



LACONIA VILLAGE

Conceptual Plan Review

PILLSBURY REALTY
DEVELOPMENT

City
Collective

The Opportunity

The Ideal Location within the Lakes Region



The Vision:

VIBRANT CIVIC LIFE

Laconia Village Community is a vibrant and thriving community where residents are actively engaged in civic life. This includes participating in local government, community organizations, and neighborhood events. The community is characterized by a strong sense of civic responsibility and a commitment to the common good.



LUSH NATURAL ENVIRONMENT

Laconia Village Community is a lush and beautiful natural environment. This includes a variety of trees, shrubs, and flowers that provide a beautiful backdrop for the community. The natural environment is a key part of the community's identity and provides a sense of peace and tranquility for residents.

LACONIA
VILLAGE
COMMUNITY



ACTIVE RECREATIONAL SPIRIT

Laconia Village Community is a community with an active recreational spirit. This includes a variety of recreational activities that residents can enjoy, such as sports, hiking, and gardening. The community is committed to providing a safe and enjoyable environment for all residents to enjoy.





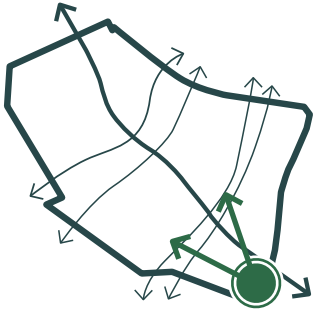
03. Three Walkable Nodes



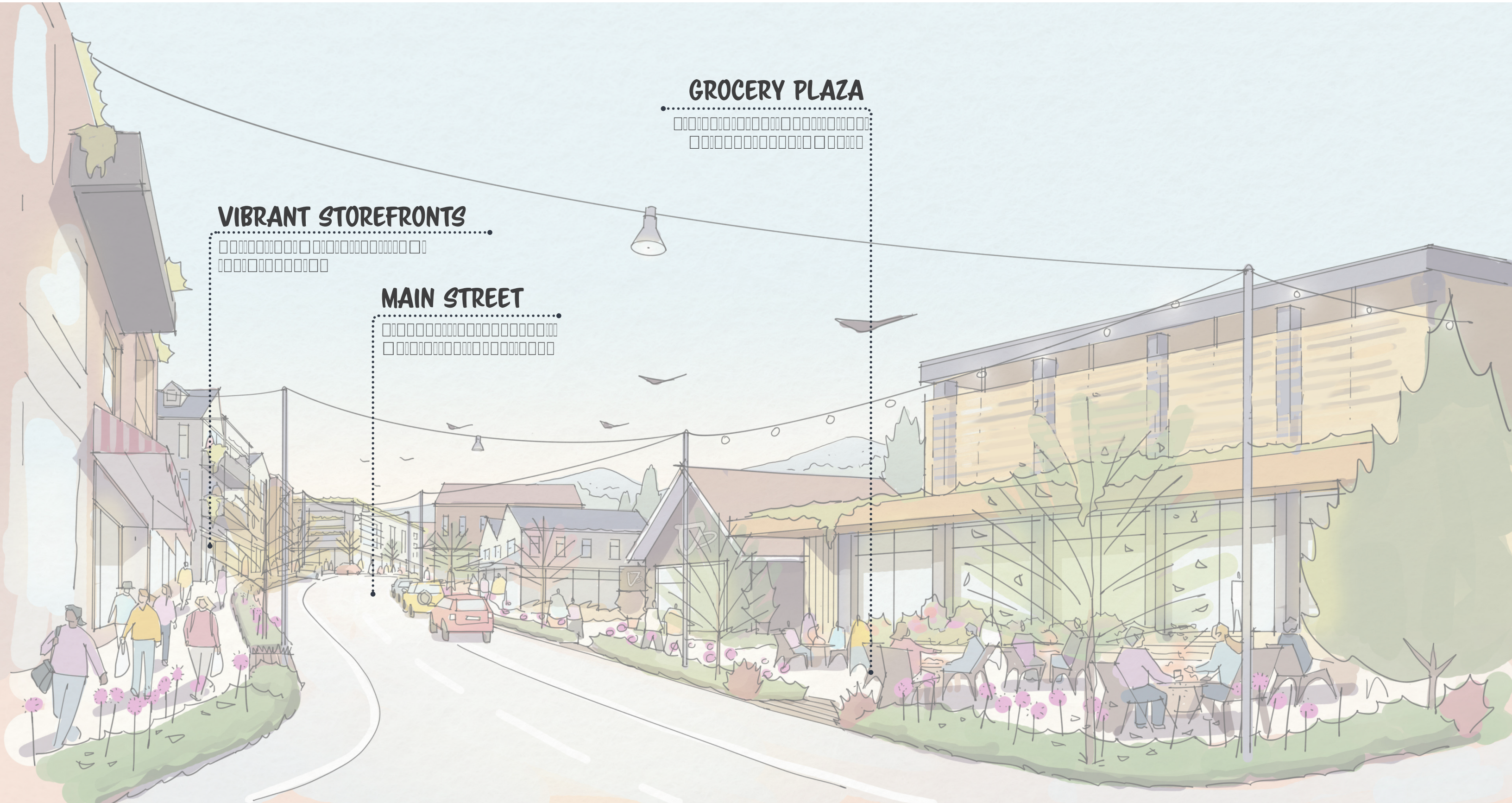


5 Key Moments





Mixed-Use Gateway



GROCERY PLAZA

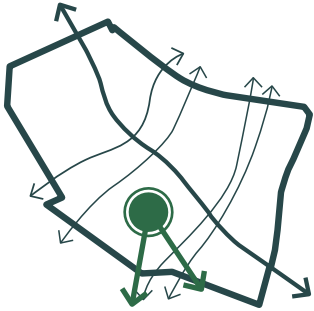


VIBRANT STOREFRONTS



MAIN STREET





Residential Streets

FRONT PORCHES



