

Direct Technical Mentoring

Redevelopment of Four Corners, Richmond, New Hampshire

NJIT TAB provided economic development planning assistance to the Southwest Region Planning Commission (SWRPC) for the redevelopment of the Four Corners area in Richmond, New Hampshire. Located at the intersection of Routes 32 and 119, the area is the former home of the Four Corners Store, which included a general store, gas station, and deli that served town residents and visitors. The site of the Four Corners Store is a brownfield and is currently undergoing a cleanup and removal of contaminated soil in conjunction with the New Hampshire Department of Environmental Services (NHDES) and the United States Environmental Protection Agency (EPA). As part of the Richmond Community Development Association (RCDA) and SWRPC's redevelopment planning process, NJIT TAB conducted a limited market analysis to evaluate existing market conditions and development trends to inform decisions regarding economic development options for this brownfield site. In order to develop an understanding of the type of economic development the site might support or what the options are, it was important to have an understanding of the market potential in Richmond and the existing opportunities and challenges. In addition, NJIT TAB created renderings to better visualize potential improvements in the Four Corners area. The renderings show the type of development found to have the greatest potential for success through the market analysis, as well as the type of development found to be the most desired through the RCDA and SWRPC's visioning process.



Plan view rendering showing potential redevelopment in the Four Corners area, including a new development (general store and gas station), as well as connectivity to existing amenities, including Amidou Ball Park, the pavilion, library, and police and fire station. (Rendering prepared by Fitzgerald & Halliday, Inc.)