



Severance Corners

Colchester's Growth Center

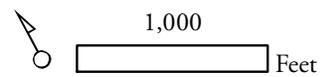
Location

- 1 mile north of Exit 16
- 2 1/2 miles east of Malletts Bay



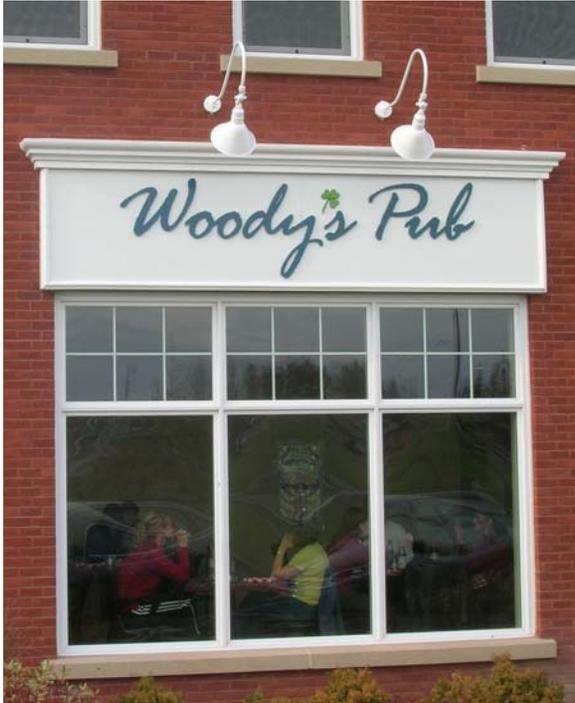
Size

- 10-acre New Town Center
- 378-acre Growth Center
 - 1.6% of Colchester's land area



Prepared by PlaceSense, 29 Jul 2008

- Growth Center (378 acres)
- New Town Center (10 acres)



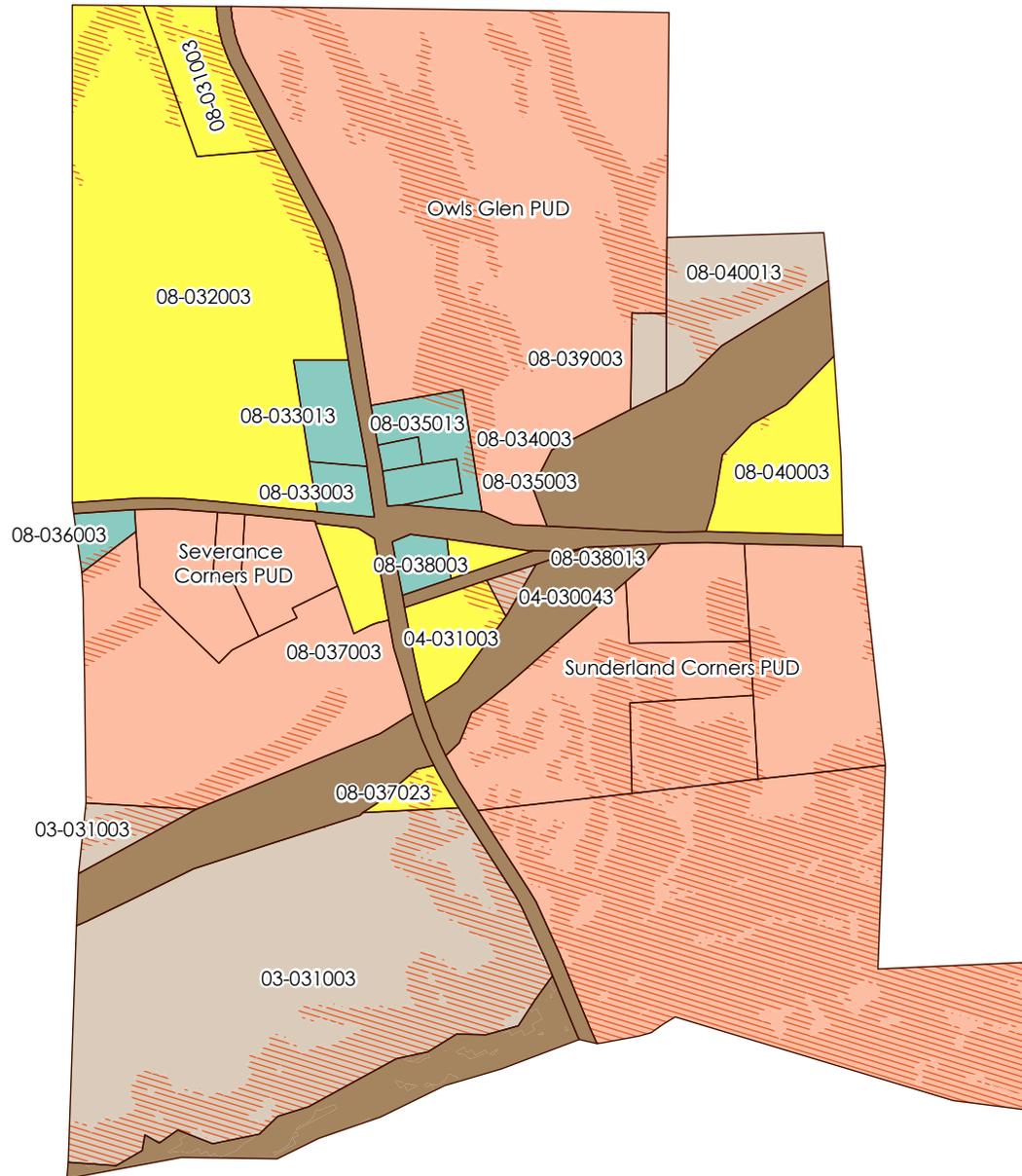
Growth Center Targets

	Current 2005	Forecast 2030	Net Increase 2030	GC Target 2030
Households	6,775	8,080	1,305	665
Employment	8,150	10,451	2,301	1,173

Colchester's Share of Regional Growth

	Historic Shares			Current Share	Forecasted Shares
	1980	1990	2000	2005	2030
Households	10%	10%	11%	11%	9%
Employment	4%	6%	9%	8%	8%

Growth Projections: 665 dwelling units and 1,173 jobs (478,549 sf commercial space)



3 projects within the Growth Center have received local permits and approvals - Severance Corners PUD (New Town Center, under construction), Sunderland Corners PUD and Owls Glen PUD.

New Town Center (Severance Corners PUD)

- 152 dwelling units
- 86,600 sf commercial space

Sunderland Corners PUD

- 206 dwelling units
- 54,400 sf commercial space

Owls Glen PUD

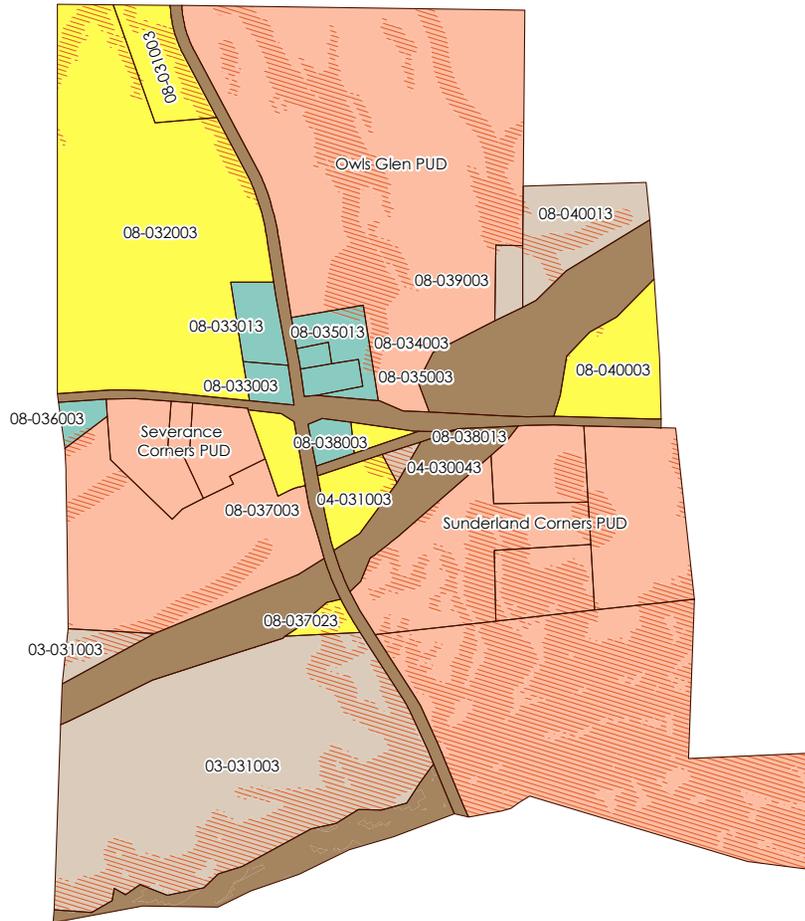
- 113 dwelling units

Total Planned Development

- 471 dwelling units (71% of 665 du target)
- 141,000 sf commercial space (29% of 478,549 sf target)



3 projects within the Growth Center have received local permits and approvals - Severance Corners PUD (New Town Center, under construction), Sunderland Corners PUD and Owls Glen PUD.