FRAMED VIEWS

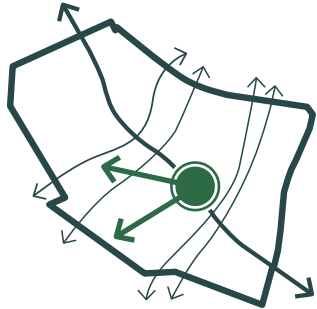


HOUSING DIVERSITY



PRESERVATION OF EXISTING BUILDINGS





Civic Campus

COMMUNITY GREEN

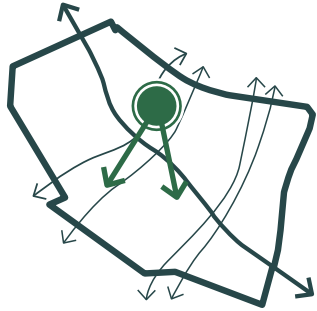


CIVIC CENTER



ACTIVATED GROUND FLOORS

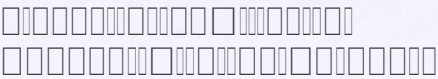




Neighborhood Trails



PLAY SPACES

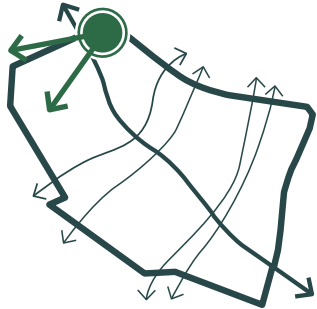


WELL-CONNECTED PATHWAYS



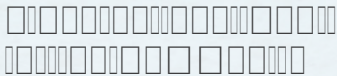
SMALLER-SCALE MULTIFAMILY HOUSING





Recreational Heart

COMMUNITY CENTER



MISSING MIDDLE HOUSING



PRISTINE VIEWS



EASTMAN PARK



WETLANDS AS AN AMENITY

ENGAGING PLAYSCAPES

TREE-LINED MAIN STREET

TRAILS AT EVERY TURN

RETAIL GATEWAY

PLACES FOR RETREAT + RESPIRE

HOUSING OPTIONS

MINUTES FROM DOWNTOWN

LACONIA VILLAGE



SIX ORGANIZING PRINCIPLES



A Stepped Phasing Strategy

DEVELOPMENT TOTAL
Commercial: 375,000 GSF
Civic: 75,000 GSF
Residential: 2,050 Units



NEIGHBORHOOD 3



NEIGHBORHOOD 2



NEIGHBORHOOD 1

NEIGHBORHOOD 2 DEVELOPMENT

- Commercial
- In-Line Retail - 22,000 GSF
 - Small Office - 16,000 GSF
 - Hospitality - 125 Keys
- Civic
- Civic Campus - 65,000 GSF
- Residential
- 850 Units

NEIGHBORHOOD 1 DEVELOPMENT

- Commercial
- Grocery - 65,000 GSF
 - In-Line Retail - 16,500 GSF
 - Small Office - 12,000 GSF
- Civic
- 10,000 GSF
- Residential
- 400 Units

NEIGHBORHOOD 3 DEVELOPMENT

- Commercial
- In-Line Retail -16,500 GSF
 - Medical Office - 60,000 GSF
 - Small Office - 12,000 GSF
 - Recreation - 75,000 GSF
- Residential
- 800 Units

