



**Preliminary Reuse Assessment
Opportunities and Constraints Analysis**






**Lakes Region Facility
Laconia, New Hampshire**




CREDERE ASSOCIATES, LLC




Project Objective

The goal of this process is to assess the short and long-term uses of the Lakes Region Facility by determining and recommending the disposition, redevelopment or sale of the property in part or in whole, whichever is in the best interest of the residents of New Hampshire.



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Project Background

The Lakes Region Facility Reuse Assessment

Lakes Region Facility Commission



- Lakes Region Facility Subcommittee
 - LRPC, City of Laconia, State of NH


Lakes Region Planning Commission

- Crede Associates, LLC, environmental consultant

USEPA Region 1

- SRA International, agency contract administrator
- Vita Nuova, LLC, redevelopment consultant

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Scope of Work

Opportunities & Constraints Analysis

- Location
- Visibility and Access
- Parcel Size and Characteristics
- Land Use Policies






Market Analysis and Interviews with Key Stakeholders

- Local real estate analysis and broker interviews
- Commissioners, State of New Hampshire
- City Staff, Boards and Commissions
- Community Meeting

Environmental Assessment

Land Use Scenarios

- 3-4 potential land use scenarios









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Opportunities and Constraints Analysis

Parcel Size and Characteristics

- Three parcels
 - Main parcel 212 acres
 - North parcel 7.8 acres
 - South parcel 10.4 acres
- A majority of the site has level and gently sloping topography with some areas of steep grades
- Parcel of a size and configuration conducive to subdivision





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Opportunities and Constraints






Location

- Sparsely populated area of the City
- Surrounded by state park and forests
- Not located within an economic center

Access

- Direct access from NH Route 106
- Entrance to Ahern State Park located off Right Way Path
- Subdivision would require roadway improvements and infrastructure investments



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Opportunities and Constraints Analysis

Visibility – Traffic Counts

- ADT 10,000 vehicles in peak season
- Counts peaked in 1998-99
- Significantly lower counts off-season
- Counts not attractive to large retail development

Location	Proximity to Site	2003	2005-06	2008-09
NH 106 South of Elm Street	Frontage along Parcel A	11,000	11,000	10,000
NH 106 North of Pleasant St	Significantly south of subject property	15,000	16,000	14,000
NH 106 at Meredith Town Line	Significantly north of subject property	7,000	7,600	6,700
Elm St East of Parade	East of intersection with subject property	5,900	5,800	5,800

Source: Compiled from NHDOT Report 2-18-10









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Opportunities and Constraints Analysis


Land Use Policies


- Zoning Residential: RS, RR1, RR2
- Property in close proximity to commercial zone

RR1 

RS 

RR2 

C 









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Opportunities and Constraints Analysis

Land Improvements

- 26 buildings - poor to good condition
- Asbestos, lead paint and other hazardous building materials
- Requires historic preservation review
- Three buildings currently occupied
 - Lakes Region Mutual Fire Aid Association
 - NH Dept. of Health and Human Services – sex offender incarceration











