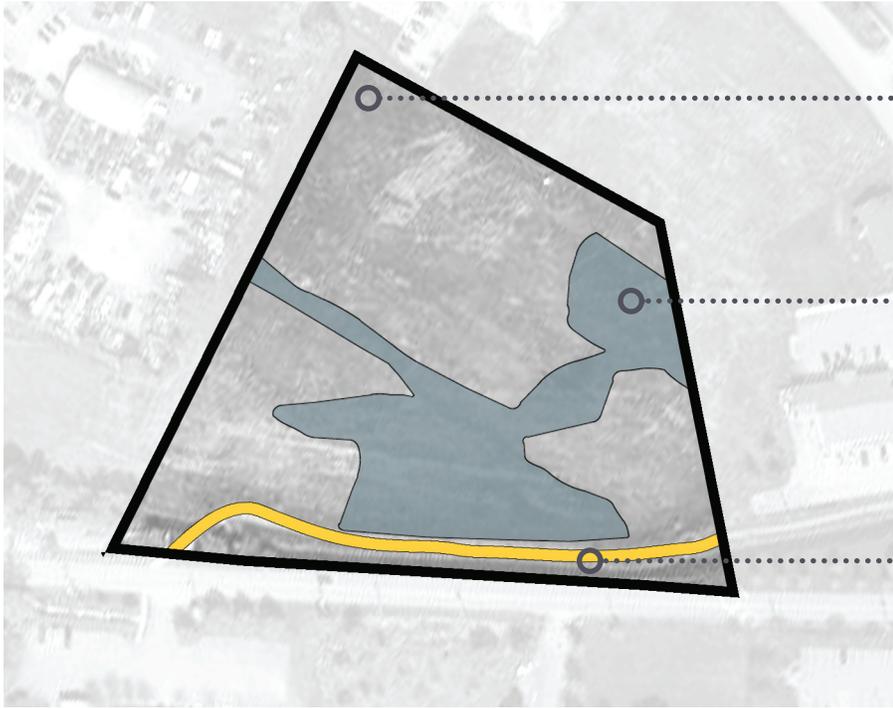


Lot 15

Existing Site Features



Total Area
4.53 acres
197,157 sq ft

Wetland*
1.22 acres
53,236 sq ft

Paved Path
.08 acres
3,702 sq ft

Possible Uses for Lot 15

Example A

Public Park
& Wetland

A public park maintains the site's natural amenities, while creating a community space for recreation and gathering.

Example B

One Story Civic Building,
Park & Wetland

A one story building would be used for civic purposes, such as town offices, a rec center, or a senior center. Through a condensed layout, both the building and its parking requirements have a low impact on the site's natural features and leave space for a large public park.

Example C

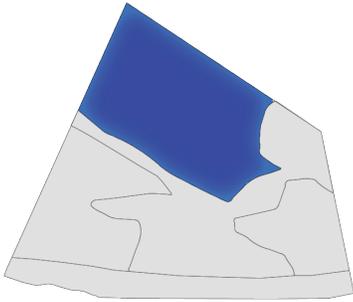
Two Story Mixed Use
Building, Park & Wetland

A multi-story structure includes both civic space and affordable housing units. Both the building and its parking requirements can be arranged to include space for a public park.

*Wetland is approximate as shown on Hannaford Supermarket and Pharmacy Plan - Sheet C1

Site Regions

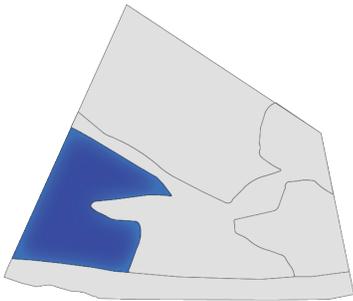
Lot 15 Park divided into five distinct use areas



#1
1.47 acres
64,066 sq ft

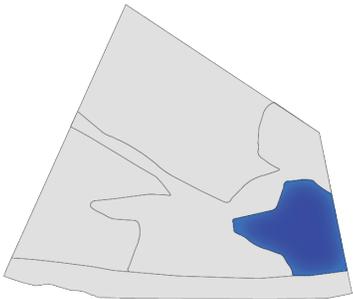
Notes

Easy vehicular access, largest open space for development with minimal environmental impact. Oriented away from major road.



