

APPENDIX

Redevelopment of Al-Gor Shoe Mill
Rochester, NH

January 1992

(15).

FIGURE 1
The "Logical Framework"



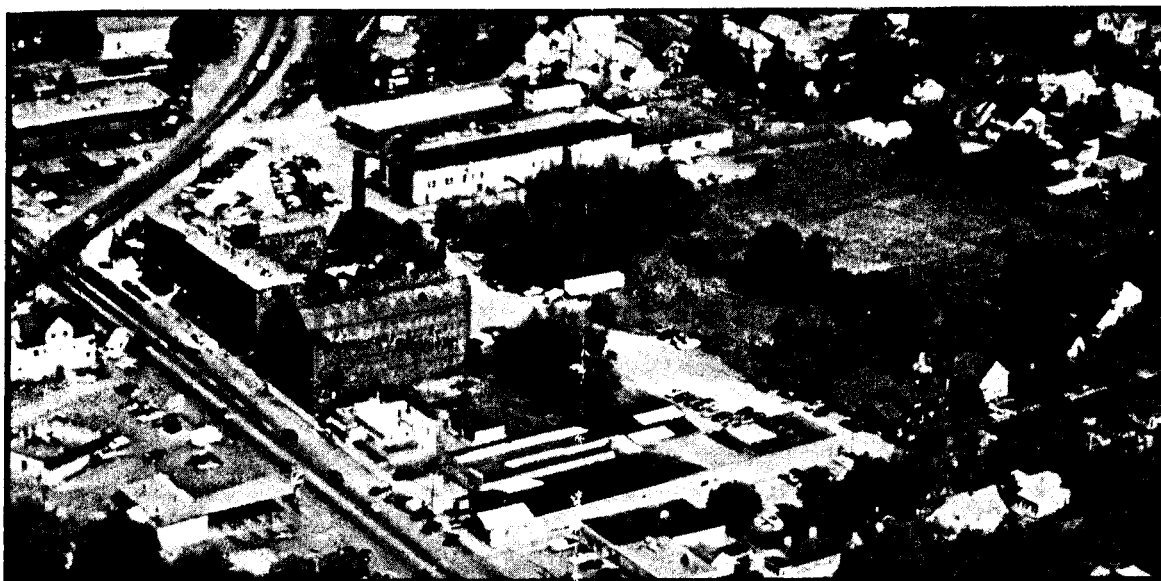
MR. DEXTER A. ROBBLEE
P.O. BOX 241
MILTON MILLS, NH 03852

PROJECT DESIGN SUMMARY LOGICAL FRAMEWORK			
REDEVELOPMENT OF Project Title: <u>AL-GOR SHOE BLDGS.</u>		Life of Project: From FY _____ to FY _____ Total U.S. Funding _____ Date Prepared: _____	
NARRATIVE SUMMARY	OBJECTIVELY VERIFIABLE	MEANS OF VERIFICATION	IMPORTANT ASSUMPTIONS
Program or Sector Gnal: The broader objective to which this project contributes: to utilize abandoned bldgs. in Roch. NH	Measures of Goal Achievements: In Roch. NH there are at least 2 abandoned bldgs.	<ul style="list-style-type: none"> • Check occupancy records at tax office • site review 	Assumptions for achieving goal targets: <ul style="list-style-type: none"> • This space can be used once redeveloped.
Project Purpose: Obtain Development rights for Al-Gor shoe mill	Conditions that will indicate purpose has been achieved: End of project status. Having rights /contract for the mill	<ul style="list-style-type: none"> • Contract documents • lease / development paperwork 	Assumptions for achieving purpose: <ul style="list-style-type: none"> • It is feasible to get rights to the property
Outputs: Financial plan Survey of public Development plan	Magnitude of Outputs: Plans will be presented to public + owners of property.	<ul style="list-style-type: none"> • Actual presentations of plans. • physical copies of plans 	Assumptions for providing outputs: <ul style="list-style-type: none"> • Time, \$ to make plans & presentations
Inputs: people want to help. Computer / Engineering time Planning/Econ. Dept City	Implementation Target (Type and Quantity) People want to see mill complex being used.	<ul style="list-style-type: none"> • meetings with people - public • mtgs w/ planning + Econ. Dev. Depts of city 	Assumptions for providing inputs: <ul style="list-style-type: none"> • public + municipal officials will be enthused @ project

SOURCE: Reprinted from Leon J. Rosenberg and Molly Hageboeck, "Management Technology and the Developing World," in *System Approaches to Developing Countries*, Proceedings of the symposium sponsored by IFAC and IFORS, May 28-31, 1973, Algiers, Algeria, page 5. Used with permission.

DEVELOPMENT OPPORTUNITY

LEASE NOW, DEVELOP, THEN PURCHASE!



In-Town Land and Historic Mill Complex

PROPERTY SPECIFICATIONS

◦ LOCATION:

South Main St. at Columbus Ave., Rochester, New Hampshire.

Lighted intersection with heavy traffic.

1 Mile from Exit 12 on the Spaulding Turnpike.

30 Minutes to Portsmouth and 90 Minutes to Boston.

◦ LAND: 6.45 Acres of level land and sandy soils.

◦ ADDITIONAL LAND: 2± Acres of Abutting Land Available

◦ ZONING: Industrial - 3

◦ BUILDINGS*:	A - 41,440± s.f.	4 Story Brick
	B - 31,900± s.f.	5 Story Brick
	C - 3,200± s.f.	4 Story Wood
	D - 1,600± s.f.	1 Story Wood
	E - 1,000± s.f.	1 Story Wood
	F - 6,200± s.f.	1 Story Brck

Total 85,340± s.f.

◦ BASEMENT: Full basements in Buildings A, B and F.

◦ ELEVATORS: Two 1,500 lb elevators in Buildings A & B.

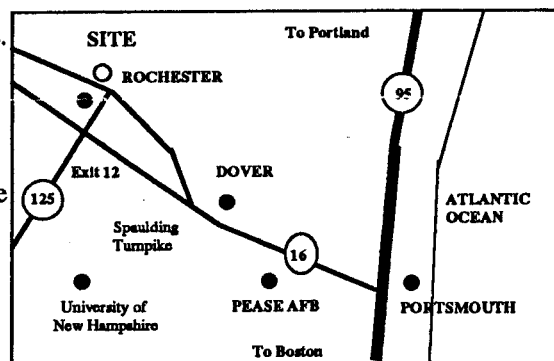
◦ SPRINKLERS: Yes

◦ ENVIRONMENTAL AUDIT: Initial Report Available.

◦ SERVICES: City Water/Sewer, Gas and Electric.

◦ TERMS: Lease - \$7,500 Net per month which includes Land, Building and Development Rights. Purchase after developed & when cash flows!

◦ HIGHEST & BEST USE: Lease land and buildings with development rights. Then complete major re-habilitation of property into a mixed-use retail, commercial, office and restaurant. Helpful and aggressive Planning/Economic Development Department. Many individual user requests for space are available to pass on to developer.



