



OPTIMA

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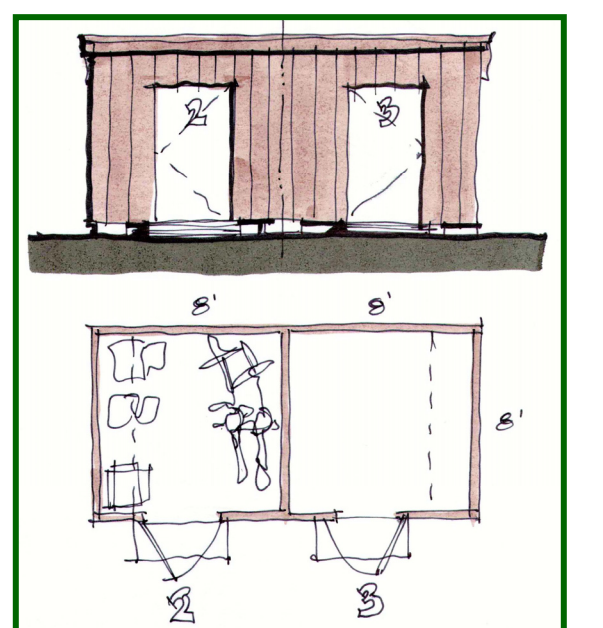
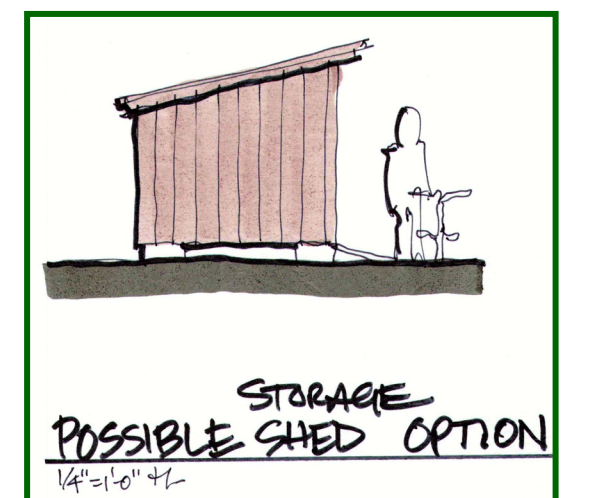
