

Drew E. Swenson, CPA, JD, LLM
2 Market Street, Suite 500
Portland, Maine 04101

dswenson@swensonandco.com
tel: 207-775-2464
fax: 207-775-2465

Drew Swenson

Real Estate Development &
Financial Advisory Services

March 3, 2007

Bill Needelman
City of Portland
389 Congress Street
Portland, ME 04101

Re: The Longfellow Residences and Retail
Neighborhood Meeting, March 2, 2007

Dear Bill:

I hereby certify that in accordance with the Planning Board's review procedures, on February 22, 2007 and on behalf of Riverwalk LLC, Woodard & Curran mailed notices by US Postal Service to 198 "neighbors" and "interested parties" with an invitation to a Neighborhood Meeting. The list of neighbors and interested parties was provided by the City of Portland Planning Office.

I also certify that the Neighborhood Meeting was held at 6pm on Friday March 2, 2007 at the Shipyard Brewing Company Public Museum and Screening Room, 86 Newbury Street, Portland. Attached to this letter is copy of the invitation sent, meeting minutes, and sign-in sheet.

Please do not hesitate to contact me at 415-3829 if you have any questions or comments.

Sincerely,



Drew Swenson

Attachments:

1. Copy of the Invitation sent
2. Sign-in sheet
3. Meeting minutes

cc: Barry Sheff, Woodard & Curran

February 22, 2007

Dear Neighbor:

On behalf of LRAR, LLC, please join us for a neighborhood meeting to discuss our plans for Amendment to Approved Plans for The Longfellow Residences and Retail, located on the eastern waterfront, adjacent to the Ocean Gateway facility. The project is roughly bounded by India Street, Middle Street, and the "under construction" city streets of Hancock and Commercial.

Meeting Location: Shipyard Retail Store, 86 Newbury Street, Portland

Meeting Date: Friday March 2, 2007

Meeting Time: 6:00 PM

The City code requires that property owners within 500 feet of the proposed development (1000 feet for proposed industrial development) and residents on an "interested parties list" be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.

If you have any questions please contact Barry Sheff at (207) 774-2112, or via email at bsheff@woodardcurran.com.

Sincerely,

WOODARD & CURRAN INC.

Barry Sheff, P.E.
Project Manager

BSS/djt
203555.01/1.1

Note:

Under Section 14-32(C) of the City Code of Ordinances, an applicant for a major development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting at least seven days prior to the Planning Board public hearing on the proposal.



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Dear Neighbor:

Thank you for attending this evening's neighborhood meeting.

Applicants for major developments, zone changes, and subdivisions of more than five units/lots are required to hold a neighborhood meeting prior to the Planning Board's public hearing on the development proposal.

The purpose of these meetings is to improve communication between neighbors and applicants for development. We have found that neighbors raise questions and offer insight that often improves the design or compatibility of a proposed development.

The City code requires that property owners within 500 feet of the proposed development and residents on an "interested parties list" be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.

Should you wish to offer additional comments on this proposed development, you may send correspondence to:

Planning Division
Department of Planning and Development
City Hall
389 Congress Street
Portland, ME 04101;

Or email:
sh@portlandmaine.gov;

Or call 874-8720.

Thank you for taking the time to attend tonight's meeting.

Sincerely,

Sarah Hopkins
Development Review Services Manager

Meeting Minutes

Longfellow Neighborhood Meeting

March 2, 2007

Shipyards Brewing Company Public Museum and Screening Room

Design Team Attendees:

Drew Swenson, Riverwalk LLC

Public Attendees:

Paul Leblond

Katie Brown

Markos Miller

Pursuant to Planning Board Policy, the Neighborhood Meeting for The Longfellow project was held on March 2, 2007. The Meeting was held at the Shipyards Brewing Company museum and theatre room in Portland, Maine. Drew Swenson made the presentation to the attendees, utilizing a PowerPoint presentation as the visual aid to the project. A summary of the discussions which took place at the meeting is contained below.

