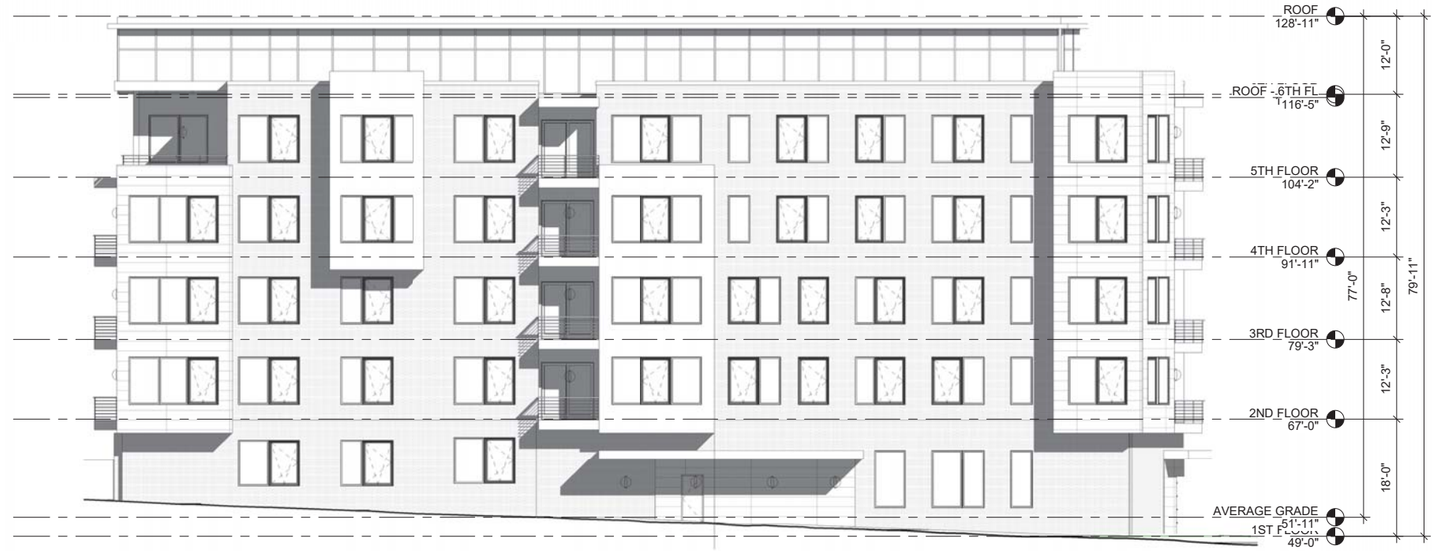
PHOTO 3 –STANDING ALONG HAMPSHIRE STREET AT THE NORTHERN PROPERTY BOUNDARY, FACING SOUTHWEST

Photos taken on 8/19/2017 by Michael Tadema-Wielandt of Terradyn Consultants, LLC

ATTACHMENT 1-B

Building Elevation Views & Perspective Renderings

1 CONGRESS ST. ELEVATION
3/32" = 1'-0"



2 FRANKLIN ST. ELEVATION
3/32" = 1'-0"

3 FEDERAL ST. ELEVATION
3/32" = 1'-0"

4 HAMPSHIRE ST. ELEVATION
3/32" = 1'-0"

VERDANTE

Federal Street Portland, Maine

DEC 22, 2017

A2.1

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ONLY
DO NOT
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