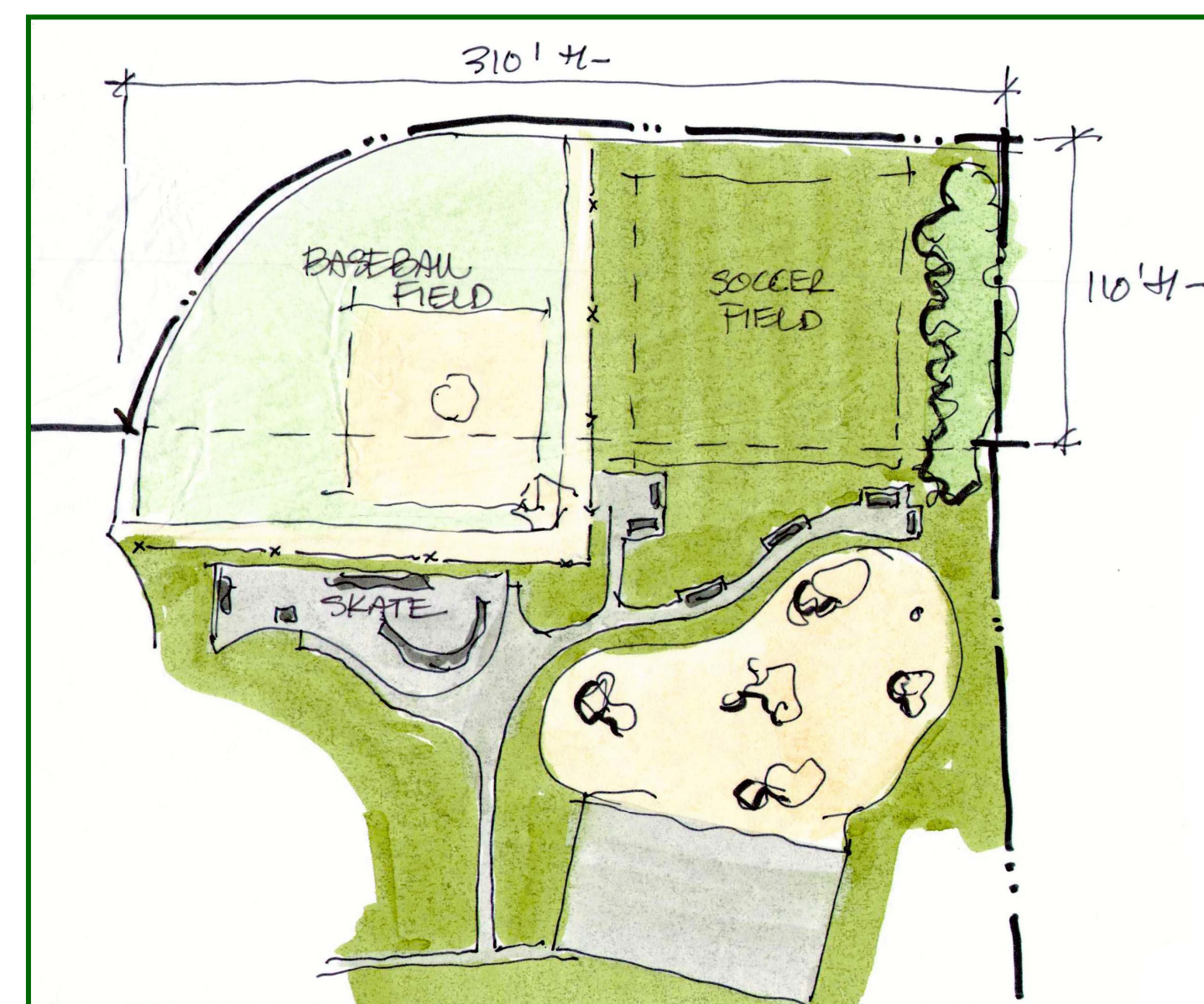
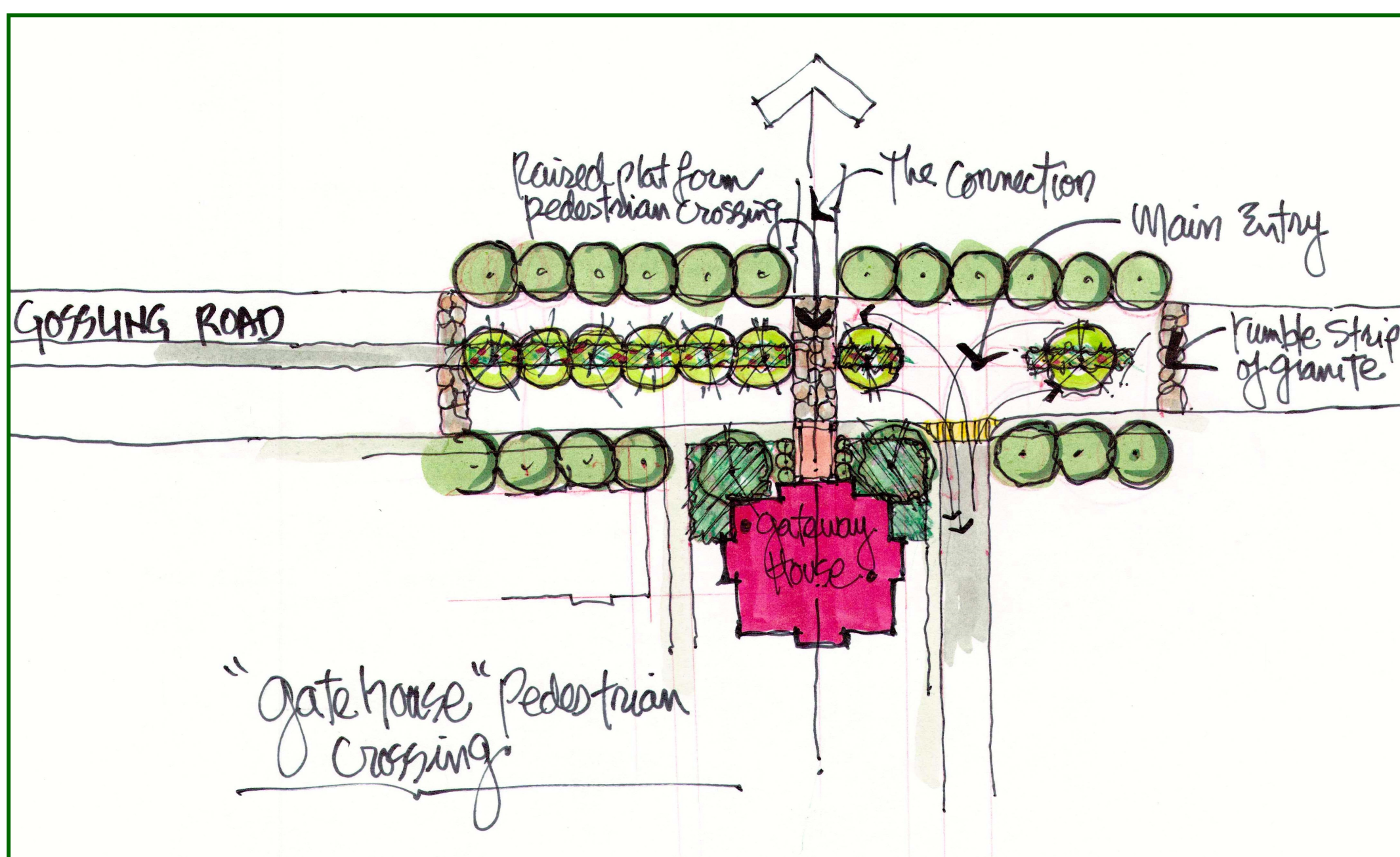
Gosling Meadows Design Charrette

