



Littleton, NH Charrette

September 13-14, 2019

Plan NH Team

- Brian Pratt, Fuss & O'Neill
- Sage Sluter, GPI
- Jamie Simchik, Simchik Planning & Development
- Randy Knowles, The Dubai Group
- Kyle Barker, Barker Architects
- Cris Salomon, Samyn D'Elia Architects

Plan NH Team

- Pedro Fagundo, AECOM
- Chris Saras, GPI
- Heather Malone, United States Department of Agriculture
- Mike Simoneau, Fuss & O'Neill
- Katiemae White, Friends Forever International
- Robin LeBlanc, Plan NH



Thank You: Charrette Team

Andrew Dorsett – Littleton Town Manager

Robin Heath – Executive Assistant

John Hennessey – River District Commission Chair

Dave Ernsberger – River District Commission

Sue Pilotte – Littleton Opera House

More Thank Yous

- Woodsville Guaranty
- Littleton Coin Company
- N.C.I.C. Grant
- Eames Realty
- Renaissance Mills, LLC
- Porfidios Market
- Peabody & Smith Realty
- Littleton Food Coop
- Topic of the Town Restaurant

Why Plan NH Came to Littleton

The Town has secured partial funding for the acquisition and development of property along the Ammonoosuc River, directly across from the downtown.

It is a 7.21-acre parcel, 2.26 acres of which shall be retained for development. The town is considering developing the remaining 4.95 piece into a Health/Wellness Park.

Plan NH did a charrette in Littleton in 2012, and we were delighted to be invited back for another!

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What We Saw

- We started with some history and a tour of the site
 - Walked along the River
 - Park
 - Bridges
 - Rail Trail
 - Intersection



What We Saw



What We Saw



What We Heard From You

- Major Stakeholder Meeting
- Two Public Sessions



What We Heard From You

- Recreational Access to the River
- Parking Challenges
- Safety & Lighting
- Community Event Space
- Maintain and promote natural landscape
- Use of area for bikes, pedestrians, snowmobiles
- Viewing areas
- Connectivity between rail trail and downtown



What We Heard

What are your thoughts about the project area?

- Keep the space open and adaptable
- Safety, maintenance and cleanliness
 - Lights
 - Public Restrooms
- Attract 30-50 year old demographic
- Managing the tension of structures and open space

What We Heard

What are your thoughts about the project area?

- Parking and downtown connection for the rail trail
 - Snowmobiles
 - Allow for non-motorized
- “Even New York City has Central Park”



What We Heard

What else do we need to know?

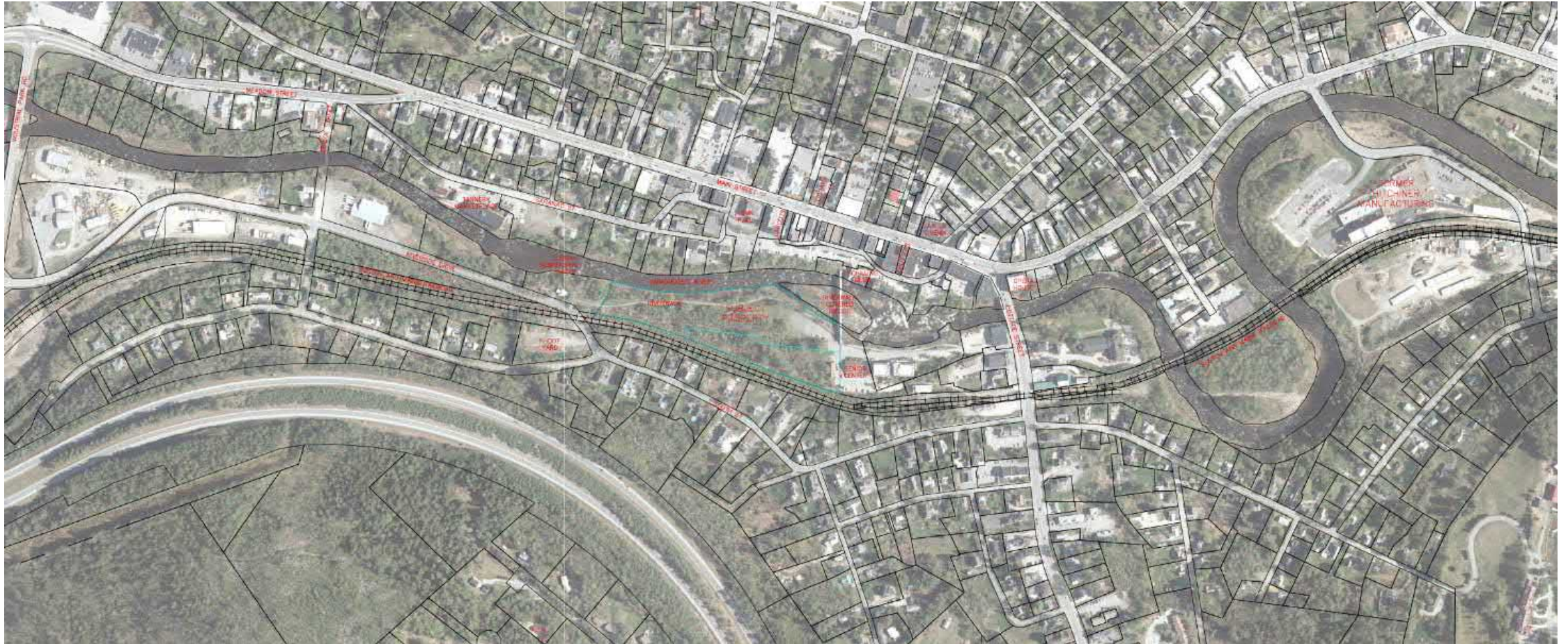
- Keep natural space and address parking
- Snowmobiles currently lacking parking and loading areas
- Potential nature trails – more formal river access
- Current lack of power/utilities to space

