



DOWNTOWN
FRANKLIN
N.H.

design
charrette

MAY 16 & 17, 1997

PLAN NH

- The Foundation for Shaping the Built Environment

CREDITS

Many thanks to the individuals listed below who donated their professional time to the charrette:

Jeffery Taylor, Director
N.H. Office of State Planning
2 1/2 Beacon Street
Concord, N.H. 03301

Paul Hemmerich
PH Design
122 Mooar Hill Road
Hollis, N.H. 03049

Sherry Hack
Canterbury Shaker Village, Inc.
288 Shaker Road
Canterbury, N.H. 03224

Ron Bye
C & L Construction Co. Inc.
440 Portsmouth Avenue
Greenland, N.H. 03840

Tom Sommers
Costello, Lomasney & DeNapoli, Inc.
540 No. Commercial Street
Manchester, N.H. 03101

Dan Hughes
40 Pleasant Street
Portsmouth, N.H. 03801

Kyle Baker
Frank P. Marinace, Architect, P.A.
P. O. Box 429
New Hampton, N.H. 03256

Jeff Cicerello
Louis Berger & Associates, Inc.
55 Bridge Street, Suite 150
Manchester, N.H. 03101

Norm Larson
Christopher P. Williams Architects
P. O. Box 703
Meredith, N.H. 03253

Geoff Rendell
Applied Economic Research
109 Court Street
Laconia, N.H. 03246

Ed Partent
Architectural Student, Norwich University
257 Island Pond Road
Derry, N.H. 03038

Additional thanks to:

Financial & Logistical support from the following:

Franklin Savings Bank

Citizens Bank

Laconia Savings Bank

Franklin Kiwanis

Franklin Business Center

Meridian Lodge #60

Denise Sharlow

FM Piper Printing Services

Franklin Business and Industrial Development Corporation

The Citizens of Franklin for their enthusiastic participation and involvement.

Ina Chiaramitaro
Atlantis International Construction Services, Inc.
Booklet Text and Layout

Michael J. Castagna
Atlantis International Construction Services, Inc.
Organization and Chairman of Franklin Charrette

BACKGROUND ON THE CHARRETTE

The Charrette

A charrette is simply an intensive design session, normally involving both design professionals and private citizens. It is effectively a graphic version of "brain storming". Participants suggest as many potential design ideas as possible for consideration by the group collected. Ideas are sorted out, and preliminary plans are developed for those which appear to have merit.

KENDRICK BLOCK/NEWBERRY BUILDING/DOWNTOWN - FRANKLIN, N.H.

Explore renovation and/or reuse possibilities for the Kendrick Block/Newberry Building property located in downtown Franklin. This structure is more than 100 years old, is in poor condition, and has been vacant for more than five years. This building presents serious structural, aesthetic, and economic challenges. It is 31,000sf brick & masonry, two floors with 12,000sf retail first floor & office second floor, a full, partially finished basement, and lot size is 14,000sf. The downtown has experienced significant decline and shift in the last two decades. The city's merchants and service providers are presented with a challenge and potential opportunity due to the new retail hub that has been built at Exit 20 off Rt. 93. It is important to note that behind the downtown area, there is an old mill region that is presently being partially revitalized and in partial use. However, it is more important to note that this mill region is not being fully utilized with proper planning in mind. There are many decaying structures in and around the mill region and downtown. There is not enough parking space available to handle a revitalized downtown.

The town is enthusiastic in wanting to revitalize. Some opinions are to demolish the building, others want to create more retail space, while others want to create recreational space, office space, restaurants or apartments.

Two charrette teams were set up. One team was established to demolish the building and devise a Gateway to tie the downtown, river and millyard together.

The other team was established to save the core building (6000sf) and deal with traffic patterns and parking issues, as well as look at how the downtown can tie in with the millyard and river.

Questions raised by townspeople: What will it all cost? What will be the long term impact on Franklin? How will taxes be impacted? How do they market the new Franklin? What funding is available to help?

The following pages outline the design team's proposals in response to these questions and the suggestions for potential use.



FRONT VIEW
(SOUTH ELEVATION)
NEWBERRY BUILDING - Franklin



FRONT VIEW
NEWBERRY BUILDING - Franklin



- ① RUSSEL ST.
- ② EAST HIGH ST.
- ③ WEST HIGH ST.
- ④ CHURCH ST.
- ⑤ AYLES CT.
- ⑥ ESKER DR.
- ⑦ PROFILE DR.