A project of the Workforce Housing Coalition of the Greater Seacoast

Phase 1 - Short Term

- Establish safe pedestrian connection to malls
- Walkways on the site need to be reorganized, provided closer to entries, opening up more space
- Provide washers/dryers in community center
- Tree planting
- Install skate park
- Recycling place
- Containers closer to residences
- Reorganize parking – eliminate internal lots, create more space for kids to play. There could be a net gain, going from 190 to 218 spaces

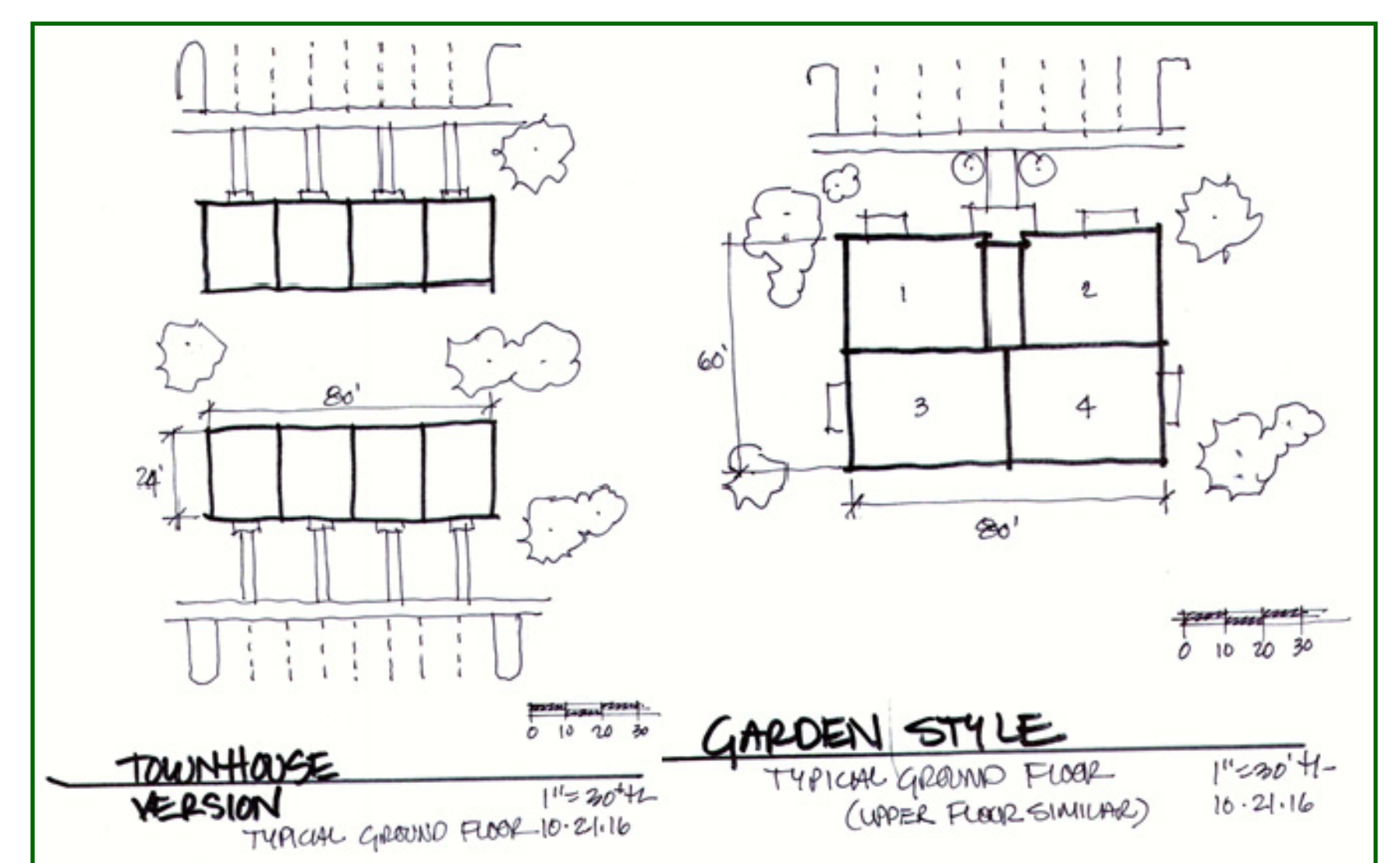
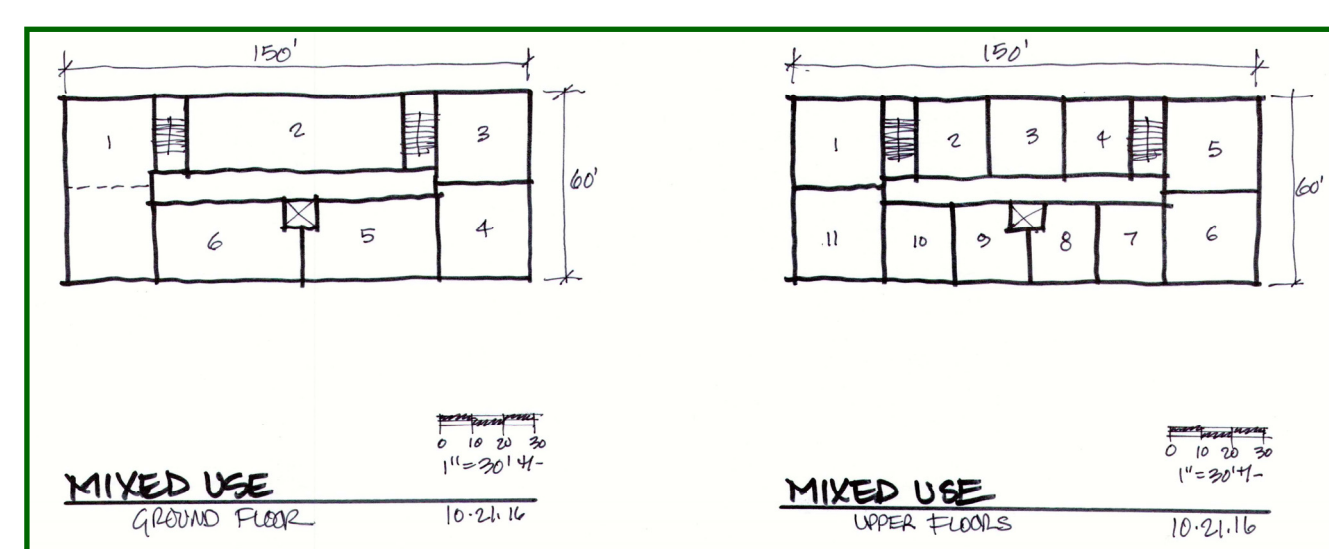
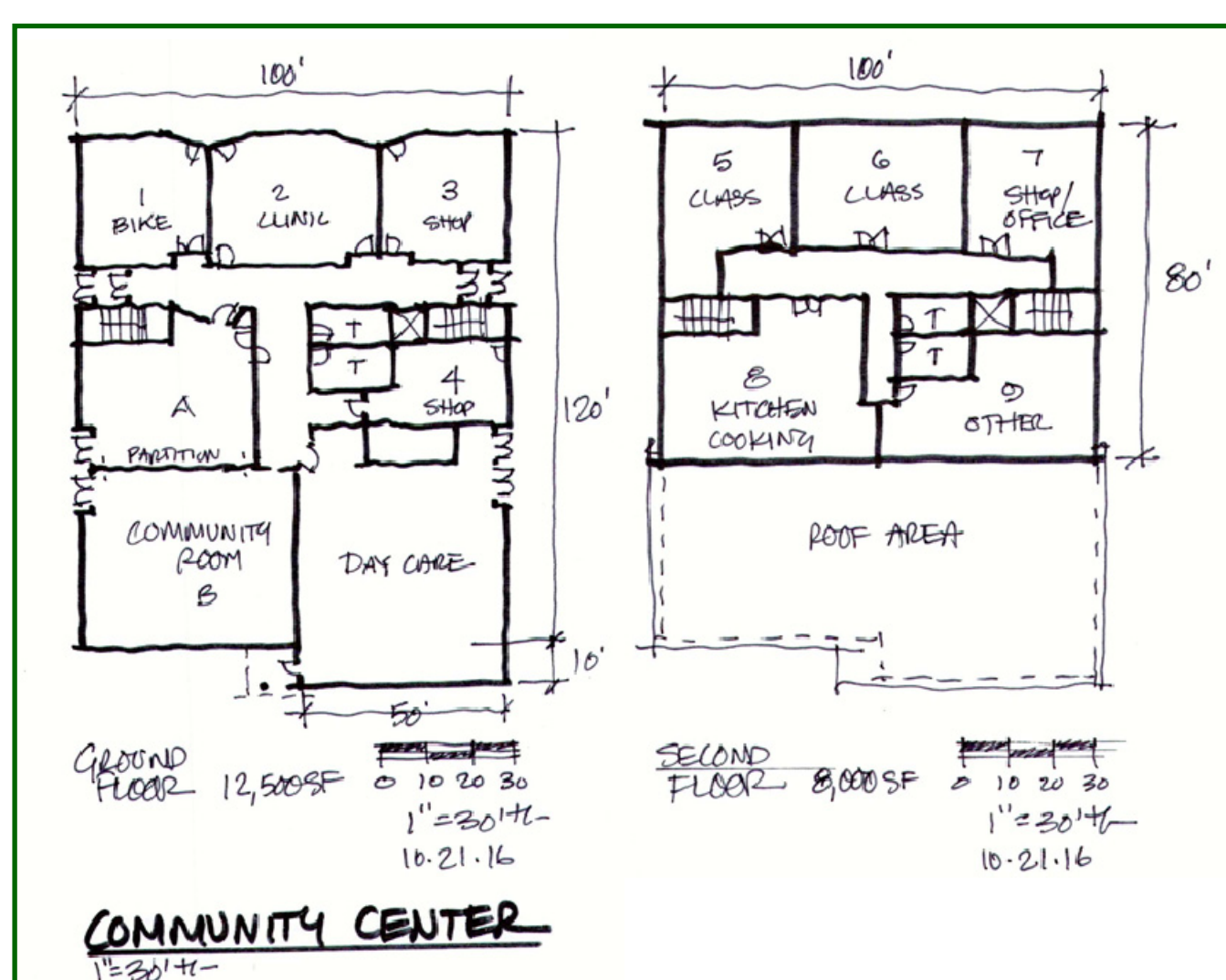
- Playground cleanup – organize cleanup effort soon involving residents
- Reorganize/upgrade playground. Possibly use some wetland to expand it
- Create outdoor patio spaces using concrete pavers; install barbecues, make patio areas places for people to gather together
- Address sociocultural issues at Gosling Meadows
- Possible recycling at the community center
- Existing community center – changes made here can set the stage for the next level of development of the site. Partition existing building for different uses – educational, cooking, and parenting classes; visiting medical services; laundry center; play areas
- Install sheds for bikes, etc. where appropriate. The sheds could help define the spaces for gardens, etc.



