**From:**  "Will Savage" <wsavage@acorn-engineering.com>

**To:** "'Jean Fraser'" <JF@portlandmaine.gov>

**CC:** "Dan Remick" <dremick@eldredgelumber.com>

**Date:**  10/12/2012 12:32 PM

**Subject:**  RE: Eldredge Lumber Level II review

**Attachments:** MaineHistoricPreservation\_Response.pdf.pdf; 12022\_EldredgeTraff\_2.pdf.pdf

Hi Jean,

I just received the response from Eaton Traffic Engineering. Please refer to

my response to comments below.

Response 1:

Please refer to the attached response from Eaton Traffic Engineering.

Response 2:

Two additional spaces will be added to the west of the spaces depicted adjacent to the office/retail building. Given buildings 3,4 and 5 (open lumber storage buildings) do not meet the Sec. 14-47 “floor area” definition the off-street parking requirement set forth within Section 14-332.4(l) may not apply. Therefore at my discretion a 50% reduction was applied to meet the intent of the zoning requirement. This meets the clients parking demand and I believe is reasonable. Based upon my calculations the parking meets or exceeds the zoning requirements.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Parking Summary - 165 Presumpscot Street** | | | | |
|  | \*Floor Area | Parking Spaces | Parking Spaces | Comments |
|  | SF | Required | Provided |  |
| Retail | 2,200 | 2 | 2 | 1 space per 200 sf in excess of 2,000 sf |
| Office | 571 | 1 | 1 | 1 space per 400 sf |
| Sub-Total | 2,771 | 3 | 3 | Aggregate area within the office/retail building |
|  |  |  |  |  |
| Building 1 | 3,143 | 3.1 | 3 | Indoor lumber storage |
| Building 2 | 8,483 | 8.5 | 8 | Indoor lumber storage |
| \*\*Building 3 | 4,703 | 2.4 | 2 | 50% Reduction lumber storage - open 2 sides |
| \*\*Building 4 | 4,893 | 2.4 | 2 | 50% Reduction lumber storage - open 2 sides |
| \*\*Building 5 | 9,232 | 4.6 | 5 | 50% Reduction lumber storage - open 2 sides |
| Sub-Total | 30,454 | 21 | 20 | 1 Space per 1,000 sf, for the part of every business….not catering to retail trade and with floor area over 3,000 sf. |
|  |  |  |  |  |
| Overall Total |  | 24 | 22 | Two additional spaces to be provided. |
|  |  |  |  |  |
| ADA Space |  | 1 | 1 | 0-25 Parking Spaces 1 ADA Van Accessible Space Required |
|  |  |  |  |  |
| \*Buildings 1-5 "Floor Area" based upon the buildings' roof surface area. | | | | |
| \*\* Building 3-5 does not meet the Land Use Sec. 14-47 Definitions for Floor Area 50% parking reduction applied. | | | | |
|  |  |  |  |  |

Question 3:

Everyone uses parcel 2 but currently only the HOLCIM property located on the other side of the tracks have legal rights to use Parcel 2 for access to their property. Eldredge is currently in negotiations with the party that has the Bourque property under contract to give them an easement.

Question 4:

The majority of Parcel 2 (private road) is currently paved with asphalt. A high point exist near the entrance of the private road. The majority of the stormwater travels east via surface flow to an existing catch basin located beyond Parcel 2’s property line. There are no proposed changes.

I have also attached the response from the historic preservation commission

for your records.

Thank‑you,

‑Will