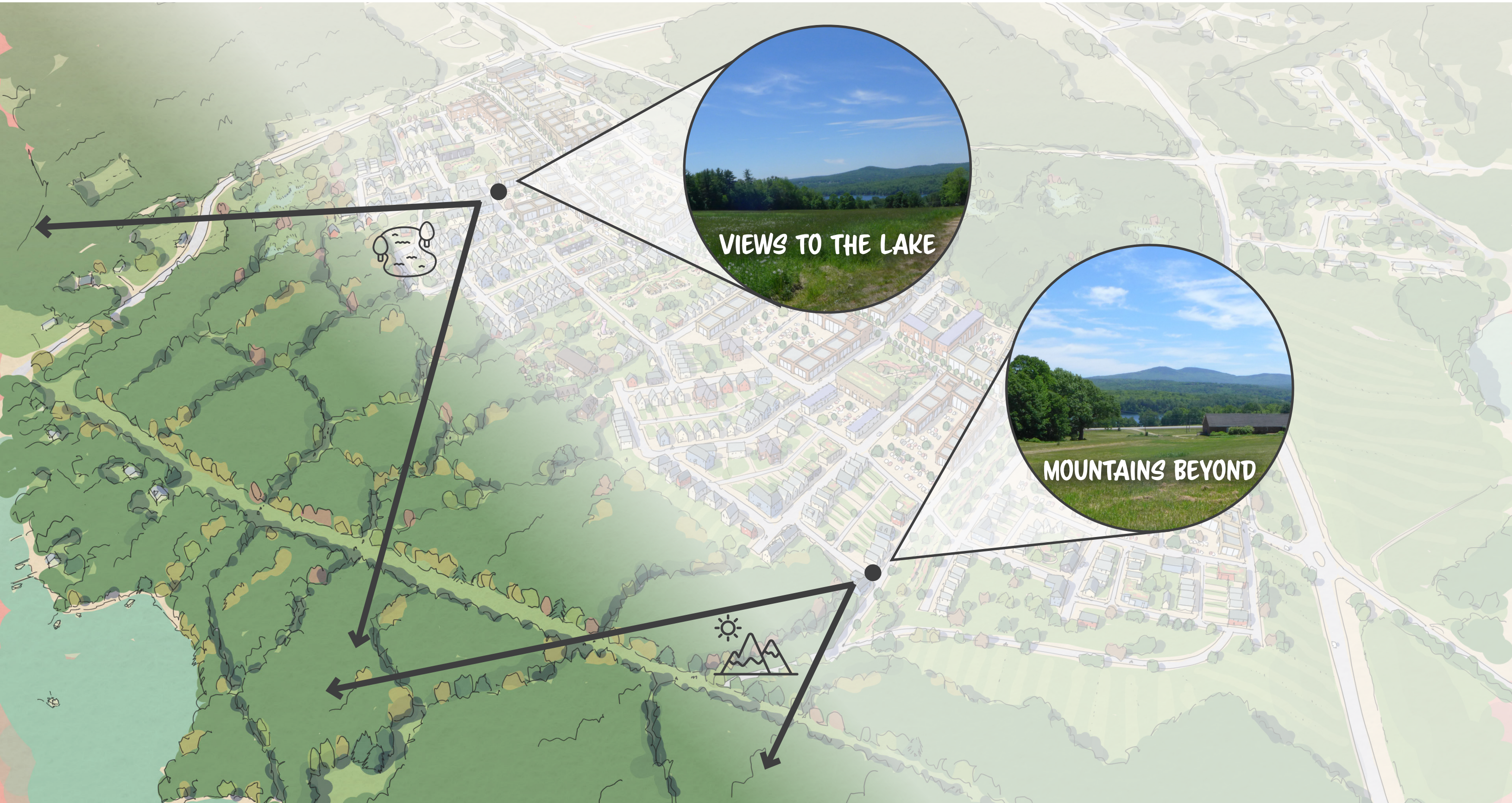


Approximately Six Phases of Development





Building Heights that Frames the Natural Views



LACONIA VILLAGE

PHASE 1

Phase 1 Preliminary Yields

PHASE 1A

Grocery: 85k

LUC 850 Supermarket

Liquor: 6k

LUC 899 Liquor Store

Retail: 32k

LUC 822 Strip Retail Plaza (<40k)

Residential: 100 Units

LUC 220 Multifamily

PHASE 1B

General Office: 12k

LUC 710 General Office Building

Medical Office: 30k

LUC 720 Medical-Dental Office Building

Retail: 10k

LUC 822 Strip Retail Plaza (<40k)

Residential: 400 Units

LUC 220 Multifamily - 280 units

LUC 210 Single-Family Detached - 20 units

LUC 215 Single-Family Attached - 100 units

RESIDENTIAL

OFFICE &
RESIDENTIAL

RETAIL &
RESIDENTIAL

RETAIL &
LIQUOR

GROCERY

RETAIL &
RESIDENTIAL

to Ahern
State Park

Parade Road
(NH106)

Old Main Street

Right Way Path

Parade Road
(NH106)

