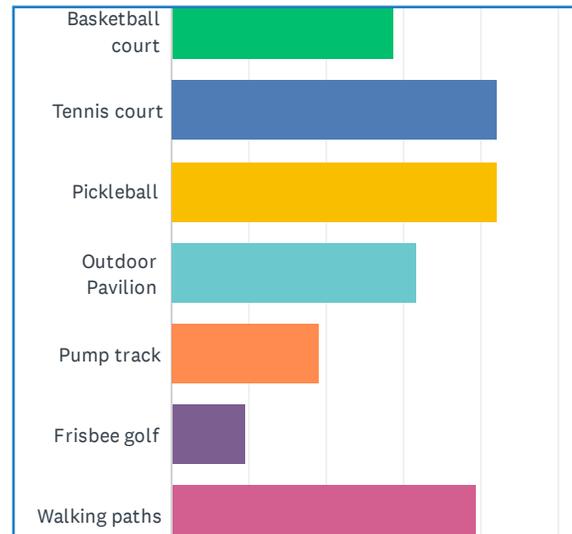




# RECREATION ROAD MASTER SITE PLAN UPDATE

RYE, NEW HAMPSHIRE



Prepared for the Rye Recreation Commission  
January 29, 2024

## **RYE RECREATION COMMISSION**

The Recreation Department of the Town of Rye operates under the direction of the Rye Recreation Commission (RRC) founded in 1964. The RRC has jurisdiction under RSA Title III, Chapter 35-B, Public Recreation and Parks.

The RRC is responsible for land and facilities reserved for recreational use and providing leisure-time services to the residents of Rye.

The RRC develops and enforces policies and procedures as well as plays a strong management role within the Recreation Department.

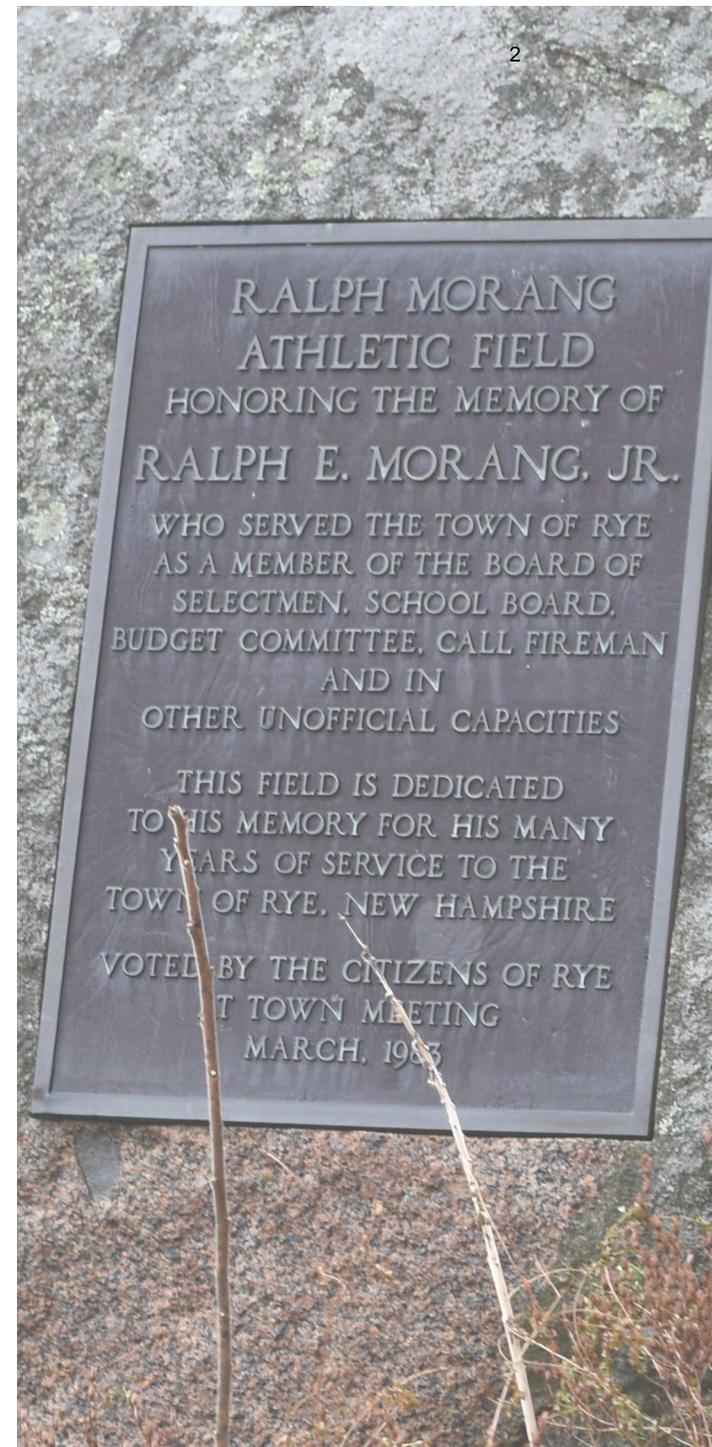
The RRC is comprised of an active group of seven volunteer citizens who meet monthly to conduct business.

Each RRC meeting is open to the public and interested persons are welcome to attend and encouraged to contribute thoughts and idea toward making Rye a more vibrant community.

-2011 Rye Recreation Master Plan

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# ACKNOWLEDGEMENTS

## Town of Rye and Recreation Comission Contributors



- |                |  |
|----------------|--|
| Cory Belden    | Chair  |
| Joe Persechino | Member   |
| Mariene Veloso | Member   |
| Stacy Krecklow | Member   |
| Jonathan Fox   | Member   |
| Dyana Martin   | Town of Rye, Recreation Director                     |
| Vicki Loring   | Town of Rye, Recreation Admin and Programs Assistant |



## Ironwood Design Group Contributors

- Jeffrey Hyland, PLA, ASLA
- Savannah Wright
- Donna Jensen

## INTRODUCTION

On behalf of the Rye Recreation Commission (RRC), the Town of Rye hired Ironwood Design Group to update the master plan for the recreation facility located at 55 Recreation Road.

