

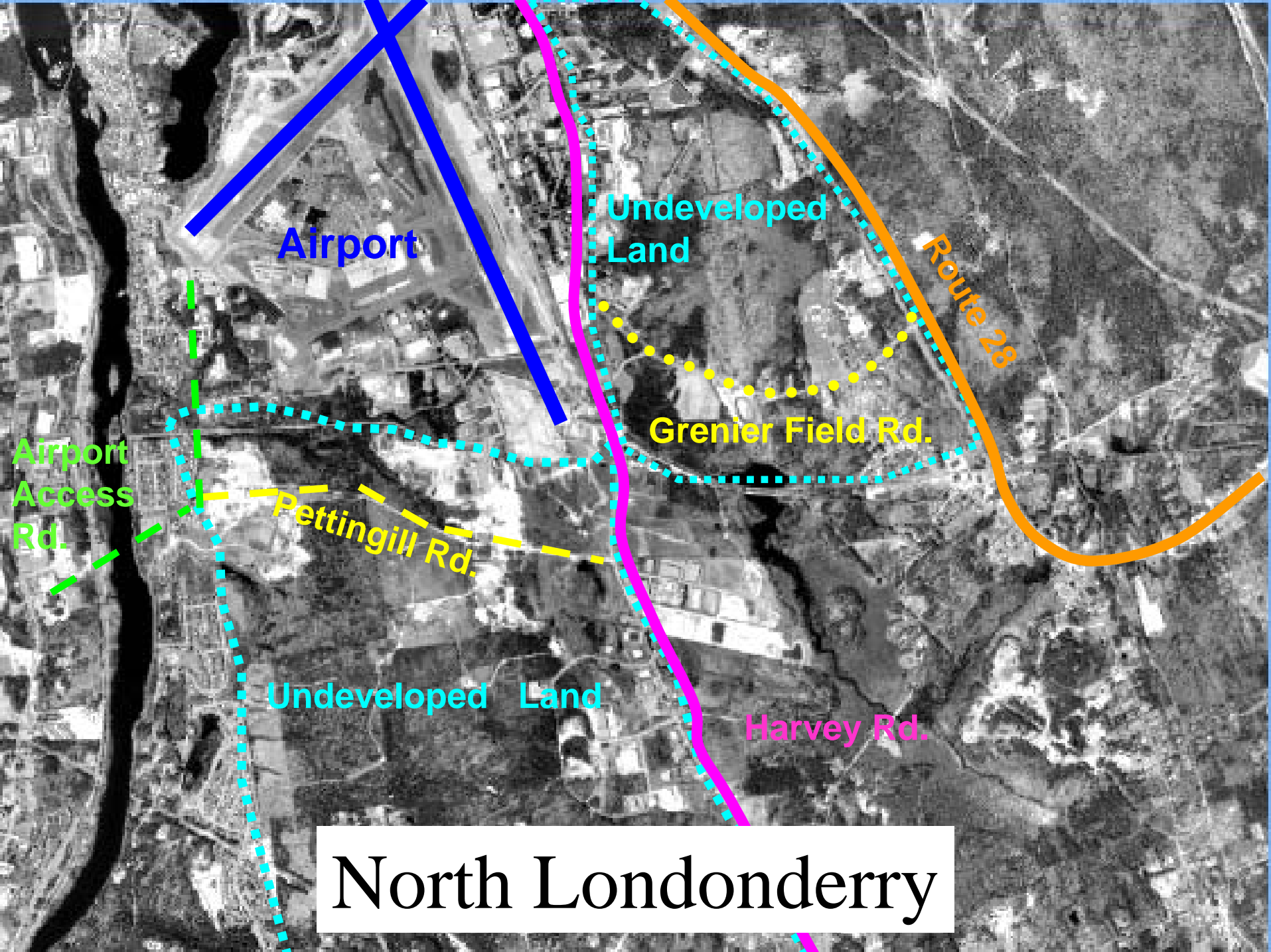
Londonderry Business Park Design Charrette



May 15 - 17, 2003
Londonderry, NH

PLAN NH AIA NH





Airport

Undeveloped
Land

Route 28

Grenier Field Rd.

Pettingill Rd.

Undeveloped Land

Harvey Rd.

Airport
Access
Rd.

North Londonderry

Why do this now?

Londonderry is already a growth center:

- Population 1990 – 19,781
- Population 2000 – 23,236
- Population 2025 – 31,000 (forecast)

The Airport is growing:

- 1993 – 800,000 passengers
- 2003 – 3,400,000 passengers
- 2013 – 5.5 – 6 million passengers

The Airport Access Road:

- Anticipated to be open in 2007
- It will carry approximately 20,000 vehicles/day

And what is a Charrette?

Public design and listening session – focus on conceptual plans



Well, what did people say?

- **A Rare Opportunity**
 - Having 1000 acres of undeveloped land in this region presents a rare opportunity, and it should be developed with care and thought.
- **Developed with a mix of uses**
 - The area should be developed with a mix of uses, with the probable exception of residential development because of the proximity of the airport and the noise associated with it.
- **Traffic is a major issue**
 - Residents and abutters alike expressed concern that traffic be directed north, east, and west, and away from Harvey Road and the existing residential development south of the target parcels.
- **Stronger connection to Exit 5**
 - Discussion focused on the need for a stronger connection to Exit 5 on Interstate 93.

