

Neighborhood Meeting Certification

I, Ara Aftandilian, hereby certify that a neighborhood meeting was held on November 4, 2015 at the Residence Inn 145 Fore Street at 7:00 pm

I also certify that on October 22, 2015 invitations were mailed to the following:

1. All addresses on the mailing list provided by the Planning Division which includes property owners within 500 feet of the proposed development or within 1000 feet of a proposed industrial subdivision or industrial zone change.
2. Residents on the "interested parties" list.
3. A digital copy of the notice was also provided to the Planning Office (jmy@portlandmaine.gov) and the assigned planner to be forwarded to those on the interested citizen list who receive email notices.

Signed,



11/04/2015

Attached to this certification are:

1. Copy of the invitation sent
2. Sign-in sheet
3. Meeting minutes

Neighborhood Meeting Invitation

October 22, 2014

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for a **proposed hotel, ground floor retail or restaurant space, residential condominiums, and associated lot division at 158 Fore Street.**

Meeting Location: **Residence Inn, 1st Floor Boardroom
145 Fore Street, Portland, ME 04101**

Meeting Date: **November 4, 2015**

Meeting Time: **7:00 pm**

(The City code requires that property owners within 500 feet (1000 feet for proposed industrial subdivisions and industrial zone changes) of the proposed development and residents on an "interested parties list", be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.)

If you have any questions, please call Ara Aftandilian @ (978) 887.3640

Note:

Under Section 14-32(C) and 14-524c of the City Code of Ordinances, an applicant for a Level III development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting within 30 days of submitting a preliminary application or 21 days of submitting a final site plan application, if a preliminary plans was not submitted. The neighborhood meeting must be held at least seven days prior to the Planning Board public hearing on the proposal. Should you wish to offer additional comments on this proposed development, you may contact the Planning Division at 874- 8721 or send written correspondence to the Planning and Urban Development Department, Planning Division 4th Floor, 389 Congress Street Portland, ME 04101 or by email: to bab@portlandmaine.gov

Portland Norwich Group LLC
AC Hotel Project
158 Fore Street, Portland

Neighborhood Meeting – Meeting Minutes

Meeting Date – November 4, 2015

Meeting Location – Residence Inn Hotel, 145 Fore Street

Ara Aftandilian of Portland Norwich Group (“PNG”) presented the AC Hotel project and discussed the history of the development site and PNG’s current master plan for the remainder of the Portland Gateway development site.

Attendees asked the following questions, and short answers by PNG are provided.

Does Portland need more retail space?

The hotel includes a small retail or restaurant space and other retail space is planned on the ground floor of future buildings. Similar to area retail these spaces may be more service orientated.

What is planned for the other buildings?

The current master plan includes three buildings with a mix of office, residential and retail or restaurant space.

Can more green space be added to the project?

This is an urban project and more important than green space is active streetscapes and pedestrian connections.

Aren't there environmental issues from the old rail yards?

This property does include contaminated soils similar to other area properties. The Maine DEP process was discussed.

Are there enough parking spaces in the Garage for the project?

There is sufficient capacity in the Ocean Gateway Garage to accommodate the hotel and future buildings.

Who is going to manage the parking garage?

PNG has been talking to area garage management companies.

What is the ownership of this project?

PNG is the same partnership group that developed the Residence Inn hotel that opened in 2009.

What is an AC Hotel?

AC is an upscale select service boutique Marriott branded hotel. AC started in Spain and Marriott had been working with the company in Europe before acquiring the brand.

What is the occupancy of this (Residence Inn) and other hotels?

The Residence Inn and other downtown hotels operate at about an 80% annual occupancy.

What is the timing for the project?

Spring 2016 construction start for a Summer 2017 hotel opening.

What about monthly parkers in the Garage?

There is sufficient capacity in the Ocean Gateway Garage to accommodate the hotel and future buildings and still accommodate monthly daytime and evening parkers.

What is the number of stories?

The AC Hotel will be six stories.

Where is the location of the restaurant?

The hotel includes retail or restaurant space at the corner of Thames and Hancock Streets.

How would construction work and where would staging be located?

The hotel project can be constructed with minimal impact to area streets due to the larger development site.

Is there a crosswalk planned on Fore Street?

Yes, a crosswalk is planned in conjunction with the planned upgrade of the hotel project side of Fore Street.

Can the Fore and Hancock intersection be changed to a four way stop?

Concerns were raised about the speed of vehicles on Fore Street. This is a City decision and not project related.

Are trees planned for the project?

Yes, street trees and trees within the interior of the project site are planned.

Will the hotel be pet friendly?

Yes, all Marriott hotels are pet friendly and the hotel will have a similar pet policy as the Residence Inn.