

TIDEWATER VILLAGE DESIGN GUIDELINES

COMPLIANCE FOR

NEW TV-4 RESTAURANT BUILDING

December 31, 2014

OVERVIEW

The proposed new restaurant use at Lot TV-4 is anticipated to be opened early summer 2015. The building will accommodate approximately 192 guests inside, with an additional 36 seasonal seats in the outdoor patio. The dining genre will be a family-style sports themed restaurant that will also include meeting /function rooms for private gatherings. The restaurant will serve its full menu 7 days a week from 11:30 AM to 11:00 PM. This restaurant will be the second such location for the Owners, who are Falmouth residents. Their first location, in Portland, has been successfully operated since May 2002.

This proposed development of TV-4 as a single, stand-alone building serving as a gateway to the neighboring residential and commercial developments in the Tidewater area strives to seek a transitional balance between both uses. The visual quality of the site and building elements designed into the parcel reinforce and enhance the distinct connection to neighborhoods beyond, the Route One corridor, and to the Family Ice Complex.

SITE DESIGN

The existing TV-4 parcel is 0.45 acres and is bordered by Clearwater Drive to the East, Farm Gate Road to the South, and the proposed Hat Trick Drive to the North. The parcel is presently undeveloped. An initial Office use building/site design was proposed in 2008, but was not constructed. The major changes in the proposed revised site design include relocating the parking lot entrances and primary building entrance/façade from Farm Gate Road to Hat Trick Drive, adding an outdoor dining patio area, and reconfigured sidewalks to promote pedestrian links from all the surrounding areas. The proposed impervious surfaces are relatively similar to the originally approved site design from 2008.

The proposed new Restaurant site design places the building at the East end of the rectangular site, occupying the prime visual position from the three streets that will border the lot. Sidewalks have been placed on the property to connect to the adjacent public sidewalks on Clearwater, Farm Gate, and the proposed Hat Trick roads. These sidewalks will promote pedestrian circulation from the surrounding businesses along the Route One corridor and residences within Tidewater Farm, thereby accomplishing the goals for walkability and connectivity. A bicycle rack will be located in this area, to also promote non-vehicular access to the Restaurant.

Vehicular circulation is proposed off Hat Trick Drive in an effort to minimize traffic on Farm Gate Road. The primary entrance onto the lot will be just beyond the building with good visual identification for approaching patrons. The accessible parking spaces are located closest to the building entrances, and are connected to the on-site sidewalks. The secondary entrance is located at the western end of the

site, which will most likely be utilized by patrons and service vehicles alike. The eastern placement of this entrance minimizes the quantity of vehicular/pedestrian crossings on the site.

The building's location on the site presents an active street edge on 3 sides of the property. The outdoor dining patio location at the front of the building creates a street café atmosphere during the warmer seasons.

Use of existing street parking spaces on Clearwater Drive and the 20 designated spaces for TV-4 in the TV-3 common parking lot off Farm Gate Road will be necessary due to the amount of parking spaces available on the TV-4 parcel. Additional parking spaces on Hat Trick Drive and at Foreside Common will provide the balance of the required spaces for the Restaurant Use. This will contribute to the goal of encouraging walking and utilization of "off-peak" operational hours needs.

The on-site parking will be screened with the appropriate landscaping, which will include various trees, shrubs, groundcover, berms and grassy areas. Snow will be removed off-site via separate contract for large storm events and stored at the western end of the site for small events. The proposed dumpster enclosure at the west end of the site will be screened in accordance with the Zoning regulations in a natural wood or composite material. The exterior Walk-In-Cooler, Recycle Station, and exterior HVAC compressor units will also be enclosed with fencing that will complement the Architectural design of the building. There is a designated service vehicle location adjacent to the service entrance to the building, separated from patron parking. The sidewalk along Farm Gate Road will have a landscape buffer to accommodate vehicle overhangs. The sidewalk along Hat Trick is extra wide to also accommodate bumper overhangs.

