



New Partners for Smart Growth Conference “Overcoming Barriers to Sustainably Redevelop Historic Communities”



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Tell Me About Concord...

NH's Capitol City

64 Square Miles

Population = 43,000

Daytime Pop = 80,000

***One hour to
Boston MA***

4.3% Unemployment

***Council - Manager
Form of Government***

***#1 Micropolitan
Economy 4 Years
Running!***





Notes About Downtown



10 +/- Block Area
Anchored by State House

60 +/- Buildings
Circa 1850-1900

200 Retailers

30+ Law Offices

Dozens of Nonprofits

Handful of Long-term Property Owners

Notes About Downtown



Catalyst for Downtown Preservation

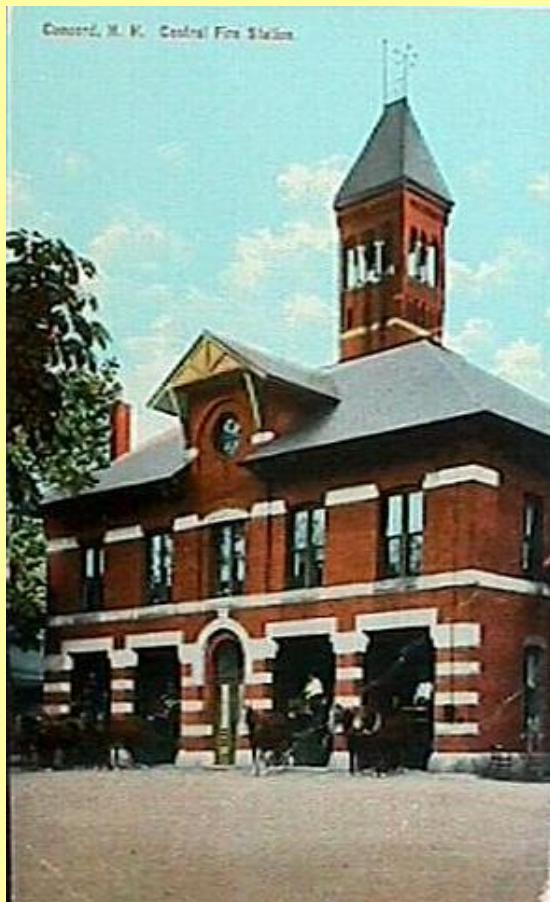


Genesis of Downtown Preservation



Past Preservation Successes

Fire House Block 1979



Past Preservation Successes

Eagle Hotel / Square 1979



EAGLE HOTEL, CONCORD, N. H.

OA4623

Past Preservation Successes *Eagle Hotel / Square 1979*



Past Preservation Successes *Eagle Hotel / Square 1979*



Past Preservation Successes *Eagle Hotel / Square 1979*



Past Preservation Successes

Bicentennial Square 1980



Past Preservation Successes Durgin Block 1983

Main Street, Looking South, Concord, N. H.



Past Preservation Successes Durgin Block 1983



Past Preservation Successes



Past Preservation Successes



Past Preservation Successes



Current Redevelopment Trends Capital Commons 2007



Current Redevelopment Trends Capital Commons 2007



Current Redevelopment Trends *Capital Commons 2007*



Current Redevelopment Trends

Capital Commons 2007



Current Redevelopment Trends

Sanel Block 2011



Current Redevelopment Trends

Sanel Block 2011



Current Redevelopment Trends

Sanel Block 2011



Current Redevelopment Trends Bindery Block 2012



Current Redevelopment Trends Bindery Block 2012



Current Development Trends Scandia Hall 2011



Current Development Trends Scandia Hall 2011



Current Development Trends Green Buildings





The Challenges

- 1) Code Compliance (Life Safety, Building, Energy)**
- 2) Contaminants (Asbestos, Lead Paint, Etc.)**
- 3) ADA Compliance**
- 4) Modern floor plan/use demands**
- 5) Convenience Factors (On-Site Parking)**
- 6) “Green” Targets & Costs**
- 7) “Untested Market” (Market Rate Residential)**
- 8) COST! COST! COST!**



Tools We Currently Use Regulatory & Tax Incentives

Regulatory & Development Incentives

- 1. International Existing Building Code**
- 2. Development Impact Fee Credits & Waivers**
- 3. Tax Increment Financing (“TIF”)**

Property Tax Incentives

- 1. RSA 79-E Property Tax Abatement**
- 2. NH Brownfields Property Tax Abatement**



Tools We Currently Use Grants & Tax Credits

State & Federal Grants

- 1. EPA Brownfields Program**
- 2. Community Development Block Grants**
- 3. NH Land & Community Heritage Investment (LCHIP)**
- 4. Certified Local Government (“CLG”)**
- 5. US HUD Economic Development Initiatives Program**

State & Federal Tax Credits

- 1. Community Development Investment Tax Credit Program (CDIP)**
- 2. Low Income Housing Tax Credits (LIHTCs)**
- 3. Federal Historic Preservation Tax Credits**
- 4. New Markets Tax Credits**



Tools We Currently Use Other Local Resources

Other Local Resources

- 1. Subsidized Public Parking (3 garages, 1,250 spaces)**
- 2. Façade Improvement Program (In Town Concord)**
- 3. Local Revolving Loan Programs (City & Local Regional Economic Development Council)**
- 4. Upstairs / Downtown Tour (Annual Event)**
- 5. 2011 Market Rate Housing Survey**



Why We Applied

1. Identify NEW tools, regulatory reforms, & incentives to promote preservation and GREEN adaptive reuse of historic buildings.
3. Apply these tools to a real life case studies.
3. Implement viable tools, incentives & reforms.

Challenges on the Horizon Endicott Hotel



Challenges on the Horizon Endicott Hotel



Challenges on the Horizon NH Employment Security



Challenges on the Horizon Concord Theatre



Challenges on the Horizon Concord Theatre



Challenges on the Horizon Phenix Theatre



Challenges on the Horizon Phoenix Theatre



Challenges on the Horizon Zachos Properties





Questions?