NH REAL ESTATE

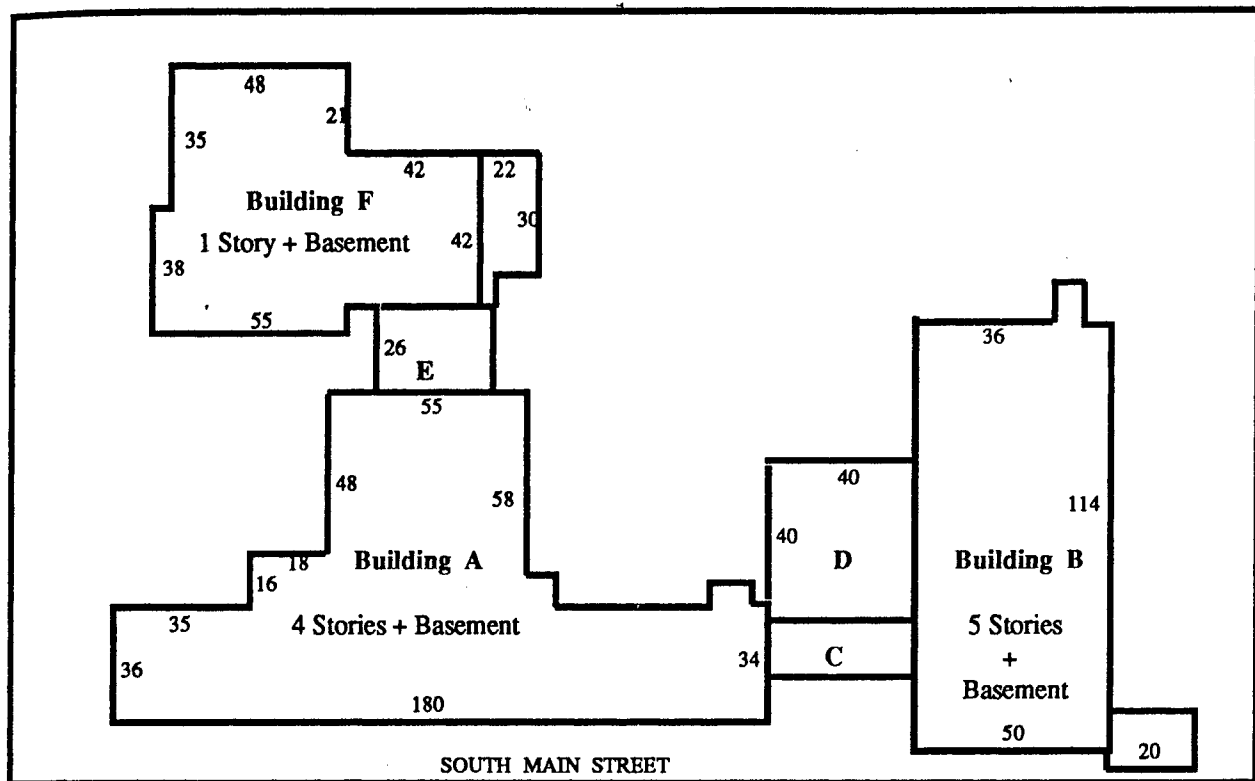
Management and Brokerage, Inc.

362 Route 16 Somersworth, New Hampshire 03878

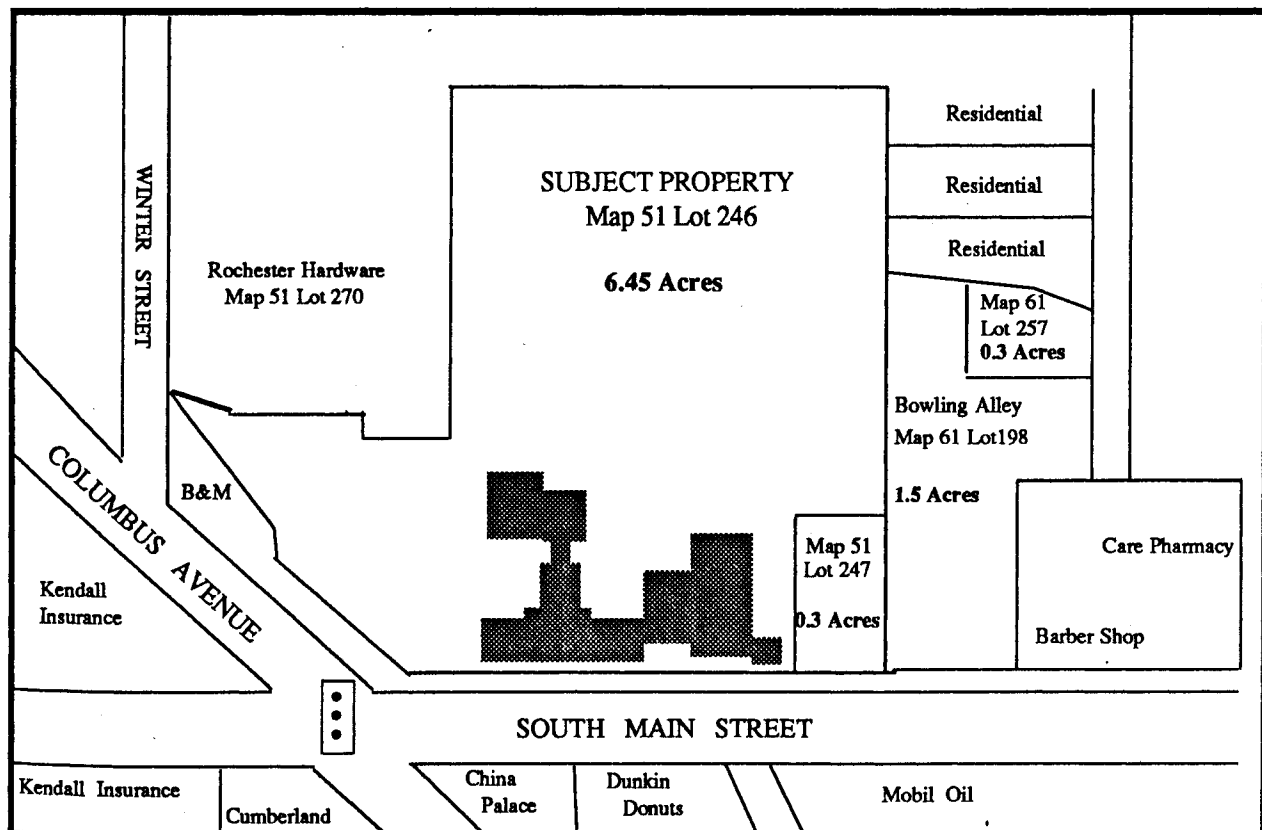
(603) 692-6411 or FAX (603) 692-6418

* The information setforth is from sources NHRE deems reliable, but no representation is made as to the accuracy thereof. Some information has been estimated!