What We Heard

What else do we need to know?

- Greater need for safety
 - Lack of signage
 - Designate smoking areas
- As use grows, potential changes in traffic
- Flip parking lot to shed
 - New lot, possibility for more structure
 - Contiguous green space

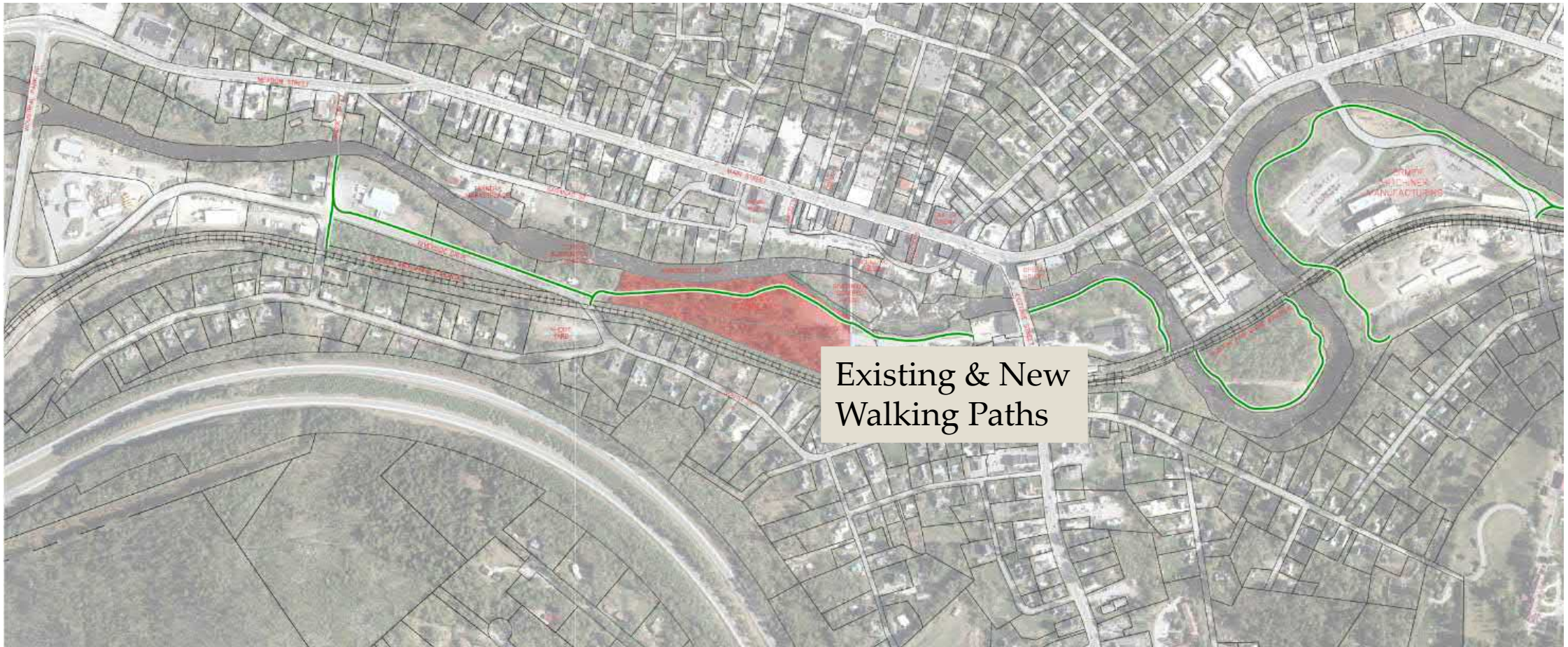
Context Map



Context Map



