

### The Listening Sessions:

The key to a successful Design Charrette is making sure that the output of the design professionals is on target with the wants, needs, and interests of the whole community. The only way to get that information is to ask, and that is what the design team did.

We repeatedly heard historic preservation, architectural preservation, destination spot, and social gathering spot. Elements of importance on Main St. for consideration, in addition to the Chicago/Cutlery site, are Touchwood Park, Memorial Park, Tuttle Library, the Aiken House, Wayno's, and the Hardware Store.

The important issues stemming from our conversation with townspeople were adequate parking, element preservation, trees, need for sidewalks, curbing, lighting, a pond, and a riverwalk.

The design team took all of this input into consideration and proposed the following:



## The Goal:

After all the discussion, it was agreed that the focus of the Charrette should be:

- to create an affordable plan to renovate the Goodell Mill site for future development
- create new streetscape for downtown including landscaping, curbing, parking, and lighting
- the main street with the surrounding elements of Memorial Park, Mill Pond & Great Brook
- create an atmosphere that will invite new businesses to downtown, create new ventures, and sustain the quality of life for the townspeople

One team focused on the Mill building property. The future reuse of the property faced several obstacles. The availability of adequate parking access to the site, affordable fit-up costs, and lack of parking brought the team to recommend that selective demolition should be done.

## Team 1 Mill Building:

**Option #1** proposes to eliminate approximately 30,000sf of wood framed structure leaving three independent brick mill buildings to be renovated. This scenario allows for adequate parking creation, redefining the site lines and a streetscape entrance into downtown. Connection of the properties via rebuilding of a pedestrian bridge over Great Brook. The Mill building complex should be considered the economic engine for the entire revitalization of downtown. Retrofitting of the mill space must meet the new time and new ideas of the times to attract quality tenants, which are needed for a living and breathing successful downtown. The Mill complex will also serve as a connection between the downtown, and Great Brook Pond.

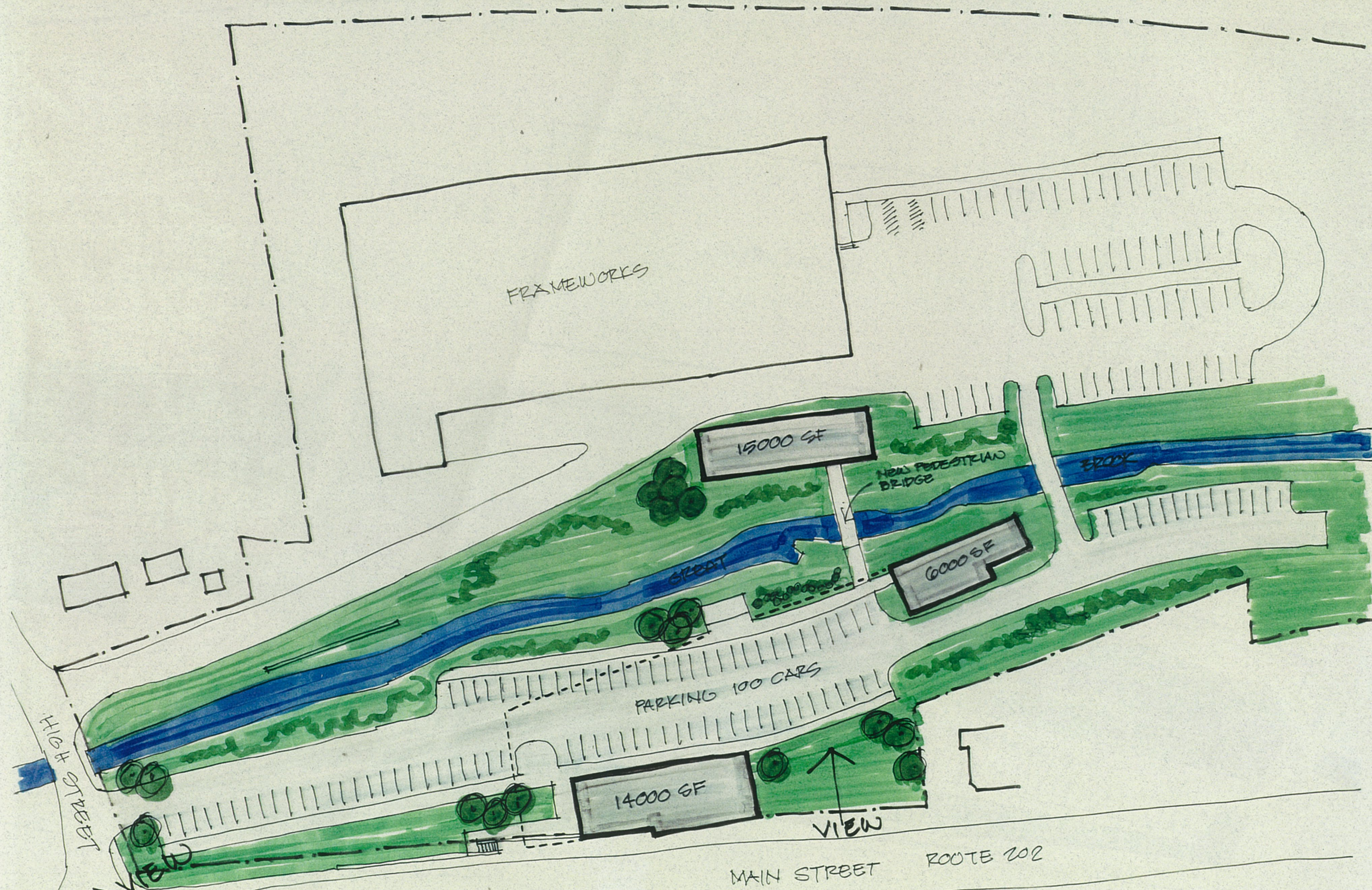
**Option #2** shows keeping the existing square footage in place. This was proven not to be a valid option because of inadequate parking yielding only approx. 50 spaces which doesn't meet current zoning ordinances for parking in relationship to the usable SF of the mill buildings. Traffic flow and access remain poor and an attractive visible gateway entering into the downtown doesn't get established.



