

# CANAL PLAZA HOTEL

Level III Site Plan  
Preliminary Plan  
Final Planning Board Meeting &  
Public Hearing

10-02-2012



Tony Muench

# **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 23<sup>rd</sup>, 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 21<sup>st</sup> 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 1<sup>st</sup> floor of the hotel will have a restaurant, lounge area, offices, pool, fitness center and a receiving area. The 2<sup>nd</sup> 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.

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

