

320 A 3

420-448 Riverside

430 Riverside street

Maine Turnpike Authority

Att. 10a. 1

From: "Errico, Thomas A" <TERRICO@wilbursmith.com>
To: "William Needelman" <WBN@portlandmaine.gov>
Date: 10/24/2007 4:48:28 PM
Subject: 410 Riverside Street

Bill -

I have conducted a review of the site plan for the 410 Riverside Street project and have the following comments.

* I had some initial concern about the influence of large semi-trailer trucks parked at the loading docks and their impact on site circulation. Based upon a review of WB-50 type vehicles, adequate space exists on-site for vehicle loading and site circulation. For large interstate trucks (WB-67) circulation becomes tight, although it appears that adequate room will exist for both truck maneuvers into and out of the loading docks and the circulation of on-site vehicles. The one location that could present a pinch point is the area between the two loading docks when entering the rear parking lot. This area will be reduced to about 24-feet of usable pavement area (assuming WB-67 trucks) and therefore will be adequate for passenger cars. Truck maneuvers under this scenario will be difficult. If the site is serviced by WB-50 type trucks, it is my professional opinion that the circulation will function adequately. The applicant should provide some detail as to delivery truck characteristics and operating conditions.

* The expanded parking lot on the north side of the project should be revised. The central parking stall should be expanded by four parking spaces and creation of a 24-foot circulation aisle between the parking stalls and the edge of the parking lot. Additionally, 10 parking spaces will need to be eliminated such that appropriate access and egress can occur from the two loading docks. The total future parking supply is therefore expected to decline, although it appears adequate parking will be provided. The applicant should confirm that an adequate parking supply will be provided.

If you have any questions, please contact me.

Best Regards,

Thomas A. Errico, P.E.

Senior Transportation Engineer

Wilbur Smith Associates

Att. 10a.2

59 Middle Street

Portland, Maine 04101

w: 207.871.1785 f: 207.871.5825

TErrico@WilburSmith.com

www.WilburSmith.com <<http://www.wilbursmith.com/>>

CC: <JPC@portlandmaine.gov>, "Katherine Earley"
<KAS@portlandmaine.gov>

Att. 10b.1

From: "Errico, Thomas A" <TERRICO@wilbursmith.com>
To: "William Needelman" <WBN@portlandmaine.gov>
Date: 10/19/2007 11:24:51 AM
Subject: 410 Riverside Street -- Riverside Street/Warren Avenue Traffic Improvement Contribution

Bill -

I have computed the required traffic improvement contribution amount associated with future improvements at the Riverside Street/Warren Avenue intersection for the Office/Warehouse project at 410 Riverside Street. The contribution level is based upon methods applied to other developments in the area. The Applicant shall contribute \$25,000.00 towards future improvements at the Riverside Street/Warren Avenue intersection. Specific details used in developing the contribution include:

* The proposed project is to consist of warehouse and office space totaling 23,000 square feet.

* For the purposes of estimating traffic generation, it was assumed that 50% of the space will be office use and 50% will be warehouse use.

* According to trip generation data from the Institute of Transportation Engineers, the project is expected to generate 44 PM peak hour trips, with 8 trips entering the site and 36 trips exiting the site.

* The distribution of trips to and from the project site was based upon existing traffic volumes, as collected in conjunction with the Hammond Lumber project. The data estimates that 51% of the site traffic will originate or be destined to the south along Riverside Street. The remaining 49% will originate or be destined to the north along Riverside Street.

* Based upon the previously noted information, 24 trips can be expected to travel through the Riverside Street/Warren Avenue intersection during the PM peak hour.

Should you have any questions or comments, please contact me.

Best Regards,

Att. 106.2

Thomas A. Errico, P.E.

Senior Transportation Engineer

Wilbur Smith Associates

59 Middle Street

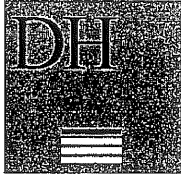
Portland, Maine 04101

w: 207.871.1785 f: 207.871.5825

TErrico@WilburSmith.com

www.WilburSmith.com <<http://www.wilbursmith.com/>>

CC: <JPC@portlandmaine.gov>, "Katherine Earley"
<KAS@portlandmaine.gov>



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

Att. 11.a.1

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION

October 22, 2007

Mr. Bill Needelman
City of Portland, Planning Department
389 Congress Street
Portland, Maine 04101

**Subject: Lot 4 - 410 Riverside Street
410 Riverside Street LLC
(Formerly Lot 4 of the 400 Riverside Street Properties)
ID #2004-0074, CBL #320-A-002**

Dear Bill:

As a follow-up to our recent discussion I am forwarding the Ability to Serve letter from the Portland Water District relating to the proposed project at 410 Riverside Street. As you can see, the District has provided evidence that there is an adequate supply of water to serve the proposed building.