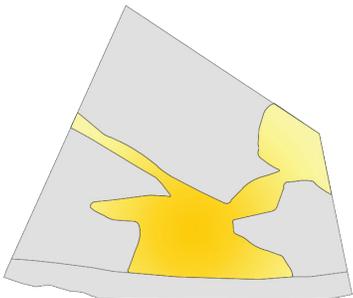
#2
0.82 acres
35,802 sq ft

Second largest open space. Awkward form limits potential for large rec fields and buildings. Limited vehicular access, but potential linkages to existing canal and bike path network.



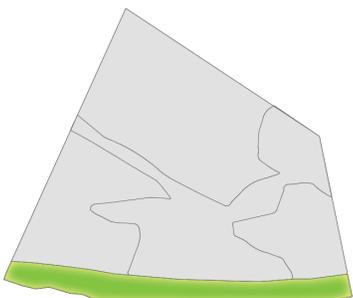
#3
0.45 acres
19,771 sq ft

Smallest possible development space, fragmented by wetland area. Access to existing bike and pedestrian path network possible, with very limited vehicular access



#4
Wetland
1.22 acres
53,236 sq ft

Area to conserve, natural stormwater retention & water filtration abilities, wildlife habitat, aesthetic value



#5
Path Access
0.58 acres
25,519 sq ft

Existing path and canal buffer; limited development, possible linkages to larger path network, landscaped screen between site and major road.

Example A - Park & Wetland

This example shows a public park with various recreational choices, including a play field, open air theater, basketball court, and playground. This design also conserves most of the wetland on site, allowing for stormwater infiltration and protection of the existing habitat.



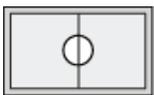
Individual Site Elements



Existing Wetland
53,236 sq ft



New 6' Wide
Path Network
Paved 6,280 sq ft



Basketball Court
3108 sq ft



Playground
2015 sq ft

Notes

Existing: 53,236 SF
Preserved: 51,840 SF

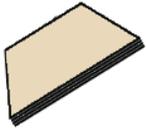
Darker paths indicated paved surfaces, creating a park loop. Additional mowed paths allow passage through wetland

74'x42', standard Junior High Court Dimensions

Prefabricated or natural, playground features, soft ground surface

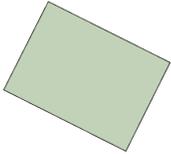
Example A

Individual Site Elements Cont.