Phase 2 - Medium Term

- Build new community center close to Gosling Road. A symbol of the Gosling Meadows community. Could be an adjunct location for college classes, a medical clinic that would be used by Gosling Meadows residents and other residents.
- Existing community center could become a repair space, training center, etc.
- Residential unit buildings and outdoor space designed better
- Buildings should transition from larger to smaller, starting from Gosling Road

- Module units with head in parking, greenspace, porch area, as well as an activated backyard – creates different spaces for different age groups. Variety of housing types
- Minimize design variation between subsidized and non-subsidized units
- Better circulation design for the site
- Community green space for larger events; also satellite park





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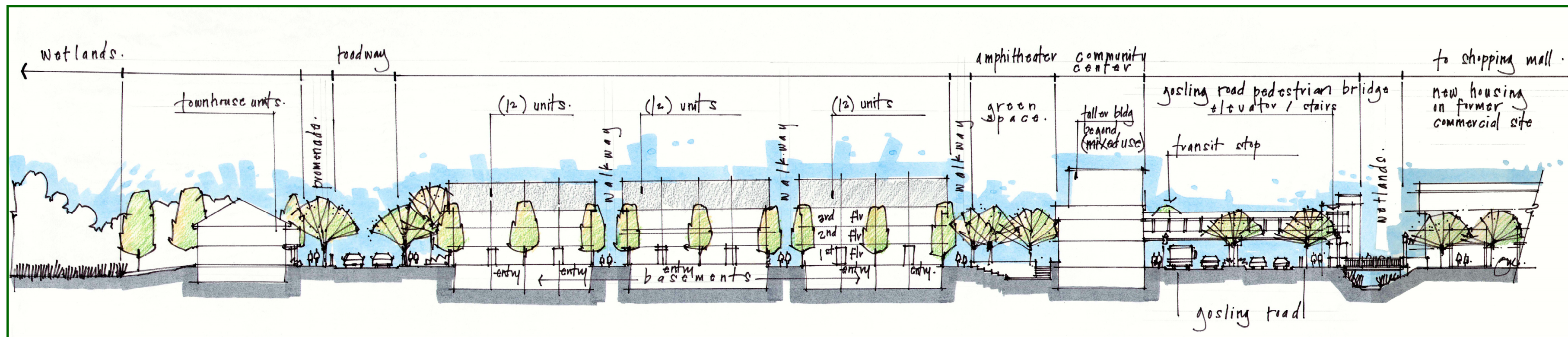
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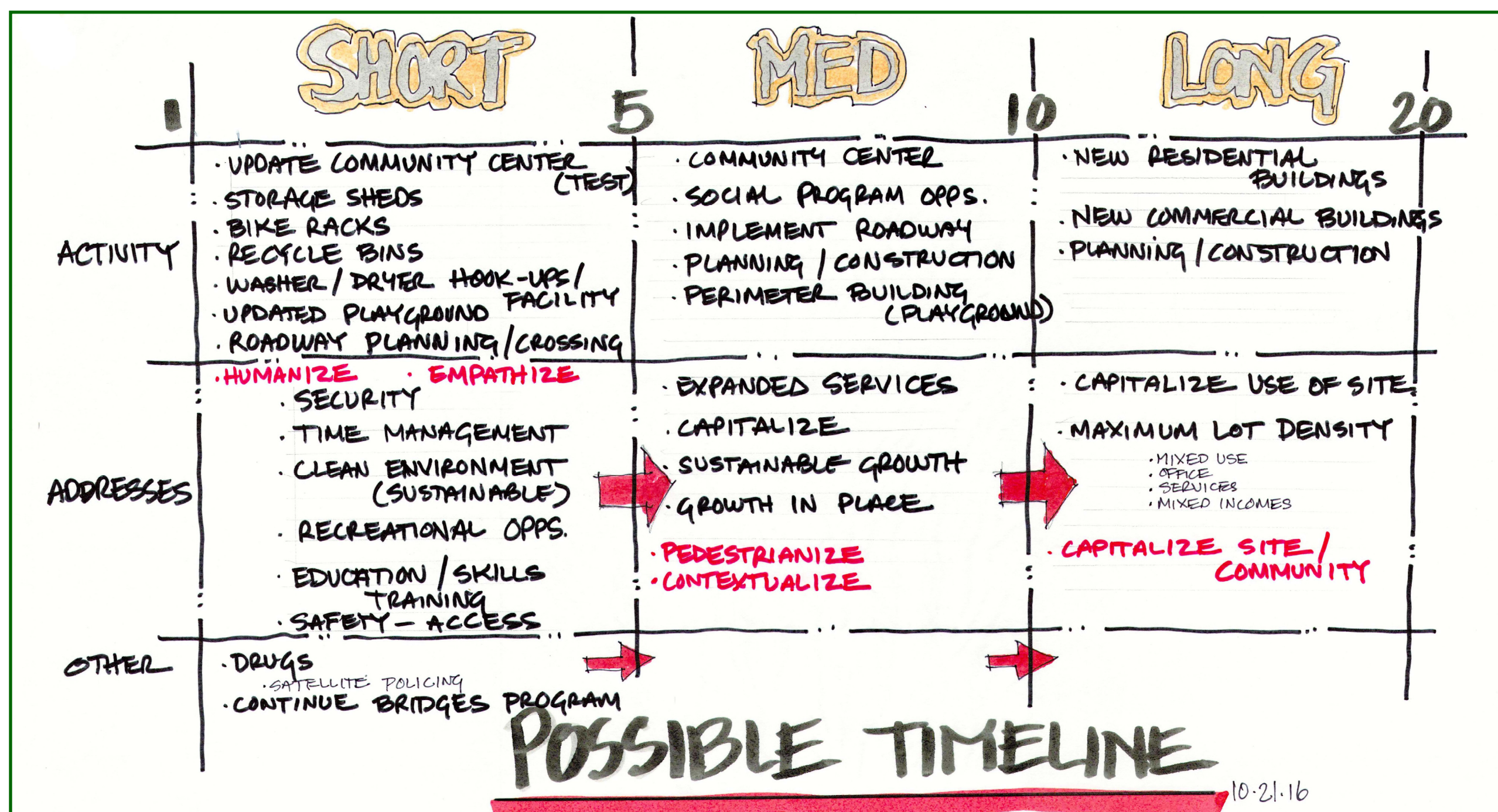
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Phase 3 - Long Term

