

November 20, 2014

1913.04-7

Ms. Susan Redmond, Assistant Planner
City of Augusta
16 Cony Street
Augusta, ME 04330

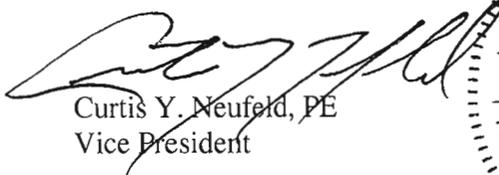
**RE: Additional Ordinance Review Standards
Site Plan Amendment/Subdivision Amendment
Journal Square, Commercial Development, 5 Senator Way
Tax Map 84, Lot 6**

Dear Susan:

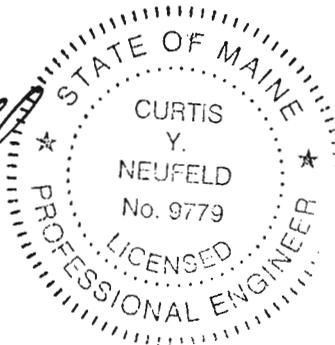
As requested, we have reviewed and addressed the standards in Section 6.3.4: Site Plan Review Criteria Applicable to Conditional Uses for this project. We have excerpted the referenced section and included our comments within the text. Our comments are provided in bold-face type immediately following the criteria.

We hope this supplemental submission completes all necessary information for consideration by the City of Augusta Staff and Planning Board in accordance with the City's ordinances. Should you have any questions regarding this submission or require additional information, please call or contact me at cneufeld@sitelinespa.com.

Very truly yours,



Curtis Y. Neufeld, PE
Vice President



Enclosures

cc: Josh Benthien, Sweetwater Partners, LLC
Mike Sweeney, Winthrop Management Corp

SITELINES, PA

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6.3.4 Site Plan Review Criteria Applicable to Conditional Uses.

(S) NEIGHBORHOOD COMPATIBILITY:

a) Is the proposal compatible with and sensitive to the character of the site and neighborhood relative to:

i. Land uses;

The project proposes construction of commercial business in a neighborhood and zone with many similar uses currently operating.

ii. Architectural design;

The proposed building will have architecture prepared by the same firm as two of the existing buildings and will be similar to the existing buildings on site and will comply with the City's Ordinances.

iii. Scale, bulk and building height;

The size and appearance of the proposed building will be comparable to those on adjacent lots. The Senator Inn and Target store are comparable to the Goodwill retail store, while the bank and other retail / restaurant uses are similar to others on Western Avenue.

iv. Identity and historical character

The existing commercial development was constructed within the past five (5) years and there is no significant historical character associated with the surrounding area. The proposed development will be located in an area with similar uses and will not have an adverse impact on the identity or character of the surrounding area.

v. Disposition and orientation of buildings on the lot; and

The proposed building will be located on the edge of the existing parking lot and will oriented similar to the bank and a portion of the multi-tenant building.

vi. Visual integrity?

The proposed development will seamlessly integrate into the existing commercial development and there will be no adverse impact to the visual integrity of the area. The proximity of existing buildings and the setback from Western Avenue will limit the visual impact from the major traffic corridor.

(b) 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?

The building will be located within the parcel and between two recently constructed commercial buildings of larger size. The closest residential use is approximately 750 feet away adjacent to the Target development and will not be impacted by the proposed development.

(c) Will the proposal maintain safe and healthful conditions within the neighborhood?

The development will not result in unhealthy or unsafe conditions. The building will be served by public water and sewer and the anticipated traffic generation is within the allowable limits permitted by the Maine Department of Transportation Traffic Movement Permit. The proposed use will use the existing parking lot and pedestrian access around the site will be maintained, and supplemented with additional sidewalks and crosswalks.

(d) Will the proposal have a significant detrimental effect on the value of adjacent properties (which could be avoided by reasonable modifications of the plan)?

In determining whether this criterion has been met, the Planning Board may require the applicant to submit an appraisal prepared by a State of Maine certified appraiser.

