FOREFRONT PARTNERS I, LP
55 Lisbon Street, Suite 2400
Lewiston, ME 04240

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/16/14

April 7, 2014

Mr. Jeff Levine
Director, City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

Dear Jeff,

Pursuant to Ms. Donaldson's memorandum "Thompson's Point Summer Events – 2014 Site Work/Planning Considerations" dated 4/2/14, we wish to provide this memorandum and accompanying materials in support of a Building Permit application for the steel frame structure ("Depot") located at the southwesterly end of Thompson's Point; and the related overall site cleanup that we propose to undertake in order to be able to accommodate a limited range of activities in this summer, contingent upon the approval of City staff.

Ms. Donaldson notes in her memorandum that:

"The work proposed on the Depot [referring here to the scope of work outlined under the heading "Depot Work Scope" below] very much aligns with our previous understanding of work to be performed to ready the site for events this summer, and could be accomplished under a building permit application."

She also outlines basic site clean-up activities that "could be authorized by our division administratively"; these are summarized in Exhibit B attached hereto, which were also submitted to the Planning Department under separate cover on 4/3/14. For the purposes of clarity and to provide cohesion to the application, we wanted to include this document in the present submittal as well.

The work to be performed on the Depot structure itself as part of this Building Permit application is as follows. In our previous meetings, as you may recall, City staff, including Building Inspections and the Fire Department, concurred with Mark Cummings' characterization of the Depot as an open structure, and deemed it structure to be a Type-U for the purposes of review.

<u>Depot Work Scope</u>

- The removal of all roofing panels and siding was completed in December of 2013.

- The next phase of the project will consist of the engineered repair of the steel trusses and the lateral bracing of the building columns.

- When the repair work is complete, the entire steel frame will be cleaned and primed with a marine grade rust inhibitor and painted with marine all weather epoxy paint.

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- After painting, the interior slab will be removed and a new 4" 3000 PSI concrete slab will be placed and sealed.

- Once the slab is in place, we will install a fabric roof system that is engineered to existing building and fire marshal code requirements.

It is our understanding that this overview, with accompanying plans could be the basis of approval for a Building Permit to proceed with the repairs to the structure and the basic cleanup of the site.

Additionally, City staff, including Building Inspections and the Fire Department, recommended that the various events proposed for this summer and fall be considered in conjunction with this Building Permit application.

To this end, we have submitted a range of supplementary materials for your consideration:

- Forefront at Thompson's Point Depot Structure Elevations, Floor Plan: Sheet A1.01 – Plan Elevations & Details (Exhibit A)

- Forefront at Thompson's Point – Event Preparation/Request to Start Work, by Bo Kennedy, P.E., April 3, 2014 (Exhibit B)

- Fire/Life Safety Plan for The Forefront at Thompson's Point, by Mark Cummings, P.E., April 7, 2014 (Exhibit C)

- Forefront at Thompson's Point Temporary Event Parking Plan by Dan McNutt, Unified Parking Partners, April 3, 2014 (Exhibit D)

- Forefront at Thompson's Point Outdoor Events Pending Full Buildout of Master Development Plan, by Randy Dunton, P.E., April 3, 2014 (Exhibit E)

- Forefront Concert Venue Sound Pressure Levels, Nick Pires, P.E., March 11, 2014 (Exhibit F)

- Forefront Event and Concert Layout Plans (Exhibit G – Figures A thru C)

- Anticipated License Applications: Dance Hall/Concert Hall, Food Truck Operating on Private Property, and Supplemental Application for Dancing and Entertainment (Exhibit H)

Not submitted with this application but intended to be incorporated as reference documents are the collection of plans and permits that were part of the recently approved Master Development Plan for Thompson's Point, including but not limited to the Event

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Management Plan; Transportation Demand Management Plan; and Traffic Movement Permit.

While this first season of events – which entails the period subsequent to issuance of the Building Permit but prior to the full buildout of the southern portion of the Thompson's Point property under the MDP – is relatively modest in scope, we anticipate that the safety documents included here will provide the parameters for operating the site safely under the permanent condition.

We hope that the information contained in this overview meets your needs. If you would like additional information, please do not hesitate to reach out to us.

Thank you and best regards,

Chris Thompson

Enclosure

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