

## PROPOSED SITE DOCUMENTS & SITE INVESTIGATION:

- A. Evaluation of the current Town Office Building backed by the municipal surface parking lot.

See the SMRT 2006 Report.

- B. Evaluation of Current Town Hall

See the SMRT 2006 Report.

- C. Court Street Town Property

This land currently includes the Senior Citizen's Center in the former Fire Department building and the Recreation Department in the original Exeter High School with about 35 parking spaces. The land is roughly 37,000 square feet, or 0.85 acres. Brief evaluation shows that the town existing buildings could be removed and a new Town Office Building of two floors could be constructed with 20,000 square feet total and an efficient parking lot for up to 50 vehicles.

- D. Chestnut Street Property

This parcel is currently owned by Arbor Management Properties and contains a warehouse building of roughly 80,000 square feet on a lot of 2.6 acres. Approximately half of the lot contains paved parking to service the existing tenants and owners of residential units at the Mill Complex. This lot would easily accommodate a two-story 20,000 square foot new Town Office Building with sufficient parking. Numerous contacts with the owners have been met with response that the property is not for sale.

- E. Municipal Parking Lot, Water Street

The existing municipal 82-space parking lot was the subject of an extensive conceptual evaluation by an Exeter Area Chamber of Commerce Committee for construction of a parking garage in 2002. One concept included retail space on Water Street with a somewhat smaller garage of three levels. cursory review of the site and earlier plans leads to the conclusion that a two-story 20,000 square foot Town Office Building could be constructed at the Water Street end of the parcel incorporated with a new parking garage of some 150 spaces.

- F. Town House Common, Front and Court Streets

This parcel is currently a landscaped park area adjacent to a portion of the municipal parking lot. A two-story 20,000 square foot Town Office Building

could be constructed on the property. Sufficient parking would be at the rear in a portion of the existing municipal parking lot.

G. 64-70 Epping Road

An existing 11,368 square foot commercial building is for sale on a 2.3 acre lot with approximately 70 parking spaces located about one mile from downtown and served by municipal utilities. The space could be renovated into a Town Office Building. The current price is \$750,000.00.