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Market Analysis

Real Estate Market

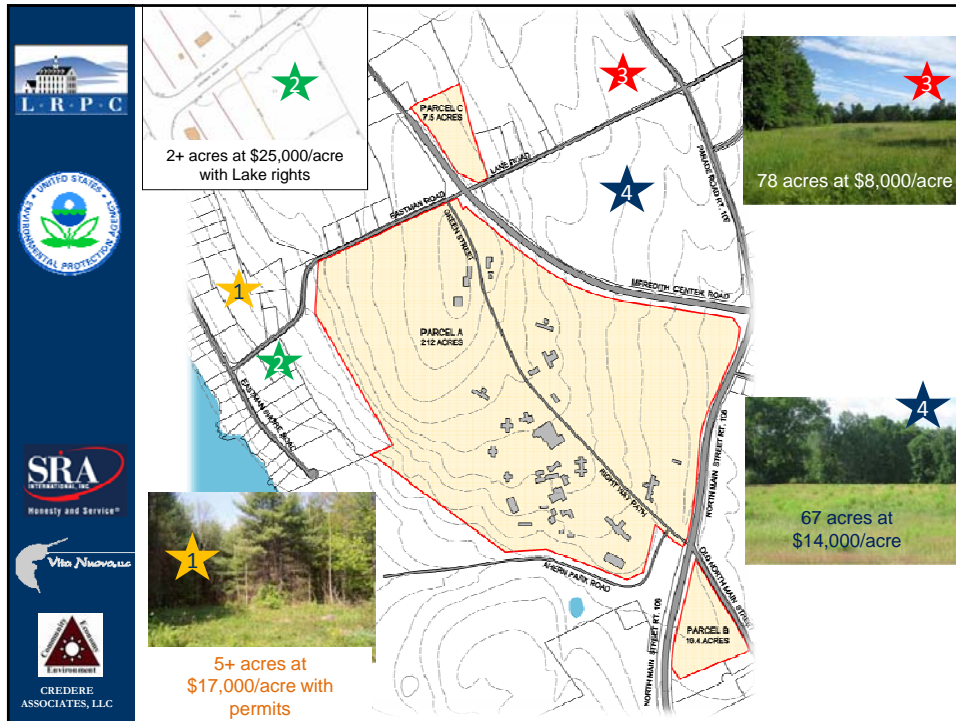
- Market is active and improving
- Large quantity of properties on the market
- Land prices
 - 152 acres for sales immediately surrounding subject property
 - Land in vicinity of subject property selling for \$8,000-17,000/acre
 - Lots in high-end development northeast of site selling \$45,000/acre
 - Commercial land \$15,000/acre



High end single family development on Parade Road

SOURCES

- Travis Cole, Caldwell Banker Residential
- Kevin Sullivan, Caldwell Banker Weeks
- Frank Roche Realty
- Florence Cummins Real Estate



