

## **MEMORANDUM OF UNDERSTANDING**

This Memorandum of Understanding is entered this \_\_\_ day of \_\_\_\_\_, 2025 (the “Effective Date”), by and between Pillsbury Realty Development, LLC, a New Hampshire limited liability company, having an address of 30 Main Street, Londonderry, New Hampshire 03053, its successors and assigns (together, the “Developer”), and the City of Laconia, New Hampshire (“City”), a New Hampshire municipality, having an address of 45 Beacon Street East, Laconia, New Hampshire 03246.

Whereas, Developer is a party to a certain Purchase and Sale Agreement dated September 25, 2024 (“State P&S”) with the State of New Hampshire for the purchase of real property commonly known as the State of New Hampshire Lakes Region Facility (formerly known as the Laconia State School), located in Laconia, New Hampshire (the “Property”);

Whereas, per the State P&S, Developer has entered into discussions with the City, and its departments and subdivisions, to pursue land use approvals for a mixed-use redevelopment of the Property (the “Project”);

Whereas, Developer and the City desire to outline their respective understandings of the land use approval process to be followed for review of matters relating to the Project, and to proceed in a manner that enables Developer to fulfill its obligations to the State of New Hampshire under the State P&S and otherwise to close on its purchase of the Property in a timely manner.

Now therefore, for consideration received, the Developer and the City agree as follows:

### **I. THE PROJECT**

Developer intends to develop the Property as a phased, mixed-use project generally in a manner consistent with the attached Master Plan, and roughly in accord with the layout, uses and densities expressed on the Master Plan. It is expected that the Project will include three neighborhoods consisting of a total of six phases, each with a layout consistent with those materials presented for and presented to the Laconia Planning Board on December 3, 2024, prepared for Developer by its planning consultant, City Collective. The following documents are incorporated into this MOU:

- Overall Development Plan Process (Exhibit A)
- Table of Phasing and Development (Exhibit B)
- Conceptual Plan (Exhibit C)
- Laconia Village, Conceptual Plan Review, December 2024 (Exhibit D)

### **II. OFFSITE INFRASTRUCTURE**

Development of the Project will require improvements to public infrastructure, including roadways, water supply and sewage lines. The Parties agree to cooperate in good faith to resolve fair and equitable mechanisms for cost sharing off-site improvements to the extent that such improvements are not necessary for the development of the Project but are constructed solely for the

benefit of the City and/or other properties in the vicinity of the Property and Project.

#### **A. Roadway Infrastructure**

Developer has commissioned a traffic impact study (“Traffic Study”), with a scope of study having been reviewed and approved by both the State of New Hampshire Department of Transportation, District 3 and the City. The Project Traffic Study will consider a number of offsite intersections within State and City jurisdiction, as reflected on the attached Intersections Exhibit. It is anticipated that offsite improvements to some of these intersections will be required for full buildout of the Project, and these improvements may be phased to satisfy the demands of each Project phase. To the extent that upgrades to any City intersection are only partially necessitated by the Project, Developer and the City agree to negotiate in good faith relative to the allocation of the cost of such improvements.

#### **B. Water Infrastructure**

Based on diligence performed by the parties, there is believed to be sufficient existing water supply capacity for the Project existing within the City of Laconia and within the vicinity of the Property. It is anticipated that offsite improvements to City water mains along Parade Road (NH Route 106) will be required for full buildout of the Project, and these improvements may be phased to satisfy the demands of each Project phase. Developer shall install all water infrastructure to accommodate the Projects maximum capacity at full build-out and shall provide the City the option to pay for any additional increase in cost to install more infrastructure than what is required for the Project.

#### **C. Sewer Infrastructure**

The Property falls within the Winnepesaukee River Basin Program (WRBP), and the Property has an existing and dedicated sewer capacity allocation that is separate from and in addition to the allocation presently held by the City for other real property located in Laconia, New Hampshire. Following Developer’s acquisition of the Property, the Parties agree to work cooperatively to facilitate the transfer of the Property’s dedicated allocation to the City of Laconia through written agreement approved by the City, which the parties believe will then be of sufficient capacity to serve the entirety of the Project as conceptualized. Developer will agree to contribute to costs associated with WRBP membership to the extent that such costs are not offset by user fees generated by the Project. Developer will fund the entire cost of the connection to any sewer pump station. Developer shall install all sewer infrastructure to accommodate the Projects maximum capacity at full build-out and shall provide the City the option to pay for any additional increase in cost to install more infrastructure than what is required for the Project.

### **III. ON-SITE ROADWAYS**

The roads within the Property serving the Project will be public, private or some combination thereof. Public roadways within the Project will be built to conform to City specifications, unless specific relief is sought and approved. Private roadways within the Project may deviate from public standards to the extent approved by the City’s Planning Board. The developer will

identify which roads are intended to be private and public in the overall development plan and understands rights-of-way that do not meet current standards will never be accepted by the City unless upgraded to current City standards by the developer or their successors and assigns.

#### **IV. PARKING FOR ROBBIE MILLS FIELD**

The parties acknowledge that the City historically has used land within the Property, and in proximity to Eastman Road, for public parking associated with youth athletic activities at the Robbie Mills Sports Complex and Hank Risley Field. The parties further acknowledge that this usage was originally conducted pursuant to a Field License Agreement between the City and the State of New Hampshire dated April 16, 2013, which is now expired.

Following its acquisition of the Property, Developer will negotiate in good faith with the City to allow continued use of portions of the Property for non-exclusive overflow parking areas for the benefit of the Robbie Mills Sports Complex. The parties acknowledge that Developer's accommodation will allow the continued usage of these public fields and support the significant investments the City has made to these fields. The Parties will execute a lease or license agreement to document the arrangement, as may be appropriate to the circumstances.

#### **V. WATER FOR ROBBIE MILLS SPORTS COMPLEX**

Following its acquisition of the Property, Developer will negotiate in good faith with the City to allow continued use of the existing water tower supplying water to Robbie Mills Sports Complex for irrigation. Said access and use shall not cause financial responsibility to Developer. The Parties understand and agree that Developer will ultimately need to replace the water tower as part of new water infrastructure improvements for the Project and otherwise to develop the Project. At such time, Developer will again negotiate in good faith with the City to allow continued irrigation supply water to Robbie Mills Sports Complex, provided there is no cost to Developer. It is the intent of this MOU, that the City will be responsible for the cost of all water used by the City for irrigation purposes. This arrangement will be documented by written agreement in a form reasonably acceptable to both parties.

#### **VI. SEWER FOR ROBBIE MILLS SPORTS COMPLEX**

Following its acquisition of the Property, Developer will negotiate in good faith with the City to extend sewer to the Robbie Mills Sports Complex. Said extension shall include the stubbing of sewer lines to the site for the City to connect to in the future. The Developer shall not be responsible for providing any sewer service lines on the Robbie Mills Sports Complex property.

#### **VII. PUBLIC ACCESS**

Developer is committed to providing continued public access to the Property in a manner consistent with the State P&S and its Project. Such public access will include a snowmobile trail, hiking trails in specified areas, the Opechee Loop extension of the WOW Trail, a shared parking area for evening and weekend activities at adjacent Robbie Mills Sports Complex, as addressed

above, as well as continued (albeit relocated) access road to Ahern State Park.