Prepared by PlaceSense, 23 Jan 2009



Undeveloped Land

- 208 - 569 dwelling units (194 du needed to meet target)
- 848,500 - 1,570,600 sf of commercial space (337,549 sf needed to meet target)

All Non-Constrained Land

- 705 - 1,926 dwelling units (665 target)
- 2.8 million - 5.3 million sf of commercial space (478,549 sf target)

Build-Out Potential

Planned and Conceptual Development Pattern





Planned and Conceptual Development Pattern



Planned and Conceptual Development Pattern

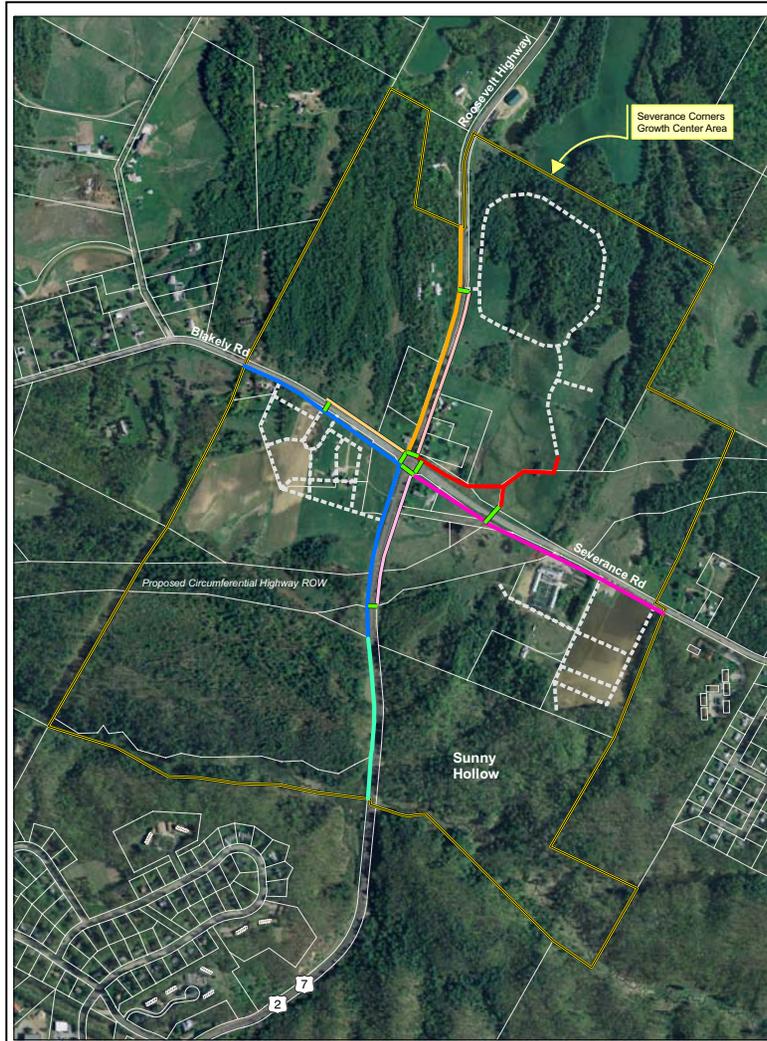


Figure C: Facilities Installed with Developments

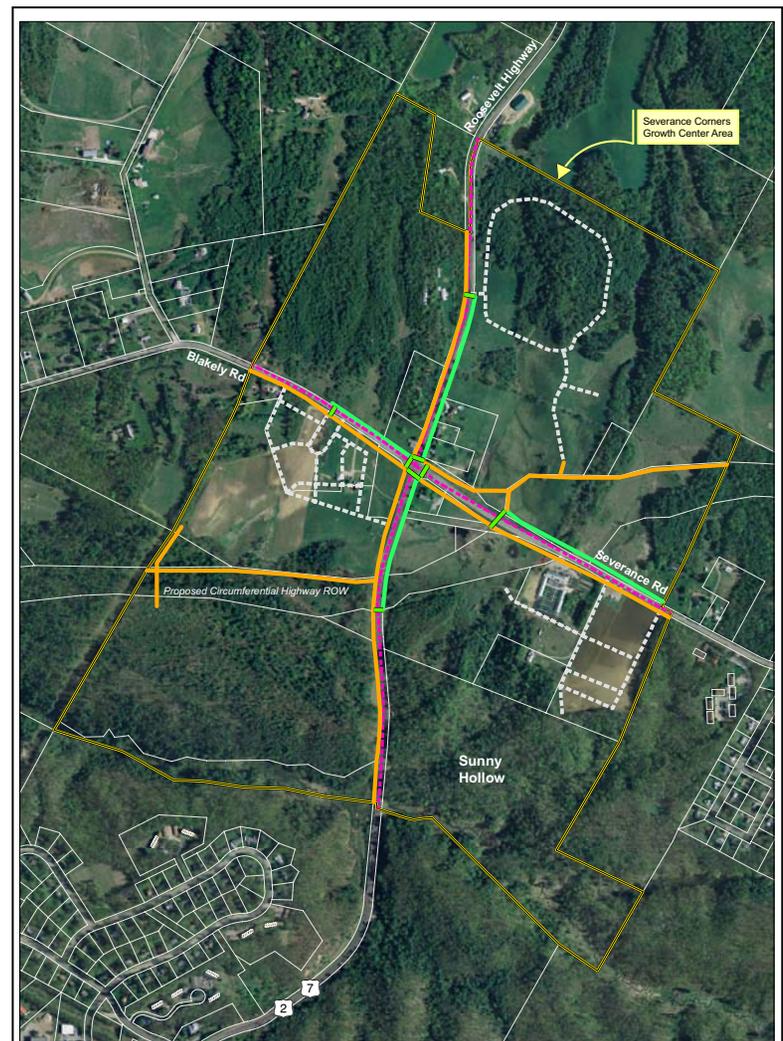
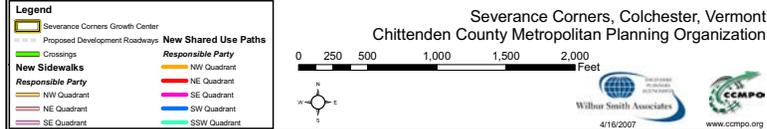
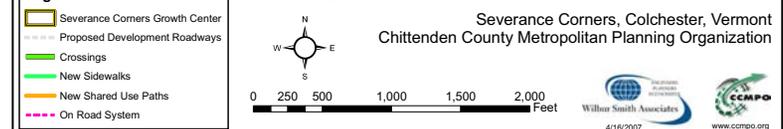
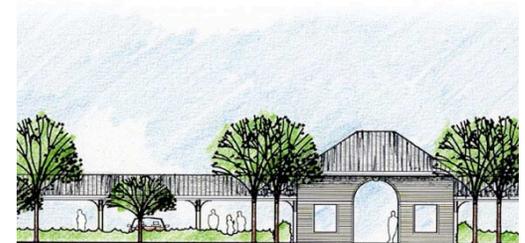


