

TURNING CHALLENGES INTO KEYS FOR SUCCESS











GARLAND MILL

DESIGN + BUILD

COMING SOON...SPRING 2026

COMMUNITY: 79 Main Street is a revitalization of the previous long-time home of the Coos County Democrat newspaper. The Town of Lancaster planning administrator, in conjunction with the zoning, planning and select boards worked with Garland Mill to think about how best to use this old building that has meant so much to the town over the years.

AFFORDABLE HOUSING: The Town of Lancaster commissioned a housing study in 2023. Among the conclusions drawn from the study were that Lancaster lacked affordable one-bedroom apartments for area residents. The 79 Main Street building lent itself well to addressing this need. Garland Mill has committed to keeping the rents capped at 80% of the Area Median Income (AMI).

ALL ELECTRIC LOW-CARBON BUILDING: 79 Main Street will be renovated to a well insulated, all-electric building, with all new interior and exterior finishes. Modern heating, air conditioning and ventilation will make the apartments efficient, comfortable and healthy living spaces. Rooftop solar panels will offset an estimated 70% of power consumed by the building and we've partnered with local businesses to purchase excess solar production.

CONSTRUCTION TIMELINE:

- Start of renovation December 2024
- Construction completion February 2026
- Occupancy March 2026



