



Lakeview at White Oaks

NEW HAMPSHIRE



Lakeview at White Oaks Master Plan

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Remarkable Location with Access to Downtown Laconia and Downtown Meredith

Lakeview at White Oaks sits at the center of New Hampshire's Lakes Region, where Winnepesaukee's beauty meets nearby downtowns. With sweeping views, dramatic topography, and direct access to recreation and culture, the neighborhood turns its setting into lasting advantage.



Lakeside Living on Lake Winnepesaukee

Enjoy shimmering water, mountain backdrops, and four-season recreation. From boating and fishing to fall colors and nearby skiing, life on Winnepesaukee blends daily beauty with an unmatched outdoor lifestyle.



Ten Minute Drive to Downtown Laconia

Downtown Laconia offers dining, shops, arts, and entertainment just minutes away. Festivals, concerts, and events create year-round vibrancy and convenience.



Ten Minute Drive to Downtown Meredith

Downtown Meredith combines boutiques, restaurants, galleries, and waterfront walks. Its historic charm and tourism energy enrich the White Oaks experience.



Remarkable Lake Views and Access to Weirs Beach and Weirs Community Park

Perched above Meredith Bay and just steps from Weirs Beach, Lakeview at White Oaks offers unmatched access to the region’s most celebrated destinations. With panoramic lake views, walkable connections to recreation, and community amenities at your doorstep, the neighborhood balances natural beauty with everyday convenience.



Views Overlooking Meredith Bay and Lake Winnepesaukee

Enjoy sweeping vistas of the lake's open waters and wooded shoreline. The setting captures the best of Winnepesaukee's character — serene mornings, brilliant sunsets, and four-season views.



Five Minute Walk to Weirs Beach

A short stroll leads to one of the region's most popular beaches. Swim, boat, and sunbathe in summer, or enjoy lively boardwalk attractions, dining, and events all year long.



Two Minute Walk to Weirs Community Park

Steps away, the community park offers trails, green space, and a performance pavilion. It's a welcoming spot for concerts, gatherings, and outdoor recreation.



Ideal Time to Reestablish a Marquee Weirs Community Amenity and Place

The Weirs has long been a cornerstone of the Lakes Region's culture and economy. Today presents a rare opportunity to reestablish a marquee community destination — one that honors its legacy while shaping a new era of recreation, connection, and year-round vitality. With a prime site, unique topography, and direct access, the groundwork is set for transformation.



Community Legacy with Surfcoaster Past

The site's history as the Surfcoaster waterpark lives on in local memory. Building on that legacy offers the chance to create a new destination that blends nostalgia with fresh energy for the community and visitors.