H. Exeter Corporate Park, 3 Holland Way

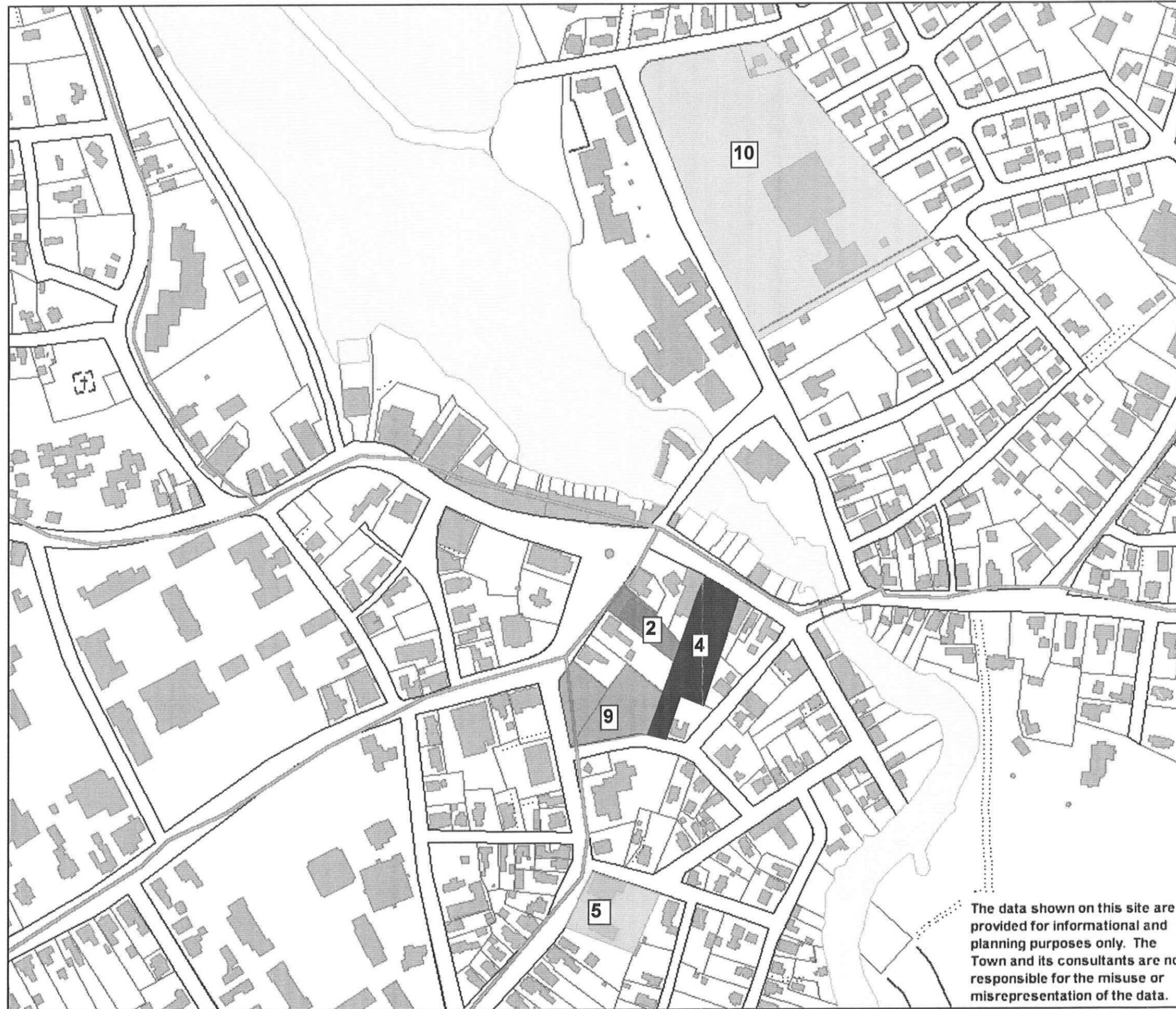
Approximately 27,000 square feet of office building space is available on 4.84 acres with ample parking and municipal utilities. The space could be converted to a Town Office Building with minimal renovation.

**REVIEW OF PERMANENT CHANGES TO TOWN OFFICE 8/25/2008 FINAL**

ONLY THE OPTIONS SELECTED FOR FURTHER REVIEW ARE SHOWN.

OPTION	DESCRIPTINO	PROS	CONS	CAPITAL COSTS	TOTAL COST OF OWNERSHIP
<b>Option 2</b>	<ul style="list-style-type: none"> <li>▪ Renovate existing Town Office to include MEP systems and space needs. Renovation will require an addition to meet space needs and provide adequate egress from 2nd Floor.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Town Office stays in current location.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Structural limitations could limit design.</li> <li>▪ Disruption to Town Services due to multiple relocations of office personnel.</li> <li>▪ Size of lot and existing right of way may not allow large enough addition to accommodate program needs.</li> </ul>	Capital Cost will be determined through Feasibility Study.	Total Cost of Ownership will be determined through Feasibility Study.
<b>Option 4</b>	<ul style="list-style-type: none"> <li>▪ Construction of new town office combined with parking garage. Building will be located in Town parking lot behind current building. Current Town Office would be sold or leased.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Town Office stays in downtown.</li> <li>▪ Increases accessibility and parking for visitors to town offices.</li> <li>▪ Increases parking for downtown.</li> <li>▪ New construction will be more energy efficient and lower operating costs.</li> <li>▪ New design will allow for improvement to operations and customer service.</li> <li>▪ Sale or lease of current building could be used for additional retail, housing.</li> <li>▪ A private venture may reduce up front capital costs.</li> <li>▪ Potential for revenue from parking fees.</li> <li>▪ Improvement to downtown streetscape.</li> <li>▪ Potential for existing Town Office building to increase tax revenue.</li> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ More complex project.</li> <li>▪ If required, public financing may create higher up front capital costs.</li> <li>▪ Impact to public parking during construction.</li> </ul>	Capital Cost will be determined through Feasibility Study.	Total Cost of Ownership will be determined through Feasibility Study.
<b>Option 5</b>	<ul style="list-style-type: none"> <li>▪ Develop Town owned property on Court Street by constructing new building. Current Town Office could be sold or leased.</li> </ul>	<ul style="list-style-type: none"> <li>▪ New construction will be more energy efficient and lower operating costs.</li> <li>▪ New design will allow for improvement to operations and customer service.</li> <li>▪ New building will contain services in current Town Office, Park &amp; Recreation, and Senior Citizen Center.</li> <li>▪ Potential for existing Town Office building to increase tax revenue.</li> <li>▪ Potential to decrease operating costs by replacement of three older buildings (Town Office, Rec. Bldg, Senior Citizen Ctr.) with one, centralizing Town Services.</li> <li>▪ Incorporating Parks &amp; Recreation Department in same building as other Town Office functions may allow town residents to consolidate visits, increase use of Town Services, and provide more opportunities for information sharing.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Current buildings on property will be relocated or removed.</li> <li>▪ Parks and Recreation Department and Meals on Wheels function would need to be temporarily moved during construction.</li> <li>▪ Fire Museum would need to be relocated.</li> </ul>	Capital Cost will be determined through Feasibility Study.	Total Cost of Ownership will be determined through Feasibility Study.

