

File: 15178

January 22, 2016

Ms. Barbara Barhydt, Planning Department
City of Portland
389 Congress Street, 4th Floor
Portland, ME 04101

RE: SITE PLAN AND SUBDIVISION PLAN APPLICATION
169 NEWBURY STREET, LUMINATO CONDOMINIUMS

Dear Barbara,

Enclosed is the application for a 26 unit building on Newbury Street. The site also includes an existing 3 unit building on Hampshire Street. This project is being developed by Luminato Condominium, LLC managed by Chip Newell.

Project Description

Luminato Condominiums is proposed as a new six-story building in the India Street neighborhood of Portland at the corner of Newbury Street and Franklin Street. The building will include parking on the ground floor level and one basement level, with a fitness room on the Newbury/Franklin corner and five levels of condominium units above. The proposed residences will be designed primarily for young urban residents, many of whom we expect to be first time home buyers. The larger units on the upper floors will be marketed to urban professionals and Baby Boomers/Empty Nesters desiring a city home. The unit designs focus on meeting the desires of these buyers by offering floor plans that match their varied lifestyles in a manner as space-efficient as possible.

The building's location in the increasingly vibrant India Street neighborhood will provide easy access to the neighborhood amenities, the arts and cultural experiences of Portland, and proximity to parks and recreation that city condo dwellers seek.

The 27 parking spaces on the basement and ground floor levels will not be included in the purchase price of the units (there may be an exception for the penthouse units) so that purchasers will be aware of the "true" cost of urban parking and decide if it is necessary for their lifestyle. This will materially lower

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the price of the smaller units, making them affordable to a wider group of wage earners. All buyers will have the option of purchasing a parking space.

The parking floors are designed to include space for owner storage units, bicycles, at least one per unit, ski/paddleboard storage, and trash/recycling.

The five residential floors will include 26 units. Sixteen of the units will be one bedroom units ranging from approximately 500 to 740 square feet with prices starting in the \$200,000s. High ceilings and large windows will add a sense of volume and spaciousness. Four units will have two bedrooms or one bedroom plus a den and be priced in the \$400,000s, and the six largest units will have two or three bedrooms plus, in certain units, dens.

The site, approximately 10,000 square feet in size, currently contains two vacant three-story residential buildings that will be demolished.

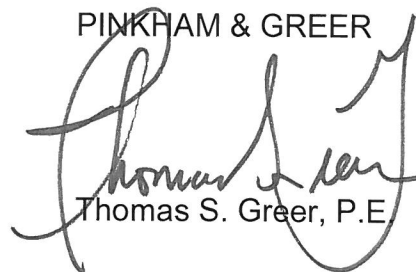
The site also includes 42 Hampshire Street, an occupied three-story residential building. This building will be upgraded and continue its rental residential use; at least two of those units will be rented under the requirements of Portland's new Inclusive Zoning ordinance.

The project will have a green roof, providing stormwater treatment and allowing extra height in the structure.

Please accept our application as complete. We look forward to meeting with the Board and Staff as we move through the approval process.

Sincerely,

PINKHAM & GREER



Thomas S. Greer, P.E.

Enclosures

cc: Tom Federle, Chip Newell, David Lloyd, File

TSG/rjs