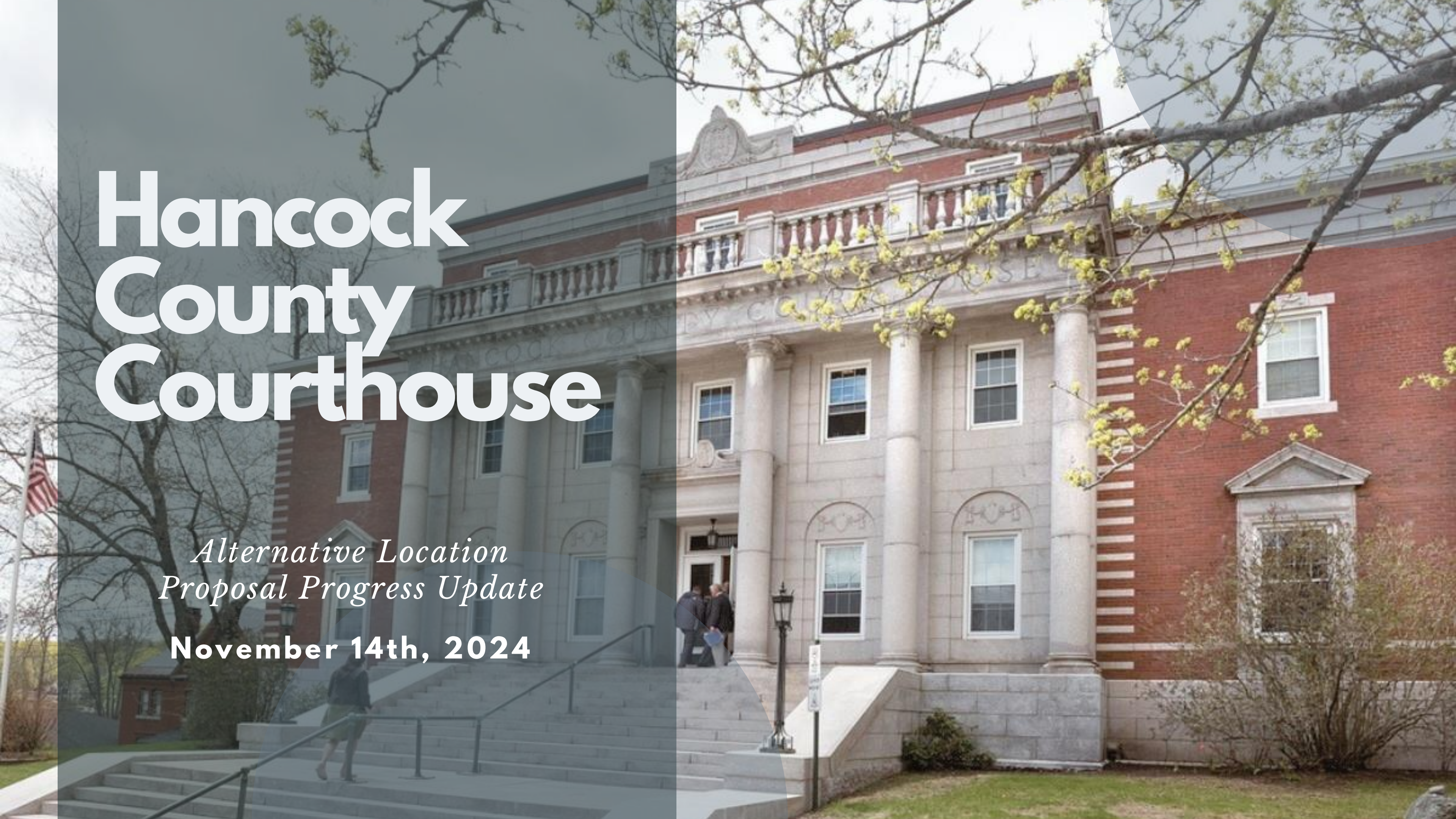


Hancock County Courthouse

*Alternative Location
Proposal Progress Update*

November 14th, 2024



An aerial photograph of a suburban neighborhood. In the upper center, there is a large, calm pond surrounded by dense trees. To the right of the pond, a road curves through a residential area with houses and more trees. The overall scene is a mix of natural greenery and developed land.