<b>Option 9</b>	<ul style="list-style-type: none"> <li>▪ Construct new building on Town Parking Lot behind Town House Common. Current Town Office would be sold or leased.</li> </ul>	<ul style="list-style-type: none"> <li>▪ New construction will be more energy efficient and lower operating costs.</li> <li>▪ New design will allow for improvement to operations and customer service.</li> <li>▪ Potential for existing Town Office building to increase tax revenue.</li> <li>▪ Existing Common as entry to new building will be more frequently used,</li> </ul>	<ul style="list-style-type: none"> <li>▪ Loss of downtown parking.</li> </ul>	Capital Cost will be determined through Feasibility Study.	Total Cost of Ownership will be determined through Feasibility Study.
<b>Option 10</b>	<ul style="list-style-type: none"> <li>▪ Construct new building on property located on Chestnut Street. Current Town Office would be sold or leased.</li> </ul>	<ul style="list-style-type: none"> <li>▪ New construction will be more energy efficient and lower operating costs.</li> <li>▪ New design will allow for improvement to operations and customer service.</li> <li>▪ Potential for existing Town Office building to increase tax revenue.</li> </ul>	<ul style="list-style-type: none"> <li>▪ May not be considered "downtown".</li> <li>▪ Property could be expensive to purchase.</li> <li>▪ Potential environmental issues with existing building and property.</li> </ul>	Capital Cost will be determined through Feasibility Study.	Total Cost of Ownership will be determined through Feasibility Study.



- N
- ∧ Town Boundary
  - Highways
    - ∩ Interstate
    - ∩ US Highway
    - ∩ State Highway
  - Abutting Towns
  - Miscellaneous Lines
    - ∩ Bridge
    - ∩ Hooks
    - ∩ Private RD ROW
    - ∩ ROW
    - ∩ Utility ROW
  - Parcel Lines
    - ∩ Private Road
    - ∩ Railroad ROW
    - ∩ Road
    - ∩ Undeveloped Road
  - ∩ Streams
  - Open Water
  - Buildings
  - ∩ Parcels

- SITE OPTIONS  
LOCUS MAP**
- 2 TOWN OFFICE S**
  - 4 MUNICIPAL  
PARKING LOT**
  - 5 COURT ST**
  - 9 TOWN HOUSE  
COMMON**
  - 10 CHESTNUT ST**

