

CANAL PLAZA HOTEL

LEVEL III SITE PLAN PRELIMINARY PLAN FINAL PLANNING BOARD MEETING AND PUBLIC HEARING

October 2, 2012



APPLICANT

COW PLAZA HOTEL LLC
100 Commercial Street, Suite 306
Portland, Maine 04101
(207) 775-2252

Exhibit 1

October 2, 2012

Mr. Alexander Jaegerman, Ms. Barbara Barhydt, City of Portland &
City of Portland Planning Board Members
389 Congress Street
Portland, Maine 04101

Union and Fore Street Hotel, 433 Fore Street, Portland Maine

Dear Mr. Jaegerman, Ms. Barhydt, and City of Portland Planning Board Members:

On behalf of Cow Plaza Hotel LLC and East Brown Cow Management please see the attached materials for the Planning Board Meeting scheduled for Tuesday, October 23rd, 2012.

Our development team has met with Planning Staff, Neighbors, The Historic Preservation Board and representatives from Greater Portland Landmarks to solicit input and feedback on the proposed design of the Canal Plaza Hotel.

Since our last Planning Board Workshop we have refined the exterior palette of materials and the streetscape design to better integrate the building into its context of buildings located across Fore Street, across Union Street and with the existing larger buildings located at Canal Plaza and the adjacent parking garage located on Fore Street.

The design creates a more engaged pedestrian experience at the street level and uses 21st Century building technology to respond to a complex set of urban conditions with a sensitively scaled, carefully detailed exterior façade.

We believe this development will transform the corner at Fore and Union Streets from an underutilized surface parking lot into a vibrant and engaged urban environment.

The new building will be constructed with 123 rooms and will be operated as a Select Service Hotel. On the corner of Union and Fore Streets will be a stand alone retail space with approximately 950 square feet of floor area. The 1st floor of the hotel will have a restaurant, lounge area, offices, pool, fitness center and a receiving area. The 2nd floor will be comprised of guest rooms and back of house utilities plus laundry facilities. Floors 3 thru 6 will have guest rooms and Floor 7 will have guest rooms, many of which will have outside decks that provide sweeping views of the Portland skyline and harbor.

The trash generated will be removed daily and placed in the trash compactor that is located in the adjacent parking garage. The trash compactor is emptied several times per week.

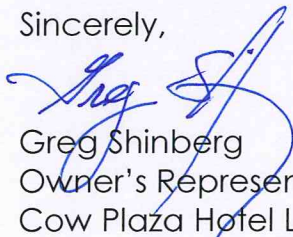
As noted in the Traffic Report by Gorrill & Palmer, the parking garage owned by Cow Plaza Garage has an excess number of parking spaces that are available to use 24 hours per day, 7 days a week. The hotel will also offer valet parking 24 hours per day, 7 days a week. At present, the parking garage is almost empty at night and will provide ample parking for those guests that may decide to arrive by private vehicle.

Prior to the opening of the new hotel a Parking Lease will be signed between Cow Plaza Hotel and Cow Plaza Garage. This provides a great opportunity to increase the use of the parking garage while not constructing any new urban parking spaces in downtown Portland.

As indicated on the Site Plan, there is an Easement held by Central Maine Power Company ("CMP") for underground electric wires located under the parking lot starting at the CMP substation starting on the north side of the site and runs across to Fore Street. The actual location of the underground wires does not correspond with the language of the recorded Easement. Cow Plaza Hotel and CMP have agreed to keep the wires in the current location and change the location of the Easement. The rights and obligations for both entities will remain unchanged.

Do not hesitate to contact me if you desire any additional information or have any questions.

Sincerely,



Greg Shinberg
Owner's Representative
Cow Plaza Hotel LLC

CANAL PLAZA HOTEL EXHIBITS

COVER SHEET

EXHIBIT 1	Cover Memo
EXHIBIT 2	Level III Site Plan Final Checklist / Geotechnical Report by SW Cole dated August 3, 2012
EXHIBIT 3	Site Survey by Northeast Civil Solutions dated October 2, 2012
EXHIBIT 4	Demolition Plan C-200 by Woodard Curran dated October, 2012
EXHIBIT 5	Site Plan C-201 by Woodard Curran dated October, 2012
EXHIBIT 6	Grading, Drainage and Erosion Control Plan C-202 by Woodard Curran dated October, 2012
EXHIBIT 7	Utility Plan C-203 by Woodard Curran dated October, 2012
EXHIBIT 8	Civil Details 1 C-300 by Woodard Curran dated October, 2012
EXHIBIT 9	Civil Details 2 C-301 by Woodard Curran dated October, 2012
EXHIBIT 10	Civil Details 3 C-302 by Woodard Curran dated October, 2012
EXHIBIT 11	Civil Details 4 C-303 by Woodard Curran dated October, 2012
EXHIBIT 12	Civil Details 5 C-304 by Woodard Curran dated October, 2012
EXHIBIT 13	North Elevation by Canal 5 Studio dated October 2, 2012