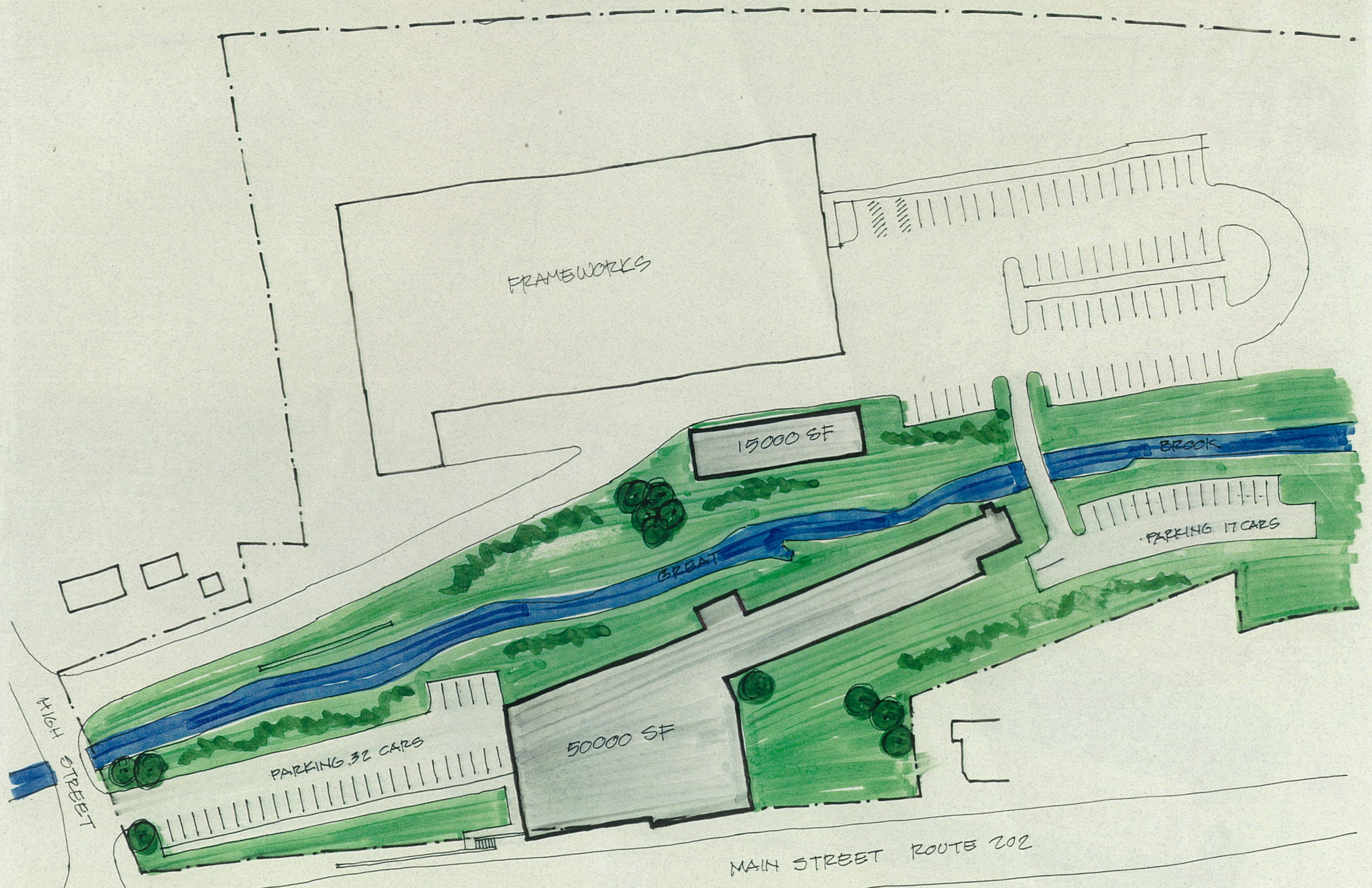
## Team 2, Main Street:

The existing environmental elements that create the guidelines for the main street redesign are:

- Entering into downtown Main Street is on the high side of the ridge. The river is on one side, Great Brook Pond is beyond, and residential structures are to be found on each side of Main Street.
- The first thing that should be done is cleaning up the residential properties to create a neat and clean look. There are some commercial buildings that need to do the same.
- A civic green should be created in open space and there should be a commercial focus to the town.
- There should be an internal green system that wraps around areas using the waterway as a promenade, tear down the filling station, and create open space at each end of the pond.
- The downtown needs to be pedestrian friendly, which can be achieved by creating a good traffic flow, slowing down traffic, implementing strategically placed pedestrian crossings.
- Investigate the Federal Transportation Enhancement program to take advantage of funding availability. Need to eliminate problems that result from truck route traffic.
- The town should have a visual distinction such as sidewalks; curbing should be different materials creating an interesting visual look such as brick and cobblestone.
- An aggressive tree replacement program.
- Take advantage of flare outs to break up and define the Main Street and make parking more comfortable.
- South end needs to drain better to eliminate erosion.
- The front of the Aiken House needs to have rebuilt sidewalks and a raised road shoulder.
- Define traffic flow from Summer Street through to Wayno's.
- Street Lighting must be addressed for aesthetic and practical purposes.
- All of the overhead utilities create a poor look and should be underground.
- Each side of the Main Street has its' own unique and distinctive features which should be maintained in creating the new downtown street scape.

