

**CBRE**

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# Finalist Redevelopment Proposal Presentation

Lakes Region Facility, Laconia NH

State of New Hampshire  
Department of Administrative Services



October 19, 2022



# Agenda

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Background  
Review Process  
Finalist Proposal  
Next Steps

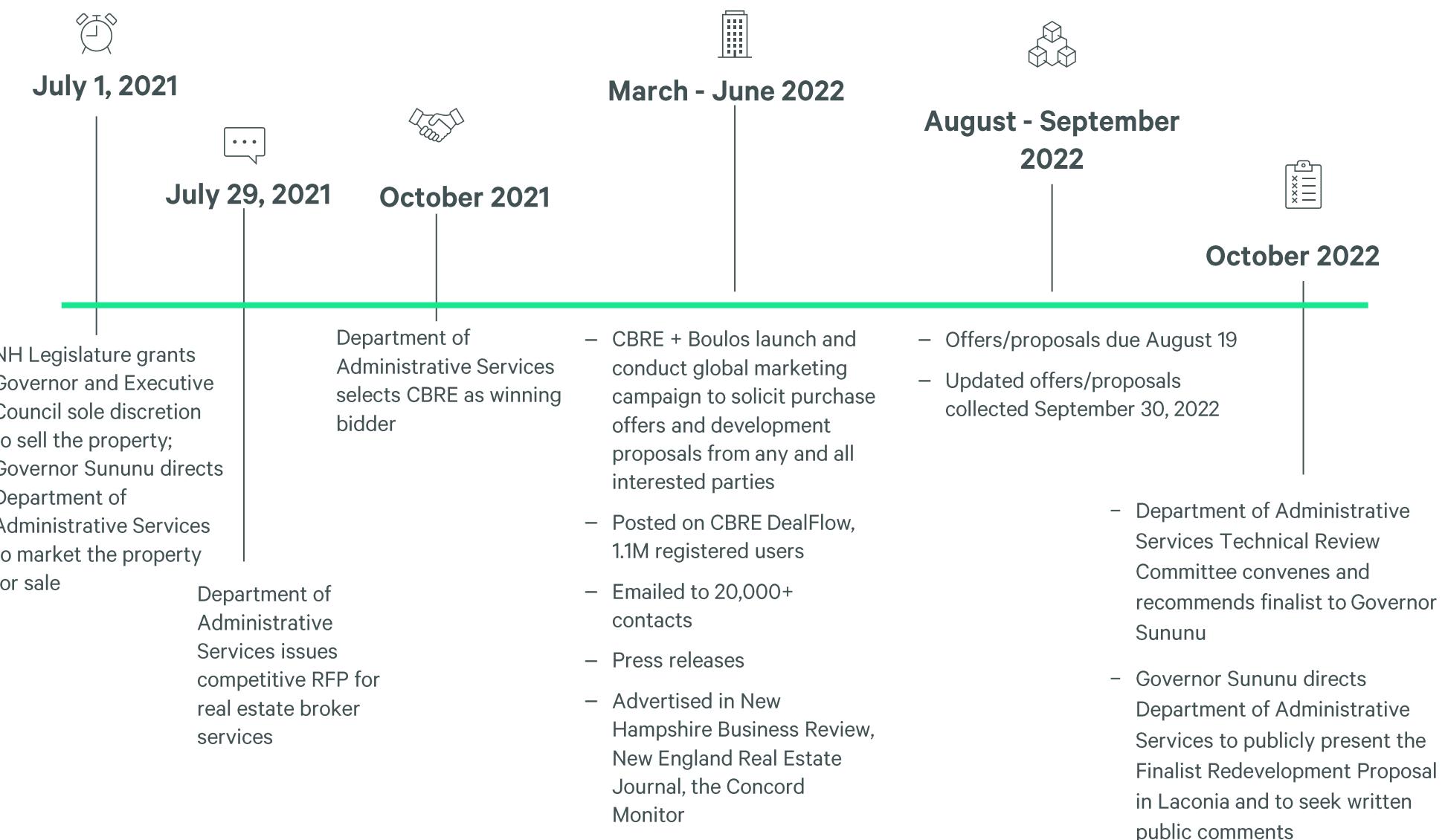
# Background

# Key Dates

## BACKGROUND

### Lakes Region Facility

1 Right Way Path, Laconia NH





# Review Process

## Evaluation of Offers/Proposals for Final Selection

- 1 Department of Administrative Services Technical Review Committee evaluated all original and updated purchase offers, redevelopment proposals, and developer qualifications based on price, purchase terms, development vision, experience, and financial capability.
- 2 Department of Administrative Services Technical Review Committee then recommended relative rankings of each offer/proposal to the Governor's office.
- 3 Governor Sununu accepted the Committee's recommended rankings and directed the Department of Administrative Services to publicly present the Finalist Redevelopment Proposal in Laconia and to receive written comments from the Laconia community.

Because a final selection has not yet been made, no information about the Finalist, its purchase offer, or its qualifications will be included in this presentation.
- 4 Governor and Executive Council to make final selection of one buyer/developer group with which the State will negotiate an agreement to purchase and redevelop the property.

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# Finalist Presentation

## Development Vision

### NOTE:

All future uses, density, entitlement, zoning, etc. on the property will become subject to City of Laconia planning and zoning authority and approval after the sale is complete

### **From the proposal, in the developer's own words:**

- “A self-sustaining village that is inclusive of the City and Lakes Region residents”
- “A community where the only gate on the property is to the public dog park”

### **A mixed-use community, including housing for all ages and levels of income, providing:**

- At least 50% of the site preserved as open spaces for recreation
- New jobs from entry level through professional tiers
