

News Release

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Phone: (603) 783-0400 February 5, 2018

EXIT 17 REZONING REQUEST GOES TO CONCORD PLANNING BOARD & COUNCIL

CONCORD/PENACOOK, NH, FEBRUARY 5, 2018: David and Laurie Rauseo, as members of Interchange Development LLC, have submitted a revised rezoning request to the Concord City Council and Planning Board for a 42 acre tract on Route 4 (Hoit Road) and Whitney Road (Map 06P, Lots 5 and 6) next to Exit 17 off I-93. The request is to rezone approximately 9.6 acres of land from Urban Commercial (CU) together with approximately 18.9 acres of land from Industrial (IN) to Gateway Performance (GWP). The request was submitted with a Concept Plan developed by TF Moran, Inc. dated January 17, 2018, along with a 30 page Master Plan Report and Addendum. The mixed use Concept Plan includes a 78,920 square foot supermarket and a 125,875 square foot warehouse along with 48,532 square feet of space for retail/services, 15,416 square feet of office/medical space, and 8,107 square feet for restaurants. If the rezoning request is approved by the City, it will create the first Gateway Zoning District in Penacook which, at full development as shown in the Concept Plan, could result in an increase of over \$39,000,000 in property tax assessment. This would represent 10.4% of Penacook's tax base and help to counter the increasing property taxes due mostly to a shrinking tax base in Penacook. The overall tax rate in Penacook is currently 20% higher than Concord.

In November 2017, the City Council voted to remove development restrictions and covenants on the Urban Commercial portion of land and at the same time, supported a recommendation by the Planning Board that before any rezoning were to occur, the "petitioner, Interchange Development LLC, return with a master plan for the site, generated with participation and input from the community". On December 2, 2017, the Rauseos hosted a "charette" including a public site walk and meeting with the help of a planner from TF Moran to develop a master plan for the site. Between the site walk and meeting, there were approximately two dozen attendees from three communities. During the afternoon site walk of the property, participants noted the difficulty of the property's access to rail due to a steep ravine but also noted the visibility of the site to high traffic volumes on Route 4. The charette process produced four site layouts that indicated a strong preference for larger commercial development at Exit 17. The meeting was taped by Concord Community TV and is available for viewing at <http://vp.telvue.com/preview?id=T02132&video=325764>.

In the past two months, the Rauseos have been preparing the Master Plan Report and the Concept Plan based on the input received at the December 2, 2017 meeting, research and analysis of the Penacook tax base, consideration of Concord's zoning districts, and the physical characteristics and orientation of the site. A Concept Master Plan was then created by TF Moran, which includes a 28.5 acre Gateway Performance District and 13.5 acre Industrial development. At Exit 17 off I-93, Whitney Road offers the only Interstate highway proximate land in the Penacook tax district. Penacook currently has no Gateway Zoning District, however, Concord has three Gateway Performance Zoning Districts which are home to four out of the five major supermarkets in Concord. These Gateway districts allow for large

scale commercial developments near interstate highways, and are fertile ground for supermarket and other high property tax paying retail uses. The proposed Gateway zone follows the northern property line along Route 4. With the high traffic volumes on US Route 4, the appearance of the site is important. Selection of Gateway Performance provides the best opportunity to devise an attractive and welcoming center of commerce to those entering the City of Concord and in particular, the Penacook, Boscawen and Canterbury communities. The balance of the site is proposed to remain Industrially zoned, allowing for a large warehouse or distribution use to be situated furthest from views of Whitney Road and Route 4.

It is anticipated that the Concord Planning Board will hold a public hearing on the proposed rezoning at their March 21, 2018 meeting. Public comments on the plan should be sent to the City Clerk's office or via email to: JBonenfant@ConcordNH.gov.

Link to the Master Plan Report:

https://drive.google.com/file/d/1n8_ybmUtvjLnau8R57nLuJbOK_PcTC7F/view?usp=sharing

Link to TF Moran Concept Plan:

<https://drive.google.com/file/d/1VUFR5VIIQcutfOrTf4Iqn71-H8CQJ09s/view?usp=sharing>

Link to Master Plan Report Addendum:

<https://drive.google.com/file/d/1RqJ6LOo93cYywc-NK6PVnScopxclaeH/view?usp=sharing>

An excerpt from the Concept Plan with Proposed Zoning (see link for larger version)



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