

FEDERLE LAW

Neighborhood Meeting Invitation

February 4, 2016

Dear Neighbor:

On behalf of Luminato Condominium, LLC, I am writing to invite you to join a neighborhood meeting to discuss an application for subdivision review relating to a plan for redevelopment of properties located at 167 Newbury Street, 169 Newbury Street, 42 Hampshire Street and 100 Federal Street. Luminato has applied for subdivision approval and site plan approval to construct a 26 unit condominium. In addition to the condominium units which will be priced starting in the \$200,000's, Luminato intends to provide affordable apartment units consistent with Portland's Inclusionary Zoning Ordinance by placing affordability covenants restricting dwelling units in an existing, renovated building which will be owned and managed by Community Housing of Maine.

The meeting information is as follows:

Meeting location: 1st Floor, 42 Hampshire Street

Meeting date: February 17, 2016

Meeting time: 5:30 pm to 6:45 pm

The City land use ordinance requires that property owners within 500 feet of the proposed development and residents on an "interested party" 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 Department.

If you have any questions, please call me at 207.899.0155.

Regards,

Thomas B. Federle

Thomas B. Federle

Luminato Condominium
NEIGHBORHOOD MEETING

February 17, 2016

Sign-in Sheet

<u>Name</u>	<u>Address</u>	04101
1. Johanne Eble	146 Newbury St Unit B	Portland, ME
2. Bill Staufen	145 Newbury St.	Portland
3. Brit Vitalius	306 Congress	
4. Bob LeBlanc	59 Smedley	Portland
5. Scott Holman	84 Middle	Portland
6. Elise Loschiavo	306 Congress	
7. Emily McConnell		
8. Jaime Parker	73 Atlantic	
9. DAVE NICHOLS & SHEILA JOHNSON & WILSON #3		04101
10. Arlin Smith	88 Middle St.	
11. Phil Notis	139 Newbury Street	Portland ME 04101
12.		
13.		
14.		
15.		
16.		
17.		
18.		

Luminato Condominium Neighborhood Meeting Certification

Luminato Condominium held a Neighborhood Meeting on 2/17/16 in the 1st floor unit of 42 Hampshire Street, Portland. The meeting began at 5:30 p.m., as advertised, and lasted until 6:30 p.m. Members of the public were asked to sign in, and a copy of the sign in sheet is attached hereto.

Meeting Minutes

Chip Newell, Principal of the NewHeight Group, opened the meeting by introducing himself and Susan Morris, his wife and partner in the NewHeight Group, and new developer partners in this project, Erin Cooperrider and Tom Federle. Chip also introduced the Architect, David Lloyd, and then asked Tom Federle to give an overview of the site and the project.

Using an enlarged aerial photograph overlaid with markings showing a future building footprint, potential job site fencing, construction trailer, and gated openings, Tom identified the site, the two buildings to be demolished, and the one building that would remain as a part of the project. Tom said that Luminato would be a new construction building containing a mixture of one-, two-, and three-bedroom condominium units in five stories, above a two-story parking pedestal. Tom pointed out the two entrances to the garage, one from Federal Street, and one from Newbury Street, and discussed the construction period fencing, delivery pattern, and parking provisions. Tom then turned the presentation over to David Lloyd, to describe the building in more detail.

David noted that this design is more compact, dense and tall than a previously approved plan for this site. A smaller footprint is being used, more existing units are being retained, and more new units are being developed. David showed full size boards with renderings and floor plans and described the design. After David presented, the development team opened the meeting up to questions and comments from attendees.

The following Q and A followed:

1. *At what stage of the development process is Luminato?* We indicated that we had applied for Site Plan Approval under the Form Based Code and applied for Subdivision and Inclusionary Zoning approval and that the City was reviewing our application. We indicated that we had a tentative date of March 22, 2016 before the Planning Board.
2. *If all goes to plan, what is your timeline?* We indicated that we hoped to commence construction by early summer 2016 and to be substantially complete one year later.

3. *Can people in the neighborhood rent parking spaces in the proposed parking garage under the units?* We answered that the parking spaces were being made available only to unit owners.
4. *What are the sizes of the units?* We answered that they range from 503 SF to 1771 SF.
5. *How does the plan for Luminato fit in with the Franklin Street plan?* We discussed how we are orienting all of the units towards Franklin and hope to bring active pedestrian life to this block above restaurant row and the gateway hub into the Old Port and Downtown at Franklin and Middle. We indicated that we were still working on design features to best embrace Franklin.
6. *When will you start selling units?* We indicated that we will likely list units for sale in April but that by word of mouth that we were already talking to potential buyers.
7. *What are the prices?* We indicated that pricing was still being finalized but that one bedroom units would begin in the very low \$200,000's and three bedroom units would likely begin in the \$800,000's.
8. *How will the building be heated and cooled?* We are using high efficiency heat pumps for heating and cooling.
9. *What type of construction is being used?* We are building a 5 story wood-framed structure on top of a steel and concrete garage pedestal.
10. *Is owner-occupancy required?* We answered that there are lender requirements regarding the % of owner-occupants of units but that moreover we really want owner-occupants and are trying to discourage investor-buyers. We are developing a reservation form and process that attempts to identify the intentions of potential purchasers.

After the Q & A period, attendees were welcomed to stay and look at plans and ask individual questions of various team members if they'd like. Most attendees remained for a while longer and by 6:30 the meeting was adjourned. One nearby neighbor expressed concern that the building is too tall for the neighborhood. This was the only person to express criticism. Several other attendees expressed enthusiasm and support for the project.