Open Air Theater
800 sq ft

With power, light & sound circuits



Play Field
33,750 sq ft

225'x150"
US 12 Soccer Field



Public Gardens

Available to Town Residents



Earthwork

To raise ground levels in non-wet-land areas



Landscape Materials

Trees, shrubs, perennials

Example A Costs

Design Feature

Notes

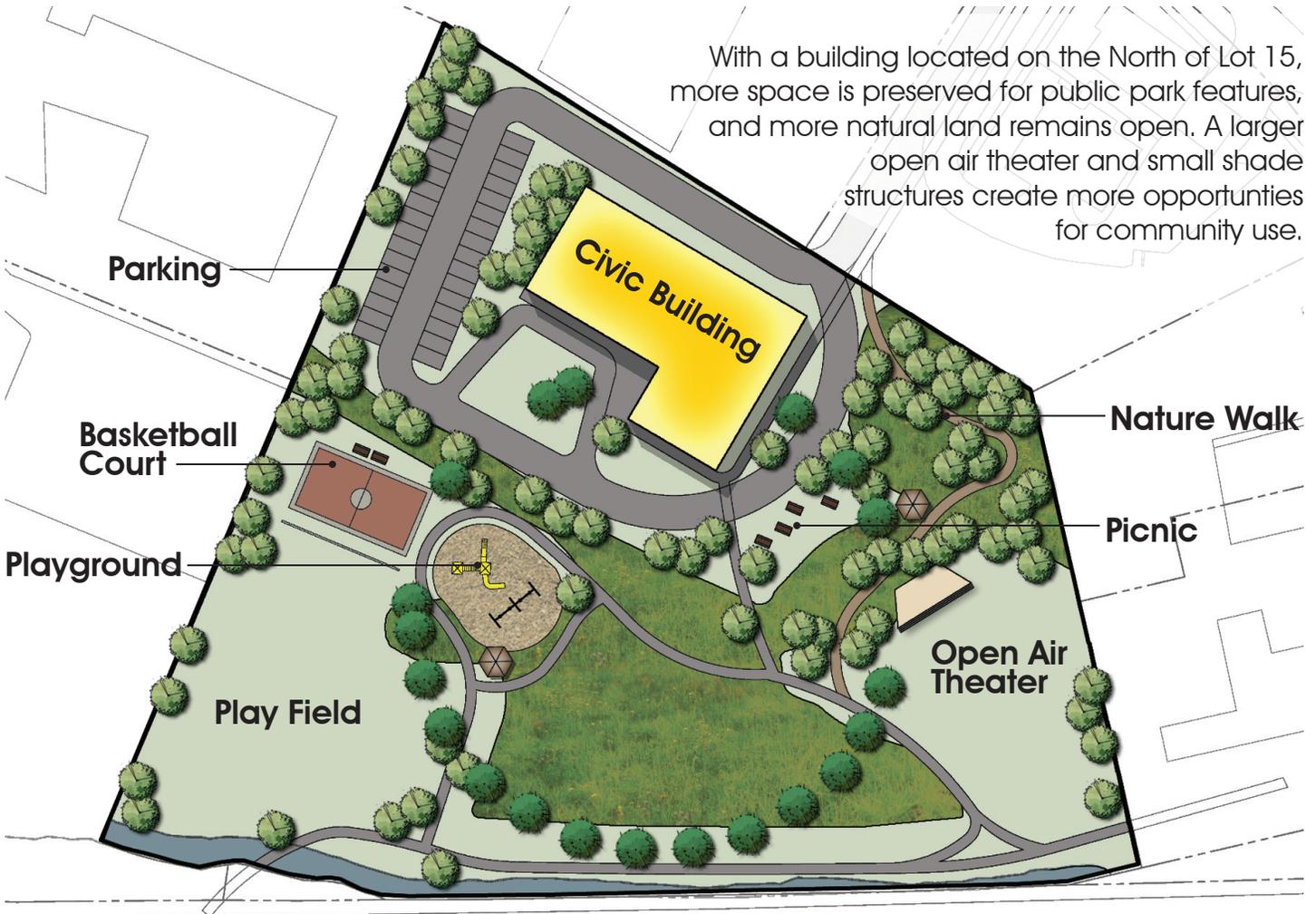
Total Cost

6' Paved Path Network		\$ 22,000.00
6' Gravel Path Network		\$ 6,000.00
Basketball Court	74'x42'	\$ 12,000-15,000
Playground Small	Swing Set (allowance)	\$ 4,000.00
	Play Structure (allowance)	\$ 7,000-30,000
Bandstand	20'x40' (allowance)	\$ 35,000-45,000
Earthwork	Constructed with town materials	\$ 32,000.00
	Additional Cost to purchase materials	\$ 60,000.00
	Seeding, Mulching, Erosion Control	\$ 14,000-20,000
Plantings	Evergreen Trees 5-6', Deciduous Trees 2-2 1/2" Caliper	\$ 30,000- 40,000
Site Features	Benches	\$ 8,000-12,000
	Trash Cans/Signs/ect	\$ 8,000-12,000
Drive and Handicapped Parking		\$ 21,000- 25,000
		\$ 259,000 - 323,000 Subtotal
Architectural/Engineering Fees (15% Subtotal)		\$ 43,200.00
Contingency (20% Subtotal)		\$ 57,600.00