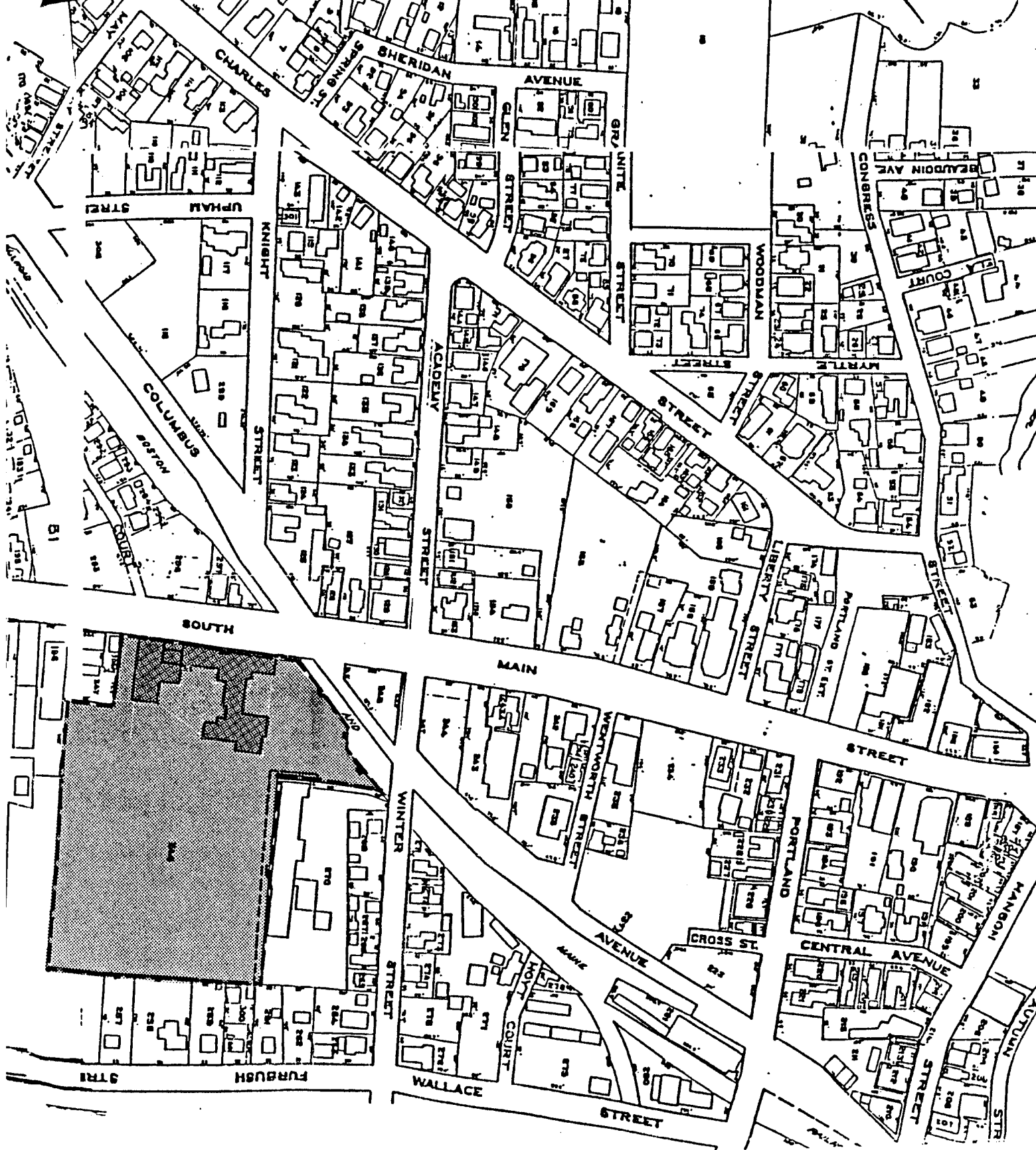
SCHEMATIC BUILDING PLAN



SITE LAYOUT MAP



NOTE: The above diagrams are for illustrative purposes only. All dimensions are approximate and may not be entirely to scale.



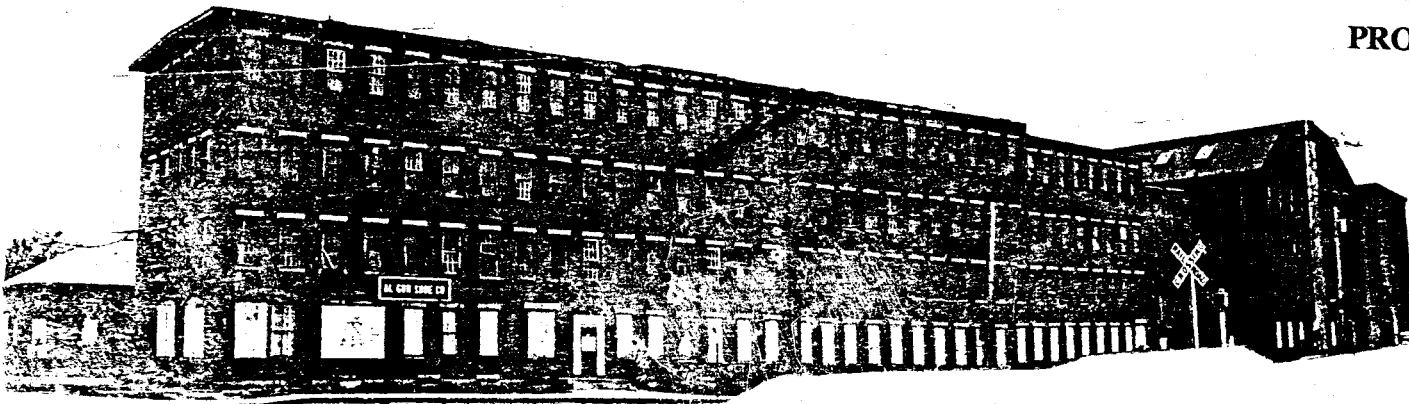
PLANNING DEVELOPMENT AND ZONING DEPARTMENT

City Hall - Second Floor
 31 Wakefield Street
 ROCHESTER, NEW HAMPSHIRE 03867-1917
 (603) 335-1338



PROPOSED

Deck
NOV 1990



EXISTING

MAIN STREET PERSPECTIVE

NOTES:

Convert existing Abandoned Factory into ELDERLY HOUSING on upper 2 or 3 floors (min. 100 housing units). Lower floors will be made into commercial mini-mall to include: shops, adult & child day care, City Hall Annex, 400 seat function room, exercise area w/pool, and a restaurant.

Al-Gor Shoe Factory
Charles & Main Streets
Rochester, NH 03867

Proposal & Drawings By: *Deck Robblee*

HISTORIC PRESERVATION PROGRAM - STRAFFORD ROCKINGHAM REGIONAL COUNCIL
One Water Street, Exeter, New Hampshire 03833 Phone: (603)778-0885

CITY: Rochester COUNTY: Strafford
KEY NUMBER: 65
COMMON NAME: The Rochester Shoe Factory
HISTORIC NAME: The E.G. & E. Wallace Shoe Factory
LOCATION: 100 South Main Street
OWNER: Bond Realty
ADDRESS: 100 S. Main St.
Rochester, NH.
AP & PARCEL #: 51/246
DATE: C.1860
SOURCE: Inspection
STYLE: Greek Revival Italianate

UTM: Z 19 /E 340100 /N 4795 875
USGS QUAD: Berwick Quad 15' series
FUNCTIONAL TYPE: Factory
PRESENT USE: Factory
ARCHITECT/BUILDER: Unknown
CONDITION: Exc. Good Fair ☒ Poor Ruins
INTEGRITY: Original Site ☒ Moved Date
Major Alterations & Date:
4th story added, date unknown-
Rear ell added-1876
LEVEL/SIGNIFICANCE: Natl. State Local ☒

GENERAL DESCRIPTION: Structural System

Stories 4 # Bays 34 ☒ 5 Approx. Dimensions 177' X 35' Window Sash 6/6
Roof Style: Gable Hip Gambrel Flat ☒ Shed Mansard Jerkinhead
Monitor Sawtooth Other
Appendages: Porches Towers Dormers Bay Windows Ells ☒ Chimneys
Wings Cupolas Sheds Garage Other ☒ other building attached
Entry Location: Center Sidehall Other
FOUNDATION: Random Rubble Cut Granite ☒ Brick Concrete Concrete Block
Other

WALL STRUCTURE:

Wood Frame: Post & Beam Balloon Frame Other
Load Bearing Masonry: Stone Brick ☒ Concrete Block Other
Metal: Iron Steel Other

WALL COVERING:

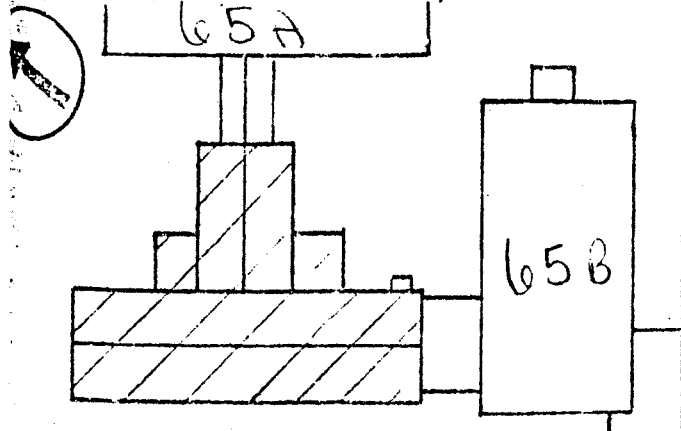
Clapboard Wood Shingle Board & Batten Shiplap
Aluminum Novelty Stucco Stone Brick ☒ Sheet Metal Asphalt Shingles
Vinyl Asphalt Sheeting Composite Board Other

ROOF SHEATHING:

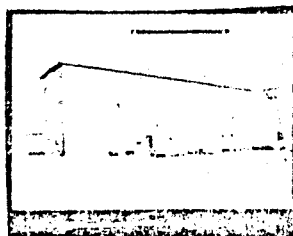
Wood Shingle Asphalt Shingle ☒ Standing Seam Tin Slate
Pressed Metal ☒ Sheet Metal Rolled Asphalt Gravel Other

ENGINEERING STRUCTURE:

(Indicate North in circle):



PHOTO



Description of View: Three Quarter Facade,
South East
Negative File Number: R-80-A5-22
Photographer: Roger Brevoort

ADDITIONAL ARCHITECTURAL AND STRUCTURAL DESCRIPTION:

The Wallace Shoe Factory, is a 4 story ^{ITALIANATE} ~~Greek Revival~~ style industrial building erected C. 1852. The 34 X 5 bay structure exhibits the narrow, rectangular proportions of mid-nineteenth century industrial architecture.

The top story was a later addition, as evidenced by a change in the brickwork above the third story. A brick string course also indicates the original height.

The building has a low-pitched gable roof which terminates in a plain box cornice. It is also characterized by rectangular granite lintels above each window, a prevalent feature of the Greek Revival style, and 6/6 window sash appropriate to the architectural character of the building. A simple recessed entry is located at the northern end of the west-facing facade.

A 12 bay, 4 story addition with similiar features was appended to the rear elevation, a stair tower is situated at the rear corner.

RELATED STRUCTURES AND CONTEXT:

This is the main building of the Rochester shoe Company Complex. Because of its size it dominates the entire surrounding area now characterized mostly by commercial strip development.

STATEMENT OF SIGNIFICANCE (Evaluation & Historical Associations):

This is the original building of the E.G. and E. Wallace Shoe Company funded by the Wallace Brothers in 1854. This building was erected circa 1860, by the Wallaces as their operation expanded and became more mechanized. The company eventually grew to be Rochester's dominant industry and longest employer, reaching its peak in the early twentieth century. The plant was sold to the Maybury Shoe Company, and is now owned and run by the Rochester Shoe Company.

Historically, the main offices of the Wallace Company were on the first floor of the building, at the northern end of the building, where the larger windows are. The remainder of the building was used for initial phases of production including cutting, stitching and trimming.

The building has seen minimal architectural alteration. Of particular interest, the original 6/6 windows have not been changed, a factor which enhances its architectural

REFERENCES:

The Rochester Courier-Illustrated Industrial Edition.

MAP DATA: 1871-Wallace Shoe 1882-Wallace Shoe

SURROUNDING ENVIRONMENT: Open Land ☐ Woodland ☐ Scattered Bldgs ☐ Moderately Built Up ☐
Densely Built Up ☐ Residential ☐ Commercial ☐ Industrial ☒ Agricultural ☐
Roadside Strip Development ☐ Other ☐

BOUNDARY AND ACREAGE DESCRIPTION: (LOT SIZE) 350' X 250' 4.10 acres land

Recorded By: Roger Brevoort

(21)

Date: 11/25/80

HISTORIC PRESERVATION PROGRAM - STRAFFORD ROCKINGHAM REGIONAL COUNCIL
One Water Street, Exeter, New Hampshire 03833 Phone: (603)778-0885

TOWN: Rochester COUNTY: Strafford
SURVEY NUMBER: 65a
COMMON NAME: Rochester Shoe Co. Machine Shop
HISTORIC NAME: Wallace Shoe Co. Lower House
LOCATION: behind main Rochester Shoe Plant
OWNER: Bond Realty Corporation
ADDRESS: 100 South Main Street
Rochester, NH
MAP & PARCEL #: 51/246
DATE: C. 1875
SOURCE: Inspection
STYLE: Late 19th century utilitarian

UTM: Z 19 /E 340100/N 4795875
USGS QUAD: Berwick Quad 15' series
FUNCTIONAL TYPE: Power House
PRESENT USE: Machine Shop
ARCHITECT/BUILDER: Unknown
CONDITION: Exc. ___ Good ☒ Fair ___ Poor ___ Ruins ___
INTEGRITY: Original Site ☒ Moved ___
Date ___
Major Alterations & Date: _____
LEVEL/SIGNIFICANCE: Natl. ___ State ___ Local ☒

GENERAL DESCRIPTION: Structural System

Stories: 1 # Bays: ^{irregular} Approx. Dimensions: 40' X 60' Window Sash: 6/6
Roof Style: Gable ___ Hip ☒ Gambrel ___ Flat ___ Shed ___ Mansard ___ Jerkinhead ___
Monitor ___ Sawtooth ___ Other ___
Appendages: Porches ___ Towers ___ Dormers ___ Bay Windows ___ Ells ___ Chimneys ___
Wings ___ Cupolas ___ Sheds ___ Garage ___ Other ☒ smoke stack
Entry Location: Center ___ Sidehall ___ Other ☒

FOUNDATION: Random Rubble ___ Cut Granite ___ Brick ☒ Concrete ___ Concrete Block ___
Other: _____

WALL STRUCTURE:

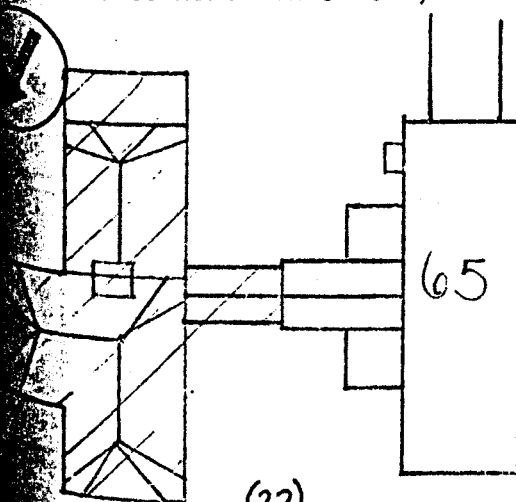
Wood Frame: Post & Beam ___ Balloon Frame ___ Other ___
Load Bearing Masonry: Stone ___ Brick ☒ Concrete Block ___ Other ___
Metal: Iron ___ Steel ___ Other ___

