

Update on Mixed Use Development Projects

Joint Merrimack Town Council - School Board Meeting

Tim Thompson, AICP

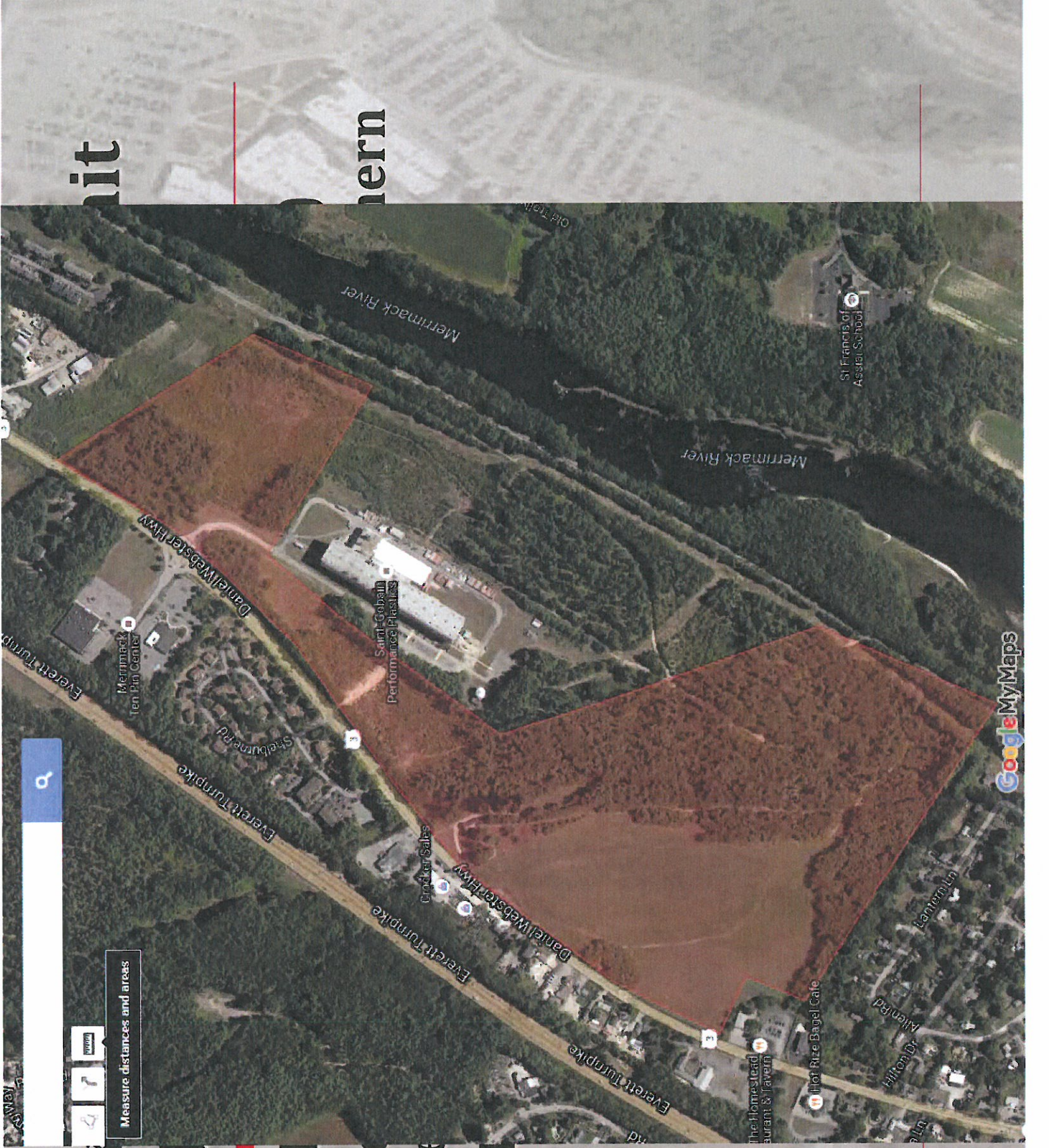
Community Development Director

December 10, 2015

Mixed Use Conditional Use Permit (CUP) Projects

- **Flatley - DW Highway (Northern section)**
 - **Edgebrook Heights - DW Highway (Southern Section)**
 - **Monahan - Premium Outlets Blvd**
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Mix
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• SC
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Merrimack River

