New Partners for Smart Growth Conference

“Overcoming Barriers to Sustainably Redevelop Historic Communities”

Presented by:
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Tell Me About Concord...

NH’s Capitol City

64 Square Miles
Population = 43,000

Daytime Pop = 80,000
One hour to Boston MA

4.3% Unemployment

Council - Manager
Form of Government

#1 Micropolitan
Economy 4 Years Running!
Notes About Downtown

10 +/- Block Area
Anchored by State House
60 +/- Buildings Circa 1850-1900
200 Retailers
30+ Law Offices
Dozens of Nonprofits
Handful of Long-term Property Owners
Notes About Downtown
Catalyst for Downtown Preservation
Past Preservation Successes
Fire House Block 1979
Past Preservation Successes
Eagle Hotel / Square 1979
Past Preservation Successes
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Past Preservation Successes
Bicentennial Square 1980
Past Preservation Successes
Durgin Block 1983
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Current Redevelopment Trends
Capital Commons 2007
Current Redevelopment Trends
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Capital Commons 2007
Current Redevelopment Trends
Sanel Block 2011
Current Redevelopment Trend
Sanel Block 2011
Current Redevelopment Trend
Sanel Block 2011
Current Redevelopment Trend
Bindery Block 2012
Current Development Trends
Scandia Hall 2011
Current Development Trends
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Current Development Trends
Green Buildings
The Challenges

1) Code Compliance (Life Safety, Building, Energy)
2) Contaminants (Asbestos, Lead Paint, Etc.)
3) ADA Compliance
4) Modern floor plan/use demands
5) Convenience Factors (On-Site Parking)
6) “Green” Targets & Costs
7) “Untested Market” (Market Rate Residential)
8) COST! COST! COST!
Tools We Currently Use
Regulatory & Tax Incentives

Regulatory & Development Incentives

1. International Existing Building Code
2. Development Impact Fee Credits & Waivers
3. Tax Increment Financing ("TIF")

Property Tax Incentives

1. RSA 79-E Property Tax Abatement
2. NH Brownfields Property Tax Abatement
Tools We Currently Use
Grants & Tax Credits

State & Federal Grants
1. EPA Brownfields Program
2. Community Development Block Grants
3. NH Land & Community Heritage Investment (LCHIP)
4. Certified Local Government (“CLG”)
5. US HUD Economic Development Initiatives Program

State & Federal Tax Credits
1. Community Development Investment Tax Credit Program (CDIP)
2. Low Income Housing Tax Credits (LIHTCs)
3. Federal Historic Preservation Tax Credits
4. New Markets Tax Credits

32
Tools We Currently Use

Other Local Resources

1. Subsidized Public Parking (3 garages, 1,250 spaces)
2. Façade Improvement Program (In Town Concord)
3. Local Revolving Loan Programs (City & Local Regional Economic Development Council)
4. Upstairs / Downtown Tour (Annual Event)
5. 2011 Market Rate Housing Survey
Why We Applied

1. Identify **NEW** tools, regulatory reforms, & incentives to promote preservation and **GREEN** adaptive reuse of historic buildings.

3. Apply these tools to a real life case studies.

3. Implement viable tools, incentives & reforms.
Challenges on the Horizon
Endicott Hotel
Challenges on the Horizon
Endicott Hotel
Challenges on the Horizon
NH Employment Security
Challenges on the Horizon
Concord Theatre
Challenges on the Horizon
Concord Theatre
Challenges on the Horizon
Phenix Theatre
Challenges on the Horizon
Phenix Theatre
Challenges on the Horizon
Zachos Properties
Questions?