

Via FedEx

December 27, 2023



Katherine Cook, Planning Coordinator  
City of Auburn, Maine  
60 Court Street  
Auburn, Maine 04210

Re: PAL Center Development Review  
Waiver Requests

Dear Ms. Cook:

On behalf of the City of Auburn, Woodard & Curran (W&C) is requesting the following waivers be granted for the PAL Center project (the Project) as part of the Development Review by the City of Auburn. Below is a summary of the waivers being requested, including references to the specific section from the City of Auburn Zoning Ordinance, and reasons for the request. The Zoning Ordinance requirements are presented in bold text, and the Applicants' reasoning for the waiver request is provided in plain text.

**1. Waiver from Section 60-549.1 Building placement and configuration. Building width shall be 14 feet minimum and 110 feet maximum.**

The proposed building width dimension is 165 feet. Facility programming and site constraints including adjacent property lines, existing soccer field, and proximity to existing utilities (utilities in Chestnut Street, and sanitary and storm utilities running through the site) dictated the building dimensions and configuration. Additionally, maintaining vehicular access and parking between Chestnut and Walnut Street constrained the building placement and configuration. Programming of +14,000 square feet was included on one story instead of two to reduce project costs. Additionally, a full-size gym was included in the programming, with minimum court dimensions of 50' x 84' plus side lines.

**2. Waiver from Section 60-549.1 Building placement and configuration. Wall Frontage Façade: blank lengths of wall exceeding 10 linear feet are prohibited.**

For economy and to prioritize public usage, windows were concentrated at primary spaces, and eliminated from secondary support spaces. As noted below, Gyms typically have a low window-to-wall ratio. Additionally, fewer windows will help to conserve energy and keep the operational costs of the building down.

**3. Waiver from Section 60-549.1 Building placement and configuration. Ground Story Building Frontage Façade: windows and doors shall comprise a minimum of 40% and max 90% of ground story frontage façade.**



Glazing was concentrated in public function areas to provide views and light to the most used spaces (e.g. Lobby, Multipurpose, Meeting rooms). For economy, windows were eliminated from storage and other support spaces. Additionally, fewer windows will help to conserve energy and keep the operational costs of the building down. Lastly, the full-size gym takes up almost half of the perimeter of the building, and more than half of the building's total wall area. Gyms typically have a very low window-to-wall ratio, due to heating and cooling costs, glare issues for the court, and the potential of glass breakage resulting from athletic activities.

**4. Waiver from Section 60-607(12) Off-Street Parking and Loading, General Provisions and Design Standards: all uses containing over five parking spaces shall be surfaced with solid paving material.**

The main parking for the facility includes 16 paved parking spaces, along the frontage of the building between Chestnut Street and Walnut Street. In the rear of the site, six gravel parking spaces are proposed, to be utilized as seasonal parking. The gravel parking spaces will be located in the same general vicinity as the gravel parking spaces that exist on the site today. A waiver is being requested for these spaces to remain as gravel, on the basis that they are intended to be used seasonally, and in an effort to stay within the project's budget.

We trust that the information enclosed is complete and to your satisfaction. We look forward to presenting the Project at the upcoming Planning Board meeting. If you have any questions regarding these requests, please do not hesitate to contact me at (207) 558-3707 or via email at [cglass@woodardcurran.com](mailto:cglass@woodardcurran.com).

Sincerely,

Woodard & Curran, Inc.

A handwritten signature in blue ink, appearing to read "Caitlin Glass".

Caitlin Glass, PE  
Project Manager

cc: Derek Boulanger, City of Auburn

PN: 0233981.14