

Luminato Condominiums
169 Newbury Street
File: 15178

Summary of Easements

This project benefits from an access easement from Federal Street over the land of M&D Federal, LLC. See Attached Deed.

The project is self-contained on the existing lot. It will require access to the City Street for standard utility connections, reconstruction of the sidewalk, and temporary construction access along Franklin Street arterial.

There will be an easement for 100 Federal Street to access one parking space.

There will be an easement for the canopy roof and foundation footings from the City of Portland to Luminato Condominiums LLC along Newbury Street and Franklin Street Arterial.

Financial & Technical Ability

Attached is a letter from Camden National Bank concerning financial ability to complete the project. The owner has extensive project experience in developing, including 118 Congress Street. The following consultants are participating in the process providing technical support.

FEDERLE LAW
254 Commercial St.
Portland, ME 04101

Archetype Architects
48 Union Wharf
Portland, ME 04101

Northeast Civil Solutions
153 US Route 1
Scarborough, ME 04074

Pinkham & Greer, Civil Engineers
28 Vannah Avenue
Portland, ME 04103

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Traffic & Transportation Analysis

This project will have a mix of 16 one bedroom units, 4 two bedroom, units, and 6 three bedroom units. We expect that many of the residents will walk, bike, or take public transportation. Based on that, we anticipate a 5 trip per day rate from the project, or 130 average daily trips. The peak PM and AM trips are anticipated to be 10% of the total, or 13 peak hour trips. These will be split evenly between the Newbury Street entrance and the Federal Street entrance.

This increase in vehicle traffic is extremely small and will have minimal impact on the neighboring road network.

This site has direct access to sidewalks in the neighborhood. This provides excellent pedestrian access to the area. The project provides for indoor bike storage and exterior bike storage. We anticipate that this will be a major component of transportation for the building occupants based on the anticipated demographics.

Natural Features

This site is fully developed in the existing condition. There are no wetlands, floodplains, or significant wildlife habitats on site.

Stormwater

This site currently has 5,217 sq. ft. of impervious surface. The proposed site will have 7,757 sq. ft. of impervious surface and 3,275 sq. ft. of green roof. The resultant impervious area is 4,482. This is a net reduction in impervious area. Stormwater treatment or control beyond the green roof is not required.

There will be no net increase in stormwater from this site.

Solid Waste

The construction waste will be recycled and disposed of at the EcoMaine facility on Riverside Street.

The domestic solid waste will be collected and stored in a room on the lower floor. A private waste hauler will be used for removal. The removal schedule will be based on the generation rate. Based on 4.5#/day per person, we estimate 42 tons per year of solid waste will be generated.