***ZONING MAP
CITY OF FRANKLIN, N.H.***

R-1	LOW DENSITY RESIDENTIAL DISTRICT
R-2	HIGH DENSITY RESIDENTIAL DISTRICT
B-1	LOW DENSITY BUSINESS DISTRICT
B-2	HIGH DENSITY BUSINESS DISTRICT
I	INDUSTRIAL DISTRICT
C	CONSERVATION DISTRICT
LP	LAKE PROTECTION DISTRICT
R	RURAL RESIDENTIAL DISTRICT

ADAPTED FROM OCTOBER 1975 MAP PREPARED
BY LAKES REGION PLANNING COMMISSION

Team One - Demolish/Set-up Gateway - Scheme One

The building is razed, saving the Icons from the building to use in creating a Gateway Entrance into the empty space and leading to the millyard and river. This makes the millyard more marketable. The concept also displays the beauty of the river for visitor attraction. Additional parking is created. Delightful, recreational and community green space is created for townspeople. An Amphitheater is built which can have multi-purpose function. It's also a gathering spot for townspeople and visitors. This concept immediately develops a natural enterpreneurial haven for curiosity shops, bakery, restaurant/cafe, candy store, florist, crafts-people, ice cream fountain, concerts, plays, community celebrations, specialty stores, etc. Any business relocating to the millyard would be pleased to have this environment for their employees. An easier truck access is created in this scheme for business in the millyard.

Estimated Costs Would Be:

Demolition of Kendrick Newberry Building	\$120,000.00
Parking and Roadway	\$180,000.00
Landscaping	\$ 75,000.00
Sidewalks	\$140,000.00
Lighting	\$100,000.00
Drainage Improvements	\$100,000.00
Underground Utilities	\$100,000.00
Total	<u>\$815,000.00</u>

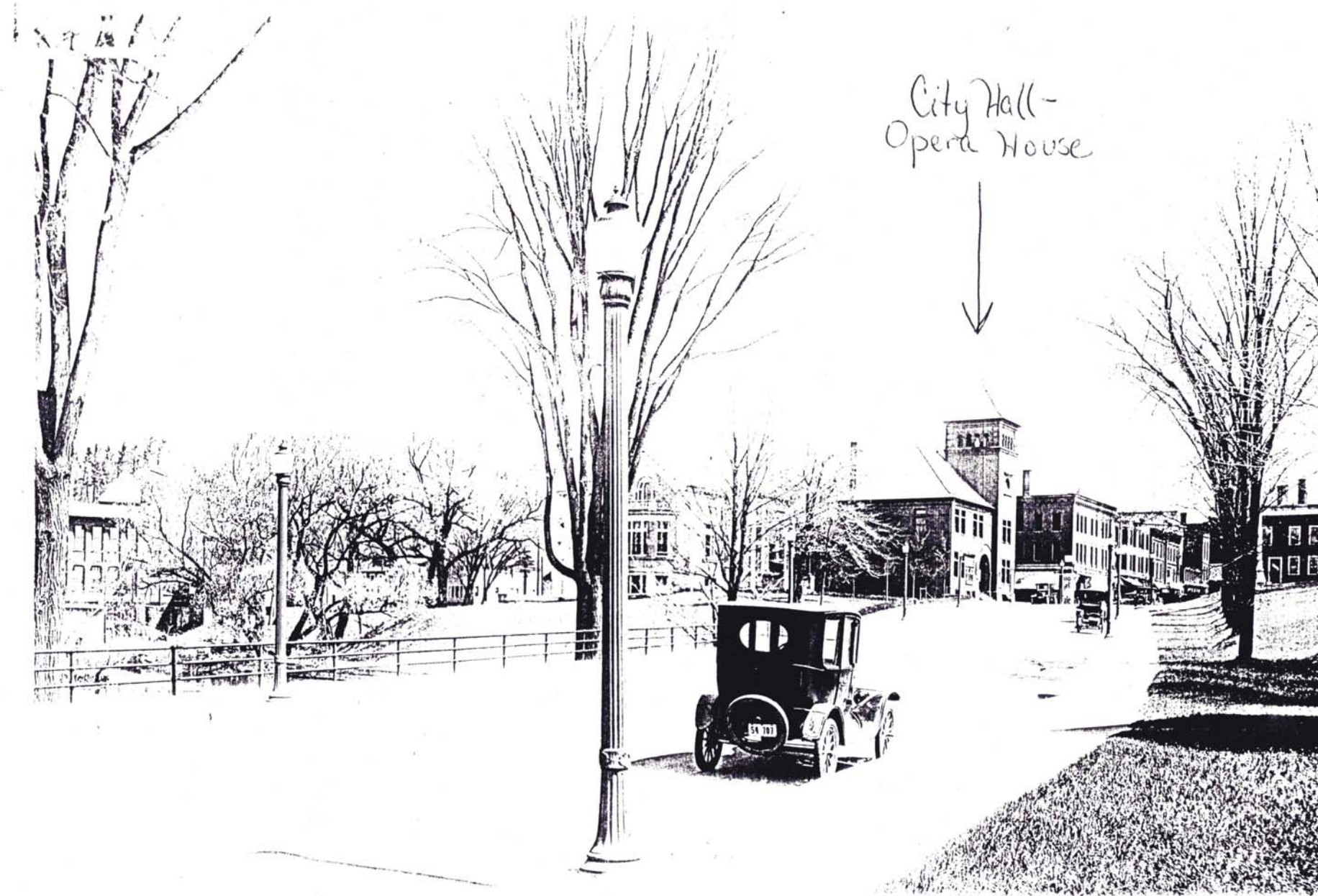
Team Two - Save Core Building (6000s.f.)/Traffic & Parking & tie Into Millyard & River - Scheme Two

