

US EPA ARCHIVE DOCUMENT

BROWNFIELDS SUCCESS IN NEW ENGLAND

MONADNOCK MILLS

CLAREMONT, NEW HAMPSHIRE



Property Details

Property Address:	Mill and Water Streets, Claremont, NH
Property Size:	Four mill buildings comprising approximately 2 acres
Former Use:	Textile (Cotton) Mills
Contaminants Found:	Heavy Metals, Petroleum
Current Uses:	Mixed Uses Including: Hospitality Suites, Restaurant, Residential, Commercial Space, Parking Garage
Current Owners:	City of Claremont; Monadnock Development, LLC; Sugar Mills Redevelopment Company, LLC

Project Partners

US EPA, New Hampshire Department of Environmental Services, the Project Development Team (Woven Label, LLC; Claremont Mill Redevelopment, LLC; and the City of Claremont)

Motivation for Redevelopment: For more than 50 years, much of Claremont's downtown had been dominated by underused and abandoned mill buildings. Since these vacant buildings sat in the heart of the downtown district, the city wanted to return them to productive use and get them back on the tax rolls, in a plan to revitalize the area. Mill buildings not only present unique challenges to redevelopment but also provide great opportunity for historic preservation and utilizing existing structures without demolition.

After issuing a series of Requests for Developers (RFD) the city finally found the right timing and mix of developers to make the project work. The city's plan targeted four mill buildings in the downtown area: Mills 2 and 6 (Wainshal Building), the Woven Label Building, Mill 3 (Peterson Building), and the Saw Tooth building.

Property History: Located in Claremont's downtown district on the banks of the Sugar River, the Monadnock Company's Cotton mills were the area's primary economic engine as far back as 1837. For years Monadnock was the largest textile manufacturer in the Upper Connecticut River Valley, operating multiple mills and owning a number of city buildings, until the company was dissolved in 1963. Afterward, the company's buildings scattered to different ownerships and varied uses.

In 2002, the city was awarded a \$200,000 EPA Brownfields Assessment grant, which it used to perform environmental site assessment work on a number of the mill buildings in the downtown district, and define areas where cleanup would be needed.

Project Results: Substantial cleanup was required at the Sawtooth Mill (about \$1.5 million in environmental engineering, and soil and ground water remediation). Minimal clean up was required on the other three mill sites. Underground storage tanks, heavy metals, and petroleum contaminants were removed using funds from public and private sources. In the case of the municipally owned Saw Tooth Building, the city funded cleanup exclusively.

Funding Details

EPA Brownfields Assessment Grant:	\$200,000
NH DES State Response Funding:	\$30,000 for site investigation and UST removal \$25,000 for environmental engineering
Private Investments:	\$25,000,000
Community Development Block Grant Funding :	\$500,000 to developers \$1,000,000 to the City
Historic and New Market Tax Credits:	Mills 2 and 6 (Wainshal Building)

Project Highlights

- City partnered with the development team and NH DES to get all four mill buildings redeveloped for various reuses
- City preserved historic features on the Saw Tooth Building (named for its saw tooth roof design)
- City-owned Saw Tooth Building will satisfy the parking demand created by the other redeveloped buildings

Mills 2 and 6 (Wainshal Building): Mills 2 and 6 were redeveloped by Monadnock Redevelopment, LLC for a variety of new uses. The first two floors host a number of hospitality suites, and the third and fourth floors are occupied by the Red River Computer Company, which played a key role in the project's planning and execution.

Woven Label: The Woven Label Building was redeveloped by Woven Label, LLC and features a restaurant on the first floor and hospitality rooms on its upper level. Adjacent to the Woven Label Building, the city constructed a \$1.3 million pedestrian bridge across the Sugar River, and a new city park. The bridge serves as the gateway to the city's new historic mill district.

Mill 3 (Peterson Building): Sugar River Mills Redevelopment Company, LLC, owner of Mill 3, has cleaned up and restored the mill with new, energy efficient windows installed throughout the building. ReArch Company, LLC plans to construct a number of condominium units in the building, while leaving the first two floors open for commercial space.

Saw Tooth Building: The City of Claremont plans to complete redevelopment of the Saw Tooth Building in November 2009, transforming the building into commercial units and a multi-level parking garage that will satisfy parking needs for the other three redeveloped buildings. The city took special efforts to preserve the unique "saw tooth" roof, which was designed to allow more natural light to illuminate the building's interior.

Project Timeline

2002-2006	Site Assessments Completed on All Four Buildings
Summer 2009	Cleanup Completed on All Four Buildings
June 2009	Mills 2 and 6 (Wainshal Building) Redevelopment Completed
June 2009	Woven Label Building Redevelopment Completed
November 2009	Saw Tooth Building Completion Expected