The project entailed a three part process to create the final updated master plan.

Conduct an existing conditions analysis of the 55 Recreation Road property.

Work with the RCC and Recreation Director to understand the Town's recreation programming.

Create a comprehensive updated master site plan for the property that considers the existing conditions analysis, the RRC's public outreach and meetings with Town staff.

Following meetings with Town committees and staff, and conducting an online public survey, the RRC provided a list of desires for the master plan:

- Recreation Department office and meeting space
- Covered space for inclement weather and for shade
- Pickle ball/ tennis courts possibly with/without basketball
- Pump track
- Picnic pavilion
- Revenue generation and use for inclement weather (camp)
- Free standing restroom building option
- Facility wide universal accessibility
- Picnic / eating / socializing area supportive of concessions
- Expand recreation offerings
- Add trails and greater connectivity on site and community nodes
- Additional 50 parking spaces (goal 140 total)



## EXISTING CONDITIONS

The 55 Recreation Road recreation facility is the location of heavily used athletic fields and recreation assets.

Upon arrival at Recreation Road, to the left there is a wetland and pond. On the right hand side of the access road is the little league field. The fenced little league field facility includes a bullpen area, spectator stands, the Sexton announcement building (painted gray), and a standalone concession building (painted green) with wooded picnic area. Also found in this upper field area is a half-sized basketball court, a recreation building with bathrooms (the summer camp building/converted historic pavilion painted white), a recreation staff office trailer (painted white), and a children's playground with benches.

Pedestrian infrastructure internal to the property is virtually nonexistent. Most of the site does not meet ADA (Americans with Disabilities Act) accessibility requirements.

There is minimal lighting on site, and thus the facility is not used after dark. At high use times, traffic congestion occurs. These conditions can create safety concerns due to poor pedestrian and vehicular separation or delineation.

The numerous tree roots create unsafe walking conditions through the picnic area and to bathrooms and the staff office building. While there is a ramp to provide ADA access to the office building and recreation building bathrooms, there is no safe or ADA accessible path to these locations.

The playground adjacent to the staff office building is in good condition; it lacks a perimeter safety fence. It does not meet ADA requirements and will not meet 2024 NH state playground accessibility requirements.

A basketball court behind the little league field is adjacent to a poorly drained vegetated area; the court is in fair-poor condition and doesn't appear well-used.

The Recreation Road facility lacks wayfinding and there is little signage. The facility kiosk did not display a facility map.

Upon arrival in the main paved parking lot, there is a recreation kiosk and hydrant. Here at the Ralph Morange athletic field (lower field), there is a partially fenced multi-use ball field with safety backstop and emergency vehicular access is limited; there are older benches on the sidelines for athletes. The recreation department garage building (painted gray) is located here adjacent to the lower field and paved parking lot. The garage building is multi-use as it also affords equipment storage and a concession stand. There are no bathrooms at the lower field location.

Behind the garage is a gravel parking lot and trail head where residents access popular trails found on an adjacent open space parcel.

The stairways from the paved parking lot to lower field are in dangerous condition and blocked off. Desire line foot paths had developed in the absence of working stairs; there is no ADA accessible path from handicapped parking to the lower field.

Paved parking lot asphalt is in fair condition; it could be reconfigured to optimize capacity.

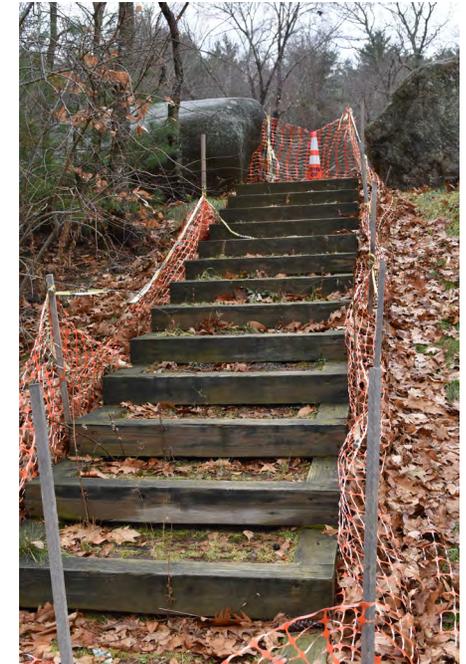
Vegetation is overgrown on the edges of turfed areas. Generally, the turf on the two ball fields appeared in good condition, although this was observed during a historically rainy spring and summer. Areas of poorly drained soils are present with minimal drainage infrastructure. Depending on seasonal conditions, athletic field turf recovery time may be long.

# EXISTING CONDITIONS



## Site existing features by the numbers

- Buildings (total 3,860 sf)
- Garage/multifunctional building: 1,690 sf
- Recreation building with restrooms: (enclosed historic pavilion) 1,152 sf
- Staff office modular building/trailer: 728 sf (does not provide private bathroom for staff)
- Concessions: 290 sf
- Parking (total 90 spaces)
- Main paved lot: 60 spaces
- Trailhead (overflow) gravel lot: 30 spaces



