

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 POSSIBLE OUTCOME



THE PUBLIC PROCESS



- Foster players not spectators



THE PUBLIC'S PROJECT

- 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



Before



After





Concord:

City on the Rise

BY KATHIE RAGSDALE

Editor's Note: Over the course of the next two years, Business NH Magazine will highlight economic development in various cities and regions. The series launches 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 self-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+ LIVE

INSPIRING IDEAS FROM AMERICA'S MAYORS

BY NANCY LEAMOND, EXECUTIVE VICE PRESIDENT, COMMUNITY, STATE AND NATIONAL, AARP

WHERE WE LIVE | NEIGHBORHOOD



Concord Main Street Project
Concord, New Hampshire

STANDOUT COMMUNITIES: NEIGHBORHOOD

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

Well before construction of a new convention center begins downtown, Mayor Kathy Sheehan began work to make sure that city residents benefit from the new facility and the potential it brings to downtown Albany. Sheehan views the convention center as much more than a single building; she sees it as an opportunity to redefine Albany as a destination, attracting new jobs and improving the economy.

Baltimore, Maryland
Mayor Stephanie Rawlings-Blake (2010-)
Vacants to Value

Mayor Stephanie Rawlings-Blake initiated Baltimore's Vacants to Value project to tackle the urban blight plaguing her city. The 2010 U.S. Census identified more than 16,000 vacant properties in Baltimore—a situation that contributed to crime and an overall sense of neglect in the city's neighborhoods. Now the city is demolishing vacant houses, turning the properties into green spaces, new housing developments and commercial investment opportunities. In early 2016, five years after the initial investment, Rawlings-Blake and Governor Larry Hogan announced new funding to continue the program. By stabilizing these distressed communities, Rawlings-Blake aims to make it easier for older residents to age in place while expanding opportunities for all.

WHERE WE LIVE | NEIGHBORHOOD

Charleston, South Carolina
Former Mayor Joseph P. Riley (1976-2016)
Attention to Urban Detail

He may not take the credit, but Charleston wouldn't be Charleston without Mayor Joseph Riley. In his 10 terms in office, Riley made his top priorities the design details that give the city its unique character and preservation of public spaces. A prime example is his decision, in the late 1970s, to reject plans for high-rise offices along Charleston's harbor. While the proposed development would have brought in new tax revenues, Riley instead created a waterfront park that revitalized the area and is enjoyed by residents and visitors—young, old and in between. Other local initiatives include award-winning designs for public housing. On a national level, Riley is one of the founders of the Mayor's Institute on City Design, a collaborative effort of the National Endowment for the Arts, American Architectural Foundation and United States Conference of Mayors.

Concord, New Hampshire
Mayor Jim Bouley (2008-)
Concord Main Street Project

Getting the community on board for a complete redesign of Concord's Main Street is one of Mayor Jim Bouley's signature accomplishments. The ambitious project makes downtown more pedestrian-friendly by reducing the road from four lanes to two, widening sidewalks and installing cobblestone medians and brick crosswalks. The addition of trees, planters, benches, streetlights and signage enhances the overall aesthetics of the area, so spending time downtown—whether shopping, dining or strolling—is more appealing. Bouley was instrumental in building community support for the project through a series of public meetings and the appointment of a 17-member advisory committee. The city completed a five-block stretch of the new Main Street in November 2015, with the next phase of construction started in spring 2016.

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

Going back to basics is job #1 for Mayor Mike Duggan. He is taking up the challenge of revitalizing Detroit's neighborhoods by improving city services, tackling the blight of vacant homes and cultivating entrepreneurship in the city's commercial corridors. In his first year in office, he oversaw the installation of more than 18,000 streetlights and reduced emergency response times to the lowest level in five years, helping residents feel more secure. An aggressive outreach effort to homeowners improved neglected homes, while abandoned properties were sold or torn down. And a new wave of entrepreneurs is creating a virtuous cycle. As they open businesses in commercial areas, they join a growing community of committed residents of all ages working together with the support of city government to bring Detroit back.

Las Vegas, Nevada
Mayor Carolyn Goodman (2011-)
Downtown Revitalization

Mayor Carolyn Goodman wants Las Vegas to be a great place to live—not just a great place to visit. Witness her plan to create an urban village in the city's downtown area. The Symphony Park project, a 61-acre development in the heart of downtown Las Vegas, features walkable blocks with street-level retail divided into four districts: the Civic District, home to parks and a performing arts center; the Specialty District, for hotels and retail; the Residential District, with a variety of single and multifamily homes; and the Medical District, which includes an outpost of the renowned Cleveland Clinic. Providing opportunities to live, work, shop and play across generations is designed to make Las Vegas a thriving community that people want to call home.