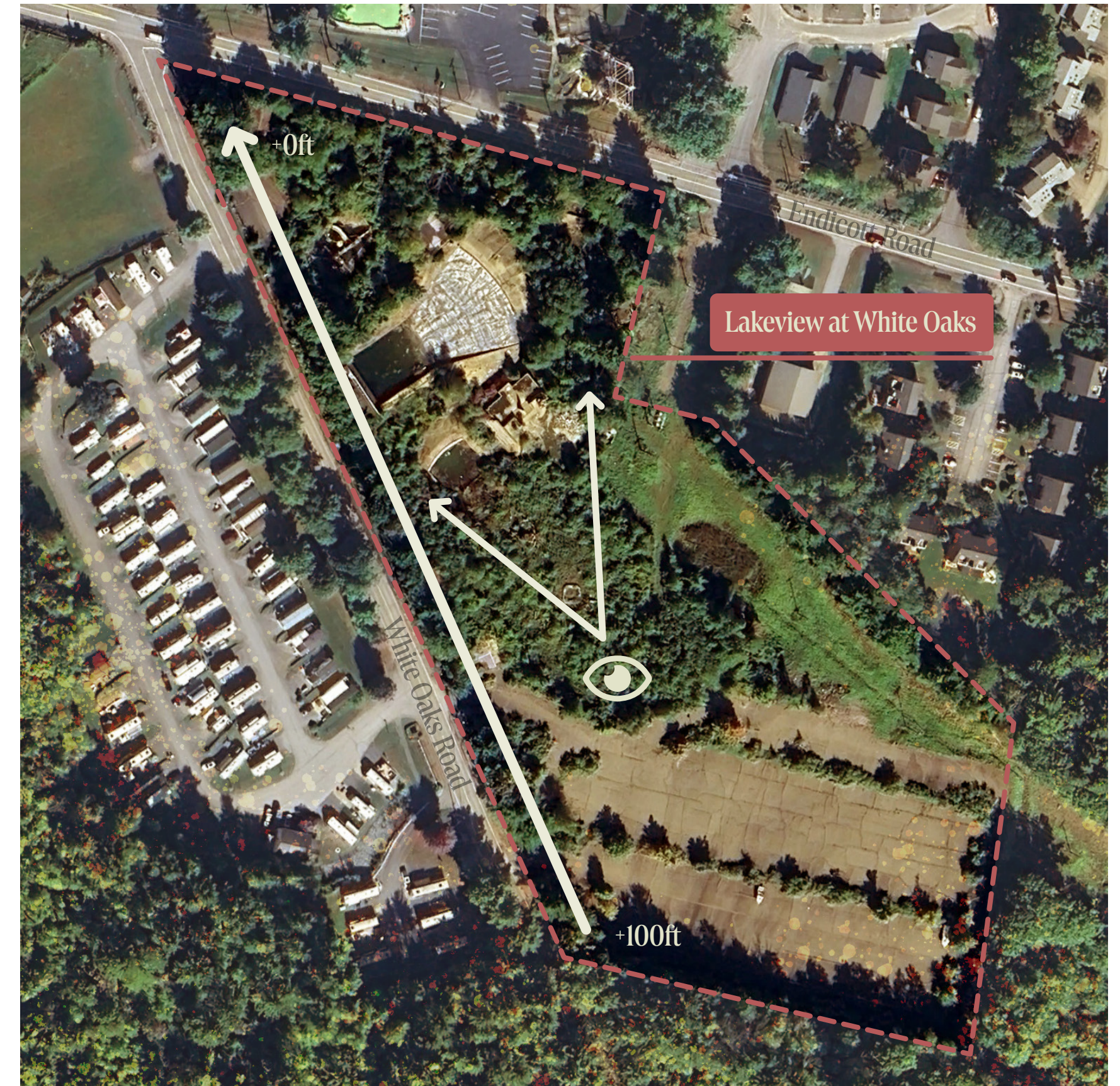
100 ft Grade Change Across the Site

The dramatic topography provides natural vantage points and design opportunities. With thoughtful planning, this elevation change can frame sweeping views, define character, and create a distinctive sense of place.



Direct Frontage on Endicott Road

With visibility and access from a key corridor, the site holds prime exposure to regional visibility. This frontage supports easy entry, strong connections, and opportunities for signature gateway to the Weirs.



Our Vision: Lakeview Living with White Oaks Roots

Lakeview at White Oaks blends lakeside living, local trails, and everyday connection into a setting that feels authentically New Hampshire.

A New Chapter for a Beloved Site

The spirit of the old Surf Coaster lives on — not as an echo of amusement, but as an invitation to gather again for the Weirs community. Lakeview at White Oaks restores this place to its rightful role as a community cornerstone, transforming nostalgia into neighborhood.

Everyday Connections

A continuous public trail threads through the site, linking downtown Laconia and Weirs Beach to new places to live, shop, and explore. Whether it's a morning run, a lakeside stroll, or a coffee at the overlook, the experience invites everyone in.

Crafted in the Spirit of the Lakes Region

Architecture here draws directly from the traditions of New Hampshire's lakefront life — broad porches, gabled roofs, natural materials, and craftsmanship on full display. Light-toned wood, stone, and metal celebrate the region's honest palette, while large windows and open verandas blur the line between indoors and out. It's an architecture that feels familiar yet elevated — timeless, rooted, and unmistakably of this place.