Well, what did people say?

- **Grenier Field Road connection to NH Route 28**

- Property owners between Harvey Road and Route 28 expressed their strong opposition to any of the old DOT corridor proposals, and suggested a Grenier Field Road connection to NH Route 28.

- **Sensitivity to environmental resources**

- Residents expressed a need for a sensitivity to environmental resources, including using an Eco Park approach to some of the development and the need to protect the aquifer which underlies much of the area south of the airport.

- **Function as a campus and include a variety of services**

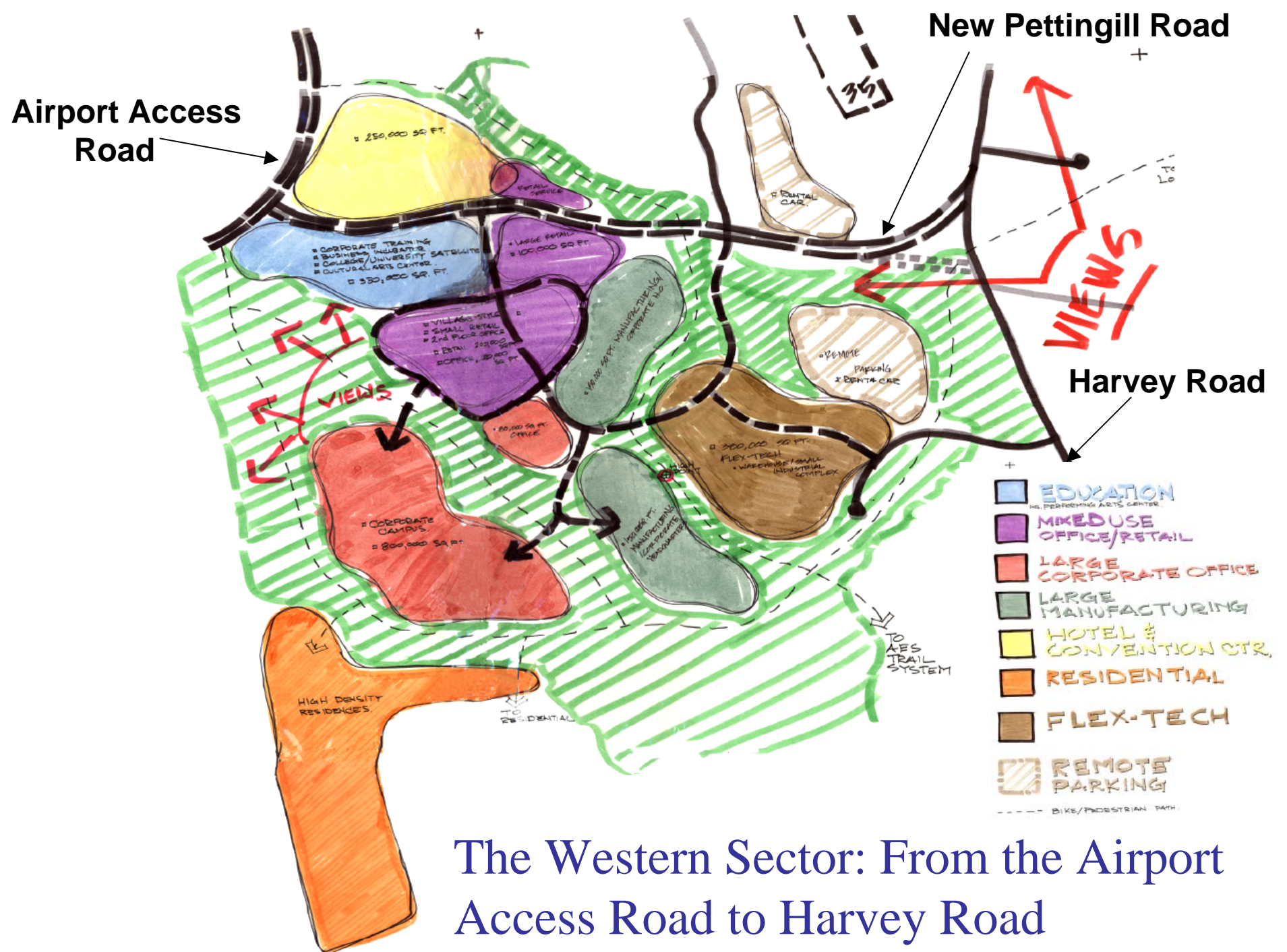
- Suggestions were made that, to the extent feasible, the future development should function as a campus and include a variety of services, so that employees would not have to leave the area during the day. Additionally, walking trails and other recreational opportunities should be included.

Market Forces - What can we expect here?