The proposed dining patio is highly visible from the primary public spaces, and creates an outdoor connection with adjacent retail activity on Clearwater Drive and Route One. Street furnishings will include low fencing around the patio area, lighting, planters, and the previously mentioned bike rack. Seasonal lighting will create a continually changing appearance of the property, thereby drawing community engagement and connection with the Route One businesses.

All access to the site and the Restaurant will be ADA compliant. This includes the walkways connecting to the street crosswalks on all sides of the property. Pavers will be utilized at the on-site crosswalk similar to those used at the public ways.

BUILDING DESIGN

The new Restaurant will have a family-friendly sports theme atmosphere in keeping with the original location in Portland. The building footprint is 45' x 100', with an 8' x 12' entry vestibule. The structure is a one-and-three-quarter floor massing at the grade level, with a 45' x 50' basement. Interior spaces include a commercial kitchen, food and beer walk-in-coolers, bar, lounge dining, and table dining areas. Support spaces include server/host areas, waiting area, restrooms, offices, staff room, and storage rooms. The facility will also have a large sub-dividable function room, and a 20-person private meeting room. The basement total area is 2,340 sf, the first floor total area is 4,596 sf, and the second floor area

is 3,550 sf. The total building area “above grade” is 8,146 sf. The 2008 approved building design was for 11,400 sf “above grade”. The proposed restaurant will have a smaller massing impact on the parcel and surrounding neighborhood than the previously approved office building project.

The massing of the new structure is a simple, rectilinear shape, with the main entrance placed along Hat Trick Drive. The facades along Hat Trick Drive, Clearwater Drive and Farm Gate Road have been designed with primary importance given their adjacency to public ways. The main entrance vestibule and the secondary exits are appropriately scaled and located. Roof dormers create secondary massing elements to the grade level mass, enhancing the visual appeal of the structure and harmonizing with the adjacent residential neighborhood. Window locations and sizes create a diverse exterior appearance while maintaining a cohesive symmetry as well as reflecting interior functions.

The exterior colors proposed are unique to the development while maintaining an earth-tone balance. Stone veneer and clapboard siding at the first floor level with shake siding at the upper level dormers reflect historical building materials. The primary roofing material will be architectural composite roof shingles at an 8/12 pitch. The main roof profile is reflective of a traditional bungalow style, with a lower flared pitch at the 4’ wide overhangs around the entire perimeter of the first floor perimeter. Standing seam metal roofing at the flared overhangs creates visual delineation between the primary and secondary building masses.

Second floor dormers form interior habitable spaces for offices, meeting rooms, and function rooms, defining the secondary massing component. Their scale and location create a rhythm to the roof plane. The overall building height above grade is approximately 30’ to the main ridge.

Utility meters, HVAC condensers, fire suppression connections, and other related communication interfaces are located at the service end of the building at the West elevation adjacent to the parking area. As indicated, these will be appropriately screened from the primary facades. The building-attached Walk-In-Cooler exterior panels will be screened with full-height decorative “fencing” to blend with the Architectural style of the building, as will the Recycle enclosure.

LIGHTING

Site lighting via street poles will match the adjacent public walkway/street lighting. The main entrance sign will be two-sided and will be lit with full cut-off directional spots aimed toward grade. Low-level seasonal lighting will be incorporated into the outdoor dining patio area to create a subdued, casual dining experience.

The building’s 4’ overhang will include recessed architectural downlighting to accent the building features, illuminate adjacent walkways and exits, as well as building-mounted signage locations. The main entrance will also be illuminated with recessed architectural fixtures as well as season-appropriate lighting during the winter holidays. The exterior dining patio and large feature-trees on the parcel will also be illuminated with seasonal lighting November thru January.

SIGNAGE

The site sign will be located at the main parking entrance adjacent to the building. The sign will be scaled to the overall massing of the building elements and in response to the vehicular speed of the adjacent streets (25 MPH). The sign will be fabricated from solid composite materials or metal and will be in the shape and color of the Restaurant's Logo.

Similarly, the building façade-mounted signs will be fabricated with the same material, shape, and color as the site sign, appropriately sized for the locations depicted.