A Community of Transportation Professionals



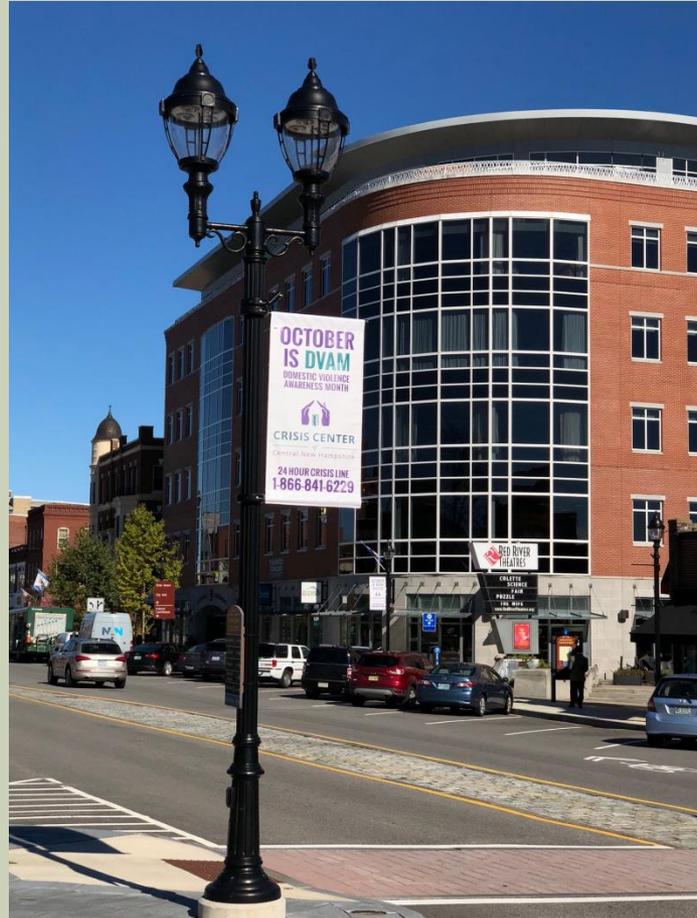
American Planning Association
Northern New England Chapter

MAIN STREET PROJECT AWARDS

ACCESSIBILITY



COMMUNITY BANNER PROGRAM



REMI'S BLOCK: FROM CONDEMNATION TO SUCCESS

2008

2017

CONCORD MONITOR NEWS SPORTS OBITUARIES OPINION POLITICS ARTS & LIFE

Economy-Business

City orders tenants to leave Vegas Block

By MEGAN DOYLE
Monitor staff

Last modified: Saturday, August 09, 2014

CONCORDNH Like 0

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.

in:workforce-housing-13881433
"AS IT WERE going to afford hotels," Kat Hutchins said. Hutchins, 18, and her boyfriend

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News > Local

After 2.5 years and nearly \$5 million, Remi's Block set to reopen





Courtesy: Spenoyer Architects

NEW DEVELOPERS ENTER MARKET



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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.



FORMER EMPLOYMENT SECURITY BUILDING

News > Local

City council approves \$1M sale of former Employment Security building



CONCORD, NH
NH EMPLOYMENT SECURITY SITE

FAYETTE STREET ELEVATION

0' 6' 20' 30'

7.

NEW CONCORD THEATER



ADAPTIVE RE-USE



CONCORD MONITOR NEWS SPORTS OBITUARIES OPINION POLITICS ART

News > Local

Downtown: Developers show off progress, share visions during tour

A photograph of the interior of the church during a walking tour. The space is a large, open nave with high, vaulted ceilings and tall, slender columns. The floor is polished and reflects the light. A group of people is gathered in the center of the nave, listening to a speaker. A sign is visible in the foreground, and blue lines are marked on the floor. The architecture is Gothic Revival, with pointed arches and decorative elements.

ABOVE: Participants of Intown Concord's Upstairs/Downtown Walking Tour listen as Sacred Heart Church developer Jon Chorlian explains his project last week. BELOW: Remi Hinxhia stands at his "Remi's Block" project as participants of the walking tour file in. NICK REID / Monitor staff - Buy this Image

NEW COURTHOUSE



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

QUESTIONS

- Thank you!
- For more info, contact me:

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