## **VIII. HISTORIC STRUCTURES**

Developer will endeavor to preserve certain of the existing buildings on the Property and as shown on the Concept Plan. The City agrees to cooperate with the Developer in facilitating and/or applying for federal, state or private grants that may be available for such preservation efforts. The City shall not commit to applying for any federal, state, or private grants if the City is required to provide any amount of matching funds, to include in-kind assistance. The City may cooperate with the Developer in applying for said grants should the City and Developer negotiate a written agreement to shift the burden of providing matching funds, to include in-kind assistance, from the City onto the Developer.

## **IX. DEMOLITION AND ENVIRONMENTAL REMEDIATION**

Developer intends to follow a phased demolition of existing buildings and associated environmental remediation as required for implementation of the Project. The Developer understands that the demolition of qualifying buildings on the Property shall be subject to review by the Heritage Commission prior to demolition. The City agrees to cooperate with the Developer in applying for federal, state or private grants that may be available for such remediation efforts. The City shall not commit to applying for any federal, state, or private grants if the City is required to provide any amount of matching funds, to include in-kind assistance. The City may cooperate with the Developer in applying for said grants should the City and Developer negotiate a written agreement to shift the burden of providing matching funds, to include in-kind assistance, from the City onto the Developer.

## **X. TIF FINANCING**

In recognition of these substantial public benefits from construction of the Project, including enhancement of the City's taxable real property, the City agrees to consider the use of tax increment financing for all or a portion of the infrastructure improvements supported by a to-be-created tax increment financing district all in accordance with NH RSA Chapter 162-K.

## **XI. REAL ESTATE TAXES**

Recognizing that the Property has not been subject to local real property taxes given the State of New Hampshire's public ownership of the Property for many years, the Parties understand that the City will arrive at an initial assessment, and the Developer will have an opportunity to contest that assessment, first informally and then through the formal abatement process.

## **XII. COOPERATION**

The parties agree to work cooperatively to achieve the purposes of this Agreement including, without limitation, executing and delivering documents, seeking approvals, and taking such other actions, whether or not explicitly set forth herein, that may be necessary or desirable in connection with the Project or the implementation of the goals and objectives of this Agreement. Such

future actions may include, without limitation, holding special meetings for the Project, applying for public grants and other public financial assistance, available programs, incentives and the like. The City shall not commit to applying for any federal, state, or private grants if the City is required to provide any amount of matching funds, to include in-kind assistance. The City may cooperate with the Developer in applying for said grants should the City and Developer negotiate a written agreement to shift the burden of providing matching funds, to include in-kind assistance, from the City onto the Developer.

City staff shall attend all Zoning Board of Adjustment, Conservation Commission, Planning Board, and City Council meetings or public hearings concerning each phase of the Project. City staff shall also provide constitutionally required assistance with respect to the preparation of pertinent Zoning and Planning Board and City Council applications, if requested by Developer. However, Developer shall be solely responsible for preparing and filing said applications, as well as paying all preparation and application fees associated therewith.

The execution of this Memorandum of Understanding does not preempt or supersede the review process or powers of any City or other governmental Board, Committee, Commission, or Department, or excuse Developer from the requirement to apply for and receive all necessary permits and approvals from all applicable City or other governmental Boards, Committees, Commissions, or Departments. This Memorandum of Understanding does not preempt or supersede any legally binding agreement executed between the Developer and the City following the execution of this Memorandum.

Executed as of the date first set forth above.

Pillsbury Realty Development, LLC

By: \_\_\_\_\_  
Michael L. Kettenbach, its Duly Authorized Member

City of Laconia

By: \_\_\_\_\_  
Kirk Beattie, its Duly Authorized City Manager  
Authorized by Resolution No. [#] of the Laconia City Council, adopted [DATE]

## **EXHIBIT A**

### **OVERALL DEVELOPMENT PLAN PROCESS**

This Memorandum of Understanding (“MOU”) is entered into by and between Pillsbury Realty Development, LLC (“Developer”) and the City of Laconia (“City”) to confirm mutual understanding regarding the criteria and procedures necessary for the Laconia Village (“Project”) to receive consideration for Overall Development Plan approval from the City of Laconia Planning Board. This MOU serves to clarify, in greater detail, the requirements outlined in the Performance Overlay District Zoning Code (§235-21.1).

#### **1. PROJECT LOCATION AND INTENT**

- 1.1.** Both parties acknowledge that the Project site is entirely within the Performance Zoning Overlay District (§235-21.1), which has the stated intent “to promote flexibility in redevelopment... based upon a Development Plan which is consistent with the City of Laconia Master Plan.”
- 1.2.** Both parties acknowledge that the Project’s site is referenced seven times in the City of Laconia Master Plan, consistently emphasizing the City’s desire for:
  - 1.1.1.** A walkable development.
  - 1.1.2.** A mix of uses.
  - 1.1.3.** A reasonable intensity of development, with a “pro-population growth land use strategy” for the City of Laconia (page 6).

#### **2. PERFORMANCE ZONING OVERLAY DISTRICT INDEPENDENCE**

- 2.1.** Both parties acknowledge that the Performance Zoning Overlay District is “independent from the following current land use regulations: the selection of land uses, density, setbacks, signs, buffers, building heights, lot sizes, lot dimensions, and parking requirements otherwise applicable” (§235-21.1.B).

#### **3. OVERALL DEVELOPMENT PLAN APPLICATION REQUIREMENTS**

- 3.1.** Both parties agree that the Developer’s Overall Development Plan Application shall include, and shall be limited to, the following components:
  - 3.1.1.** Existing site plan, illustrating and noting the conditions and proposed development.

- 3.1.2. Proposed site plan, including proposed streets, blocks, sidewalks, parcels, and color-coded uses, illustrating and noting types, locations, and intensities of proposed land uses.
  - 3.1.3. Proposed site plan traffic diagram, illustrating and noting traffic and pedestrian flows.
  - 3.1.4. Proposed site plan utilities diagram, illustrating and noting the capacity and location of water, sewer, and electricity.
  - 3.1.5. Proposed overall stormwater management plan and report for the parcel including proposed retention ponds, detention ponds, and swales.
  - 3.1.6. Proposed architectural styles to be used in each neighborhood and/or phase of development.
  - 3.1.7. Proposed phasing plan that identifies specific phases of development. This plan must identify the minimum infrastructure upgrade requirements needed to support construction of each phase. Infrastructure upgrade requirements must include roads, intersections, utilities, drainage, sewer, water, and other related infrastructure located on and leading to the parcel. These upgrades must be completed or bonded/secured prior to commencing any work on each phase.
- 3.2. All documents submitted for the Developer's Overall Development Plan must generally be in accordance with the Site Plan Review Regulations. Both parties agree that the Overall Development Plan will be broad in scope and will not provide the level of detail that will be required for individual Site Plan and Subdivision review processes required at each phase of the development.