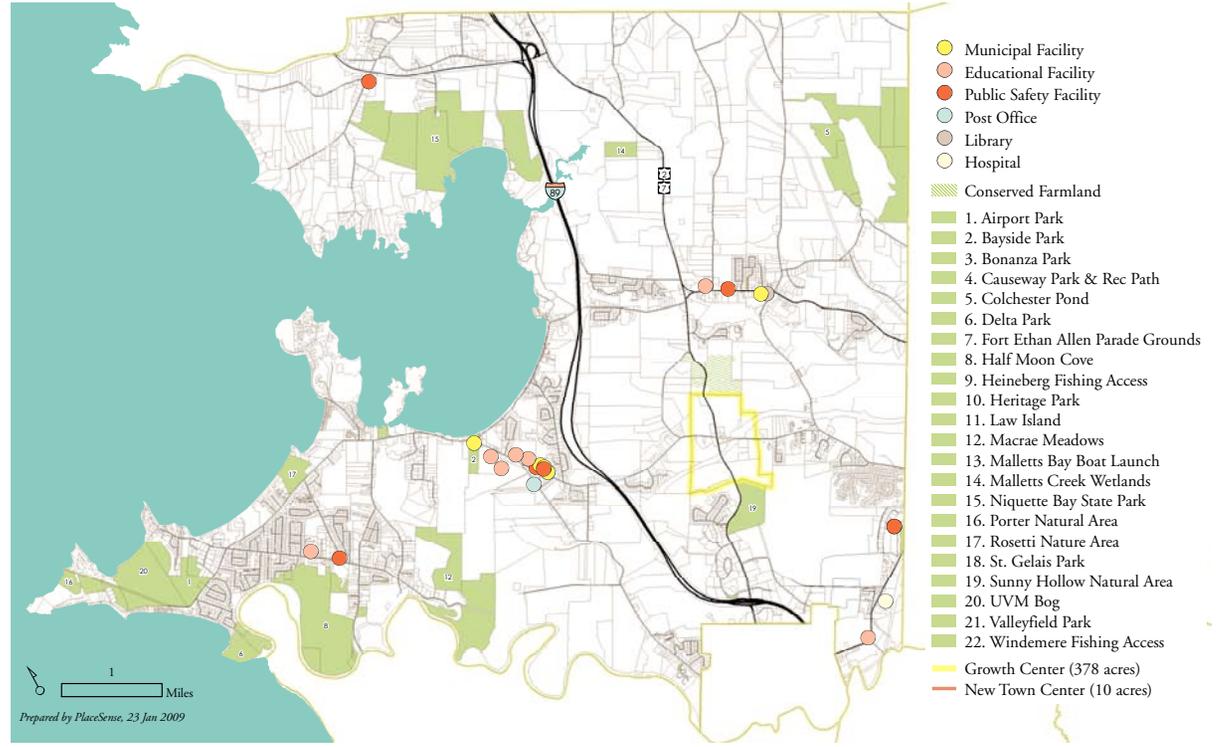
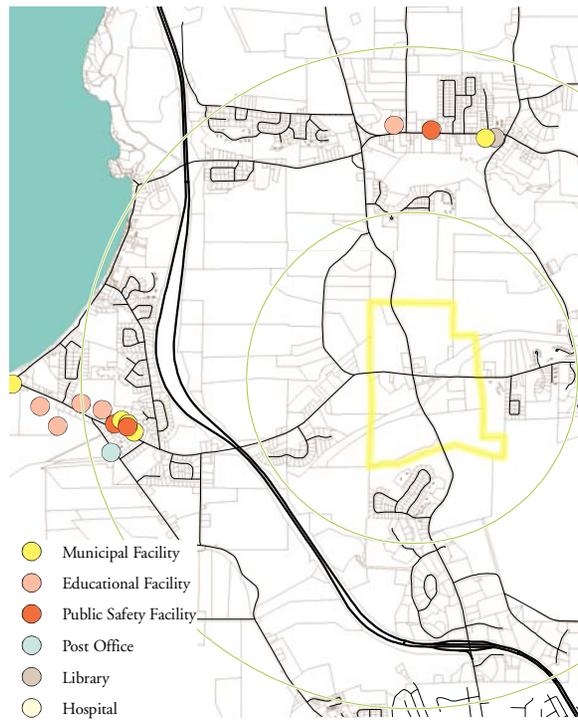
Figure D: Growth Center Final Layout



Planned Bike-Ped Facilities

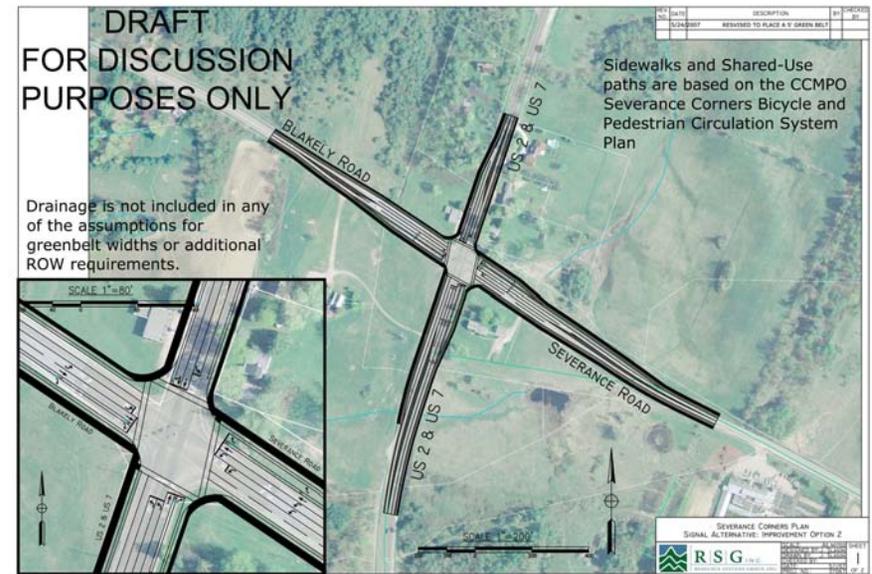


Public Spaces and Amenities

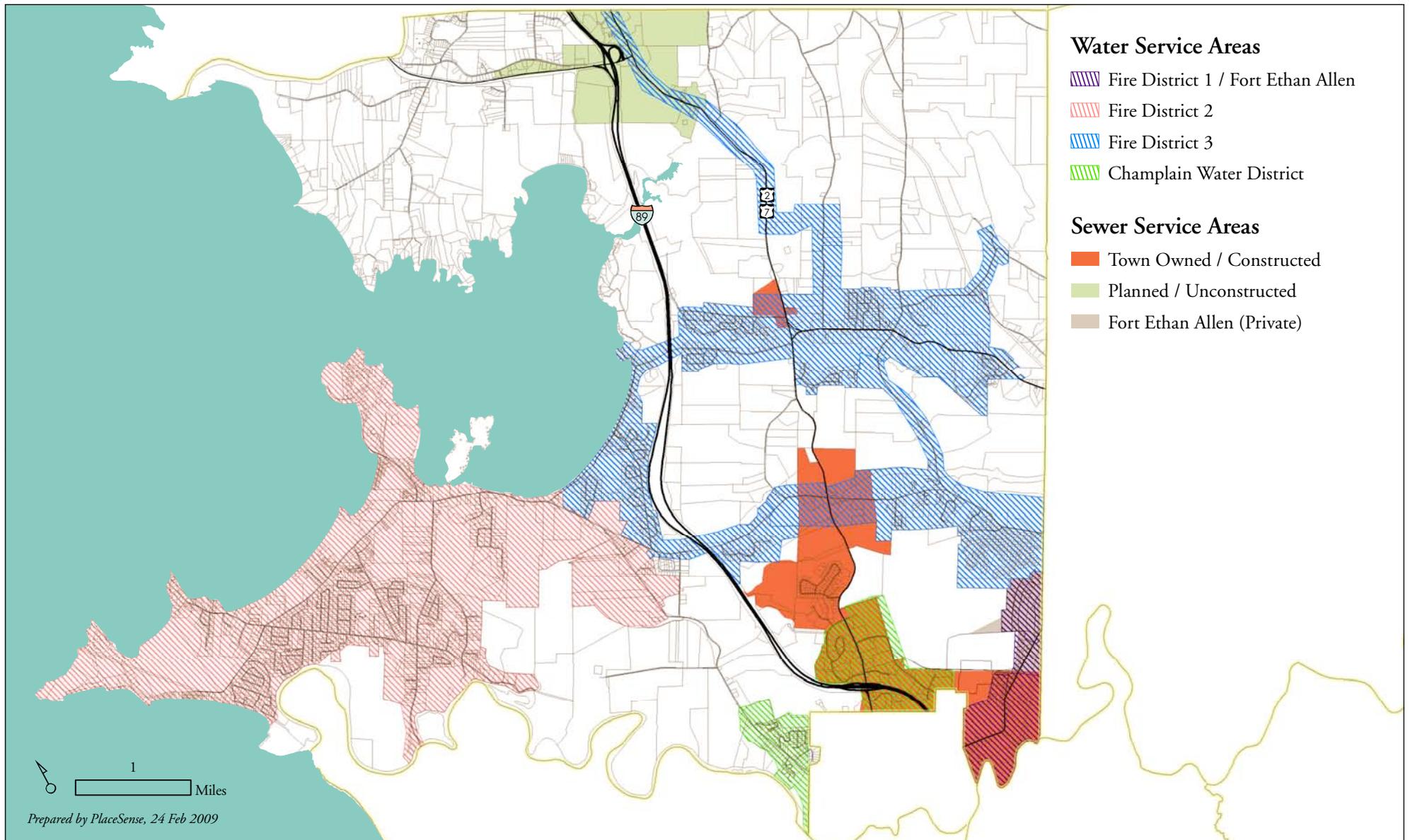


Public Facilities

- During the AM peak hour the westbound Severance Road and southbound US 2/7 approaches already experience high levels of delay and significant queuing.
- Improvements are necessary by 2017 to accommodate background growth only.
- 11% increase in peak hour traffic at intersection anticipated by 2017 without planned development at Severance Corners
- 35% increase in peak hour traffic at intersection anticipated by 2017 with planned development at Severance Corners

