

Chlor-Alkali Site Reuse Planning Process

Meeting # 3

April 29, 2008
5:30 – 8:00 PM

Androscoggin Valley Hospital
59 Page Hill Road
Berlin, NH

Meeting Purpose

Purpose

- Evaluation of reuse ideas for Chlor-Alkali site
- Identification of preferred future uses for the site
- Diagramming and mapping Committee's preferred future uses and reuse considerations

Meeting Agenda

Meeting Overview

- Review Committee Work To Date (5:30-5:35 PM)
- Presentation of Land Use Analysis (5:35-5:50 PM)
- Suitability Matrix Evaluation (Small Groups) (5:50 – 6:30 PM)
Pizza Break (6:30-6:45 PM)
- Mapping Workshop (Small Groups) (6:45 - 7:45 PM)
- Workshop Report Out & Next Steps (7:45 - 8:00 PM)

Suitability Evaluation Process

Uses Generated at January Committee Meeting

- Industrial (biomass cogeneration, transmission substation)
- Commercial (shops, restaurants)
- Office (office park, retreat center, hotel)
- Residential (senior housing, condos)
- Community Facilities (indoor recreation center, hockey rink)
- Recreation / Open Space (sports fields, festival space)
- Heritage Corridor (museum, heritage exhibits)
- Trails (heritage, wildlife viewing, walking & biking, demonstration forest)
- River Access (boating, picnic space)

Suitability Evaluation Process

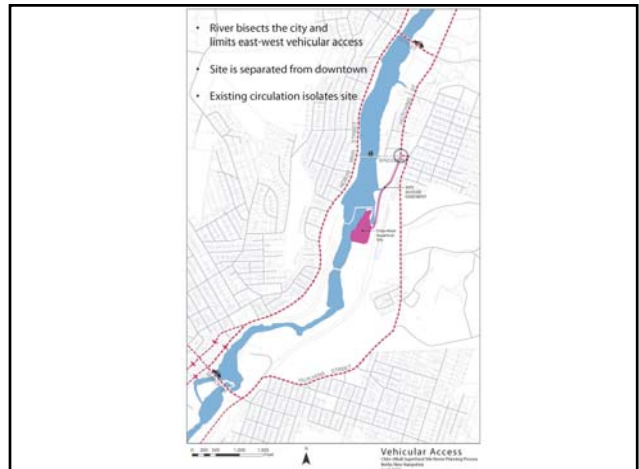
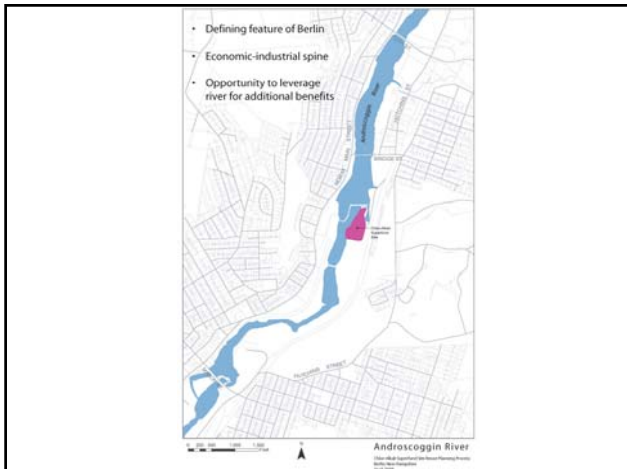
Community Goals (March 5th Mill Site Visioning Session)