#### **4. PLANNING BOARD'S CONDITIONAL USE PERMIT CRITERIA**

- 4.1. Both parties acknowledge that the City of Laconia's Planning Board has the authority to grant a conditional use permit (§235-21.1.C) after reviewing the Developer's Overall Development Plan and in accordance only with the criteria outlined in §235-21.1.E:
  - 4.1.1. Creating a well-planned and integrated development which may include a mixture of land uses, including residential, retail, office, entertainment, hotels, restaurants, or other uses compatible with adjacent parcels that enhance the overall community.
  - 4.1.2. Mitigating negative impacts on traffic, public utilities, municipal services, and natural resources.
  - 4.1.3. Limiting new access points on existing streets.

- 4.1.4. Providing transitions between existing and proposed land uses which protect residential abutters.
- 4.1.5. Providing high-quality site planning and architectural, landscaping, and signage designs that meet the design standards in the Site Plan Review Regulations.
- 4.1.6. Minimizing views of large parking lots from existing streets.
- 4.1.7. Creating pedestrian and vehicular links to abutting parcels.
- 4.1.8. Establishing open space and pedestrian amenities, including usable common land and wide sidewalks.

## **5. OVERALL DEVELOPMENT PLAN AND SITE PLAN APPROVALS**

- 5.1. Both parties agree that before any development commences construction on the Project site, the development shall:
  - 5.1.1. Obtain a Conditional Use Permit for Performance Zoning from the Planning Board in accordance with the Performance Overlay District Zoning Code (§235-21.1), which requires limited detail.
  - 5.1.2. Obtain Site Plan and Subdivision approval from the Planning Board for each phase of development, which requires greater detail.
  - 5.1.3. Obtain all other permits and approvals as required.

**EXHIBIT B**

**TABLE OF PHASING AND DEVELOPMENT**

	01: Mixed-Use Hamlet		02: Wellness District		03: Village Center		Total Development	
	Units	SF	Units	SF	Units	SF	Units	SF
<b>Commercial</b>	-	<b>93,500</b>	-	<b>163,500</b>	<b>125</b>	<b>118,000</b>	<b>125</b>	<b>375,000</b>
Grocery	-	65,000	-	-	-	-	-	65,000
In-Line Retail	-	16,500	-	16,500	-	22,000	-	55,000
Medical Office	-	-	-	60,000	-	-	-	60,000
Small Office	-	12,000	-	12,000	-	16,000	-	40,000
Recreation	-	-	-	75,000	-	-	-	75,000
Hospitality	-	-	-	-	125	80,000	125	80,000
<b>Civic</b>	-	-	-	-	-	<b>75,000</b>	-	<b>75,000</b>
<b>Residential</b>	<b>372</b>	<b>505,000</b>	<b>782</b>	<b>905,000</b>	<b>862</b>	<b>1,090,000</b>	<b>2,017</b>	<b>2,500,000</b>
Townhouses	84	120,000	84	120,000	112	160,000	280	400,000
Duplexes	30	75,000	30	75,000	40	100,000	100	250,000
Triplex	63	75,000	63	75,000	83	100,000	208	250,000
Quadplex	63	75,000	63	75,000	83	100,000	208	250,000
Courtyard	25	30,000	25	30,000	33	40,000	83	100,000
Cottage Courts	50	60,000	33	40,000	-	-	83	100,000
Live/Work	-	-	-	-	20	100,000	20	100,000
Multifamily - Senior	-	-	250	250,000	-	-	250	250,000
Multifamily	58	70,000	235	240,000	490	490,000	783	800,000
<b>Total</b>	<b>372</b>	<b>598,500</b>	<b>782</b>	<b>1,068,500</b>	<b>987</b>	<b>1,283,000</b>	<b>2,142</b>	<b>2,950,000</b>

# EXHIBIT C

## CONCEPTUAL PLAN



Project: Lacomia Village Conceptual Plan  
Date: 11.27.2024



Drawing Title: Lacomia Village Conceptual Plan  
Scale: 1" = 500'  
Status: Conceptual Review

Urban Design  
Michael  
Planning

**LACONIA**  
**VILLAGE** | City Collective

**EXHIBIT D**

**LACONIA VILLAGE, CONCEPTUAL PLAN REVIEW,**  
**DECEMBER 2024**

0  
0  
+87 Hectares  
+217 Acres



# LACONIA VILLAGE

Conceptual Plan Review | December 2024

PILLSBURY REALTY  
DEVELOPMENT

City  
Collective

# Agenda

## Today's Conceptual Plan Review

**01** Meet the Team

**02** The Opportunity

**03** The Vision

**04** Six Organizing Principles

# Meet the Team Who's in the Room Today



**Michael Kettenbach**  
Pillsbury Realty  
Development



**Kevin Smith**  
Pillsbury Realty  
Development



**Ari Pollack**  
Gallagher, Callahan &  
Gartrell, P.C.



**Justin Kearnan**  
City Collective



**Robert Duval**  
TFMoran, Inc.



**Jimmy D'Angelo**  
D'Angelo Engineering  
and Development

# Meet the Team Track Record of Delivering Master Developments

## Pillsbury Realty Development

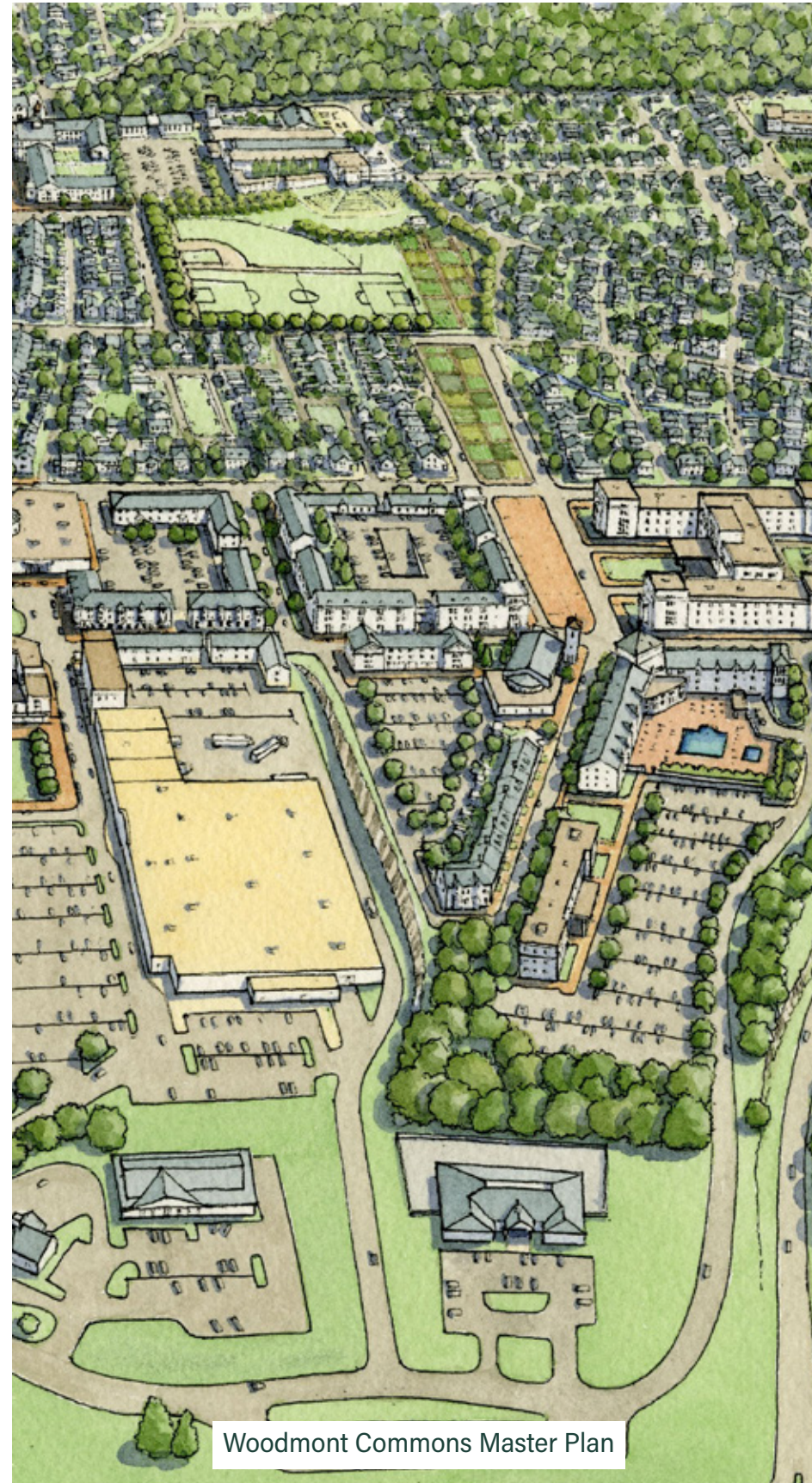
Development team behind Woodmont Commons in Londonderry