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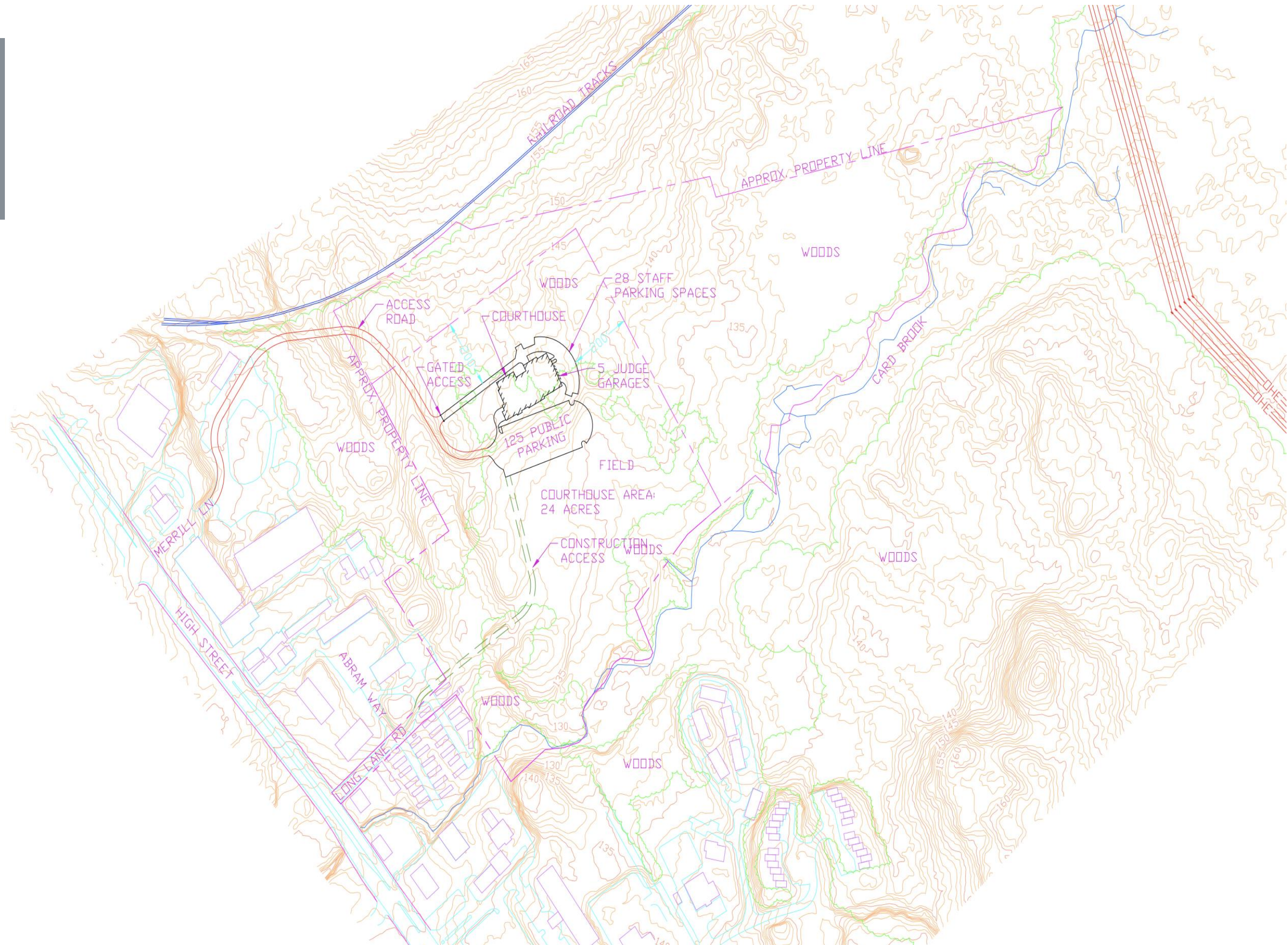
- Progress Report
- Survey/Environmental Report
- City Planning Considerations
- Potential Assessed Values Assumptions
- Road Construction
- Next Steps

