



Brixmor Capitol Shopping Center
Concord, New Hampshire

Project Narrative

Brixmor Capitol SC, LLC is proposing to develop a portion of the parcel located at 80 Storrs Street (Tax Map 35B Lot 1 Block 1) for new restaurant and retail uses. The project site (Site) is located along Storrs Street between Pleasant Street and Hills Avenue in Concord, New Hampshire. The Site is currently a parking lot for the Capitol Shopping Center Plaza and is located within the Opportunity Corridor Performance (OCP) District.

The Site, located in the heart of Concord's Downtown area, is bounded by commercial, industrial and residential development to the west, north, and south, and the Merrimack River to the east. Majority of the site is currently a parking lot area that supports the existing Plaza's commercial retail businesses.

The proposed project consists of two new buildings in the front of the parking lot, along Storrs Street, to enhance both the appearance of the streetscape, and the accessibility for pedestrians. The proposed project will consist of construction of two new buildings for restaurant and retail/restaurant businesses, approximately 6,000 square-feet and 9,200 square-feet respectively, associated parking, delivery access, landscaping, outdoor patios, and walkways throughout the site connecting to the existing public sidewalk along Storrs Street. The site will be accessed from one of the three existing entrances into the Capitol Shopping Center, with parking located to the east and south of the proposed buildings. No impacts to the abutting properties are anticipated for the development of this project. The new buildings will be served by new underground water, sanitary sewer, gas, and electric services connecting to the existing municipal systems in Storrs Street.



The goals of the proposed development will be to improve and enhance the character of the corridor by eliminating a portion of a large, underutilized parking lot, and replacing it with two new commercial buildings and landscaping.



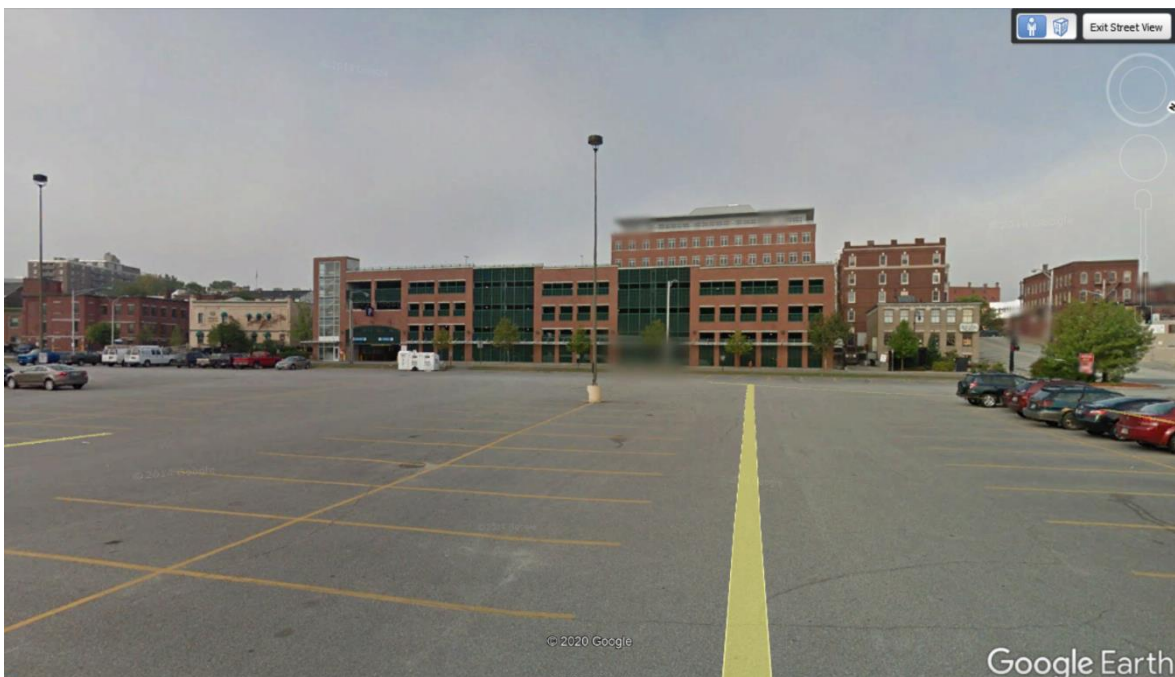
1. Google Earth Image-1, Aerial of existing site (site outlined in red).



2. Google Earth Image-2, Existing main entrance to plaza looking southeast toward proposed project area.



3. Google Earth Image-3, Looking northeast across Storrs Street toward proposed project area.



4. Google Earth Image-4, Looking west across Capitol Shopping Center parking lot area toward proposed project area and Downtown Concord.