Save the core of the Kendrick/Newberry Building (6,000s.f.). Create additional parking in the rear of the building for mill revitalization & downtown. This scheme creates an easier truck access to mill buildings. Some green space can also be created for townspeople. A new traffic pattern is established to ease downtown flow. Pedestrian access is more convenient to the millyard and river. Renovate 6,000s.f. for tenant use. Target the type of tenant for the 6,000s.f. and try to create a division of floor space for versatility. A marketing plan for the 6,000s.f. would be developed to find that targeted tenant (use avenues explained in the marketing plan). Once a good tenant/tenants are in place, the building can be marketed for sale to an investor. If the ownership is kept, a good tenant can be put in place and perhaps a room can be put aside for the Historical Society to use as a Museum. Visitors to Franklin need to "see" Franklin's history and evolvement as it grows into the future.

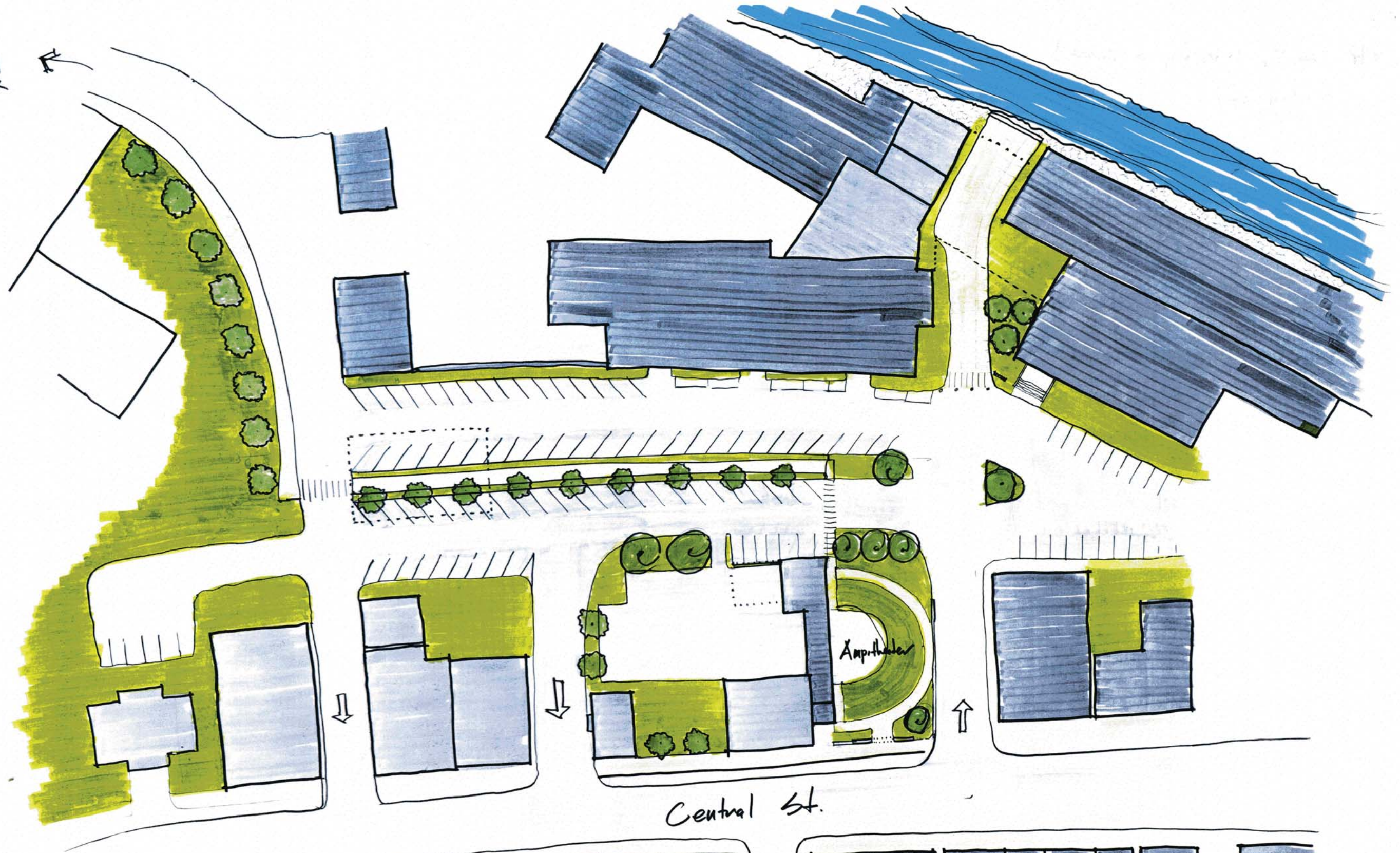
Estimated Costs Would Be:

Demolition leaving 6,000s.f.	\$ 30,000.00
Structural Improvements to 6,000s.f.	\$200,000.00
Mechanical/Electrical/Plumbing	\$145,000.00
Roofing/Weatherization	\$ 30,000.00
Facade Restoration	\$125,000.00
ADA & Lifesafety & Elevator	\$ 60,000.00
Site Improvements (sidewalks, etc.)	\$ 10,000.00
Total	<u>\$600,000.00</u>

Plus any costs incurred towards creating
desired greenspace around building.