Living with a View

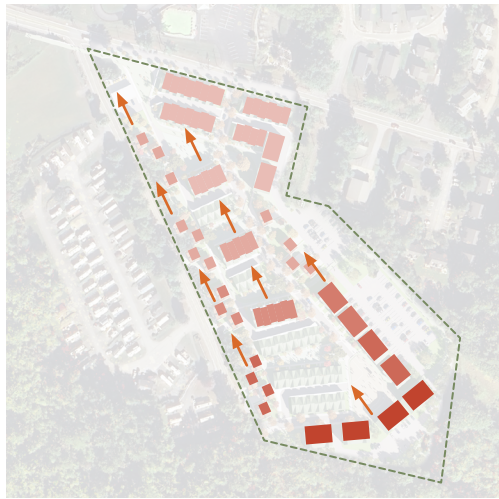
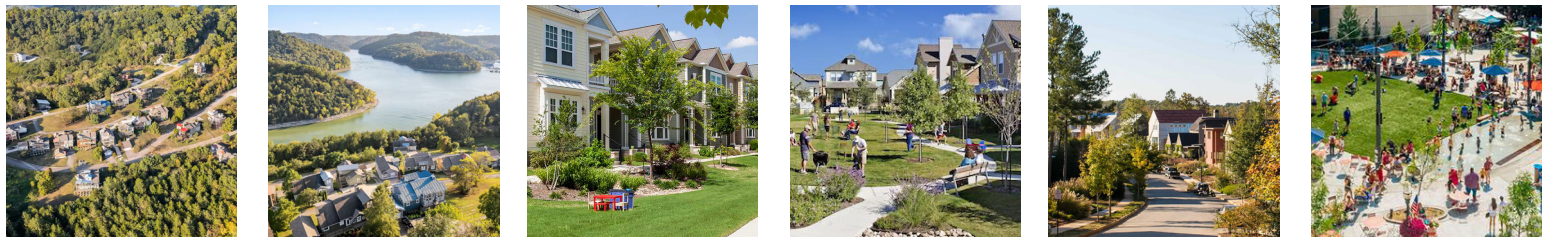
Homes are oriented toward the horizon, maximizing lake and mountain vistas while maintaining intimacy with nature. Every residence balances privacy with openness — a daily reminder of why living by the water feels so restorative.





Six Key Design Strategies

To realize the vision of a walkable, nature-connected community, six key design strategies guide the framework for Lakeview at White Oaks. Each responds to the site's character - its slopes, views, and lake living setting - while focusing on every resident and visitors' unique site experience



1. Maximize Lake Views by Stepping Housing Up the Topography



2. Cluster Housing Around Shared Open Spaces



3. Connect Site Together with Central Street and Open Space



4. Infill Open Spaces Frontages and Street Frontages with Additional Housing



5. Activate Key Public Spaces with Neighborhood Retail and Amenities



6. Tie Together Site with a Recreational Trail that Connects to Weirs Beach and More

Lakeview at White Oaks Master Plan

The plan balances elevation and immersion — offering homes that look out to the lake and pathways that draw people into the landscape. From residents on morning walks to visitors exploring the trail, every experience is framed by nature and rooted in place.



Key Moment 01:
Lakeview Row & Plaza



Key Moment 02:
White Oaks Commons



Key Moment 03:
Framed View Living





Key Moment 01: Lakeview Row & Plaza

Lakeview Row & Plaza is the community's focal point - framed by housing, neighborhood-scale retail, and lake views. It's a lively neighborhood hub that anchors daily life and connects the site to the water.



Key Moment 02: White Oaks Commons

White Oaks Commons is a quiet green at the neighborhood's core. Framed by porches and the internal site trail, it's a shared backyard for connection and community