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0 420 840 ft



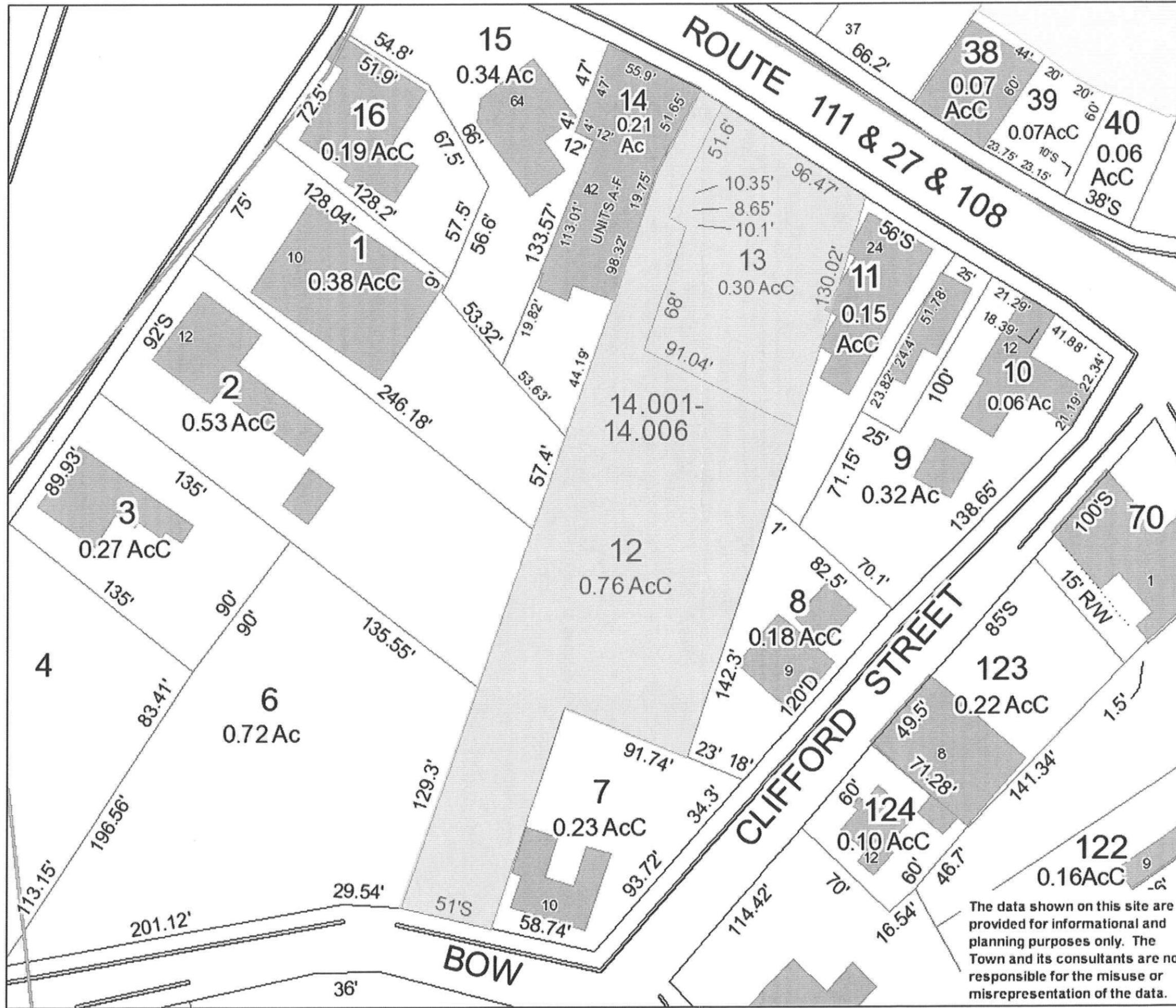
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■ Site