# EXISTING CONDITIONS



# EXISTING CONDITIONS



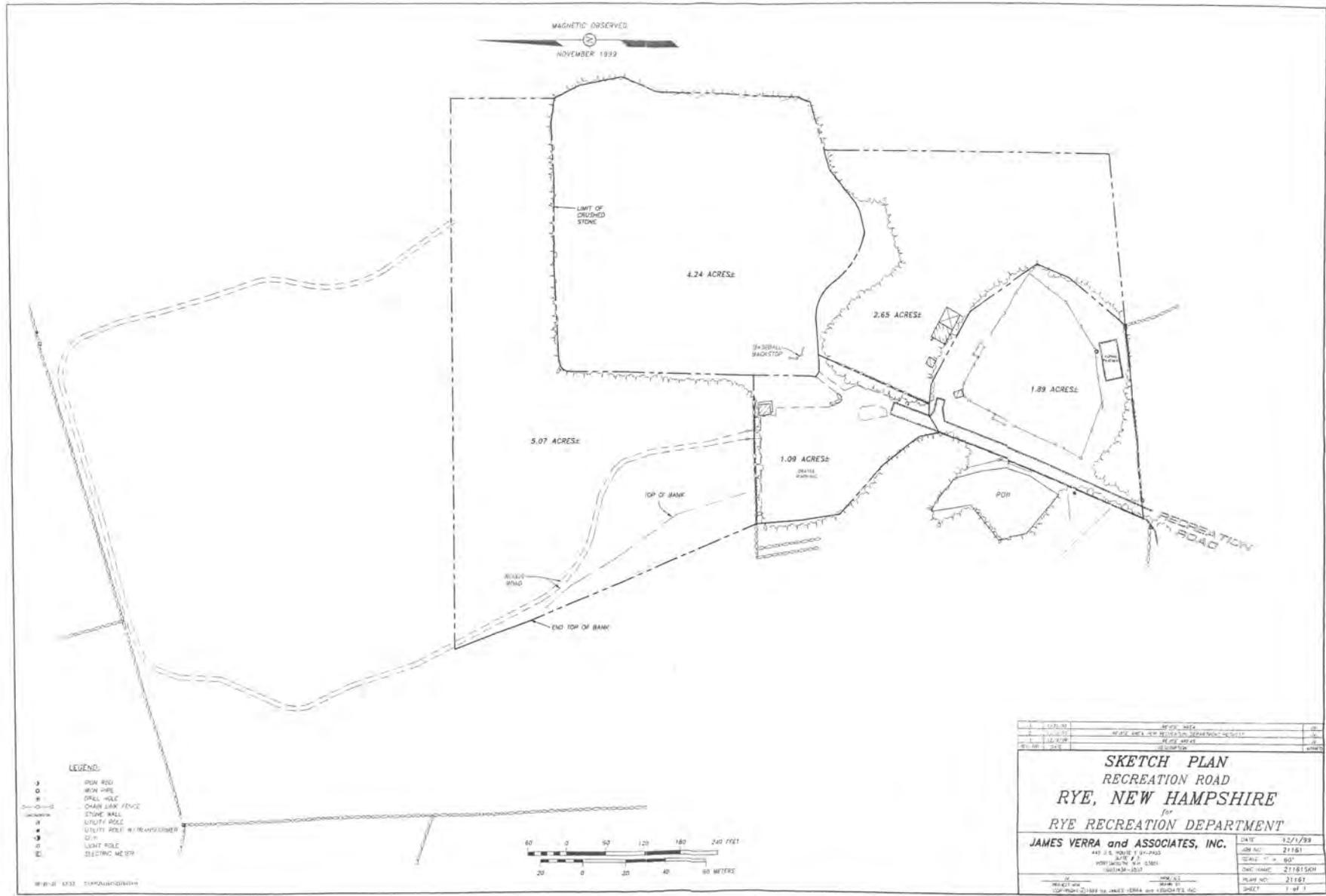
# EXISTING CONDITIONS



# EXISTING CONDITIONS



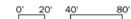
# EXISTING CONDITIONS



# EXISTING CONDITIONS



Recreation Road Master Plan - Rye, New Hampshire  
CONCEPTUAL STUDIES  
May 10, 2023



## MASTER SITE PLAN UPDATE

Following examination of the project site and the programming requests made by the RRC, an updated master site plan was developed.

The lower athletic field could be expanded to provide additional playing field areas: conceptual design 3 depicts a possible field layout with expansion towards the northern property boundary.

In the preferred final master site plan design, the lower athletic field remains unexpanded, but the arrangement enhances possible simultaneous use of three youth-sized soccer fields (2, 7X7 and 1, U11/U12); the plan also shows the existing ball field, and a new softball field and ball kicking wall.

The back lot parking and access to the walking trails remain in place but with desired improvements—a paved parking area and a trail head map kiosk. A new bicycle pump track is intended for a location adjacent to the trail head behind an expanded recreation garage building complex.

The main parking lot is shown expanded and reconfigured to provide 120 vehicle parking spots (not including access road parking); adjacent to the expanded parking areas are four stormwater treatment rain gardens (total 2,000 sf), strategically located to protect the wetlands and conservation area pond from run off. A new ecology walking trail is provided around the conservation area and pond.

The recreation garage multipurpose building is expanded with two additions: a recreation staff office building addition (675 sf) with restrooms and a new gym flex space 60' x 100' that can be programmed for indoor tennis, pickle ball, and basketball.

Planned in the upper field area adjacent to the little league field are:

- New shade pavilion 18' x 36'
- Free standing new restroom building to service playground and pavilion
- Free standing new concession building
- Relocated, fenced playground 2,300 sf
- Relocated, accessible 12' emergency vehicle route / pedestrian path
- Single tennis court / 2 pickle ball courts
- Basketball court full-sized 94' X 50'
- Ball kicking wall
- Accessible 900 sf concession patio with picnic area and tables

In meeting the objective to provide expanded recreation opportunities, the updated master site plan has these new facilities:

- Outdoor and indoor tennis/pickle ball facilities
- An accessible perimeter walking loop around the athletic fields
- Nature walking trail by the conservation pond
- Bicycle pump track area

Facility improvements and expanded outdoor and indoor recreation offerings provide opportunities to the Town to generate rental revenue.

In determining the feasibility of landscape improvements to the site the following design parameters were used:

- Parking spaces 9'x18'
- Isles 22' wide
- Paved sidewalks 5' wide
- Walking loop trail 4'-5' wide gravel or stone dust depending on accessibility need

# MASTER SITE PLAN UPDATE



Recreation Road Master Site Plan Update - Rye, New Hampshire

PREFERRED CONCEPT

January 25, 2024

0' 20' 40' 80'



# MASTER SITE PLAN UPDATE



# MASTER SITE PLAN UPDATE



# MASTER SITE PLAN UPDATE



## NEXT STEPS

A planning-level estimate of probable construction costs has been developed for the recreation master site plan. The descriptive cost estimate document is provided in the appendix of this report.