During our discussion you also requested clarification as to the status of the wastewater disposal conditions for the proposed project. Essentially, the City's Environmental Engineering Department considered our Petition Request that was submitted in January 2005 and they issued a memorandum stating that they recommended that the 410 Riverside Street property (Lot 4) be included in the Intermunicipal Agreement Service Area, conditioned upon the limitation of flow and that the site not be used for high volume production wastewater flows. On this basis, the 410 Riverside Street site is allowed to discharge normal wastewater flows to the municipal sewer system in Riverside Street. The current plan contemplates the installation of a small private onsite pump station and force main sewer that will extend to Riverside Street and connect to an existing sewer manhole in the street. The installation of this system will eliminate an existing onsite subsurface wastewater disposal system that serves the two existing buildings.

We have contacted Steve Harris at the City's Environmental Engineering Department to ascertain any further status or conditions to the Intermunicipal Agreement and the Service Area map. We hope to provide the Planning Department with further evidence as to the status of this issue upon Mr. Harris's reply.

We trust this information adequately addresses the City's comments and we look forward to appearing before the Planning Board for approval.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.

Stephen Bushey, PE
Senior Engineer

SRB/sq/JN2314.03/Needelman10-22-07

Attachment



Att. 11a. 2

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

October 19, 2007

DeLuca Hoffman Assoc., Inc.
778 Main Street
South Portland, ME 04106

Attn: Steve Bushy, P.E.
Re: 410 Riverside Street, Portland

Dear Steve:

The records at the District show an 8" fire service and a 1.5" domestic service going to 400 Riverside Street with the owner being 410 Riverside Street LLC. It appears to me that everything beyond the Riverside Street line is private.

If I can be of further assistance in this matter, please let us know.

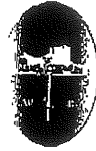
Sincerely,
Portland Water District

David Coffin, P.L.S.
Engineering Supervisor
dcoffin@pwd.org

07-410 Riverside St LLC

225 DOUGLASS STREET, P.O. BOX 3553, PORTLAND, MAINE 04104-3553
PHONE: 207.774.5961 FAX: 207.761.8902 WEB: WWW.PWD.ORG





Att. 11a.3

Portland Water District
FROM SERAGO LAKE TO CASCO BAY

October 19, 2007

DeLuca Hoffman Assoc., Inc.
778 Main Street
South Portland, ME 04106

Attn: Steve Bushy, P.E.
Re: 410 Riverside Street, Portland
Ability to serve with PWD water

Dear Steve:

This letter is to confirm that there should be an adequate supply of clean and healthful water to serve the needs of the proposed Building at 410 Riverside Street in Portland. According to District records, there is a 12-inch water main on the east side of the street as well as a hydrant located adjacent to the property.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Riverside Street at Grove Street
Hydrant Number: POD-HYD01265
Static Pressure: 80 psi
Flow: 1413 gpm
Last Tested: 09/28/2004

Please notify your mechanical engineer of these results so that they can design your system to best fit the noted conditions. If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

David Coffin
David Coffin, P.L.S.
Engineering Supervisor
dcoffin@pwd.org

07-410 Riverside St

225 DOUGLASS STREET • P.O. BOX 3553 • PORTLAND, MAINE 04104-3553
PHONE: 207.774.5961 • FAX: 207.751.8307 • WEB: WWW.PWD.ORG

Att. 11b.1

From: "Steve Bushey" <SBushey@DelucaHoffman.com>
To: "Stephen Harris" <SKH@portlandmaine.gov>
Date: 10/24/2007 8:39:54 AM
Subject: 410 Riverside Street

Steve,

To follow up on our recent discussion, this message is sent to verify the status of authorization for the property at 410 Riverside Street to discharge wastewater flows to the City's collection system within Riverside Street. We understand that Lot 4 of the Donald O. Butler subdivision was included in the Portland-Westbrook Intermunicipal Sewer Service Agreement area and that this will allow the existing and proposed building activities on that site the opportunity to discharge wastewater flows to the City's collection system. In accordance with our request made on January 19, 2005, the anticipated daily flows from the property are approximately 3,480 GPD (at the time this included both Lots 4 and 5 of the subdivision). We understand that the authorization to discharge to the City's system is conditioned on all flows being domestic in origin and that no production wastewater flows are allowed for discharge. At this time, the current owner of Lot 4 is 410 Riverside Street LLC. On their behalf we have appeared before the Planning Board to present their proposal to add a 23,140 SF building on Lot 4. This is the same project as previously approved by the Board in October 2005. The project activities were not commenced within one year therefore a new approval is required. We are requesting a "Capacity Availability" letter from your Department in order to complete the Planning Departments records. We are currently scheduled for a November 27 Public Hearing, hence we would appreciate your efforts to expedite a prompt response to the Planning Dept.

If you have any questions regarding these matters please reply or call this office.

Thanks for your consideration.

Stephen Bushey PE

Senior Engineer

DeLuca-Hoffman Associates, Inc.

778 Main Street, Suite 8

South Portland, Maine 04106