The project proposes construction of commercial business in a neighborhood and zone with many similar uses currently operating. The proposed development will generate additional

traffic for the retail businesses in the area and will have no detrimental effect on the value of adjacent properties.

(T) PLANS AND POLICIES:

(a) Is the proposal in accordance with the adopted elements of the 1988 Growth Management Plan? **Based on similar uses and prior development surround the proposed site, it is assumed the proposed development is in accordance with the 1988 Growth Management Plan. The proposed development is located within an existing commercial development with similar uses in the area that have been approved by the City within the past five (5) years.**

(U) TRAFFIC PATTERN, FLOW AND VOLUME:

(a) Is the proposal designed so that the additional traffic generated does not have a significant negative impact on surrounding neighborhood?

The trip generation for the project has been revised based on the calculation methods completed for the original development scheme. The changes to the trip generation rates are presented in the table below.

Revised ITE Project Trip Generation (one-way trip ends)								
Time Period	Bank Facility			Office	Retail Spaces	Rest. Space*	Total Trips	Difference from Approved
	S.F.	Lanes	Avg.					
Weekday	296	418	358	132	1134	992	2616	+390
AM Peak Hour – Adj. Street	25	28	27	19	28	122	196	+56
AM Peak Hour – Generator	35	65	50	19	28	122	219	+94
PM Peak Hour – Adj. Street	52	82	67	18	99	69	253	+7
PM Peak Hour - Generator	54	87	71	18	135	93	317	+4
Saturday Peak Hour	63	90	77	5	116	118	316	+30

*With Drive-Thru

As the proposed Starbucks results in trip-ends greater than the approved permit, a letter has been sent to the MDOT to determine what permitting requirements are required for the project. Upon receipt of a response from MDOT, a copy will be forwarded to the City.

A portion of the previously approved multi-tenant building is currently vacant and the anticipated trip generation for the use is not included in the analysis above. When the vacant space is filled, a revised trip generation will need to be completed dependent on the use and future amendments to the MDOT permit may be warranted.

(b) 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.

The proposed development is located in an existing commercial development that previously received approval from the City. The existing development received a Traffic Movement Permit from the MDOT and meets all the required sight distances and minimum width curbs cuts per the City of Augusta Technical Standards Handbook.

(c) Does the proposal provide access for emergency vehicles and for persons attempting to render emergency services?

The proposed development is located in an existing commercial development that previously received approval from the City. The existing development was designed to allow access for emergency vehicles. The proposed building will be located adjacent to the existing parking lot and will provide access for any emergency vehicle.

(d) 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?

The proposed development is located in an existing commercial development that previously received approval from the City. The existing parking lot provides convenient access for vehicles on and off the site.

Parking will be provided for each proposed use, with the intent that some shared parking be available. The bank building has office space on the first floor and half of the lower level, with conference space on the upper level. A total of 14,060 s.f. was used for determined parking requirements for the bank building. A summary of parking requirements per the ordinance is summarized below.

Use	Size	Parking Req./1,000 s.f.	Total
Retail*	26,810	5	134
Bank	14,060	3	43
Restaurant, standard	2,200	12	27
Restaurant, drive-thru	2,000	14	28
Total			232

*(18,310+3,000+5,500)

A total of 220 parking spaces (12 ADA compliant) are provided as part of the amended site plan. As the existing and proposed uses have different peak hours and hours of operation, we are requesting a reduction in the number of required parking spaces per Section 5.1.14.2(e) of the City of Augusta Code of Ordinances. Per the Ordinance, a reduction of up to fifty (50) percent of the number of required parking spaces may be permitted by the Planning Board. As proposed, we are requesting a reduction in the number of parking spaces of 5.2%.

(V) PUBLIC FACILITIES: Is the proposal served by utilities with adequate capacity or have arrangements been made for extension and augmentation of the following services:

(a) Water supply (both domestic and fire flow);

The project parcel is currently serviced with public water, and the proposed use will be supplied from the municipal system by an 8" main extension from the 12" main in Senator Way. As part of the previous development phase, a 2-inch domestic service and 4-inch fire service were extended to the site and will be used to service the proposed Starbucks building. A letter from the Greater Augusta Utility District indicating their ability to serve the project has been received and is enclosed with this letter.