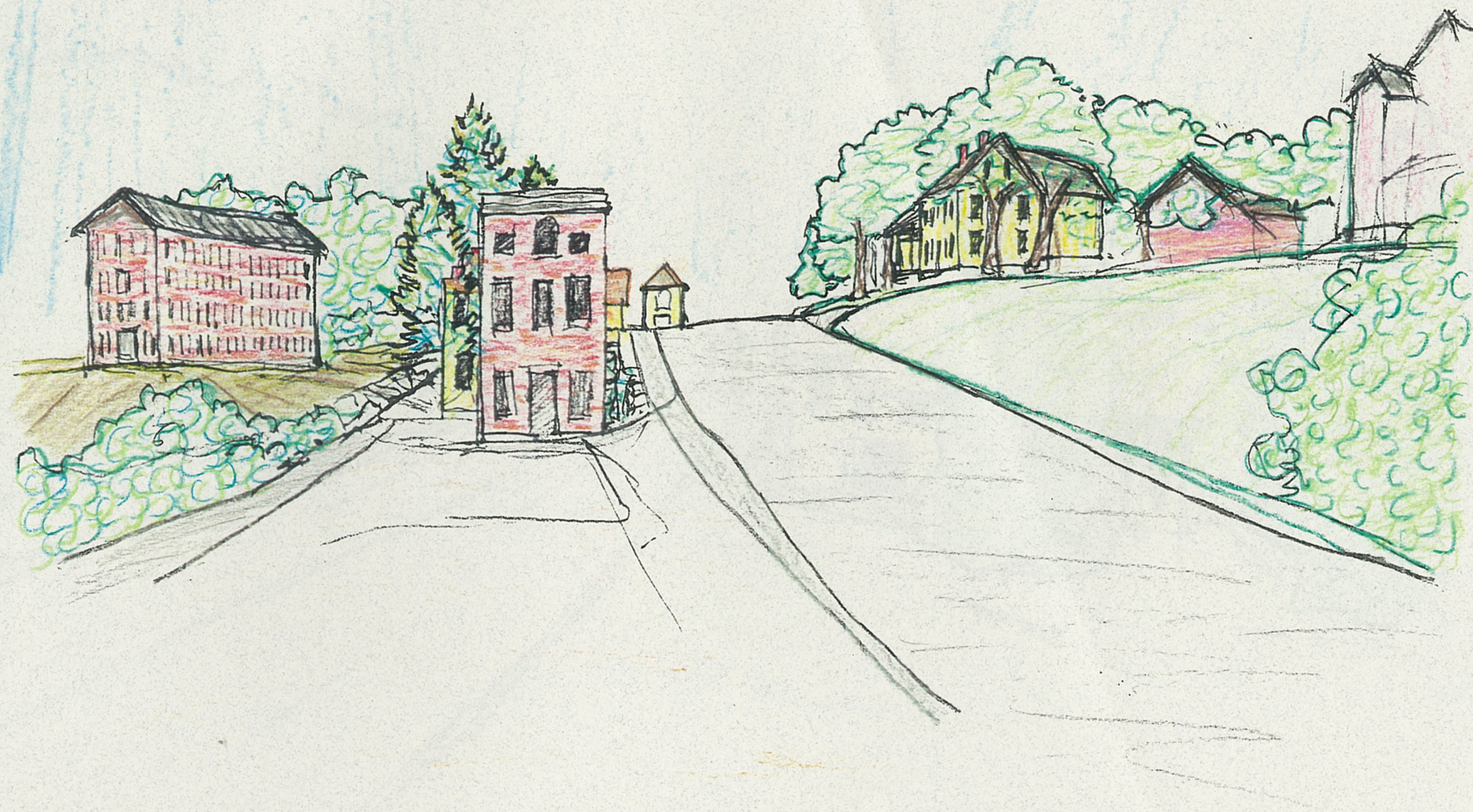


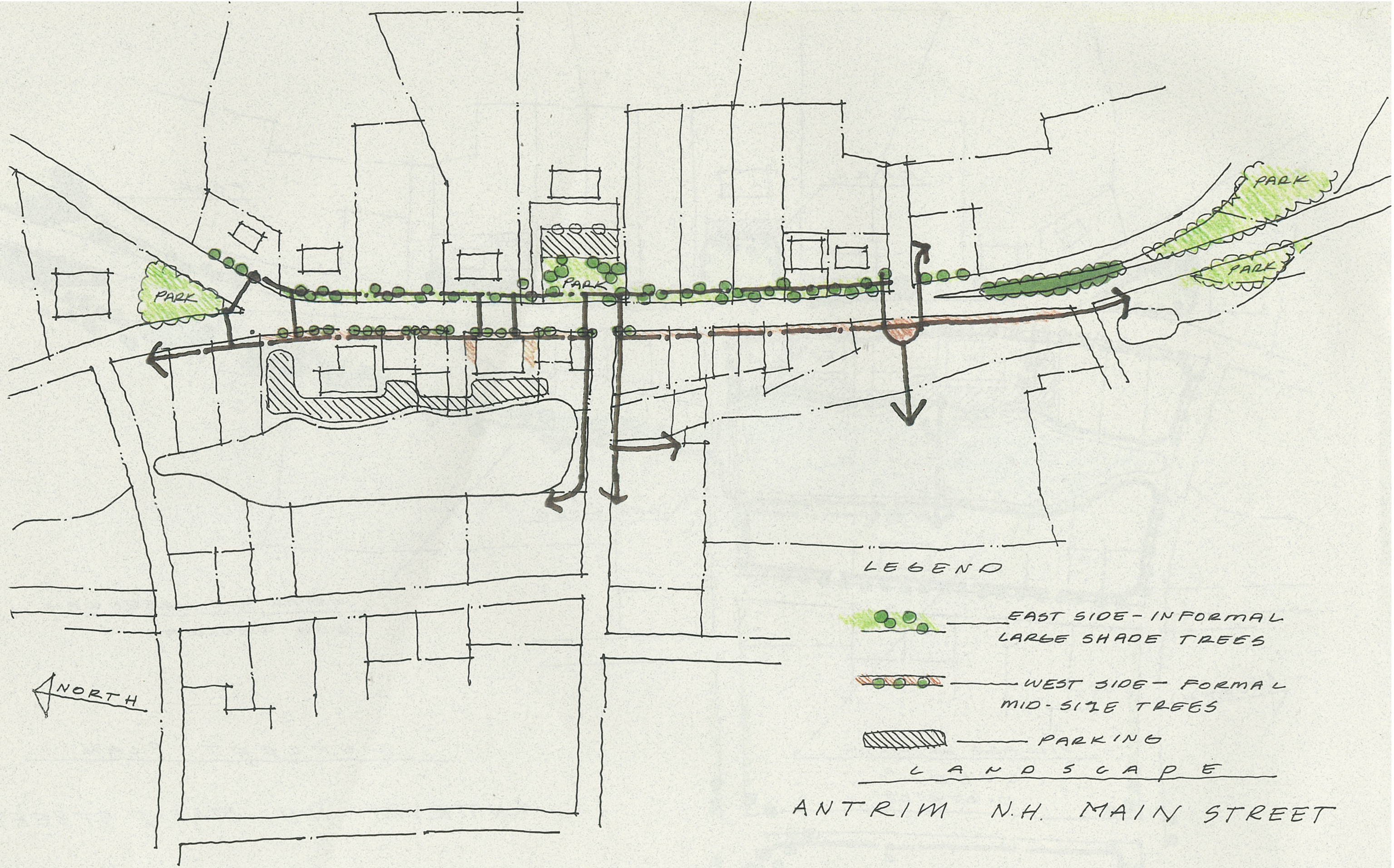
**OPTION 1**






OPTION 2





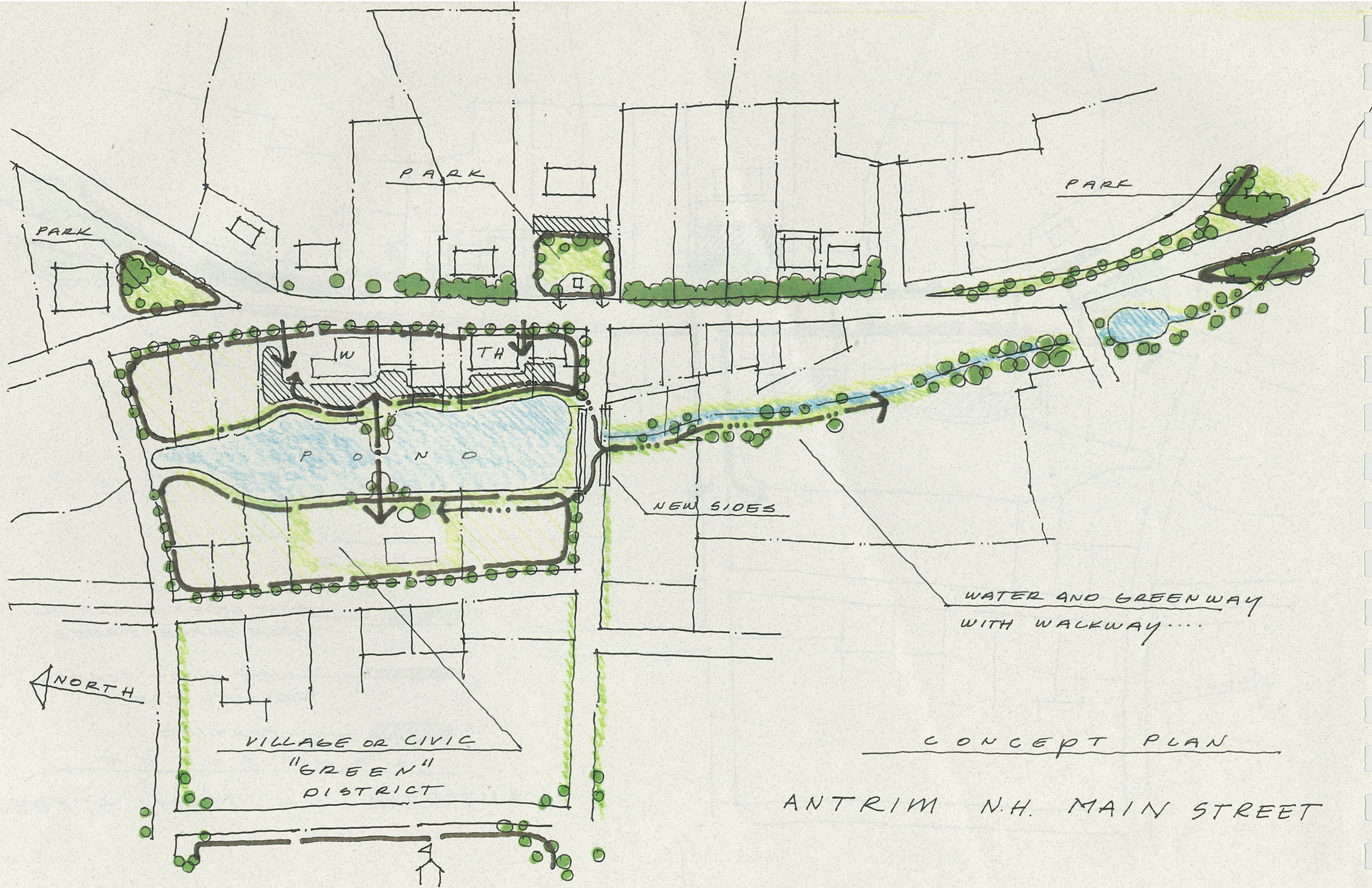


LEGEND

-  EAST SIDE - INFORMAL  
LARGE SHADE TREES