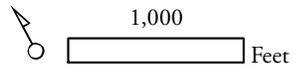
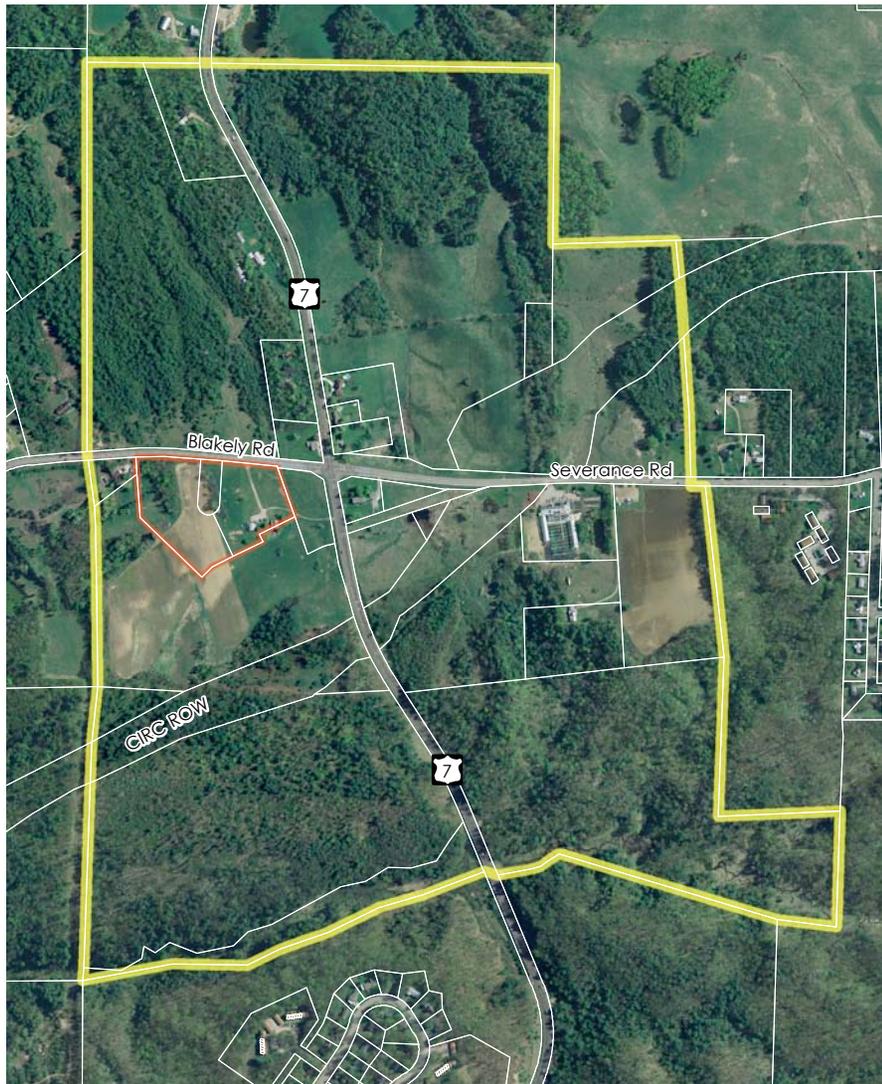


Projected Demand and Planned Transportation Improvements



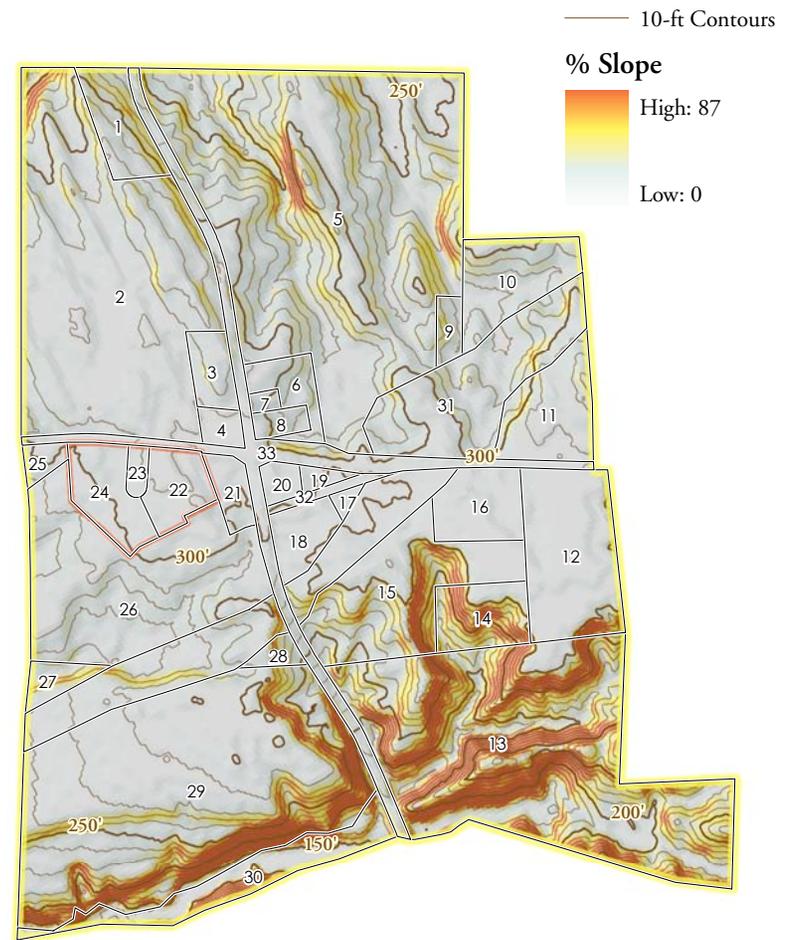
- Town has adequate water supply to meet projected demand although additional storage capacity will be needed.
- After 2011, the Growth Center will have 460,000 gallons of wastewater capacity, which is sufficient to serve growth center targets during the planning period although it is inadequate to serve demand at full build-out.

Water and Wastewater Supply

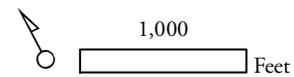


Prepared by PlaceSense, 29 Jul 2008

- █ Growth Center (378 acres)
- █ New Town Center (10 acres)