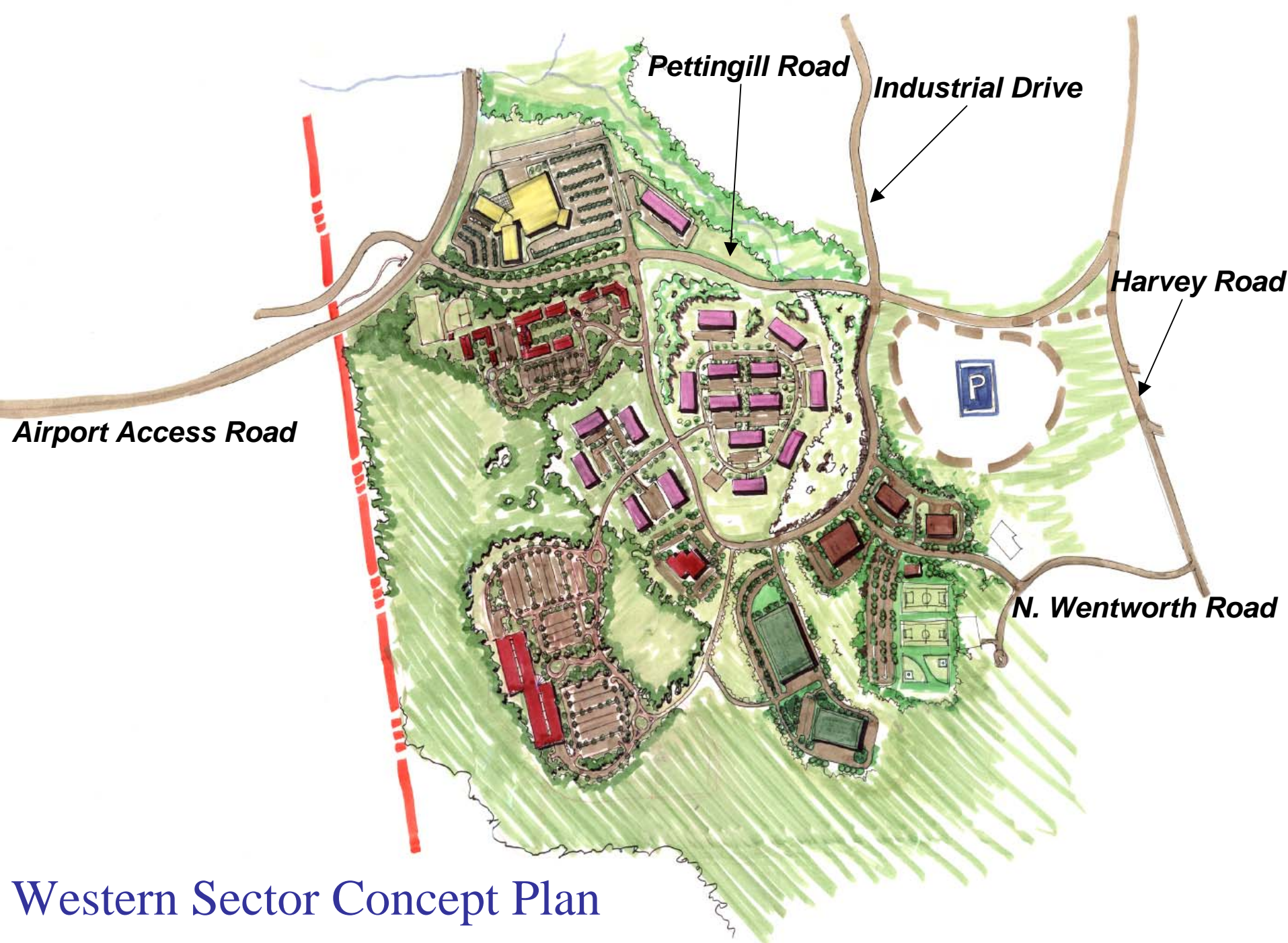
- Currently Londonderry captures 11% of the jobs in the Greater Manchester Area
- With this new facility it is expected to capture 20% of the new job growth in the next ten years

Market Demand for Space in Londonderry 2003- 2013

Office space	1,000,000 square feet
Manufacturing	500,000 “
Warehousing	1,000,000 “
Hotel	120,000 “
Retail, Service, Restaurant	500,000 “
Convention Center	200,000 “
Education/Training	300,000 “
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3,620,000 square feet	



The Western Sector: From the Airport Access Road to Harvey Road



Western Sector Concept Plan

A New Boulevard for Pettingill Road



VIEW OF BOULEVARD



The Eastern Sector: Route 28 to Exit 5, Interstate 93

Costs and funding options...

(Not including acquisition or utility upgrades)

• Access Road to Harvey Road	\$3.7 million
• Harvey Road to Route 28	\$5.6 million
• Route 28 to Exit 5, I-93	\$5.6 million
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	\$14.9 million

Sources:

- General funds
- Tax Increment Financing Districts
- Special Assessment Districts
- State?
- Federal?

How to start?

- Cooperation/Coordination with all parties:
public, private, airport
- Promote the Plan
- Amend the Zoning
- Establish a Tax Increment Financing District
- Design/Build New Pettingill Road
- Seek out Development Incentives
- Plan/Revise/Improvise
- New Strategies

How to start?

You already have!

Keep it rolling!!

