City of Laconia

Community Involvement & Public/Private Partnerships
by Shanna B. Saunders
Laconia = Water!

Source: William Hemmel Aerial Photography
Two redevelopment projects
and the community involvement in each:

- Laconia Car Company/Allen Rogers/Beacon West West
  located Downtown on the Winnipesaukee River

- Scott and Williams Mill/Normandin Square
  Apartments located between Downtown and Lakeport on the Winnipesaukee River
Historic Laconia Car Company property

The Laconia Car Company was established in 1881 and built passenger and freight equipment for railways, horse streetcars and electric streetcars. The Laconia Car Company closed its doors in 1928.
Historic Allen Rogers Company

Allen-Rogers owned a large portion of the site (5.6 acres) from 1934 to 1999. Its factory made a variety of wood turned products, including golf tees, furniture parts, toys, games and eggs for an annual children’s program at the White House.

Source: Chinburg Builders
The mill was vacant and had been damaged by a small fire when it was sold to Chinburg Builders, from Durham NH for redevelopment in 2003.
64 Apartments, covered garage, riverwalk
Remaining building to be developed
Community Involvement

Several Community Charrettes
Public/Private Partnerships

• In 2005, Chinburg Builders applied for participation in the DES Brownfields Revolving Loan Fund program. The $500,000 loan paid for lead, asbestos and indoor air mitigation.

• Riverwalk easement was granted to the City, the City constructed it with input from the developer and the public. The City now owns and maintains the Riverwalk.
Historic Scott and Williams property

The Scott & Williams mill manufactured knitting machines used to make socks.

They were one of the largest manufacturers in the country up until approx 1950.
Historic Scott and Williams property

From the mid 1950’s to the early 2000’s the building was an array of commercial uses, from shoe distribution to engraving.

These uses only filled a small portion of the building.
Scott and Williams redevelopment

In 2001 The Laconia Housing Authority received federal funding to redevelop the building into 60 affordable apartments, a health clinic, a daycare center and a public park.
Community Involvement

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• The LHA worked with the City to help define the need for the pocket park, the riverside park and incorporate the riverwalk easement into the design.

• The Oil Discharge and Disposal Cleanup Fund (ODD Fund) paid for removal of petroleum contamination adjacent to the retaining wall on the banks of Jewett Brook.
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- Chinburg Builders: [http://www.chinburgbuilders.com](http://www.chinburgbuilders.com)