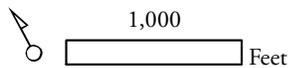
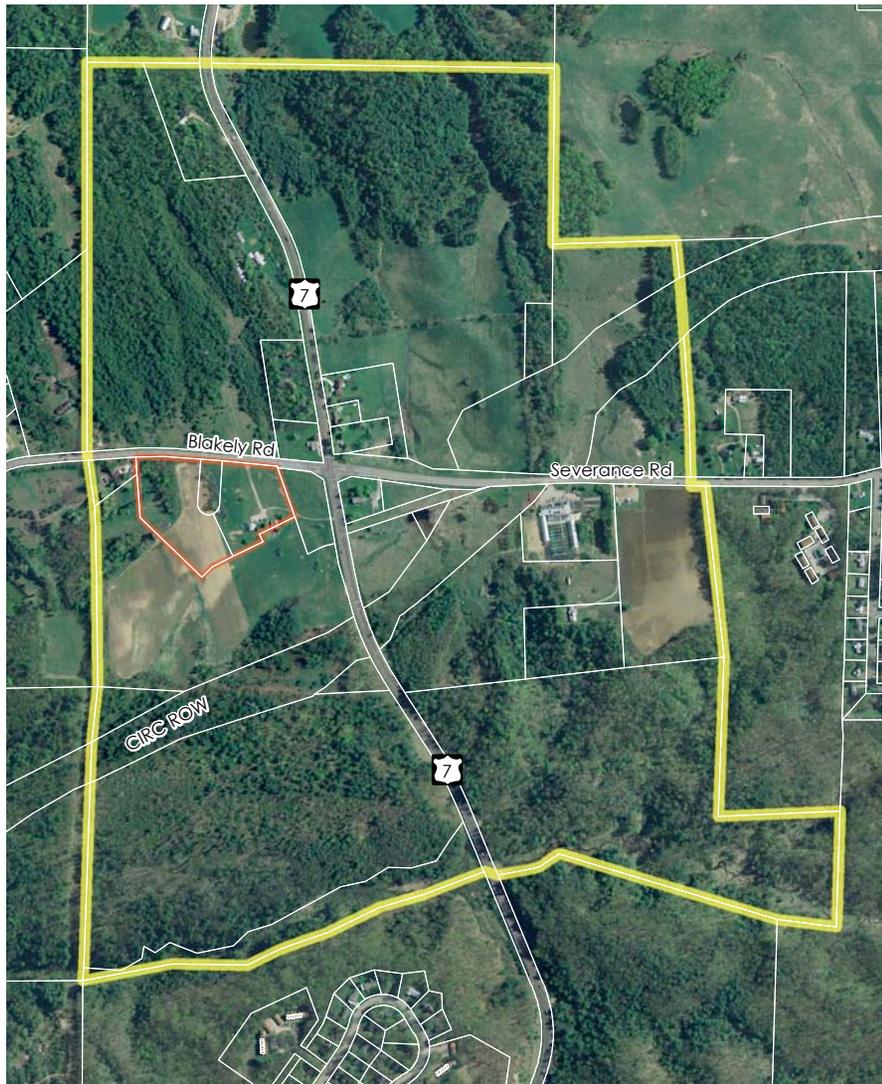
The terrain within the growth center is primarily level to rolling, with the exception of the steep sided ravine along Sunderland Brook. The elevation ranges from 140 to 330 feet above sea level.



Prepared by PlaceSense, 26 Aug 2008

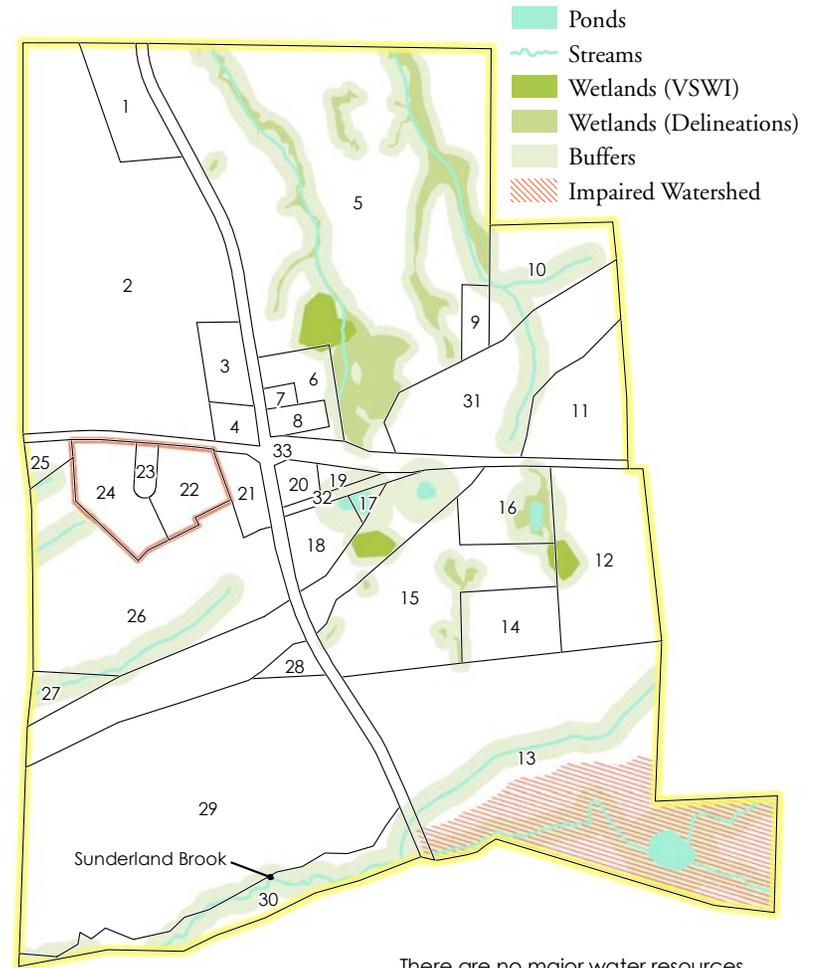
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Landform and Slopes

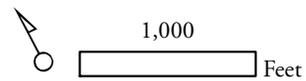


Prepared by PlaceSense, 29 Jul 2008

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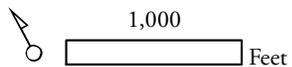
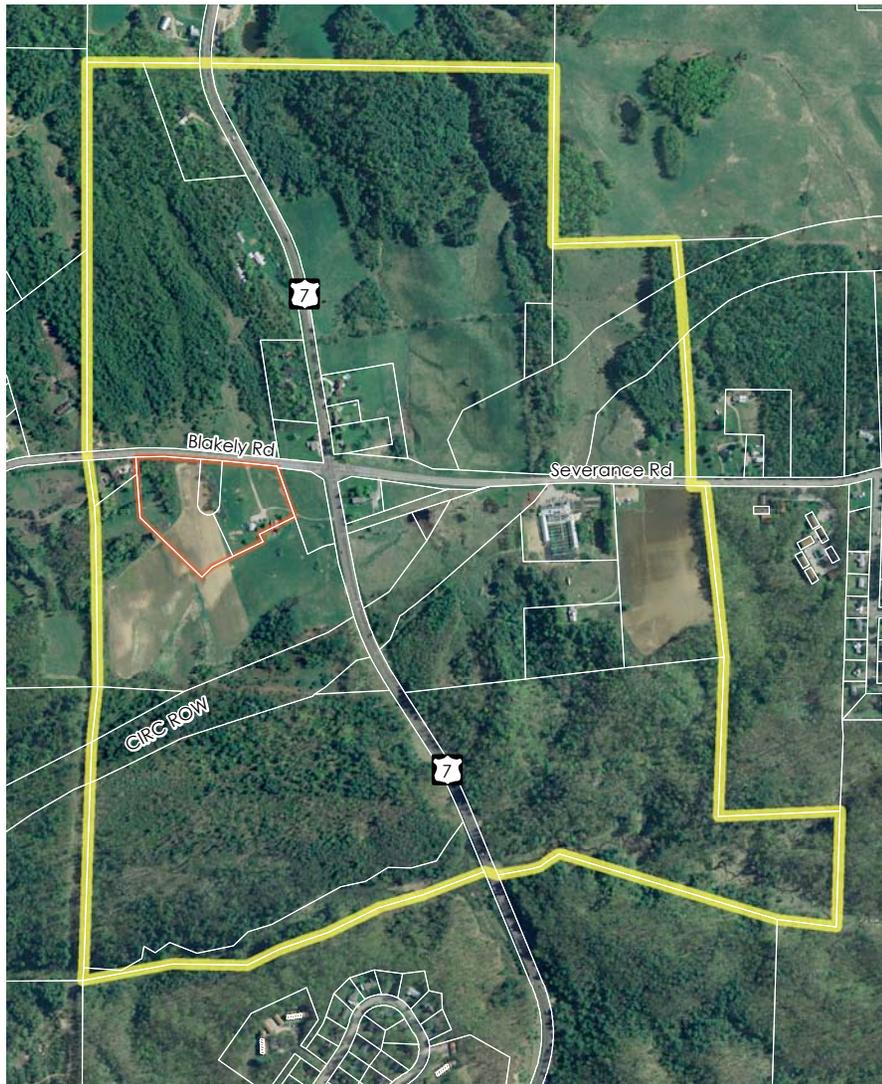
There are no major water resources located within the growth center. There are several small streams, wetlands and ponds. A 23-acre portion of the stormwater impaired Sunderland Brook watershed crosses into Parcel 13.



