



PUBLIC-PRIVATE PARTNERSHIP (P3) – CALL FOR PROJECTS 2018/2019

APPLICANT INFORMATION

APPLICANT: Town of Tilton, New Hampshire

ADDRESS LINE 1: 257 Main Street

ADDRESS LINE 2: _____

CITY: Tilton

STATE: New Hampshire

ZIP CODE: 03276

PHONE NUMBER: (603) 276-4521

EMAIL ADDRESS: landuse@tiltonnh.org

PROJECT DESCRIPTION

PROJECT NAME: Regional Commercial District Transportation Improvements

TYPE OF PROJECT

- AERONAUTICS
- HIGHWAY
- RAIL
- TRANSIT
- OTHER _____

EXPLANATION OF PROJECT NEED:

Tilton's Regional Commercial District serves as a retail center for New Hampshire's Lakes Region. Anchored by the Tanger Outlets situated on the north side of NH Route 3, and including large retailers such as Walmart, Kohl's, Lowe's and Home Depot, the district serves tourists and regional residents with a wide variety of shops and restaurants. The district is comprised of multiple cells of stores that are not, in many cases, well connected. In recent years, with the addition of a new Holiday Inn hotel on NH Route 140 and popular restaurants including Five Guys, Taco Bell and a more prominently situated Starbuck's, pedestrian traffic across Route 3 (Laconia Road) has increased. Tilton patrol officers anecdotally report that this area receives more pedestrian traffic than downtown Main Street as hotel guests, area employees and others walk to get meals and run errands. The Town of Tilton has submitted Ten-Year-Plan applications to address pedestrian, bicycle and vehicular traffic improvements for its Main Street which coincides with Route 3 from Interstate 93 to the Franklin border, however the improvements required on Route 3 to the west of Interstate 93 are ideally suited for a project sanctioned by the Private Partnership Infrastructure Oversight Commission. Just as the land involved in this proposal is both publicly and privately owned, the benefits of this project would be shared between the general public that utilizes the area and the private entities that occupy the area.

DESCRIPTION OF PROJECT: (Include general scope, limits of work, duration of project, etc.)

This proposal is to improve pedestrian, bicycle and vehicular connectivity between Hampton Inn, Tanger Outlets, BJ's, Hobby Lobby Plaza, Tilt'n Diner/Franklin Savings Bank Plaza and Home Depot Plaza. Highlights of this proposal include:

1. Extend sidewalks on both sides of Route 3 throughout the project area (green on plan)
2. Install crosswalks connecting the retail restaurant and hotel amenities on both sides of Route 3 and spanning NH Routes 132 & 140 (orange on plan)
3. Install crosswalks across private curb cuts (purple on plan)
4. Open the connection between Tilt'n Diner Plaza and Hobby Lobby Plaza so that the Tilt'n Diner Plaza can be accessed from the light at the Route 3/Route 132 intersection (blue on plan)
5. Enhance the drive aisles providing access to Camelot Homes, BJ's and the eastern entrance to Hobby Lobby Plaza (yellow on plan)
6. Identify other opportunities to add or improve sidewalks, crosswalks and bike lanes
7. Identify opportunities to incorporate drainage and stormwater management enhancements, and
8. Ensure proper lighting is in place to provide for safe use of new bicycle and pedestrian infrastructure.

ESTIMATED COST & FINANCING

ESTIMATED DESIGN/PLANNING COST: \$100,000

COST OF PROPERTY ACQUISITIONS/LEASES: to be determined, possibly required for sidewalks

ESTIMATED CONSTRUCTION COST: to be determined, highly dependent upon costs of Items #1, 4 & 5 above

ESTIMATED COST OF OPERATIONS/MAINTENANCE: negligible

TOTAL ESTIMATED PROJECT COST: \$1,100,000

IS THIS PROJECT APPROVED IN A TRANSPORTATION PLAN SUCH AS AN RPC/MPO LONG RANGE PLAN, NHDOT TEN YEAR PLAN OR OTHER PLANNING DOCUMENT?

