

# **Londonderry Main Street Study**

## **Option A - Minor infill with Streetscape improvements**

November 18, 2021

### **Area A**

- Boulevard
  - **Announce village**
  - Improve character

### **Area B**

- Buildings
  - **Infill with small / village scale buildings (4 shown)**
  - Most existing buildings remain / some removal
  - Set back from street
  - New buildings Finish Floor Area = Base Flood Elevation +2
  - Use grading to defend area from flooding
  - Approximately 12,000 GSF of new
- Street
  - **Substantial Streetscape improvements**
  - On-street parking on south (river) side
  - Curbing on both sides with defined curb cuts in public Right of Way (ROW)
- Parking
  - On-street = 20
  - Off-street = 80

### **Area C**

- Buildings
  - Existing buildings remain
- Street
  - No significant change
- Parking
  - Not improved

### **Area D**

- Dam
  - **V- notch in Dam to improve upstream storage capacity**
- Improve intersection
  - **Boulevard dividers at intersection**
  - Cross walk at intersection
- Improve park area

### **Area E**

- Boulevard
  - **Announce village**
  - Improve character
- Mill Pond
  - **Dredge**

# Londonderry Main Street Study

## Option B – New Town Center, Full Stops, More Infill and Recreation Park

November 18, 2021

### Area A

- Street
  - **Move Route 100 to existing plaza parking lot**
  - **Revise intersection with route 11 to 4-way stop**
  - **Lengthen Route 11 to accommodate**
  - Improve streetscape
  - On-street parking on both sides
  - Curbing and defined curb cuts on both sides in public Right of Way (ROW)
- Buildings
  - **Infill with moderate village scale buildings (2 – 3 story) (9 shown)**
  - **Additional floors on a portion of Mountain Market Place**
  - Approximately 100,000 GSF of new
- Parking
  - On-street = 28
  - Off-street = 100+ (similar to existing)

### Area B

- Buildings
  - **New buildings Finish Floor Area = Base Flood Elevation +2**
  - **Infill with moderate / village scale buildings ( 2-3 story) (6 shown)**
  - Some existing buildings remain / some removal
  - Set back from street
  - Use grading to defend area from flooding
  - Approximately 25,000 GSF of new
- Street
  - **Improve streetscape**
  - On-street parking on south (river) side
  - Curbing both sides with defined curb cuts in public Right of Way (ROW)
  - Sidewalk on south side
  - Limited sidewalk on north side
- Parking
  - On-street = 20
  - Off-street = 24

### Area C

- Recreation Park
  - **2 U-10 size soccer fields**
  - **Floodable / compensatory storage**
- Buildings
  - Existing buildings remain

- Street
  - On-street parking on both sides
  - Curbing on both side with defined curb cuts in public Right of Way (ROW)
  - Sidewalk on southside
- Parking
  - On-street - 16
  - Off street - Not improved

#### **Area D**

- Remove dam to lower river level / reduce flooding over roadway
- Improve park area

#### **Area E**

- Mill Pond
  - Dredge / Return to a rive

#### **Waterfront**

- Continuous waterfront trail

# Londonderry Main Street Study

## Option C – Moderate Infill, Roundabout and Burton Center

November 18, 2021

### Area A

- Street
  - **Revise intersection with route 11 to Roundabout**
  - Raise Route 100 to accommodate
  - Lengthen Route 11 to accommodate
  - Remove connection to Stowe Hill Road to accommodate
  - Remove access to plaza to accommodate
- Buildings
  - No Change
- Parking
  - Reduce parking at front of plaza to accommodate grade change

### Area B

- Street
  - **Raise street and area above BFE**
  - 11' travel lanes
  - On-street parking on south (river) side
  - Curbing both sides with defined curb cuts in public Right of Way (ROW)
  - Sidewalk on both sides
- Buildings
  - **New buildings Finish Floor Elevation = Base Flood Elevation +2**
  - Most existing buildings remain / some removal
  - Infill with moderate / village scale buildings (3- 4 story) (6 shown)
  - Set back from street
  - Use grading to defend area from flooding
  - Approximately 100,000 GSF of new building
- Parking
  - On-street = 18
  - Off-street = 50 / floodable

### Area C

- Burton Center
  - **Sliding / Snurfin Hill**
  - Concert Amphitheater
  - Skating Rink
  - **Floodable / Compensatory storage**
- Buildings
  - **Visitor's Center**

- Street
  - **11' travel lanes**
  - Curbing on both sides with defined curb cuts in public Right of Way (ROW)
  - Sidewalk on southside
- Parking
  - Improved parking lot
  - Floodable

#### **Area D**

- Better align 100 / 11 intersection

#### **Area E**

- On-street parking

#### **Waterfront**

- Continuous waterfront trail