

CONCORD DEVELOPMENT

WINTER 2012

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SOUTH MAIN STREET RENAISSANCE

The southern gateway to Downtown Concord is undergoing a radical transformation emblematic of the synergy between private redevelopment, creative enterprise and public sector partnership. Over the last five years, South Main Street has experienced over 477,000 square feet of actual and proposed new development worth in excess of \$44.5 million. This redevelopment has allowed the downtown to create and/or preserve 662 jobs.



Capital Commons

"These are exciting times to invest in Concord. The City Council and Administration are focused on making quality development and redevelopment a priority. South Main Street's resurgence is testament to that dedication."



Mayor Jim Bouley

Capital Commons

This 102,000 square foot mixed-use building was the first project to spark redevelopment on South Main Street. Capital Commons' tenants include Red River Theatres, O's Steak and Seafood and Casey Family Services.



Smile! Building

The "Smile!" Building

In 2011, the "Smile!" Building opened at 49 South Main Street. Housing a number of Concord Hospital's administrative offices as well as the Center for Health Promotion, the building is also the new home to the League of NH Craftsmen and soon the Greater Concord Chamber of Commerce.

This 91,500 square foot project would not have been possible without the City's partnership. The project benefited from a long-term lease in the City's Capital Commons Parking Garage, sale of a city property, and five years of tax relief provided by the City's Community Revitalization Tax Relief Program.



Mennino Place

FOR MORE INFO CONTACT:

Carlos P. Baia,
Deputy City Manager

City of Concord

Community Development
Department

41 Green Street

Concord, NH 03301

P: (603) 225-8595

F: (603) 228-2701

cbaia@concordnh.gov

Mennino Place

Although not alive to witness the evolution of this project, former Executive Director of the Capitol Center for the Arts M.T. Mennino's legacy lives on in this 45 unit, affordable housing project developed by the Concord Area Trust for Community Housing (CATCH). Constructed off of Storrs and Theatre Streets immediately behind the new "Smile!" Building, this complex includes 23 units with a preference for artists.

The City secured a \$450,000 Community Development Block Grant for this project.

received Planning Board approval.

This project will be located in the Sears Block Tax Increment Finance District. City participation includes the provision of a long-term lease in the City's Capital Commons Garage and the waiver of impact fees.



Endicott Hotel

Bindery Redevelopment

Adjacent to the "Smile!" Building at 45 South Main Street, the Bindery Redevelopment Project is poised to break ground in 2012 pending City Council approval. The project will result in a 69,360 square foot mixed use building that will include office and retail components with the option for some residential. The project has already



Bindery Project

Endicott Hotel

After years of laying the groundwork, new market rate housing is coming to Main Street. Located at 1-5 South Main Street, the Endicott Hotel property will be converted by its owners, Concord Area Trust for Community Housing, to 25 market rate apartments. This landmark building, listed on the National Register of Historic Places, will be renovated to

the U.S. Secretary of the Interior standards.

Successful completion of this project is contingent on City participation through its Community Revitalization Tax Relief Program and a loan from the City's Revolving Loan Fund. If approved, the project would be completed in 2013.

Concord Cooperative Market

Great food will now be complemented by an equally impressive façade. Located at 24 South Main Street, Concord



Concord Co-op Market

Cooperative Market's renovation is scheduled for completion in early 2012.

NH Employment Security Building

The proposed relocation of the NH Employment Security offices from 32 South Main Street to the State Hospital Campus has presented a singular opportunity to redevelop a key

South Main Street property. The City has indicated to the State that it wishes to exercise its "right of first refusal" to acquire the property as part of a development package with a yet to be determined private sector developer. The City is seeking a mixed use development inclusive of residential.



Gloria McPherson took over as the new **City Planner** in late 2011. Gloria was most recently with Mass.-based Kohl Construction where she was V.P. for Land Development.

Gloria is focused on further streamlining the City's development review process to increase efficiency and improve customer service.

Gloria welcomes your feedback at



gmcpherson@concordnh.gov or (603) 225-8515.



FREE DEVELOPMENT TEAM REVIEWS

If you are contemplating a project in Concord, the Community Development Department welcomes you to come in for a complimentary development team review. This is an opportunity to brainstorm with representatives of City Planning, Engineering, Code Administration and Fire Departments in a relaxed atmosphere. Appointments for Development Team reviews can be made by contacting Bev Rafferty at brafferty@concordnh.gov or by phone at (603) 225-8595.