Prepared by PlaceSense, 22 Jan 2009

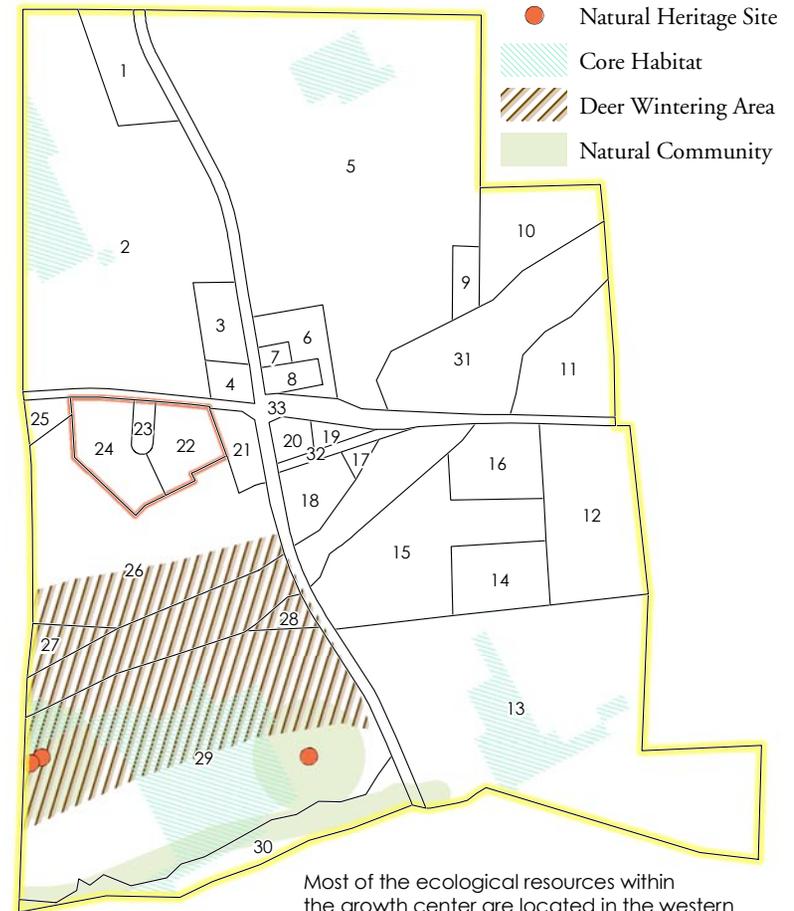
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Water Resources

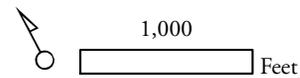


Prepared by PlaceSense, 29 Jul 2008

- Growth Center (378 acres)
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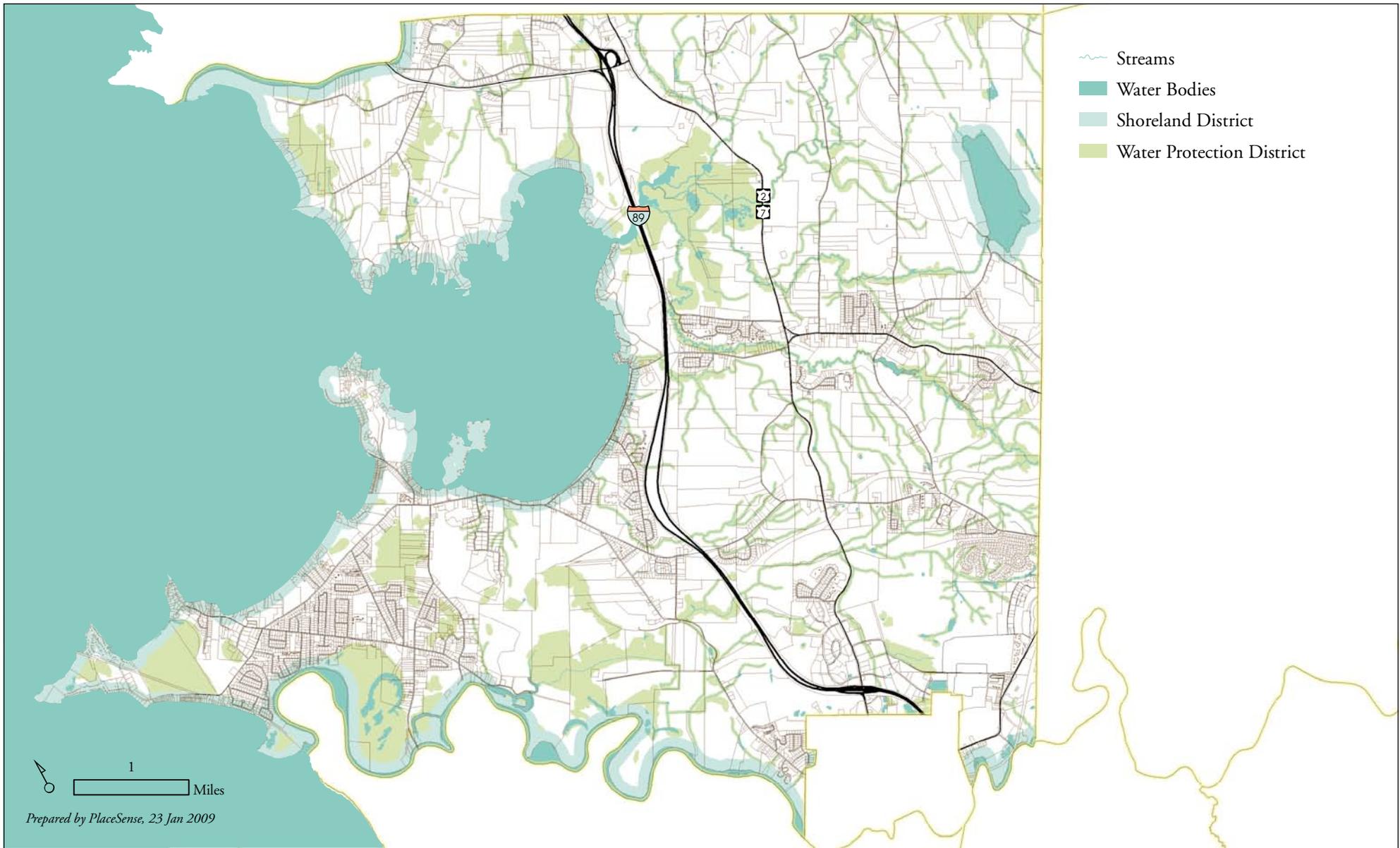
Most of the ecological resources within the growth center are located in the western corner, between the CIRC right-of-way and Sunderland Brook. The natural communities and species on Parcel 29 have not been studied at the site level, so an accurate assessment of their extent and quality cannot be made at this time.