The master site plan presented here is conceptual. Additional architectural, engineering, and landscape architectural design services are needed to further develop this plan are shown for in the project cost estimate.

In practical terms, a recreation facility improvement project would need to be phased so that activities could be continued at 55 Recreation Road while construction is underway. A precise strategy for phasing of implementation would be an objective of the next phase of project engineering and planning. That strategy would likely include constructing the building additions first, so that the existing buildings adjacent to the little league could be used until the new facilities were prepared and ready. Demolition of the existing recreation outbuildings and inadequate staff office trailer would proceed construction of the improvements planned for the central location between the two athletic fields.

Municipalities use varied methods to raise funds for public projects such as the expansion of recreation facilities:

- Issue a bond to raise funds that will be paid back over many years
- Plan capital improvements within annual budgets over time
- Raise funds from private local sources

In addition, there are varied grant opportunities for recreation facilities available to towns and cities that qualify.

Grants that could apply to the master site plan update

improvements include:

### RECREATIONAL TRAILS PROGRAM

<https://www.nhstateparks.org/find-parks-trails/find-trails-maps-clubs/grants/recreational-trails-program>

### LAND & WATER CONSERVATION FUND GRANT

<https://www.nhstateparks.org/about-nh-parks/conservation-fund-grant>

### TRAILS PROGRAM GRANT

<https://www.dncr.nh.gov/news-and-media/recreational-trails-program-grant-applications-available-2023>

### FEDERAL HIGHWAY ADMINISTRATION RECREATIONAL TRAILS PROGRAM (NATIONAL)

[https://www.playandpark.com/uploads/pdf-files/2021\\_PPS\\_Grant\\_Funding\\_Guide.pdf](https://www.playandpark.com/uploads/pdf-files/2021_PPS_Grant_Funding_Guide.pdf)

There are also other less obvious funding sources available if you look for them such as:

### AAD's Shade Structure Grant Program

<https://www.aad.org/public/public-health/shade-structure-grants>



## PRELIMINARY CONCEPTUAL PLANS

### Concept 1

Parking 124 spaces  
 Phase 1 Buildings (3,600 sf / 3,300 sf) would include area for concessions; Phase 2 Building for indoor basketball, pickle ball, volleyball space  
 Restroom addition to ex. recreation garage building  
 Total new and existing buildings (Ph 1: 5,930 sf, Ph 2: 9,230 sf)  
 Expanded trails  
 Perimeter walking path  
 Universal accessibility  
 2 tennis courts / 4 pickleball (2@ 120' x 60')  
 Basketball (85' x 50')  
 Restored pavilion  
 Expanded north parking lot

### Concept 3

Parking 120 spaces  
 Stormwater treatment areas (2,000 sf)  
 Ecology walking trail  
 Expanded recreation garage multipurpose building:  
 Addition to existing garage building (6,675 sf) with rec staff office and new gym flex space (60' X 100')  
 New shade pavillion  
 Restroom, standalone building (325 sf)  
 Relocated fenced playground  
 Relocated accessible emergency vehicle access  
 Perimeter walking pedestrian path  
 Single tennis court/ 2 pickle ball courts (2@ 120' x 60')  
 Basketball court (94' x 50')  
 Concession patio and picnic area/picnic tables  
 Bicycle pump track

### Concept 2

Parking 131 spaces  
 Addition to existing building (1,780 sf). Primarily office, no indoor sports; basketball, pickle ball, volleyball  
 Restroom, standalone building (325 sf) additional public restrooms could be available in the main building addition  
 Concessions, new stand alone building (320 sf)  
 Total new and existing buildings: 4,115 sf  
 Expanded trails  
 Perimeter walking path  
 Universal accessibility  
 1 tennis courts / 2 pickleball (2@ 120' x 60'). Possible expansion shown would double court space  
 Basketball (85' x 50')  
 Restored pavilion  
 Expanded north parking lot

# CONCEPTUAL PLAN 1

## CONCEPT 1



Recreation Road Master Plan - Rye, New Hampshire  
 CONCEPTUAL STUDIES  
 May 10, 2023



# CONCEPTUAL PLAN 2

## CONCEPT 2



Recreation Road Master Plan - Rye, New Hampshire  
 CONCEPTUAL STUDIES  
 May 10, 2023



