



PLACEMAKER PARTNERS, LLC

*501 Danforth Street
Portland, ME 04102
(207) 747-5288*

September 25, 2017

Ms. Christine Grimando, Senior Planner
Planning and Development Department
City of Portland, Maine
389 Congress Street
Portland, Maine 04101-3509

Ms. Barbara Barhydt, Development Review Manager
Planning and Development Department
City of Portland, Maine
389 Congress Street
Portland, Maine 04101-3509

**Subject: The Forefront at Thompson's Point
New Hotel - Level III - Site Plan Application**

Dear Christine:

On behalf of Forefront Hoteliers, LLC, we are pleased to provide the accompanying package of submission materials related to the proposed 148 room hotel with full service restaurant and bar. We are excited to propose this multifaceted hotel and restaurant which pays homage to the existing historical railyard architecture. By moving the hotel from the previously contemplated Lot 4 and 5 location to the area directly south of the newly renovated Brick South event center Forefront Hoteliers, LLC and Forefront Brick South, LLC will be able to foster a stronger symbiotic relationship between the two different but complimentary uses.

This submission package is intended to meet the City's Level III Site Plan Submission requirements as outlined in the Level III Final Site Plan Application procedures as well as Section 14-527 (f) of the Code of Ordinances.

The proposed development requires a Level III Site Plan Submission Pursuant to Section 14-523 (f) 1. of the Land Use Code. The applicant is proposing the following development:

1. The construction of a new structure having a total floor area greater than 10,000 Sq. ft. (20,000 sq. ft.+);

Forefront Hoteliers, LLC hotel proposal has been a long standing component of the approved Master Development Plan. The new 148 room 5-story hotel on the 1.15-acre development Lot 6 as shown on the approved Forefront at Thompson's Point Sectional 2 Subdivision Recording Plat dated 09.16.2016 and last amended 05.04.2017 is extremely similar in size and program to that which was approved during the Master Development Plan phase review. The previously anticipated 24-unit condominium component a top the hotel has been replaced with additional guest rooms. The construction of Common Area roadway and infrastructure is currently under construction along the lot frontage of Lot 6. The extension of common roadway and infrastructure associated with the Sectional 2 Subdivision Plat is currently under review by the City of Portland Planning Board as part of a Level III Site Plan Application for the Children's Museum and Theatre of Maine.

As outlined in the Level III Site Plan submission requirements, you will find in the accompanying materials information such as a written narrative and detailed site plan drawings.

The Forefront at Thompson's Point development team appreciates your continued assistance on the development of this project.

If you have any questions regarding these materials, please contact this office.

Ms. Christine Grimando
September 25, 2017
Page 2

Sincerely,

PLACEMAKER PARTNERS, LLC

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

Bo Kennedy, P.E.
Project Manager/Engineer

Attachments

c: Chris Thompson, Forefront Partners I, LP
Jed Troubh, Forefront Partners, I, LP

G:\Development Projects\Thompson's Point\Hotel\Site Permitting and Engineering\Permitting\Level III Site Plan App - Hotel\2017.07.21 Level III Site Plan - Cover Letter.docx

ATTACHMENT A

LEVEL III SUBMISSION SUPPORTING NARRATIVE

ATTACHMENT B

CONFORMITY WITH APPLICABLE DESIGN STANDARDS

ATTACHMENT C

SUPPLEMENTAL STORMWATER MANAGEMENT REPORT