## City Collective

Architects and planners with national expertise in Master Development

## TFMoran

Local knowledge and insight for master development implementation



# Meet the Team

## The Process to Date

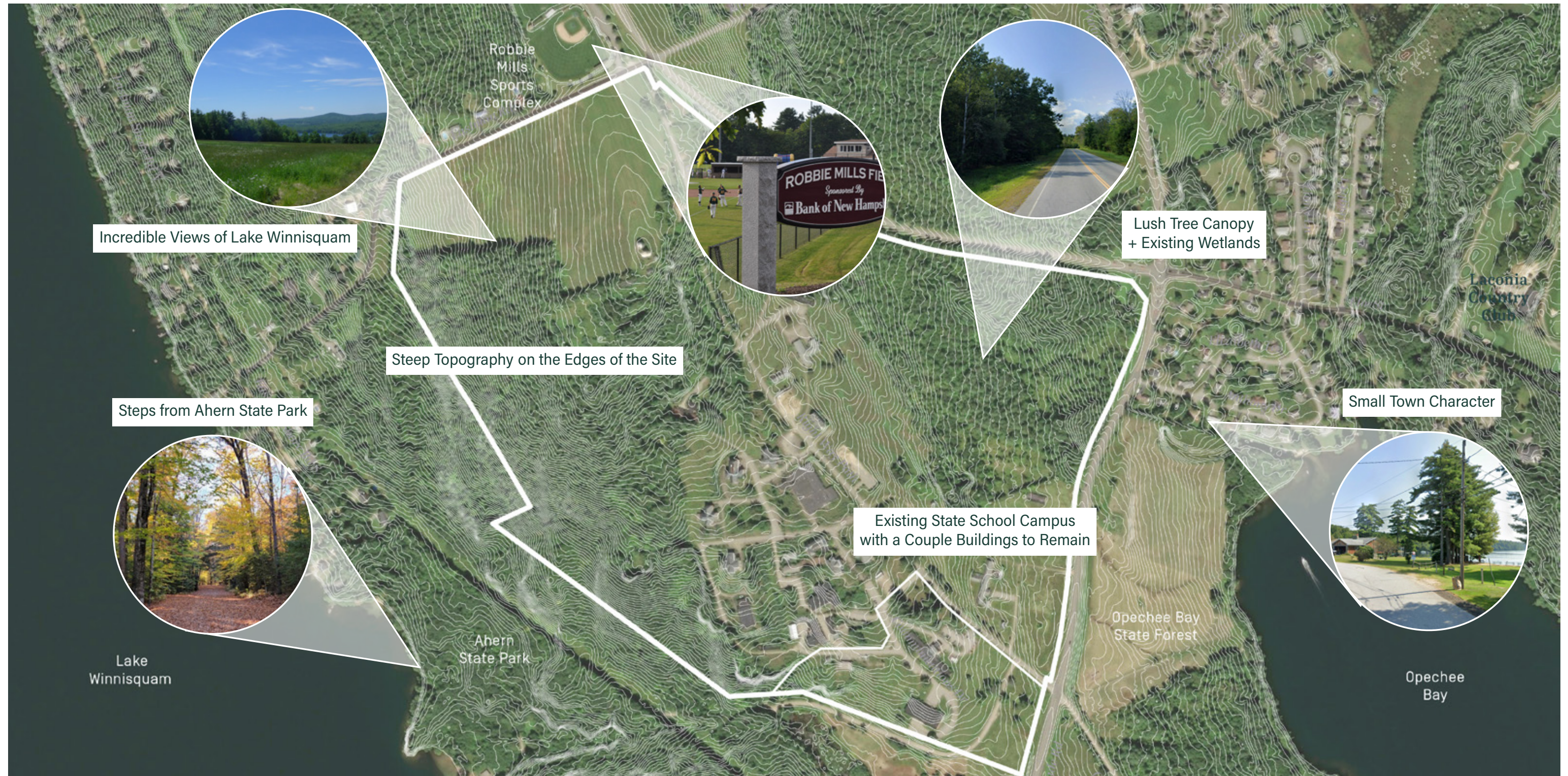
- **July 2024** - The State put the State School out to bid
- **Sept 2024** - Pillsbury Realty Development entered into a **purchase and sale agreement** for the site with the State
- **Early October 2024** - Met with city staff to talk through **aspirations** for the site
- **Mid October 2024** - Met with technical city staff to discuss **site logistics and requirements**
- **Today** - we're here to talk through a **conceptual plan** of our ongoing vision for the site as we are amidst our **Due Diligence** period
- **Spring 2025** - Overall Development Plan approval by Planning Board



# The Opportunity The Ideal Location within the Lakes Region



# The Opportunity A Lakeside Site Well-Connected to Local Recreation



# The Vision: The Intersection of Civic Life, Lush Natural Surroundings, and Active Recreation

## VIBRANT CIVIC LIFE

A myriad of housing choices, community uses, and retail offerings that complement small town character



## LUSH NATURAL ENVIRONMENT

Designed with the natural surroundings as a driver, protecting and showcasing the native New Hampshire landscape