Places to Run, Walk, and Connect

Open Space for Every Home

Key Moment 03: Framed View Living

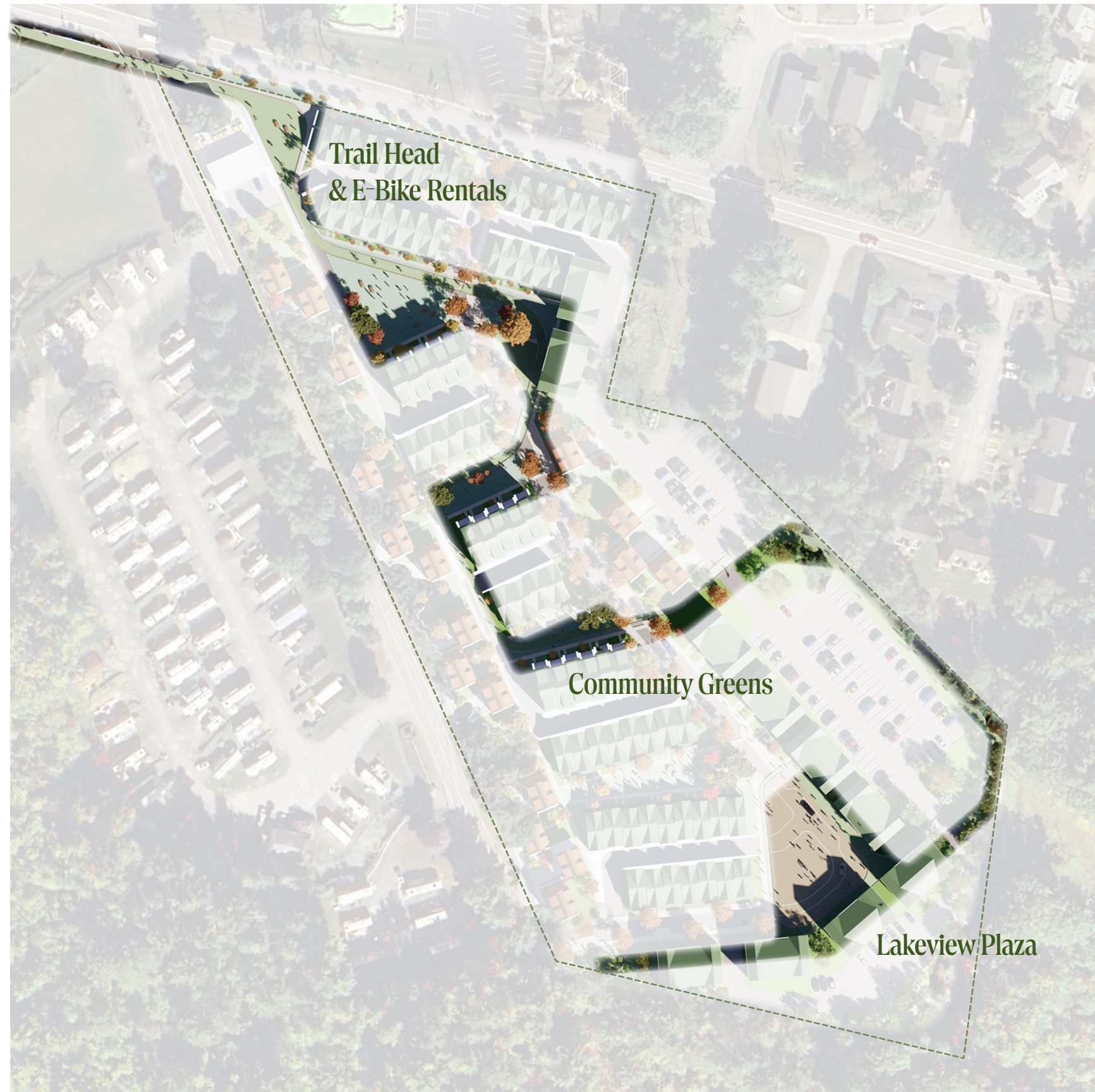
Homes step with the landscape, capturing layered views across the site. Each home captures a unique vantage – some open to the horizon, others framed by trees – together forming a community defined by light, elevation, and view.



Key Plan Framework 01: Framed and Ever-Present Views

The master plan organizes buildings and open spaces to maximize both outlook and immersion. Elevated homes frame the lake, while pathways, plazas, and greens keep the horizon in constant view.





Key Plan Framework 02: Neighborhood Trail and Open Spaces

A continuous greenway links the region to Lakeview Plaza - connecting every neighborhood green, e-bike stop, and open space along the way.



Key Plan Framework 03: Street Types

Three distinct street types define the site’s movement network — from the wide, walkable spine of Lakeview Row to intimate neighborhood alleys and shared parking courts.

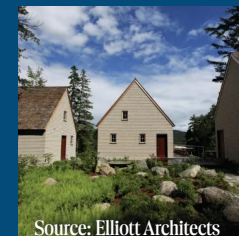
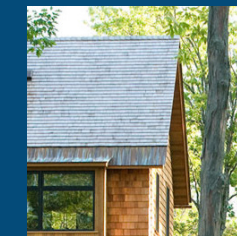
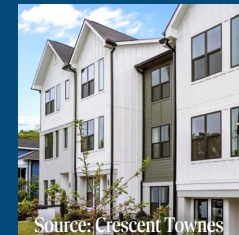
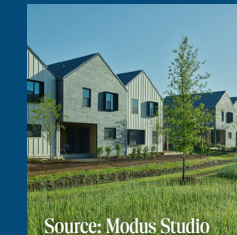


- Lakeview Row
- Neighborhood Alley
- Parking / Drive Aisle



Key Plan Framework 04: Building Types and Building Heights

A mix of four building types – ranging from apartments to cottages to single-family homes – ensures diverse living choices, varied views, and a strong architectural rhythm across the site.