# CONCEPTUAL PLAN 3

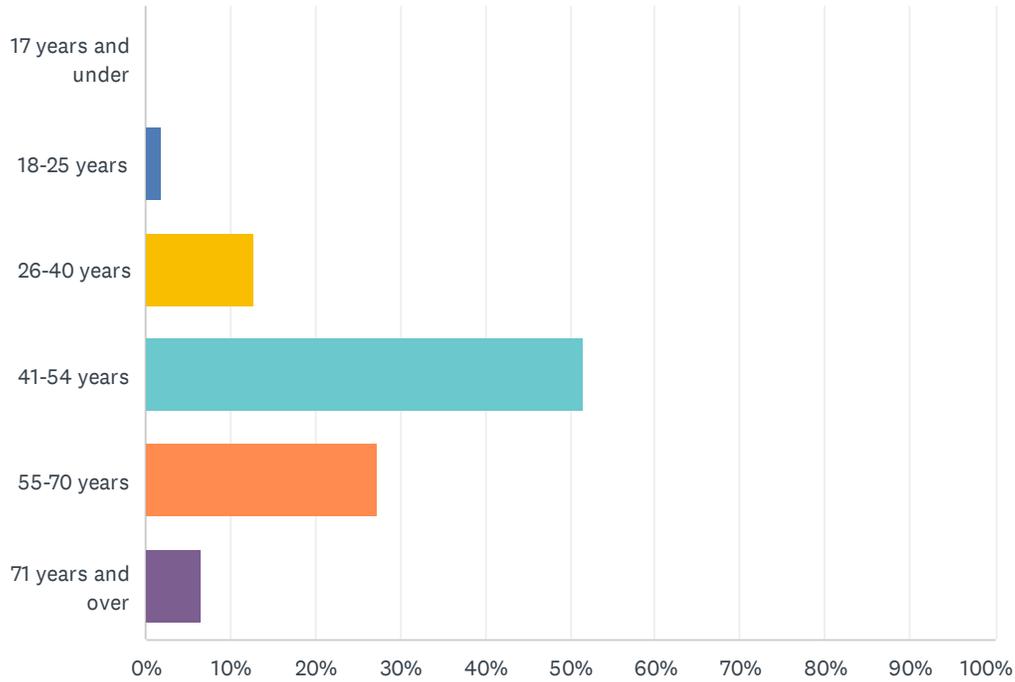


Recreation Road Master Plan - Rye, New Hampshire  
Preferred Concept

Aug 18, 2023  
Ironwood  
Landscape Architecture + Planning

## Q1 What age range are you in?

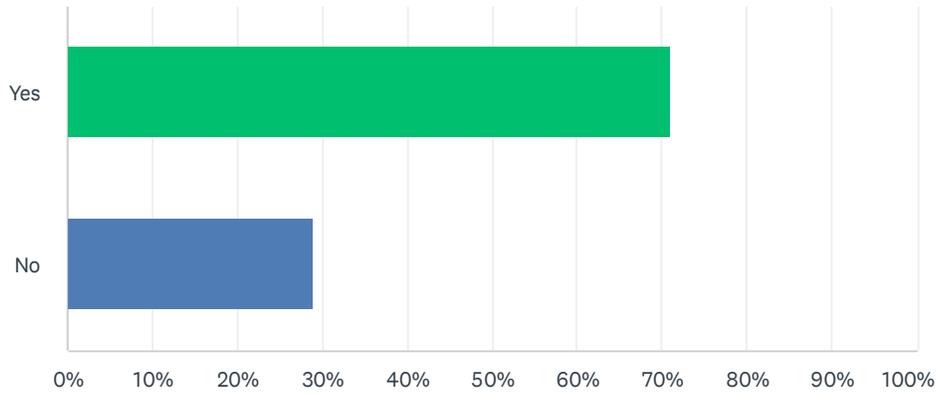
Answered: 165 Skipped: 0



ANSWER CHOICES	RESPONSES	
17 years and under	0.00%	0
18-25 years	1.82%	3
26-40 years	12.73%	21
41-54 years	51.52%	85
55-70 years	27.27%	45
71 years and over	6.67%	11
<b>TOTAL</b>		<b>165</b>

## Q2 Do you and/or your family currently use the Rye Recreation facilities at 55 Recreation Road?

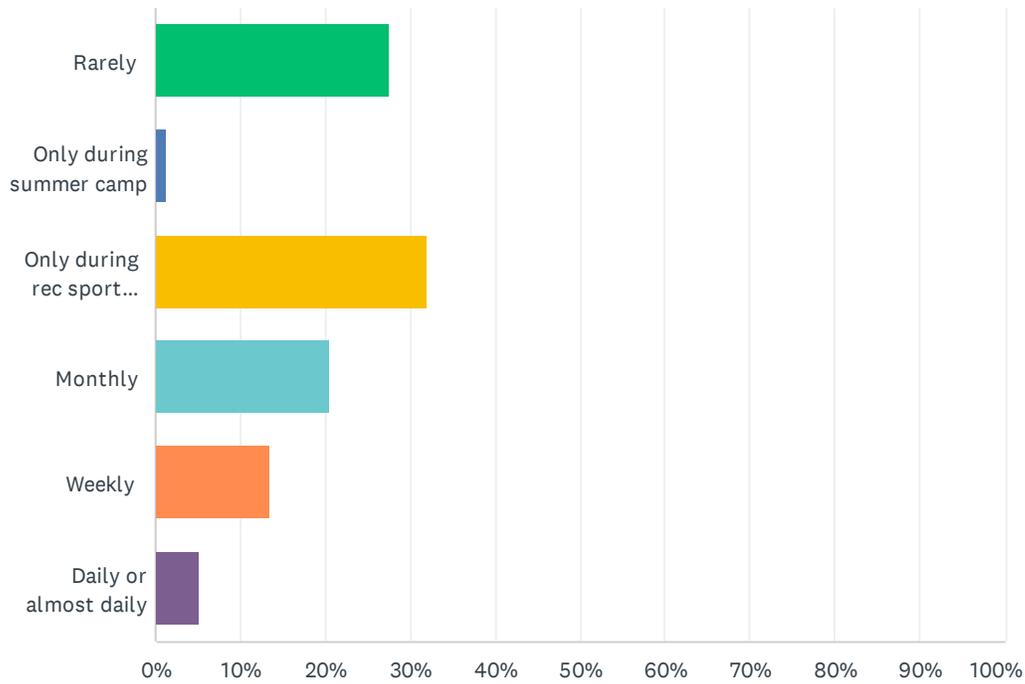
Answered: 165 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	70.91%	117
No	29.09%	48
TOTAL		165

