

JONES & BEACH ENGINEERS INC.

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November 20, 2024

Concord Planning Board
Attn. AnneMarie Skinner, City Planner
Concord City Hall
41 Green Street
Concord, NH 03301

**RE: Comprehensive Development Plan – Project Narrative
260, 270 & 282 Loudon Road and 277 Sheep Davis Rd, Concord, NH
Tax Map 611Z, Lots 39, 40 & 41
Tax Map 61Z, Lot 9
JBE Project No. 23031**

Dear Ms. Skinner,

Per your request, Jones & Beach Engineers, Inc. provides this memorandum addressing select sections of the City of Concord Subdivision Regulations that require a narrative vs. elements being shown on the CDP project plans.

Subdivision Section 14.02(2) – Project Narrative

Phase 1: Phase 1 consists of the demolition of the mall sections that are not intended for re-use. This phase will also include the removal of the demolished structures' foundation and initial site excavation to lower the grade within the footprint. The excavated material will be used on Lot 39 to raise the site grade. Utility work will consist of relocation of some existing utilities and working with the City on the construction of new utility lines to support the new sewer lift station that's currently in the design phase. We expect this phase of the project to begin in Spring 2025.

Phase 2: This phase will consist of the roadway & utility infrastructure work related to Road #1 and Road #2, the construction of the proposed wholesale retail on Lot 40, and continued earthwork and construction of the proposed retail and bank uses on Lot 39. The propose off-site improvements will be constructed during this phase. We expect this phase of the project to begin Summer/Fall 2025.

Phase 3: This phase consists of the 120-unit residential development on Lot 40-3. We expect work on this phase to begin in Summer 2026.

Phase 4: This phase consists of the 170-unit and 310-unit residential developments and the new retail structures on Lot 40-2. Parking lot improvements associated with the two existing structures will also be completed. We expect this phase of the project to begin in Summer/Fall 2026.

Subdivision Section 18.03(8) – Management

The project, as proposed, will divide the project into several individual lots. The anticipated structure of managing those lots is described below:

- Map 611Z/Lot 39 & 39-1: The former Regal Cinemas lot will contain several tenant structures utilizing shared parking fields. The developer expects to retain ownership of Lot 39 and through an Association, manage the site infrastructure, seasonal maintenance, and site repairs. Lot 39-1 will likely be leased by the anticipated bank tenant and they'd be party to the Lot 39 Association but also responsible for maintenance of their own parcel.
- Map 611Z/Lot 40: The proposed wholesale retail user will be purchasing this lot from the developer and be responsible for maintenance of the site. An Association may be created for this lot in order for JC Penney and the wholesale retail tenant to designate responsibilities.
- Map 611Z/Lot 40-1: This lot will remain under the ownership of the developer and will likely have an Association created under which the tenants that utilize the parking spaces are members of the association and responsible for maintenance & repairs.
- Map 611Z/Lot 40-2: This lot is currently proposed to contain two residential structures, two retail structures, a health club, and trampoline park. This lot will require an Association that all tenants/structures are members of to determine the cost sharing responsibilities for site maintenance and repairs. There will be easements granted to tenants/structures for access, as leases require.
- Map 611Z/Lot 40-3: This lot will contain the 120-unit residential structure and it's expected that the developer will retain this lot and be responsible for site maintenance and repairs.
- Map 61Z/Lot 9: The developer now owns the bank property and will responsible for the continued management of the property under the current bank lease.

Subdivision Section 18.04 – Phasing

With the description of phasing on the first page of this memorandum and the detail shown on project plans, we feel the requirements of this section are met.

Subdivision Section 18.05 – Standards for Review

1. *Zoning*: The project team has applied for and received a number of variances for the project that are listed on Sheet G1 of the CDP project plan set. The zoning requirements for site layout are listed in the existing conditions notes on the same project plan sheet.
2. *Subdivision Regulations*: We believe the CDP project plans submitted with this memorandum comply with the City's Subdivision Regulations.
3. *Facilities*: We believe the CDP project plans depict that the site design provided adequate access & circulation, parking and loading facilities, public and private utility services, and drainage facilities. Additional detail on these elements will be provided under later applications for Major Site Plan Review.
4. *Easements & Covenants*: There are large number of easements that exist across the property, both for public and private utilities, and many are depicted on the existing conditions plans.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,

JONES & BEACH ENGINEERS, INC.



Ian MacKinnon, P.E.

Associate Principal | Project Manager