Context Map



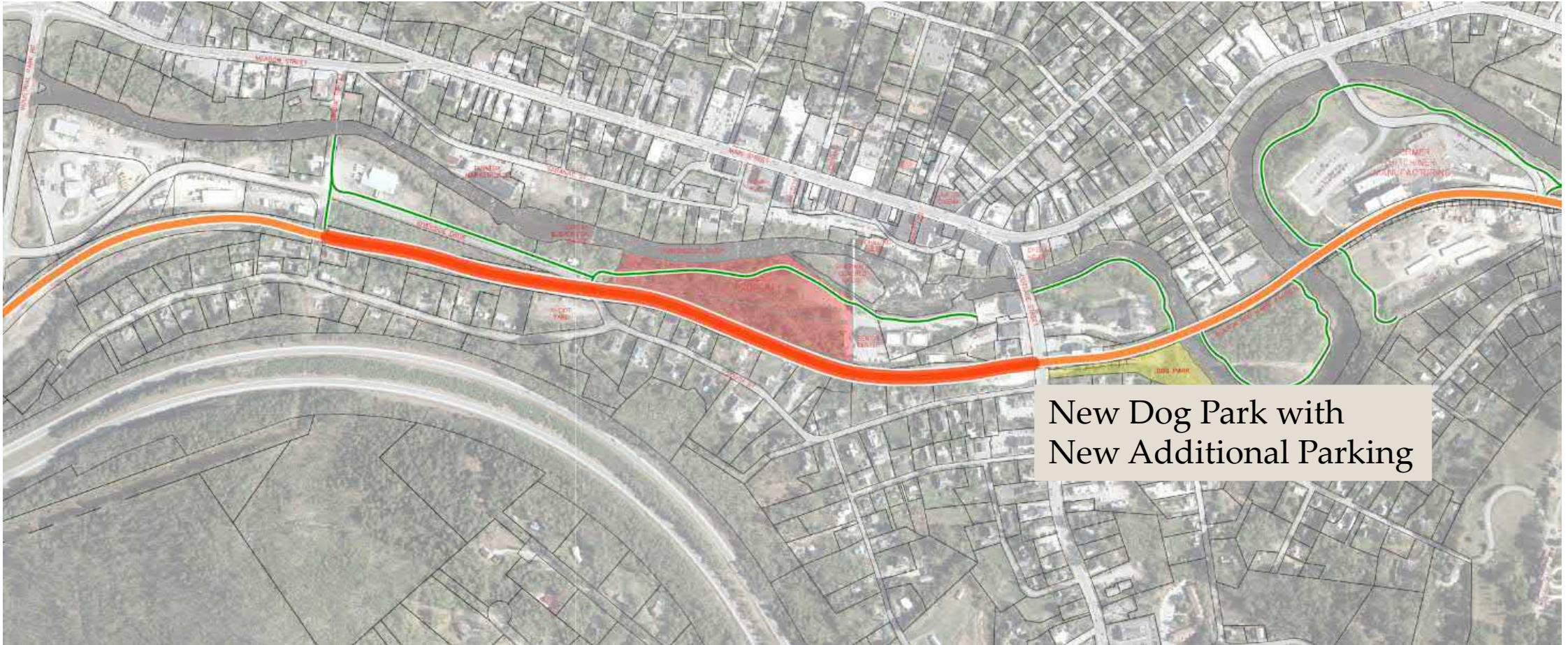
Context Map



Context Map



Context Map



New Dog Park with
New Additional Parking

New Riverwalk Path With Optional Internal Trails

New Riverwalk Path With Optional Internal Trails



Redevelop Property To Take Advantage New-Found Proximity to Downtown via Rail Trail