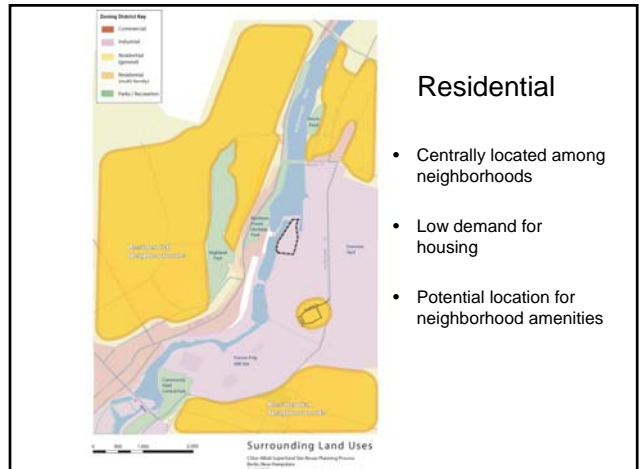
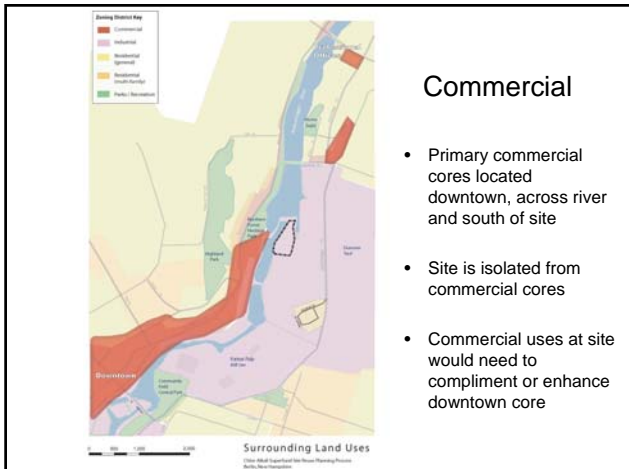
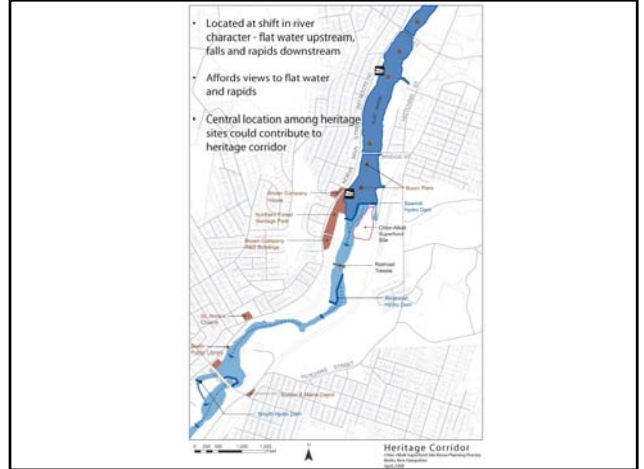
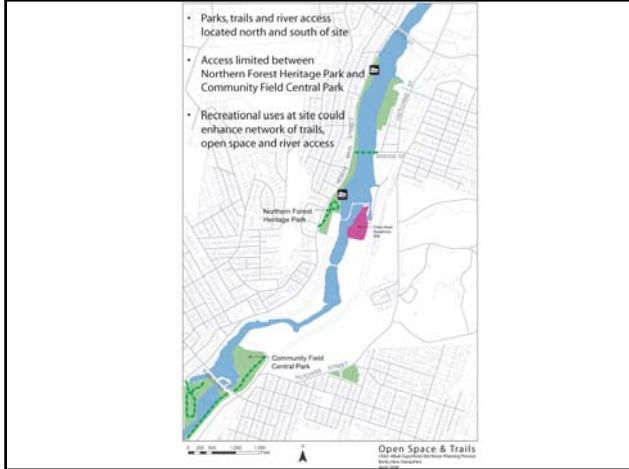
- Increase pedestrian connections
- Enhance river access
- Increase green space
- Preserve / leverage mountain views
- Enhance heritage corridor
- Promote diversity of uses
- Enhance vehicular connections
- Create jobs
- Compliment downtown core

