

March 17, 2015

Ms. Helen Donaldson
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

**RE: Response to City Staff Review Comments
Final Site Plan Application
Hotel Redevelopment
1210 Brighton Avenue
Portland, Maine**

Dear Nell,

We have reviewed the City staff comments provided for the Final Site Plan Application. Please find our responses to the comments below in *italics*.

Traffic Comments Provided by Planning Department:

1. How will a tour bus be accommodated if a group of people wants or needs to stay at the hotel? Can a tour bus maneuver in the parking area?

A Bus Maneuvering Plan has been provided with this submission showing that a tour bus (B-40 vehicle) can enter the parking lot, turn around near the dumpster at the rear of the parking lot and exit the parking lot. A charter bus typically carries 45 to 60 passengers. Assuming 2 people per hotel room, the tour would require an equivalent of 23 to 30 parking spaces. The charter bus would be able to utilize these equivalent spaces for parking. Typically, bus tours are arranged prior to arrival, which will allow hotel staff to delineate a bus parking area ahead of time so that adequate spaces are available. In the unlikely event that there are not enough adjacent parking spaces available, the bus can park parallel to the curb near the dumpster. Potential bus parking areas are shown on the enclosed plan.

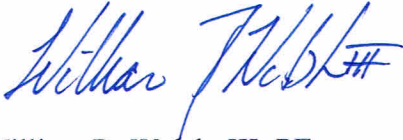
2. Please revise the project data sheet to reflect the most recent parking count.

A revised project data sheet is included with this submission showing the correct parking count.

The Bus Maneuvering Plan and revised project data sheet is enclosed. We trust we have provided the necessary information to complete your review and respectfully request that the project be placed on the next available Planning Board agenda.

Please call me at 207-553-9898 should you require any additional information.

Respectfully,

A handwritten signature in blue ink, appearing to read "William R. Walsh, III". The signature is fluid and cursive, with the last name "Walsh" being the most prominent part.

William R. Walsh, III, PE
Walsh Engineering Associates, Inc.

- cc. Kam Patel, Portland Hotels, Inc. (Applicant)
- enc. Bus Maneuvering Plan (1 full size, 1 reduced size)
Revised Project Data sheet

PROJECT DATA

The following information is required where applicable, in order to complete the application.

	Lot A-1 (Hotel)	Lot A-9 (Denny's)	Total
Total Area of Site	126,105± s.f.	28,909± s.f.	155,014 s.f.
Proposed Total Disturbed Area of the Site	120,700± s.f.	2,856± s.f.	123,556± s.f.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland.			
Impervious Surface Area			
Impervious Area (Total Existing)	93,655± s.f.	24,298± s.f.	117,953± s.f.
Impervious Area (Total Proposed)	79,092± s.f.	22,728± s.f.	101,820± s.f.
Building Ground Floor Area and Total Floor Area			
Building Footprint (Total Existing)	22,160± s.f.	3,665± s.f.	25,825± s.f.
Building Footprint (Total Proposed)	16,202± s.f.	3,665± s.f.	19,867± s.f.
Building Floor Area (Total Existing)	44,320± s.f.	3,500± s.f.	47,820± s.f.
Building Floor Area (Total Proposed)	56,232± s.f.	3,500± s.f.	59732± s.f.
Zoning			
Existing	B-4		
Proposed, if applicable	No Change		
Land Use			
Existing	Motel	Restaurant	
Proposed	Hotel	No Change	
Residential, If applicable			
Not Applicable			
# of Residential Units (Total Existing)			
# of Residential Units (Total Proposed)			
# of Lots (Total Proposed)			
# of Affordable Housing Units (Total Proposed)			
Proposed Bedroom Mix			
Not Applicable			
# of Efficiency Units (Total Proposed)			
# of One-Bedroom Units (Total Proposed)			
# of Two-Bedroom Units (Total Proposed)			
# of Three-Bedroom Units (Total Proposed)			
Parking Spaces			
# of Parking Spaces (Total Existing)	114	43	157
# of Parking Spaces (Total Proposed)	107	43	150
# of Handicapped Spaces (Total Proposed)	6	4	10
Bicycle Parking Spaces			
# of Bicycle Spaces (Total Existing)	0	0	0
# of Bicycle Spaces (Total Proposed)	6	0	6
Estimated Cost of Project	\$5,300,000±		