**FRONT STREET OPTION 2**  
Existing Town Offices

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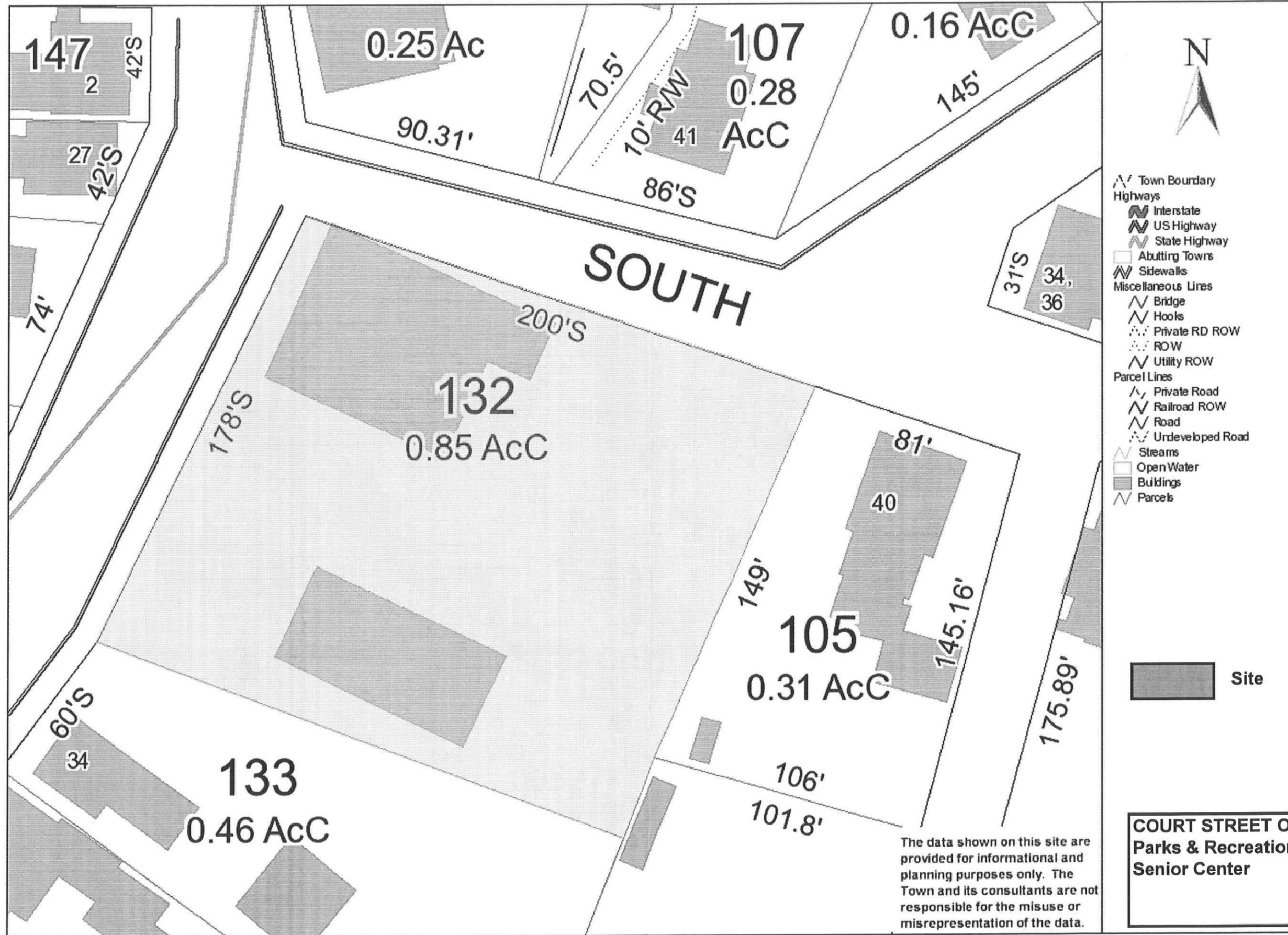
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Site

**WATER STREET OPTION 4  
Municipal Parking Lot**

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0 81 162 ft



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**COURT STREET OPTION 5  
Parks & Recreation  
Senior Center**