- Increased property tax base for the City of Laconia
- Urgent care and child care facilities for the village and area residents
- A specialized world-class resort and conference center
- Reuse of select existing buildings on the property

## Density & Uses



### Housing (approximate density)

- 340 single family, duplex, and triplex homes (primarily entry-level)
- 108 condominiums
- 500 multi-family units (including 120 dedicated workforce apartments)
- 350 townhomes

### Senior Housing (approximate density)

- 360 independent senior living homes
- 230 assisted care units (“middle market”)

### Commercial/Retail Space

- Approx. 200,000 square feet

## Density & Uses

### **Specialized Resort and Convention Center (approx. 250 rooms)**

- Unique facility catering to all people regardless of age or ability
- Universal design with barrier free accessibility
- World class, first of its kind
- Brand new flag

### **Healthcare / Amenities**

- Urgent Care
- Pharmacy
- Child Care

## Density & Uses

### **Seasonal Use Parks & Open Spaces (at least 50% of site)**

- Dog park
- The Grand Field (8-9 acres for fairs, festivals, farmer's markets, etc.)
- Entertainment venues
- 20 glamping sites
- Sports center
- Zip line
- Climbing walls
- Nature trails
- Snowmobile trails
- Preservation of wetlands
- Community collaboration welcome

# Next Steps

## Next Steps

- Community feedback:  
Please Email written comments to [RPdas@das.nh.gov](mailto:RPdas@das.nh.gov)
- Governor and Executive Council to make final selection of buyer/developer group
- Department of Administrative Services to negotiate and finalize transaction documents
- Governor and Executive Council to authorize final purchase and sale agreement for the State to sell the property to the selected buyer/developer group

The background of the slide is a scenic aerial photograph of a rural area. In the foreground, there's a mix of green fields and clusters of buildings, including what appears to be a school or institutional complex with several red-roofed buildings. A winding road cuts through the landscape. Behind the town, a large, calm lake stretches towards the horizon, framed by a range of mountains covered in dense green forests. The sky is clear and blue.

# Thank you.

Please send all comments via email to:  
[RPdas@das.nh.gov](mailto:RPdas@das.nh.gov)