Wetlands

AMMONOOSUC RIVER

BOSTON & MAINE RAILROAD

RIVERGLEN LANE

SENIOR CENTER

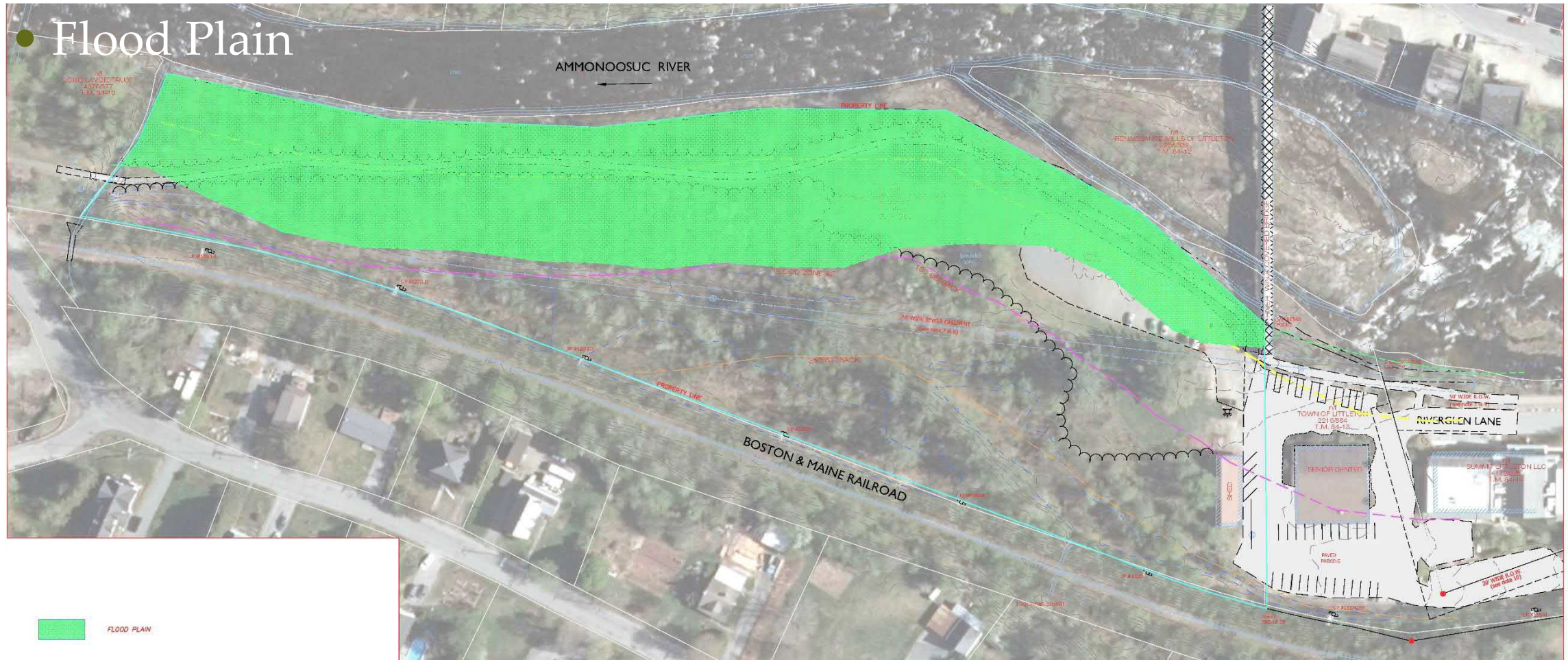
DAVE'S PARKING

DELINEATED WETLANDS



Site Challenges – Existing Conditions

- Flood Plain



- Steep Grade

