The Team

Owners/Developers
Dickinson Development – Mark Dickinson, Edward Shaw & Taryn Warren
Garlan Morse

Architect
Sheskey Architects – Garry Gardner & Lauren Jacobs

Civil Engineer
VHB – Gordon Leedy & Steve Lehmann, Jacob Tinus

Environmental/Geotechnical
GZA – Michael Asselin & Dave Lamothe

Survey
McEneaney Survey Assoc. Inc. – Kevin McEneaney

Market Study
RKG Associates, Inc. - Richard Gsottschneider

Legal
Wyskiel, Boc, Tillinghast – Chris Wyskiel & Stephan Parks
Current Aerial Photo
Concept Site Plans – Compared
Summary of Updated Components

Building 1
- Building is now 4 stories instead of 3
- Office floor area increased to 53,400 gsf from 40,000 gsf
- Parking around building is reconfigured due to new site survey information
- Building has moved east to avoid conflict with Sewer Pump site equipment
- Additional parking located under building and north of Washington Street

Buildings 2 + 3
- Residential units are deleted
- Both floors are Commercial Use totaling 8,000 gsf for each building

Building 4
- Restaurant has been reconfigured parallel to the River
- Floor area is reduced from 5,000 sf to 3,600 sf
- Parking lot is reconfigured to suit new building footprint
Building 5
- No change
- 2 Residential Units
- 1,500 sf Commercial Space

Building 6
- No change
- 1 Residential Unit
- 2,500 sf Commercial Space

Building 7
- No change
- 1 Residential Unit
- 2,500 sf Commercial Space

Building 8
- No change
- 5 Residential Units
- 3,750 sf Commercial Space

Buildings 9, 10, 11, 12 & Excursion Pier
- Building footprint sizes have been revised

Building 13
- Residential footprint has been refined
- 36 residences instead of the original 32
- Parking, now 36 cars under building, access from 1 street only

Building 14
- 4,000 sf Commercial space added to first floor
- Residential count unchanged at 20 units
- Parking under building is 20 cars

Building 15
- Building footprint has been reduced
- Residential count now 36 units, down from 54
- Parking is now entered from 2 locations
- Parking Under building is 30 cars
Building 16
- The building footprint has been reduced
- Residential count now 42 units, down from 54
- A new drop-off driveway is provided at main entrance
- Parking under building now entered from 1 location, down from 3
- Parking under building now 45 cars
- **Note:**
- Building 15 + 16 and associated roadways, parking and public sidewalks have been pulled back 10 feet away from the river bank

Building 17 + 18
- 8 Townhomes deleted
- New 4-story building, similar to Building 13
- 36 Residences
- 36 cars below the first floor level

Building 17a + 18a
- Residential Garages are deleted

New Building 18
- 3-story, 12 unit, residential building
- Angled Parking replaces parallel parking in street
- 12 cars below first floor level

Clubhouse
- New 2,500 sf Clubhouse and Swimming Pool
- Miscellaneous parking modifications have been made in this area
Development Components Totals
 Updated Concept Plan

- Commercial Retail/Office 81,150
- Restaurant 3,600 SF
- Residential Units - 191 Units +/-
- Pedestrian Bridge – deleted from plan
- Public Waterfront Park, Pier & Promenade Reconfigured
Survey Information II
Updated Conceptual Plan

Parking Requirements:

<table>
<thead>
<tr>
<th>Type</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>191 units x 2 spaces/unit = 382</td>
</tr>
<tr>
<td>Office</td>
<td>69,400 SF x 4 spaces/1000 SF = 278</td>
</tr>
<tr>
<td>Commercial/Retail</td>
<td>14,250 SF x 4 spaces/1000 SF = 41</td>
</tr>
<tr>
<td>Restaurant</td>
<td>90 seats x 1 space/3 seats = 30</td>
</tr>
</tbody>
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**Total Parking Required** = 747

**Total Parking Provided** = 700
Updated Conceptual Plan
Architecture – Overview
Architecture – Building 1
Office/Commercial
Architecture – Building 13
First Floor Plan
Waterfront Park & Promenade
Promenade