WALL COVERING: Clapboard ___ Wood Shingle ___ Board & Batten ___ Shiplap ___
Aluminum ___ Novelty ___ Stucco ___ Stone ___ Brick ☒ Sheet Metal ___ Asphalt Shingles ___
Vinyl ___ Asphalt Sheeting ___ Composite Board ___ Other ___

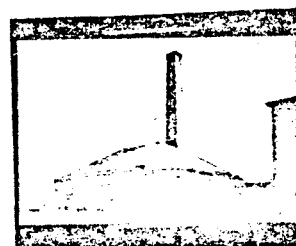
ROOF SHEATHING: Wood Shingle ___ Asphalt Shingle ☒ Standing Seam Tin ___ Slate ☒
Pressed Metal ___ Sheet Metal ___ Rolled Asphalt ___ Gravel ___ Other ___

ENGINEERING STRUCTURE: Power House

(Indicate North in circle):



PHOTO



Description of View:

Negative File Number: R-81-15-217

Photographer:

Negative on file with: SRRC

ADDITIONAL ARCHITECTURAL AND STRUCTURAL DESCRIPTION:

The power house is characterized by 6/6 sash windows set in segmental arches, a corbel table at the roofline, and canted corners embellished with interlocking sawtooth brickwork. The building is T-shaped and has a hip roof with slate sheathing on portions of the main block.

The walls are slightly taller than is common for a one story structure, apparently to accommodate the interior spatial requirements. Owing to the wall height, each window bay has a small single-sash window beneath the roofline.

The original exterior doors remain, also set within segmental arches.

Relating to the building's initial function as a steam plant, a square smoke stack straddles the roofline. It measures approximately 5' square, and 50 feet tall, and has ornamental corbelling at the top.

RELATED STRUCTURES AND CONTEXT:

This building is set behind the main factory.

STATEMENT OF SIGNIFICANCE (Evaluation & Historical Associations):

This building was built as the main power plant for the Wallace Shoe Company. Power was transferred from this building to the others by a system of overhead belts carried between buildings in belt boxes 20' above the ground.

REFERENCES:

The Rochester Courier, -Illustrated Industrial Edition.

MAP DATA: 1885-Sanborn Map 1925-Sanborn Map _____

SURROUNDING ENVIRONMENT: Open Land___Woodland___Scattered Bldgs___Moderately Built Up___
Densely Built Up___Residential___Commercial___Industrial___Agricultural___
Roadside Strip Development___Other_____

BOUNDARY AND ACREAGE DESCRIPTION:

Recorded By: Roger Brevoort

(23).

Date: 11/25/80

HISTORIC PRESERVATION PROGRAM - STRAFFORD ROCKINGHAM REGIONAL COUNCIL
One Water Street, Exeter, New Hampshire 03833 Phone: (603)778-0885

CITY: Rochester	COUNTY: Strafford	UTM: Z 19 /E 340100 /N 4795 875
SURVEY NUMBER: 55 B		USGS QUAD: Berwick Quad 15' series
COMMON NAME: Rochester Shoe Corporation		FUNCTIONAL TYPE: Factory
HISTORIC NAME: Wallace Shoe Company		PRESENT USE: Factory
LOCATION: 100 South Main Street		ARCHITECT/BUILDER: Unknown
OWNER: Bond Realty Corporation		CONDITION: Exc. ___ Good <input checked="" type="checkbox"/> Fair ___ Poor ___ Ruins ___
ADDRESS: 100 South Main Street Rochester, NH		INTEGRITY: Original Site <input checked="" type="checkbox"/> Moved ___ Date ___
MAP & PARCEL #: 51/246		Major Alterations & Date: none
DATE: C.1890		
SOURCE: Rochester Courier		
STYLE: Late 19th C. Industrial Vernacular		LEVEL/SIGNIFICANCE: Natl. ___ State <input checked="" type="checkbox"/> Local <input checked="" type="checkbox"/>

GENERAL DESCRIPTION: Structural System

Stories ^{4 1/2} # Bays ^{8 X 19} Approx. Dimensions 48' X 120' Window Sash ^{6/6}
Roof Style: Gable ___ Hip ___ Gambrel ☒ Flat ___ Shed ___ Mansard ___ Jerkinhead ___
Monitor ___ Sawtooth ___ Other ___
Appendages: Porches ___ Towers ☒ Dormers ___ Bay Windows ___ Ells ___ Chimneys ___
Wings ___ Cupolas ___ Sheds ___ Garage ___ Other ___
Entry Location: Center ___ Sidehall ___ Other ___
1. FOUNDATION: Random Rubble ___ Cut Granite ☒ Brick ___ Concrete ___ Concrete Block ___
Other ___

2. WALL STRUCTURE:

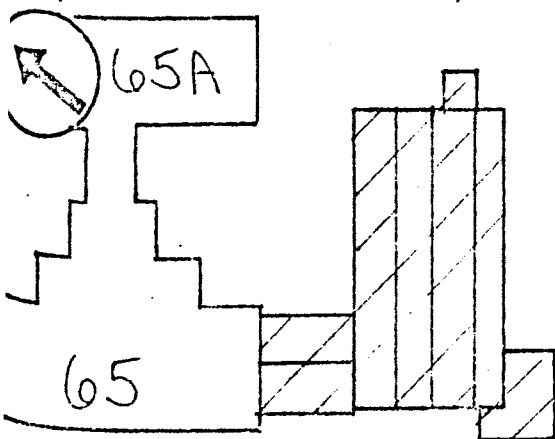
Wood Frame: Post & Beam ___ Balloon Frame ___ Other ___
Load Bearing Masonry: Stone ___ Brick ☒ Concrete Block ___ Other ___
Metal: Iron ___ Steel ___ Other ___

3. WALL COVERING: Clapboard ___ Wood Shingle ___ Board & Batten ___ Shiplap ___
Aluminum ___ Novelty ___ Stucco ___ Stone ___ Brick ☒ Sheet Metal ___ Asphalt Shingles ___
Vinyl ___ Asphalt Sheeting ___ Composite Board ___ Other ___

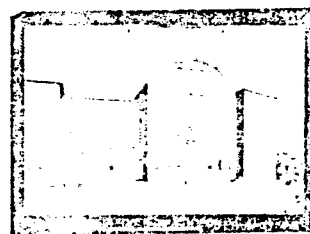
4. ROOF SHEATHING: Wood Shingle ___ Asphalt Shingle ___ Standing Seam Tin ___ Slate ☒
Pressed Metal ___ Sheet Metal ___ Rolled Asphalt ___ Gravel ___ Other ___

5. ENGINEERING STRUCTURE:

MAP (Indicate North in circle):



PHOTO



Description of View: North West elevation
looking east
Negative File Number: R-80-A5-23
Photographer: Roger Bervoort
Negative on file with: SRRC

ADDITIONAL ARCHITECTURAL AND STRUCTURAL DESCRIPTION:

This is a 4¹/₂ story, 8 X 19 bay brick factory building distinguished by brick detailing and gambrel roof, a rare feature for a late nineteenth century industrial structure. The roofline is articulated by a brick corbel table, and all the windows have segmental-arched brick hoods. Each window has 6/6 sash and wooden sills.

The roof is sheathed with slate, the historically correct material, which may be original. Several skylights pierce the main roof slope.