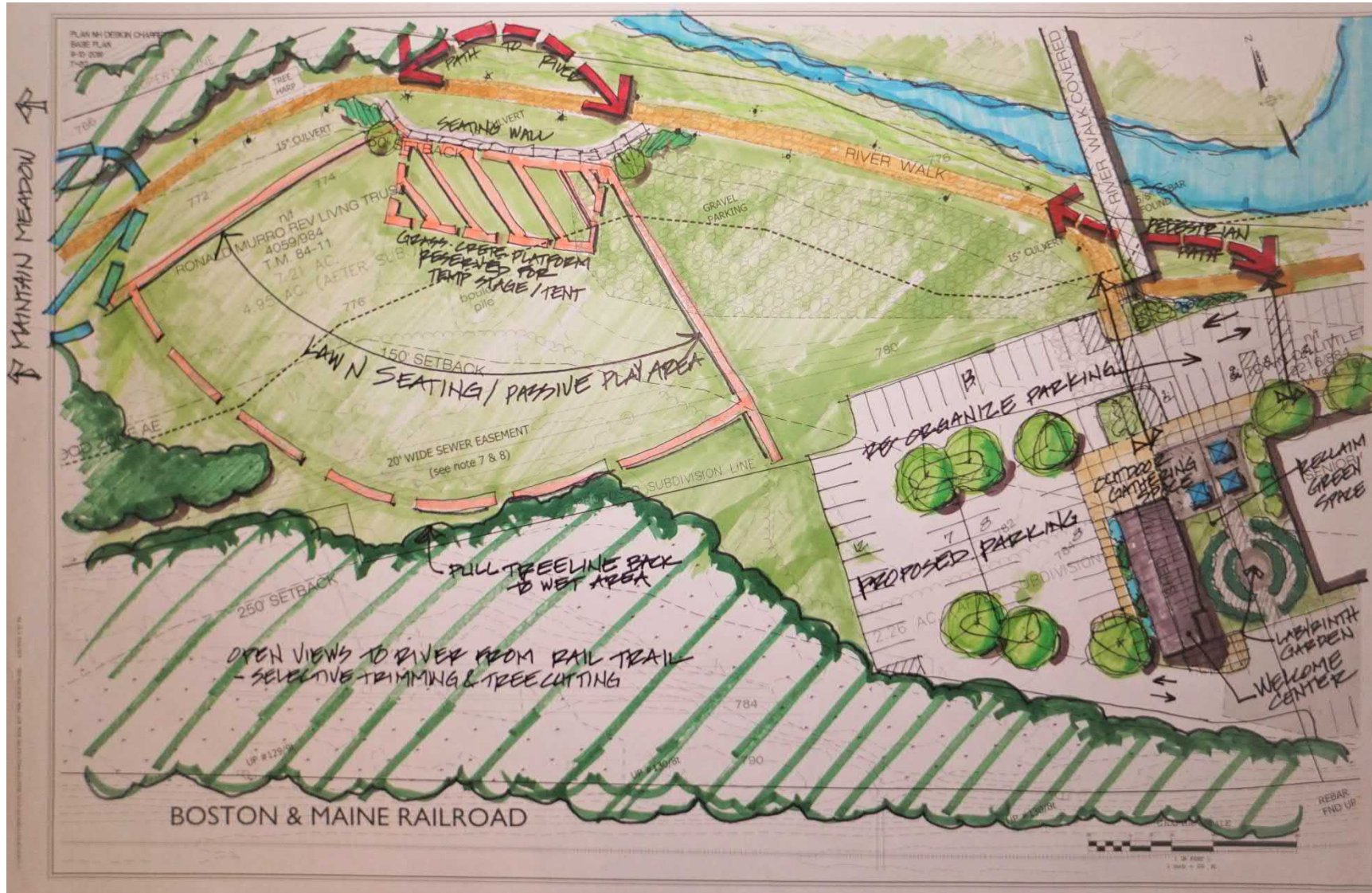


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Littleton Riverside Commons



Littleton Riverside Commons



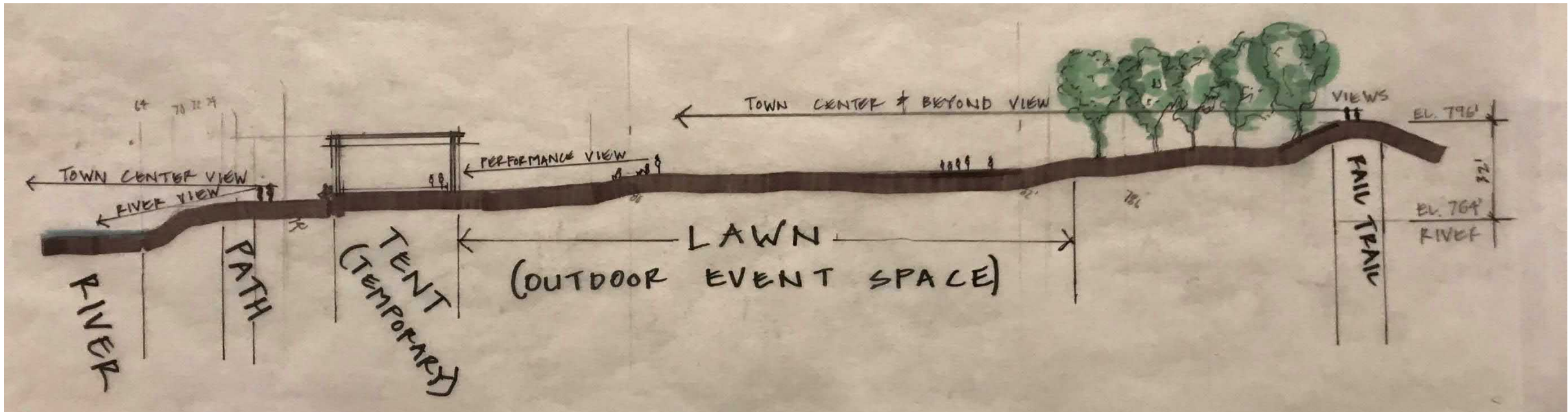
Littleton Riverside Commons

Overall Site Cross Section at the River