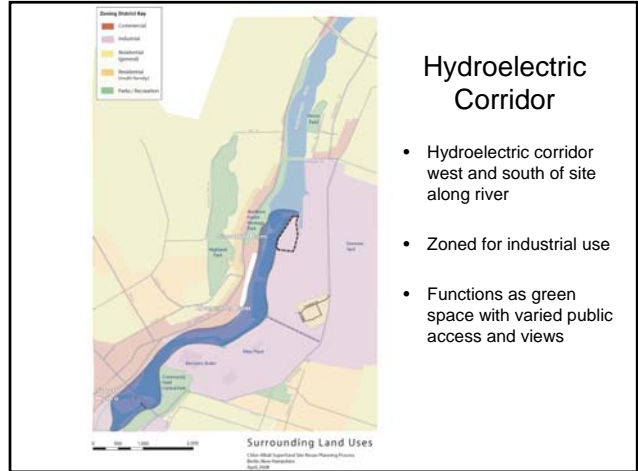
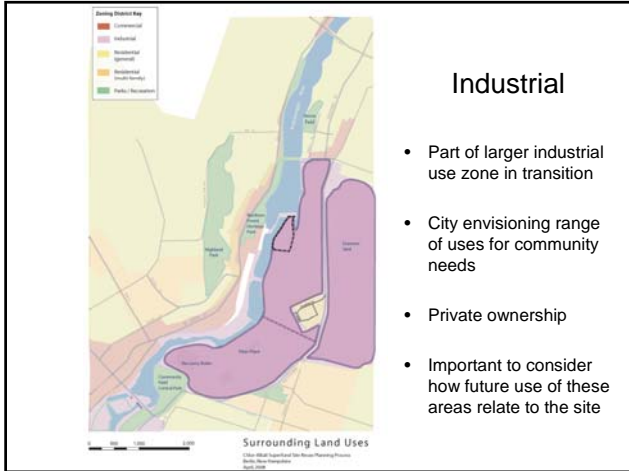
Suitability Evaluation Process

Land Use Analysis

- River
- Vehicular Access
- Pedestrian Access
- Heritage Corridor
- Surrounding Land Uses







Suitability Evaluation Process

Land Use Analysis

- River
- Vehicular Access
- Trails and Open Space
- Heritage Corridor
- Surrounding Land Uses

Comments / Questions?

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Chlor-Alkali Site: Land Use Suitability Analysis – DRAFT for Discussion

	Land Uses									
	Industrial	Commercial	Residential	Office	Community Facilities	Recreation Space	Heritage Corridor	Trails	River Access	
	warehouses, big box stores, distribution centers	restaurants, shops	condos, senior housing	retail centers, office parks	hockey rink, recreation center	sports fields, festival space	museum, exhibit space	hiking, wildlife, recreation	boating, picnic space	
Increase pedestrian connections	L	M	M	H	H	H	H	H	H	
Enhance river access	L	M	M	M	H	H	H	H	H	
Increase green space	L	L	M	M	M	H	H	H	H	
Preserve mountain views	L	M	M	M	M	H	H	H	H	
Enhance heritage corridor	L	L	L	M	M	M	H	H	H	
Promote a diversity of uses	L	H	M	M	M	M	M	M	M	
Enhance vehicular connections	M	M	M	H	H	M	M	M	M	
Create jobs	M	H	L	M	M	L	M	L	L	
Complement downtown core	L	M	H	H	H	M	H	H	M	

Suitability Ranking
 High Suitability – supports goals
 Medium Suitability – neutral to goals
 Low Suitability – does not support goals

Suitability Evaluation Process

Suitability Evaluation Discussion

- Which land uses stand out as least suitable?
- Which land uses stand out as most suitable?
- Which land uses appear to vary in their suitability? What would make these uses more suitable?