  -  WEST SIDE - FORMAL  
MID-SIZE TREES
  -  PARKING
- LANDSCAPE

ANTRIM N.H. MAIN STREET

NORTH



PARK

PARK

PARK

P O N D

NEW SIDES

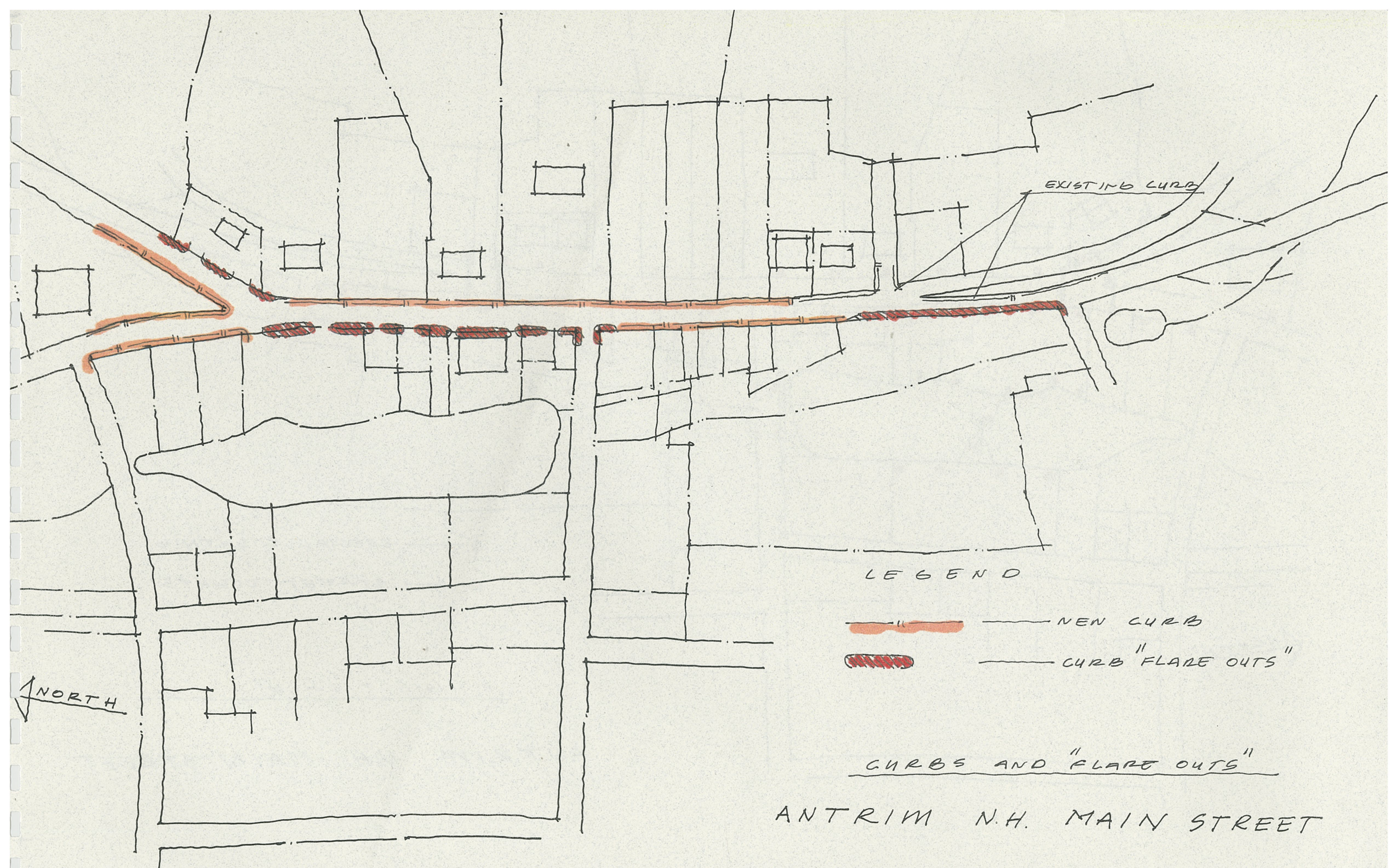
WATER AND GREENWAY  
WITH WALKWAY.....

