

Evaluation of Dickinson Proposal for Cochecho Waterfront Development

November 15, 2006

Barry Abramson

Private Development Program

phase:	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>Bluff</u>	<u>total</u>
Residential						Bluff THs PrelimEst***	
units	32	40	32	40	40	20	204
Gross SF	54,000	58,200	54,000	62,000	71,400	40,000	339,600
Net SF	46,440	50,052	46,440	53,320	61,404	40,000	297,656
Retail*	4,200	12,800	5,200	-	-	-	22,200
Restaurant	<u>5,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,000</u>
Total Retail/Restaurant	9,200	12,800	5,200	-	-	-	27,200
Office**	-	12,800	5,200	-	-	-	18,000
Total Gross SF	63,200	83,800	64,400	62,000	71,400	40,000	384,800
Total Net SF	55,640	75,652	56,840	53,320	61,404	40,000	342,856

* May include some first floor office

** Hotel could be developed in place of portion of office/retail space based on direction of City and market conditions

*** Preliminary estimate for Bluff Townhouses

Financial Benefits

Preliminary Total Value to City of Land Sale Proceeds & Developer-Funded Public Improvements & Environmental Remediation approx. \$5,000,000
\$300,000 per net acre*

* 17 net acres includes streets, excludes waterfront park

Est. City RE Tax Benefit*

Annual in 1st year after full build-out	\$1,260,000
Cummulative Total Over 10 Years Following Completion of 1st Phase**	\$9,000,000
Cummulative Total Over 20 Years Following Completion of 1st Phase**	\$24,000,000

* Includes portion of RE Tax allocated to City General Fund & Local School Tax

**Assumes conservative 6-phase build-out; avg 3% annual inflation starting in 2nd phase

Plus:

Additional tax revenues generated by development of nearby properties stimulated by project

Attractive public space and demand generated by project's residents and businesses will increase business and tax revenues in downtown and City

Cost Benefits Analysis

	Cost	From Development
Previously Appropriated		
City Contribution to Washington St Bridge	(\$531,000)	
Improvements to Pump Station	(\$650,000)	
Project Costs-Benefits Going Forward		
City Contribution to Washington St Bridge	(\$67,000)	
Pedestrian Bridge	(\$300,000)	
Odor Remediation	(\$850,000)	
Site Remediation Allowance	(\$500,000)	\$500,000
Park Development - Preliminary Design	(\$1,979,000)	\$1,979,000
Public Roads & Parking Serving Park	(\$680,000)	\$680,000
Subtotal	(\$4,376,000)	\$3,159,000
Land Sale Revenues		\$2,000,000
Net Capital Impact to City	(\$4,376,000)	\$5,159,000
Park, Street Maintenance 1st 20 yrs	(1,050,000)	
RE Tax Benefit 1st 20 yrs		\$24,000,000
Est Combined Total Capital, 20 Yr Impact	(\$5,426,000)	\$29,159,000
Net Financial Impact to City Capital & 1st 20 yrs		\$23,733,000

First 20 years from completion of 1st phase

Est. Annual Cost of Park & Street Maintenance, Snow Plowing, Repaving Allowance
Inflated @ 3.0% annually

\$37,000

Proposed Public Benefits Budget

Improvement / Benefit	Phase 1	Future Phases	Total Cost
Engineering / Permitting	400,000		400,000
Erosion / Dust Control	43,180	7,620	50,800
Regrade Existing Bank	170,000	30,000	200,000
Stone Riprap to High Water	433,500	76,500	510,000
Vegetative Bank to Top of Slope	102,000	18,000	120,000
Park Walkway, Ammenities, Landscaping, Irrigation, Lighting	406,300	71,700	478,000
Public Restrooms	50,000		50,000
Excursion Boat Landing	20,000		20,000
Public Boat Slips (12)	250,000		250,000
Public Parking Spaces (60)	30,000		30,000
Public Roadways			
Washington St Bridge to Property Line	200,000		200,000
Improvements to Existing River Road	100,000		100,000
Landscaped Median at River Road	50,000		50,000
N. River Rd to Parking	200,000		200,000
Environmental Remediation	500,000		500,000
Totals	\$2,954,981	\$203,820	\$3,158,800

Does not include cost of Boulevard landscaping or any developer contributions to operation, maintenance