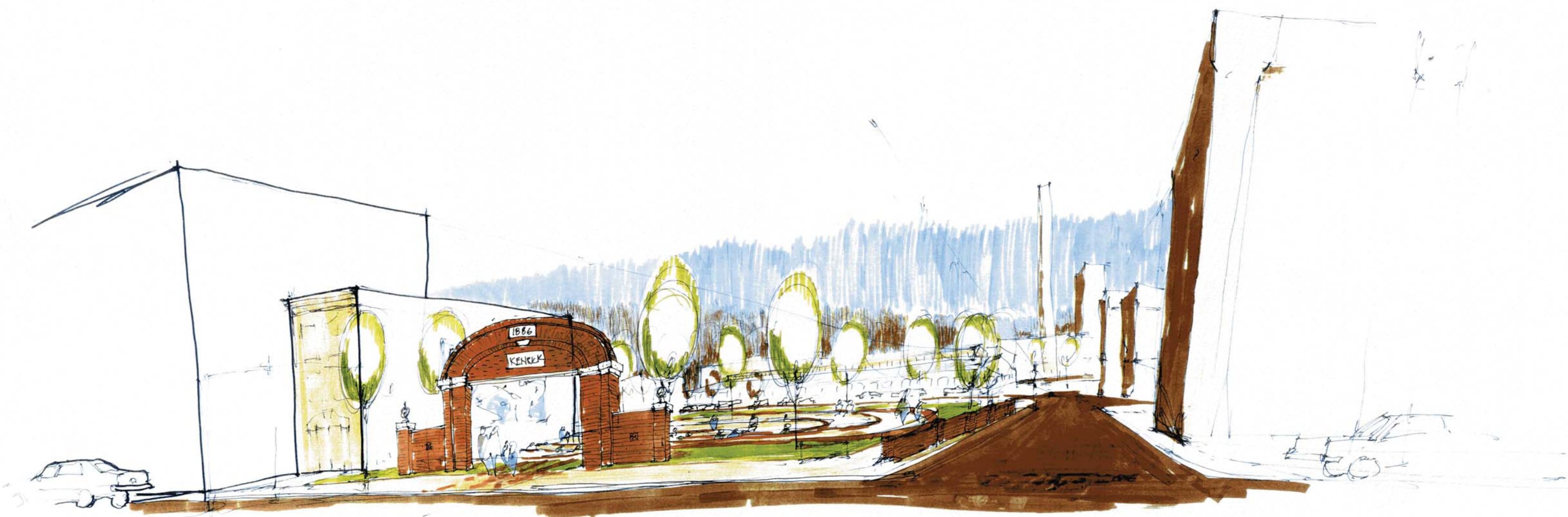


To:
Odell
Park



SCHEME 1

Franklin St.



