

September 25, 2017
Re-Submitted October 31, 2017

Ms. Christine Grimando, Senior Planner
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389 Congress Street
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Ms. Barbara Barhydt, Development Review Manager
Planning and Development Department
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**Subject: The Forefront at Thompson's Point
New Hotel - Level III - Site Plan Application**

Dear Christine:

On behalf of Forefront Hoteliers, LLC, Placemaker Partners, LLC is 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.

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

Sincerely,

PLACEMAKER PARTNERS, LLC



Bo Kennedy, P.E.
Project Manager/Engineer

List of Attachments:

Attachment A – Level III Submission Supporting Narrative
Attachment B – Conformity with Applicable Design Standards (Site Plan and Zoning)
Attachment C – Supplemental Stormwater Management Report
Attachment D – Traffic Generation Summary
Attachment E – Utility Correspondence
Attachment F – Proof of Right, Title and Interest, and Letters Authorizing Its Assigns and Agents
Attachment G – Evidence of State and Federal Approvals, FAA, and Historical Non-Determination
Attachment H – Evidence of Financial and Technical Capacity
Attachment I – Construction Management Plan
Attachment J – Interim TDM Update
Attachment K – Geotechnical and Soils Information

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