Placed with its ridgeline parallel to the road, the building has an east-west orientation. On the southwest corner there is a shed-roofed stair tower with ornamentation identical to the main block. A simple entrance, topped by a bracketed entry hood is located at the northwest corner, on the north wall. The building is linked to the original Wallace Shoe Factory by a 4 story, wood-sheathed wing on the north elevation.

RELATED STRUCTURES AND CONTEXT:

This is the main structure that visually separates the central business district from an area of commercial strip development to the south.

STATEMENT OF SIGNIFICANCE (Evaluation & Historical Associations):

This building was built c.1880 by the Wallace Shoe Company to house the finishing operation of the manufacturing process.

Architecturally, the structure is interesting. A wing to its gambrel roof which increases the usable space on the 5th story. This roof line, highlighted by an brick corbel table, is the structure's most distinctive feature.

al

REFERENCES:

The Rochester Courier, Illustrated Industrial Edition

MAP DATA: 1884-Birds Eye 1888-Atlas

SURROUNDING ENVIRONMENT: Open Land ☐ Woodland ☐ Scattered Bldgs ☐ Moderately Built Up ☐
Densely Built Up ☐ Residential ☐ Commercial ☐ Industrial ☒ Agricultural ☐
Roadside Strip Development ☐ Other ☐

BOUNDARY AND ACREAGE DESCRIPTION:

(25).

Date: 11/25/20

INVESTMENT BRIEF

BOND REALTY LAND AND MILL COMPLEX
100 South Main Street
Rochester, New Hampshire

PROPERTY COMPOSITION: Three Brick Mill Buildings
Three Wooden Connecting Structures
6.45 Acres of Flat Land

PURCHASE OPTIONS
AND TERMS: Option 1 - 1031 Tax Free Exchange
Fully leased income property
producing minimum net income of
\$90,000 annually.

Option 2 - Land Lease
Building Assets purchased for
\$300,000.
Long term land lease starting at
\$90,000 per year net.
Right of First Refusal to purchase
land.

Option 3 - Cash Sale
\$2,250,000 all cash purchase.
No Seller financing available.

TOTAL ACREAGE: 6.45 acres on one irregular shaped
parcel.

SURVEY: Unknown

EASEMENTS: 1) (Research in Progress)
2)
3)

FRONTAGE: 350± feet along South Main Street
348± feet along B & M Rail Line

BUILDING SIZE:

Bldg A	-	10,360±sf/fl	x	4	fl	=	41,440±sf
Bldg B	-	6,380±sf/fl	x	5	fl	=	31,900±sf
Bldg C	-	800±sf/fl	x	4	fl	=	3,200±sf
Bldg D	-	1,600±sf/fl	x	1	fl	=	1,600±sf
Bldg E	-	1,000±sf/fl	x	1	fl	=	1,000±sf
Bldg F	-	6,200±sf/fl	x	1	fl	=	<u>6,200±sf</u>
TOTAL EXCLUDING BASEMENT							85,340±sf
Bldg A - Basement							= 10,360±sf
Bldg B - Basement							= <u>6,380±sf</u>
TOTAL BASEMENT							= 16,740±sf

DEMOLITION ESTIMATE: \$70,000±

SPRINKLERS: Yes (Unknown condition)

LOADING DOCKS: 5 (7' X 8' overhead doors)

ELEVATORS: Bldg A - 1,500 lbs. 12' x 6' x 6.5'
Bldg B - 1,500 lbs. 5' x 6' x 6.5'

UTILITIES: City Water
70 psi Static 12" main on S. Main
20 psi Flow 24" main on C. Ave
28 psi Residual 330 gal./min.
City Sewer
6" main on South Main Street
24" main on Columbus Avenue
PSNH electric service
Natural Gas by Northern Utilities

ENVIRONMENTAL AUDIT: Shevenell-Gallen Report P-3010 on 3/8/89

ZONING: I-3

PERMITTED USE:

Retail Store	Laundry
Grocery Store	Drive-in Business
Office	Service Business
Restaurant	Bank
Hotel and Motel (E)	Funeral Home
Paint Shop	Filling Station
Storage Warehouse	Research Testing
Truck Terminal	Bus Garage
Sawmill	Contractor Storage
Fuel Storage	Manufacturing
Radio/TV Station (E)	Public Utility (E)
(E) By Exception	

UPSIDE: Helpfull and agressive Planning and Economic Development Department and staff.

HIGHEST/BEST USE: Land Lease Option with building assets purchased. Lease hold mortgage for major re-habilitation into mixed-use commercial. Suggest ground floor retail, second floor office, third floor convention center and public meeting/function hall, and fourth floor restaurant. Hotel or elderly housing use of Building B.

NOTE: THE INFORMATION SET FORTH IS FROM SOURCES NIRE DEEMS RELIABLE, BUT NO REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF. SOME INFORMATION HAS BEEN ESTIMATED! THIS SALE IS SUBJECT TO PRIOR SALE/LEASE, WITHDRAWAL WITHOUT NOTICE, OR CHANGE OF PRICE AND CONDITIONS. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ALL FACTS, FIGURES AND INFORMATION FOR ITS ACCURACY AND COMPLETENESS.

REGIONAL DATA

Southern New Hampshire is one of the fastest growing areas in the country. The south central region (Nashua-Manchester-Concord) grew by 23.5% from 1970 to 1980 (last U.S. Census). The southeastern region (Portsmouth-Dover-Rochester) grew by 31.7% in the same period. Portsmouth's population grew 8.4% from 1980 to 1985, and grew an additional 2.1% from 1985 to 1987. Unemployment in the region has dropped from 5.6% in 1984 to the 2.4% range in 1988.

A recent (7/88) Grant Thornton Study indicates that New Hampshire ranked first in the country for state and local fiscal policies. New Hampshire's business incentives are the third most attractive in the country.

This conclusion is evidenced by the increase in major corporations entering the area. Companies like Digital, Data General, Anheuser-Busch, GTE Sylvania, IBM, Wheelabrator-Frye, Liberty Mutual, Sanders Associates and others have had a positive effect on the economy of the region. Inc. magazine said New Hampshire has the second best climate of the fifty states for starting and staying in business.

The region also exhibits diversification with tourism a factor on the Seacoast and Pease Air Force Base (Portsmouth) and the Portsmouth Naval Shipyard as major government facilities.

Several major malls have opened in the area. The Mall of New Hampshire in Manchester, The Fox Run Mall and Newington Mall in Portsmouth. One additional attractive feature of New Hampshire is its lack of a state sales tax. Many consumers from Massachusetts and Maine shop in New Hampshire to save the 5% tax in those states.

Recent figures released by the U.S. Department of Labor show that New Hampshire posted the largest increase of the New England states in labor force total with a growth rate of 4.2 percent.

COMMUNITY DATA

Rochester is part of the Tri-City area (including Dover and Somersworth) of southern Strafford County, New Hampshire. Rochester's population grew from 17,938 in 1970 to 21,560 in 1980, a 20.2% increase, which was a larger increase than Dover (7.3%) or Somersworth (14.7%) for the same period. This growth matched the Strafford County overall growth rate of 21.3%. Rochester is expected to grow by 16.4% to 25,199 in 1990. However, in the 70's the city was plagued by poor management and by 1979 was nearly bankrupt and faced federal lawsuits over water and sewerage disposal. In 1980 a new city administration took over and has made major changes in the city. There have been several historic rehabilitation and revitalization projects. Currently the city is making major additions to its sewer system and has received a U.D.A.G. grant, part of which will go to construct an industrial park at the airport.

