

**Application for Design Review per Subdivision/Site Plan Regulation
City of Concord, NH – Planning Board**

Applicant: Onyx Partners, Ltd.

Owners: Onyx Steeplegate Concord, LLC, Map 611Z, Lot 40
Onyx Regal Concord, LLC, Map 611Z, Lot 39
Onyx TD Concord, LLC, Map 611Z, Lot 9

Project Description

Applicant's design review submission is filed herewith. Applicant's mixed-use redevelopment proposal includes multi-family residential apartments along with a mixture of retail and restaurant uses. The overall development site will be consolidated and resubdivided to place the existing Applebee's Restaurant and the existing TD Bank facilities upon separate lots with separate ownership as those owners/properties are not part of the former mall redevelopment. The entirety of the redevelopment site is within the City's Gateway Performance District (GWP).

Internally, the redevelopment site will be served by private roadways and drive aisles, with frontage upon and connectivity to multiple City and State public roadways. The redevelopment site is also served by public water and sewer infrastructure.

Owner recently submitted to City Planning a revised traffic study in connection with its Application for a Comprehensive Development Plan (CDP) to explore the function of the nearby intersections. The traffic study proposes potential intersection mitigation upgrades for consideration.

DATED: June 2026

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

PHOTO LOG



Photo 1: Looking Southeast at the North-East corner of the mall (building to remain).



Photo 2: Looking Southwest at the Northern Portion of the mall (building to be razed).



Photo 3: Looking South at the Northern-Middle portion of the mall (building to be razed).



Photo 4: Looking Southeast at the Northern-Middle portion of the mall (building to be razed).



Photo 5: Looking Southwest at the North-West side of the mall (building to be razed).



Photo 6: Looking South at the North-East corner of the mall (building to be razed).



Photo 7: Looking East at the North-East corner of the mall (building to be razed).



Photo 8: Looking Southeast at the West side of the mall (building to be razed).



Photo 9: Looking Northeast at the South-West corner of the mall (building to be razed).



Photo 10: Looking South at the North side of Applebee's (building to remain).



Photo 11: Looking East at the West side of Applebee's (building to remain).



Photo 12: Looking North at the South side of Applebee's (building to remain).



Photo 13: Looking North at the West end of the mall (building to be razed).



Photo 14: Looking North at the South side of JC Penney (building to be razed).



Photo 15: Looking North at the South side of the mall (building to be razed with the exception of the right side of the picture).



Photo 16: Looking Northwest at the Southeast corner of the mall (building to remain).



Photo 17: Looking West at the East end of the mall (building to remain).



Photo 18: Looking West at the Northeast corner of the mall (building to remain).



Photo 19: Looking Northeast at the West side of TD Bank (building to remain).



Photo 20: Looking North at the South side of Cinema (building to be razed).



Photo 21: Looking East at the West side of Cinema (building to be razed).