CONCORD: NEW HAMPSHIRE’S MAIN STREET™

New Hampshire Complete Street Conference
October 19, 2018
Carlos P. Baia
Deputy City Manager for Development
BACKGROUND

- 300,000 s.f. of new office/retail space from 2007-2011
“TIRED” MAIN STREET
NOT MUCH HAD CHANGED IN YEARS
NEW HAMPSHIRE’S MAIN STREET™

- TIGER application 2012
- $4.71 million fed grant
- $560,000 CDIP Tax Credits
- $14 million total investment
THE PUBLIC PROCESS

- Foster players not spectators
Communications firm
17-member Project Advisory Committee
Over 70 public meetings
2 large scale “NH Listens” Sessions
Multi-Platform Outreach: Radio, video, social media, web, print, and personal contact
Unique construction approach
13 new businesses open during construction!
Before

After
Editor's Note: Over the course of the next two years, Business NH Magazine will highlight economic development in various cities and regions. This series launched this month with a spotlight on the City of Concord. Look for the next piece in May.

It has been the hub of state government for more than two centuries, but Concord now boasts a new anti-description: NH's Main Street—and it's an increasingly lively one.

The state's capital city has undergone a transformation in the last few years, and the change has brought a surge of new restaurants and small businesses, new and revamped office and residential space and a reinvigoration of the arts community. The aim by government and civic officials is to make Concord not only the center of state government, but a business and cultural hub as well. "We're much more vibrant than we were five-
WHERE WE LIVE
COMMUNITIES FOR ALL AGES
100+ INSPIRING IDEAS FROM AMERICA’S MAYORS
BY NANCY LEAMOND

WHERE WE LIVE | NEIGHBORHOOD

Charleston, South Carolina
Former Mayor Joseph P. Riley (1977-2016)
Attention to Urban Detail

He may not take the credit, but Charleston wouldn’t be Charleston without Mayor Joseph P. Riley. In his 26 years in office, Riley made his mark as a proactive urban planner who led the city through an era of unprecedented growth. He was known for his ability to work with diverse groups of people and to create a sense of community. Under his leadership, Charleston became a model for urban planning and sustainability. Riley’s dedication to the city’s future has left a lasting legacy, and his vision continues to inspire generations of leaders.

Concord, New Hampshire
Mayor Jim Bakken (2008–)
Concord Main Street Project

Concord, New Hampshire
Mayor Carole Goodman (2011–)
Downtown Revitalization

Mayor Carole Goodman wants Las Vegas to
deserve the title of “The Entertainment
Capital of the World” — not just a great
city to visit. She hopes to achieve this by
revitalizing the city’s downtown area. The Strip is the heart of Las Vegas, but
downtown has a lot of potential. She wants
to see new businesses and developments in
the area, including hotels, restaurants,
and entertainment venues. She also
wants to see more green spaces and
public art. With her vision and
determination, Las Vegas is on its way
to becoming a truly great city.

Baltimore, Maryland
Mayor Stephanie Rawlings-Blake (2010–)
Vacation in Valley

Mayor Stephanie Rawlings-Blake led the
spur to the Inner Harbor project in Baltimore. This project transformed the
area into a destination for tourists and
residents alike. Rawlings-Blake is
committed to making Baltimore a
better place to live and work. She
wants to see more investment in the
city and to see it grow and thrive.

Albany, New York
Mayor Kathy Sheehan (2014–)
Downtown Revitalization

Sheehan’s goal is to make Albany
a thriving center for business
and culture. She wants to see
more businesses and
enlightened residents moving to
the area. Her vision is to make
Albany a destination for
businesses and people who
want to live in a vibrant
community.

Detroit, Michigan
Mayor Mike Duggan (2014–)
Strategic City Planning

Going back to basics is job 1 for Mayor Mike Duggan. He is putting the challenges of
developing Detroit’s neighborhoods by creating
city services, taking the fight of vacant homes
and abandoned properties to the city’s commercial
core. In his first year in office, he oversaw the
development of more than 16,000 new
and improved housing units, while
maintaining essential services for residents.

Las Vegas, Nevada
Mayor Carolyn Goodman (2011–)
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COMMUNITY BANNER PROGRAM
City orders tenants to leave Vegas Block

By MEGAN DOYLE
Monitor staff

Concord officials have ordered tenants of the Vegas Block on North Main Street in Concord to move out of the building by noon today.

Carlos Baia, deputy city manager for development, said numerous violations of fire and life safety codes have made the building uninhabitable. The word “danger” is spelled out in capital letters on top of the orange eviction notices, posted on the doors at 148-158 N. Main St. yesterday to inform residents of the order.

“It's just (because of) the extreme circumstance of this building that it has to be done,” Baia said.

But with barely 24 hours notice, tenants voiced concern about where they would live next. Baia estimated about 15 to 17 people live in more than 30 upstairs apartments, but he was not sure of the exact number because many of them do not have lease agreements.
NEW DEVELOPERS ENTER MARKET

October 5, 2017

ELM GROVE COMPANIES EXPANDS INTO CONCORD WITH 45,000 SQ. FT. DOWNTOWN MIXED-USED RE-DEVELOPMENT

CONCORD, NH
EAGLE HOTEL/DIXON AVE.
City council approves $1M sale of former Employment Security building
ADAPTIVE RE-USE

Downtown: Developers show off progress, share visions during tour
55+ HOUSING

Courtesy: CN Carley Associates
“BUT FOR” THE MAIN STREET PROJECT

- Downtown ground floor commercial vacancy drops from 10.9% prior to project to 5.5% (2017)
- 200+ new or renovated units of market rate housing
Thank you!

For more info, contact me:

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