

Meeting Minutes
Longfellow Neighborhood Meeting
April 18, 2006
St. Lawrence Arts & Community Center

Design Team Attendees:

Drew Swenson, Riverwalk LLC	Barry Sheff, Woodard & Curran
Gary Kane, The Architectural Team	Dave Senus, Woodard & Curran
Tami Kennedy, Shipyard Brewing Co.	Tom Gorrill, Gorrill-Palmer Consulting Engineers, Inc.
Steve Fraser, Scott Simons Architects	Pat Carroll, Carroll Associates

Public Attendees:

Larry Roe	Jaime Parker
Ed Gardner	Katarina Weslien

Pursuant to Planning Board Policy, the Neighborhood Meeting for The Longfellow project was held on April 18, 2006. The Meeting was held at the St. Lawrence Arts & Community Center in Portland, Maine. Drew Swenson made the presentation to the attendees, utilizing a PowerPoint presentation as visual aids to the project. A summary of the discussions which took place at the meeting is contained below.

1. Presentation was started at 6:15pm, providing an introduction and broad overview of the project utilizing the "Contextural Plan".
2. Provided explanation of the City's RFP process, regarding the 1.06-acre parcel of City land for which Drew was the winning proposer. Drew offered that he has met with Munjoy Hill Neighborhood Association and interested abutters on numerous occasions to attempt to solicit feedback.
3. Primary access / egress of the Ocean Gateway Garage is located on Middle Street; Secondary garage access with right-turn only exit is located on Fore Street.
4. Design accommodates One-way or Two-way traffic on Hancock Street, but with the placement of the exits and entrances, is intended to keep the traffic off the hill.
5. Portland Water District (PWD) odor control improvements, beautification, and historical arcade is a project that Drew is working with PWD to refine.
6. Longfellow Residences and Retail (LRAR) ground floor plan and residence subsurface parking was reviewed; reviewed LRAR typical floor plan for 24 units per floor with 1-,2-,3-bedroom units.
7. Provided explanation for the "semi-private" courtyard at LRAR as being accessible to the public with entrances to the residences.
8. Provided explanation for the landscape areas at Hancock / Middle Street parcel, as well as where the Garage future retail is to be located.
9. Reviewed model image aerial views of the project from the northeast; from Ocean Gateway pier; and several other vantage points.
10. Provided explanation of the flexibility in the design of the LRAR building to provide potential for future storefronts entering onto Hancock Street.

11. Reviewed the 25 India Street Office Building and the potential for the building to be LEED certified; currently designing to the LEED Standards, but, may or may not seek certification.
12. Reviewed the courtyard between Grand Trunk building and LRAR townhouses; explained that courtyard to be similarly semi-private as open to public but part of residences.
13. Reviewed Ocean Gateway Garage and architectural design methodology. Explained that retail space is a requirement of Riverwalk agreement with City as a future construction element, if 100% lease of other retail space on the project is achieved. Explained that retail space will be designed to provide flexible storefronts for single, or multiple entrances given tenant desires. Explained the use of ivy planters along the column-lines, and that bike storage racks would be provided interior to and on the exterior of the garage. Explained that the service alley between the 25 India Office Building and the Garage would be secured by an architectural gate.
14. Reviewed 25 India Street Office Building layout to include ground floor retail with office space on the upper floors.
15. Explained the use of the mural on SW corner of garage.
16. Review the potential for a future project to include a 40-unit apartment building at the Hancock/Middle Street parcel, with ground floor retail.

At the end of Drew's presentation, he opened to discussion up to questions and comments from the attendees. Drew provided responses to the questions and comments and they have been included in the minutes below.

Comment – *What is the total number of parking spaces provided by the project?*

Response – Roughly 719 spaces in the garage, plus an additional 75 spaces in the LRAR subsurface parking.

Comment – *Will the parking relieve islander concerns?*

Response – Explained the agreement between Riverwalk LLC and the City that sets aside up to 125 spaces for islander parking.

Comment – *How many total units will there be at the LRAR?*

Response – LRAR includes 117 condominium units in the designed floor plans, however we expect some through-wall connections of units to provide larger condominiums, potentially driving the total number to maybe 90 units. The market will drive the number of units.

Comment – *What will the price range be for the LRAR units?*

Response – The price range is undetermined as of yet.

Comment – *When will construction start?*

Response – We anticipate City Site Plan permits before the end of April, with desire to break ground in the late summer; final completion scheduled for March 2008.

Comment – *Do you have any sense of who will want the retail space?*

Response – *Preliminary market research and experience tells us that it would likely be local purveyors, similar to those in the Old Port; this is in part given to the requirements that “chain stores” have for floor-to-floor heights, service/delivery space demands, and need for free parking.*

The Neighborhood Meeting was concluded at 7:00 pm.