### Q3 How frequently do you use the facilities at 55 Recreation Road?

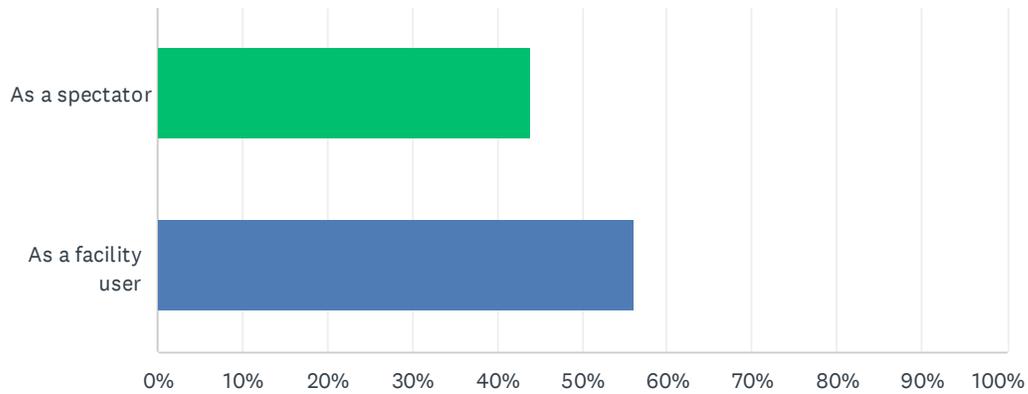
Answered: 156 Skipped: 9



ANSWER CHOICES	RESPONSES	
Rarely	27.56%	43
Only during summer camp	1.28%	2
Only during rec sport seasons	32.05%	50
Monthly	20.51%	32
Weekly	13.46%	21
Daily or almost daily	5.13%	8
<b>TOTAL</b>		<b>156</b>

### Q4 How do you primarily use the facility?

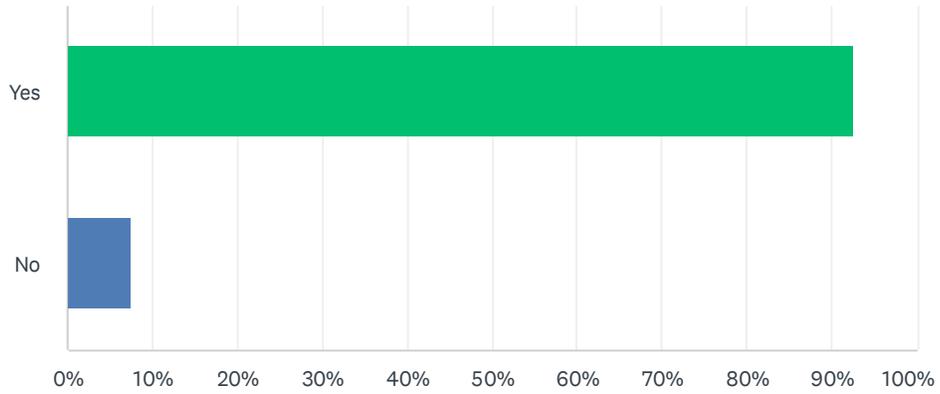
Answered: 141 Skipped: 24



ANSWER CHOICES	RESPONSES
As a spectator	43.97% 62
As a facility user	56.03% 79
TOTAL	141

### Q5 Do you most often arrive by car and park?

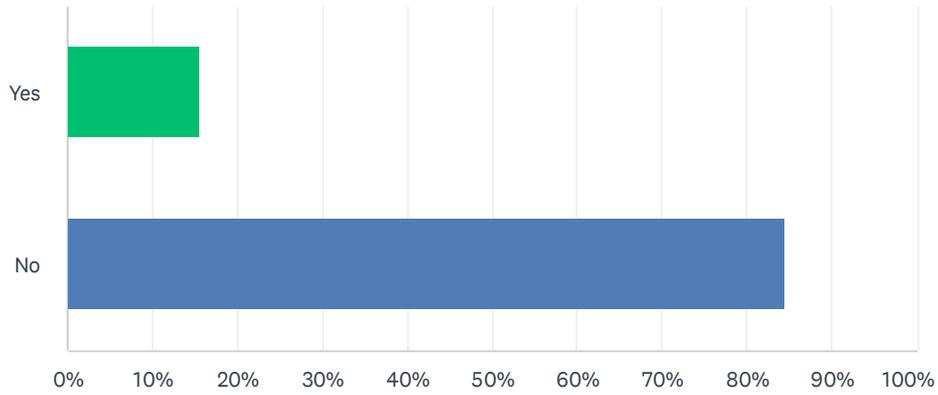
Answered: 148 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes	92.57%	137
No	7.43%	11
TOTAL		148

## Q6 Do you most often drop off family members and return later for pick up?

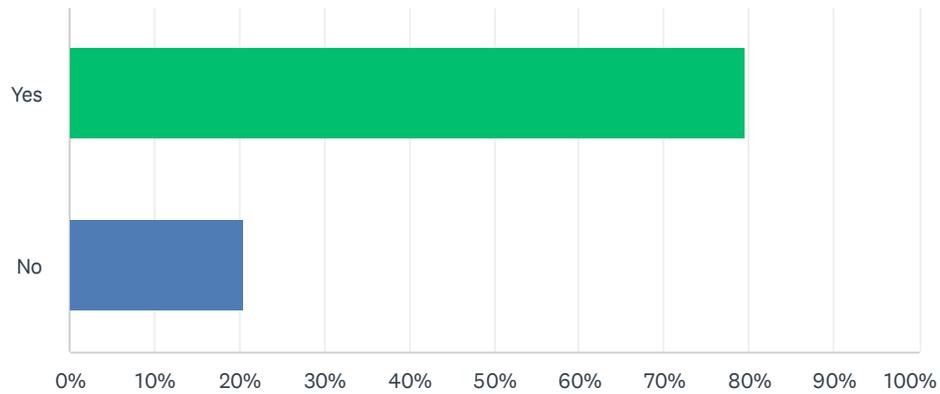
Answered: 148 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes	15.54%	23
No	84.46%	125
TOTAL		148

