

# MASTERPLAN RECOMMENDATIONS

- 1 ENGINEERING FEASIBILITY STUDY TO BE UNDERTAKEN FOR FUTURE CONSTRUCTION OF PARKING DECK OVER FIRST STREET PARKING LOT.
- 2 INCREASE PARKING BY PROVIDING ANGLE PARKING ON FIRST STREET - INCREASE BY 35 SPACES.
- 3 EXISTING BUILDING REMOVED TO ALLOW FOR PARK CONSTRUCTION.
- 4 DEVELOP NORTH END OF PACIFIC MILLS COMPLEX INTO RESIDENTIAL.
- 5 EVALUATE NEED FOR FUTURE PARKING STRUCTURE ON STRAFORD BANK PARKING LOT.
- 6 DEVELOP SOUTH SECTION OF PACIFIC MILLS INTO HIGH TECHNOLOGY SPACE.
- 7 REMOVE STEAM PLANT, CONSTRUCT PARKING GARAGE FOR 800 CARS.
- 8 HISTORIC BUILDING TO REMAIN.
- 9 CONSTRUCT 80 CAR PARKING LOT (STUDY PARKING DECK FEASIBILITY).
- 10 PROVIDE TECHNICAL ASSISTANCE TO PROPERTY OWNERS: SCHOOL STREET AND MECHANIC STREET AREA.
- 11 PRIVATE REDEVELOPMENT/REUSE OF EXISTING BUILDINGS FOR OFFICE/RETAIL/HOUSING: SCHOOL STREET AND MECHANIC STREET AREA.
- 12 RECONSTRUCT SCHOOL AND MECHANIC STREETS.
- 13 RECONSTRUCT COCHECO STREET/PORTLAND STREET INTERSECTION.
- 14 PARKING TO SUPPORT WATERFRONT USE.
- 15 REDUCE ZONING SETBACK ALONG COCHECO STREET.
- 16 RECONSTRUCT COCHECO STREET INCLUDING DRAINAGE IMPROVEMENTS.
- 17 MARINA/COMMERCIAL DEVELOPMENT.
- 18 PROVIDE PUBLIC ACCESS TO COCHECO RIVER.
- 19 NEW HOUSING WITH ON-SITE PARKING.
- 20 RECONSTRUCT PORTLAND STREET FROM MAIN STREET TO SCHOOL STREET.
- 21 CONSTRUCT NEW WASHINGTON STREET BRIDGE ACROSS COCHECO RIVER/IMPROVE APPROACHES.
- 22 DEVELOP NEW RIVERFRONT PARK.
- 23 CONSTRUCT NEW PUBLIC WORKS FACILITY ON MAST ROAD SITE.
- 24 MARKET LAND FOR "INNER HARBOR" PRIVATE DEVELOPMENT OF PROPOSED MARINA WITH RIVER WALK PROMENADE (PREPARE DEVELOPERS KIT).
- 25 DREDGE CHANNEL OF COCHECO RIVER.
- 26 CONSTRUCT NEW BUS STORAGE/MAINTENANCE FACILITY ON MAST ROAD SITE.
- 27 CONSTRUCT NEW SEWAGE TREATMENT PLANT - OPTIONS:
  - A) RELOCATE DOWNSTREAM
  - B) COMPACT REDISTIB WITH SCREENING
- 28 RAISE/RELOCATE UTILITY LINES OVER RIVER.
- 29 MIXED USE - HOUSING/RETAIL/OFFICE.
- 30 OPEN SPACE/RECREATION ALONG RIVER.
- 31 PRIVATE OWNER.
- 32 ACTIVE RECREATION - EXISTING BALLFIELDS TO REMAIN.
- 33 MARKET LAND FOR RESIDENTIAL DEVELOPMENT.
- 34 NEW ACCESS ROAD FROM HENRY LAW AVENUE.

## MASTERPLAN LEGEND

- STRUCTURE TO BE REMOVED
- RECONSTRUCT STREET - ROADS, SIDEWALKS, UTILITIES, LIGHTS, TREES
- PUBLIC ACCESS/OVERVIEW
- POTENTIAL DEVELOPMENT
- MAJOR PEDESTRIAN LANDSCAPED CORRIDOR
- MINOR PEDESTRIAN LANDSCAPED CORRIDOR
- PROPOSED PARKING
- PROPOSED PARKING STRUCTURE
- VEHICULAR IMPROVEMENTS
- PROPOSED STREET TREE
- PROPOSED DRAINAGE IMPROVEMENTS
- LIMIT OF MASTERPLAN STUDY
- GREEN SPACE SURROUNDING PROPOSED HOUSING/MIXED USE DEVELOPMENT



# PACIFIC MILLS MASTERPLAN DOVER, NEW HAMPSHIRE

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NOTE: INFORMATION FOR THIS MAP COMPILED FROM DOVER TAX MAPS AND 1987 URBAN TOPOGRAPHIC MAPS BY JAMES W. SEWALL COMPANY

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