SCHEME 1

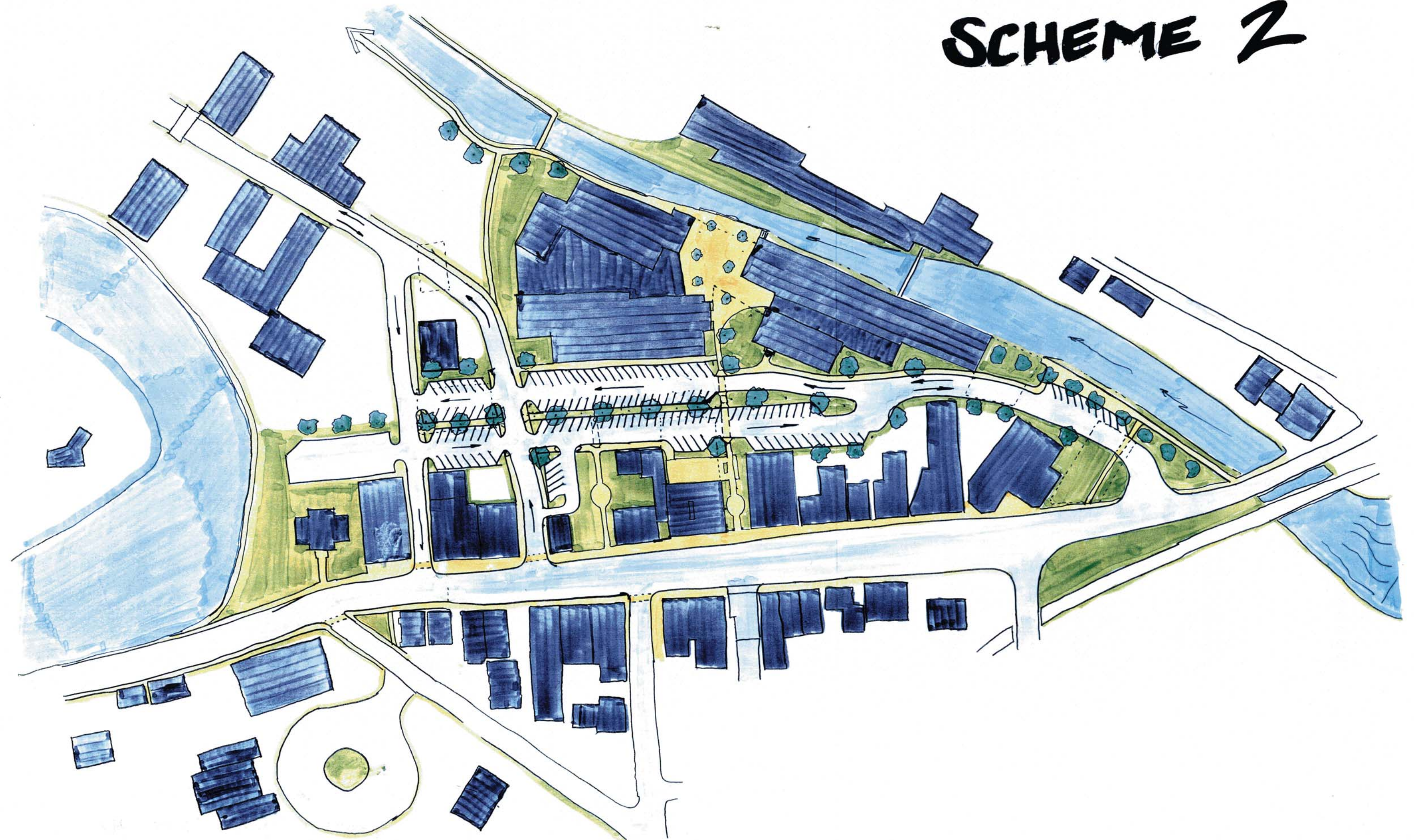
SCHEME 2



KENRICK BLDG.

PEDESTRIAN WAY

SCHEME 2



MARKETING FRANKLIN

Franklin downtown is suffering - empty office/retail space and mill buildings. In the past, Woolen Mills had provided jobs. The mills are close proximity to the downtown and could be marketed to merchants and businesses of all sorts. It's hard for downtowns to compete with malls, outlet stores, and discount stores that have easy parking access and competitive pricing.

Filling the empty mills will help the downtown by creating jobs. These jobs increase people traffic and create economic opportunities for downtown merchants and other enterpreneurial spirited individuals who want to take advantage of a new market.

The infrastructure that presently exists (sewer, water, schools, hospital, police, fire) can support a much larger population. Franklin is potentially a rehabber's paradise. There is a lake, riversystem, bird preserve and abundant protective recreation areas. Housing is affordable and Franklin is an hour or less away from two major universities and airport.

Remember that Real Estate is sold, it's not bought - in other words - Franklin has to get out and tell it's story to the rest of the world. How? Make a list of existing space, land, etc. Place all Commercial/Industrial opportunities in the NH DRED database. Bring DRED people to Franklin to hear and see. Check back with them frequently - the squeaky wheel gets the grease. Use a business directory to contact every company in N.H. and ask if they have any needs that Franklin can satisfy. Contact Commercial/Industrial Brokers in the Manchester, Nashua, and Rt. 128 area. Offer them full commission to bring a business to buy or rent in Franklin. Keep track of financial resources available to attract these companies and businesses to provide incentives for their occupation.

Remember, you must prepare for this potential growth by selective pruning with buildings and better planning of traffic flow, and good parking access.



FUNDING FOR THE PROJECT

The following organizations were identified during the charrette as potential funding sources for the building rehab or the area revitalization:

Community Development Block Grant

For Public Facilities and/or Housing

Franklin gets \$350,000.00 per year x 2 years equals
\$700,000.00 for a 2 year proposal.

Funds are a Grant - "No Payback"

Needs to benefit low to medium income people

Economic Development

Money given to the City or a Non-Profit Organization is
a Grant which is calculated as follows: for every job
created you get \$10,000.00

CDBG = 1/3 of Project

60% of jobs must put to work low to middle income
(Example: Family of 4 at \$35,000.00)

Union Leader Article - 3/19/97

Franklin Building Chosen for Assistance

By ROGER AMSDEN

Union Leader Correspondent

FRANKLIN — Plan NH has selected the long-vacant Newberry building on Central Street as one of its three projects for design assistance and will hold a design and planning summit — called a charrette — in the city this spring.

The Franklin Business and Industrial Development Corp. applied earlier this year to Plan NH seeking free professional assistance to explore options for the Central Street landmark, which is the largest storefront in the city's downtown area.

The 29,000-square-foot Newberry store has been closed for five years. The city acquired the property last year as part of a tax settlement with its previous owners. It then turned over ownership to the FBIDC, which conducted an evaluation of the building and determined that it would require as

much as \$800,000 to renovate the building.

The Plan NH program will bring together a team of builders, developers, planners and architects for a weekend session to brainstorm with Franklin residents about the renovation and reuse possibilities for the building.

FBIDC director Rick Lepene, who spearheaded efforts to have the building's physical condition evaluated, said he is elated about the Plan NH decision.

He said the location of the Newberry building next to historic old mills "will provide a real opportunity for Plan NH to work with the people of Franklin to creatively rethink the central business district."

Last year Plan NH held a design charrette in Belmont which led to the town's filing a successful application for more than \$1 million in grant money to restore the historic but fire-damaged Belmont Mill.