



THE LOFTS @
RIVERVIEW TERRACE
AUGUSTA

Smithtown Four LLC
PO Box 275
Augusta, ME 04332
(207) 623-2323

Subdivision Review Application Addendum A

s) Neighborhood Compatibility – Is the proposal compatible with and sensitive to the character of the site and neighborhood relative to:

1)

- i. Land uses; Yes, our building is perfectly positioned to include retail and office space on lower levels and residential apartments on higher floors. Similar uses of similar buildings exist both in Augusta and throughout the world.
- ii. Architectural design; Our project will not alter the architectural design of the building in any substantial way, and will, in fact, highlight many of the building's features that had previously been hidden (interior masonry walls, etc...)
- iii. Scale, bulk and building height; The building's frame will not be altered in any way by our project.
- iv. Identity and historical character; As previously mentioned, all remaining historical character in the building will be maintained and many masonry walls previously hidden will be revealed and restored.
- v. Disposition and orientation of buildings on the lot; No changes will be made with regards to the building's position on the lot.
- vi. Visual integrity; The only visual difference in the buildings façade as a result of our project will be the addition of 1-4 iron balconies on the river side of the building. These will not detract in any way from the building's beauty and character, will not alter any masonry surrounding the existing openings, and will delineate the penthouse floor as residential apartments from the river side, adding to the perceived vibrancy of the downtown district.

2) Are the elements of the site plan (e.g., buildings, circulation, open space and landscaping) designed and arranged to maximize the opportunity for

privacy by the residents of the immediate area? Yes, because no changes are being made to the building's exterior or layout on the lot, the privacy of all abutters will remain unchanged. Renovations will take place within the existing building.

3) Will the proposal maintain safe and healthful conditions within the neighborhood? Yes, in fact, the addition of nearly a dozen professionals into the downtown district as residents will likely add substantially to the appeal of downtown.

4) Will the proposal have a significant detrimental effect on the value of adjacent properties (which could be avoided by reasonable modifications of the plan)? No, as previously mentioned, renovations will take place inside the building and will not affect abutters in any way of note.

u) Traffic Pattern, Flow, and Volume

1) Is the proposal designed so that the additional traffic generated does not have a significant negative impact on surrounding neighborhood? Yes. In fact, the project will not actually generate increased traffic in the neighborhood at all. If anything, as a replacement for an office with over 20 full-time staff members, the renovations will decrease traffic caused by the building at 227 Water Street. Only nine units are being proposed, and the resident's traffic patterns will skew toward nighttime use more than the patterns of office workers. Because downtown is significantly less busy after 5pm, this will help even out traffic patterns downtown in a small way.

2) Will safe access be assured by providing proper sight distance and minimum width curb cuts for safe entering and exiting? See City of Augusta Technical Standards Handbook. No curb cuts or any other changes will occur to the traffic patterns around 227 Water Street as a result of our project.

3) Does the proposal provide access for emergency vehicles and for persons attempting to render emergency services? Yes, as previously mentioned, no changes are being made to the building's exterior (or the lower level hallways for that matter). The 3rd floor apartments will include a central hallway with two separate access stairwells and an elevator, providing more than adequate access.

4) Does the entrance and parking system provide for the smooth and convenient movement of vehicles both on and off the site? Does the proposal satisfy the parking capacity requirements of the city and provide adequate space suited to the loading and unloading of persons, materials and goods? Yes and yes. Initially, pending negotiations with the Augusta Parking District and the City, tenants will park in APD spaces surrounding the building. As

previously mentioned, the change in use on the 3rd floor from commercial to residential use actually decreases the number of parking spaces needed to accommodate users of the building. Furthermore, the majority of the residents will use those parking spaces after hours, when the Front Street parking lots are mostly vacant. This proposed use for the 3rd floor will actually help the crowded parking situation on Front Street. If we are successful in our negotiations with the APD, we hope to gain access to the sub-basement of our building for indoor parking spaces, further helping the parking situation outside. Any proposal to include parking inside the building will be part of a separate permitting process and will be submitted separately from this application upon reaching an agreement in principle.