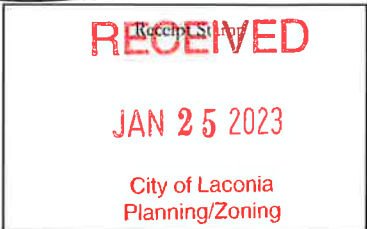


CITY OF LACONIA PLANNING BOARD
DESIGN REVIEW/CONCEPTUAL REVIEW FORM
FEE: N/A CK# _____



PROPOSED PROJECT NAME - Bay Street Apartments

STREET ADDRESS- 17-19 Bay Street

(must include 911 address if assigned)

PARTIES INVOLVED - Those listed below will receive Planner Reviews and Notices of

APPLICANT Lakes Region Community
ADDRESS Developers
193 Court Street
Laconia, NH

PHONE 603-524-0747
FAX _____
E-MAIL sstevenhubbard@lrcommuni
tydevelopers.org

OWNER
ADDRESS S+K REHAB A LLC
27 Dutile Shores Road
Belmont, NH

PHONE _____
FAX _____
E-MAIL _____

AGENT
ADDRESS _____

PHONE _____
FAX _____
E-MAIL _____

APPLICATION TYPE

- Design Review
- Conceptual Review

PROPERTY INFORMATION

Map 450 Street 13 Lot 43
Map _____ Street _____ Lot _____

Zoning District(s) UC

PROPOSAL DESCRIPTION - Use the space below to write a brief description of the development proposal and how it will effect the existing use of the property. Use back if necessary.

1. Lot size(s) 0.29 acres
2. Number of units or lots existing and proposed 12 units, total proposed
3. Square footage of units or building 288 square feet per unit. Building square footage proposed is 5965 on two floors

LRCO proposes to build one building with 12 individual dwelling units for individuals who are at or below 30% of area median income, with a preference for individuals experiencing homelessness or at-risk of homelessness. The building will also have an office for a case worker. Supportive services will be provided to residents to ensure their success as tenants. The two existing buildings on the site are currently uninhabitable as the larger building was destroyed by fire, and the smaller building does not meet code requirements.

DocuSigned by:
Kevin Hutchinson Pres/mgr
1CBB8388F9AC44F

Property Owner's Signature

Agent's Signature

1/24/2023

Date

January 24, 2023

Date

**Project Description – Attachment to Application for Conceptual Site Plan Review
Revised for discussion 2-7-2023**

Lakes Region Community Developers (LRCD) is requesting Conceptual Site Plan approval for 17-19 Bay Street which will allow us to provide apartments for individuals who are at or below 30% of the area median income (individuals with \$18,200 or less in gross annual income) with a preference for individuals experiencing homelessness or at-risk of homelessness. The plan is to finance and build one building with 12 efficiency apartments.

Supportive services will be provided by Lakes Region Mental Health Center (LRMHC) for residents. Services will include case management, medication and healthcare management, financial skill building, tenant 101 skill building, and other independent living skills. Property management services will be provided by The Hodges Companies, which manages all of LRCD's other rental properties in Laconia.

Based on feedback from the Planning Board at the January meeting, we revised the site plan to one 12-unit building with six parking spaces. This is a change that is directly in response to Planning Board concerns around density (22 units) and the lack of parking (4 spaces) in the first iteration.

