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## 14. UTILITY CAPACITY TO SERVE

Utilities within the Portland Technology Park roadway include an eight inch sanitary sewer main, 12-inch water main, natural gas main (with a planned connection to Westbrook Street), underground electrical duct bank with below grade vaults, and underground telecommunications duct bank with below grade vaults. As part of this project, the roadway will be extended to LCE 4, and these utilities will be extended and connected to the proposed development.

The Patrons-Oxford office building will be the first business in the park. The proposed building footprint is smaller than what was previously proposed and approved for the unit in LCE 4, and the utility supply needs are less than what was previously anticipated and accepted by Portland Water District and the Department of Public Services. "Ability to Serve" letters for the Portland Technology Park were provided as part of the original application. Copies can be provided again if required.

The anticipated demand for just Unit 4 based on the approved LCE4 unit size of 20,000 square feet was 1,600 GPD for sewer (equal to 4 employees per 1,000 square foot of building space, and 20 GPD per employee) and 1,760 GPD for domestic water (equal to 110% of sewer demand), with additional water service required for fire suppression. This was calculated as part of an overall Technology Park demand of 28,960 GPD for sewer and 31,856 GPD for domestic water, which accounted for the total building area anticipated for the Technology Park and an assumed laboratory space. The proposed office use for LCE4 Unit 4 will not require any laboratory space.

Based on the new building area of 19,000 square feet, the demand will be 1,520 GPD for sewer and 1,672 GPD for water. With a smaller building in a location similar to previously proposed, fire suppression needs have not increased. As the utility demands are less than proposed and approved under the original approval, we do not anticipate the need to re-verify capacity to serve with Portland Water District or Department of Public Services for this project.