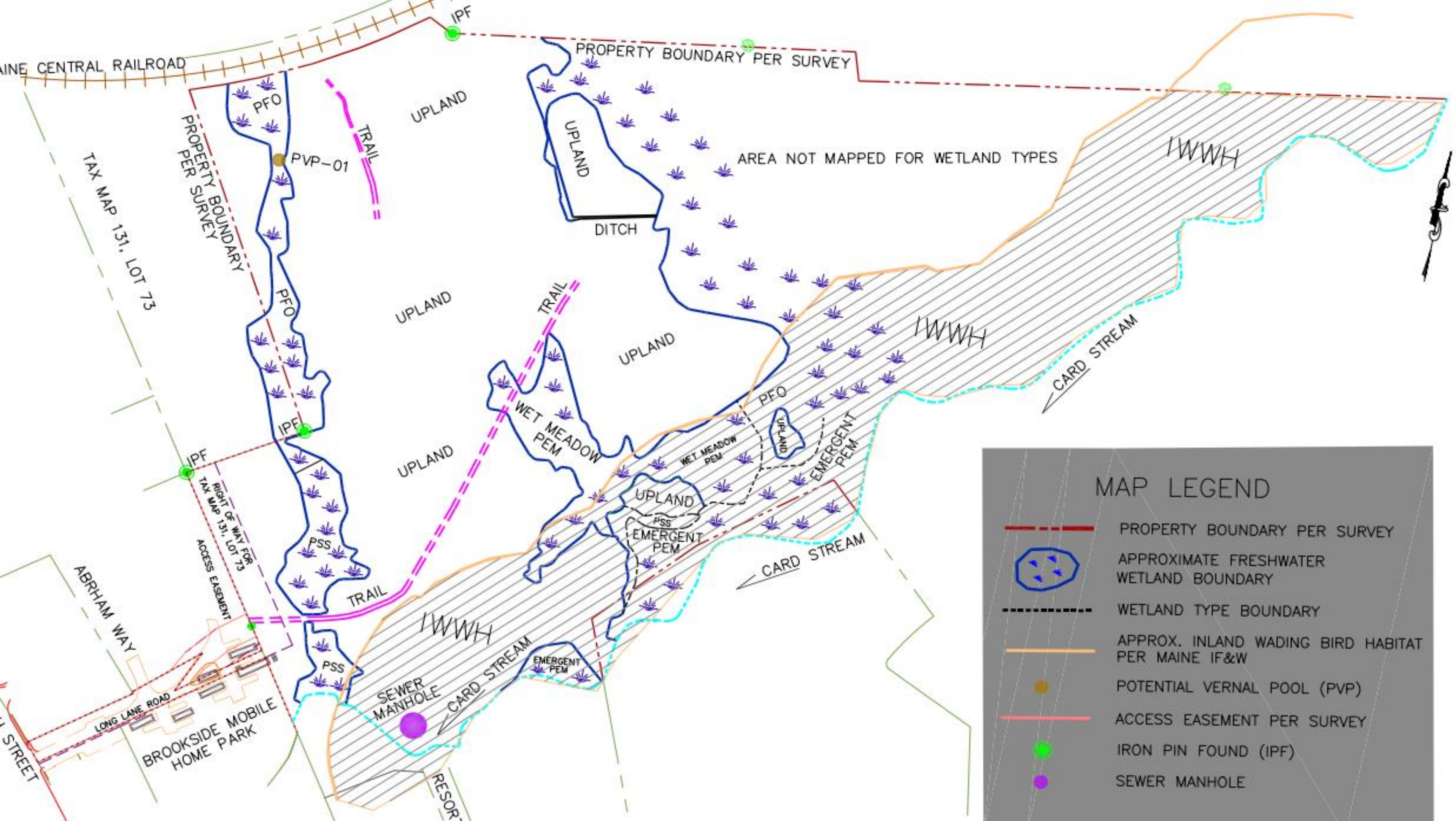
Progress Report

- Abutting Property Owners for Road Access Have Expressed Amenability to Project.
- Initial Environmental Recons point towards positive feasibility of site as
- Discussions with Maine DOT/DEP, additional survey firms, the project architect, and state are ongoing
- Request for additional funding to further gauge feasibility under consideration in upcoming council meeting.
- Wardwells remain open to further coordinated development of property to meet future city needs for development/recreation