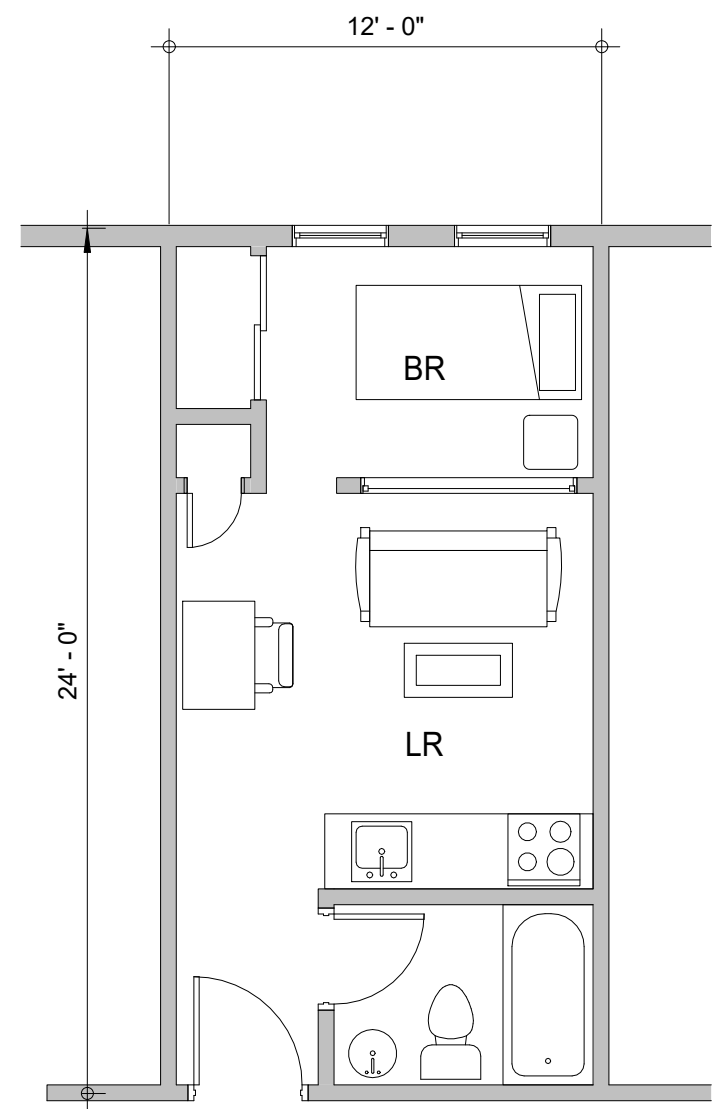
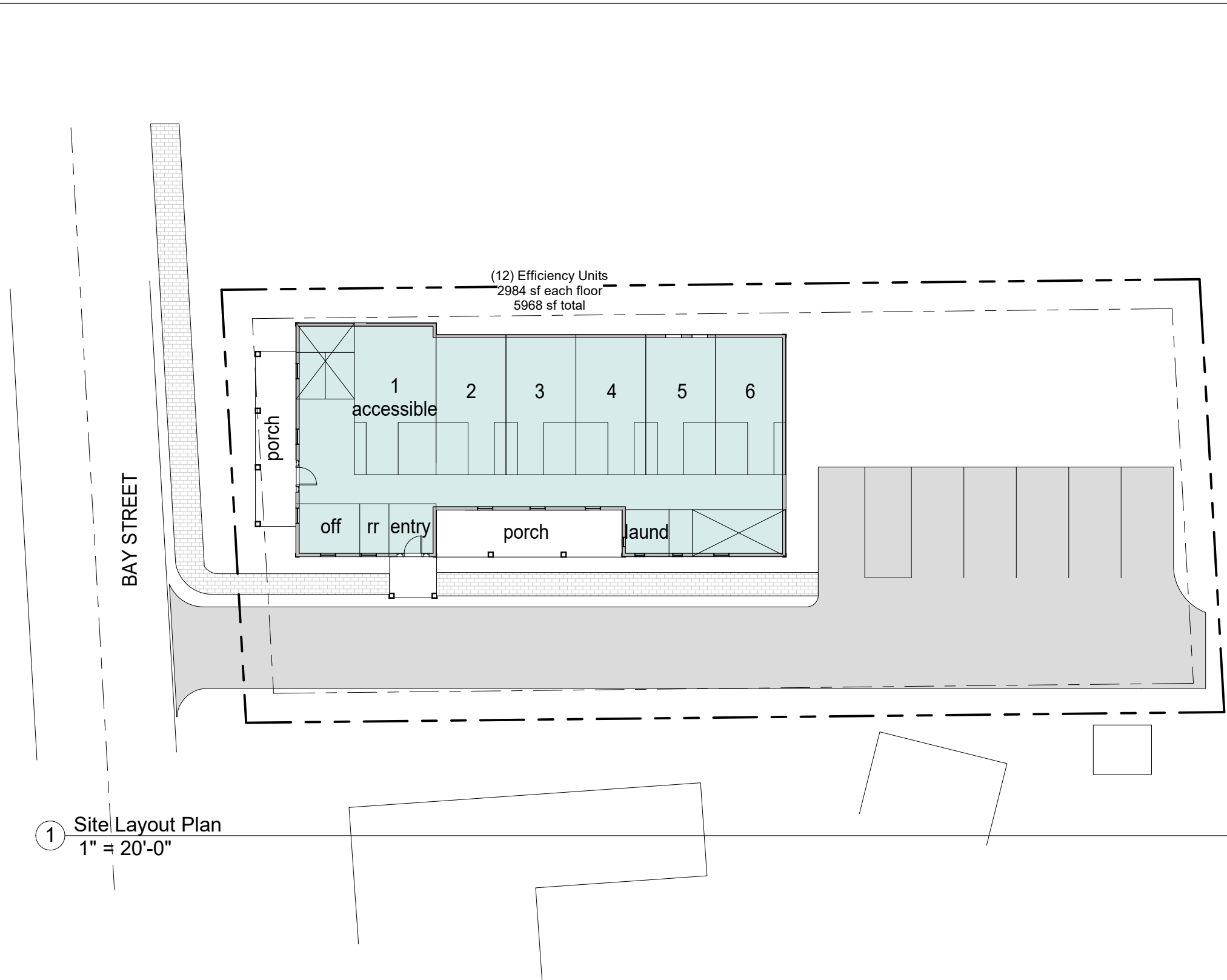
In addition to the reduction in density and the addition of parking, we will provide an office for supportive housing staff. This is in response to concerns by the Planning Board that residents could be in need of services without anyone knowing. The office would be staffed during regular business hours Monday through Friday, and will provide LRMHC staff more opportunities to have direct contact with the residents.

