

d o y l e  
e n t e r p r i s e s

## CASCO HEIGHTS

Dear Members,

On May 6, 2014 we presented to you Casco Heights and the proposed amendment to the underlying 2004 approved Conditional Rezoning Amendment. That 2004 amendment rezoned the R-3 parcel into 8.15 acres of R-OS, improved with trails and 10.17 acres of R-5A developed with two 100 foot buildings containing a total of 98 luxury condominiums.

Based on the input from the neighbors, the Planning Board and advisors, we have slightly adjusted the proposed revision to the contract zone.

The factor most upsetting to the neighbors at the adjacent Ocean Ridge Condominium complex was the proximity of the north building to their units and the lack of a substantial buffer. In our previous submission, the building was 32 feet from the property line. We have increased that to 65 feet and included a buffer plan.

The site plan submitted in May divided the property into more or less the same amount of R-OS and R5-A as the contract zone, however the shape was different and included a rounded parking lot that would require blasting the second highest point in Portland. Our current plan's zoning division is within a hundredth of an acre of the existing contract zone, more in line with the contract zone's shape and preserves the second highest point.

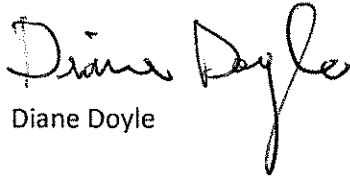
Staff suggested that rather than requiring a sidewalk on Ocean Avenue in front of Casco Heights, the sidewalk should go on the opposite side of Ocean Ave. and connect the existing pieces. This is now shown with a crosswalk connecting it to the Casco Heights Trail/sidewalk. The only other change to the site plan is the location of the detention pond. The pond has been moved to the front of the north building, away from the Ocean Avenue neighbors.

The approved contract zone allowed 98 units. On May 6, 2014 we asked that that be reduced to 94 units. After talking to local real estate agents, we determined that we needed a few more one bedroom units so we are asking that the maximum number of units be changed to 96 units, 48 per building. In each building we have taken a top floor two bedroom and converted it into two one bedroom units. The required parking spaces remain the same.

The final change to the amended contract zone regards the effective date of the conditional rezoning amendment. The approved contract zone orders the rezoning to become effective within 30 days of approval by City Council. We have asked that the zone amendment become effective upon sale of the property to Ridge Development.

We look forward to meeting with you on June 10<sup>th</sup>.

Sincerely,

A handwritten signature in black ink that reads "Diane Doyle". The signature is written in a cursive style with a large, looping "D" and "Y".

Diane Doyle