There are several major employers in the area: Cabletron, Spaulding Fibre Co. Inc., Lydall Inc. Technical Papers, IMC Magnetics Corp. NH Division, and Thompson KW Tool Manufacturing Company. There are two major shopping centers and several smaller centers serving the city. The city is also currently undergoing rapid industrial development.

The Skyhaven Airport is currently being expanded to over 5,000 feet to accommodate small jets. An industrial park is currently being developed. The Frisbie Memorial Hospital recently completed a second phase of expansion and is now a modern health care facility.

Electric Power is supplied by Public Service of New Hampshire. In the urban area water and sewerage is supplied by the city of Rochester. In rural areas private wells and septic tanks are required. Natural gas is available in some areas. Telephone service is provided by New England Telephone (Bell System). Railroad freight service is from the Boston and Maine Railroad. Local bus service is available to connect with Greyhound and Trailways in Portsmouth. UPS serves the area from Dover.

Police and fire protection appear to be adequate. The school system also appears to be adequate.

Residential units in 1980 were primarily single family (4,660 -57%, followed by multifamily (2,633 -32%), and mobile home (840-10%).

TRI-CITY AREA COMMERCIAL/INDUSTRIAL MARKET

The Tri-City area encompasses the cities of Dover, Somersworth, and Rochester. These communities fall within a 10 - 20 mile radius of Portsmouth and the Seacoast area, and all are serviced by the Spaulding Turnpike as a connection to I-95. The proposed East-West Corridor (1990) will link the Tri-City area to Concord and I-93.

The 1985 Places Rated Almanac rated the region's economic climate fourth best in the Nation. The industrial market is tabulated as follows:

DOVER, NH

The City of Dover is working on a new Master Plan and rezoning to regain the critical balance between industrial and residential zoning by providing new land zoned for industry. A new waste facility is planned to increase the existing capacity by 50 - 60%.

Population: 26,000+/-

Transportation: Spaulding Turnpike N-S Connection with I-95, Routes 9, 4, 16. Easy air access with Logan International Airport, Boston; Portland International Jetport; Manchester Airport; Skyhaven Airport in Rochester (privately chartered).

Bus Service: COAST, Trailways.

Employment: 3% unemployment

Industrial Parks: There are several parks with land parcels available. Crosby Toad Industrial Park (50 acres) is operated by Dover Industrial Development Authority.

SOMERSWORTH, NH

The City of Somersworth is currently working on a re-zoning plan which will allow for commercial growth along Route 9, and commercial/industrial growth along Route 16. A sewer extension project has just been completed. The extension will allow property owners to connect to the city sewer lines along High Street and Route 16.

Population: 15,000+/-

Transportation: Spaulding Turnpike N-S Connection with I-95, Routes 9, 16. Easy air access with Logan International Airport, Boston; Portland International Jetport; Manchester Airport; Skyhaven Airport in Rochester (privately chartered). Bus Service: COAST, Trailways. Over 20 major motor carriers cover the area, delivering to all points in the northeast and freight transport throughout the U.S.

Employment: Readily available labor supply accustomed to complex assembly and mechanical processes.

Industrial Parks: Digital Equipment Corp. landbank, 163 acres+/-, projected workforce of 1,500 people. Industrial Drive Park, expanding. Malley Farm Business Center. Willand Common Business Park.

ROCHESTER, NH

The city of Rochester has adopted a Master Plan, expanded its road system, upgraded six bridges, and

implemented downtown revitalization. A \$12 million water treatment facility went on line in the fall of 1986, and a new sewerage treatment plant began operation in the spring of 1986. Rochester has 58% of the available industrial land in the Tri-City area, including Portsmouth. A 104 acre+/- industrial/business park abuts Skyhaven Airport and the Boston & Maine Railroad along Route 16, and Haven Hill Business Center with a 16 professional/medical sites sits across from Skyhaven Airport. Other positive factors include an encouraging economic development and planning office and relatively inexpensive land.

Population: 27,000+/-

Transportation: Spaulding Turnpike N-5 Connector with I-95; Routes 16, 202, 125, 11. Easy air access with Logan International Airport, Boston; Portland International Jetport; Manchester Airport; Skyhaven Airport in Rochester with newly expanded 4,000 foot runway. Bus Service: COAST.

AVERAGE LOCAL LEASE RATES

DOVER, NH

PROFESSIONAL	\$8.00 to \$12.00 per sq. ft.
RETAIL	\$8.00 to \$12.00 per sq. ft.
INDUSTRIAL	\$4.50 to \$6.00 per sq. ft.

SOMERSWORTH, NH

PROFESSIONAL	\$8.00 to \$10.00 per sq. ft.
RETAIL	\$8.00 to \$12.00 per sq. ft.
INDUSTRIAL	\$1.92 to \$6.00 per sq. ft.

ROCHESTER - GONIC, NH

PROFESSIONAL	\$7.00 to \$10.00 per sq. ft.
RETAIL	\$8.00 to \$12.00 per sq. ft.
INDUSTRIAL	\$3.25 to \$5.00 per sq. ft.

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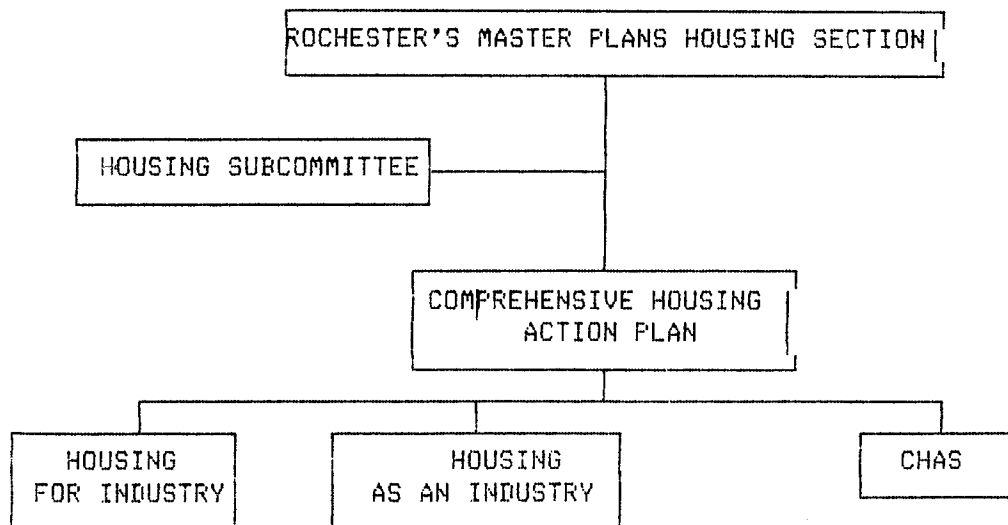
INTRODUCTION

The Housing Section of the 1991 Rochester Master Plan addresses the following major elements:

- * Quality of the housing stock.
- * Quantity of the housing stock.
- * Housing as required by the Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS).
- * Housing requirements of the Fair Housing Act.
- * Housing as an industry.
- * Housing for industry.

The definition section will address the details of each major elements. This plan attempt not to duplicate other local planning approaches but to bring them together under one roof, so to speak: therefore reducing time and expense.

HOUSING SECTION ORGANIZATIONAL CHART



DEFINITIONS

I. **COMPREHENSIVE:** The government and the people of Rochester will ensure there is an adequate supply of affordable, supportive, quality housing and shelter for its people and its industry until the 21-century.