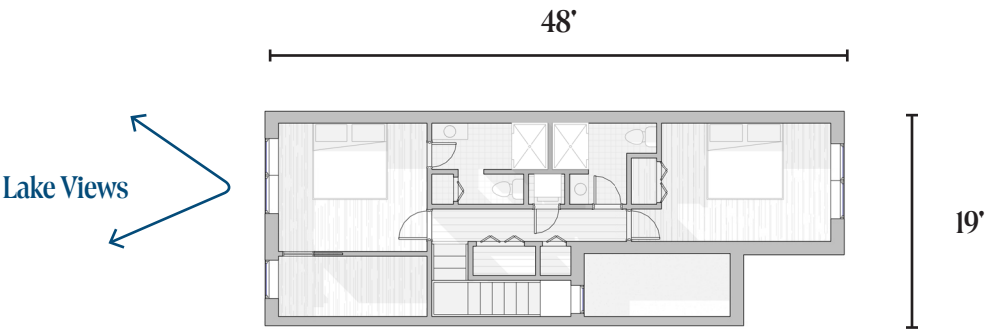


Key Building Type 01: Lookout Townhome

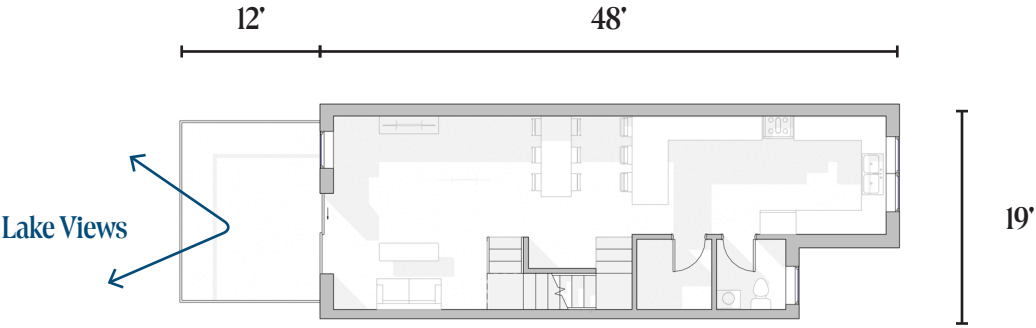
The Lookout Townhome is made up of a 3 storey structure and a walkout basement. Across those 3.5 stories it accomodates 3 bedrooms and 3 full baths. Yield Across the Site: 16 Units