Pennichuck Brook

Daniel Webster Hwy

Nashua Specialty Paper Products

Nanosamp Technologies, Inc

Interstate All Battery Center

Dunkin Donuts

Allied Electronics

BuyAllinshare.com

Suncoak Terrace

S & J Motor

Pixel Perfect Photography

Gate City Cam & Jewelry

Google My Maps



Everett
Hawthorn Suites by
Wyndham Merimack
Quality Inn

Everett Turnpike

10

Elbit Systems of America

Everett Turnpike

Industrial Dr

Whittier Rd
Whittier Rd

Fossil Outlet Store

SKETCHERS
Factory Outlet

Banana Republic

Merimack
Premium Outlets

Industrial Dr

Oak Ln

Douglas St

Beech St

Arbor St

Spruce St

Premium Outlets
PMSI's Blvd

Digital Dr
Indiality Investments

Continental Blvd
Salter Rd

Odeba Mexican Grill

Industrial Dr

Digital Dr

Spartan Way

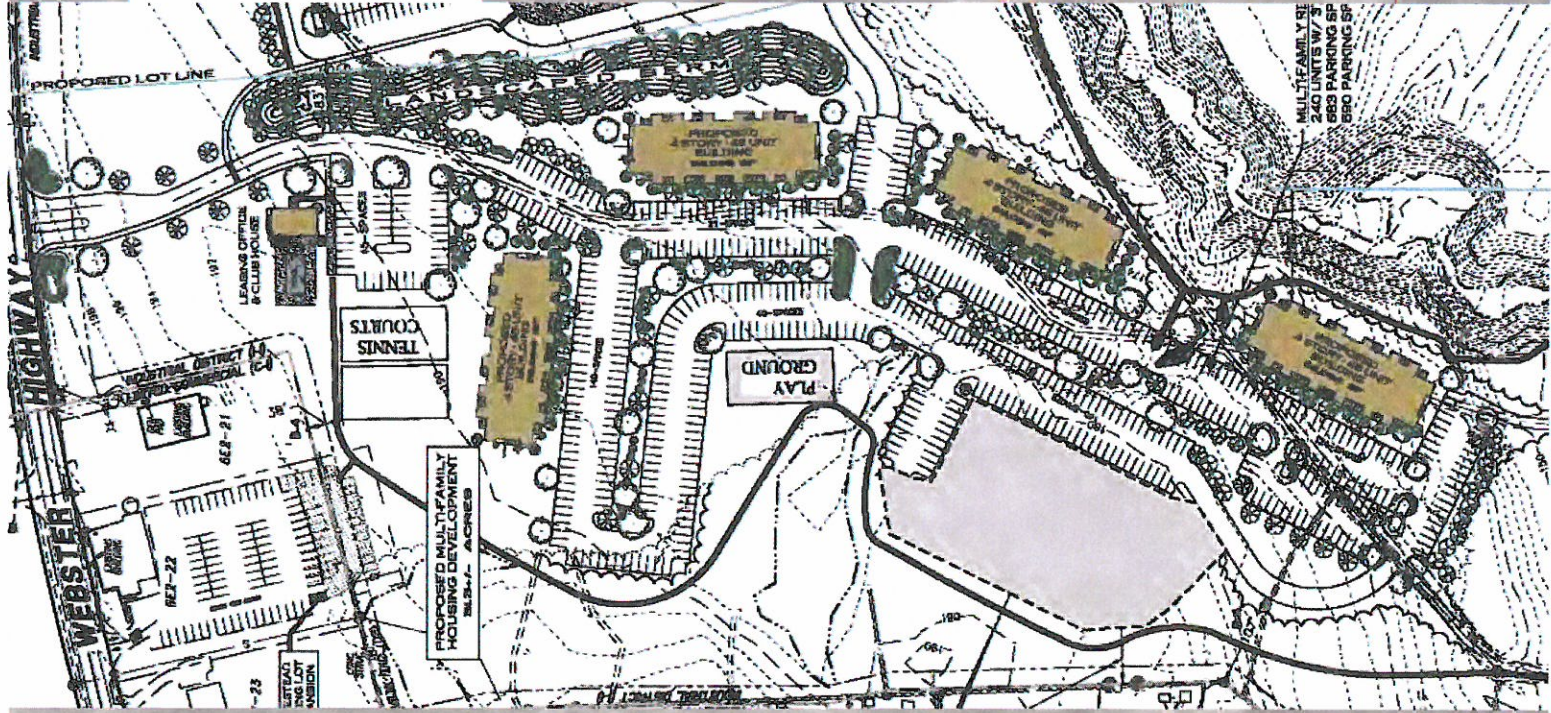
Continental Blvd

Greens Pond Rd

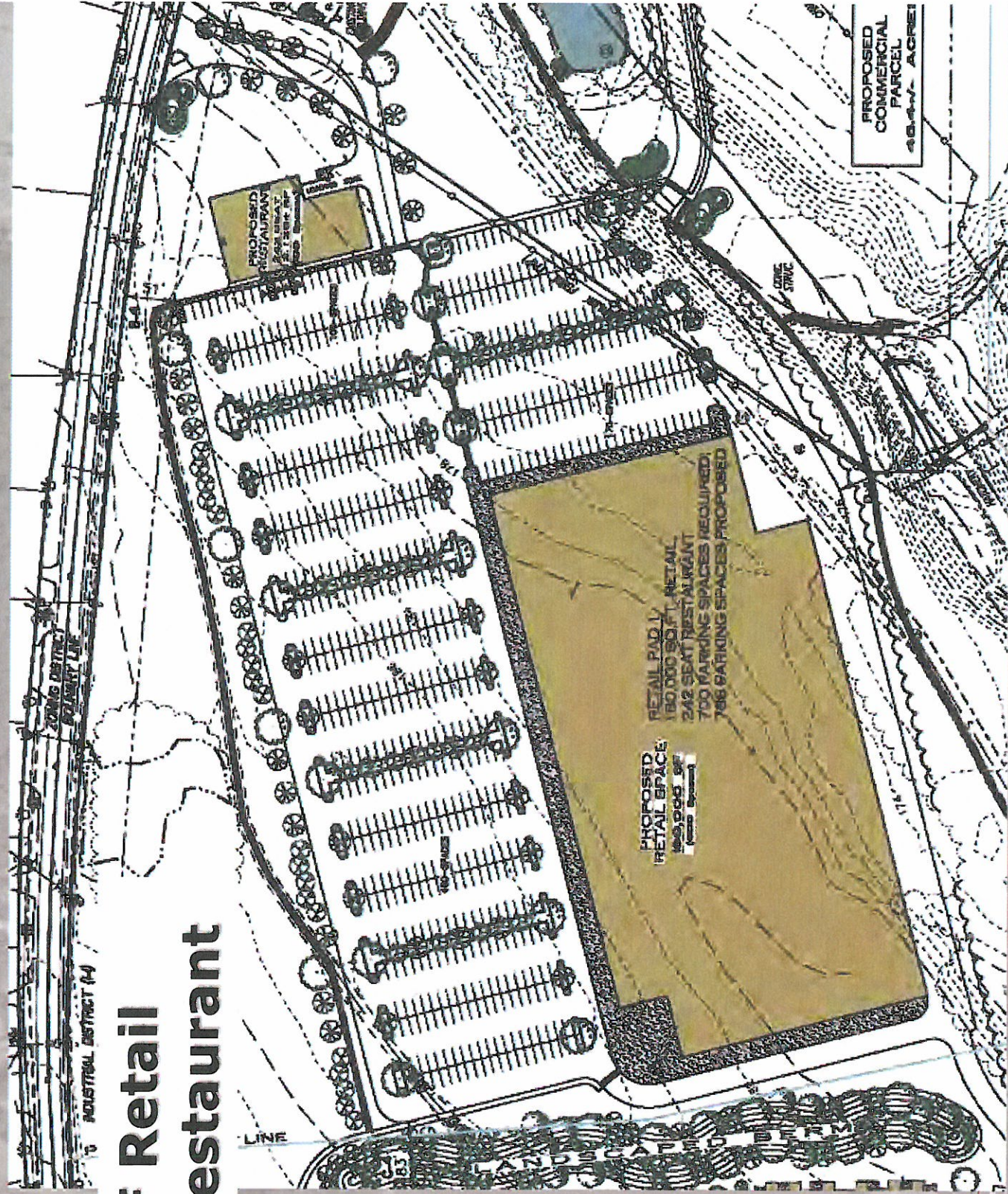
Industrial Dr

Naticook Brook

Multi-Family Residential - 240 Units



180,000 SF Retail 242 Seat Restaurant



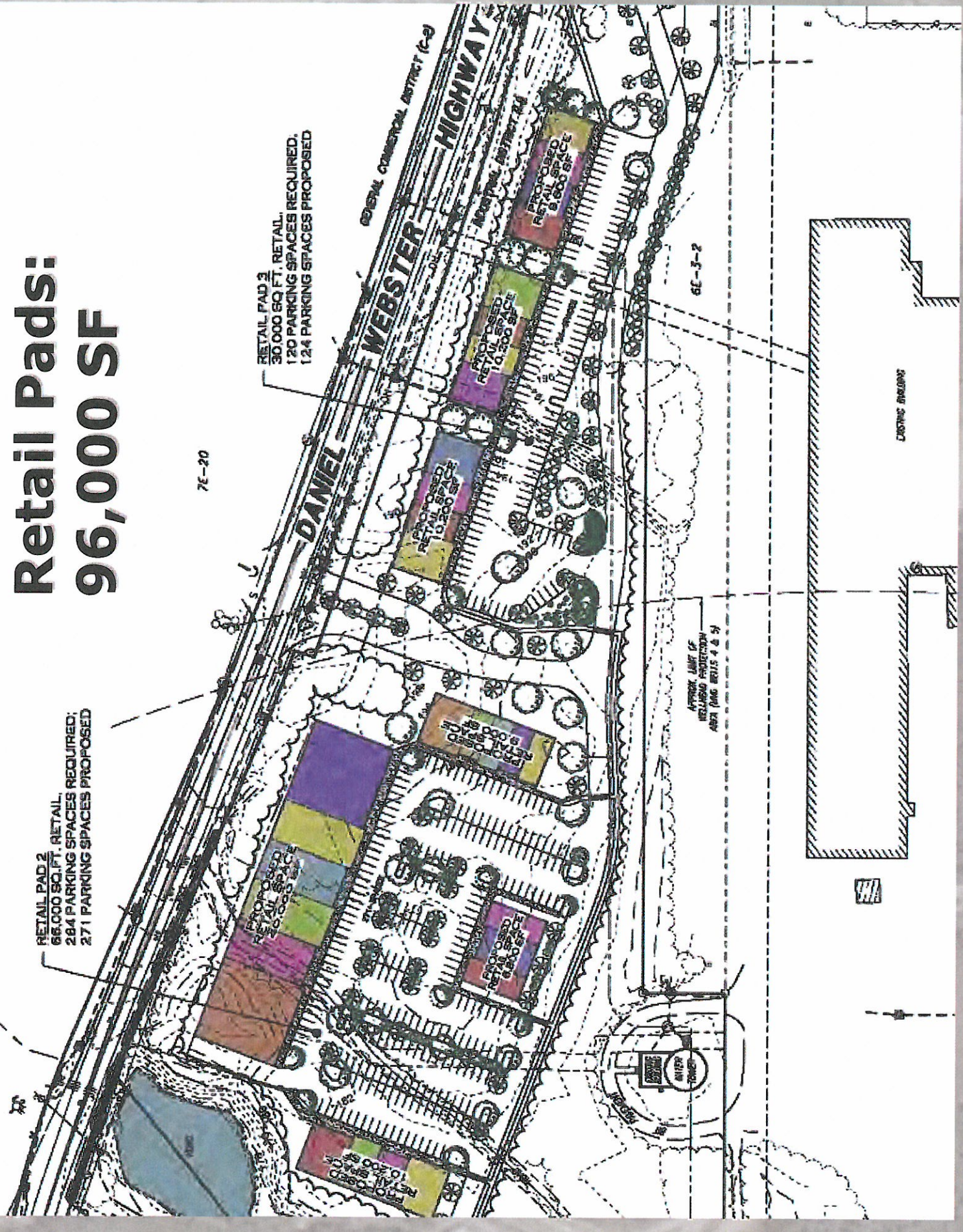
Retail Pads: 96,000 SF

RETAIL PAD 2
66,000 SQ. FT. RETAIL
284 PARKING SPACES REQUIRED;
271 PARKING SPACES PROPOSED

RETAIL PAD 3
30,000 SQ. FT. RETAIL
120 PARKING SPACES REQUIRED.
124 PARKING SPACES PROPOSED

7E-20

DANIEL WEBSTER HIGHWAY
GENERAL COMMERCIAL DISTRICT (C-2)



APPROX. LIMIT OF
RELIABLE PROJECTION
AREA (RAC. BEATS 4 & 5)