II. DETAIL DEFINITIONS.

1. QUALITY All housing and shelter must meet the existing codes; state and federal legal mandates; observe the elements of health, safety and welfare; and not overcrowded. Housing is not to be considered the structure itself but, also, that environment surrounding the structure.

2. QUANTITY: Sufficient housing to meet the needs of industry, and the people of Rochester, including those populations which require a "affordability strategies".

3. COMPREHENSIVE AFFORDABILITY STRATEGY(CHAS) : Required by communities which apply for assistance from HUD and is developed from the National Affordable Housing Act. This comprehensive planning document identifies a jurisdiction's overall needs for affordable and supportive housing.

4. HOUSING FOR INDUSTRY: This is housing that meets the needs of the industrial sector(excluding the "housing industry"). The population addressed here would range from a food store bag person, to a chief executive of industry. The bag person needs might also be addressed under affordable housing.

5. HOUSING AS AN INDUSTRY: The would involve people and businesses both provide housing or shelter, and seller or constructing housing or shelter. A segment of the tourist industry provides shelter for over night guests.

6. AFFORDABILITY GAP : The extent to which gross housing costs, including utility costs, exceeds 30% of the gross income.

7. AFFORDABLE HOUSING : Housing where the occupant is paying no more than 30% of gross income for gross housing cost.

8. ROCHESTER'S AFFORDABLE HOUSING POPULATION(RAHP) : is that segment that is considered low/lower income.

(33).

9. HOUSING PROBLEMS : A nonduplicative estimate of the number

of rental households that have physical defects, are overcrowded, or whose occupants are paying greater than 30% of household income for rent.

10. LOW/LOWER INCOME : Families whose incomes are from 0 to 80 percent of the medium income.

11. OVERCROWDING : A housing unit containing more than one person per room.

12. PHYSICAL DEFECTS : A housing unit lacking complete kitchen, bathroom, or electricity.

13. SHELTERED: Families and persons whose primary nighttime residence is supervised publicly or privately operated shelters

14. SUBSTANDARD: A substandard housing unit is a unit which violates local codes, or does not meet all other aspect or locally defined health safety ordinances or regulations.

15. SUPPORTIVE HOUSING: Housing with a supportive environment, such as group homes or single room occupancy(SRO) housing and other housing that includes a planned service component.

16. UNSHeltered: Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

1982 QUESTIONNAIRE'S QUESTIONS

QUESTION 1. Housing Availability and costs

LIKE: 13.9% DISLIKE: 22.4% NOT CHECKED: 63.5%

QUESTION 2. Rate of residential growth

12.5% too fast
53.3% just right
16.2% too slow
16.7% no opinion
2.1% no answer

QUESTION 6. How should Rochester treat the following types of growth?

TYPE	NOT ALLOWED	WITH SEVERE RESTRICTIONS	WITH MILD RESTRICTIONS
1. ELDERLY HOUSING	2.1%	13.3%	73.1%
2. LOW INCOME HOUSING	14.6%	30.4%	43.8%
3. CONDOMINIUMS	31.5%	27.8%	23.3%
4. APARTMENTS	6.8%	28.8%	48.6%
5. MOBILE HOMES	17.6%	31%	37%

QUESTION 13. Supply of housing

TYPE	NOT ENOUGH	ENOUGH	TOO MUCH	DON'T KNOW
1. PUBLIC ELDERLY	51.8%	25.1%	2%	17.3%
2. PUBLIC LOW-INCOME	34.5%	34.2%	10%	16.9%
3. SINGLE- FAMILY HOMES	31.9%	45.7%	.9%	13.9%
4. APARTMENTS	28.3%	43.1%	5%	16%
5. LARGE APART. (3-4 BEDROOMS)	34.9%	29.9%	5.3%	23%
6. CONDOMINIUMS	13.9%	31.1%	13.3%	34%

7. MOBILE HOMES 21.2% 39% 15.8% 17.6%

QUESTION 39. In what kind of housing do you live?

RENT SINGLE FAMILY	5%
OWN SINGLE FAMILY	70.1%
APARTMENTS	5.7%
CONDOMINIUM	1.2%
MOBILE HOME ON RENTED SITE	6.6%
MOBILE HOME ON SELF-OWNED SITE	2.7%
PUBLIC HOUSING	1.2%
DUPLEX	4.4%
OTHER	1.4%

1982 GOALS AND OBJECTIVES

- * to develop a well-balanced housing stock with adequate opportunities for all segments of the population.
- * to provide housing for the elderly
- * to encourage the provision of more apartments
- * to impose reasonable limitations upon future mobile home development.

ACHIEVEMENT OF 1982 OBJECTIVES

AMENDMENT TO CHAPTER 42

ZONING

REGARDING: ELDERLY HOUSING

THE CITY OF ROCHESTER ORDAINS:

That in order to provide for the public interest and the general welfare of the citizens of the City of Rochester by encouraging the development of housing for the elderly, Chapter 42 of the General Ordinances of the City of Rochester, as amended, be further amended as follows:

1. That Chapter 42, Section 42.6(a) of the General Ordinances of the City of Rochester be amended by adding the following new definition (to be inserted in proper alphabetical order and appropriately numbered as a subsection):

"Elderly Housing. Elderly housing means dwelling units, excluding mobile homes and/or manufactured housing, which are intended for, and solely occupied by persons 62 years of age or older in accordance with the provisions of 42 U.S.C. §3607(b)(2)(B), or any recodification thereof."

2. That Chapter 42, Section 24.23(c) of the General Ordinances of the City of Rochester be amended by adding the following new subsection "(25)":

"(25) Elderly Housing. In the Agricultural, Residence 2, Business 1 and Business 2 zoning districts, Elderly Housing shall be allowed subject to the following variations and limitations to the zoning requirements:

a. The number of dwelling units per acre shall not exceed fourteen (14).

b. There shall be a minimum of sixty (60) feet of road frontage per lot.

c. Minimum rear yard shall be twenty-five (25) feet.

d. Minimum parking spaces shall be one (1) space per dwelling unit.

e. All dwelling units shall be connected to City water and sewer.

f. All such developments must be within one-half (1/2) mile of some form of existing services and/or amenities such as shopping, public transportation and community facilities.

g. Limited commercial uses may be allowed in a specific project not to exceed three (3) per cent of the total lot area for the following commercial uses: retail stores, grocery or variety stores, offices, service establishments or restaurants.

h. The owner and/or developer of an Elderly Housing project for which a special exception is sought shall be required to enter into a written agreement with the City of Rochester restricting the dwelling units within such project to occupancy by persons 62 years of age or older in accordance with the provisions of 42 U.S.C. §3607(b)(2)(B), or any recodification thereof. Such occupancy restriction shall also be incorporated in and appear on the face of, any subdivision or site review plan approved by the Rochester Planning Board with respect to such Elderly Housing project and shall be a Planning Board condition imposed upon any such subdivision or site review approval. Such written agreement with the City of Rochester shall also bind the owner and/or developer of such Elderly Housing project to incorporate such occupancy restriction in any condominium declaration or similar documents regarding such project."

i. In the Agricultural zone only the following additional limitations shall apply:

1. A maximum of eight (8) dwelling units per building.

2. A minimum three (3) acre lot size per development.

3. A minimum rear, side and front yard of fifty (50) feet each.

4. All buildings shall be limited to two (2) story buildings.

5. All building construction shall be in harmony with the existing character of the neighborhood.

3. That Chapter 42, Section 42.14 of the General Ordinances of the City of Rochester, entitled "Permitted Uses - Table 1" be amended to provide as follows: