

Granite Cliffs – Grouse Field Factory Site Analysis

Smith Associates from Big City, NH were commissioned to complete a real estate market analysis for the redevelopment of the Grouse Field Factory (GFF) Site in Granite Cliffs, NH. The analysis looks at residential, retail, commercial, industrial, and hospitality markets to understand future opportunities for the town of Granite Cliffs. The analysis includes relative strengths and weaknesses of the town compared to surrounding communities, to better understand the redevelopment potential for the site.

Granite Cliffs is a historic mill town with strong manufacturing roots. It is known for its small town feel and access to many trails and two lakes. The old Grouse Field Factory site is located within walking distance of downtown which features some restaurants/cafes, (pizza, bagels, Chinese, American, and ice cream) and area shops/stores (hardware, gas, garden/landscaping, florist, bridal, antiques, and hunter's sport). A baseball field for rec games, a veteran's service post, and preschool, elementary, and middle/high schools are within walking distance. Downtown boasts a compact community green space with a gazebo, a civic center, a public library, a small theater, and some churches.

The GFF Site is ripe with potential development opportunities to support economic growth in the Town of Granite Cliffs. The GFF Site has a building that was constructed in 1895 as the home to the GFF factory, an ironworks manufacturer of stoves. It was used as an industrial site until the late 1980s but has remained vacant since it closed. It is anticipated that all on-site buildings will be demolished, and nothing will be reused due to the state of the site following a significant fire, contamination, structural deterioration, and general vandalism of the existing building. The GFF Site is well positioned for redevelopment in multiple uses because it is over 10 acres of land that is close to downtown Granite Cliffs. The goal of the market analysis is to provide redevelopment concepts that are sustainable, community-driven, and feasible.

Granite Cliffs / GFF site Advantages

- Town Visitors
 - Outdoor recreation draws visitors to the town's trails and lakes
 - Central location in the state.
 - Seasonal events such as lectures, a farmer's market, theater productions, and golf course tournaments draw people to the area.

- Friendly atmosphere in town
 - Lots of community involvement
 - A robust recreation department for local children
- Local elementary, middle and high schools

Granite Cliffs / GFF site Disadvantages

- **Infrastructure to maintain visitors and build revenue**
 - Lacks large grocery stores (found in surrounding towns)
 - Limited small and specialty grocery stores
 - Little to no lodging
 - Limited affordable housing
 - Lacks indoor fitness centers
 - Little available space to build new industrial or commercial businesses
- **Town growth and funding**
 - It has a relatively older population compared to surrounding towns. (Median age = 44.)
 - Its growth rate is expected to decline in the next five years.
 - Annual household income is slightly lower than those in surrounding towns.
 - 72% of residents commute outside of town to work.
 - 75% of the town's workforce does not live in Granite Cliffs.

Ownership and Control

The GFF Site is privately owned; however, the Town anticipates acquiring the property to facilitate the cleanup and redevelopment of the site. The site has not had any active business operations since 1988. Presently it is zoned as a general business site that allows for mixed-use development. The site has access to public water and sewer (with no capacity limits), phase 3 power, and fiber optic and high-speed internet. The site does not currently have access to natural gas.

Site Location

The GFF site is located at 39 Grouse Street near downtown Granite Cliffs and directly adjacent to a rail trail and a retail plaza. The 10.28-acre site contains a vacant 101,122 square-foot building. The building was constructed in 1895 as the home to the Grouse Field Ironworks factory, a manufacturer of stoves. The site was used as an industrial site until the late 1980s and has remained vacant since then. It is anticipated that all on-site buildings will be demolished, and nothing will be reused due to the state of the site following a

significant fire, contamination, structural deterioration, and general vandalism of the existing building.

Traffic Counts

The GFF site is near (though lacks direct access) to three well-trafficked routes - US 202, NH 126, NH 28. A 2022 traffic study reported that 10,604, 4,865, and 8,504 vehicles, respectively. These figures indicate a high volume of traffic coming to the site every day. The majority of the traffic moves along the routes without stopping.

Economic Trends

Over the last five years in the County, seven sectors have experienced an increase in total jobs. The most notable growth in the past five years has been in Manufacturing (+296 jobs). Transportation and Warehousing, Construction, and Health Care and Social Assistance have all also experienced growth over the last half-decade. Professional, Scientific, and Technical Services is another sector that has seen significant growth, adding 123 jobs since 2017. This sector's growth is particularly notable given higher wage levels for jobs in Professional, Scientific, and Technical Services. Overall, however, employment has decreased by 1,129 in the County over the last five years.

Industry Trends

Description	2017 Jobs	2022 Jobs	2017 - 2022 Change	2017 - 2022 % Change
Manufacturing	4,733	5,029	296	6.3%
Transportation and Warehousing	622	827	206	33.1%
Construction	2,237	2,409	172	7.7%
Health Care and Social Assistance	4,015	4,155	140	3.5%
Professional, Scientific, and Technical Services	720	844	123	17.1%
Educational Services	61	999	1,067	686.8%
Agriculture, Forestry, Fishing and Hunting	303	364	61	20.0%
Utilities	61	59	-2	-3.5%

Mining, Quarrying, and Oil and Gas Extraction	16	10	-6	-37.5%
Arts, Entertainment, and Recreation	465	458	-7	-1.5%
Real Estate and Rental and Leasing	285	232	-53	-18.6%
Wholesale Trade	1039	978	-61	-5.9%
Retail Trade	5376	5311	-65	-1.2%
Information	407	325	-82	-20.2%
Management of Companies and Enterprises	1134	956	-178	-15.7%
Administrative and Support and Waste Management and Remediation Services	1012	826	-186	-18.4%
Finance and Insurance	1249	965	-285	-22.8%
Accommodation and Food Services	2650	2261	389	14.7%
Other Services (except Public Administration)	2338	1925	-413	-17.7%
Government	5442	4968	-474	-8.7%

New Hampshire Industry Growth

Key industries driving job growth in the state include advanced manufacturing, healthcare, tourism and hospitality, biotechnology, and information technology.

Summary of Site Conditions

The Site is regulated by the New Hampshire Department of Environment (NHDES) for the historic release of oil and hazardous materials (OHM) to soil and groundwater from former manufacturing operations and on-Site waste management/disposal practices.

East Side

In general, soil and groundwater impacts in the eastern portion of the Site are related to the waste pile landfill and historic industrial wastewater discharges to the off-Site lagoon. Waste piles contained tailing waste from ore processing and slag waste from smelting the ore to separate out the iron for processing. Iron ore tailings frequently include traces of sulfur, which can lead to acid drainage when exposed to air and water. Further refining processes added waste into the air and local water from coke, limestone flux, and iron ore additions to the blast furnace.

The former Site operator previously oversaw cleanup activities in the eastern portion of the Site. The former operator is also responsible for ongoing long-term monitoring of residual impacts to groundwater.

West side

Impacts in the western portion of the Site have been attributed to former manufacturing operations and to a lesser extent historic fill.

- Presence of hazardous building materials in the former manufacturing building
- The reported presence and use of a former underground storage tank (UST)
- The presence and historic use of the 20,000-gallon No. 6 fuel oil AST
- The presence of floor drains and sumps for industrial wastewater disposal
- Off-site properties associated with the known release of VOCs to groundwater

The Town plans to use grant funds to facilitate the cleanup of the former manufacturing building and associated impacted soil and groundwater in the western portion of the site.