YES Describe: _____ NO

PRELIMINARY FINANCIAL PLAN: (Description of initial funding proposal including any State, Federal or Local funding that may be required, as well as any fees or tolls that may be necessary to support the project. If the applicant has concerns relative to confidentiality, they should note those concerns and only provide the information they feel could be discussed in a public setting.)

To date, conceptual development has been financed through the salaries of the Town Administrator (Jeanie Forrester), Town Planner (Dari Sassan) and Police Chief (Robert Cormier).

Private entities to be impacted understand that the project involves public and private financing.

After receiving initial feedback from the Private Partnership Infrastructure Oversight Commission, the Town Administrator, Town Planner and Finance Director (Tim Pearson) will develop a financial plan in consultation with all impacted entities. Financial obligations assumed by the Town will be approved as necessary at Town Meeting.

PROJECT READINESS

LEVEL OF PLANNING/DESIGN COMPLETED: (Describe the degree of project planning and/or design that has been completed, including disposition of deliverables such as feasibility studies, conceptual plans, data collection, etc.)

Individual elements of this proposal have undergone various levels of previous planning. The extension of sidewalks is an obvious, long identified need. Proposed crosswalk locations across state roads have been developed by the Police Chief after interaction with transportation experts and field observation. The connection between Hobby Lobby Plaza and Tilt'n Diner Plaza is currently in place, however it is not safe for vehicular traffic and conversations with the business owners on either side have progressed in recent years. The Police Department maintains data regarding traffic counts and incidents, however the needs addressed through this proposal are immediately evident upon visiting the area.

PROJECT MILESTONES/DURATIONS: (Provide duration and anticipated completion dates for major milestones such as planning, design, construction, operations and maintenance phases.)

It is anticipated that the planning phase would extend through 2019 and culminate with any actions necessary at Town Meeting 2020, however, certain improvements could commence immediately, particularly where private entities have already expressed interest in addressing improvements contained within their own properties. Sidewalks and crosswalks are of highest priority, and their completion would represent a significant milestone. From beginning to end, a project duration of approximately 24 months is anticipated.

PRIVATE/PUBLIC PARTNERS/ASSETS NECESSARY TO SUPPORT PROJECT

STATE OR MUNICIPAL AGENCIES IMPACTED:

NH DOT would be impacted due to the addition of crosswalks spanning roads managed and maintained by DOT.

The Tilton Town Administrator, Town Planner and Police Chief would be impacted due to time dedicated to project development, implementation and oversight.

The Tilton Police Department would be impacted in that the improvements would coincide with the department's goal of enhancing public safety.

PRIVATE ENTITIES INVOLVED IN PROPOSAL:

Potential private entities involved consist of the restaurants and retailers in the area including Tanger Outlets (including Five Guys, Starbuck's, Uno's, Old Navy and many popular retail stores), Hobby Lobby Plaza (including Green Ginger, Applebee's, Staples and others), Tilt'n Diner/Franklin Savings Bank Plaza (including Dunkin' Donuts, Pizza and Thai restaurants and Shell), Home Depot Plaza (including Wendy's and Ninety Nine), BJ's and others.

PUBLIC ASSETS NECESSARY TO ADVANCE PROJECT:

Realizing the full public benefit of this proposal depends upon the individual elements working in conjunction with the sidewalks and crosswalks that shall serve as the backbone of the project. DOT and Town technical assets are needed to advance this proposed concept to a level of detail required for implementation. It is anticipated that DOT assets will be directed toward the construction of signalized crosswalks and that Town assets will be directed toward the installation and maintenance of sidewalks. It is anticipated that public assets will also be utilized for any necessary lighting improvements.

PRIVATE ASSETS NECESSARY TO ADVANCE PROJECT:

It is anticipated that private assets will be the primary driver for the following:

1. The connection between Hobby Lobby Plaza and Tilt'n Diner/FSB Plaza
2. Enhancements to the drive aisles providing access to Camelot Homes, BJ's and the eastern entrance to Hobby Lobby Plaza
3. Sidewalk and other pedestrian provisions at the Tanger site at the point where the proposed crosswalk connects to the property

PROPERTY/FACILITIES IMPACTED AND CURRENT OWNERSHIP:

State owned NH Routes 3, 132 & 140 will be impacted.

