

NORTH WATER MARINE 7-6-21 REVITALIZATION PLAN

PRE APPLICATION PRESENTATION TO THE
LACONIA PLANNING BOARD



OBJECTIVE

- Review redevelopment plans with the Planning Board and obtain input from the City during our planning process
 - Need – The facilities are dated and in need of modernization to meet current market requirements, codes and standards for operational safety
 - Address facility obsolescence
 - Address failing elements - Weirs channel embankment erosion & Buildings 5A, 6 and 12 structures
 - Address aging infrastructure that no longer meets the market needs of larger boats
 - Meet the needs for modernization while addressing environmental and life safety concerns
 - Timing – Project will be a phased two year timeline starting in 2021, assuming successful acquisition of all required Local, State and Federal permits

SPECIFICS

- Absences of Building 5B stormwater management has caused erosion of the Weirs embankment to the point where the embankment is failing and the foundation of building 5B is compromised to the point where it must be addressed.
- Building 5B must be removed to facilitate repairs to the embankment and to address its own foundation issues.
- Demolish Buildings 5B, 6, 12 & boathouse 2, (see Figure 1). For reference Buildings 5B, 6 & 12 are all +/- 36' tall.
- Install a new +/-300 foot long engineered erosion control system to prevent further degradation of the Weirs embankment and building foundations.

SPECIFICS - CONTINUED

- Renovate Buildings 5A (figure 2), Buildings 2 (shown partial) & Building 1 (not shown)
- Replace Buildings 5B & 6 with new current design structures set 90 degrees to the current structures but within the current Building 5 & 6 foot print with the exception of building 6D. New buildings are projected at 55' in height.
- Total building volume that replaces Buildings 5 & 6 is lower than the existing structures
- Replace Building 12 with a new rack structure of the same footprint +/- and a height of 55' or relocate Building 5B to the building 12 position - under engineering review.
- Add a new two bay fork truck and launch bulkhead and ramp, required to accommodate increased valet and rental boats.

SPECIFICS - CONTINUED

- Rebuild the existing dock system, design to be determined. Design will be such that it moves pedestrian flow from Channel Lane to the dock areas.
- Obtain ADA compliance on the docks wherever possible and provide ADA access through Building 2.
- Rehab Building 2 into a customer facing center with rental customer desk, training, retail space, boat sales floor space and toilet and bathing facilities.
- Rehab Building 5A into boat sales space
- Bring all facilities into a common appearance, and into Code compliance

BUILDING VOLUMES EXISTING VS NEW

1					
2	Existng & Proposed Building Foot Prints and Volume				
3					
4	Building	Lenght (ft)	Width (ft)	Height (ft)	Volume (ft3)
5					
6	Tax Map 162 Lot 40 - 5				
7	Building 5B Existing	100	60	35	210,000
8	Building 6A Existing	53	26	35	48,230
9	Building 6B Existing	64	20	35	44,800
10	Building 6C Existing	53	27	35	50,085
11	Total Existing				353,115
12					
13	Building 5-6 A Replacement	63	30	55	103,950
14	Building 5-6 B Replacement	53	30	55	87,450
15	Building 5-6 C Replacement	63.5	25	55	87,313
16	Building 5-6 D Replacement	43.5	25	55	59,813
17	Total Replacement				338,525
18					
19	Tax Map 162 Lot 40 - 10				
20	Building 12 Existing	84.5	50	35	147,875
21	Building 12 Replacement	85	50.5	55	236,088