

BROWNFIELD SITE REUSE ASSESSMENT SUMMARY



FORMER RITE AID BLOCK

Proposed Residential / Commercial Redevelopment



PROPERTY INFORMATION

Address: Main, Mason, and Pleasant St.

Berlin, NH

Property Size: 1.5 acres

Current Zoning: Business General

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Site History

Originally used as boarding area for animals, followed by tenement buildings and stores in the 1800s and early 1900s. Since, has served as space for Salvation Army barracks, a hotel, a dry cleaner, retail stores, and small businesses. The combined property is now vacant and available for redevelopment.

Considerations

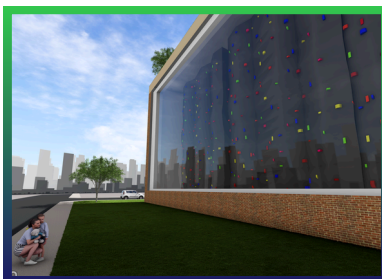
On-site parking to be supplemented with off-site public parking. Contribute to a revitalized downtown with affordable and attractive housing options. Downtown location is prime for redevelopment and accessible to many amenities.

Reuse Alternative

Three mixed-use options, each addressing housing demand and incorporating energy efficiency, natural lighting, and green roof design. Scenarios A & B: two different layouts with housing and first-floor commercial use. Scenario C: housing, and 4-story climbing gym with café and shops. Number of housing units range from 30-45 and vary according to scenario.



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UConn TAB worked with the City of Berlin to develop a conceptual redevelopment plan for this brownfield site.