Littleton Riverside Commons

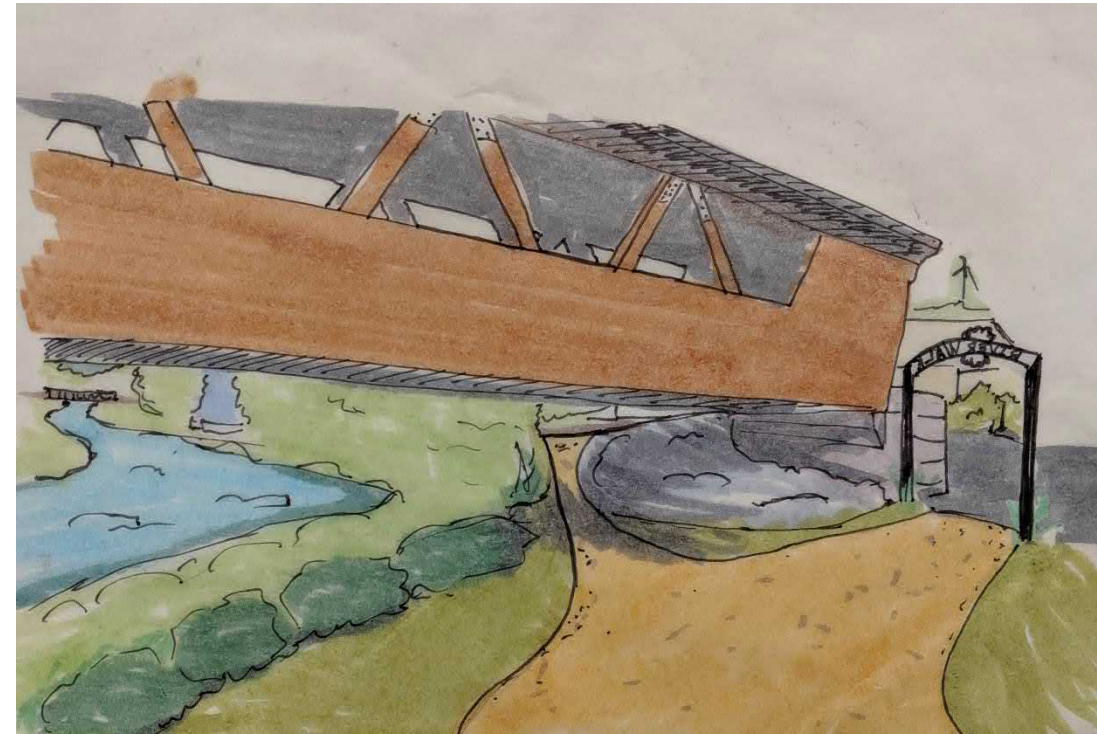
Enlarged Site Cross Section



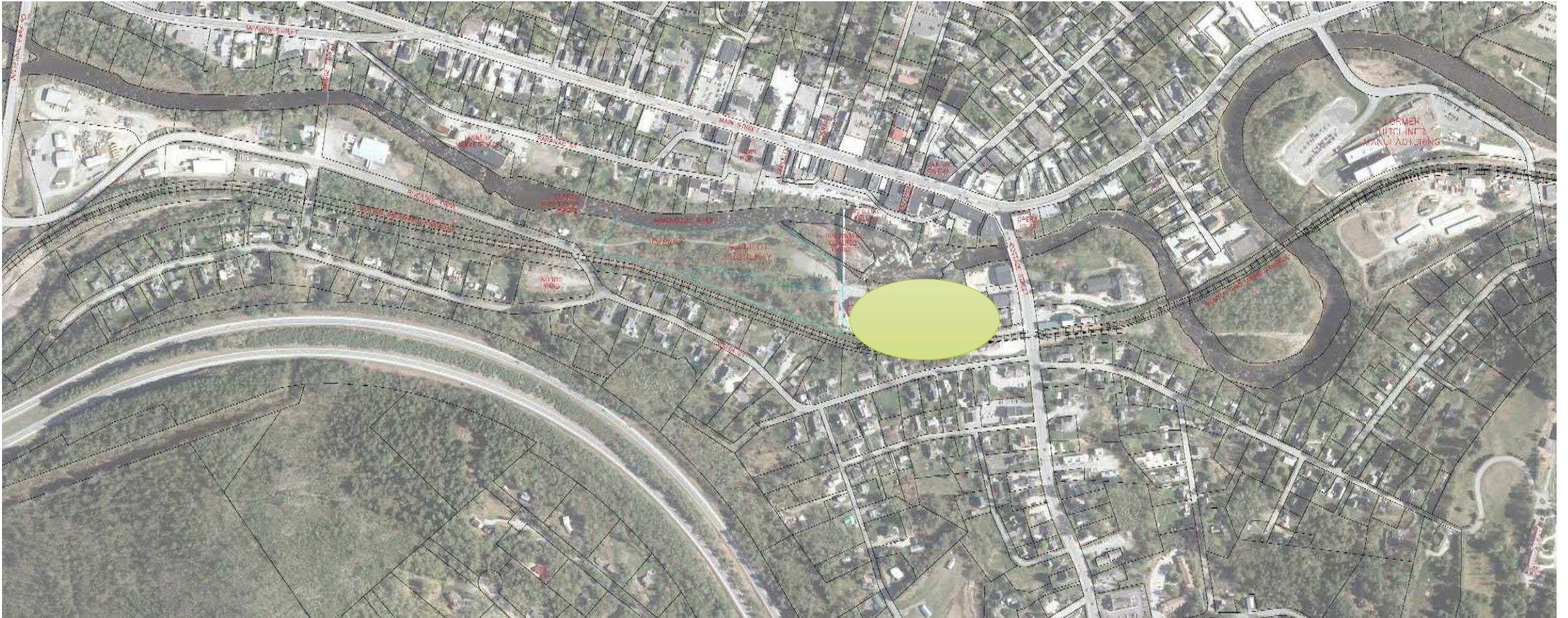
Littleton Riverside Commons



Littleton Riverside Commons



Redevelopment of MacIver Property (Depot Millworks)