Primary private properties (and their current owner) impacted include:

Tanger Outlets (Coroc/Lakes Region LLC), Tilt'n Diner Plaza (multiple owners including Franklin Savings Bank and Common Man), Hobby Lobby Plaza (A&D Tilton Properties LLC) and BJ's (FSC BJ Tilton NH, DST)

PROJECT BENEFITS

BENEFITS/HOW THIS PROJECT ADDRESSES A NEED:

As stated in the "Explanation of Project Need" section, The project area is comprised of multiple cells of stores that are not well connected. In recent years the addition of another hotel and several popular restaurants has led to an increase in pedestrian traffic across Route 3 as hotel guests, area employees and others walk to get meals and run errands. The Police Chief, the Town Planner and other have identified an obvious need for improved pedestrian provisions. Vehicular traffic complications associated with entering and exiting BJ's and the Tilt'n Diner/FSB Plaza are well known.

Additionally, the overall experience of visiting Tilton's Regional Commercial District would be enhanced by addressing these high profile deficiencies which will stimulate increased commerce for existing businesses, as well as attract new businesses.

BENEFITS OF P3 IMPLEMENTATION VERSUS CONVENTIONAL DELIVERY:

This project falls directly in line with the parameters and goals established through the 2016 passage of SB 549 in that it seeks to facilitate the sharing of resources to design and build transportation infrastructure in an environment where limited resources are available. As mentioned in the "Explanation of Project Need" section, this proposal involves both public and private features, and it is appropriate and necessary that the costs and benefits also be shared between the general public and the private landowners.

SIMILAR PROJECT EXAMPLES: (Have any other States or Municipalities to your knowledge pursued a similar P3 project?)

Most modern retail areas built within the past decade serve as examples of development that takes into consideration the safe and efficient movement of pedestrians, bicyclists and motorists.

CONTACT INFORMATION

CONTACT PERSON: Dari Sassan, Town Planner & Jeanie Forrester, Town Administrator

ADDRESS LINE 1: 257 Main Street

ADDRESS LINE 2: _____

CITY: Tilton

STATE: New Hampshire

ZIP CODE: 03276

PHONE NUMBER: (603) 286-4521 X 105

EMAIL ADDRESS: landuse@tiltonnh.org

SUPPORTING DOCUMENTATION

LIST OF SUPPORTING DOCUMENTATION & ATTACHMENTS, INCLUDING MAPS:

Conceptual Plan (attached)

Multiple landowners and facility managers have expressed support and are willing to provide documentation through letters of support.

Multi-modal transportation improvements are listed as a priority in the following local and regional documents:

- Tilton Master Plan
- 2018 First Impressions: Tilton
- The Lakes Region Plan 2015-2020: Economic Opportunity, Environmental Quality
- Bicycling and Walking: Transportation Choices for New Hampshire's Lakes Region
- Lakes Region Transportation Plan 2008
- Winnepesaukee Public Health Region Community Health Improvement Plan

Stormwater Management Improvements that reduce erosion, increase infiltration, and address aging infrastructure remain a high priority of the Tilton Land Use and Public Works Departments, NH DES and NH DOT District 3. Such improvements have been identified as a priority in the following documents:

- NH Stormwater Commission Report
- UNH Stormwater Center: Protecting Water Resources and Managing Stormwater
- DES Best Management Practices to Control Nonpoint Source Pollution; A Guide for Citizens and Town Officials

It should be noted that this Letter of Interest is completely non-binding, but will be used by the Commission to evaluate and advance projects. Following review of this project proposal the Commission will contact the applicant to communicate the next steps in the process.



US 93 RAMP

NH ROUTE 132

Tanger Outlets

Home Depot

NH ROUTE 3

Hobby Lobby/Staples Plaza

McDonald's

Tilt'n Diner/FSB Plaza

BJ's

Hampton Inn

NH ROUTE 140

Holiday Inn

- New Sidewalks
- New Crosswalks (public roads)
- Additional Crosswalks
- New Vehicular Connection
- Enhanced Private Drives