Mapping Workshop

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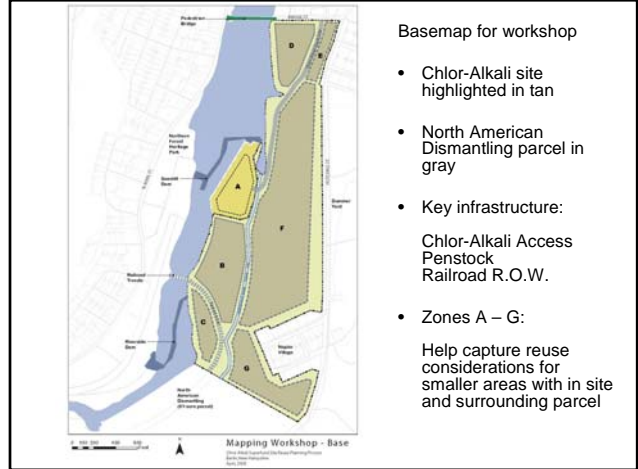
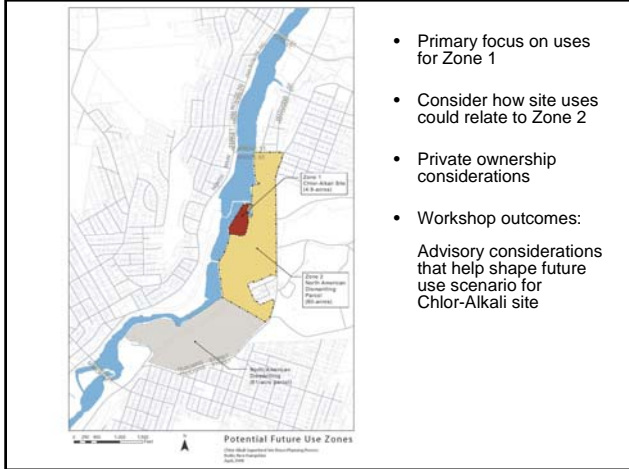
➤ **Mapping Workshop (Small Groups)** (6:45 - 7:45 PM)

- Workshop Report Out & Next Steps (7:45 - 8:00 PM)

Mapping Workshop

Mapping Workshop Purpose

- Diagram general considerations for how uses identified as most suitable can fit on the site.
- Outline ideas on how these uses can better support community goals.

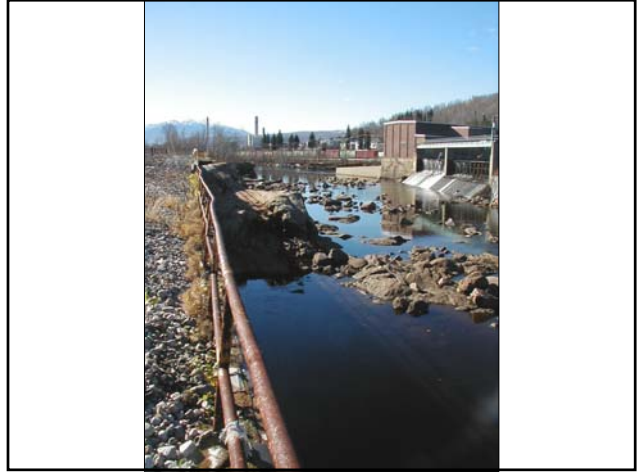


Mapping Workshop Discussion

- Which uses identified are compatible and could co-locate on the site?
- What are some general considerations for locating these uses on the site?
- What are some compatible uses that could be located on the surrounding 60-acre parcel? How could these uses compliment or benefit from uses at the Chlor-Alkali site?
- What are ideas for increasing pedestrian connections and river access in and around the site?
- What are ideas for how the site can enhance green space and mountain views?
- What are ideas for increasing vehicular connections within and around the site?
- What are ideas for how the site could enhance the heritage corridor?
- What are ideas for how the site can compliment the downtown core?

Mapping Workshop

Questions about mapping workshop?



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Next Steps

Final Chlor-Alkali Reuse Planning Process Meeting

- Draft Preferred Reuse Scenario

Using the finding of the land use evaluation exercise and mapping workshop, consultant team will develop a draft preferred reuse scenario for the Chlor-Alkali Site. This will be presented to the committee at the final meeting.
- 4th Chlor-Alkali Reuse Planning Committee Meeting

TBD June 2008