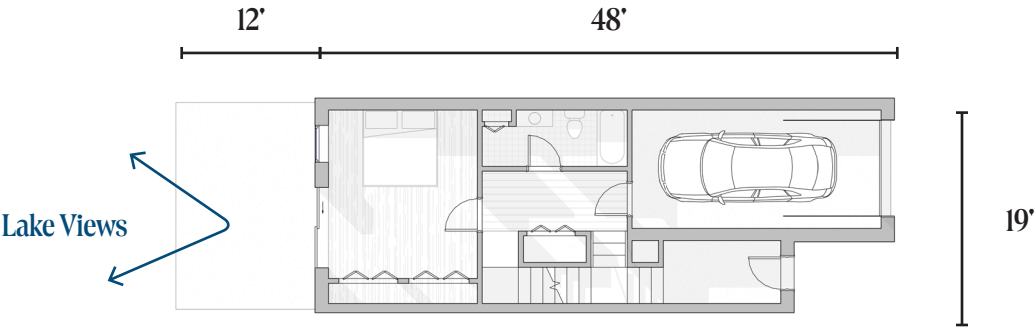
Floor 3



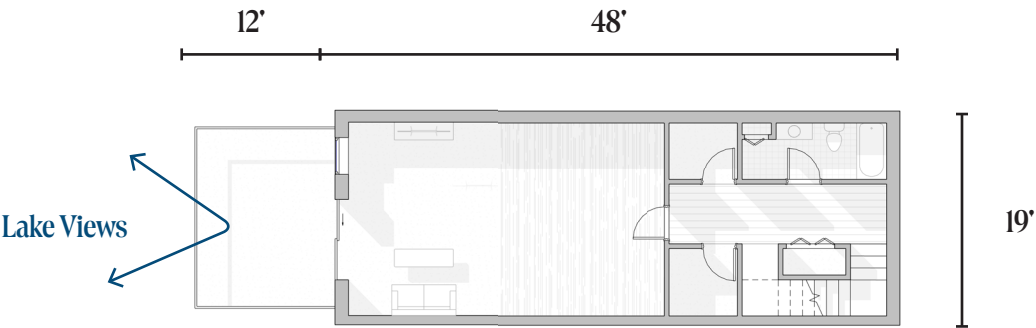
Floor 2



Floor 1



Walkout Basement

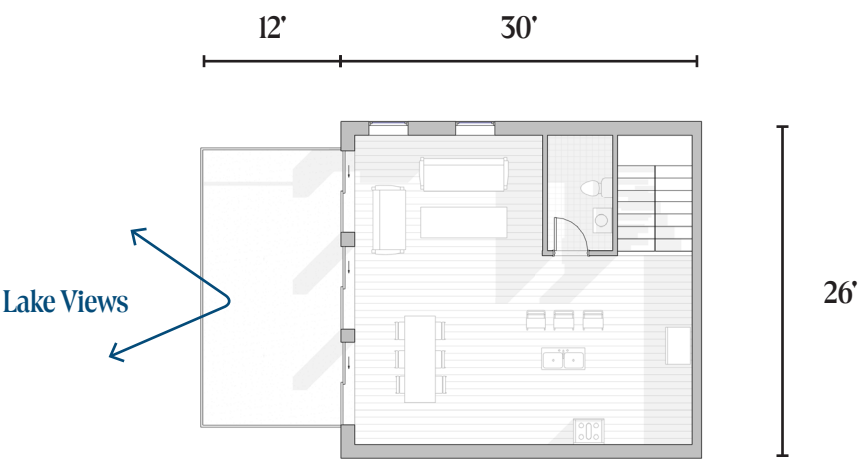


Key Building Type 02: Vista Single Family

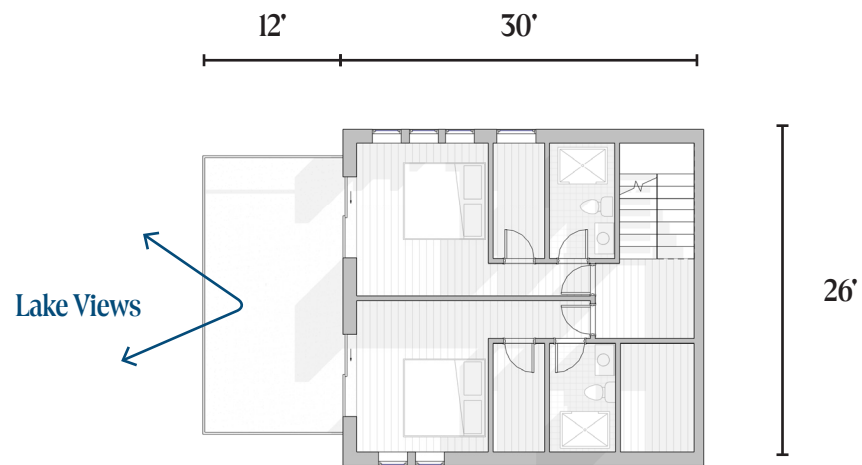
The Vista Single Family is a detached home that spans 3 floors accomodating 2 bedrooms and 2 baths with an office/den at grade, and large terraces.Yield Across the Site: 18 Units