LACONIA  
VILLAGE  
COMMUNITY

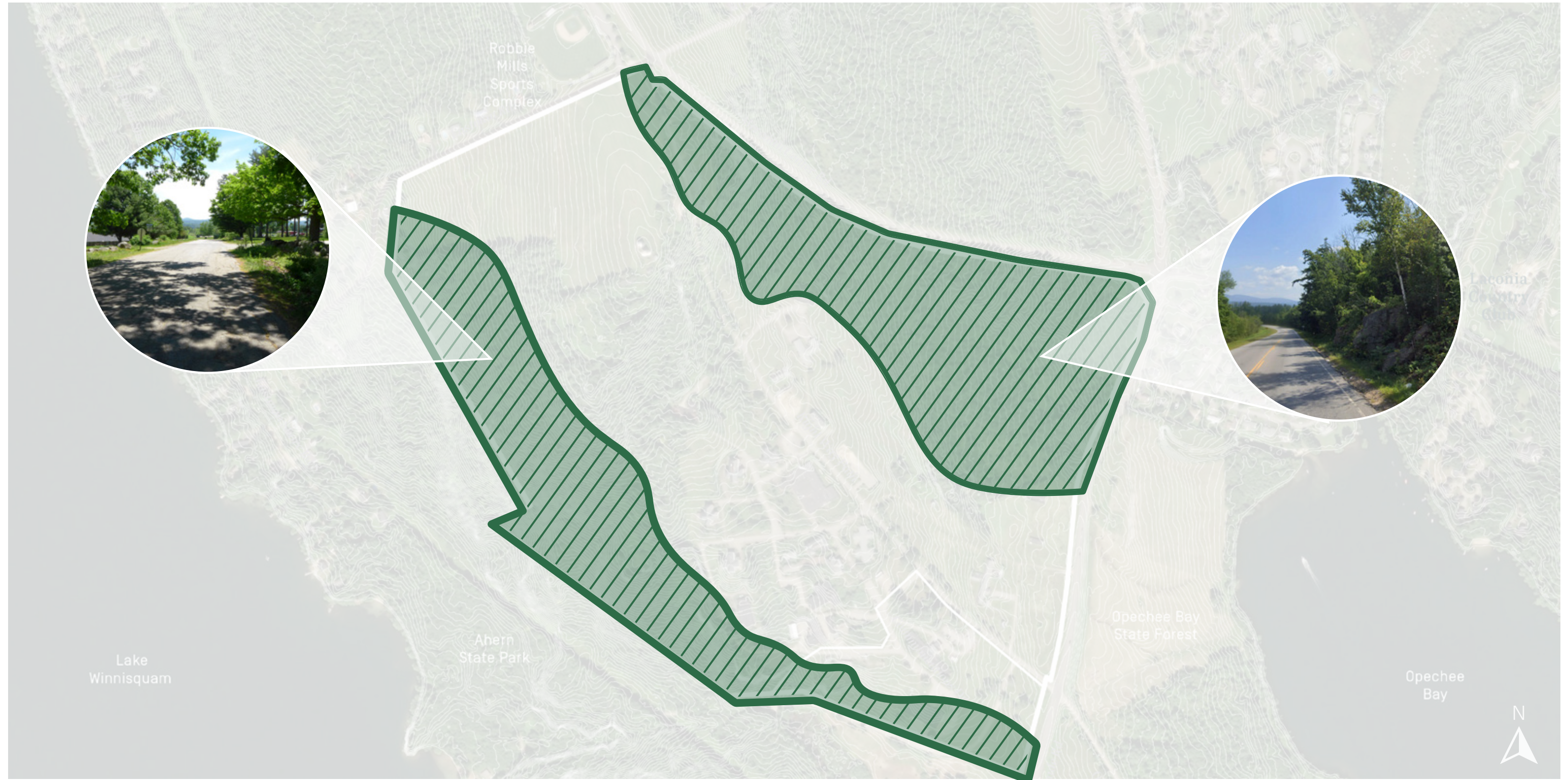


## ACTIVE RECREATIONAL SPIRIT

Places to play, bike, picnic, snowmobile, garden, and more

Six Key Design Strategies

# 01. Identify and **Preserve** the Rich **Natural Features** of the Site



Six Key Design Strategies

## 02. Link the Site Together with a Main Street, Working with the Steep Topography



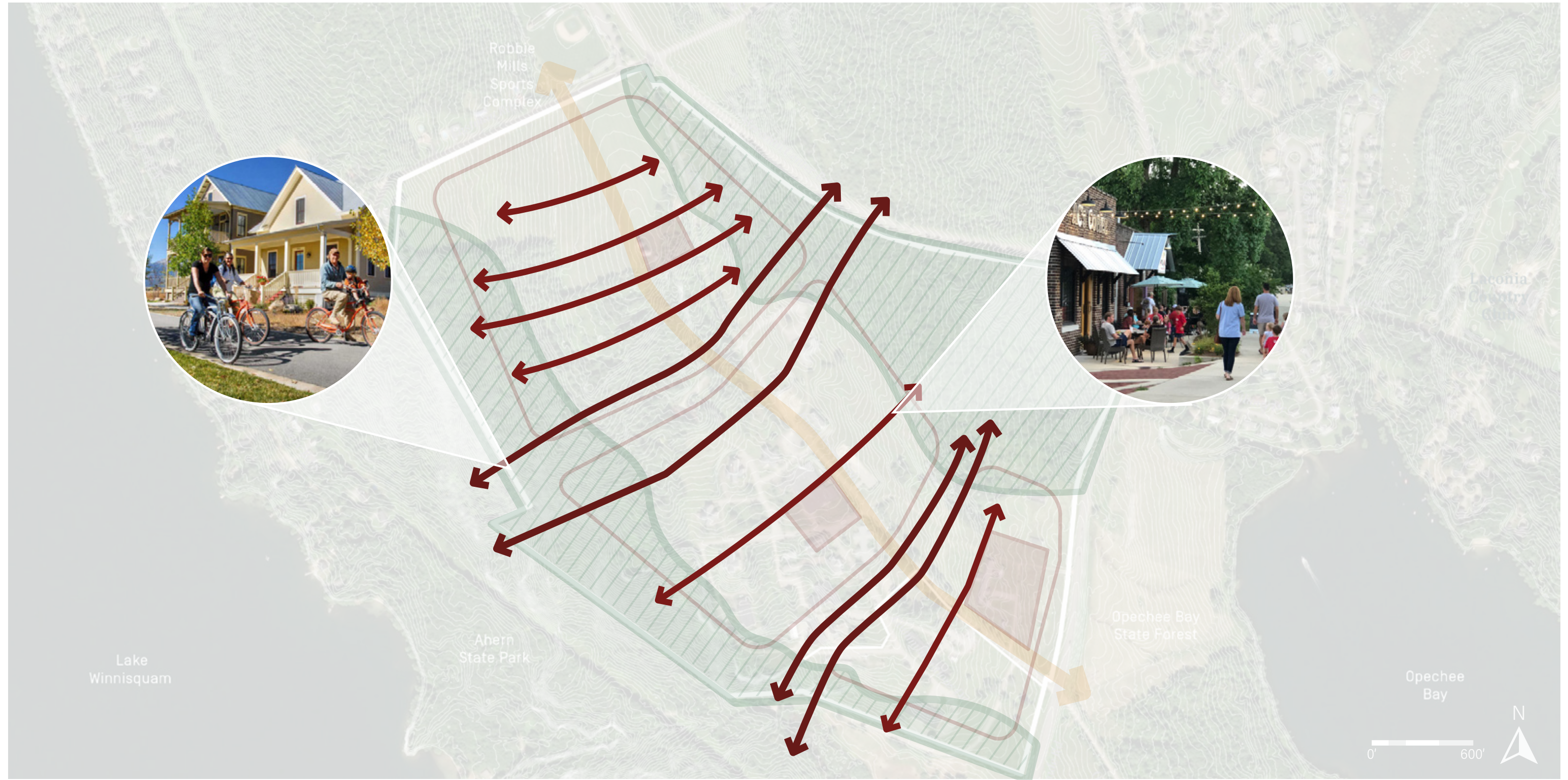
Six Key Design Strategies

# 03. Create **Three Walkable Nodes** Punctuated by Three Unique Anchors



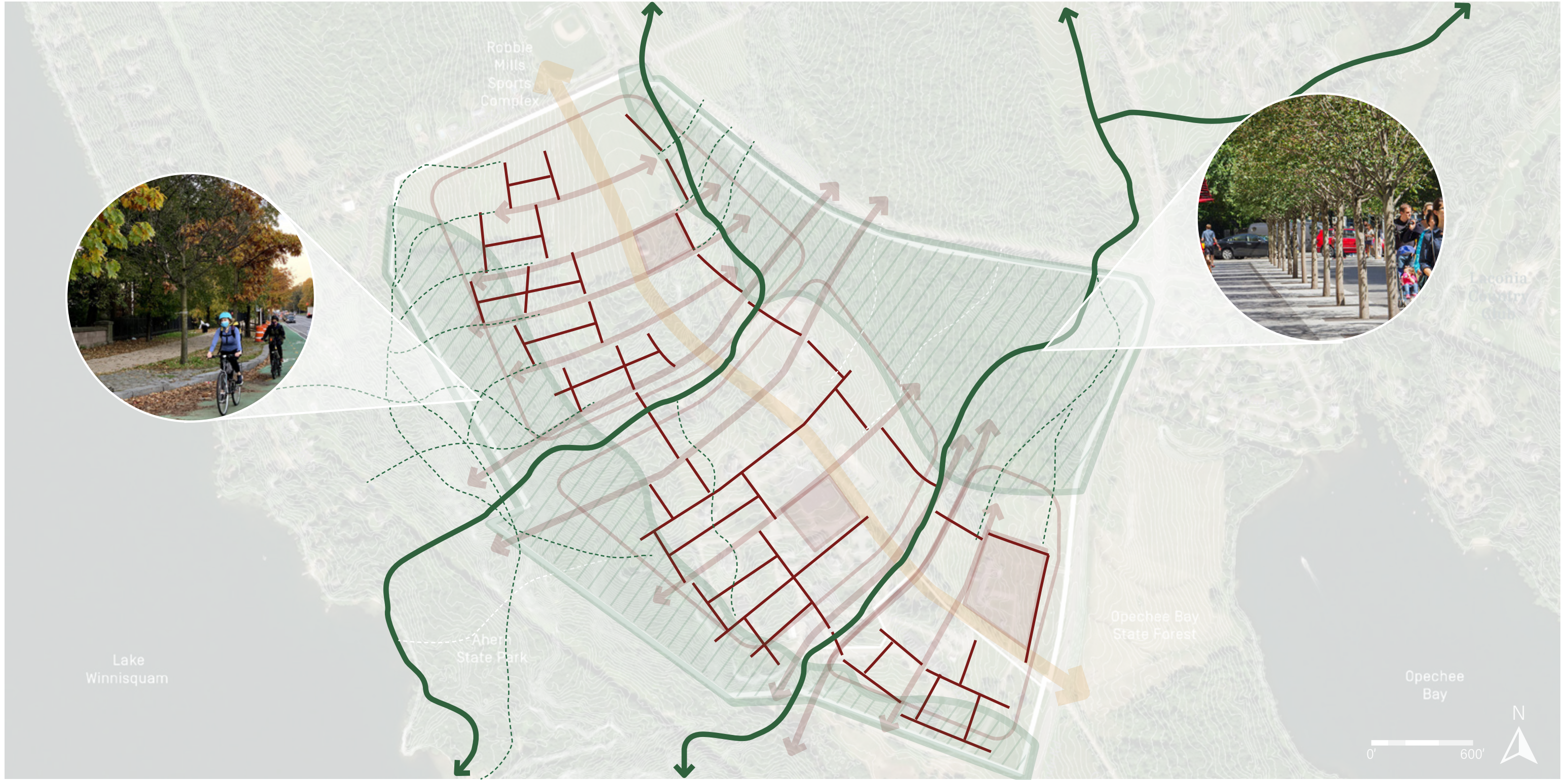
Six Key Design Strategies