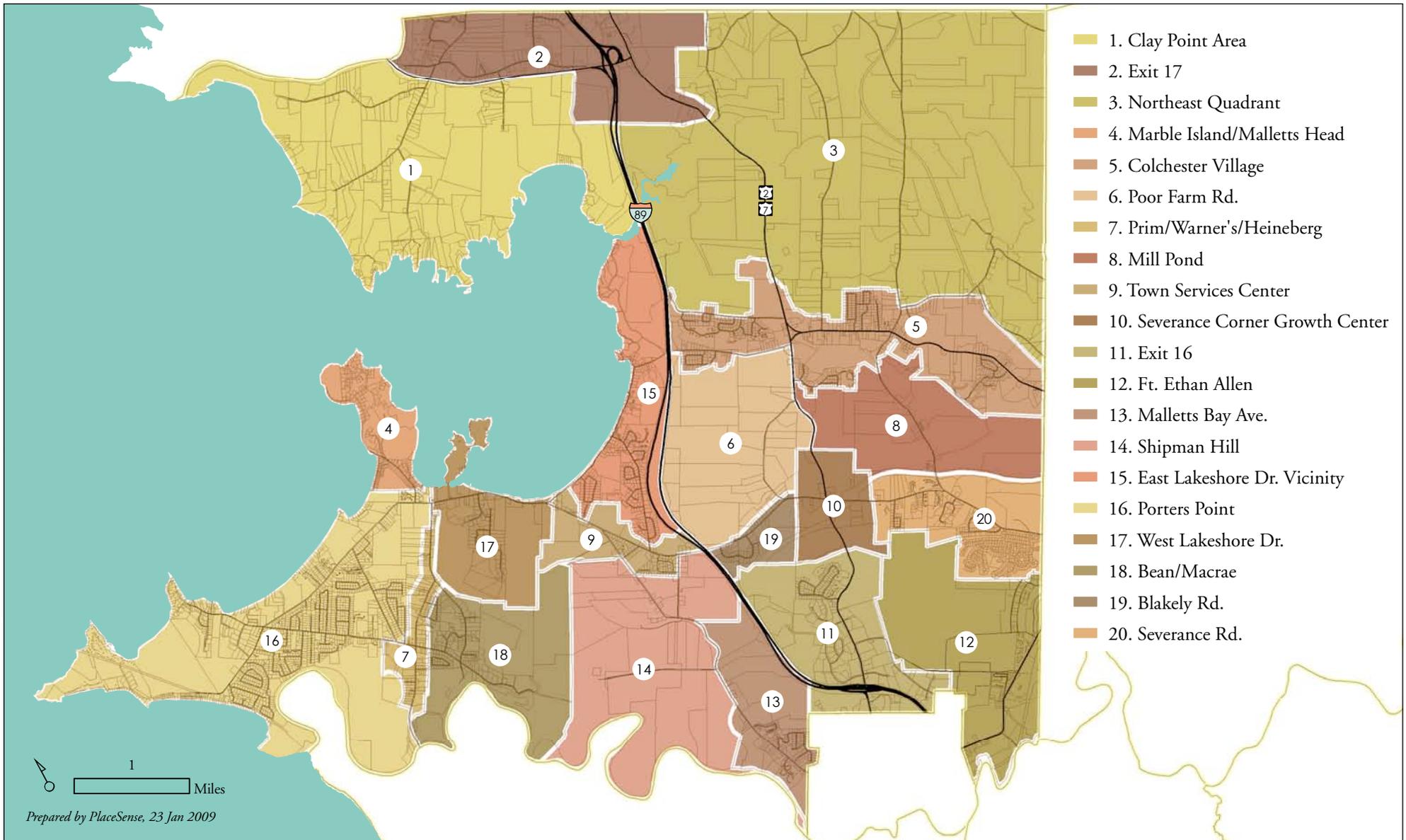
Prepared by PlaceSense, 31 Oct 2008

- Growth Center (378 acres)
- New Town Center (10 acres)

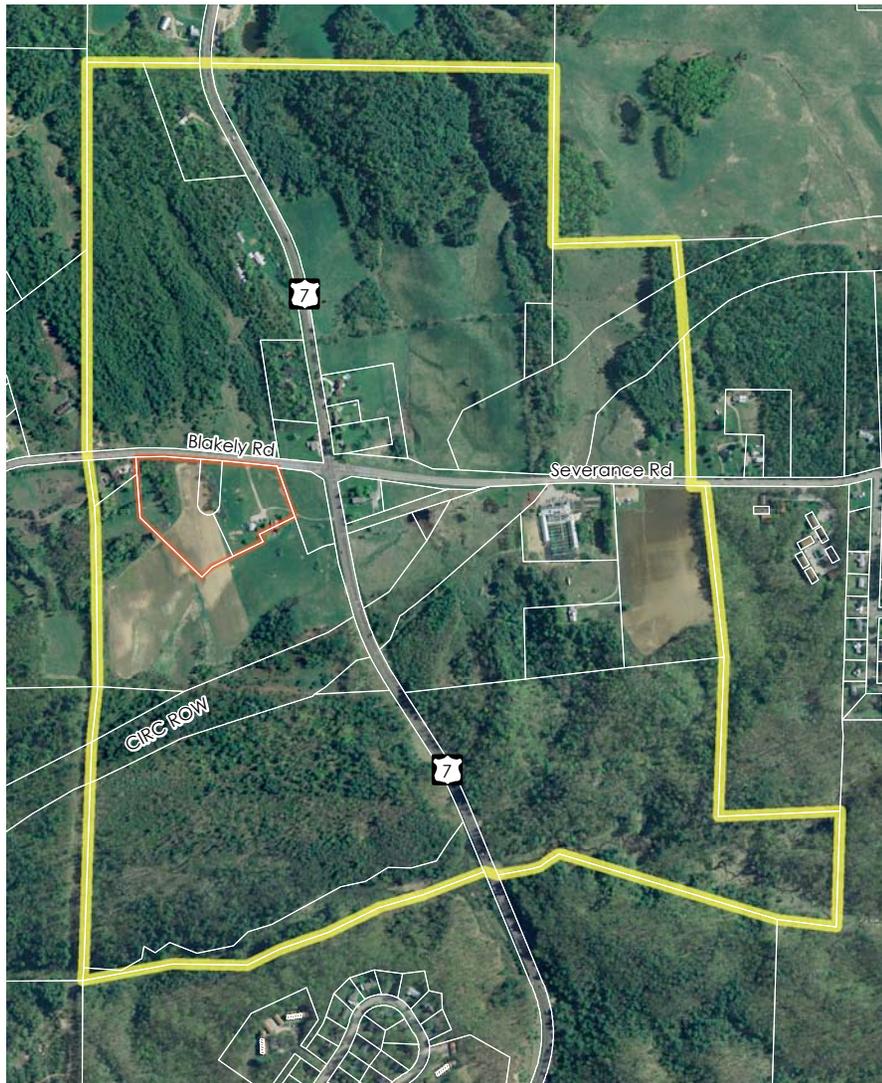
Natural Resources



Overlay Map



Land Use Planning Areas Map



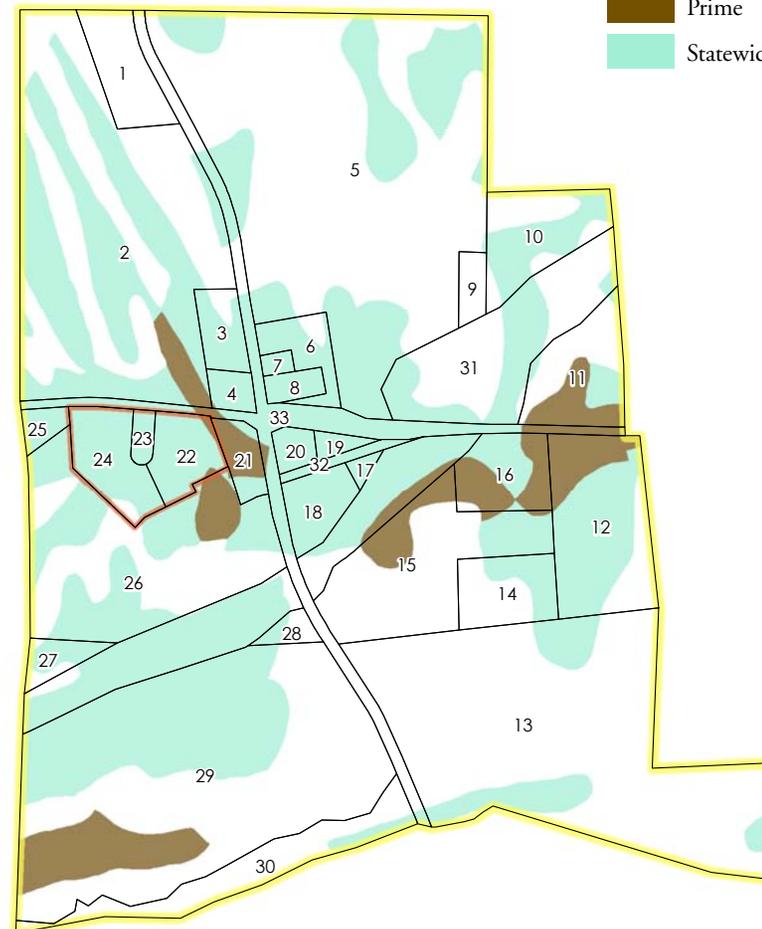
1,000 Feet
 Prepared by PlaceSense, 29 Jul 2008

Growth Center (378 acres)
 New Town Center (10 acres)

