

421 WARREN AVENUE – Residential Development Potential

Analysis of the development potential of the land within the Residential R-3 is based on information available in 2009 when a PRUD (Warren Green) was being contemplated by the developers.

TABLE: Analysis based on 2 different stormwater detention /watercourse area assumptions

	Maximum (0 acres taken for stormwater)	Minimum (2 acres taken for stormwater/watercourses)
Total land area in R-3 zone	30.2 acres	30.2 acres
Less area ROWs/Easements	(2.3 acres)	(2.3 acres)
Less area of Steep Slopes	(0 acres)	(0 acres)
Less Inaccessible area	(.07 acres)	(.07 acres)
Less Wetlands	(12.04 acres)	(12.04 acres)
Less Stormwater areas	(0 acres)	(2.0 acres)
Useable area	15.79 acres	13.79 acres
Minus 20% (PRUD req/circulation)***	(3.158 acres)	(2.758 acres)
Net land area (acres)	12.632 acres	11.032 acres
Net land area (sq ft)	550250 sq ft	480554 sq ft
Approx single family lots possible (6500 sq ft min lot size in R-3)	84 s/f lots	73 s/f lots
Approx PRUD units (6500 sq ft per unit R-3 PRUD zoning requirement)	84 units*	73 units*
Approx PRUD units (6500 sq ft per unit R-3 PRUD zoning requirement plus 25% bonus density for affordable housing**)	105 units*	91 units*

* **PRUD development also to meet Zoning requirement for play space/open space:** PRUD requires 300 sq ft/unit of “level-graded, dry, accessible and properly drained” with a minimum of 6000 sq ft contiguous. During the contract zone discussions in 2006-2008 a contribution to upgrading Riverton School facilities was suggested in lieu. (This and other R-3 zoning and Design Guide requirements may reduce the overall potential PRUD unit number)

** It is understood that the **density bonus** does not apply to single family lots.

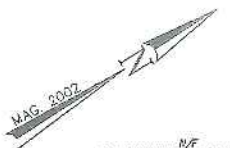
*****For the calculation of usable area** the table uses the PRUD requirement which is based on *Net land area* as defined in 14-47 and excludes stormwater re/detention areas; existing watercourses, inaccessible areas, wetlands, steep slopes, and areas encumbered by easements etc and also requires a further reduction of twenty (20) percent of the area remaining after the deductions of previous factors. The attached plan shows the usable areas for both the R3 and B4 zones.

Traffic Implications:

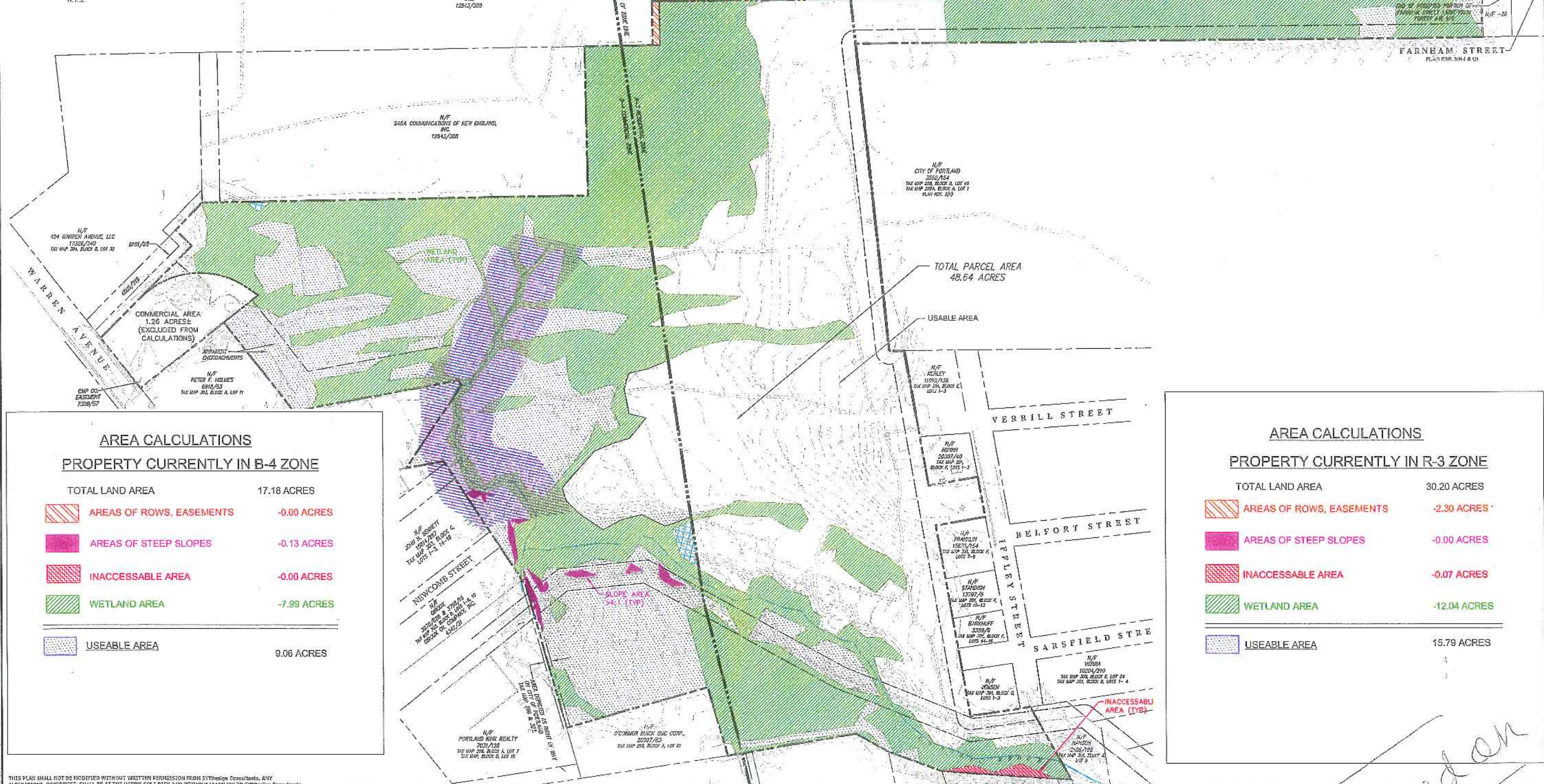
Local streets (Verrill and Belfort off of Iffley (Sarsfield is a paper street); Newcomb and Saville that connect to Warren Ave.) could provide access, but need to consider:

- Verrill does not continue to Forest Avenue, but connects into Belfort (which has no sidewalks), that in turn intersects with Forest Avenue
- Some have rights-of-ways that are less than 50 feet wide
- Status of streets may be in question
- Possible building encroachment (Saville and Newcomb)

Emergency access may be an issue- seeking 2 means of access, but there is local opposition to any connectivity between Warren Ave. and Forest Ave.



B4 R3



AREA CALCULATIONS
PROPERTY CURRENTLY IN B-4 ZONE

TOTAL LAND AREA	17.18 ACRES
AREAS OF ROWS, EASEMENTS	-0.00 ACRES
AREAS OF STEEP SLOPES	-0.13 ACRES
INACCESSIBLE AREA	-0.00 ACRES
WETLAND AREA	-7.99 ACRES
USEABLE AREA	9.06 ACRES

AREA CALCULATIONS
PROPERTY CURRENTLY IN R-3 ZONE

TOTAL LAND AREA	30.20 ACRES
AREAS OF ROWS, EASEMENTS	-2.30 ACRES
AREAS OF STEEP SLOPES	-0.00 ACRES
INACCESSIBLE AREA	-0.07 ACRES
WETLAND AREA	-12.04 ACRES
USEABLE AREA	15.79 ACRES

TOTAL PARCEL AREA
48.64 ACRES

USABLE AREA

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SYTDesign Consultants. ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SYTDesign Consultants.

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.

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DESIGN: ADJ	PROJ. NO.
DRAWN: DAM	DWG. NO.
CHKD: ADJ	
DATE: AUGUST 2006	
SCALE: 1" = 100'	

VACANT PROPERTY
421 WARREN AVENUE, PORTLAND, MAINE

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CONCEPT 5

06-23800
AREA PLAN
REV. A