# 04. Create an **East/West Street Network** that Brings People to the Park and the Trails



Six Key Design Strategies

# 05. Infill with a **Highly-Connected Street Network**



Six Key Design Strategies

# 06. Front the Anchors with a **Mix of Uses**, with Density Stepping Down to **Missing Middle Housing**

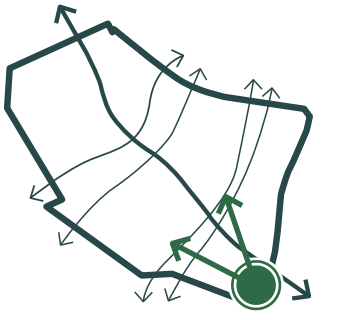


# Conceptual Plan A Mixed-Use, Recreational Village for Laconia



# Conceptual Plan 5 Key Moments

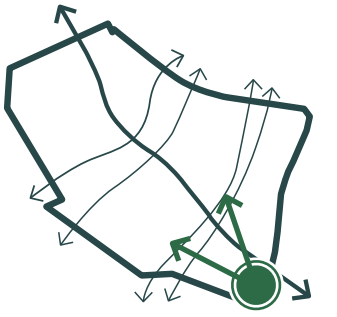




# Key Moment 1

## Mixed-Use Gateway





# Key Moment 1 Mixed-Use Gateway



## VIBRANT STOREFRONTS

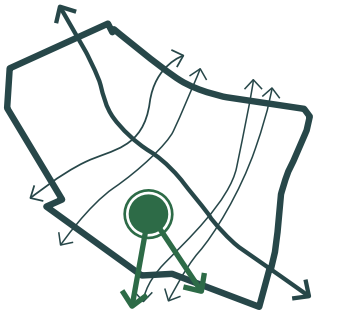
Activating Main Street from the Ground Up

