

WASHINGTON, CHESTNUT AND LOCUST STREET REDEVELOPMENT PROJECT

KOSTIS ENTERPRISES LLC

AUGUST 19, 2015

*“Enhancing Our City....
Building Its Future...”*

Table of Contents

1

PROJECT **OVERVIEW**

2

PROPOSED SITE IMPROVEMENTS **INTERSECTION & PARKING**

3

PROJECT **DEVELOPMENT PHASES**

4

PROJECT **Q & A**

Project Overview – Who we are

- Kostis Enterprises is a family owned company based in Dover, NH
- Developing and managing commercial and residential properties in the Seacoast NH for over 20 years
- Additional small business presence in Dover for over 40 years
- Partners are all Dover residents with a vested interest in seeing our community grow



Project Overview – Site Current State

- 1.15 acres site in the heart of downtown Dover located at Map 2, Lots 4, 5, 6, 6A, 7, 8, 8A and 9,
- Current complex site mostly empty and in a deteriorating state
- Original development plan was to rehab and add to existing structure
- New proposal calls for complete demolition and rebuild using a phased approach

Robbin's Block Street View



Robbin's Block Arial View



Project Overview – Site Proposed Future State

- 2 to 3 New Buildings, 4-5 Floors Each
- Washington St
 - 1st Floor Commercial Space
 - 1-2 Bedroom Apartments above
 - Architecture Similar to Existent, Compliment Central Ave
 - Onsite Parking
- Locust and Chestnut St
 - 1st Floor Mix of Parking and Commercial Space
 - 1-2 Bedroom Apartments Above
 - Architecture Similar/Compliment McConnell Center, Library
 - Onsite Parking
- Washington St – Chestnut St intersection improvements
- Washington St parking improvements

Proposed Building Street View from Washington / Chestnut St Intersection



Table of Contents

1 PROJECT **OVERVIEW**

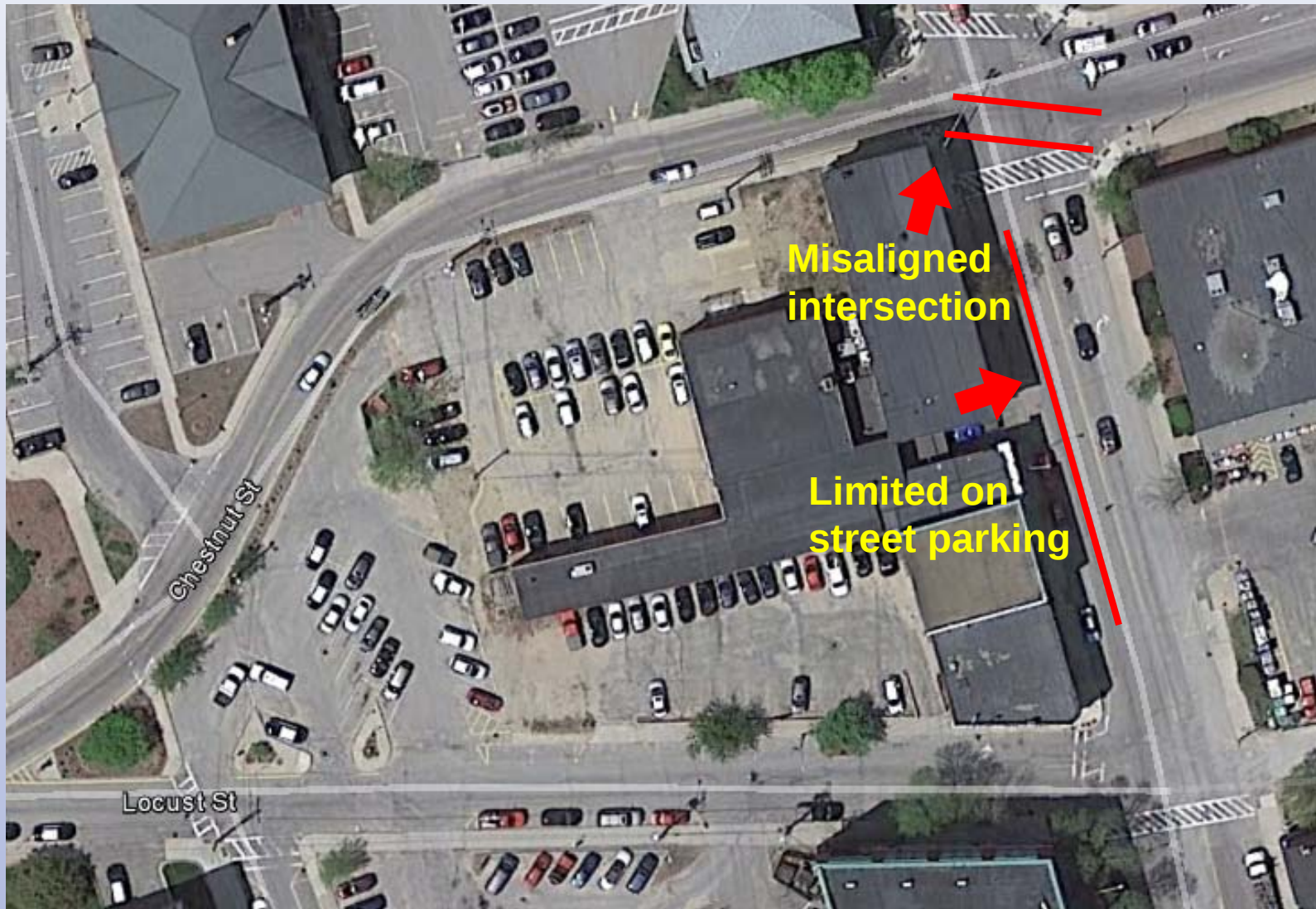
2 PROPOSED SITE IMPROVEMENTS **INTERSECTION & PARKING**

3 PROJECT **DEVELOPMENT PHASES**

4 PROJECT **Q & A**

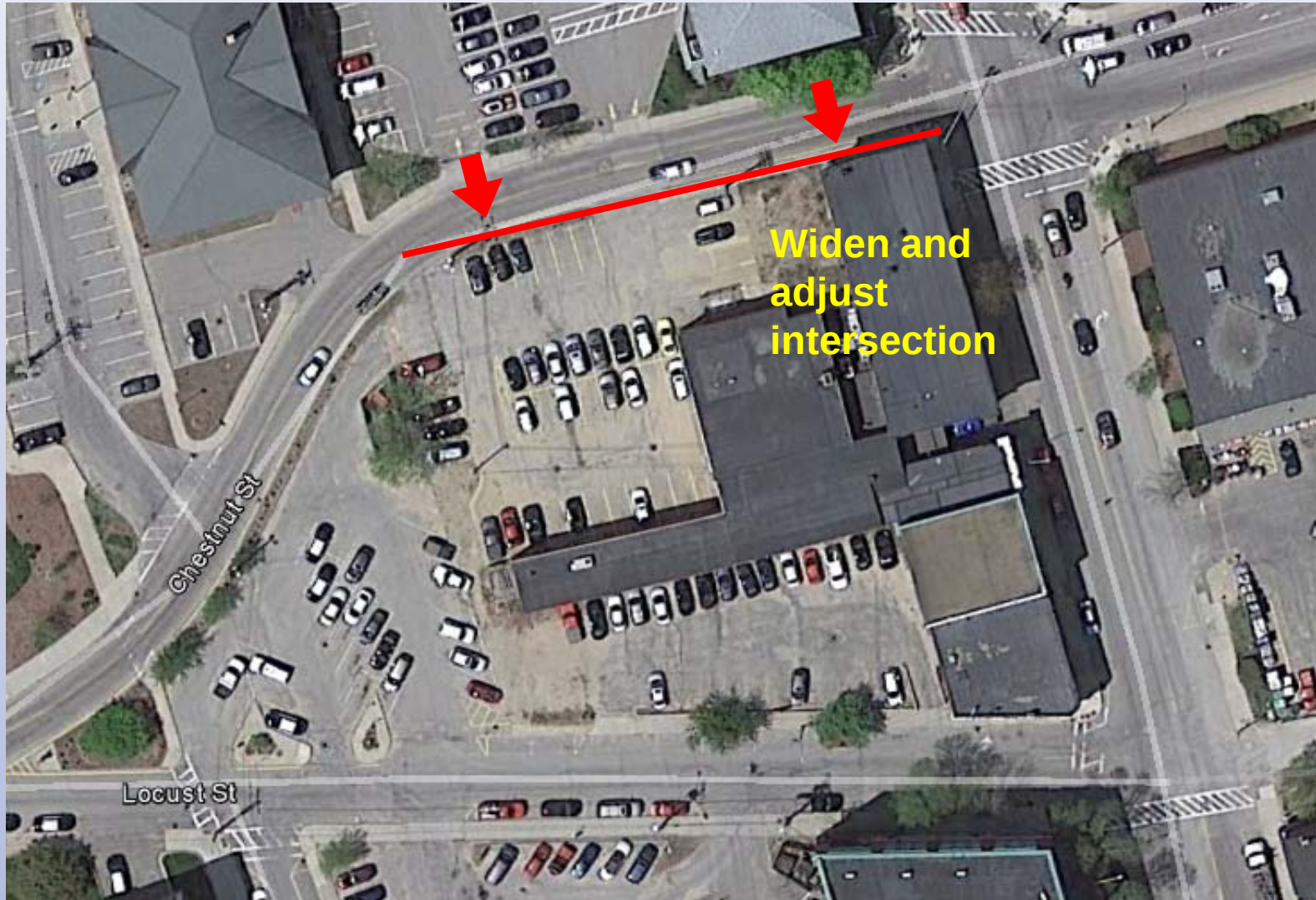
Intersection and Parking Improvements – Current State

Robbin's Block Arial View



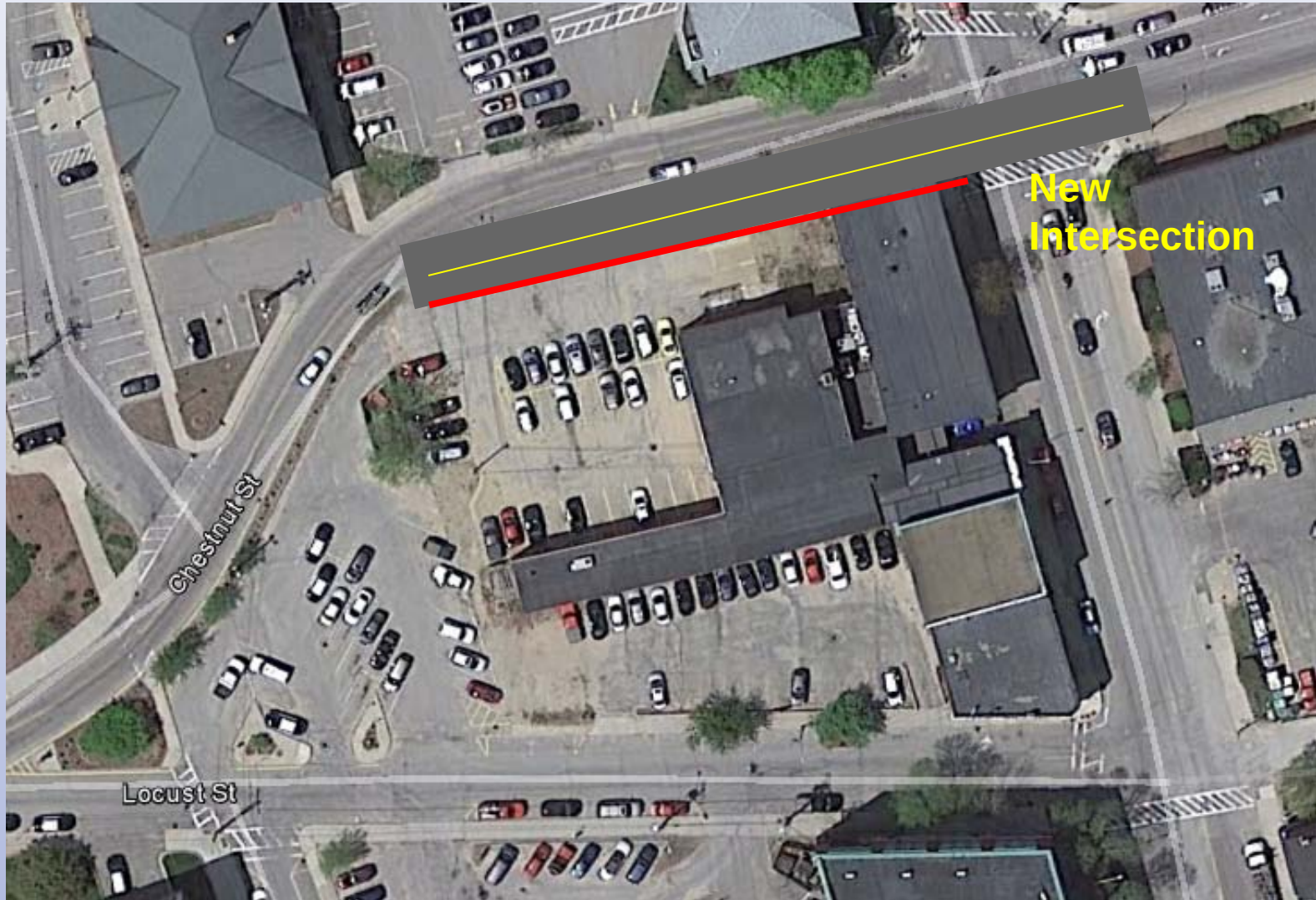
Intersection Enlargement and Realignment