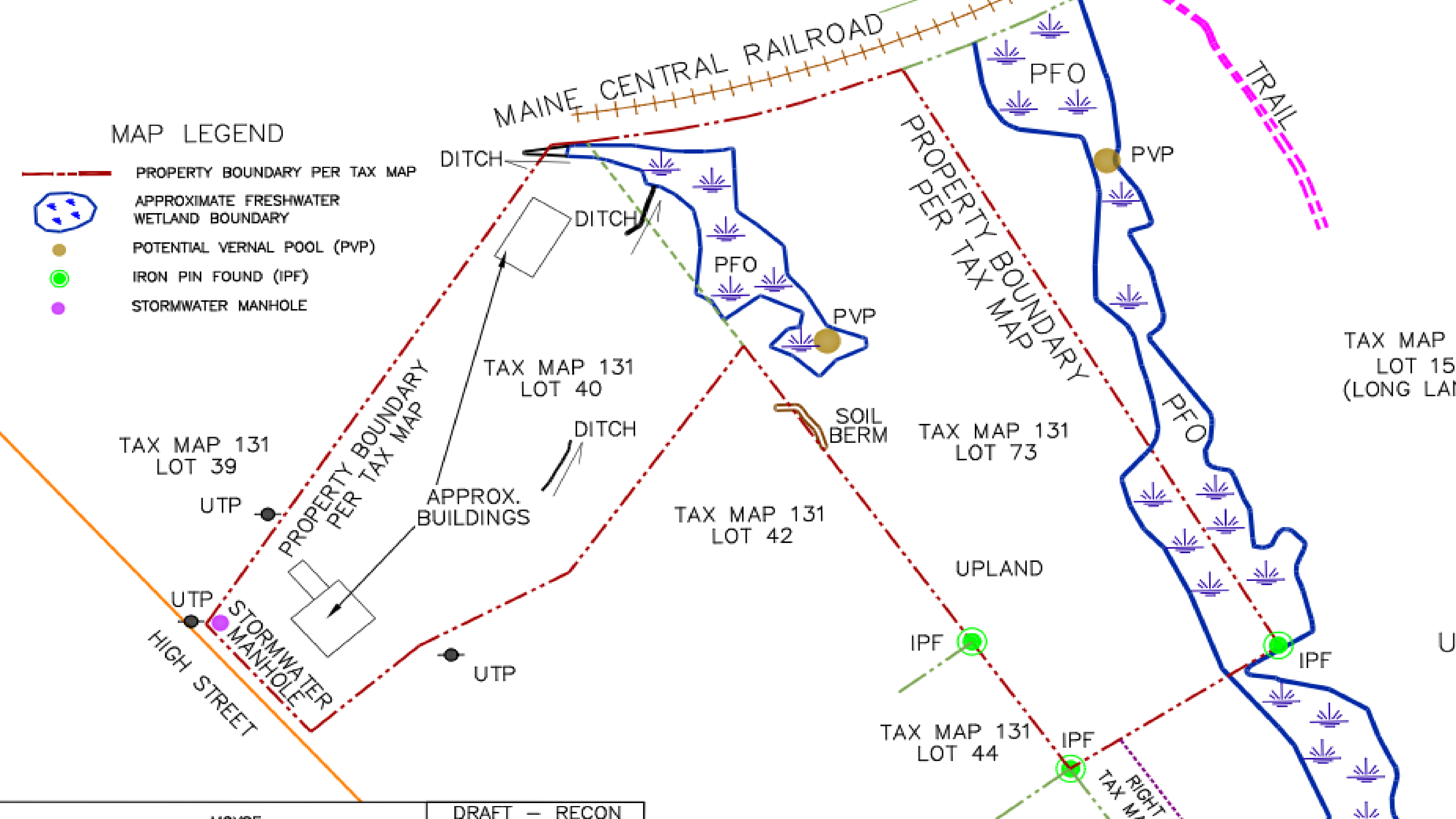
Wardwell Property





MAP LEGEND

- PROPERTY BOUNDARY PER TAX MAP
- APPROXIMATE FRESHWATER WETLAND BOUNDARY
- POTENTIAL VERNAL POOL (PVP)
- IRON PIN FOUND (IPF)
- STORMWATER MANHOLE

