

# MAPLEWOOD

## Nashua, New Hampshire

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The Maplewood project involved the development of a mixed commercial and residential Master Plan covering approximately 300 acres. The concept plan developed by Cuoco & Cormier for this parcel provided a layout for 250 single family homes, an elderly housing complex and approximately 80,000 square feet of mixed retail and office space.

A village concept was developed for this site as a means to maintain the rural and agrarian character of this area. Emphasis was placed on maintaining and incorporating greenspace into the design. An innovative stormwater management system centered on a wet pond was created for the site to provide enhanced water quality treatment while also adding beauty to the site. In addition, a number of bike paths and walking trails have been created to promote foot traffic throughout the site. This network of trails has been used to link the site to athletic fields and an elementary school that abut the project area.

The plan also involved the relocation of approximately 4000 linear feet of two existing roads and all the utilities associated with the roads. These roads are active commuter routes connecting local neighborhoods and nearby towns to the F.E. Everett Highway.

In addition, the project also necessitated a significant upgrade and enhancement of the municipal sewer system serving this portion of Nashua. Cuoco & Cormier designed a state of the art sewer pump station and several thousand feet of sewer interceptors to service current residents and to allow for future development of a 1400 acre section of southwestern Nashua.

These photographs represent the senior housing project, the commercial space and single family dwellings constructed as part of this project.

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