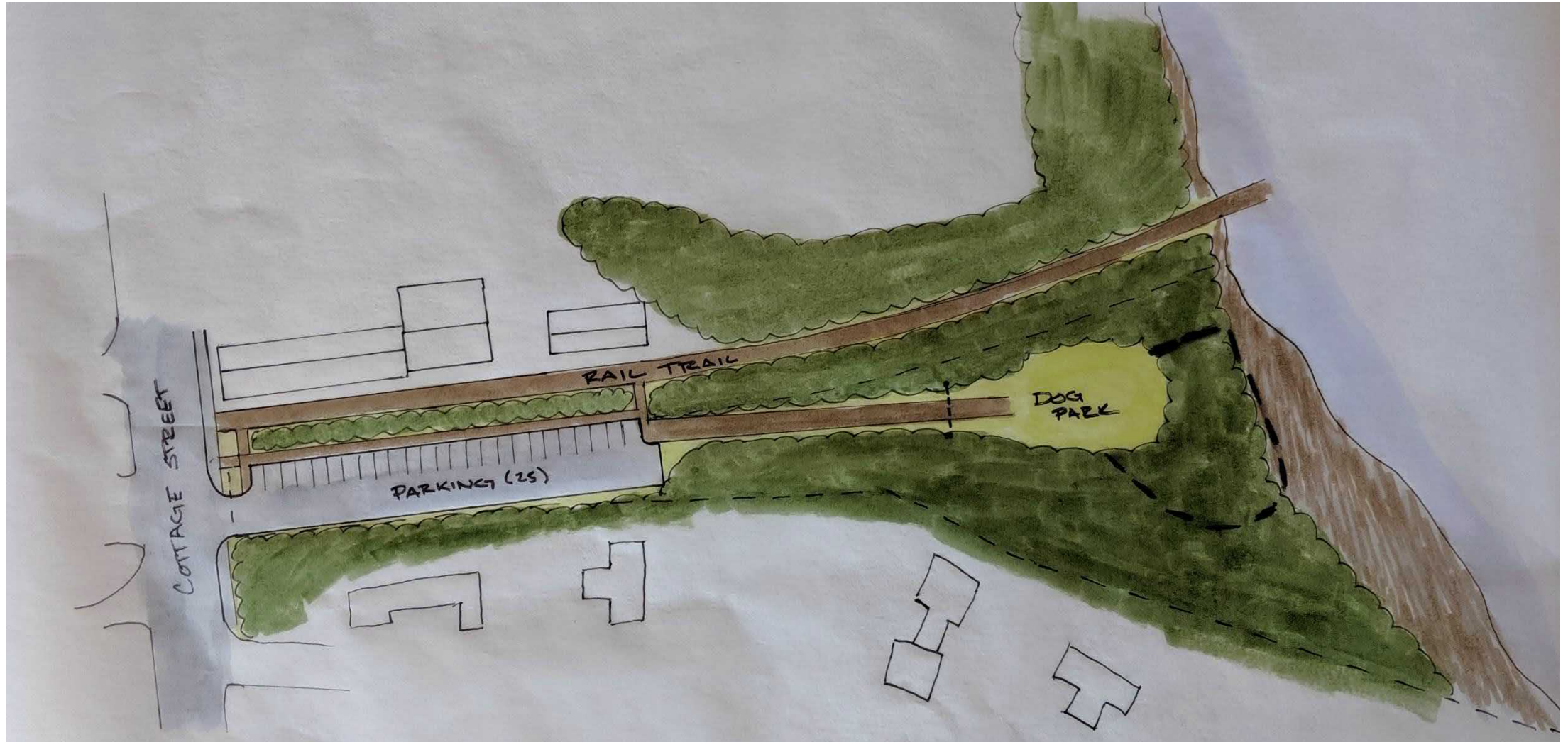


Redevelopment of MacIver Property (Depot Millworks)