Robbin's Block Aerial View



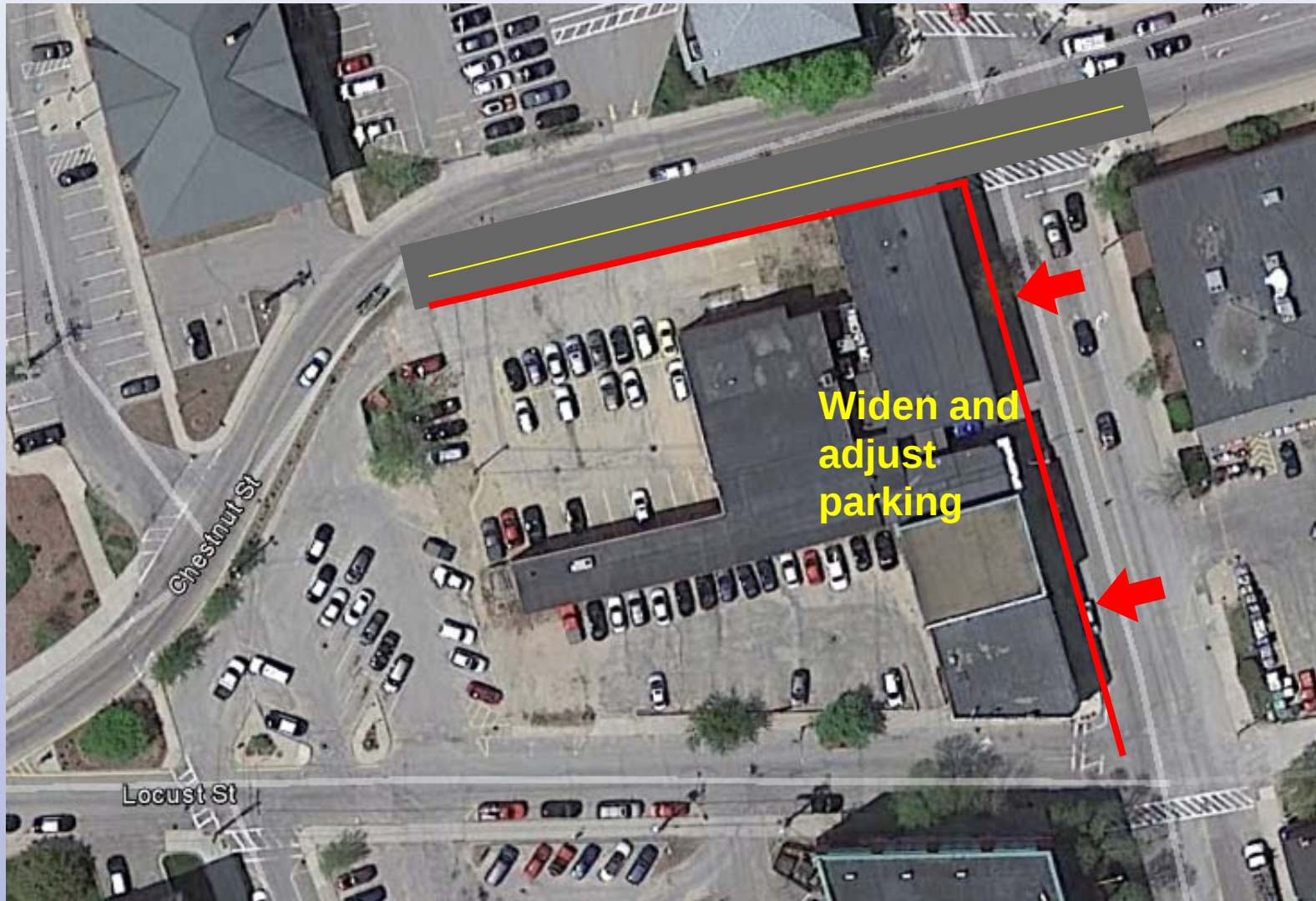
Intersection Enlargement and Realignment