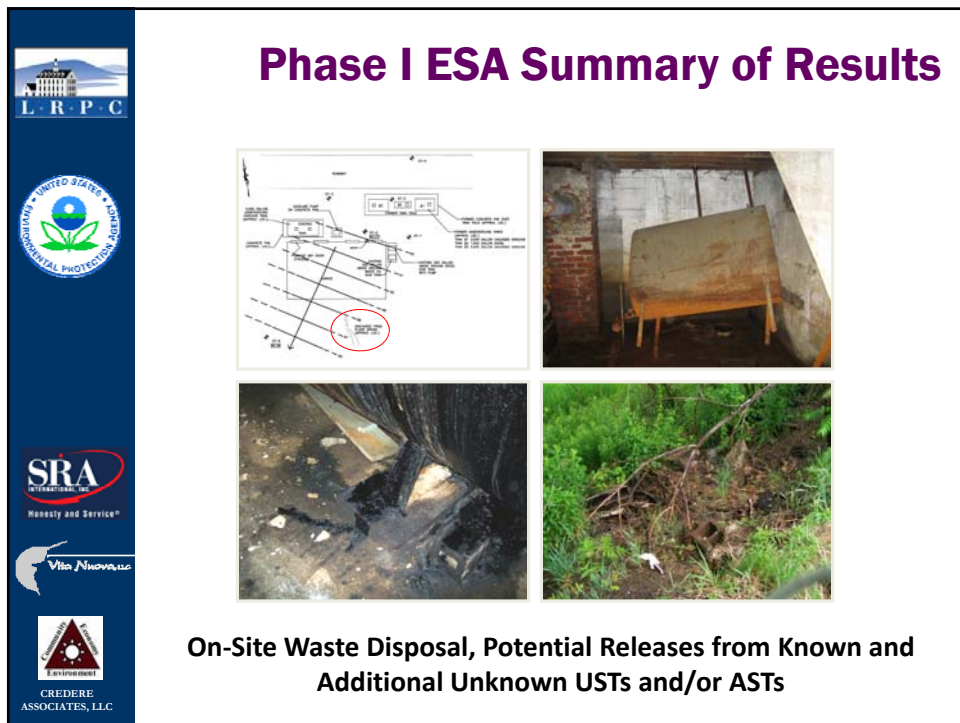
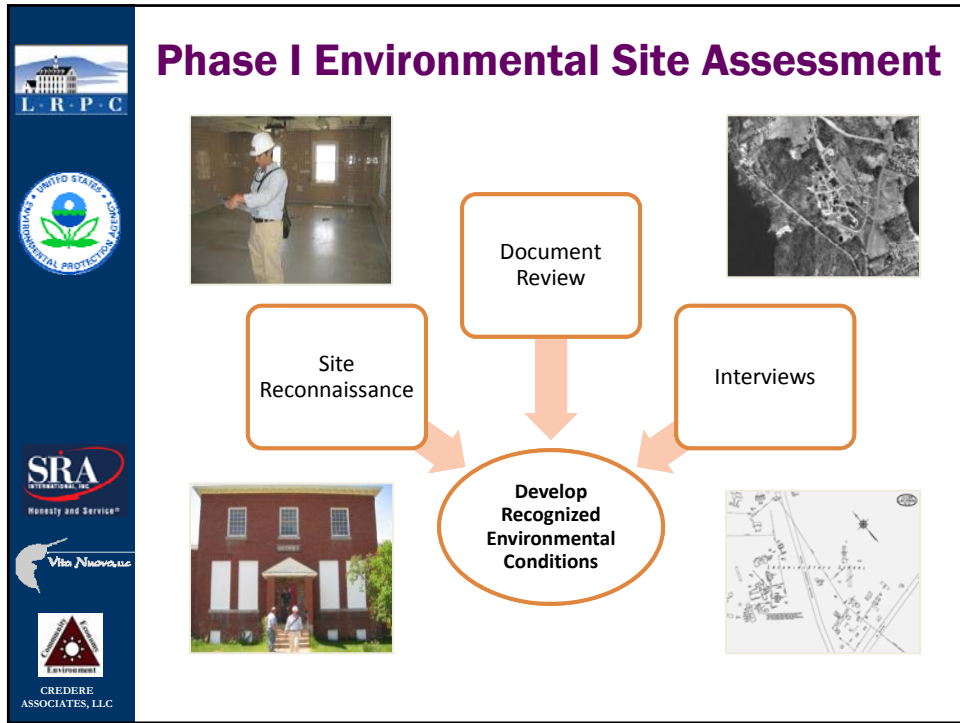
Market Analysis

Real Estate Market

- Retail market focused along existing commercial corridors
 - Traffic counts not attractive to large retail development
- Limited demand for office and industrial
 - Office uses generally in the downtown
- Residential market:
 - Owner occupied single family improving,
 - Large quantities of new development in pipeline
 - Continued interest in *existing* second home market due to discount prices
 - Multi-family investment market slow

Office building and land adjacent to the Laconia District Court Building, 5 Offices, 2 Conference Rooms, 4 Support Staff areas, Newly remodeled. \$67/sq ft. \$329,900.

Proposed two-phased 126-unit, multi-family development on 18.3 acres














Phase I ESA Summary of Results












**Asbestos, Lead Paint, Mold, and PCB Building Materials,
Electrical Transformers, Asbestos Insulated Steam Tunnels,
Universal and Hazardous Waste**

Stakeholder Interviews

- State of New Hampshire Stakeholders
 - Stephen Burritt, BG (R), Deputy Adjutant General
 - William Wrenn, Commissioner, NHDOC
 - Bruce Cheney, Director, Emergency Services and Communications
 - Thomas Burack, Commissioner, DES
 - Linda Hodgdon, Commissioner, DAS
 - Van McLeod, Commissioner, Cultural Resources
 - Nicholas Toumpas, Commissioner, H&HS
 - Mark Edelstein, Lakes Region Community College
 - Ed Dupont, University Board of Trustees












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Input from State Agencies

- Department of Safety
 - Lakes Region Mutual Fire Aid Association occupies one building
 - \$1.1. mill spent to retrofit building; \$1 mill infrastructure
 - Relocation would cost \$2.5-\$4 million
 - Residents pay for this via surcharge on phone bill

- Department of Health & Human Services
 - Site is a Designated Receiving Facility for DHHS
 - Relocation possible, but generally takes time
 - No relocation funds specifically earmarked
 - Funding requires facilities to be located in communities of a certain size












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Input from State Agencies

- Department of Corrections
 - Continued need for women's prison, minimum security housing and halfway housing
 - No sites selected.