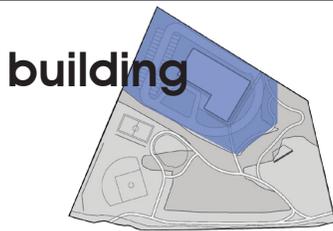
\$ 359,800 - 423,800 Project Total

Example B - Civic Building, Park & Wetland

With a building located on the North of Lot 15, more space is preserved for public park features, and more natural land remains open. A larger open air theater and small shade structures create more opportunities for community use.



Individual Site Elements



building

Feature:
Park Lot and Drive
Building Footprint

Footage:
Paved 22,598 sq ft
12,600 sq ft



park features

Feature:
New 6' Path Network
Outdoor Theater
Lawn Space
Picnic Grove
Playground
Basketball Court
Nature Walk Area
Earthwork

Footage:
Paved 13,531 sq ft
800 sq ft
113,79 sq ft
2,997 sq ft
4,002 sq ft
3,108 sq ft
1,964 sq ft
55,900 sq ft



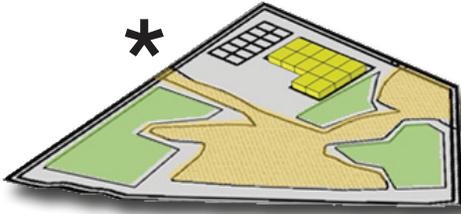
preserved wetland

Feature:
Preserved Wetland

Footage:
42,246 sq ft

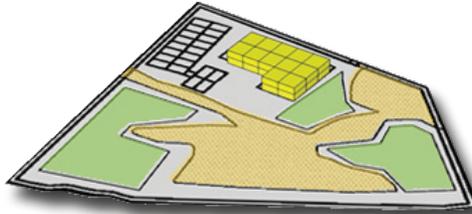
Example B

Example building uses and parking layouts



1 story

civic building
24 parking spaces
***featured example**



2 story

civic building
40 parking spaces



3 story

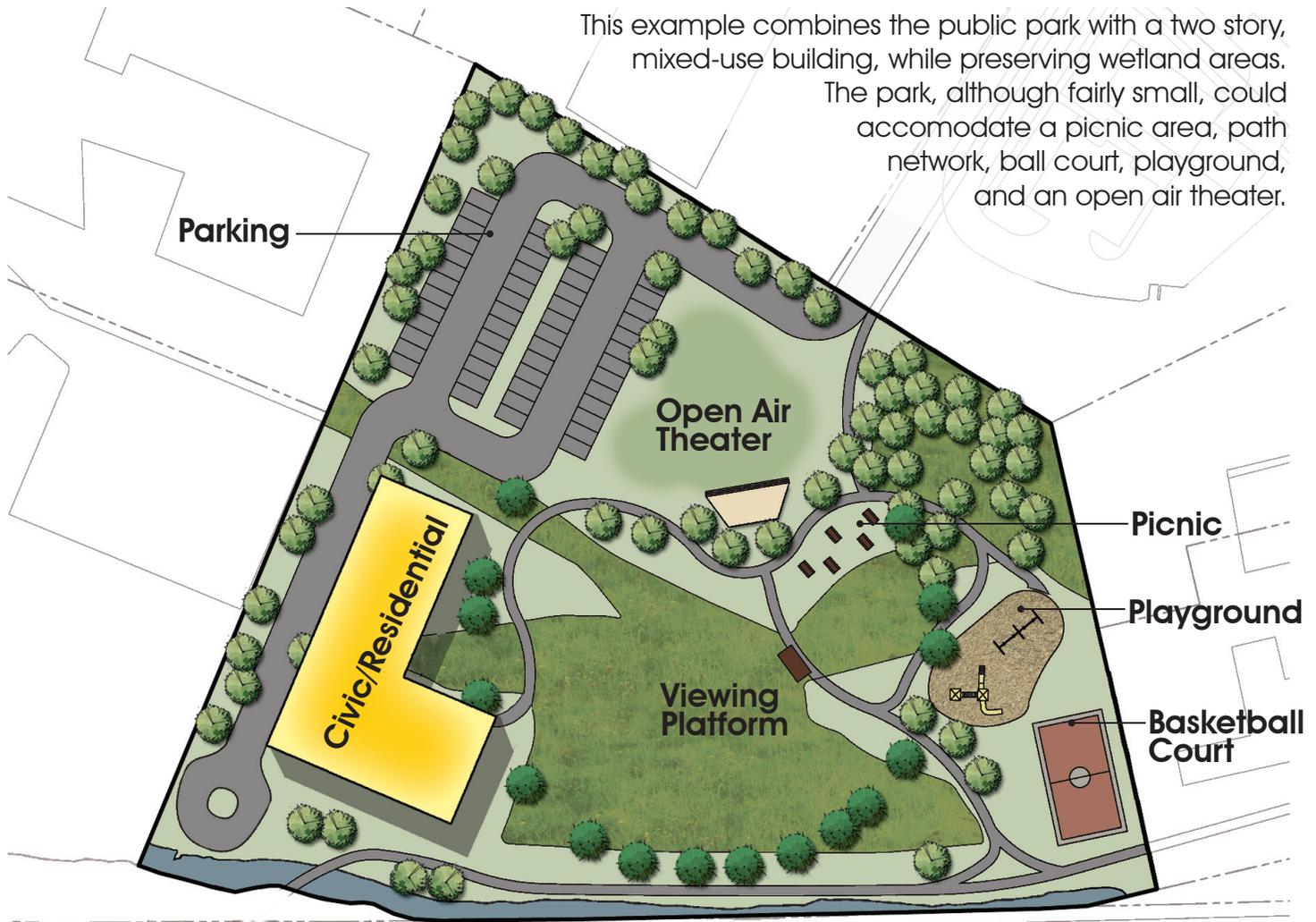
mixed-use civic
2nd & 3rd floor residential
20 residential units at approx 945 sq ft
4 utility units
72 parking spaces

Example B Costs

Design Feature	Notes	Total Cost