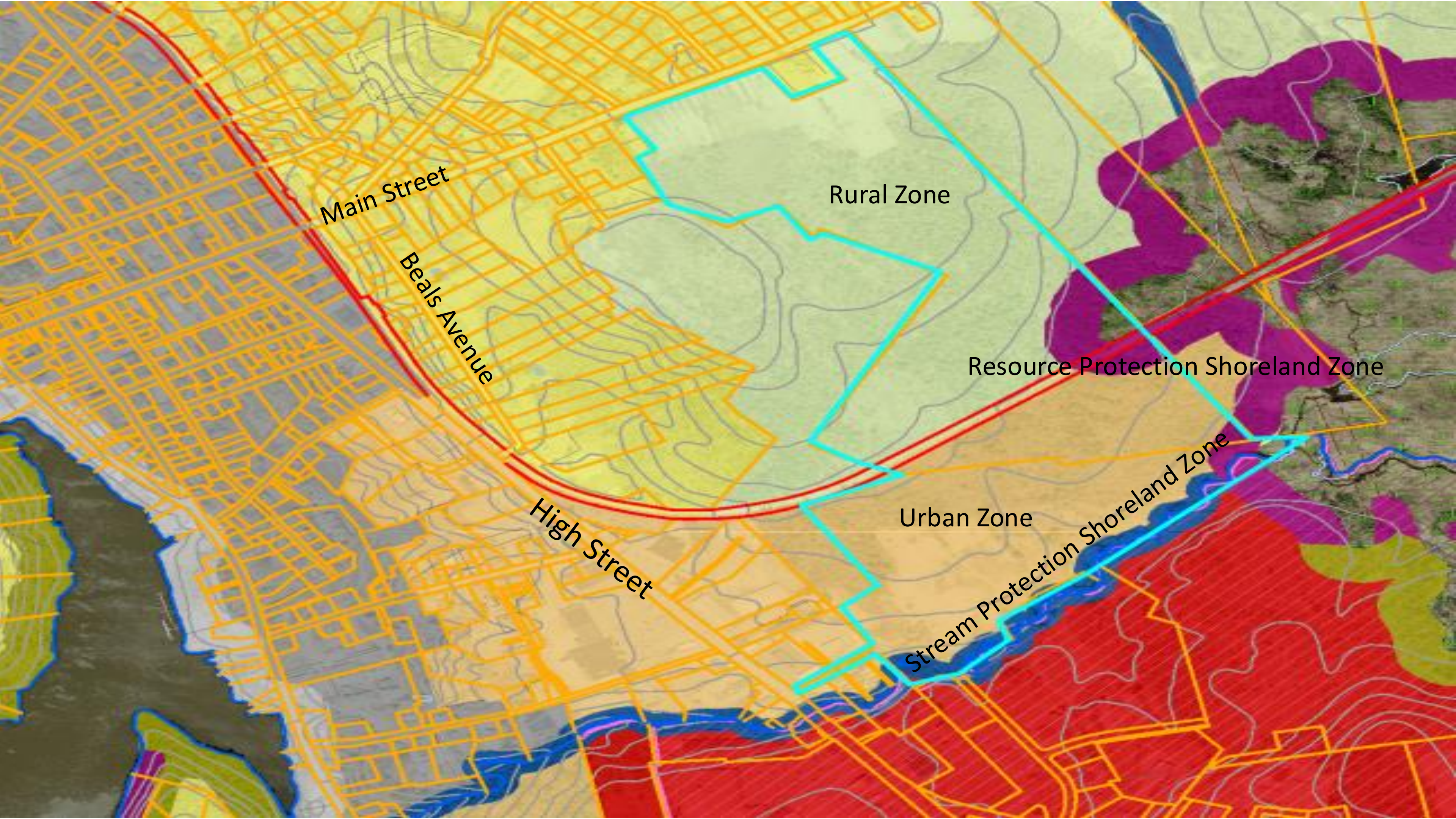




Potential Future Development In and Around the Site

- Is this buildable land?
- What uses would we want to allow in this area?
- What feedback does the State have on a more expansive project?
(Dept. of Transportation, Dept. of Environmental Protection)
- What is a realistic estimate of the potential impact to the City's tax base versus the cost of maintenance/expansion?





Main Street

Beals Avenue

High Street

Rural Zone

Urban Zone

Resource Protection Shoreland Zone

Stream Protection Shoreland Zone

Assessed Value Impacts

- Value of adding road to spur additional development
