

Luminato Condominiums  
169 Newbury Street  
File: 15178

**Waivers:**

We request a waiver from the size of parking spaces. We will provide spaces of 8'-6"x18'-0", 8'-3"x18'-0", 8'-0"x18'-0" and compact spaces of 8'-3"x15'-0" and 8'-0"x15'-0".

This in-town urban site gave us the typical dilemma of providing the maximum parking within a constricted area. The site being long and narrow and with a slope did offer us the solution of entering on two levels, one from Newbury Street and one from Federal Street. Due to the sites narrow linear shape we designed the parking as a single loaded aisle. This project will be Archetypes 5<sup>th</sup> apartment complex with parking below on the Portland peninsula. This parking arrangement is very similar in aisle widths and parking stall sizes. All of our previous projects are working well. People understand that turning movements are tight and plan for accordingly. This layout requires minor changes to the stall dimensions to ensure we have an adequate number of spaces. Parking on the peninsula is very limited and we do not want this project to aggravate the parking issues any more than necessary.

We also request a waiver of the Street Trees. A payment to the Street Tree Fund will be made.