Park		
6' Paved Path Network		\$ 18,000.00
Potential Boardwalk		\$ 32,000.00
Basketball Court	74'x42'	\$ 12,000- 15,000
Playground	Swing Set (allowance)	\$ 4,000.00
	Play Structure (allowance)	\$ 5,000- 20,000
Bandstand	40'x20' (allowance)	\$ 35,000- 45,000
Earthwork	Constructed with town materials	\$ 20,000.00
	Additional Cost to purchase materials	\$ 36,000.00
	Seeding, Mulching, Erosion Control	\$ 8,000- 12,000
Plantings	Evergreen Trees 5-6', Deciduous Trees 2-2 1/2" Caliper	\$ 30,000- 40,000
Building Plantings	Various Shrubs and Grasses	\$ 5,000- 10,000
Site Features	Benches	\$ 8,000- 12,000
	Picnic Tables	\$ 8,000- 12,000
	Trash Cans/Signs/ect	\$ 8,000- 12,000
		\$ 229,000-288,000 Subtotal
Building		
One Story Civic		\$ 2,520,000.00
Parking Lot One Story		\$ 34,000.00
Drives		\$ 61,000.00
		\$ 2,615,000 Subtotal
Additional Costs		
Architectural/Engineering Fees (5%)		\$ 144,000.00
Contingency (20%)		\$ 576,000.00
		\$ 3,564,000 - 3,623,000 Project Total

Example C - Civic/Residential Building, Park & Wetland

This example combines the public park with a two story, mixed-use building, while preserving wetland areas. The park, although fairly small, could accommodate a picnic area, path network, ball court, playground, and an open air theater.

