

Google Groups

203 Fore Street

Daniel DesPres <ddepres@sbcglobal.net>

Nov 3, 2017 6:37 PM

Posted in group: **Planning Board**

I live across the street from this property. Many office workers and cruise visitors use this green space for lunchtime eating and relaxation, and numerous dog owners enjoy the area for exercise. Having lived in many urban environments all over the world I greatly appreciate the need for "natural" spaces and would strongly urge the Planning Board to insist that the proposed development plan incorporate some retention of the existing green space for public use. The East End is rapidly becoming a wall-to-wall hotel and condominium desert with no open areas left for the general public. Thank you.

Dan DesPres
185 Fore Street, Unit 202
Portland

Google Groups

203 Fore Street Meeting - 11/15/17

Daniel DesPres <ddepres@sbcglobal.net>

Nov 15, 2017 8:29 PM

Posted in group: **Planning Board**

My wife and I just attended a neighborhood meeting regarding the above property put on by Chatham Lodging Trust. I wanted to share with you two concerns that dominated about 95% of the discussion:

- 1) Green space - The proposed hotel design has minimal landscaping / green space in the current plan. While we were assured that the design complies with the "code", the overwhelming consensus was that more must be done on site to add more landscaping (not hardscaping) and benches on the India Street side of the proposed building and on the corner of India and Fore Streets (see existing plantings for reference).
- 2) Parking - It was evident that none of the presenters understood the already critical state of available parking in this area (pre-WEX!). They referenced valet parking in a yet-to-be constructed off-site garage as a partial solution. At some point the Planning Board needs to come to grips with whether or not they want Portland to be a tourist destination for day visitors. All this hotel (targeted at business travelers) will do is to exacerbate the parking and traffic situation in the area.

They referenced a meeting with the Planning Board tomorrow. Please feel free to share this input at that time.

Dan DesPres
185 Fore Street, Unit 202
207-757-4388



Caitlin Cameron <ccameron@portlandmaine.gov>

Input regarding Application ID # 2017-245

kathleen shafer <kashafer@mac.com>

Fri, Nov 24, 2017 at 4:48 PM

To: ccameron@portlandmaine.gov

I received notice as a resident near the six story 128 room hotel proposed at Middle/India/Fore Streets. It's great to see continued investment and development in this neighborhood.

Since this is a large development here, I would like to provide input on 3 topics that have become increasingly challenging for local residents: Parking, Traffic, and Green Space.

*I believe this development is providing for its own parking rather than consuming nearby public parking resources, which is positive. If that plan changes, as has occurred with other nearby developments, a further diminishing of local parking would be detrimental to the neighborhood.

*The Middle and India St intersection is already a safety issue for both pedestrians and vehicles traveling on Middle Street due to the lack of stop signs or signals for the India St traffic. This intersection needs to have traffic management to allow for safe 4-way traffic flow and heavy pedestrian use. Also the visibility for cars traveling on Middle Street, and stopped at that intersection, is poor due to parked cars close to the intersection.

*Nearby residents with dogs are seeing a rapid disappearance of green space which is becoming a challenge for livability in this section of Portland with pets. Even trees planted along the neighborhood sidewalks in front of the new developments have grates at their bases instead of grass or dirt. The land between Fore/India/Middle is one of the few grass areas remaining in the immediate couple of blocks that is not only beneficial for pet owners, but also used by residents and visitors as an open space to enjoy a sunny day. Will the existing open grass areas be affected by this development? If so, can some landscape features be incorporated into this plan with some grass or dirt that helps keeps the neighborhood "resident and pet friendly"?

Thanks
Kathy Shafer

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New Home2 Hotel

Susan Murphy <smurphy@bates.edu>

Nov 25, 2017 2:38 PM

Posted in group: **Planning Board**

Greetings - Last December my husband and I moved from a house in Lewiston to a condo in Portland, on 185 Fore St., at the corner of Fore and India Streets. We love the location, the neighborhood, its historic buildings and shops, the ocean view, the views of the city and especially the green space across the street on India Street.

On Wednesday, November 15, we attended the meeting with Chatham Lodging Trust management to learn about the proposed 6 story, 128 room Home2 Suites Hotel that will be located at 203 Fore St. The plans showed that the hotel would be built in the green space on the corners of Middle, India and Fore Streets.

We have many concerns regarding the proposed construction of the hotel at this location, including the following.

-With several construction projects in the area currently underway or approved, the building density of the neighborhood will increase. There is or will be a new Marriott Hotel, a new condo building on Thames St., two office buildings next to the water pump station, an office building on Middle St. and the new Wex building.

-The car and truck traffic on Federal St. and the small neighborhood streets is already heavy. With the buildings mentioned above, plus another hotel, the traffic and parking needs will increase.

-The hotel is going to be 6 stories high. This building will be higher than all the other buildings on India Street, which are typically 3 or 4 stories high. Plus, there are no retail establishments planned for the ground floor on India Street, to improve the human scale of buildings. One section of the building will be a solid wall, 6 stories high, made of black or dark brick with a large Home2 sign at the top.

-Neighborhood parking is a concern. According to the presentation, there will be an exit from the hotel's garage onto Middle Street. The presenter indicated that there would be space on either side of the driveway for visibility. With the visibility space plus the width of the driveway, the parking spaces on Middle St. will be decreased. The existing spots are used all day, primarily for those visiting Portland and the restaurants on that section of Middle St.