Agricultural Soils

Primary Ag Soils

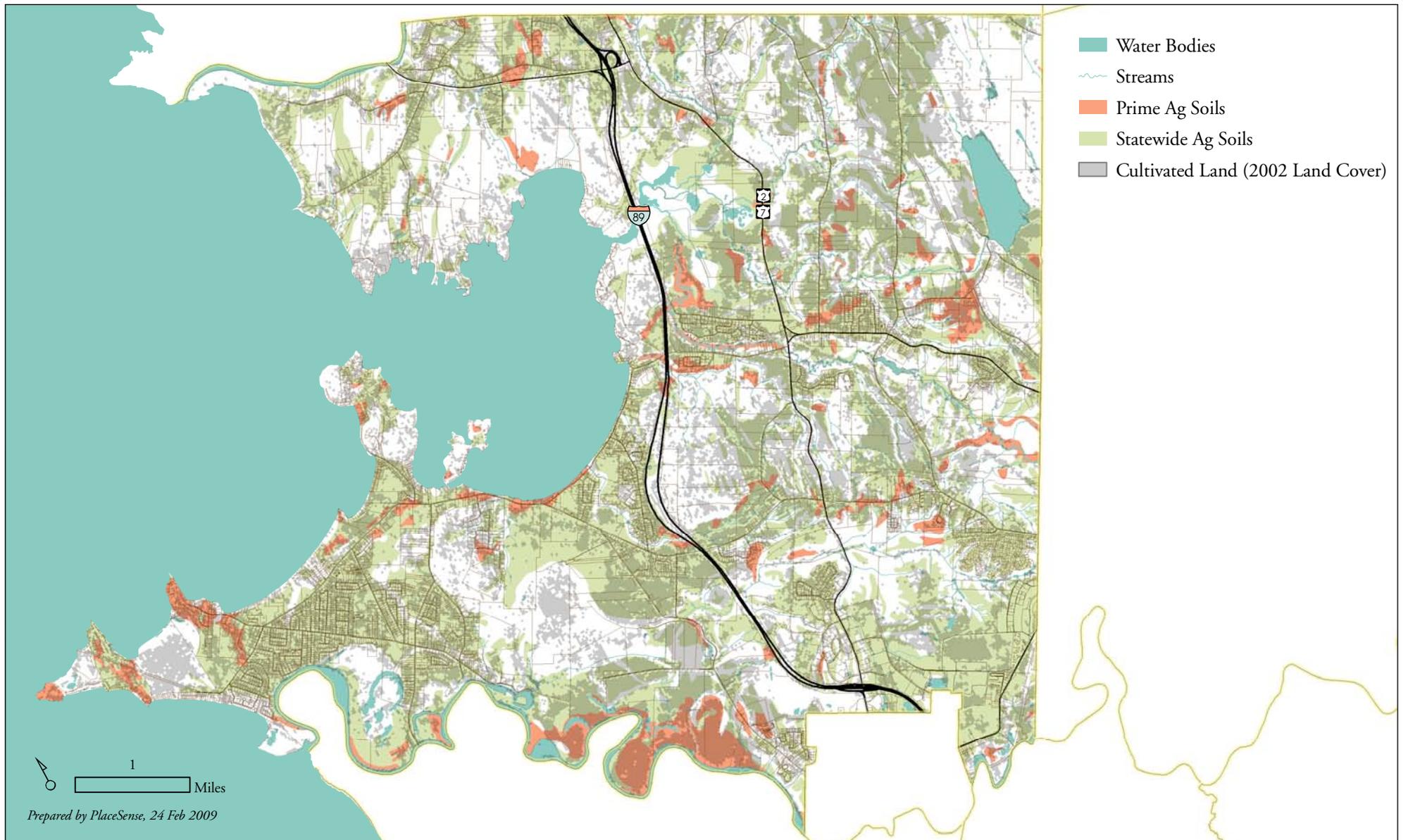
Prime
 Statewide



Of the growth center's 378 acres, 176 (47%) are classified as primary agricultural soils. That includes 24 acres of prime soils and 152 acres with soils of statewide significance. The 176 acres of primary ag soils within the growth center represent less than 1.5% of the total acreage of ag soils in Colchester.

1,000 Feet
 Prepared by PlaceSense, 25 Aug 2008

Growth Center (378 acres)
 New Town Center (10 acres)

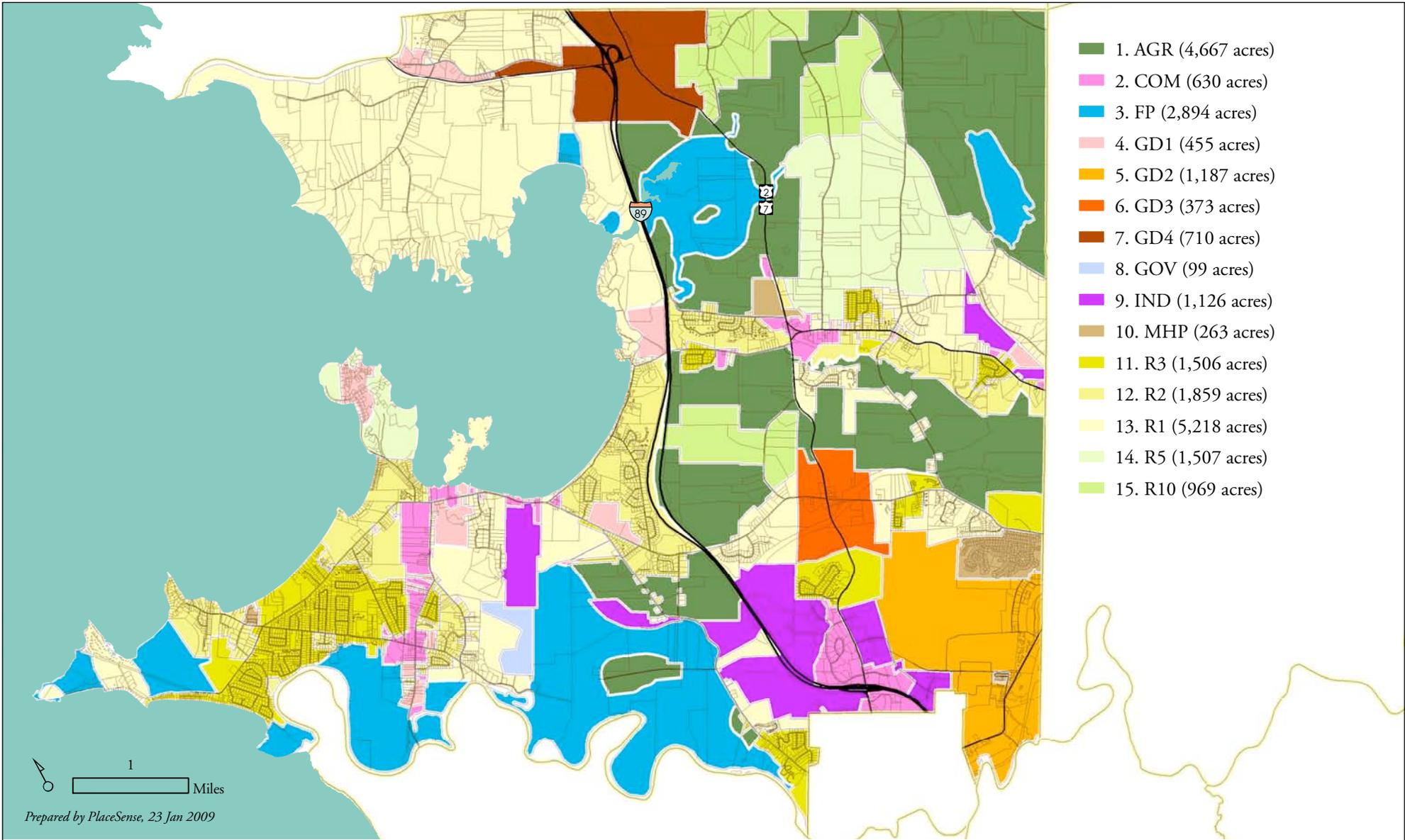


1 Miles

Prepared by PlaceSense, 24 Feb 2009

- 50% of town's ag soils (12,000 acres total) have already been developed. There is currently around 8,000 acres of cultivated land in town (35% of town's land area). Colchester has a 4,600-acre Agricultural District, which includes 1,200 acres of ag soils.
- 100-acre Button Farm is only conserved farm in town. TDR program could result in 280 to 520 acres of farmland being conserved.

Farmland Conservation & TDRs



- 1. AGR (4,667 acres)
- 2. COM (630 acres)
- 3. FP (2,894 acres)
- 4. GD1 (455 acres)
- 5. GD2 (1,187 acres)
- 6. GD3 (373 acres)
- 7. GD4 (710 acres)
- 8. GOV (99 acres)
- 9. IND (1,126 acres)
- 10. MHP (263 acres)
- 11. R3 (1,506 acres)
- 12. R2 (1,859 acres)
- 13. R1 (5,218 acres)
- 14. R5 (1,507 acres)
- 15. R10 (969 acres)

1 Miles

Prepared by PlaceSense, 23 Jan 2009

Zoning Map

Planned and Conceptual Development Pattern