1. Presentation was started at 6:11pm, providing an introduction and broad overview of the project utilizing the neighborhood and site "Contextural Plans".
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, neighbors, other abutting developers and interested persons on numerous occasions to attempt to solicit feedback and report on progress of project.
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 to minimize traffic on the Hill.
4. Design accommodates 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 and will include physical plant landscaping, public artwork roofing, informational kiosk as well as odor control systems and vent stack.
6. Longfellow Residences and Retail (LRAR) ground floor plan, with flexible retail space and residence subsurface parking was reviewed; reviewed LRAR typical floor plan for 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. Some discussion of the Arnie Hanson house residents followed with the attendees.
8. Provided explanation for the landscape areas at Hancock / Middle Street parcel, as well as where the Garage retail is to be located. Retail space fit up, entries, bike racks and façade treatment was highlighted.
9. Reviewed model image aerial views of the project from the northeast; from Ocean Gateway pier; and several other vantage points, as well as artist renderings with greater detailing and pedestrian activity.

10. Provided lengthy explanation of the elegance and flexibility in the design and store front 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 environmentally green; 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 and that we agreed to immediate construction thereof. Explained that retail space will be designed to provide flexible storefronts for single, or multiple entrances given tenant desires. Explained that bike storage racks would be provided interior to and on the exterior of the garage.
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 and MECA interest in involvement.
16. Reviewed the potential for a future project to potentially include a 40-unit apartment building at the Hancock/Middle Street parcel, with ground floor retail or additional parking bays.

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, and where is there islander storage for shopping carts?*

Response – Roughly 720 spaces in the garage, plus an additional 105 spaces in the LRAR subsurface parking. Roughly 59 spaces on the ground floor with two shopping cart secure storage areas under the ramp.

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 125 residential condominium units and 3 commercial ground floor 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. The commercial units may be divided to create several smaller units if that is what the market needs.

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

Response – The price range is undetermined as of yet but will probably start around \$400 to \$500K.

Comment – *When will construction start?*

Response – We have permits from the City for the garage and will break ground in April 2007, with completion in April 2008 in time for the ferry season, and anticipate City permits before the end of the summer of 2007, with expectation to break ground in the late summer; final completion scheduled for Q1 2009 for the condos.

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. Our goal is to work with local business owners such as local coffee shop and deli owners, but the 7,500 square foot, four star restaurant space may be a national tenant such as a Morton’s or Capital Grille because of the substantial capital costs to fit it up

Comment – *What are the heights of the buildings and what will it do to the views from Congress Street?*

Response – All the buildings are to be built to the zone height. The office building and condos will be about 65 feet high (with mechanical rooms on top thereof), and the garage will be about 72 feet on Fore Street and 55 feet on Middle Street, which will average about 65 feet. The Fore Street side is set back with the two story retail to lesson the view impact. The topographical change between Middle and Newbury Streets and between Newbury and Federal Streets will prevent any degradation of views. Most views have already been lost by the construction of the Federal Street condos, which will rise many feet higher than the garage and the condos. Thus the views from Congress Street and Mountfort Street will be of the Federal Street condos only or of the Village Café condos.

Comment – *What is there for on street parking?*

Response – The parking site plans were reviewed for changes to the south side of Fore Street and East side of the new Hancock Street.

Comment – *What will the public art component be?*

Response – The mural on the garage will cost about \$50,000 and there will be sculptures and ornamental landscaping in the courtyard and at the pump station.

Comment – *Will there be some public access to the courtyards?*

Response – Yes, and it will be monitored for safety and security of the residents and general public.

Comment – *What will the façade materials be?*

Response – Brick, glass and metal to break up the large walls and create interesting but recognized variations and patterns.

Comment – *Will there be some greenscape on the garage walls?*

Response – We determined that the frost cycle and shadows will prevent us from using drip irrigation and other vine systems on the garage so we have added ornamental architectural details for an enhanced image.

The Neighborhood Meeting was concluded at 7:32 pm.