



# WHIPPLE-CALLENDER ARCHITECTS

## MEMORANDUM 9.13.13

**DATE:** June 30, 2014

**RE: Form Systems-200 Riverside Industrial Parkway**

### Sidewalk waiver Request:

A preliminary Planning Review meeting with City staff, owner and architect raised the issue of a sidewalk associated with the development of a 3,500 s.f warehouse at the rear of the site/ development. We wish to pursue a sidewalk / curbing waiver according to 14-506. The section recognizes if 2 conditions required for a waiver are met, it may be considered by the Planning Authority. The 2 sections we wish to highlight for each are;

1. **There is no reasonable expectation of pedestrian use coming from, going to or traversing the site.**

The company is primarily accessed on line for form printing. There are no walk in customers from the Parkway. All workers currently arrive by car and service businesses for lunch or convenience are not close-by, so few people leave the site on foot during the day. The rear boundary of the site is the Maine Turnpike, so traversing the site would be difficult.

2. **There is no sidewalk in existence or expected within 1,000 feet and the construction of the sidewalk does not contribute to the development of pedestrian oriented infrastructure.**

There are currently no sidewalks along the approximately 1½ mile length of Riverside Industrial Parkway. At Forest Ave., however, there is a short (100-200 yards) dead end sidewalk extension leading from the avenue to a mailbox station on the west side of the Parkway. The entrance to Form Systems is approximately 3 to 4/10 of a mile beyond that. Being an Industrial Parkway, there are no residential structures or destinations such as food service, convenience or public buildings along the road. A sidewalk in front of Form Systems will not contribute to a pedestrian infrastructure that does not exist on a 9am to 5pm industrial parkway.

### Curb Waiver Request:

1. **The cost to construct the curbing, including any applicable street opening fees, is in excess of 5% of the project cost.**

At \$42 per l.f. to; manage the site, excavate, install granite curbing at the sidewalk and curb cut, backfill and repave including a new entrance apron, the cost of 281.83 ' of frontage is approximately \$11,802. An additional \$4,000 may cover opening fees and cost to prepare engineered permit documents for the work, say \$15,802 total. Our warehouse shell at the rear of the lot is 3,500 x \$ 75 per s.f. or \$262,500. The percentage for the curb work is approximately 6% of the cost of construction.



# WHIPPLE-CALLENDER ARCHITECTS

2. **Runoff from the development site or within the street does not require curbing for stormwater management.**

The entire Parkway has been designed with no curbs to facilitate surface drainage into existing streetside culverts and swales. There are no manholes to which we might direct stormwater with a curb. Curbing would be an impediment to drainage, concentrating flow at each end or creating drainage issues at the entrance apron.

Thank you for your consideration and please call with any questions.

Regards-

Joe Delaney

Maine Registered Architect  
Whipple Callender Architects