The Team

- Owners/Developers
 - Dickinson Development
- Architect
 - Sheskey Architects
- Engineers
 - VHB (Vanasse Hangen Brustlin) – Civil
 - GZA - Environmental

Project Opportunities

- Extend and expand a growing and vibrant downtown commercial area
- Expand the residential base of downtown to help support commercial business for the future
- Continue and expand Waterfront Park
- Bring approximately \$1,000,000 additional tax revenues to the City annually
- Many new construction and permanent jobs

Development Components

- Public Waterfront Park
- Excursion Boat Landing & Visitor Dock Area
- Retail/Office 40,200 SF
- Restaurant 5,000 SF
- Residential Units – up to 184
- Boulevard Street Park

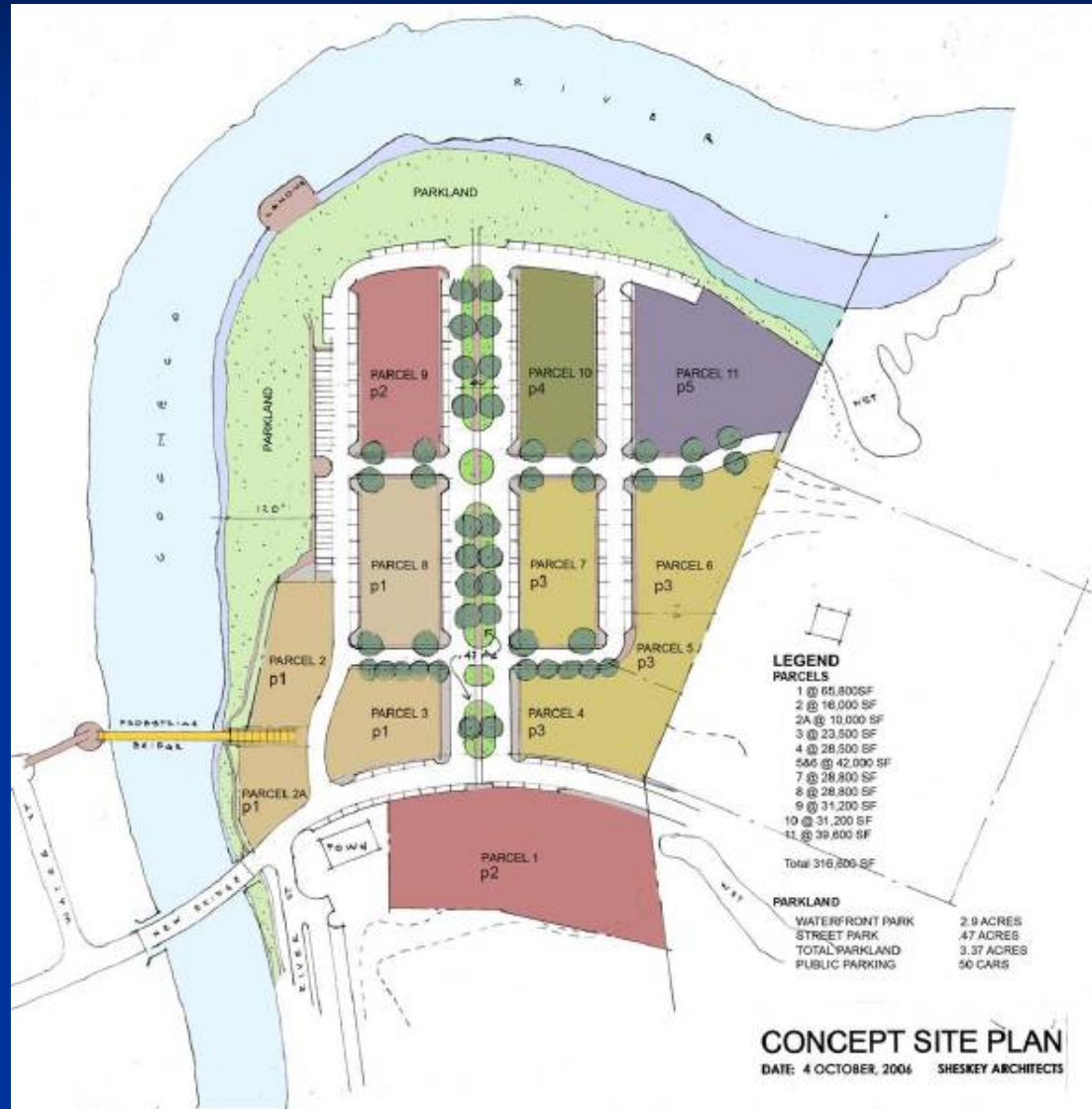
Dover Landing



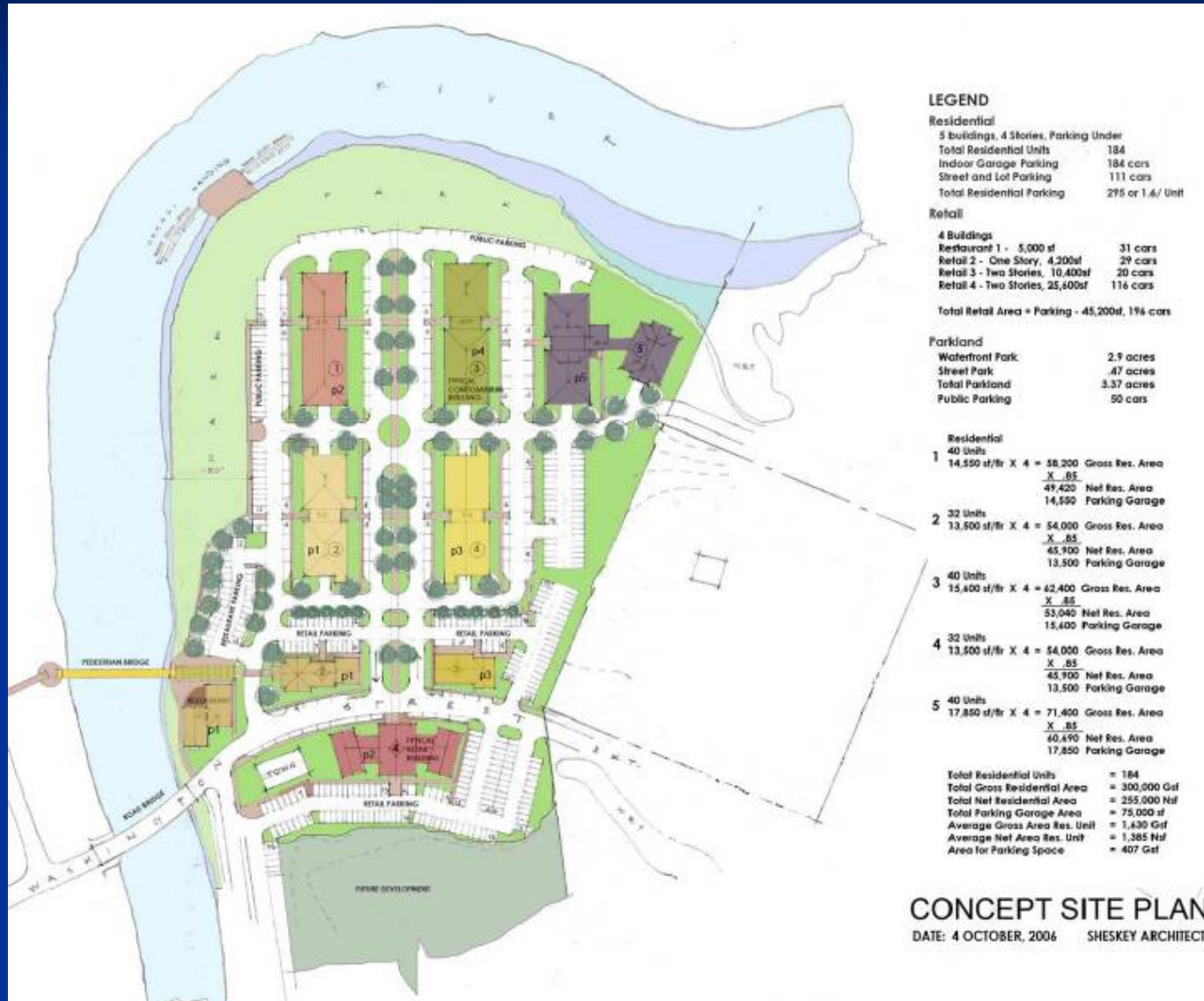
Aerial View of Site Plan



Proposed Parcel Plan



Proposed Site Plan



Architectural Character and Scale



BUILDING SEVEN

PROPOSED BUILDING ELEVATION

Recap:

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