## MAIN STREET

A Pedestrian-Focused, Main Street Experience

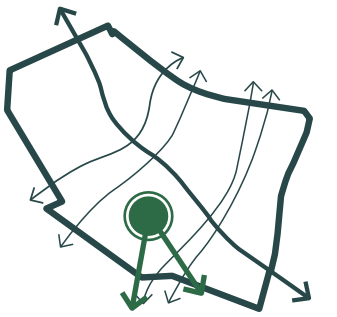
## GROCERY PLAZA

A Lively Front Door to the Neighborhood Amenity



# Key Moment 2 Residential Streets





# Key Moment 2 Residential Streets

## FRONT PORCHES

Spilling Out and Activating the Neighborhood

## PRESERVATION OF EXISTING BUILDINGS

Conversion into Multifamily to Provide More Units for Everyone

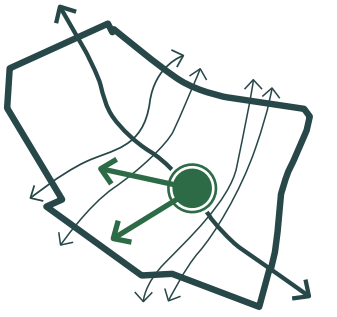
## FRAMED VIEWS

Trailheads that Begin at Every Street

## HOUSING DIVERSITY

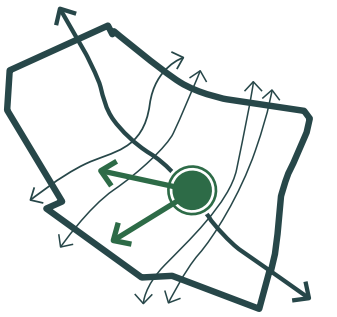
A Mix of Housing Choices





# Key Moment 3 Civic Campus





# Key Moment 3 Civic Campus

## COMMUNITY GREEN

A Place to Sit, Play, and Catch-Up with Neighbors

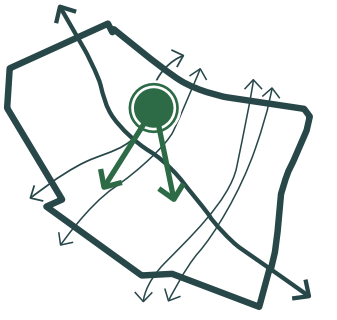
## CIVIC CENTER

A New Home for Laconia's Civic Needs

## ACTIVATED GROUND FLOORS

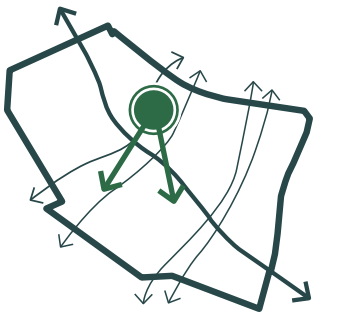
Vibrant Storefronts Spilling onto Walkable Streets





# Key Moment 4 Neighborhood Trails





# Key Moment 4 Neighborhood Trails



## PLAY SPACES

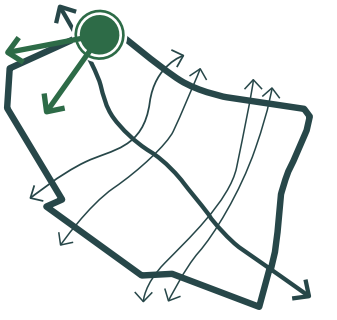
Places for Families to  
Connect with the Outdoors

## WELL-CONNECTED PATHWAYS

Linking the Existing Parks  
and Trails

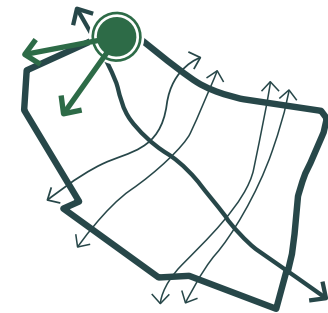
## SMALLER-SCALE MULTIFAMILY HOUSING

For Every Household Makeup to  
Have a Place to Call Home



# Key Moment 5 Recreational Heart





# Key Moment 5 Recreational Heart

## COMMUNITY CENTER

A Recreational Hub  
for the Community

## MISSING MIDDLE HOUSING

Providing a Mix of Residential  
Opportunities for Everyone

## PRISTINE VIEWS

Capturing the Natural Beauty  
of Lake Winnisquam

## EASTMAN PARK

A Lively Park for All of  
Laconia to Enjoy



**WETLANDS AS AN AMENITY**

**ENGAGING PLAYSCAPES**

for multigenerational play

**TREE-LINED MAIN STREET**

**TRAILS AT EVERY TURN**

to Lake Winnisquam and beyond

**RETAIL GATEWAY**

Laconia Village's front door with grocery and retail options

**PLACES FOR RETREAT + RESPITE**

For neighborhood, corporate, and hospitality purposes

**HOUSING OPTIONS**

For every household makeup

**MINUTES FROM DOWNTOWN**

# LACONIA VILLAGE





# SIX ORGANIZING PRINCIPLES

# Organizing Principle 01: Phasing A Phasing Strategy Based on Three Neighborhoods



# Organizing Principle 01: Phasing A Stepped Phasing Strategy

**DEVELOPMENT TOTAL**  
Commercial: 375,000 GSF  
Civic: 75,000 GSF  
Residential: 2,050 Units



**NEIGHBORHOOD 3**



**NEIGHBORHOOD 2**



**NEIGHBORHOOD 1**

## NEIGHBORHOOD 2 DEVELOPMENT

- Commercial
  - In-Line Retail - 22,000 GSF
  - Small Office - 16,000 GSF
  - Hospitality - 125 Keys
- Civic
  - Civic Campus - 65,000 GSF
- Residential
  - 850 Units

## NEIGHBORHOOD 1 DEVELOPMENT

- Commercial
  - Grocery - 65,000 GSF
  - In-Line Retail - 16,500 GSF
  - Small Office - 12,000 GSF
- Civic
  - 10,000 GSF
- Residential
  - 400 Units

## NEIGHBORHOOD 3 DEVELOPMENT

- Commercial
  - In-Line Retail - 16,500 GSF
  - Medical Office - 60,000 GSF
  - Small Office - 12,000 GSF
  - Recreation - 75,000 GSF
- Residential
  - 800 Units