The apartments will be very small, in order to provide these individuals with safe, healthy housing that requires little maintenance and upkeep by the residents. However, units will be fully equipped with cooking and sanitary facilities, and will be built to high standards of energy efficiency.

All of the individuals served will be at or below 30% of median income. Individuals at this income bracket are not only frequently priced out of the rental market, they are also subject to eviction as a result of rent increases, and hence at risk of homelessness. Currently, LRMHC estimates that 90 of their clients are homeless and unable to find and afford housing. We will market to that population first, but will be open to serving individuals at the income levels described and who are Qualified Populations as defined by HUD.


We have prepared a detailed tenant selection plan and a service plan that will be adhered to by the property manager and LRMHC. These plans will be approved and monitored by New Hampshire Housing.

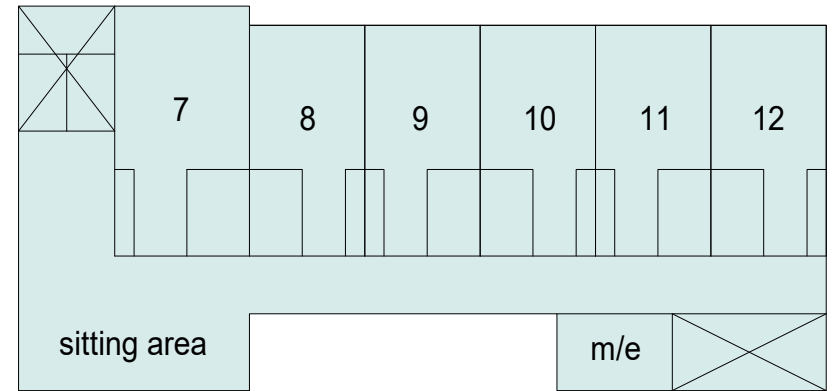
In addition to a decrease in density and an increase in parking, the building will fit into the neighborhood, with a design that emulates the existing houses on Bay Street. We look forward to presenting the project a second time, and hope we have adequately responded to concerns.



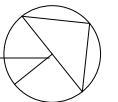
1 Site Layout Plan
1" = 20'-0"

2 Typical Unit Plan
3/16" = 1'-0"


	Bay Street Supportive Housing	Site Layout and Typical Unit Plan	A1.1
	Project number 2022.135	Scale As indicated Date January 17, 2023	



① Second Floor Layout
1" = 20'-0"



② 3D View 1

 Stewart Associates ARCHITECTS	Bay Street Supportive Housing	Second Floor and Exterior View		A1.2
	Project number 2022.135	Scale 1" = 20'-0" Date January 17, 2023		