- New mixed use development along Gosling Meadows can add a lot more residential units
- It will screen the entire site and develop an interface with Gosling Road
- Retail on first floor, facing out and residential on upper floors facing in
- Buildings should be ADA compliant and have elevators
- Micro lofts can be built to fill housing need in the community
- Gosling Road can be turned into an asset rather than barrier by changing its character - it can be made into a local connector, instead of its current character as a fast track road
- Buildings at Gosling Rd should be tall enough to allow a connector across Gosling Road



Timeline



Financial Feasibility

Budget	
Phase I: Short Term Projects	
1000LF of new sidewalks, create new green space	\$ 145,000
20 new trees	\$ 15,000
Lighting	\$ 15,000
Reconfigure Parking, New pavement	\$ 25,000
800SF of new patios	\$ 50,000
62-8x16 storage sheds	\$ 100,000
Phase II: Garden Style and Townhouse Units	
19 New Townhouse buildings total 76 units, (1500sf living space)	\$17,100,000
4 Garden Style buildings, total 128 units (1200SF living space)	\$23,000,000
Infrastructure costs, roads, utilities, green space	\$ 750,000
Phase III: Community Center, Mixed use facilities	
New Community Center (20,500SF)	\$ 3,590,000
3 Mixed use buildings, 81,000sf housing, (27,000SF Retail/commercial)	\$14,850,000
On & Offsite improvements: Gosling Rd & Bridge	\$ 1,800,000