

July 7, 2020

City of Portland  
Office of Planning and Urban Development  
Congress Street  
Portland, ME 04101

To whom it may concern:

The purpose of this letter is to provide a brief narrative in connection with the Master Development Plan for 385 Congress Street in Portland ME.

The subject site known as 385 Congress Street is approximately 2.26 acres bound between Congress Street and Cumberland Ave as well as Myrtle and Pearl Streets respectively. The site was previously used for the printing operations for the Portland Press Herald which ceased operations at this location many years ago. The site is currently used as a private parking facility. In 2017 the subject property was purchased by 385 Congress LLC a Maine corporation. 385 Congress LLC is DBA Reger Dasco Properties located in Portland Maine. Reger Dasco Properties is proposing to redevelop and subdivide the site to support three distinct uses. The proposed development includes a 218-unit Congregate Care/Intermediate Care facility on the corner of Pearl and Congress Street. Reger Dasco has entered an agreement to sell this portion of the site to Senior Care Portland LLC (a joint venture between Senior Care Development LLC and Benchmark Senior Living) who will develop and operate this facility. The proposed use is presently not allowed in the zone; however, this use is allowed in another zone within the city. Therefore, consistent with the goals of the Comprehensive Plan, an application for a text amendment has been submitted to the City and will hopefully be approved by the City Council in the coming days. If the proposed amendment does not pass, the alternative use for this site will be for residential condominiums which has a very similar impact as it relates to traffic and impact on city services. The proposed development also includes a 135-room full-service hotel, with 20 service residences on the upper floors, located on the corner of Myrtle and Congress Streets. Reger Dasco Properties has not yet selected an operating/development partner to develop the Hotel site. The remainder of the land will be retained by Reger Dasco Properties who proposes developing a 212-unit residential complex that will primarily consist of small one-bedroom units (75 %) and a limited number of two-bedroom units. There will be an abundance of amenity space available in the complex for the residences to utilize.

Reger Dasco Properties will also develop a 419-space parking garage which will support all three developments on the site. The garage will be accessed by a service alley that will run between Myrtle and Pearl Streets. The service alley will also provide access for the back of the house operations for both the Hotel and the Congregate Care/Intermediate Care facility. The service alley will be pedestrian-friendly and will also provide access to a pocket park that will separate the Hotel and the Congregate Care/Intermediate Care facility. The pocket park will also be accessible to the public via Congress Street.

We are very excited about redeveloping this site and are hopeful that the enclosed Master Development Plan meets with your approval.

Sincerely,

Joseph Dasco  
385 Congress LLC  
Reger Dasco Properties