NORTH

VILLAGE OR CIVIC  
"GREEN"  
DISTRICT

CONCEPT PLAN

ANTRIM N.H. MAIN STREET



EXISTING CURB

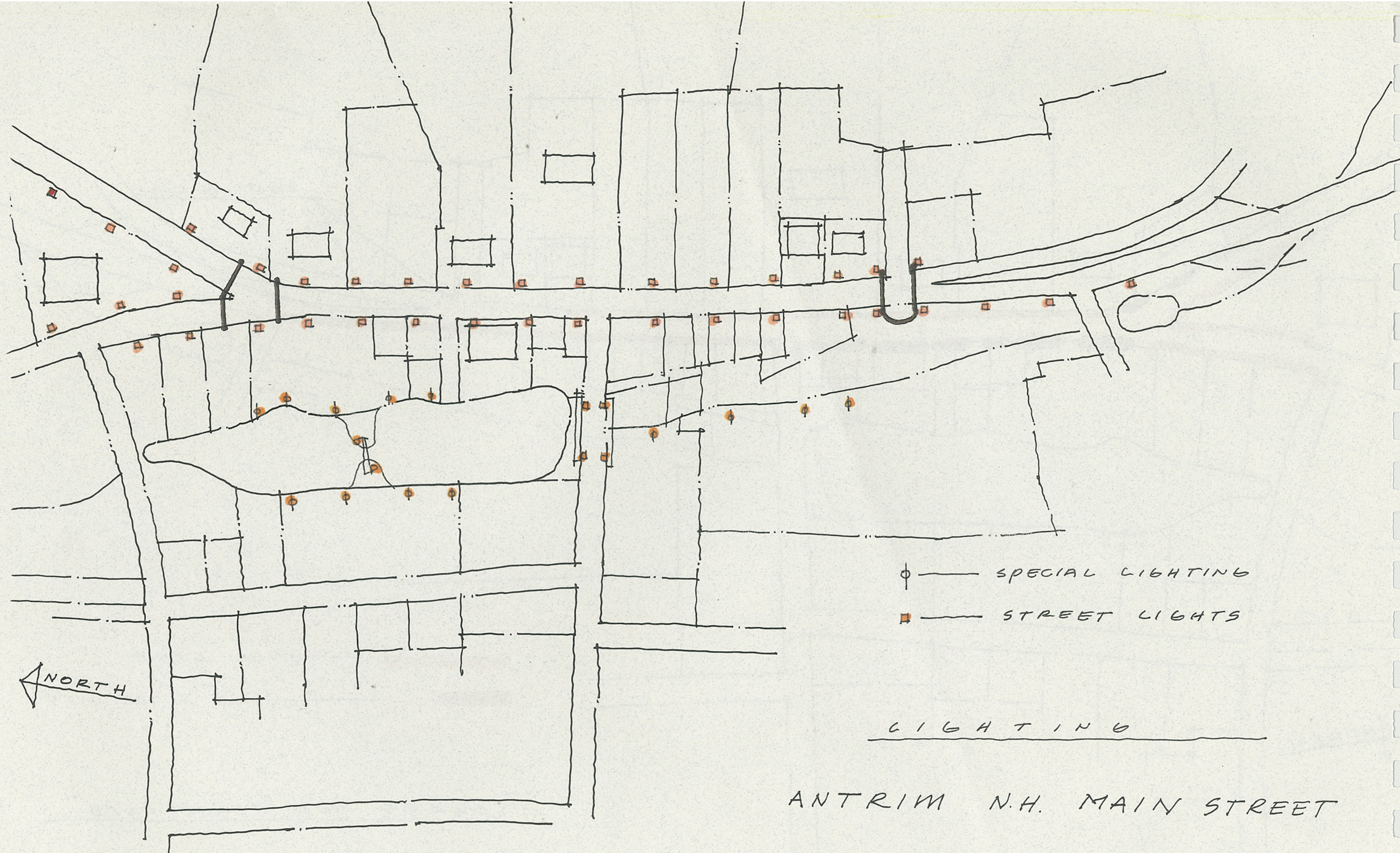
LEGEND

- ||— NEW CURB
- ||— CURB "FLARE OUTS"

CURBS AND "FLARE OUTS"

ANTRIM N.H. MAIN STREET

NORTH



○ — SPECIAL LIGHTING  
■ — STREET LIGHTS

L I G H T I N G

ANTRIM N.H. MAIN STREET



"FLARE OUT"