(b) Sanitary sewer/subsurface waste disposal system;

The project parcel is currently serviced with public sewer. As part of the previous development phase, a 6-inch sewer service was extended to the site and will be used to service the proposed

Starbucks building. A letter from the Greater Augusta Utility District indicating their ability to serve the project has been received and is enclosed with this letter.

(c) Electricity/telephone;

Electrical, cable and telephone service is currently provided to the existing development. These services will be extended to the proposed building. The anticipated configuration is shown on the Utility Plan, which will be forward to the service providers for coordination.

(d) Storm drainage?

Stormwater will be controlled with a series of catch basin and storm drain pipes, similar to the approved stormwater management plan for the previously approved existing development. The layout of the storm drain system is shown on the enclosed plan set. The proposed storm drain system will include water quality Best Management Practices (BMPs) designed to capture the first 1-inch of runoff from the developed areas and provide water quality treatment before it exits the site.

(W) RESOURCE PROTECTION AND ENVIRONMENT:

(a) If the proposal contains known sensitive areas such as erodible or shallow soils, wetlands, aquifers, aquifer recharge areas, floodplain or steep slopes (over fifteen (15) percent), what special engineering precautions will be taken to overcome these limitations?

The proposed building does not impact any sensitive areas.

(b) Does the proposal conform to applicable local, state DEP and federal EPA air quality standards including but not limited to odor, dust, fumes or gases which are noxious, toxic or corrosive, suspended solid or liquid particles, or any air contaminant which may obscure an observer's vision?

The proposed commercial use will not produce odor, dust, fumes or gases that are noxious, toxic or corrosive, suspended or liquid particles, or any other contaminant that may obscure visions. Dust will be controlled during construction and no blasting is anticipated.

(c) Does the proposal conform to applicable local, State DEP and Federal EPA water quality standards, including but not limited to erosion and sedimentation, runoff control, and solid wastes and hazardous substances?

The project has been designed to comply with the current rules promulgated as Chapter 500 of the Department of Environmental Protection (DEP). A Site Location of Development Act permit was obtained from the (DEP) for the existing development, which ensured the project is in compliance with all applicable erosion and sediment control standards. A Minor Revision to that permit was requested for the proposed development. An erosion and sediment control plan has been prepared by a licensed professional to control fugitive sediment during construction. There are no other known site issues to be addressed during construction. The proposed uses will not generate unusual or hazardous solid waste or substances. Standard solid waste will be removed through contract with a private waste hauler to the approved municipal facility.

(d) Will all sewage and industrial wastes be treated and disposed of in such a manner as to comply with applicable federal, state and local standards?

The sewage from the proposed building will be conveyed via existing services to the municipal wastewater treatment plant. There are no industrial wastes associated with the use and no permits are required for disposal. A grease trap has been provided for the proposed building as there is preparation of food associated with the use.

(e) Shoreland and Wetland Districts: Will the proposal:

- i. Maintain safe and healthful conditions;
- ii. Not result in water pollution, erosion, or sedimentation to surface waters;
- iii. Adequately provide for the disposal of all wastewater;
- iv. Not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;
- v. Conserve shore cover and visual, as well as actual points of access to inland and coastal waters;
- vi. Protect archeological and historic resources as designated in the 1988 Growth Management Plan;
- vii. Avoid problems associated with floodplain development and use; and
- viii. Conform with the provisions of section 5.3.1, Special Shoreland Standards?

The site is part of an existing commercial development. There are no shoreland or wetland areas on or adjacent to the parcel. It is not located within a shoreland overlay zone.

(X) PERFORMANCE STANDARDS:

(a) Does the proposal comply with all applicable performance and dimensional standards as outlined in this ordinance?

The proposed development is part of an existing commercial development previously approved by the City. The proposed building, associated impervious area and other site improvements meet all performance and dimensional standards as outlined in the Ordinance.