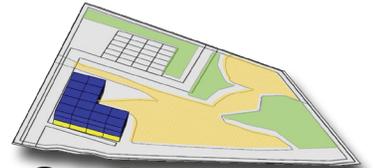
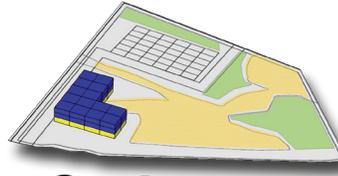
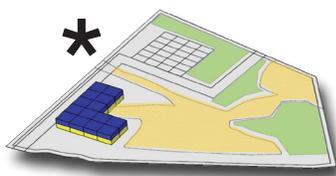
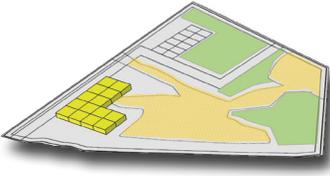


Individual Site Elements

	Feature:	Footage:
building	Park Lot and Drive	Paved 27,488 sq ft
	Building Footprint	14,700 sq ft
park features	New 6' Path Network	Paved 9,619 sq ft
	Open Air Theater	800 sq ft
	Lawn Space	8,062 sq ft
	Picnic Grove	3,160 sq ft
	Playground	4,240 sq ft
	Basketball Court	3,108 sq ft
preserved wetland	Earthwork	69,480 sq ft
	Preserved Wetland	48,717 sq ft

Example C

Example building uses and parking layouts



1 story

civic building
28 parking spaces

2 story

mixed-use civic
2nd floor residential
12 units at approx
945 sq ft each
56 parking spaces

3 story

mixed-use civic
2nd & 3rd floor residential
24 residential units at
approx. 945 sq ft each
84 parking spaces

3 story

mixed-use civic
2nd & 3rd floor residential
24 residential units at
approx. 945 sq ft each
underground parking (28)
and above ground (56)

Example C Costs

***featured
example
Notes**

Design Feature Park

Total Cost

6' Paved Path Network		\$ 21,000.00
Potential Boardwalk		\$ 6,000.00
Basketball Court		\$ 12,000- 15,000
Playground	Swing Set (allowance)	\$ 4,000.00
	Play Structure (allowance)	\$ 5,000- 20,000
Bandstand	20'x40' (allowance)	\$ 35,000- 45,000
Earthwork	Constructed with town materials	\$ 25,000.00
	Additional Cost to purchase materials	\$ 45,000.00
	Seeding, Mulching, Erosion Control	\$ 10,000- 15,000
Plantings	Evergreen Trees 5-6', Deciduous Trees 2-2 1/2" Caliper	\$ 30,000- 40,000
	Various Shrubs and Grasses	\$ 5,000- 10,000
Site Features	Benches	\$ 8,000- 12,000
	Picnic Tables	\$ 8,000- 12,000
	Trash Cans/Signs/ect	\$ 8,000- 12,000

\$ 222,000- 282,000 Subtotal

Building

Two Story Civic/Residential*	Civic	\$ 2,520,000.00
	Residential*SEE CREDIT BELOW*	
Parking Lot	Civic building parking (includes paving, curb, sidewalk)	\$ 40,000.00
	Residential parking-50% of total parking cost covered by developer	
Access Drives		\$ 74,000.00

\$ 2,634,000 Subtotal

Additional Costs

Architectural/Engineering Fees (5%)		\$ 145,000.00
Contingency (20%)		\$ 577,000.00
*Residential Building Credit (based on 12 units)		\$ (-240,000)

\$3,338,000- 3,398,000 Project Total

* 3 units per acre base density, see residential bonus density incentives