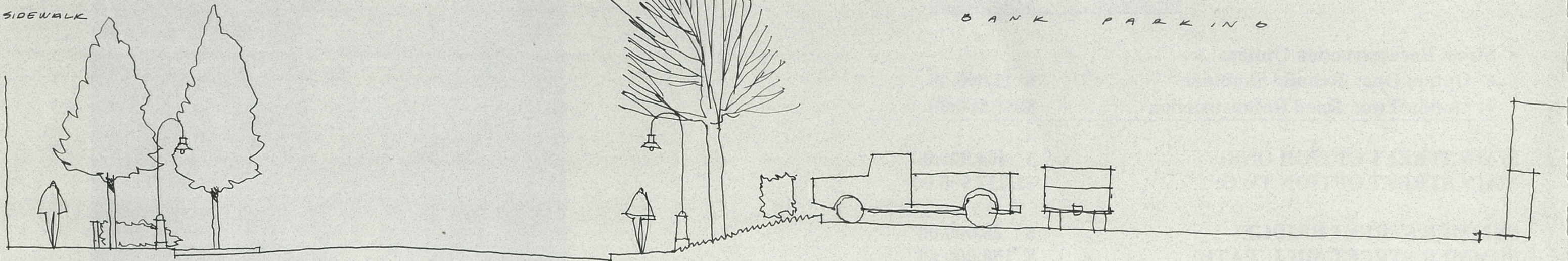
SCREEN  
HEDGE

WAYNOS

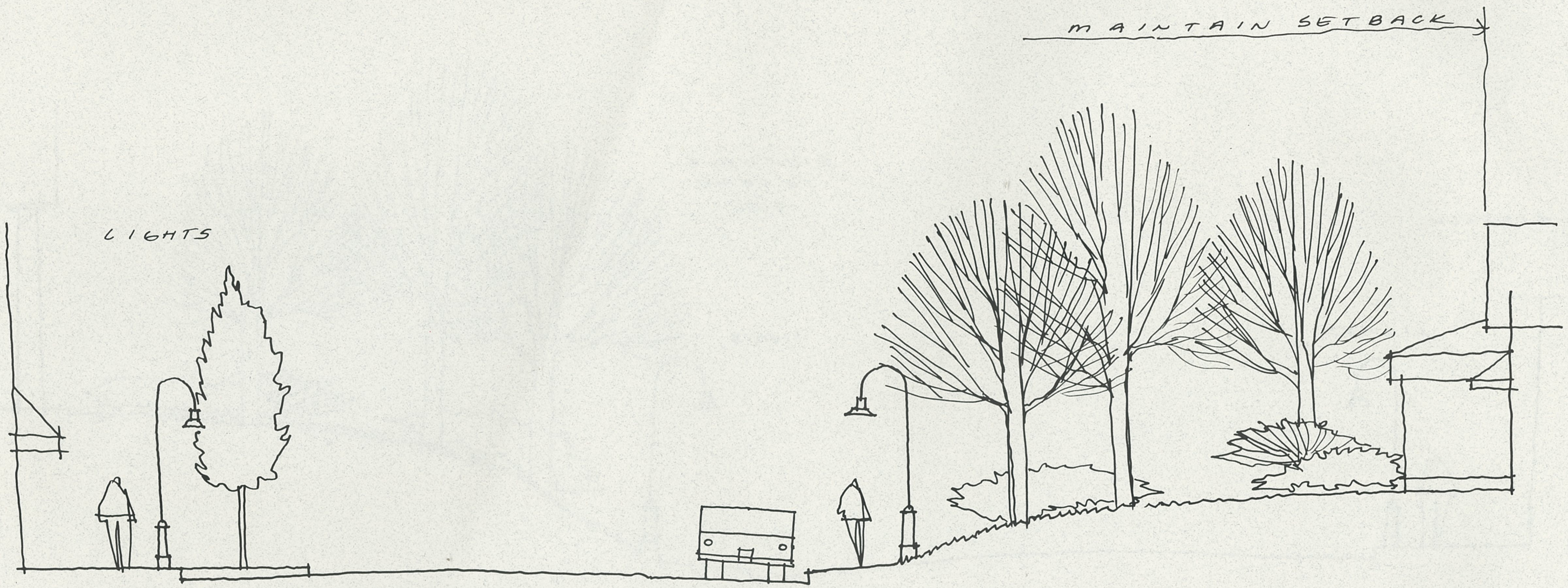
STREET REES

SIDEWALK

BANK PARKING



N O R T H E N D



M I D B L O C K

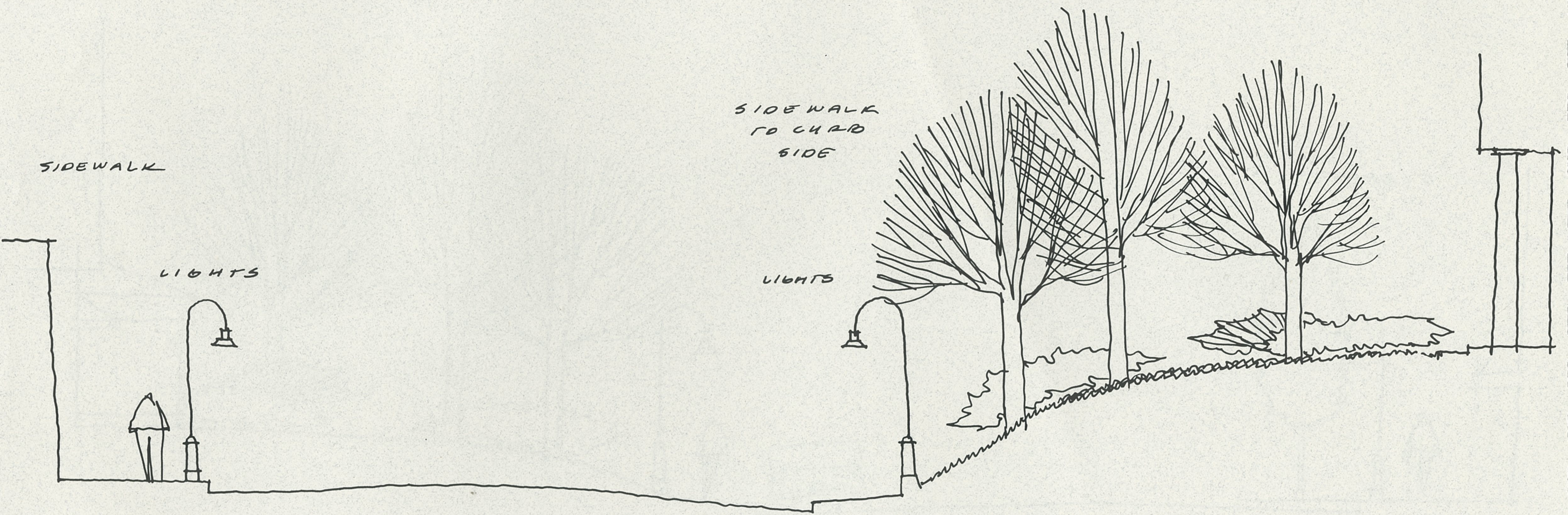
SIDEWALK

LIGHTS

SIDEWALK  
TO CURB  
SIDE

LIGHTS

S O U T H E N D

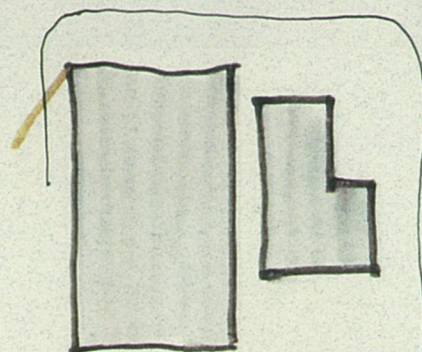
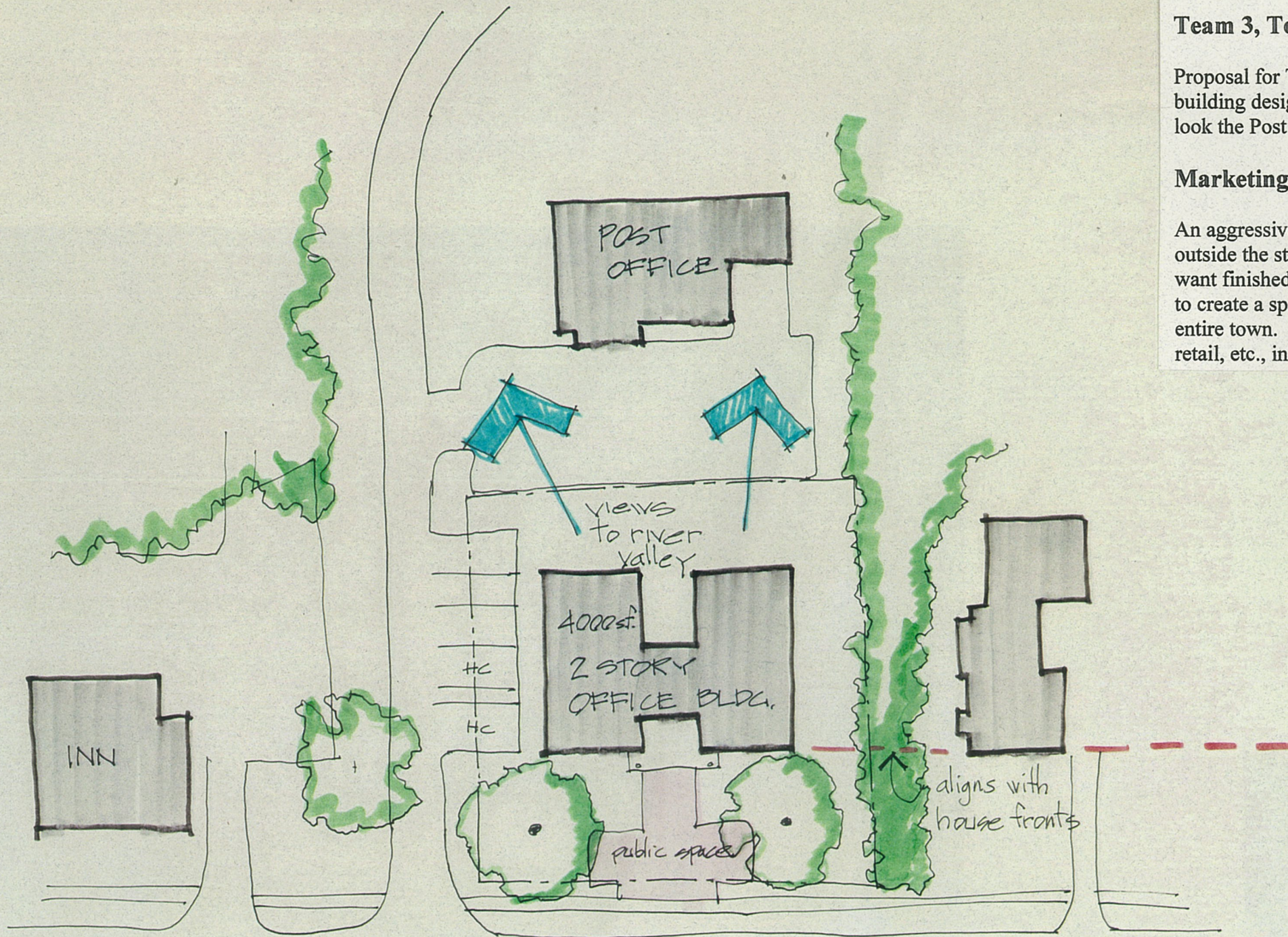


**Team 3, Touchwood Block:**

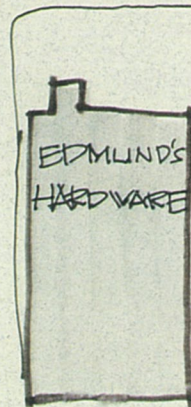
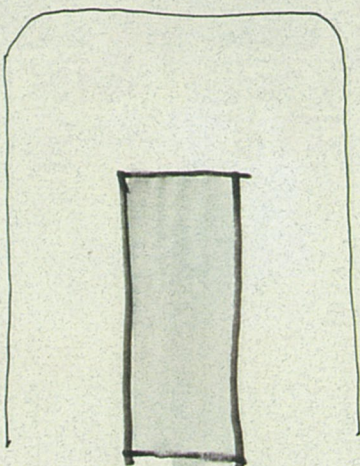
Proposal for Touchwood Block parcel includes a public green space, a 4000sf two-story office building designed to fit the surrounding architecture. Site lines from the new building will overlook the Post Office into the River valley beyond. Retail should not be considered for this space.