(b) Can the proposed land use be conducted so that noise generated shall not exceed the performance levels specified in the performance standards section of this ordinance? Detailed plans for the elimination of objectionable noises may be required before the issuance of a building permit.

The restaurant use involve activities that occur primarily within the structure and will not generate excessive or nuisance noise. Uses of this nature do not typically warrant a separate noise assessment. The proposed uses are similar to and will be compatible with the other uses in the vicinity.

(c) If the proposal involves intense glare or heat, whether direct or reflected, is the operation conducted within an enclosed building or with other effective screening in such a manner as to make such glare or heat completely imperceptible from any point along the property line? Detailed plans for the elimination of intense glare or heat may be required before issuance of a building permit.

Temporary construction is excluded from this criterion.

The proposed uses not will generate or result in intense glare or heat, directly or indirectly. Landscaping proposed with the development will mature and breakup the site providing both shaded areas with the parcels and minimizing the potential for light reflected from any surface within the site.

(d) Is the exterior lighting, except for overhead street lighting and emergency warning or traffic signals, installed in such a manner that the light source will be sufficiently obscured to prevent excessive glare on public streets and walkways or into any residential area?

The parking for the new use will be where parking was previously proposed and approved. No new site lighting is included with this modification. The existing lighting conforms to current IESNA standards and will not result in excessive glare on public streets or walkways. The building mounted lighting is mostly LED fixtures that have excellent light control.

(e) Does the landscaping screen the parking areas, loading areas, trash containers, outside storage areas, blank walls or fences and other areas of low visual interest from roadways, residences, public open space (parks) and public view?

A landscape plan has been prepared for the proposed development. The plantings have been selected to enhance and soften the paved areas and provide visual interest from adjacent roads.

(f) Are all the signs in the proposal in compliance with provisions of this ordinance?

There is an existing directory pylon sign along Western Avenue that the applicant will use. All signage will be submitted for review and compliance with the City's Ordinances.

(Y) FINANCIAL AND TECHNICAL ABILITY:

(a) Does the applicant have adequate technical ability to meet the terms of the ordinance?

(b) Does the applicant have adequate financial ability to construct the development in compliance with the terms of the ordinance?

Sweetwater Partners, LLC has previous experience in commercial real estate development, including the redevelopment of the subject site, and has provided evidence of financial capacity to complete the project. They will be supported by Bangor Savings Bank for this project. The design team is comprised on the same professional firms engaged throughout the project.

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November 10, 2014

Mr. Joseph J. Marden, P.E.
Sitelines, PA
8 Cumberland St.
Brunswick, Maine 04011

RE: Starbucks Coffee Company Building, 5 Senator Way, Augusta, Maine

Dear Mr. Marden:

Thank you for providing the District with site plan for the proposed Starbucks building at 5 Senator Way.

This letter is to convey to you that the District has sufficient capacity of safe drinking water within its system to adequately supply the proposed redevelopment with its domestic water requirements. The area water pressure is approximately 76 psig. Fire protection capacity will need to be determined by your sprinkler system designer.

The District also has adequate capacity within the sanitary sewer system to accept discharge from this development.

After a quick review of the one-page site plan the District has the following comments & requirements:

- The District will inspect the service installations from the existing stubs into the building. Inspection fees are outlined below. The District requires a minimum 48 hour notice for inspection.
- The proposed 1,000 gallon external grease trap is acceptable to the District.
- The District will require the submittal of building floor and plumbing plans in order to size the water meter. The cost of the meter will be forwarded to the developer once it has been sized.
- The final site development plans must be submitted in AutoCAD 2012 format prior to the start of construction.
- The 4" diameter fire service piping into the building will need to be pre-disinfected by a means acceptable to the District prior to installation.
- Fees to be paid prior to construction are:
 - Sewer Availability Fee: \$1,000.00
 - Sewer & water inspection fees: \$ 350.00

Thank you for your time. Please feel free to contact me with any questions or concerns at 622-3701 or e-mail at mmorey@augustawater.org.

Sincerely,

Michael A. Morey
Engineering Services Supervisor