

CITY COUNCIL MEETING

AGENDA ITEM III



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**

City Council Meeting of April, 2016

Subject: Todd Workman, Jeffrey Sercel, and Outdoor New England to address the Council.

Economic Redevelopment Projects & Land Uses in Downtown Franklin

Preliminary Discussion: Below is a short outline of some concepts that will help support the revitalization efforts taking place in the downtown, and act to further solidify the cooperative relationship between property owners, investors, and the City. We recognize that more discussions will be necessary to put these concepts into action and we look forward to working with the City Council and the staff on these projects. Time is of the essence as the outcome of these discussions will have a direct impact as to whether not the proposed business ventures will be economically viable.

Goal: Provide assistance required to attract new business development and revitalization within the downtown in a manner which generates long term positive tax revenue. Link the development parcels and uses together as an integrated whole in accordance with the Master Plan.

- I. **Shepard Block Land Exchange:** We will propose an Exchange of parking spaces owned by the City located at the Franklin Street Municipal Lot for an equal number of spaces located behind Buell's Block. Necessary for addition to Shepard Block to accommodate the restaurant and microbrewery fit out (walk in cooler and property access to lower level).
- II. **Parking Lot - Bulk Lease Agreement:** Long term renewable lease agreement for a bulk of parking spaces located at the Franklin Street lot to facilitate the build-out of the restaurant, microbrewery, coworking space, and upper level living units.
- III. **20 Canal Street Land Exchange & Economic Development Incentive Program:** Some exciting discussions are occurring in regard to the revitalization of the mill at 20 Canal Street (The Franklin Business Center). The improvements to this key building could be enhanced by these cooperative efforts.
 - A. Work towards enhanced recreational & pedestrian connections between Central Street, the Winnepesaukee River and the Mill District. Link Trestle View Park, Marceau Park and Odell Park.
 - B. Open a dialogue concerning the better utilization of the City property on the East Bow Street side of the River that will facilitate the important mill redevelopment activities. Potential for residential parking with footbridge access to the upper levels of the mill for market rate housing.
 - C. Encourage conversations between several property owners on the issue of creating an improved parking and pedestrian friendly space behind the Central Street storefronts and the mill buildings .
 - D. Work with the City to apply for a CDBG grant that will encourage redevelopment and job growth.

- IV. Buell's Block and Marceau Park: The planning for, and work towards, significant improvements to Buell's Block are well underway; These efforts can be given added value through a cooperative agreement between the City and PermaCityLife for a permitted expansion of the proposed Sporting Goods & Outfitters Store and Restaurant into a portion of the Park for mutual benefit. These spaces should be developed and operated in harmony with one another. Joint efforts should be pursued to create pedestrian walkways, handicap accessibility, new public seating areas and landscaping which will add value to the park and Buell's Block.

- V. TIF Plan: Work with the City to further develop the TIF Plan and begin to prioritize projects that will offer the greatest economic, social and recreational benefit to the downtown and broader community.

- VI. RSA 79-E: Buell's Block, Shepard Block, Auerbach Block and Stevens Mill.