Robbin's Block Arial View



Washington Street Additional Parking

Robbin's Block Arial View



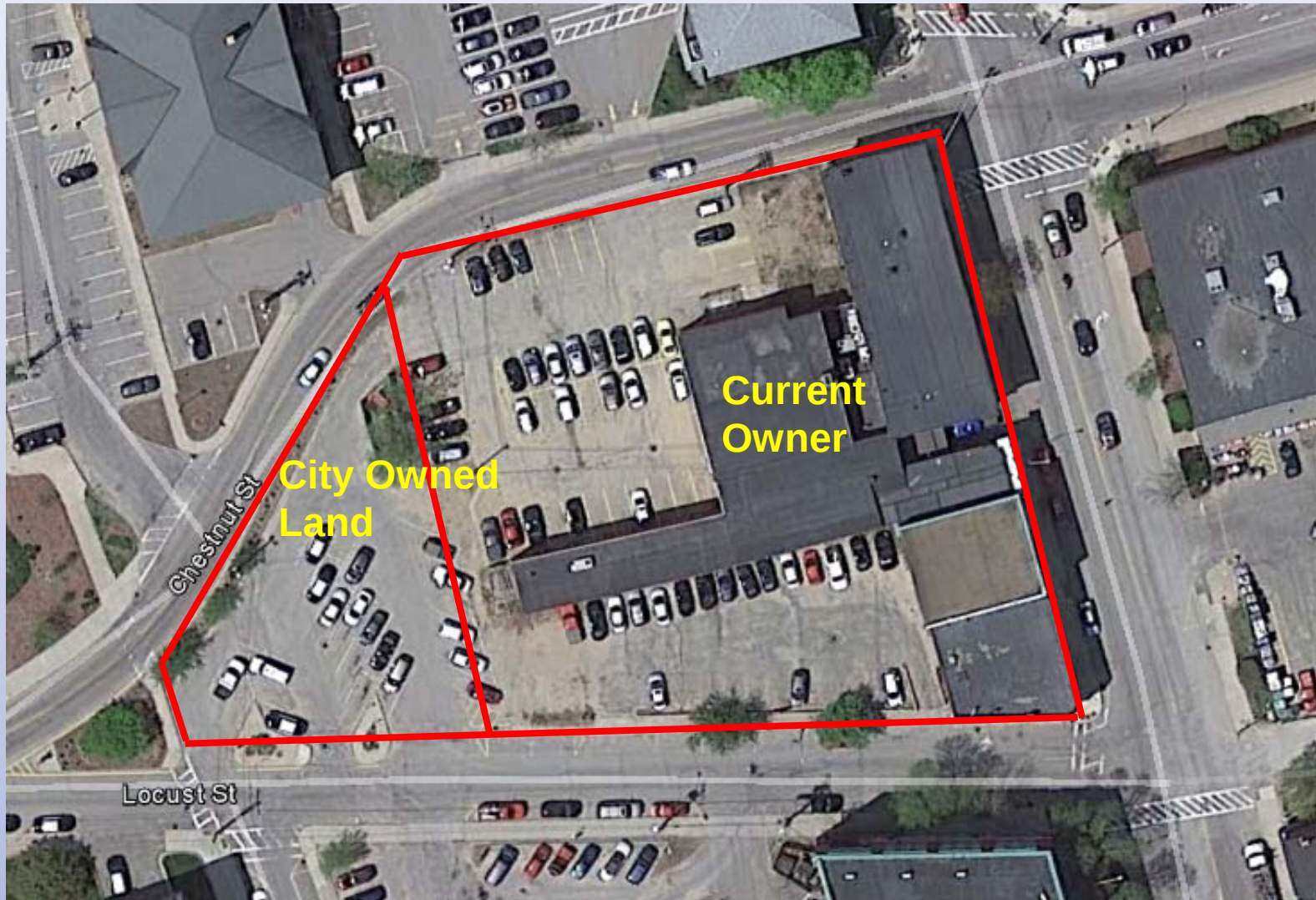
Washington Street Additional Parking

Robbin's Block Aerial View



Land Swap

Robbin's Block Arial View



Land Swap

Robbin's Block Aerial View

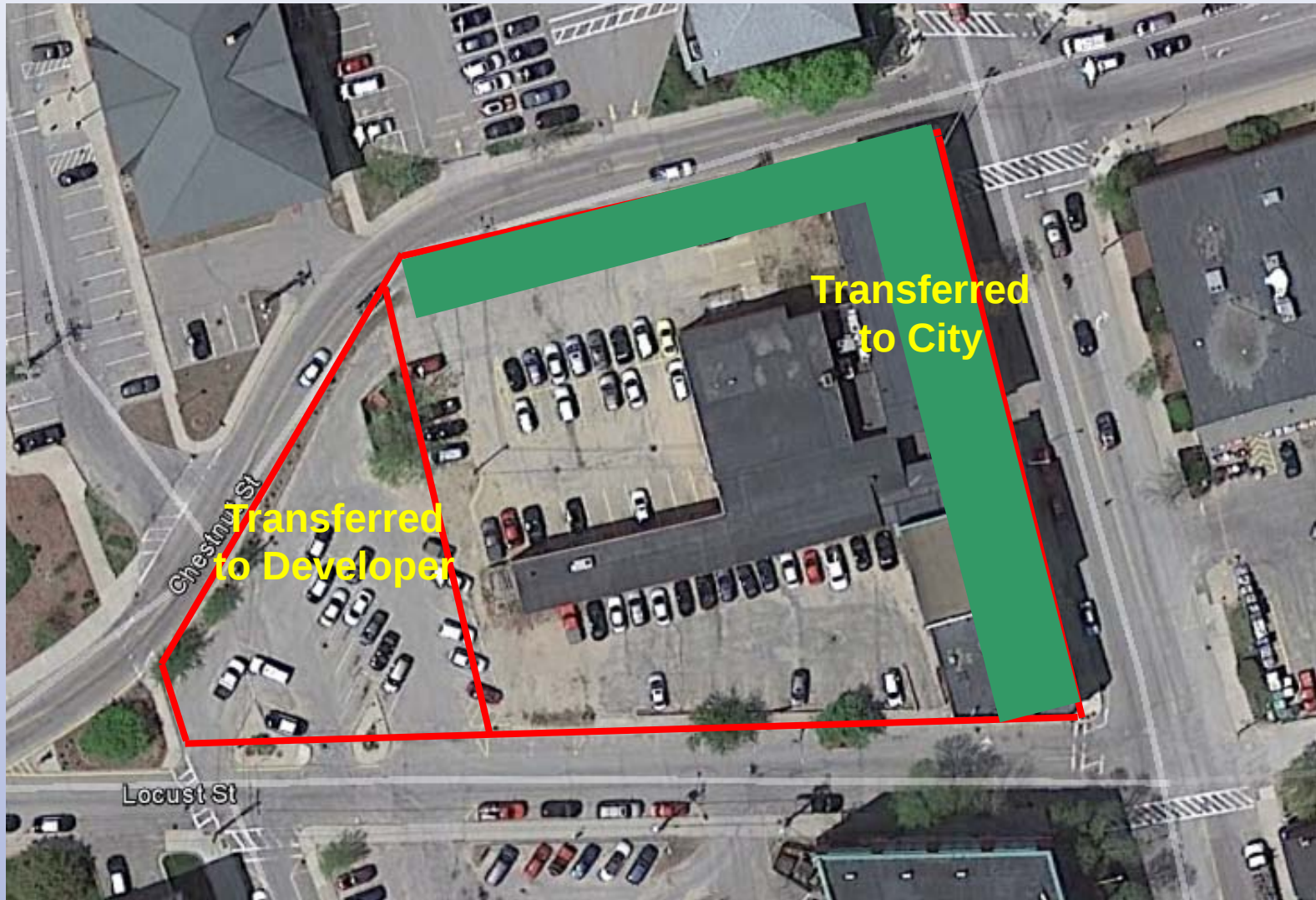


Table of Contents

1

PROJECT

OVERVIEW

2

PROPOSED SITE IMPROVEMENTS

INTERSECTION & PARKING

3

PROJECT

DEVELOPMENT PHASES

4

PROJECT

Q & A

Development Phased Approach

***Four Phased Development | 2-3 Buildings, 4-5 stories each
75 – 90 1-2 Bedroom Apartments | 10,000 – 14,000 sq. feet Commercial***



Development Phase I – Washington St

*Phase I – 2/3 Frontage of Washington St
20 - 25 apartments | Approx. 6,500 sq. ft Commercial*



2/3 OF FRONTAGE ALONG WASHINGTON ST



Development Phase I – Washington St

2/3 OF FRONTAGE ALONG WASHINGTON ST



Development Phase II – Washington St

***Phase II – Remaining 1/3 Frontage of Washington St
Additional 10 - 12 apartments | Additional 3,500 sq. ft Commercial***



REMAINING 1/3 OF WASHINGTON ST



COMPLETE ALONG WASHINGTON ST



Development Phase I & II – Washington St

**4-5 FLOORS, 1ST FLOOR COMMERCIAL,
APARTMENTS ABOVE, PARKING IN REAR**



Development Phase III & IV – Chestnut / Locust St

Phase III Chestnut St Frontage | Phase IV Locust St Frontage
Additional 40 – 50 apartments | Additional 3,000 - 4,000 sq. ft Commercial

