



March 20, 2017

Ms. Barbara Barhydt
Mr. Tuck O'Brien
City of Portland Planning Authority
4th Floor, City Hall
389 Congress Street
Portland, ME 04101

**RE: 20 Thames Street Residential Condominium
20 Thames Street
Chart, Block, Lot: 19-B-20 (portion of)**

Dear Barbara / Tuck,

On behalf of EssexNorth Portland LLC we are pleased to submit this Level III - Final Site Plan and Subdivision Application along with supporting materials relating to a new mixed use building to be located at 20 Thames Street.

The subject property, Lot #3 (of the newly subdivided land that was the former Lot #2 as part of the AC Hotel project), is located in the India Street Form Base Code Zoning District (IS-FBC). It is a vacant, brownfield lot, approximately 0.31 acres in size. The current proposal calls for the lot to be developed into a mixed use building that will contain both ground level retail space and residential condominiums.

The subject property is essentially non-vegetated and considered completely impervious due to the intense level of past development. The entire lot slopes gently from northwest to southeast. The parcel has most recently been used as a staging and laydown area for many of the construction projects that have taken place in the vicinity. The lot is bound on the east side by Thames Street; on the south side by the Gorham Savings Bank Offices (former Grand Trunk Railroad office building) and the newly created Lot #4 (vacant); on the west by the newly created Lot #2 (vacant) and the Portland Water District Pump Station; and on the north by the AC Hotel (under construction). Surrounding land uses include: a parking garage with ground floor retail space and a hotel to the west across Fore Street; commercial, office, and parking to the north across Hancock Street; and the Ocean Gateway Terminal to the east across Thames Street.

The proposed building will be developed as a six (6) story building that fronts along Thames Street. It will include 28 condominiums on levels 2-6 and approximately 4,600 square feet of ground floor retail. The residential units will have vehicular access from a two-way shared driveway (to be built as part of the AC Hotel project) that terminates in a cul-de-sac off of Fore Street. Short term/valet parking for four cars is provided under the upper floors on the west side. There is also a lobby, bike storage, and trash room along this façade. Retail will be accessed from Thames Street.

We look forward to working with you and the Planning Staff in the review of this project. Please feel free to contact me to discuss any questions or concerns you may have regarding the attached application materials.

Sincerely,
CARROLL ASSOCIATES

A handwritten signature in black ink, appearing to read 'Patrick J. Carroll', with a long horizontal flourish extending to the right.

Patrick J. Carroll
Principal

Enc.

Cc: Ara Aftandilian, EssexNorth LLC
David Lloyd, Archetype Architects
Maureen McGlone, Ransom Consulting Engineers