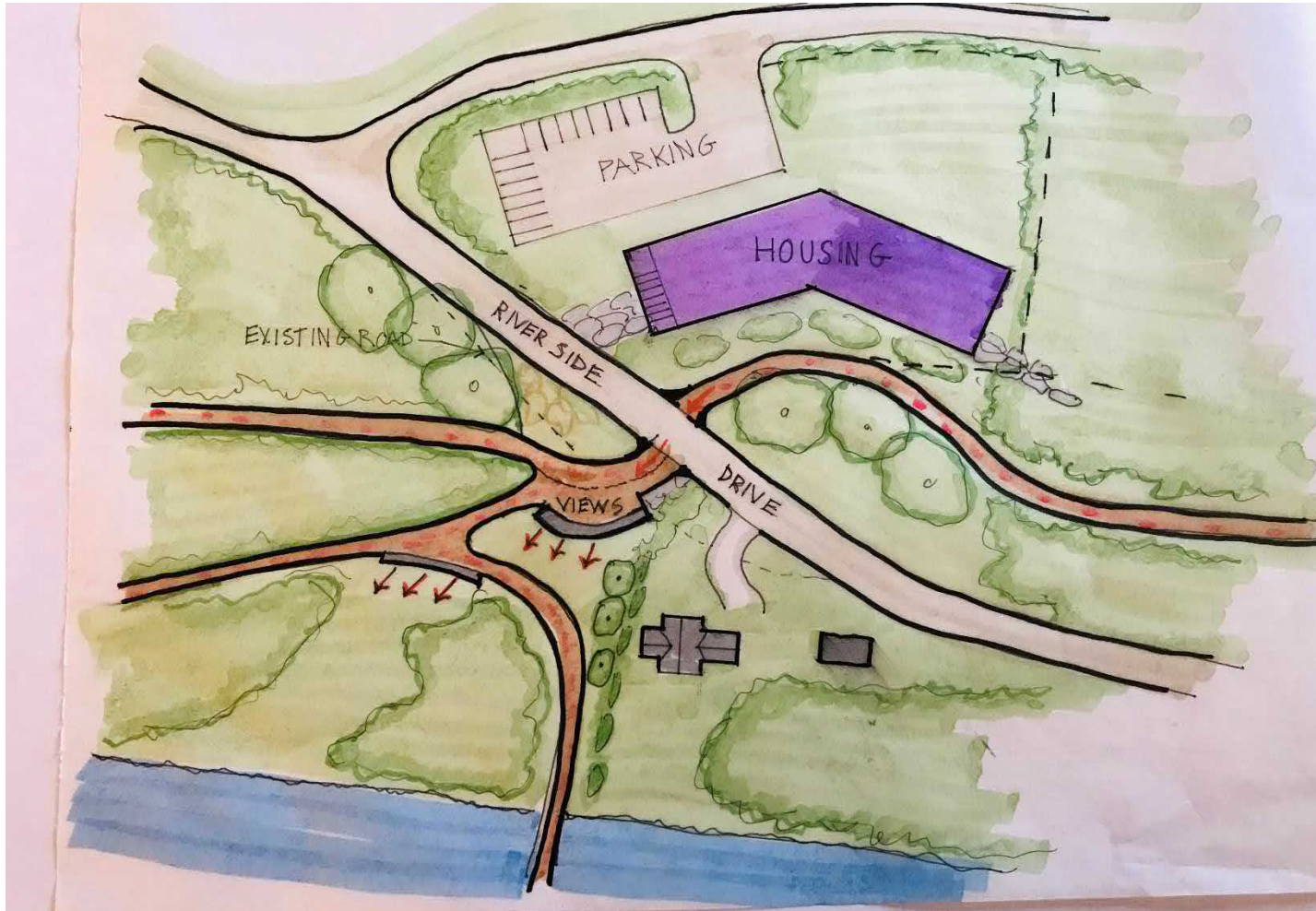
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New Dog Park and Parking Area



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NHDOT Lot Redevelopment



- Realignment of Riverside Drive
- Crosswalk and Improved Safety at Rail Trail Intersection
- Enhanced River Views
- Repurposed DOT Lot – Townhomes

Rail Trail Safety and Best Practices

- Apply Proper Signage to the Rail Trail
- Consider Speed Reduction Techniques



Rail Trail



Opportunity Zone

- In May 2018, Governor Sununu designated U.S. Census Tracts as Opportunity Zones
 - Littleton is one of these zones!
- Federal program that encourages economic development and investment in underserved areas
- Overseen by the IRS
- No reporting requirements, state oversight, or investment mandates

Opportunity Funds

- Investment types
 1. Construction and Development of Commercial Real Estate
 2. Development and Renovation of Existing Property
 3. Creation of a New Business
 4. Expansion of an Existing Business
- Anyone can create a fund (IRS form)
- No cap on amount of capital gains invested
- Equity investments only – no debt
- IRS has FAQs

Incentives

- Temporary Deferral
 - Deferral of Capital Gains Tax liability until the sale of the investments or 12/31/2026 – whichever comes first
- Step-Up In Basis
 - Of original asset sold
 - 10% if held for 5 years
 - 15% if held for 7 years
- Permanent Exclusion
 - No tax on gain earned if held for 10 years

Recommendations

- Bring the Community Together – Get Started Now
- Early Permitting – Set Up for Spring
- Coordinate with Private Property Owners for Potential Redevelopment Opportunities
- What You Can Do Now
 - Formalize Pathways to the River
 - Traffic Control Measures at Riverside Drive Intersection
 - Lighting for Aesthetics and Safety
 - Vegetation Control and Management for Visibility



Questions and Answers

THANK YOU!