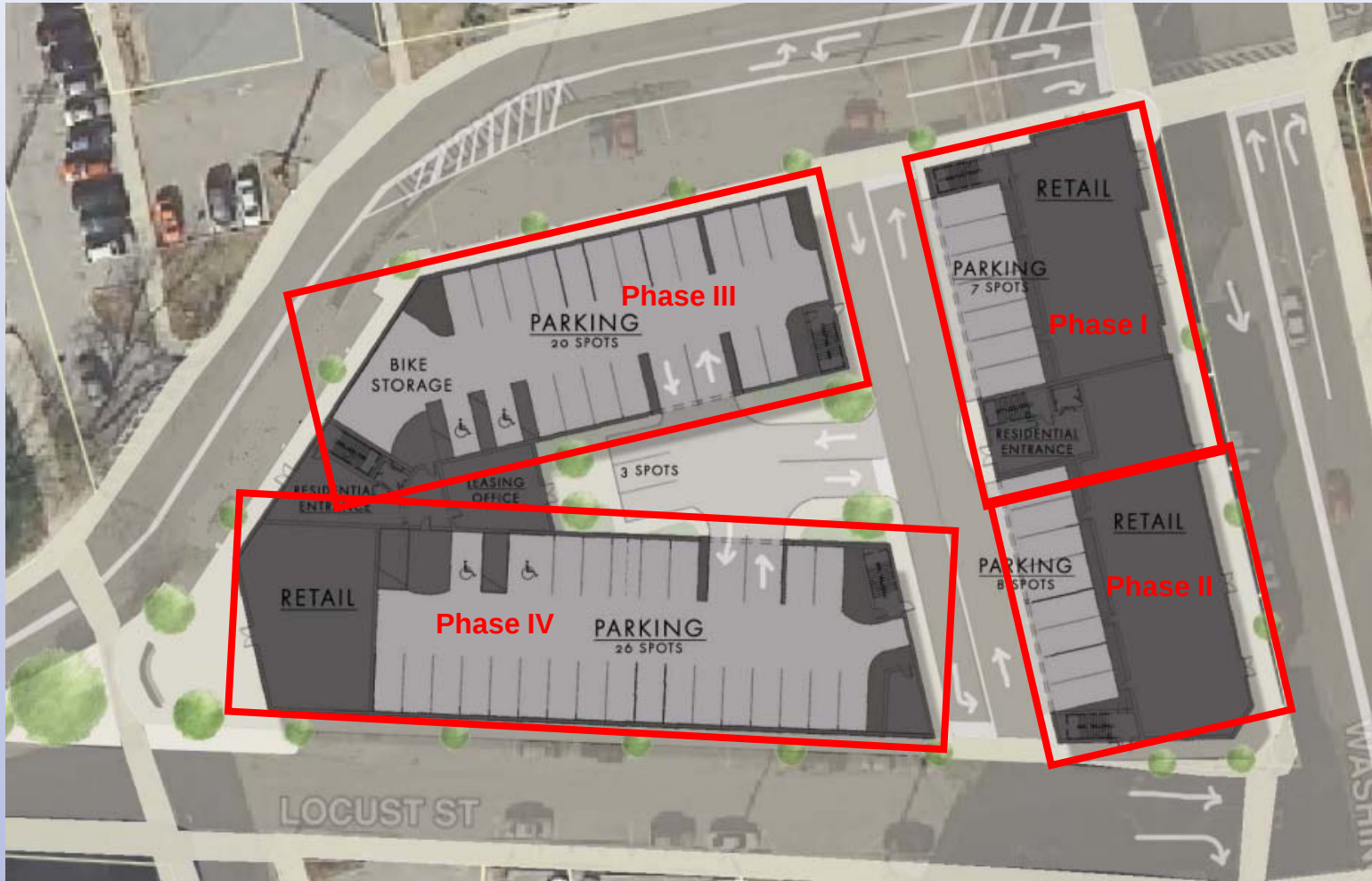


Table of Contents

1

PROJECT

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2

PROPOSED SITE IMPROVEMENTS

INTERSECTION & PARKING

3

PROJECT

DEVELOPMENT PHASES

4

PROJECT

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THANK YOU

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