**Marketing:**

An aggressive marketing program must be created and implemented looking locally, regionally, and outside the state. Who are your markets needing space? Identify them and target them. Do they want finished or unfinished space? The town must establish a relationship with the property owner to create a spirit of cooperation and to discuss possible financial partnerships for the success of the entire town. Remember when you bring quality tenants in, it will generate the need for investments, retail, etc., in addition to boosting Real Estate activity.



SUMMER ST.



**TOUCHWOOD  
BLOCK  
PROPOSAL**

# GOODELL SITE RENOVATION

## Process:

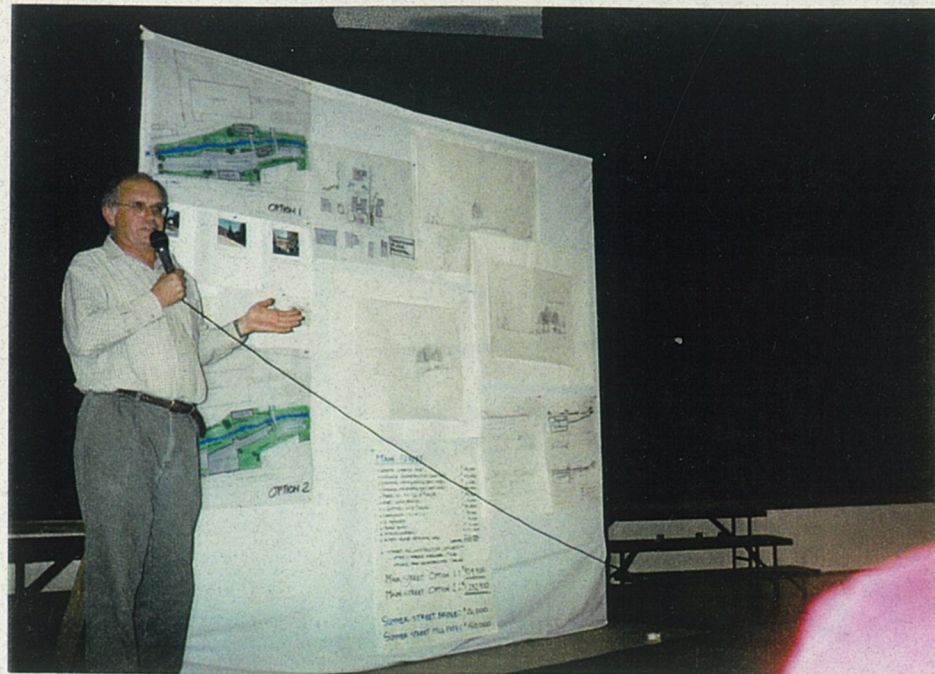
Determine use and market for space

Assess viability of markets

Decide which options fit market

Research financial sources

Partner with Property Owner



## GOODELL SITE RENOVATION

### Renovation Costs

| <u>Option for Reno.</u> | <u>Est. Cost</u> | <u>Cost/SF</u> | <u>Income Required</u> |
|-------------------------|------------------|----------------|------------------------|
| Basic Framework         | \$1.6 mil        | \$30/SF        | \$ 7.50/SF             |
| Total Fit Up            | \$2.6 mil        | \$71/SF        | \$10.00/SF             |

### Estimated Costs Breakout

#### Exterior Improvements

|                      |              |
|----------------------|--------------|
| • Window Replacement | \$ 60,000.00 |
| • Roof Replacement   | \$ 10,000.00 |
| • Staging            | \$ 12,000.00 |
| • Exterior Repairs   | \$ 5,000.00  |
| • Caulking/Sealants  | \$ 5,000.00  |
| • Soffits            | \$ 3,000.00  |
| • Doors/Hardware     | \$ 12,000.00 |
| • Stairs/Railings    | \$ 20,000.00 |

#### Interior Improvements

|                            |                |
|----------------------------|----------------|
| • Electrical Service       | \$240,000.00   |
| • Sprinkler System         | \$ 15,000.00   |
| • Floor Underlayment       | \$ 16,415.00   |
| • Framing/Drywall          | \$ 26,000.00   |
| • Insulation (wall)        | \$ 3,000.00    |
| • Insulation (roof)        | \$ 3,000.00    |
| • Ceiling Improvements     | \$ 10,000.00   |
| Subtotal for 2.5 buildings | \$1,093,538.00 |

#### Site Work

|                                      |              |
|--------------------------------------|--------------|
| • Demolition                         | \$ 60,000.00 |
| • Parking Lot                        | \$490,000.00 |
| • Pedestrian Bridge over Great Brook | \$ 25,000.00 |
| • Landscaping                        | \$ 25,000.00 |

Subtotal for Site Work      \$600,000.00

Total for Basic Framework (rounded)      \$1,600,000.00



## GOODELL SITE RENOVATION

### OPTION ONE – Below Market Rent

|                        |                     |
|------------------------|---------------------|
| • Cost of Rehab        | \$1.6 million       |
| • Rehab Loan           | \$1.27 million      |
| • <u>Cash In</u>       | <u>\$334,000.00</u> |
| • Rent                 | \$7.50/SF           |
| • Net Operating Income | \$158,000.00/ year  |
| • Debt Service         | \$148,000.00/ year  |
| • Cash Before Taxes    | \$10,350.00         |

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If 10% return required on Cash In, Option One will need subsidy of \$230,500.00

|                |                                  |
|----------------|----------------------------------|
| • Cash In:     | \$334,000.00                     |
| • <u>Minus</u> | <u>\$103,500.00 Owner's Cash</u> |
| • GAP:         | \$230,500.00                     |

## GOODELL SITE RENOVATION

### OPTION TWO – Market Rent

|                        |                     |
|------------------------|---------------------|
| • Cost of Rehab        | \$2.6 million       |
| • Rehab Loan           | \$1.88 million      |
| • <u>Cash In</u>       | <u>\$720,000.00</u> |
| • Rent                 | \$10.00 S.F.        |
| • Net Operating Income | \$235,000.00 year   |
| • Debt Service         | \$219,600.00 year   |
| • Cash Before Taxes    | \$15,400.00         |

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If 10% return required on Cash In, Option Two will need subsidy of \$566,000.00

|                 |                                  |
|-----------------|----------------------------------|
| • Cash In:      | \$720,000.00                     |
| • <u>Minus:</u> | <u>\$154,000.00 Owner's Cash</u> |
| • GAP :         | \$566,000.00                     |