



expanding the Capitol Shopping Center, enhancing the Concord experience



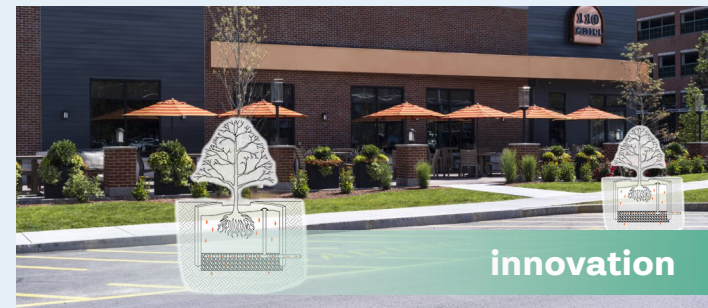
background

The location of the Capitol Shopping Center was historically known as the main switch yard for the B&M railroad and former Concord Train Station, which ran from 1885-1959. The existing site was designed in the 1960s as a suburban development, showcasing a large parking lot in front of a retail plaza. The Capitol Shopping Center Expansion project transformed an outdated, underutilized urban shopping plaza and parking lot in downtown Concord into a vibrant extension of the city's Storrs Street hub.



complexity

The proposed site did not conform to the City's Zoning Ordinance and needed relief for the front building setbacks (to allow the buildings to be as close to Storrs Street as possible) and parking requirements (to allow the reduction in parking spaces). The Zoning Ordinance, written in the 1990s, does not allow for innovative parking and building setback alternatives, so Nobis worked closely with the City to obtain several variances from the Zoning Board of Adjustments (ZBA).



innovation

This project required a fresh perspective that utilized unique applications and techniques to tackle runoff issues and provide stormwater runoff treatment. Green infrastructure, in the form of tree boxes and rain gardens, was introduced to the project and provides a sustainable and natural stormwater mitigation system, greatly improving the site. Tree boxes and rain gardens effectively collect and treat stormwater by removing pollutants through a series of biofiltration and adsorption processes, while also providing the City with an aesthetically pleasing landscape.



success

The final design creates a sense of community within the City by successfully positioning all store frontages along Storrs Street; providing an accessible pedestrian connection to the downtown area and multiple patio areas for public gatherings, displaying local artists' work and implementing innovative engineering techniques for stormwater control. The Capitol Shopping Center Expansion was completed and opened to the public in the spring of 2023.

**Capitol Shopping Center Expansion
Concord, NH**

