

PROJECT DESCRIPTION

Eastman Block: Residential Condominium Project

The Eastman Block, located at 11 Brown Street, is a c. 1904 brick and steel framed four story building located halfway between Free and Congress Streets in the Portland Downtown District. Currently, a commercial space is housed on the first floor and basements, with extended space on the second floor. The third and fourth floors are vacant space with a ~2400 square foot footprint.

LK Exchange, LLC proposes to convert the upper three floors of the existing structure into four residential loft condominiums totaling 7,160 square feet. Two units will be located on the second floor, and one each on the third and fourth floors. Currently, the building houses commercial space on the first floor and basement; no change is proposed for this space.

The project will primarily focus on the interior of the existing structure, including the infrastructure necessary for the construction of the units. There is existing stair and elevator access (shared with the Kimball Court Condominiums) servicing the top two floors, and stair access for the second floor. The sprinkler and fire alarm system will be upgraded to current code, as well as other applicable fire codes such as fire separations and egress windows.

The land area includes a proposed configuration for seven (7) dedicated parking spaces, as well as space for common bicycle parking and refuse. The proposed project includes minor site development activities involving subtle landscaping upgrades to the existing residential entryway which will yield a net increase in pervious surface. The proposal also includes unobtrusive building-side LED flood lights, as this area currently lacks adequate illumination for safety.

There are no significant natural features on the site. The site is mostly flat, and no trees existing.

The upper two stories of the building show vacancy on record as far back as the 1930s. The City of Portland Comprehensive Plan calls for increased housing, especially on Portland's peninsula. Therefore, by developing this currently unused space the proposed project is a rare opportunity to provide much-needed new housing stock in the downtown district.