- Discussion of mill rate and how new business/new residential growth could ease burden on residents/current businesses.



Road Access

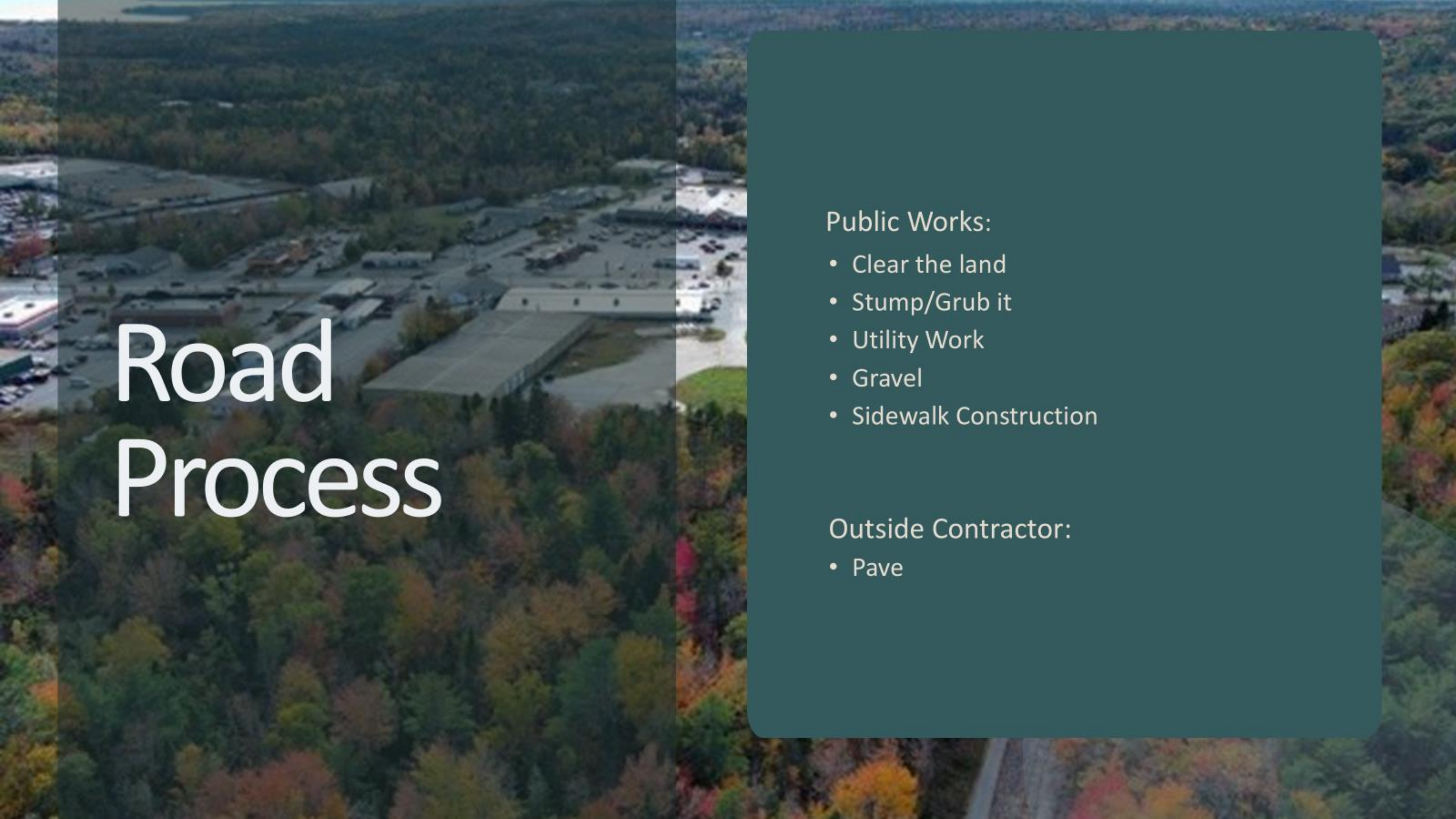
- Construction Road access could be done by public works team over the winter should DEP approvals be provided.
- Additional road work for Merrill Lane extension could also be done by public works except the paving portions
- Additional conversations with Maine DOT due to High St tie in and potential future bypass will be necessary.
- Our first priority will be extending stubs for utilities out of High Street into Merrill Lane due to the DOT paving project on High Street in the spring.