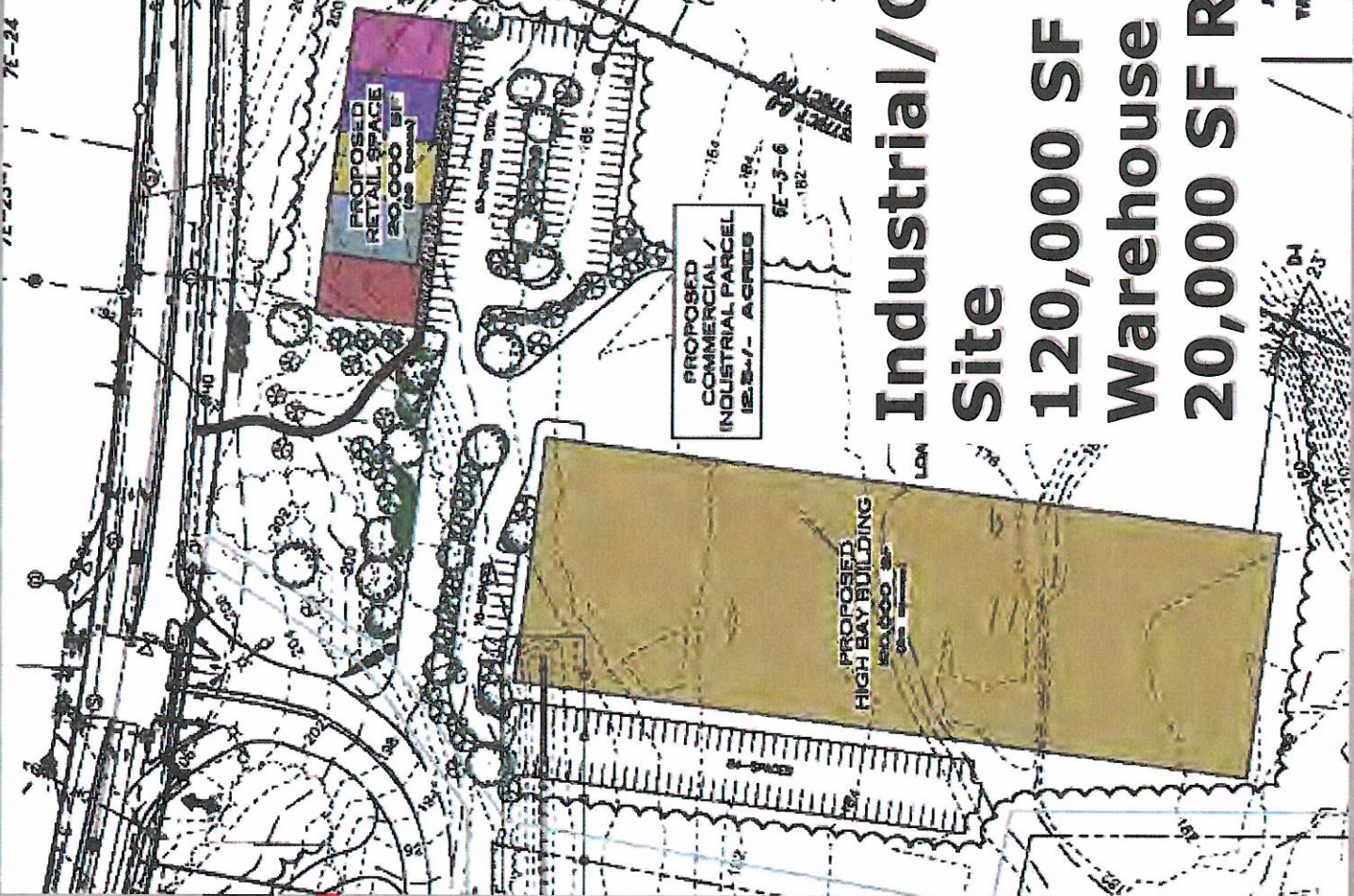
6E-3-2

LIMITING BOUNDARY



F

P



**Industrial / Commercial
Site
120,000 SF High-Bay
Warehouse
20,000 SF Retail**

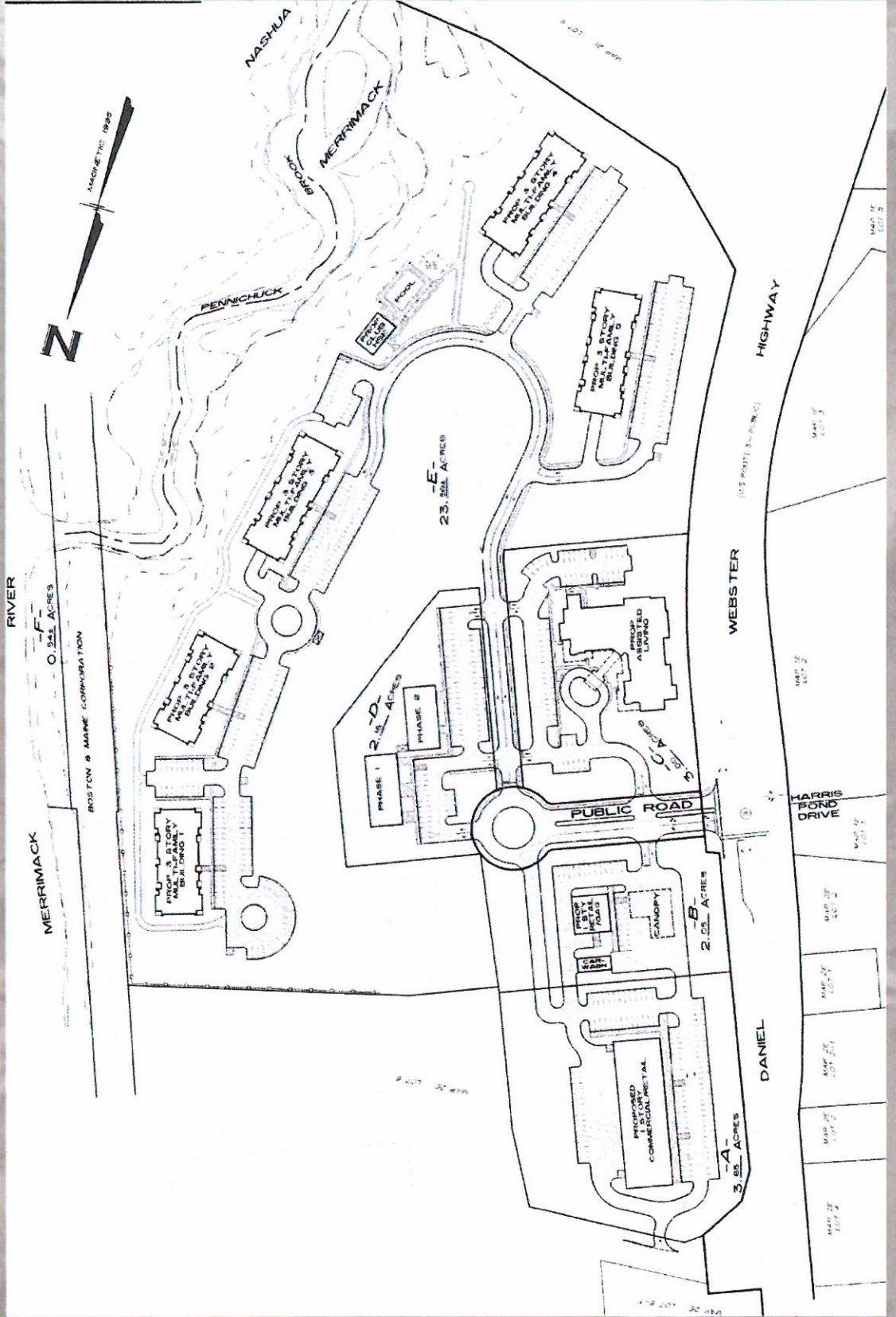
Flatley Mixed Use CUP: Status

- **CUP Conditionally Approved by Planning Board on November 18, 2014**
 - **Final Approval of CUP (signed by Planning Board) on September 1, 2015**
 - **Phase 1: Multi-Family Residential Portion**
 - **Currently in public hearing process for site plan approval with Planning Board**
 - **Next hearing scheduled for December 15, 2015**
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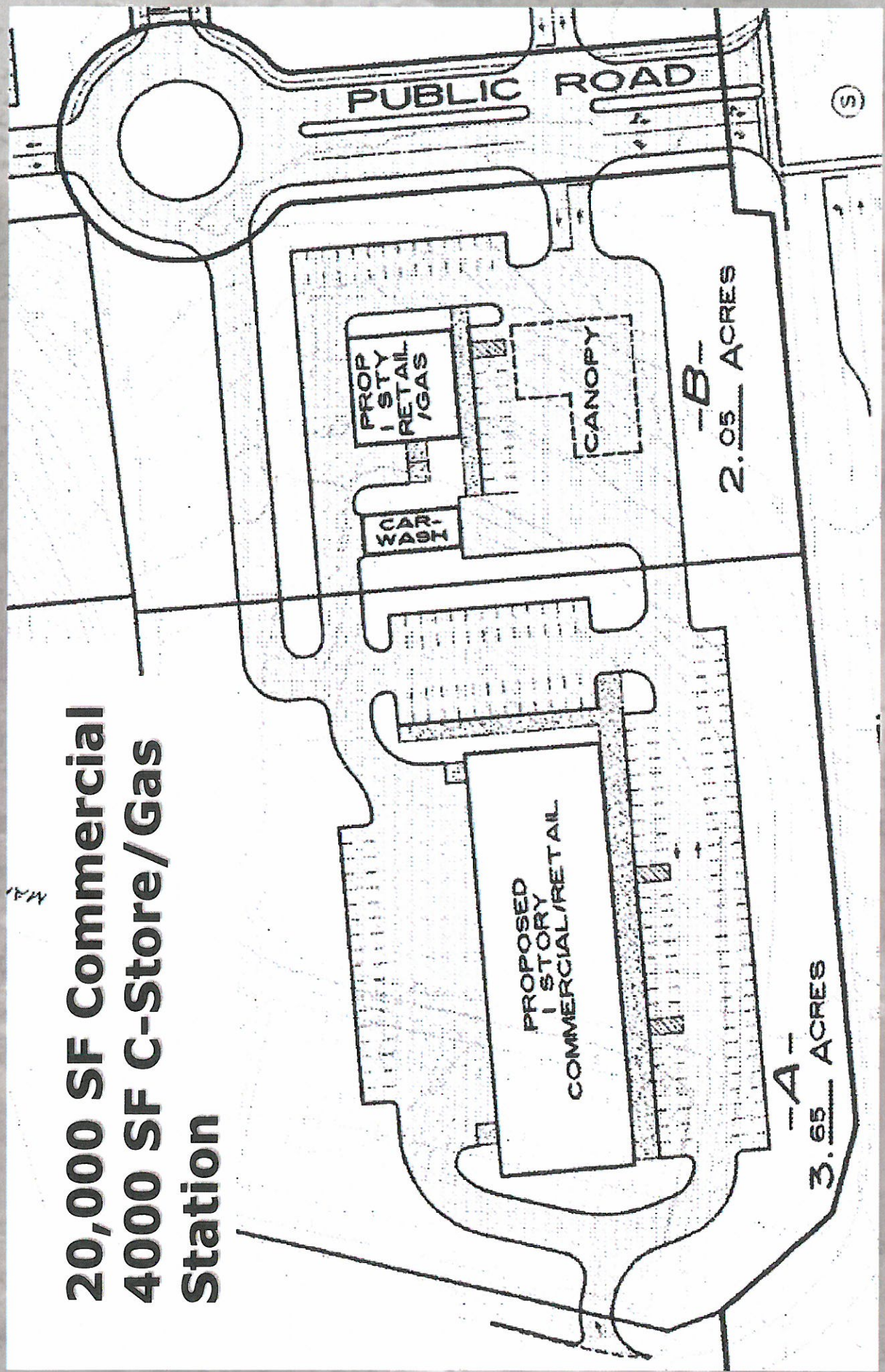
Flatley Mixed Use CUP: Impact Analysis

- Fiscal Impact Analysis (*prepared by Fougere Planning*) required as part of review of CUP
 - Analysis peer reviewed by Town-hired Consultant (*Arnett Development Group*)
 - Generalized findings:
 - Net positive fiscal impact of approximately \$800,000/year at build-out
 - Approximately \$1.2 Million/year in revenues (taxes, auto registrations, etc)
 - Approximately \$400,000/year in Municipal/School Costs
 - Anticipated number of school-aged children generated by development: 41 (based on multiplier of 0.17 school-aged children per multi-family unit)
-

Edgebrook Heights Mixed Use CUP



20,000 SF Commercial
4000 SF C-Store/Gas
Station



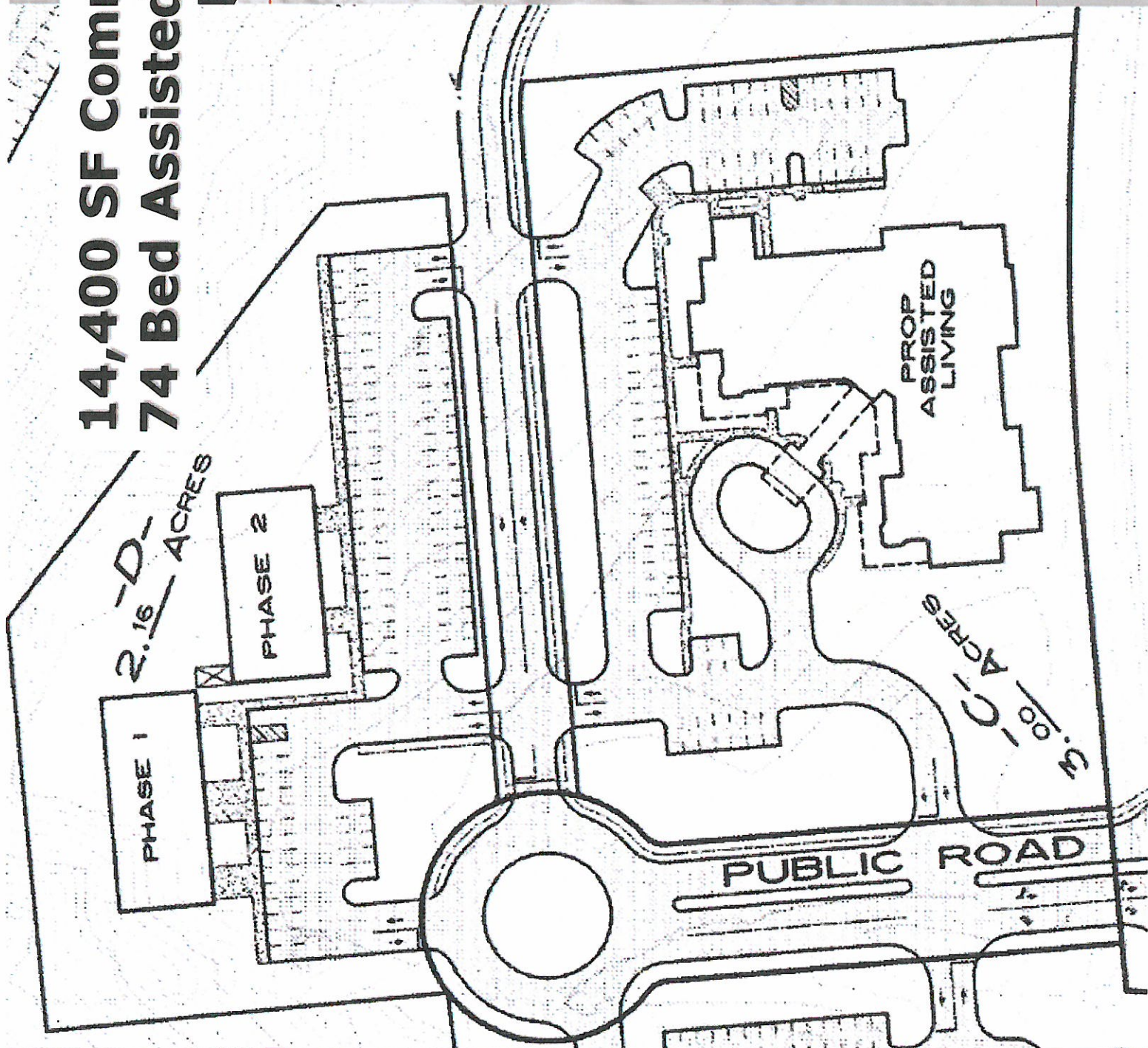
A
3.65 ACRES

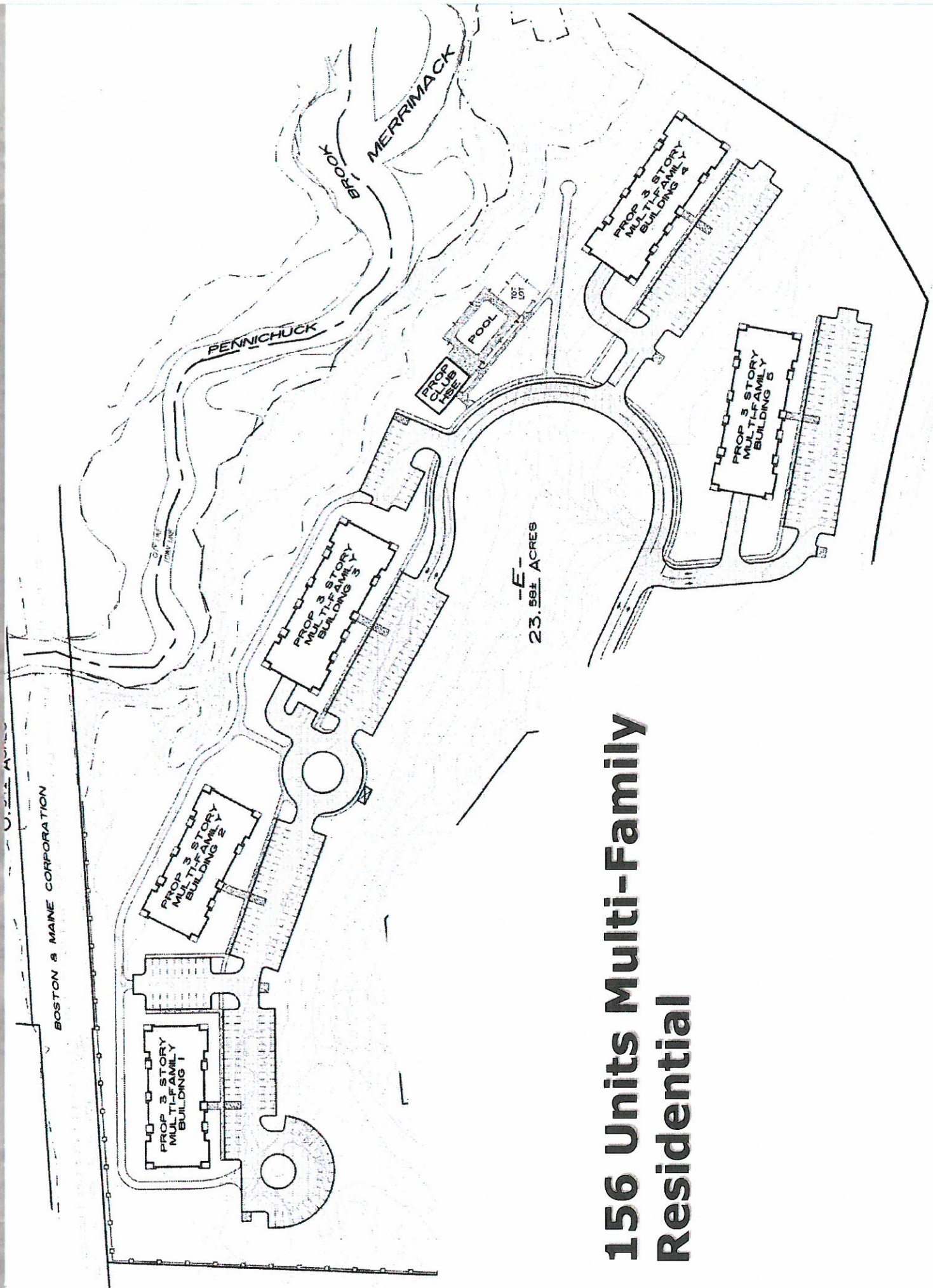
B
2.05 ACRES

(S)

Edge

14,400 SF Commercial
74 Bed Assisted Living
UP





156 Units Multi-Family Residential

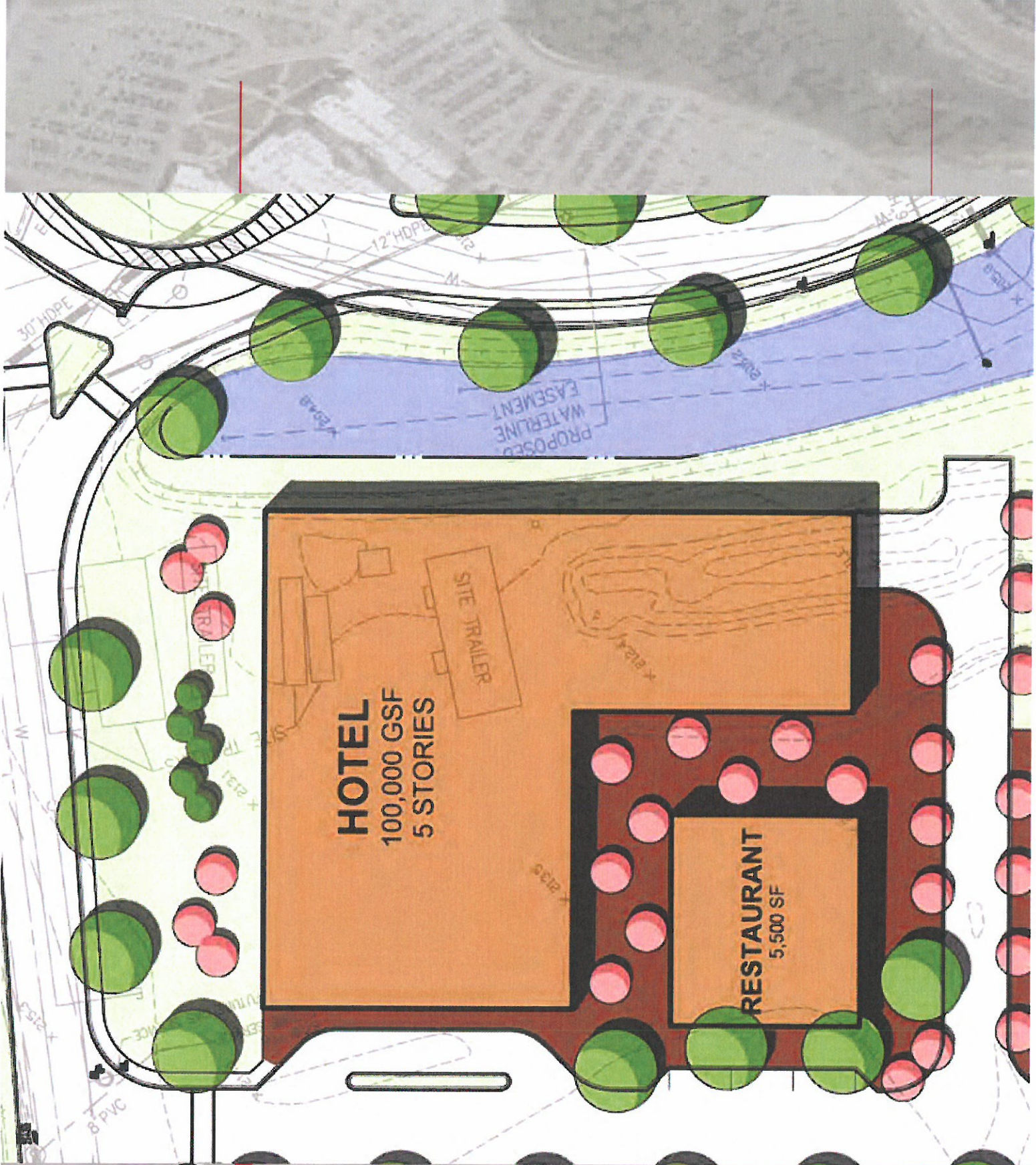
Edgebrook Heights Mixed Use CUP: Status

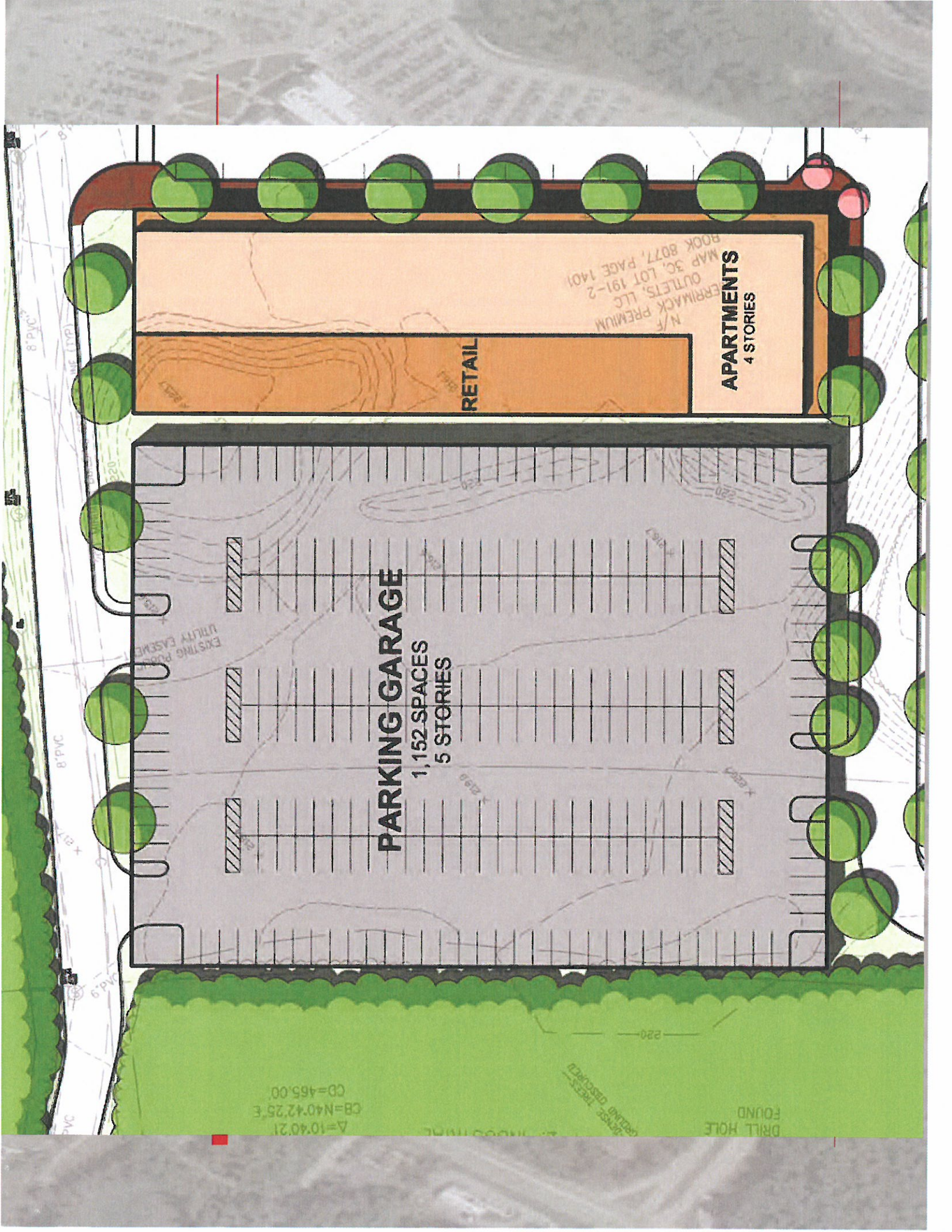
- CUP Conditionally Approved by Planning Board on August 19, 2014
 - Extension to CUP Approval Granted by Planning Board on July 21, 2015
 - New CUP approval expiration date of August 19, 2016
 - CUP has not yet received Final Approval
 - Applicant has indicated an amendment to the CUP may be forthcoming to change Assisted Living portion of project to Elderly Housing.
 - Conceptually discussed with Planning Board, but no formal application to amend CUP has been received to date.
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Edgebrook Heights Mixed Use CUP: Impact Analysis