### Q7 Do you most often park and enjoy the facilities / watch an activity?

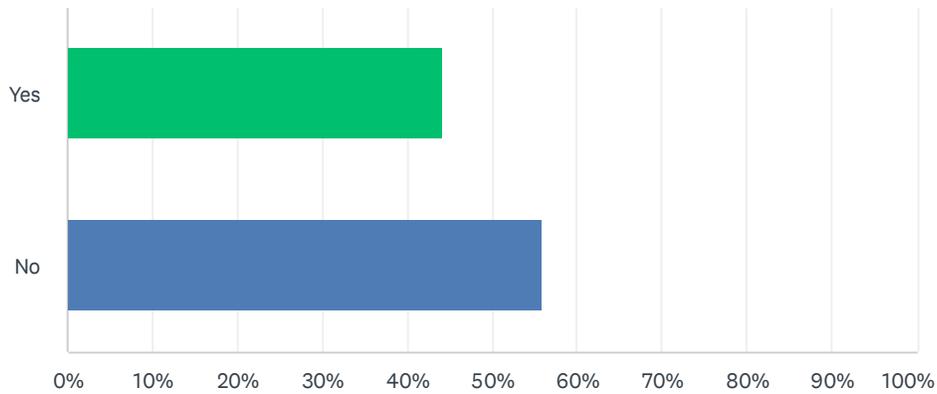
Answered: 147 Skipped: 18



ANSWER CHOICES	RESPONSES	
Yes	79.59%	117
No	20.41%	30
TOTAL		147

### Q8 Do you typically bring your own seating when you come?

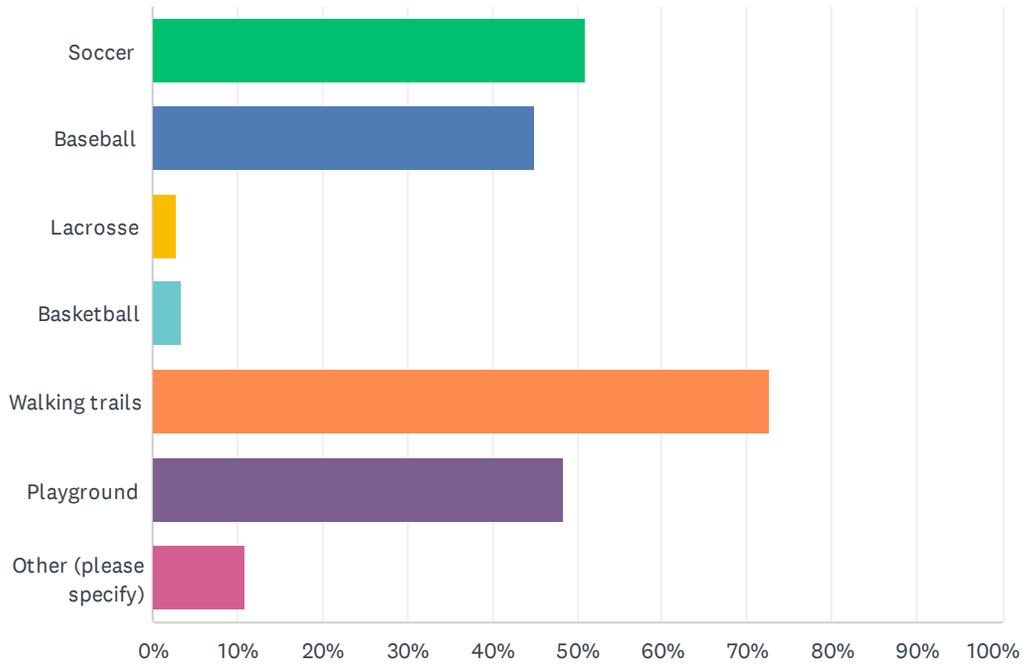
Answered: 147 Skipped: 18



ANSWER CHOICES	RESPONSES	
Yes	44.22%	65
No	55.78%	82
TOTAL		147

### Q9 What activities do you and/or your family use the recreation area for? Choose all that apply.

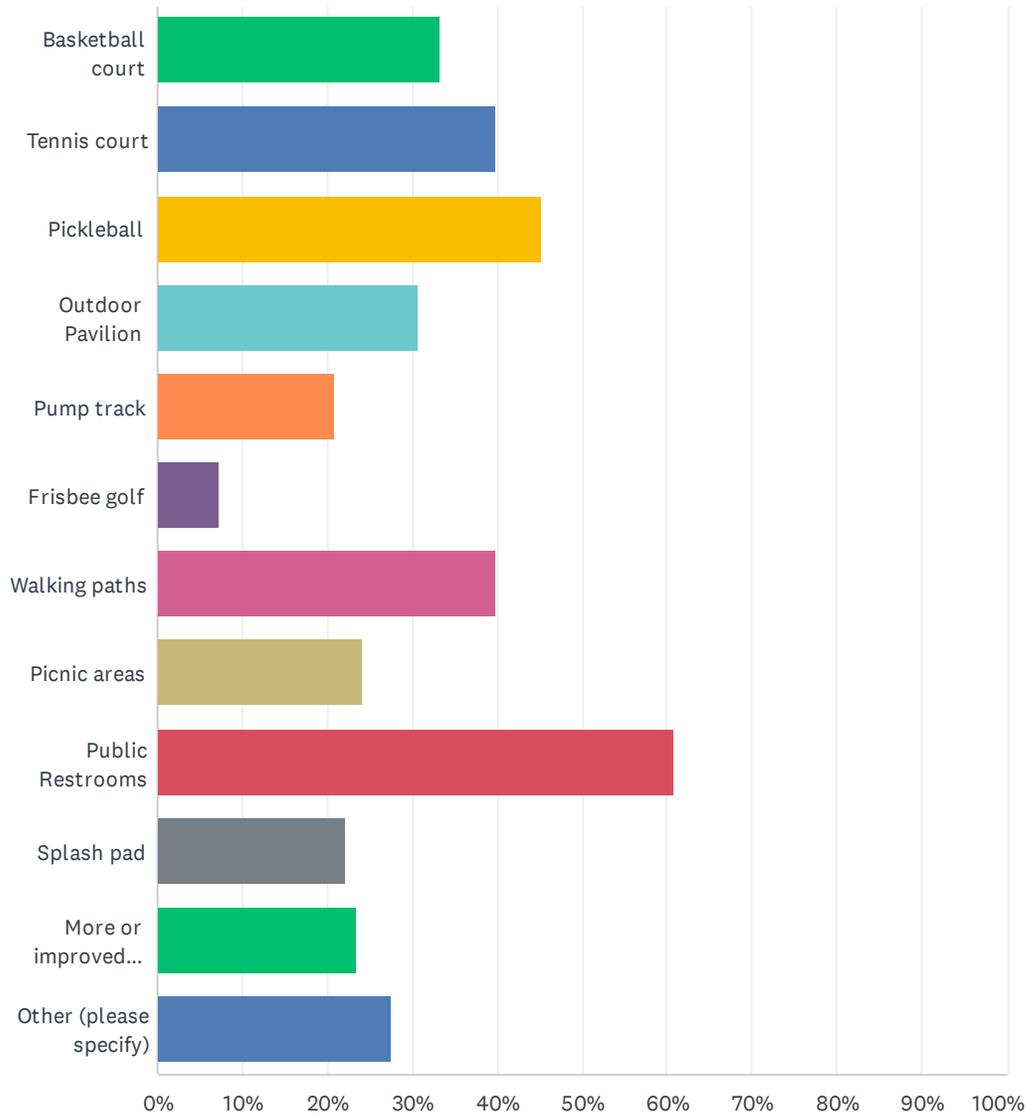
Answered: 147 Skipped: 18



ANSWER CHOICES	RESPONSES	
Soccer	51.02%	75
Baseball	44.90%	66
Lacrosse	2.72%	4
Basketball	3.40%	5
Walking trails	72.79%	107
Playground	48.30%	71
Other (please specify)	10.88%	16
Total Respondents: 147		

### Q10 Are there any other activities, amenities, or improvements that you would like to see at the Rye Recreation Area? Choose all that apply.

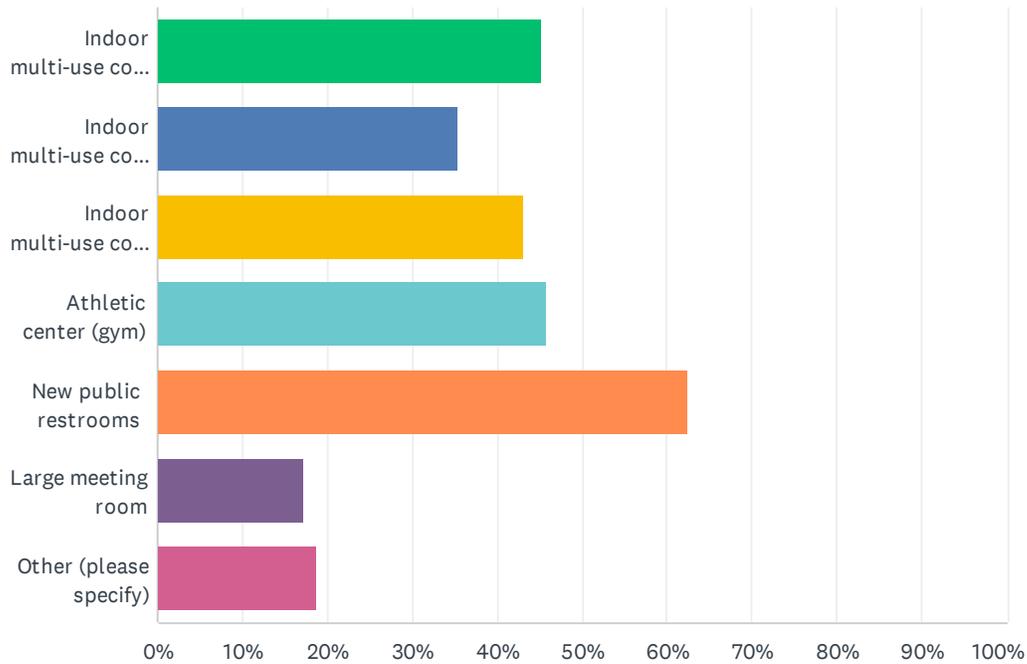
