

Manchester Depot St. Redevelopment Project Update

September 20, 2022



Project Update

- Preliminary Site Assessment & Base Mapping
- Phase I & II ESA
- Town Hall Relo Study
- Preliminary Developer Discussions
- Next Steps



Depot Street Property



Depot Street Property



2020 Mixed-use Feasibility Study

Recommended Town Actions for Pursuing a Public/Private Partnership:

- Continue to lead the discussion
- Preliminary planning and due diligence
- Reach out to funding agencies
- *Conduct outreach to prospective development partners*
- Sell Town property (Depot St.) for nominal price
- Patient capital
- Tax stabilization
- Revolving loan fund
- Public infrastructure to support project
- Provide low interest loan

Preliminary Site Assessment & Base Mapping

Key Findings

- Existing conditions plan and boundary survey completed
- Zoning allows for dense, mixed residential/commercial use
- On-site utilities exist
- Stormwater system likely to require underground storage chambers
- Base flood elevation

Phase I & II ESA

Key Findings

- One Recognized Environmental Condition (REC) identified
- Residual soil contamination from previous tank removal
- Phase II ESA workplan complete
- Phase II ESA underway

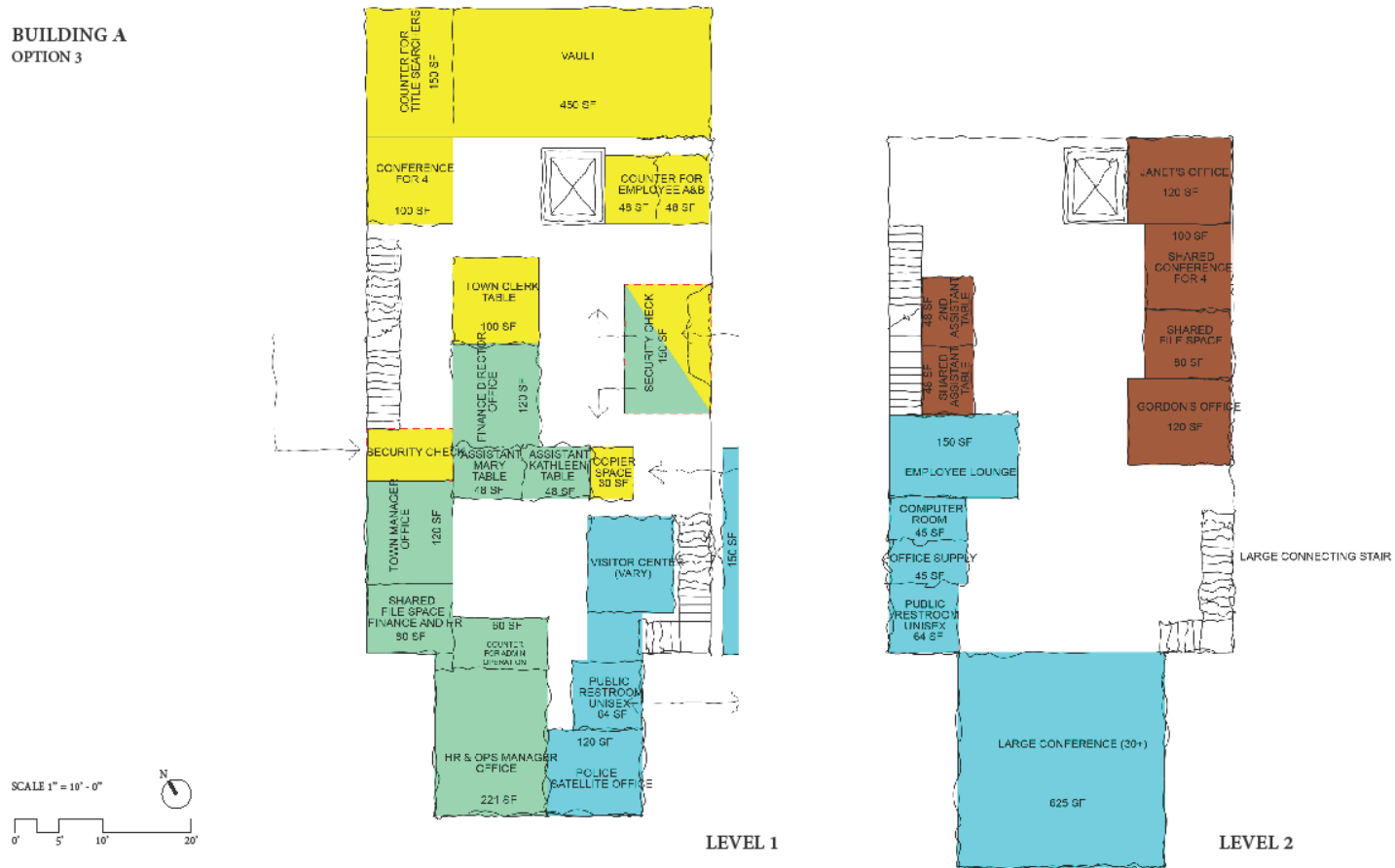
Town Hall Relocation Study

Key Findings

- Architect hired to conduct preliminary programming & prepare conceptual floor plans
- Town hall could fit within one of the existing buildings with vault addition

Town Hall Relocation Study

BUILDING A
OPTION 3



DEPOT ST PHASE I - TOWN HALL
PROGRAMMING AND CONCEPTUAL DESIGN

22-001
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Page 8

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Town Hall Relocation Recommendation

Recommendation is to NOT relocate town hall to Depot Street:

- Flood proofing the building and vault would be costly
- Always a risk of flooding even if flood proofed
- Selling the entire Depot Street property would be less complicated and likely more attractive to a developer
- Preliminary estimates indicate relocation would be more costly than renovating the existing town hall
- Advantages to co-locating multiple Town departments on the same campus (Town Hall, PD, FD, EMS)

Preliminary Developer Discussions

- Preliminary discussions held with two prospective developers including Shires Housing.
- Shires has since suspended work on new development projects.
- Other developer is currently analyzing project feasibility

Depot St. Redevelopment

Next Steps

- Selectboard decide whether to continue consideration of town hall relocation to Depot Street
- Complete the Phase II ESA
- Selectboard authorize further evaluation of the base flood elevation and implications for development
- Prepare a developer package and conduct outreach to prospective developers

301 Depot Street Redevelopment Update

Thank You!