- Lakes Region Community College
 - LRF considered for college campus /conference center
 - Community College still interested in some capacity
 - Possible land swap with State for downtown facilities
 - College has budget request of \$10 million for property improvements at current campus
 - Legislative approval needed to reallocate funds.









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Input from State Agencies

- New Hampshire National Guard
 - Interested in a Readiness Center and Training Facility
 - Federal funding exists; some state funding required
 - Training facility synergistic with Mutual Fire Aid
 - Readiness centers can serve as economic drivers

- Department of Environmental Services
 - No need for full-time use of facilities
 - Ongoing need for training space
 - Possible site for locally-grown agriculture program
 - Possible site for public-private investment








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Local Stakeholder Interviews

City of Laconia Stakeholders

- July 26 – Karen Barker from the Grassroots group
 - “Back to Farming at the Laconia State School”
- July 27 – Belknap County Economic Development Council
- July 29 – Belknap County Conservation District
- July 29 – Laconia Department Heads
 - Fire, Con Com, Public Works, Water, Recreation, Police
- August 3 – Planning Board
- August 9 – Chamber of Commerce
- August 11 – Main Street Business owners
- Week of August 16- 20 – City Councilors












Local Stakeholder Interviews

Questions asked of municipal departments/commissions:

- Has your department or commission identified any short or long-term property goals or objectives?
- If the answer(s) to any of the above questions are yes, has the funding for such property/facilities been identified? If so, what is the funding source(s)?
- What are your ideas for short-term (<5 year) or long-term reuse (5-10 years) of the property?
- What benefits would you like the residents of Laconia to gain from the reuse of this property (i.e. open space and recreational lands, new town facilities, jobs, tax revenues)?






Many of these questions led to a discussion of potential future uses.

Input from Local Stakeholders

Community Perception

- Natural resource value of area is very high.
- Area acts as land bridge between Opechee Lake and Paugus Bay
- Fantastic views of lakes and mountains
- Parcel still retains its natural beauty today
- Proximity to Ahearn is a positive
- This is a beautiful piece of public land
- The site is large enough for multiple uses
- Site contains high value agricultural soils
- Redevelopment presents and opportunity for the City and State

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Input from Local Stakeholders

Municipal Concerns

- City Parks & Rec Department uses garage areas for storage of maintenance vehicles, mowers, fencing, etc.
- City may have long term leases on two smaller parcels

Municipal Interests

- Potential Site for a Fire Station
 - compatible with LRCC's fire training program, premier in state, eliminates need for both Lakeport and N. end fire stations,
- Continued use for storage of maintenance vehicles
- Playing fields
- Dog park
- Police substation and/or obstacle training course.

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Input from Local Stakeholders

Community Concerns

- Laconia traffic is tough and no direct access to the interstate
- Obtaining a use that is economically stable and not subject to closure every couple decades
- There is no municipal/regional person dedicated to the cause
- Responsibility for clean up of environmental issues
- The need to keep aesthetic values of the property
- Creating competition with downtown
- Moving existing land uses out of the downtown
- Prison use has no economic benefit










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Input from Local Stakeholders

Community Interests

- Mixed use with anchor at the core with compatible smaller land uses
 - Lakes Region Community College (LRCC)
 - Sustainable agriculture resource center
 - Big box/commercial use
 - Retail use focused on outdoor / recreation
 - Resort style casino
 - Brewery
 - Small business incubator
 - Corporate campus
 - Arts complex
 - Amateur sports complex
 - Campground


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Goals For Tonight

To identify the community's interest in the future use of the Lakes Region Facility

- Community needs
- Stakeholder interests
- Stakeholder concerns

Next Steps

- Prepare potential land use scenarios
- Report to Commission in mid October
- Return to the Community for follow-up