Next Steps

- Discussion of BAN Funding at Council Meeting
- If authorized proceed to full environmental impact study and
- Increase meeting cadence with state partners.
- Detail out road costs and workload preparation.
- Finalize Easement/Land Swap Agreements
- Finalize City Guarantees of Road Construction
- Engage DEP on SLODA needs
- Traffic Study
- Additional consideration of future development/bypass potential.
- Schedule additional Special City Council Meeting
- Discuss location with environmental groups like FBC and Friends of Card Brook for input on potential future conservation easements/community access.



An aerial photograph of a wooded area with a large building and parking lot. The trees are mostly green, with some showing autumn colors. The building is a large, light-colored structure with a flat roof. The parking lot is filled with cars. The text "Road Process" is overlaid on the left side of the image in a large, white, sans-serif font.

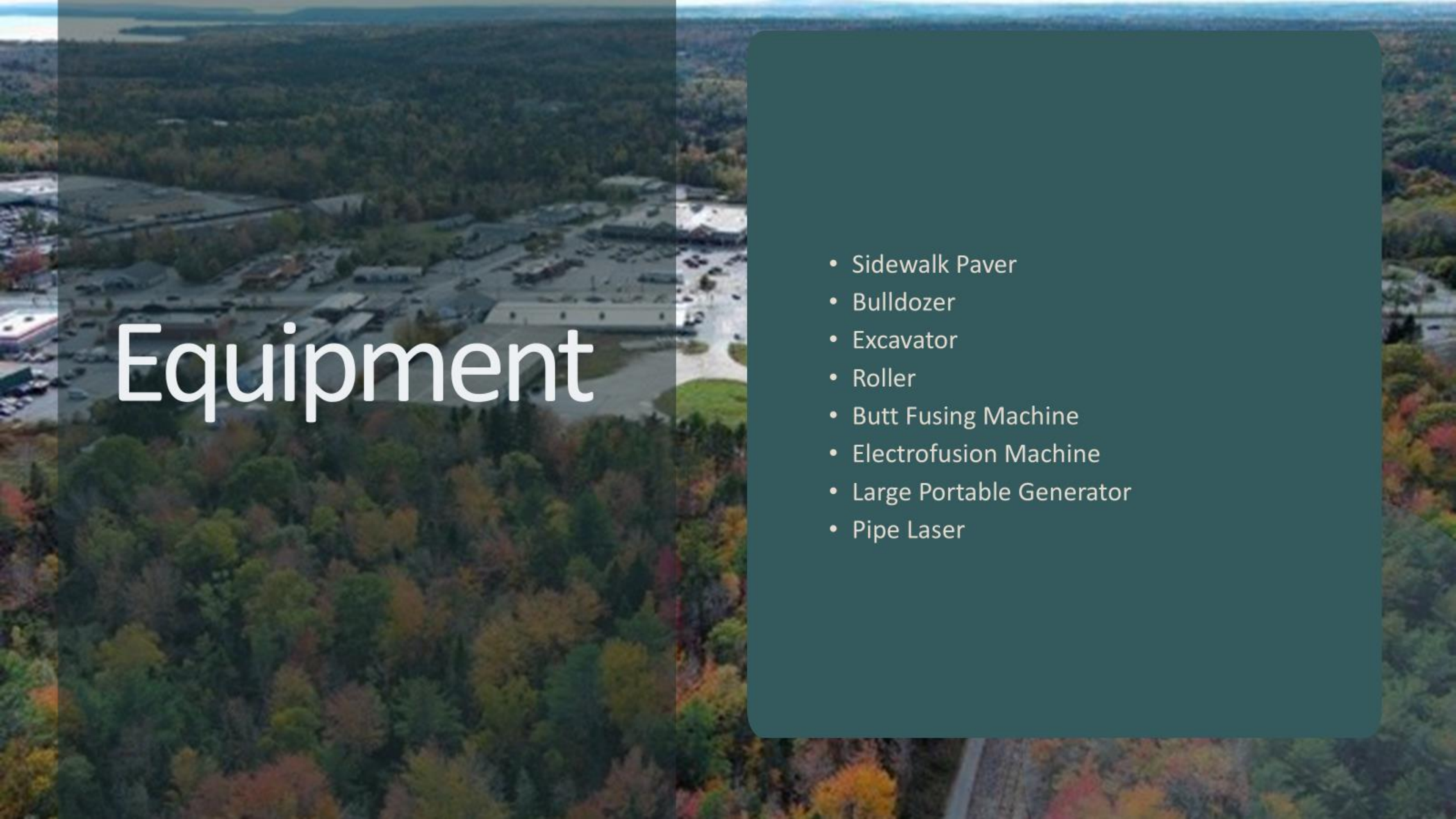
Road Process

Public Works:

- Clear the land
- Stump/Grub it
- Utility Work
- Gravel
- Sidewalk Construction

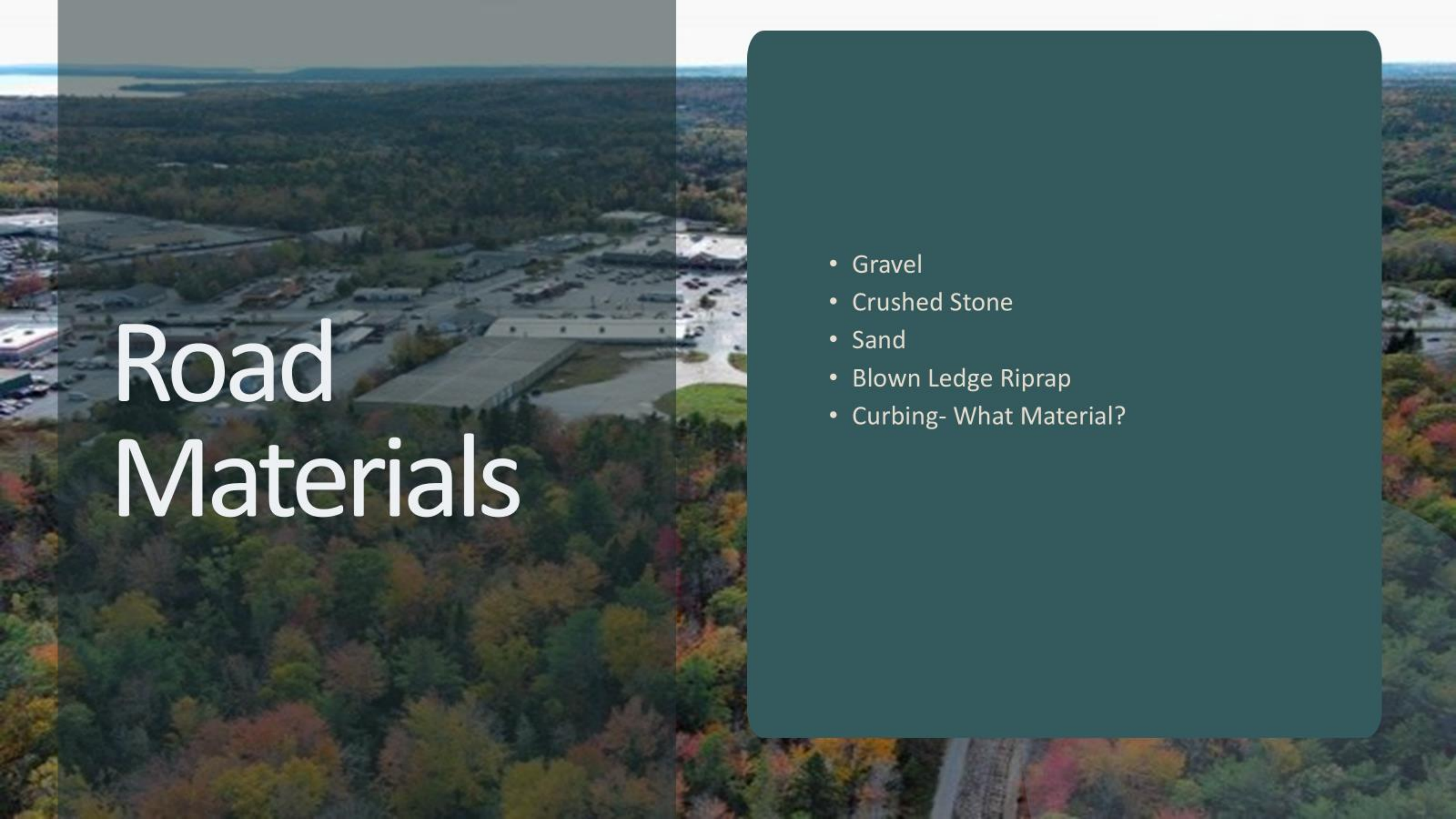
Outside Contractor:

- Pave



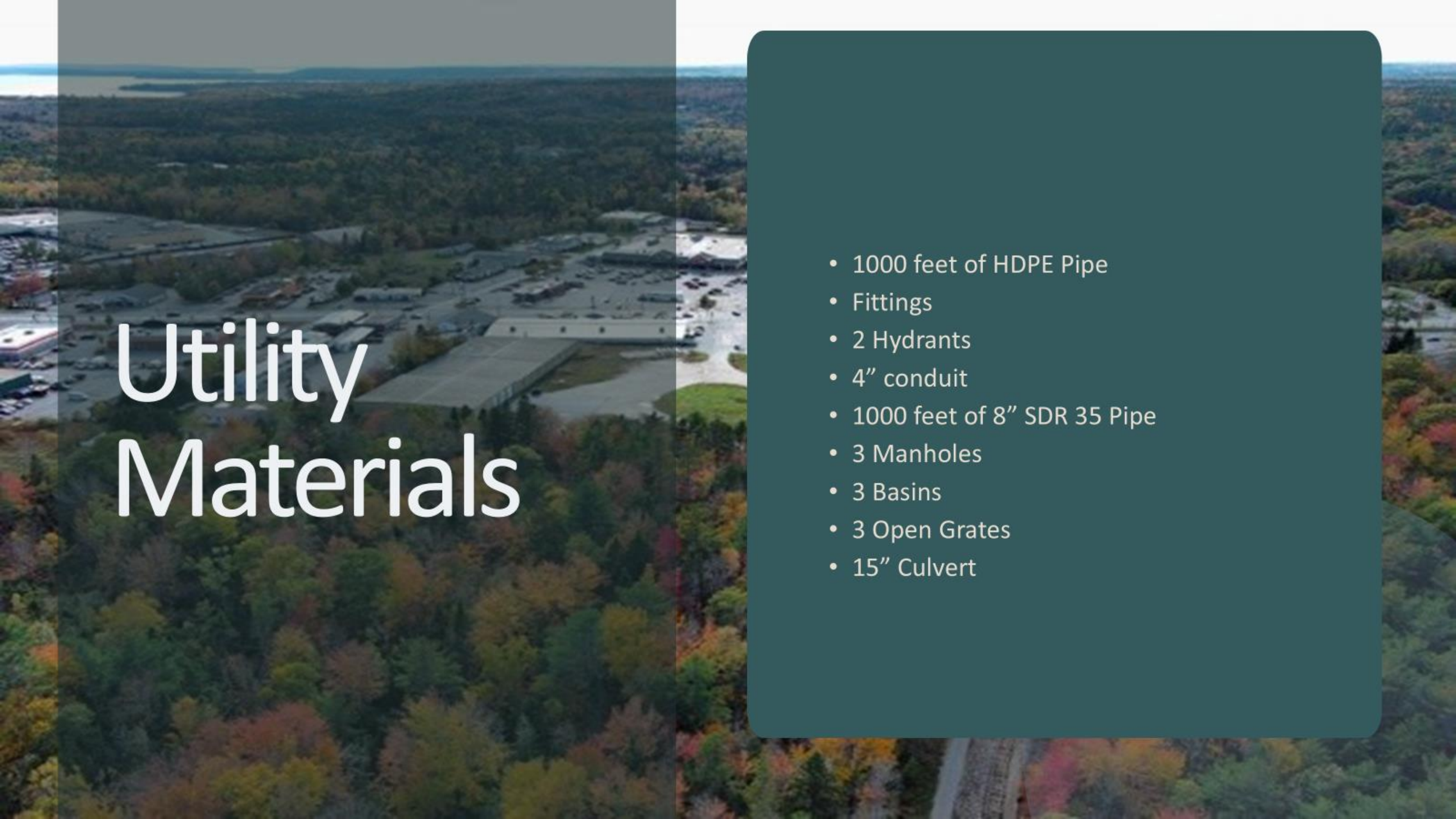
Equipment

- Sidewalk Paver
- Bulldozer
- Excavator
- Roller
- Butt Fusing Machine
- Electrofusion Machine
- Large Portable Generator
- Pipe Laser

An aerial photograph of a landscape featuring a dense forest with trees in various shades of green and autumnal colors. A road or path winds through the forest, and a large, light-colored building with a flat roof is visible in the middle ground. The sky is overcast and grey.

Road Materials

- Gravel
- Crushed Stone
- Sand
- Blown Ledge Riprap
- Curbing- What Material?



Utility Materials

- 1000 feet of HDPE Pipe
- Fittings
- 2 Hydrants
- 4" conduit
- 1000 feet of 8" SDR 35 Pipe
- 3 Manholes
- 3 Basins
- 3 Open Grates
- 15" Culvert