

March 5, 2021

Megan Norwood
City Planner
City of Auburn Planning, Permitting & Code Division
389 Congress St Room 315
Auburn, ME 04210
mnorwood@auburnmaine.gov

Re: Fairview Terrace, 386 Minot Avenue (PID: 209-061) - Additional Application Information

Dear Megan,

The goal of this memorandum is to provide additional application information in response to staff comments for the proposed building renovation and change-of-use for an additional five (5) apartment units at 386 Minot Avenue (Fairview Terrace) and to demonstrate compliance with applicable state and federal building codes and standards, and to support both Planning Board approval and a building permit.

1. Green Area Calculation in compliance with Multi-family Suburban Zoning District

Submitted with this memorandum is a revised proposed Site Plan (Sheet C100- dated 03/05/21) that offers the open space ratio of 46% in the zoning table. To achieve this level of open space, the applicant proposes converting existing paved areas into additional areas of landscaping along the Poland Road frontage. The applicant would like to submit a formal waiver request for the 4% reduction from the required 50% ratio in the multi-family suburban zoning district.

2. Existing and Proposed exterior lighting

On the Minot Avenue side of the project/building, there are existing street lights on the utility poles and building-mounted sconces will be installed to illuminate the area around the individual entrances to the new apartments, similar to the existing lighting illuminating the former business entrances. The Poland Road side is also served by street lights on the utility poles, with supplemental building-mounted scone lighting provided at each apartment entry to illuminate the exterior balcony and lower walkway.

3. Bumper or curbing at parking that abuts buildings, lot lines, sidewalks, & landscape area

Where the parking abuts the side property line on Poland Road, a run of fencing exists to provide the desired vehicular protection. Due to the ADA signage at the heads of the ADA units, these spaces also have some form of protection from vehicular advance. The applicant further proposes to add concrete curb stops at the parking spaces facing the building along Minot Avenue, per the attached revised Site Plan (Sheet C100- dated 03/05/21). For the balance of existing parking spaces that face a wide (over 20'-0") landscaped area, the applicant would like to submit a formal waiver request to not construct the required curbing or other form of vehicular protection.

4. Parking within 10'-0" of the R.O.W.

While there were a number of existing parking spaces that do not meet this standard, the applicant proposes to relocate the offending spaces and convert the paved area into landscaping, with the addition of three (3) street trees planted within this grassy strip.

5. Lots with one curb cut may not exceed 32' in width, two curb cuts 20' in width each

The existing curb cuts at both Poland Road and Minot Avenue do not meet this standard, however, the applicant proposes to reduce the two curb cuts along the more residential Poland Road to the allowable 20' width to facilitate the type of traffic-calming and streetscape beautification that this requirement can represent. Along Minot Avenue, the location of the parking spaces and access drives in relationship to the building and street does not provide an abundance of space and time to negotiate the ingress and egress movements. While the proposed conversion of higher-occupancy business spaces into apartments will reduce the overall traffic impact, the existing wide curb cuts and high-visibility sight lines offer safer vehicular movements to and from the site than compliant alternatives. The applicant would like to submit a formal waiver request to not reduce the existing curb cut widths along Minot Avenue in compliance with this standard

6. No Medium or high-volume traffic generator shall have more than one two-way access or two one-way accesses onto a single roadway.

With a proposed 22 residential units, which carry an average trips-per-unit of 0.56 (from Institute of Transportation Engineers- Trip Generation Manual, 10th edition) and a total PM peak hour of less than 13 trips total split between two parking fields and four (4) driveway entrance/exits, I would suggest the anticipated traffic generation is more in-line with a Class 1 low-volume traffic generator and this standard would not be applicable. Therefore, the applicant would like to submit a formal waiver request to retain the existing curb cuts as proposed along Minot Avenue, and as adjusted by the revised Site Plan (Sheet C100- dated 03/05/21).

7. Reach out to Addressing Officer Rosemary Mosher to verify addresses

The applicant will contact Addressing Officer Rosemary Mosher to verify both the existing residential addresses and the proposed new addresses for the business spaced that are proposed to be converted into apartment units.

I hope this is helpful information and I am happy to answer questions about it. Please don't hesitate to call with any questions or comments.

Sincerely,



Travis Nadeau, LEED AP BD+C
Maine Licensed Architect

Enclosures:
C100R- Site Plan