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December 20, 2017

Caitlin Cameron
Urban Planner
City of Portland
389 Congress Street
Portland, ME 04101

RE: 203 Fore Street Home2 Development

Dear Caitlin:

I am writing on behalf of Miel's Development Group, LLC, the applicant for the proposed development project located at 203 Fore Street. The purpose of this letter is to respond to a request for additional information from you in a December 1st email and further clarified in our follow-up conversation.

1. Regarding right, title, and interest, we have submitted updated plans that contain the following information:
 - a. The Subdivision Plan for the parcel containing the existing Hampton Inn (Lot 1) and the proposed Home2 hotel (Lot 2), approved by the Planning Board on April 13, 2010. See Sheet A3.
 - b. Plans that show current property lines, easements, ownership and utilities. See Sheets A6 – A8.
 - c. The City's 30' utility easement is shown on Sheets A6-A8. Sheet A20 shows a cross section of the easement area, demonstrating that the upper parking structure would be at least 12 feet above the ground in compliance with the easement. There will be no support structures for the parking deck in the easement area.
2. Regarding the deed restriction on Lot 2 limiting restaurant use, that restriction prohibits full-service restaurants containing 3,500 sq. ft. or more from Lot 2 as long as a full-service restaurant is operating on Lot 1. The dining area on the plans is not a full-service restaurant, but rather a guest amenity. The rooftop bar

will be open to the public but will not be a full-service restaurant. In any event, both spaces are less than 3,500 sq. ft. as shown on Sheets A12 and A15.

3. Regarding fire separation between the Hampton Inn and the upper parking deck, you indicated that you would consult with the fire department regarding any applicable requirements or concerns.
4. Regarding parking, we provide below an analysis of parking requirements, both under existing zoning and then using the 93 spaces required in the prior approval for the Hampton Inn. You indicated that you were going to determine whether that approval could be amended as part of this approval. You also requested more information on the dining area, coffee shop and bar area in order to calculate required parking. The dining area and coffee shop on first floor are amenities for the hotel guests only, so they do not trigger additional parking requirements. The bar will be open to the public. The bar, including the deck area, will be 2,573 sq. ft. We calculated 1 stall per 150 sq. ft. for a required 18 stalls. Floor plans for the bar, coffee shop and dining area are on Sheets A12 and A 15.

The parking on the existing lower parking lot and new upper parking deck will be shared parking used by both the Hampton Inn and Home2. There will be two hotel entrances on Fore Street. The existing entrance for the Hampton Inn will remain the same. That entrance way is located on the Hampton Inn lot, which is Lot 1 on the subdivision plan. To the extent that Home2 will utilize that entrance drive to access the parking lot, the attached Amendment of Deed dated August 23, 2010 provides Home2 with an easement to utilize the entrance. There will be a new entrance on Fore Street for Home2. There will be clear directional signage, one for the Hampton Inn and one for Home2. Upon entering, guests will then pass their car to valet and enter the respective hotels. The parking is full valet and there will be no self-park, with the exception of the residents that live in the condominiums in the Hampton Inn building. Valet from either hotel will then park the cars in the shared parking area located on the Home2 lot, which is Lot 2 on the subdivision plan. In the event overflow parking is needed, we are in the process of negotiations for offsite parking in a nearby lot or garage.

The attached Parking Agreement, dated August 23, 2010, guarantees 90 parking spaces for the Hampton Inn on the Home2 property. Twelve of the 90 spaces are the self-parking spaces for the residents. The 12 spaces for residents will not change, however the number of spaces provided for the Hampton Inn may be amended, depending upon a determination by the City as to the number of spaces required for the Hampton Inn.

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Parking requirement under existing zoning:

Hampton Inn (Lot 1)

125 Rooms x 1 stall/ 4 rooms: 32 Stalls

Meeting space – 957 SF x 1 stall/ 125 SF: 8 Stalls

Condos: 12 Stalls

Total for Lot 1: 52 Stalls

Home2 Suites

126 Rooms x 1 stall/ 4 rooms: 32 stalls

Rooftop bar – 2573 SF x 1 stall/ 150 SF: 18 stalls (includes deck)

Total for Lot 2: 50 Stalls

Total Parking Required: 102 Stalls

Total Parking Provided: 120 stalls

Parking required using prior approval for Hampton Inn

Hampton Inn (Lot 1)

Per existing approval: 93 stalls

Condo Parking: 12 stalls

Total for Lot 1: 105 stalls

Home2 Suites (Lot 2)

126 Rooms x 1 stall/ 4 rooms: 32 stalls

Rooftop bar – 2573 SF x 1 stall/ 150 SF: 18 stalls (includes deck)

Total for Lot 2: 50 Stalls

Total Parking Required for both hotels: 155 stalls

Total Parking Provided on-site: 120 stalls

Total Parking Provided off-site: 40 stalls (under negotiations)

5. Regarding setbacks, per our discussion, this unique site is bound by three streets with different setback requirements. Fore Street requires a 10' side setback and Middle and India require a 5' side setback. Your interpretation is that the 10' setback will apply for that portion of the project that fronts Fore Street for as long as the property line runs perpendicular to Fore Street. Once the property line makes a turn, the 5' side setback will apply. As shown on the plans, there are no structures located within the 10' setback, as the lower level on that side contains only a parking lot. The upper parking deck is located behind the turn in the property line and meets the 5' setback.
6. You requested more details regarding the design, including materials. See Sheets A11 and A17-A24.

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7. Regarding the required modules on India Street, the coffee shop and dining area will be distinct areas, separated by fire rated, overhead coiling doors that extend 2/3 the depth of the space. Each space will have a legitimate, active door to the outside. We are requesting a waiver from the required third module on India Street because the existing topography makes a third entrance impractical.

Hopefully this letter addresses your outstanding questions. Please let me know if you need more information or have any further questions.

Sincerely,

Mary E. Costigan

Cc: Rick Mielbye