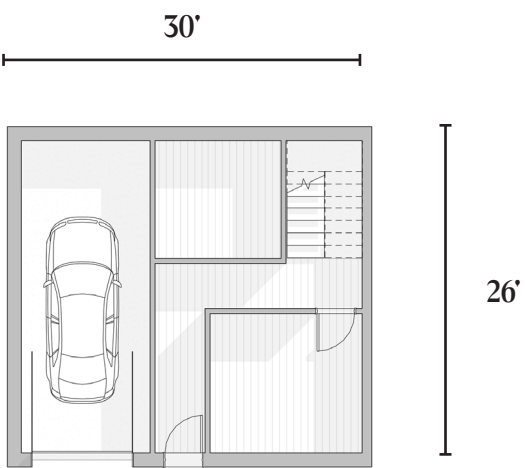
Floor 3



Floor 2



Floor 1

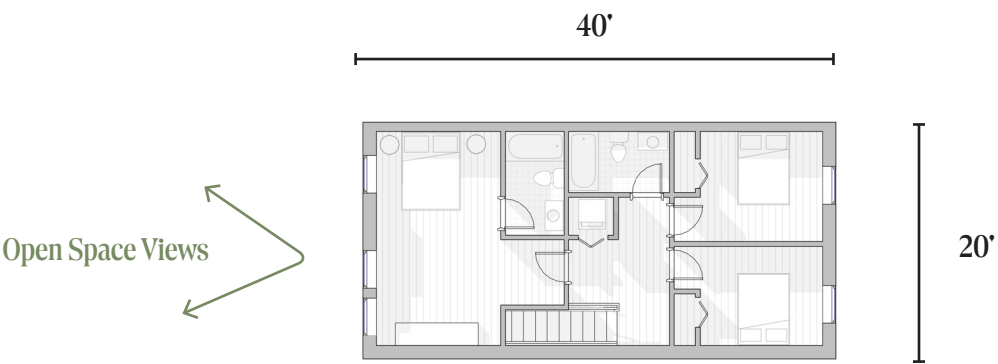


Key Building Type 03: Hampshire Cottage

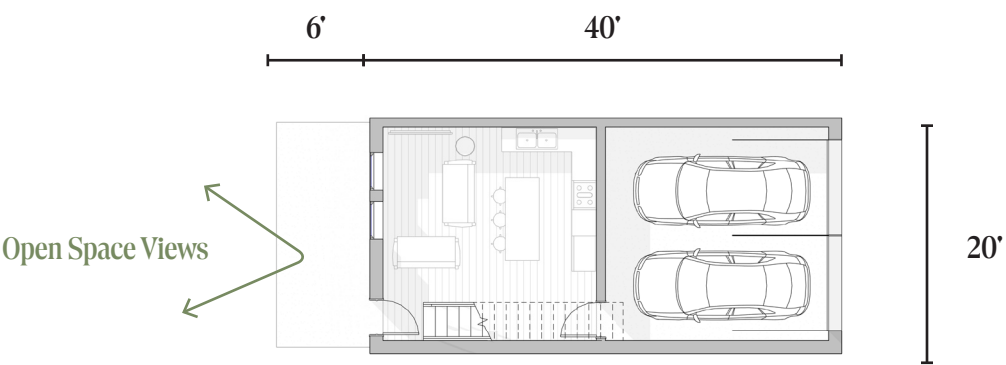
The Hampshire Cottage spans only 2 floors and accomodates 3 bedrooms and 2 baths. This cottage fronts on common greens and functions as its main activator. Yield Across the Site: 58 Units



Floor 2



Floor 1

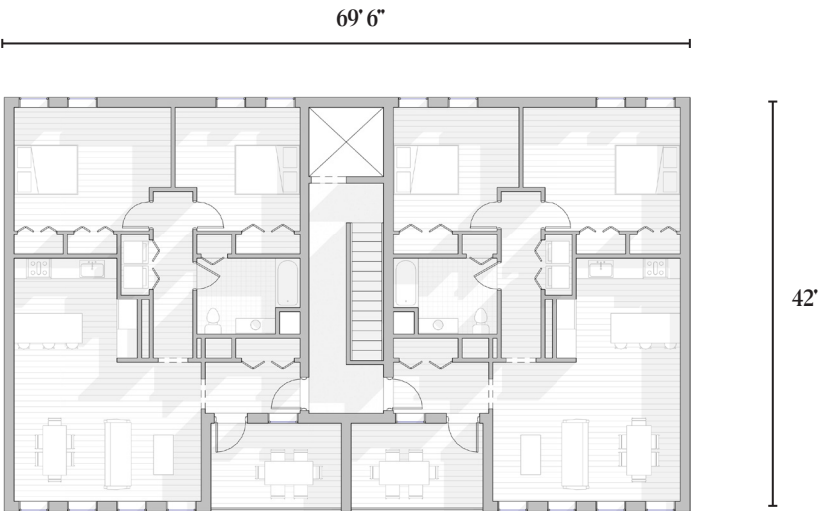


Key Building Type 04: Terrace House

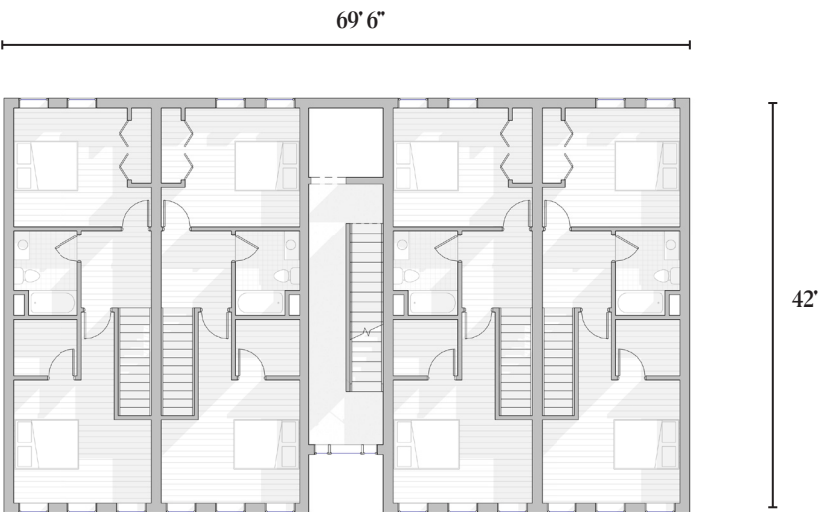
Terrace House varies from 3 floors in height and consists of a mix of 2 and 3 bedroom units arranged around a single stair. They have the flexibility for ground-floor retail. Yield Across the Site: 58 Units.



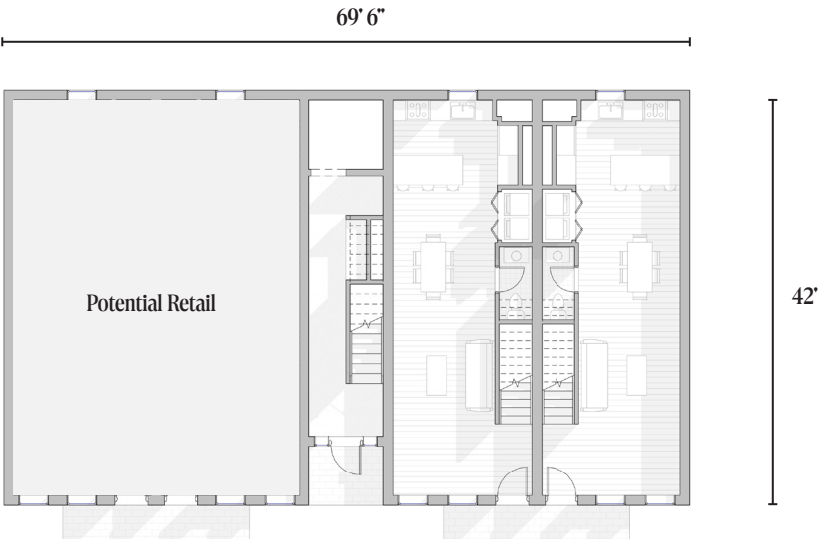
Floor 3



Floor 2



Floor 1



Four Key Phases for Implementation

A phased approach enables steady, flexible growth: Phase A delivers a mix of townhouses, cottages, and single-family homes. Phase B anchors the plaza with multifamily living; Phases C and D expand the housing mix above with additional multifamily and single-family offerings.

	Phase A	Phase B	Phase C	Phase D	Subtotals
Lookout	16	-	-	-	16
Vista	14	-	4	-	18
Cottage	58	-	-	-	58
Terrace	-	18	18	22	58
Subtotals	88	18	22	22	150

Amenity/Retail	2,500 GSF	2,000 GSF	-	2,000 GSF	6,500 GSF
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Surface Parking	20	34	46	95	195
Garage Parking	146	-	6	-	152
Street Parking	32	-	-	-	32
Subtotals	198	34	52	95	379





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