- EXHIBIT 14 South Elevation by Canal 5 Studio dated October 2, 2012
- EXHIBIT 15 East Elevation by Canal 5 Studio dated October 2, 2012
- EXHIBIT 16 West Elevation by Canal 5 Studio dated October 2, 2012
- EXHIBIT 17 Street View #1 by Canal 5 Studio dated October 2, 2012
- EXHIBIT 18 Street View # 2 by Canal 5 Studio dated October 2, 2012
- EXHIBIT 19 Street View # 3 by Canal 5 Studio dated October 2, 2012
- EXHIBIT 20 Street View # 4 by Canal 5 Studio dated October 2, 2012
- EXHIBIT 21 First Floor Plan by Canal 5 Studio dated October 2, 2012
- EXHIBIT 22 Second Floor Plan by Canal 5 Studio dated October 2, 2012
- EXHIBIT 23 Typical Floor Plan by Canal 5 Studio dated October 2, 2012
- EXHIBIT 24 Seventh Floor Plan by Canal 5 Studio dated October 2, 2012
- EXHIBIT 25 Fore Street Ground Level Sketch, Fore Street Aerial Sketch & Landscape Plan by Anthony Muench, Landscape Architect dated October 2, 2012
- EXHIBIT 26 Email correspondences with City Staff
- EXHIBIT 27 Financial Capacity Letter
- EXHIBIT 28 Construction Management Plan

Greg,

I had a chance to go through the submittal and there are a number of things that we're missing, particularly from the top portion of the submittal requirements checklist:

- Evidence of financial & technical capacity

See Exhibit 27

- Evidence of utilities' capacity to serve (I understand that these are currently being processed):

Woodard & Curran has requested capacity letters from the City.

- Written summary of fire safety:

The building is designed to the standards of NFPA 101, 2009, and the International Building Code, 2009.

The building will be equipped with an approved automatic sprinkler system, an annunciating fire alarm system as well as a 2-way communications system at each elevator lobby to assist disabled persons in communicating with rescue personnel.

The construction is type 1B (IBC) with a 2HR. rated structural frame, 2HR. rated floor systems and a 1 HR. rated roof structure. Exterior walls at adjoining properties will be 1 HR. rated assemblies (or equivalent).

All means of egress standards (IBC Chapter 10, NFPA Ch.6) will be strictly applied.

All fire and smoke protection standards (IBC Chapter 7, NFPA 101 Chapters 8 and 9) will be strictly applied.

- Construction management plan:

See Exhibit 28

- Written assessment of conformity with applicable design standards:

Relationship to the Pedestrian Environment and Context –

The hotel design responds to the urban context by integrating ground level transparency, granite finishes with seating, retail space and expanded circulation width at street level along Fore and Union Street. The transparency of the ground level façade connects the 24/7 activity of the hotel lobby and restaurant to the street. Above the street level, the building façade of limestone panels with varied window placement creates a lively fenestration pattern that provides visual interest. This helps mediate the shift of building scale between the north and south sides of Fore Street and creates a visual connection with the varied texture of the south side facades.

The configuration of the ground level glass façade provides visual interest in a building type that does not include multiple retail functions at the ground level, except at the corner of Fore and Union Street. It also offers the opportunity for south facing bench seating and pockets of plantings that will invite pedestrians to linger and engage with the building and street life.

The glass bay window at the corner of Union and Fore Streets reflects the radial property line at that location while also responding to a similar architectural gesture at Two Portland Square across the street. The faceted design is integrated with the character of the storefront at grade level and provides an abstract interpretation of historic bay window detailing. On the upper floors of the building, the window openings are scaled similar to the Historic District buildings on Fore Street with a height of 6'-6" and widths varying between 2' and 6'-6"

The palette of materials on the exterior of the building includes limestone, granite, glass and aluminum. The color of the limestone and granite incorporates reddish hues that will be similar to the brick façades in the neighboring buildings. The building will be unmistakably contemporary in its detailing and spirit, the color value of the exterior will be compatible with the existing context. Window frames will be black anodized aluminum to relate the Canal Plaza Office buildings and Fore Street Garage retail windows.

The overall composition of the building volumes includes a clear definition of a bottom, middle and top. The seventh floor steps back as required at the 65' height limit to create an outdoor terrace for the seventh floor suites. The pattern of limestone panels that clad the seventh floor differentiates it as a distinct volume and visually reinforces it as the "top" of the building.

- Manufacturer's verification that HVAC equipment meets emissions requirements:

As a condition of approval, the cut sheets for the HVAC equipment proposed for the building will be submitted prior to application for a building permit.

We also need:

- A landscaping plan (the site plan shows no landscaping at the base of the building, but the 'preliminary landscaping sketches' from the LA do):

Please refer to attached updated Landscape Plan for additional information.

- A photometric plan and cut sheets for proposed light fixtures:

As a condition of approval, the cut sheets for the lighting fixtures and a photometric analysis for site lighting will be submitted prior to application for a building permit.

- A letter from CMP indicating that they are amenable to the terms of a new easement:

See Exhibit 1 – Page 3

Let me know if you have questions about any of the above. We will continue to try for a hearing on the 23rd, but it may be difficult depending on your turnaround?

Nell

Nell Donaldson
Planner, City of Portland
389 Congress Street
Portland, Maine 04101
874-8723
hcd@portlandmaine.gov

EXHIBIT 26