-Our primary concern is the loss of the existing green space. From our deck, we watch dogs, Portlanders, visitors, and tourists from the cruise boats and bus tours enjoying the green space. Families have picnics on the grass, little visitors run in the open spaces, and dogs frolic in the green space. The hotel plan showed some green space on Middle St. but the area on the India side of the hotel is proposed to be covered with paving. Plus the building is planned to go right to the corner of India and Fore St., which is an area that could be opened to green space. The existing green space is a great addition to the neighborhood and it will be missed by many. Interestingly, a picture of the green space is included in the India Street Sustainable Neighborhood Plan as an example of ample recreation and open space.

The India Street Sustainable Neighborhood Plan addresses many of the issues cited above. The plan includes concerns of the human scale of buildings, the desire to not be dominated by automobiles and the need

for areas with ample recreation and open space.

While we don't have any specific questions, I wanted to let you know about our concerns and share our comments with you. In the short time we've been here, we've come to appreciate the neighborhood as it is. Adding a 6 story, 79246 sq. ft. hotel would really affect the ambiance of the area. Thank you.

Susan Murphy

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Susan Murphy

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Susan Murphy



Caitlin Cameron <ccameron@portlandmaine.gov>

ID # 2017-245

gordon carey <carey59@hotmail.com>

Tue, Nov 28, 2017 at 12:47 PM

To: "ccameron@portlandmaine.gov" <ccameron@portlandmaine.gov>

Dear Ms. Cameron,

I am writing regarding the above application. I understand there is a public hearing on 12/06/2017. Unfortunately, I will be out of town that day, but I would like to register my objection to this application.

I do so on several grounds:

1. The proposed development will significantly devalue my property as it will obstruct the view from the property to Casco Bay
2. The proposed development will cause significant disruption for a considerable time during construction. This neighborhood has already had a good deal of disruption and this will add more noise, construction traffic etc. When I visited the Town Hall yesterday to view the plans, the file regarding how to manage the impact on the community during the construction process was empty.
3. Once the project is complete it is not clear that this part of town can manage the additional traffic. I am also concerned about the potential noise from people visiting the rooftop bar.

Thanks for the opportunity to provide input to this process.

Gordon Carey

Unit 404

[113 Newbury Street](#)

[Portland](#)

Storrey Industries
151 Newbury Street
Portland, ME 04101
City of Portland
Jon Jennings
Belinda S. Ray

Dear Jon Jennings and Belinda S. Ray:

I wanted to take the time to write you and follow up to some of the email exchanges and phone calls we have had regarding the construction projects going on in our corner of the City. First, please understand that I am not opposed to improvements and development. The purpose of this letter is to outline some of the frustrations we and our tenants have experienced for over a year now and suggest some ways in which such density of construction might be less impactful.

The projects that have impacted all of us at 145 Newbury Street include the condo building at the corner of India and Newbury, the Franklin condo project, the rehab on the corner of Hampshire and Newbury (2 buildings), and the installation of the new water main. I will discuss the impact of each of these projects separately but the biggest impact is the loss of street parking. I understand it is legal for a construction site to purchase and block existing parking spaces for at least a year in order to have a place for their workers to park. However, the impact to the nearly twenty businesses at 145 Newbury Street is great, as it leaves clients and customers with no place to park and, thus, threatens the health of these businesses. Many of these businesses have been in this building for two decades and when they see construction trucks taking up most of the street parking to build high-end condos is has an unfair impact. Early on I did ask the Landry Construction foreman if they might consider renting a few spots in the Gateway garage for my tenants but was rebuffed.

Water Main: In addition to the parking issue, the contractor piled gravel over the surface main. This damned up the parking lot when it rained and caused flooding in the basement of the building. Secondly, the gravel they used was tracked into the building daily which lead to some expensive carpet cleaning bills.

Condo projects: One issue has been having the street blocked off during deliveries. While this is probably difficult to avoid, there should be no excuse for blocking off both sides of the street and leaving tenants and their customers no access to our parking lots. This is especially true since it is the same construction company handling both projects and, thus, they should be able to properly coordinate. Secondly, we have had to pick up a lot of construction debris, food containers (from the construction workers), etc on a daily basis.

Hampshire/Newbury rehab: The biggest issue we faced with this work was the improper disposal of construction material that blew all over the parking lot, cars, and into our HVAC units which resulted in a costly coil clean out. Additionally, the dust that blew around us for weeks most likely contained toxic materials since the workers themselves were suited up to deal with the rehab.

There is no doubt that a growing and popular city like Portland will have its share of growing pains. As a property investor myself, I have been generally supportive of this growth. In fact I spoke in support of several of these projects. However, there should be methods in place to lessen the impact of both residents and small businesses that give so much to our City. We take tremendous pride in preserving the historic integrity of 145 Newbury Street and maintaining a clean and safe place for these businesses to operate. One option would be to limit the amount of parking that can be taken for construction and make the construction site purchase spaces at nearby garages instead of forcing this upon existing tenants and clients. Secondly, could we require the site devote a person to clean up the street daily of construction debris? Finally, we are still greatly impacted by the lack of parking on Newbury Street as of this writing.

Thank you for listening and please reach out to me if you would like to discuss further,

Bill Stauffer, owner 145 Newbury Street.

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Application ID# 2017-245/CBL# 029 L003001

TROY MURRAY <troyemurray001@gmail.com>

Mar 31, 2018 1:28 PM

Posted in group: **Planning Board**

Dear Planning Board,

As residents of the address below, we would object strongly to an OPEN-AIR roof-top bar in the extended-stay hotel proposed for the vicinity of 203 Fore Street. We believe such a bar would generate noise and activity incompatible with the increasingly residential nature of the neighborhood.

Thank you for your consideration of our views.

Troy Y. and Patricia F. Murray
22 Hancock St., #504
Portland, ME 04101

781-454-8762