- Fiscal Impact Analysis (*prepared by Fougere Planning*) required as part of review of CUP
 - Analysis peer reviewed by Town-hired Consultant (*Arnett Development Group*)
 - Generalized findings:
 - Net positive fiscal impact of approximately \$430,000/year at build-out
 - Approximately \$660,000/year in revenues (taxes, auto registrations, etc)
 - Approximately \$230,000/year in Municipal/School Costs
 - Anticipated number of school-aged children generated by development: 27 (based on multiplier of 0.17 school-aged children per multi-family unit)
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APARTMENTS
4 STORIES

RETAIL

PARKING GARAGE

1,152 SPACES
5 STORIES

N/F
ERRIMACK PREMIUM
OUTLETS, LLC
MAP 3C, LOT 191-2
BOOK 8077, PAGE 1401

$\Delta=10.40'21$
 $CB=N40^{\circ}42'25"E$
 $CD=465.00$

DRILL HOLE
FOUND

DRIVE PILE
FOUND AND DISCLOSED

EXISTING UTILITY
EASEMENT

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OFFICES
160,000 GSF
4 STORIES

APARTMENTS
4 STORIES

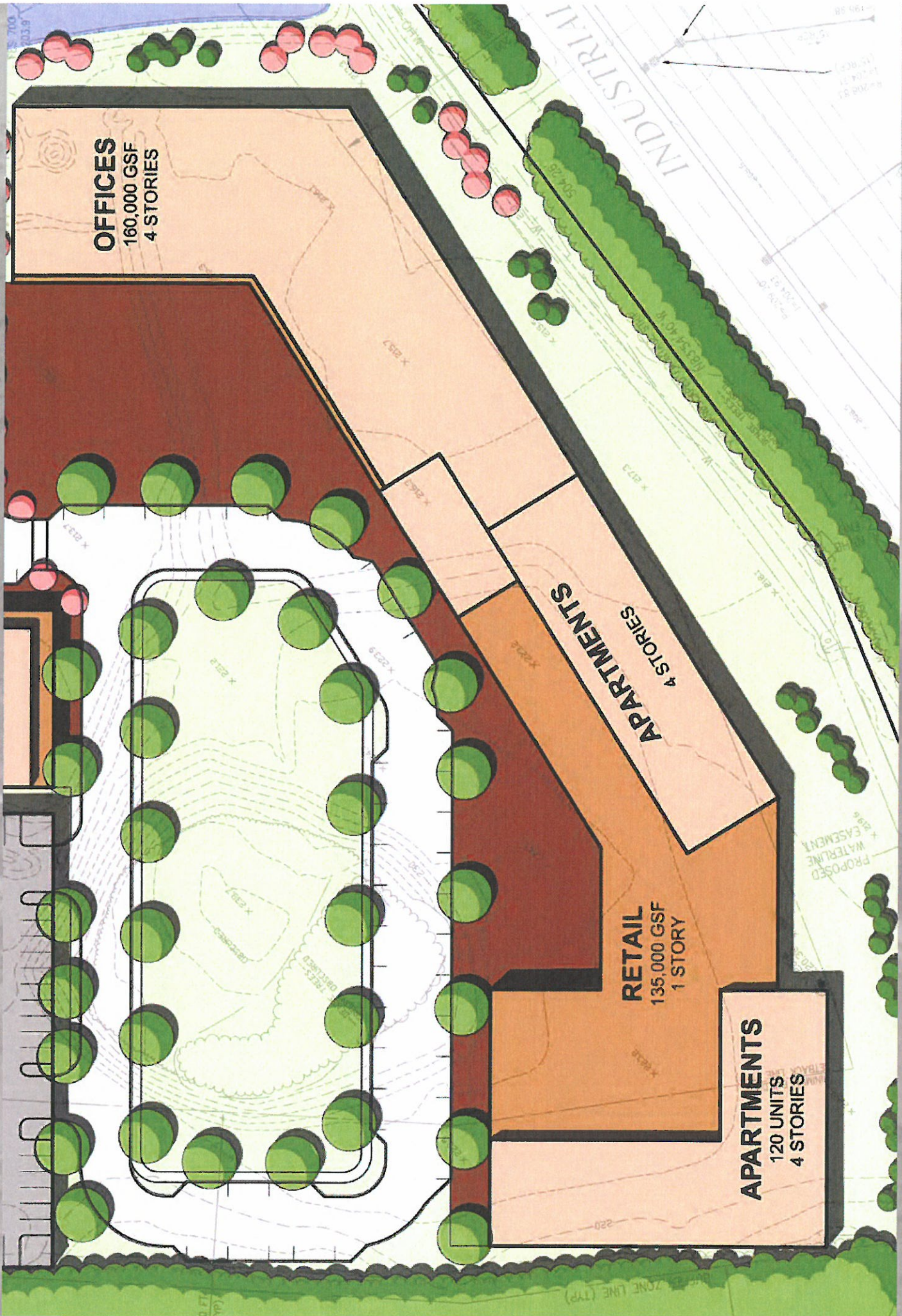
RETAIL
135,000 GSF
1 STORY

APARTMENTS
120 UNITS
4 STORIES

INDUSTRIAL

PROPOSED
WATERLINE
EASEMENT

ZONE LINE (TYP)



Monahan Mixed Use CUP: Status

- Received variances from Zoning Board to allow project to move forward to CUP review with Planning Board
 - No CUP application yet filed with Community Development
 - Mix of uses, square footages still conceptual in nature. Will be clarified and refined upon CUP submission
-

Monahan Mixed Use CUP: Impact Analysis

- **Fiscal Impact Analysis will be required as part of review of CUP**
 - **Analysis will be peer reviewed by a Town-hired Consultant**
 - **Anticipated number of school-aged children generated by development: 21 (based on conceptual plan of 120 multi-family units)**
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Other Residential Development: School Aged Children Analysis

- While no fiscal impact studies were performed for recent single family residential developments, there is data generated by NH Housing Finance Authority that developed multipliers for different types of residential development in NH (*analysis performed by Applied Economic Research Inc. for NHHFA*).
 - Generally:
 - Multi-Family Units produce a 0.17 multiplier
 - Single Family produce a multiplier range from 0.09 (2-bedroom homes) to 0.99 (for 4+ bedroom homes). This averages to a multiplier of 0.64 for all single family homes.
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Other Residential Development: School Aged Children Analysis

- **Chestnut Hill (“Old Blood”) Development (72 lots)**
 - “Average” estimate: 47 School Aged Students
 - “High” estimate (if all 4+ BR): 72 School Aged Students
 - **Tomasian Cluster Subdivision (19 lots)**
 - “Average” estimate: 13 School Aged Students
 - “High” estimate (if all 4+ BR): 19 School Aged Students
 - **Crosswoods Path (conversion of retail to 21 units of multi-family)**
 - Multi-Family estimate: 4 School Aged Students
-