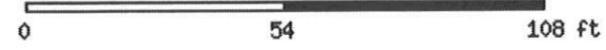


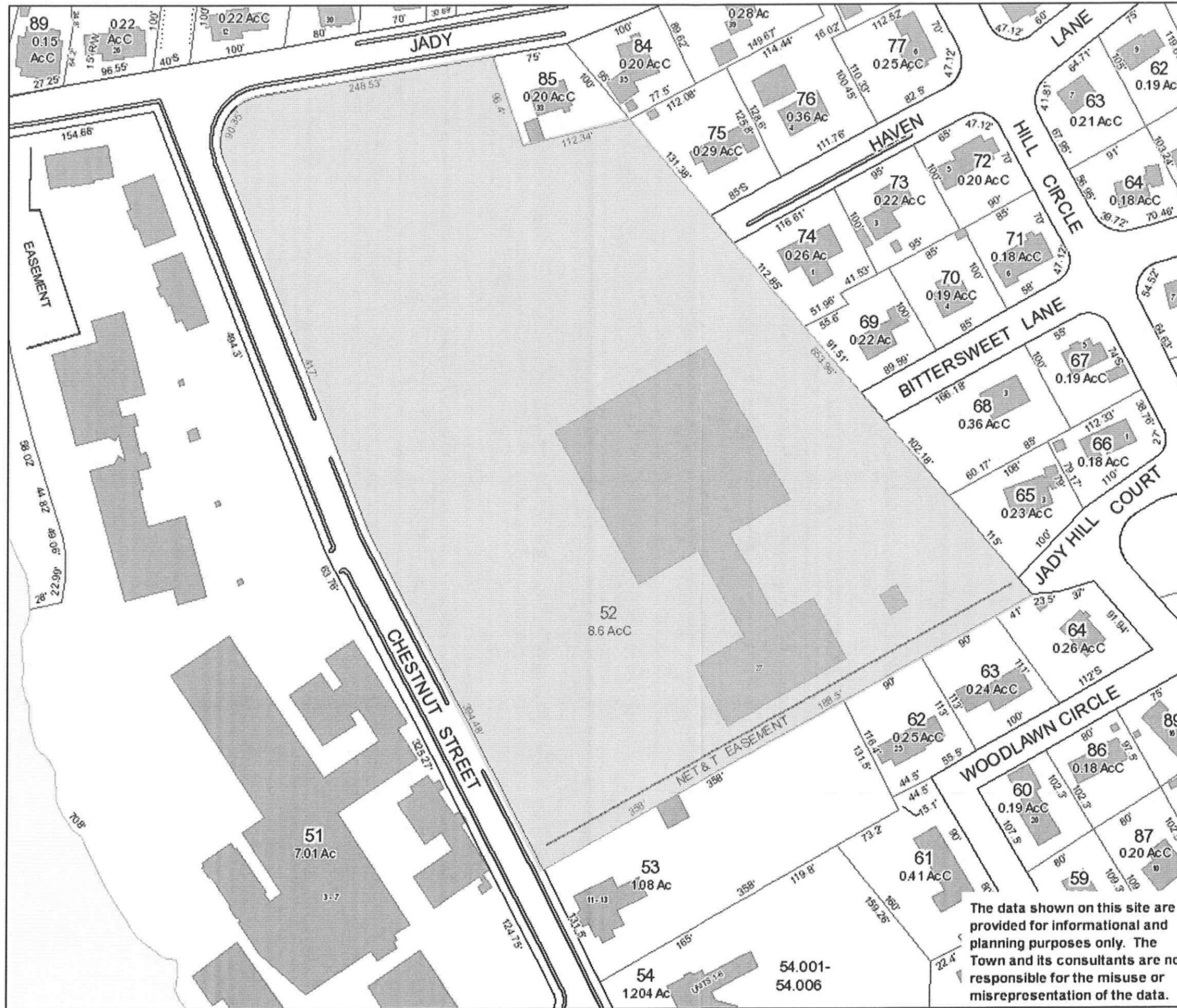
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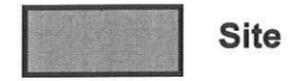
**COURT/BOW STREET OPTION 9  
Town House Common Park and  
Parking Lot**

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**CHESTNUT STREET OPTION 10**

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