# Organizing Principle 01: Phasing

## Approximately Six Phases of Development

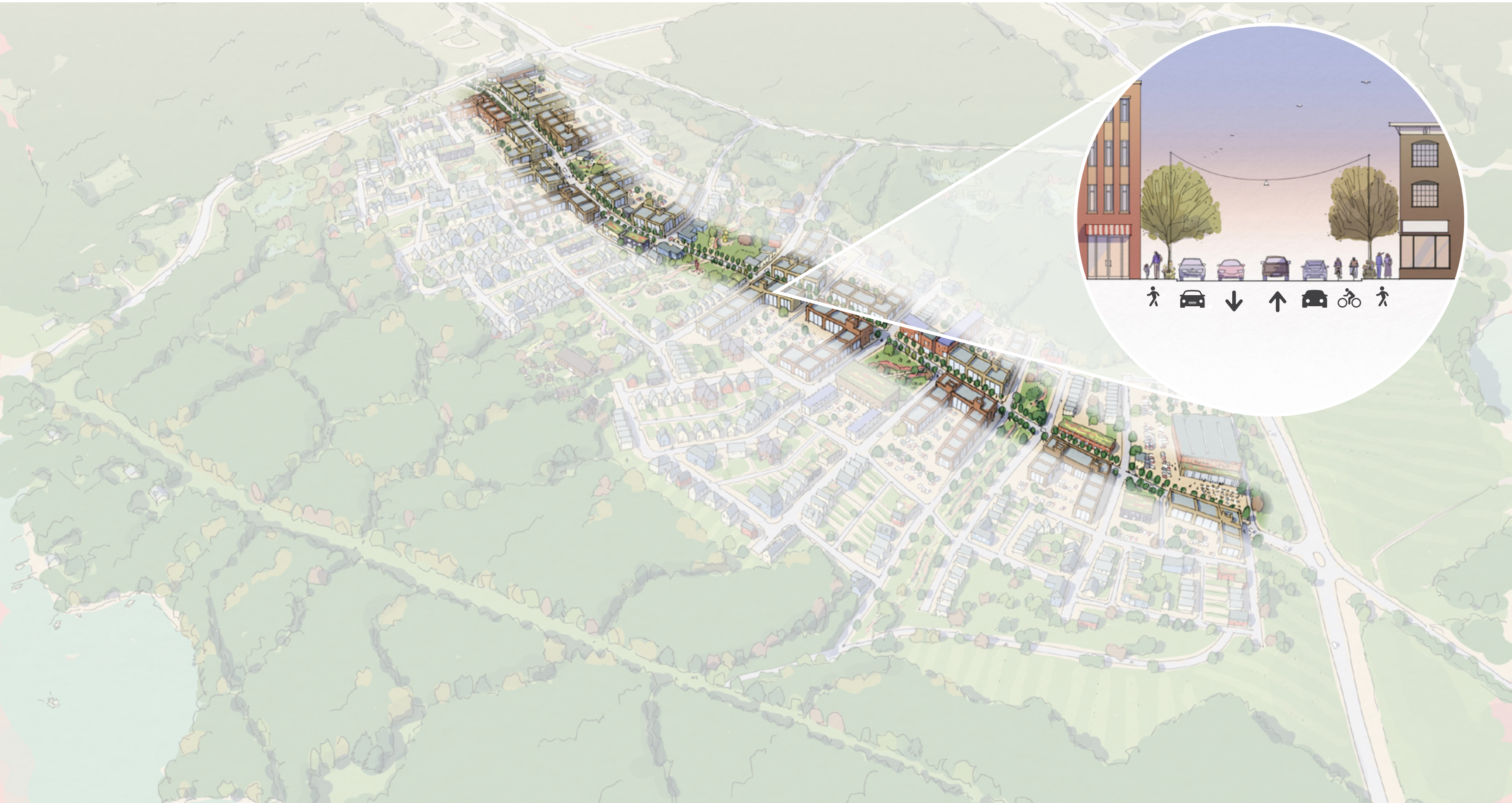


# Organizing Principle 02: Anchor Uses A Programming Strategy that Clusters Activity



# Organizing Principle 03: Street Framework

## A Walkable Main Street



# Organizing Principle 03: Street Framework

## Neighborhood Corridors



# Organizing Principle 03: Street Framework

## A Green Street Network



# Organizing Principle 03: Street Framework

## Quaint Neighborhood Streets



# Organizing Principle 03: Street Framework

## **Alleys to Tuck Traffic Behind**

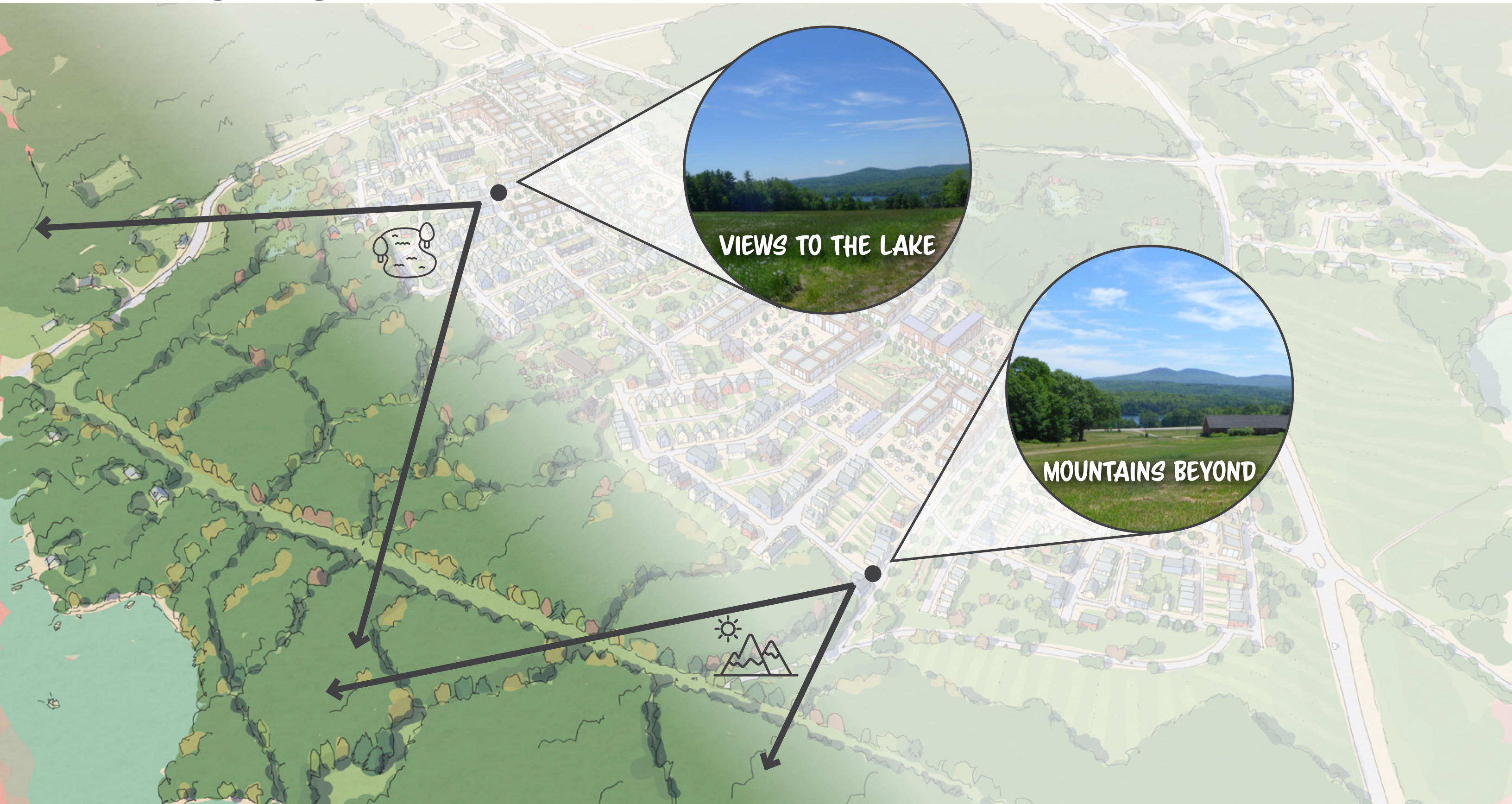


# Organizing Principle 04: Green Space **An Integrated Open Space Network**



# Organizing Principle 05: Heights

## Building Heights that Frames the Natural Views







# Organizing Principle 06: Building Typologies

## Building Typologies that Reflect the Surrounding Character





**Key:**

-  Retail/Office
-  Ground-Floor Retail
-  Civic
-  Hospitality

# Organizing Principle 06: Residential Typologies

## Residential Housing Choices to Suit Every Household Makeup



- Key:**
-  Missing Middle Housing
  -  Multifamily Residential

# Next Steps...

- Just started the City's **Development Plan process**
- **Due Diligence** period ends on January 28th, 2025
- Anticipate bringing the Overall Development Plan before the Planning Board in the **Spring of 2025**
- After Overall Development Plan approval after Spring of 2025, **detailed site plans** for the individual uses will be submitted as they come forward



0  
0  
+87 Hectares  
+217 Acres



# THANK YOU