Answered: 153 Skipped: 12



ANSWER CHOICES	RESPONSES	
Basketball court	33.33%	51
Tennis court	39.87%	61
Pickleball	45.10%	69
Outdoor Pavilion	30.72%	47
Pump track	20.92%	32
Frisbee golf	7.19%	11
Walking paths	39.87%	61
Picnic areas	24.18%	37
Public Restrooms	60.78%	93
Splash pad	22.22%	34
More or improved parking	23.53%	36
Other (please specify)	27.45%	42
Total Respondents: 153		

### Q11 What sports and activities would you like to see programming for within a new recreation center building at the Rye Recreation Area? Please select the ones you and/or your family would most enjoy.

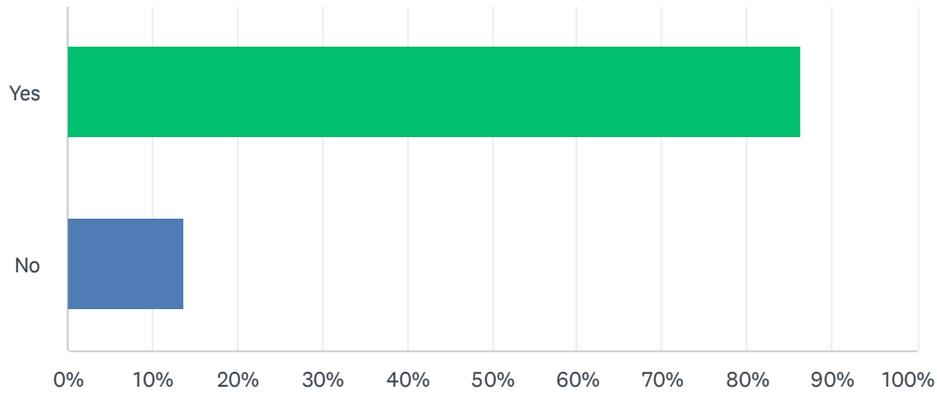
Answered: 144 Skipped: 21



ANSWER CHOICES	RESPONSES	
Indoor multi-use court with basketball	45.14%	65
Indoor multi-use court with tennis	35.42%	51
Indoor multi-use court with pickleball	43.06%	62
Athletic center (gym)	45.83%	66
New public restrooms	62.50%	90
Large meeting room	17.36%	25
Other (please specify)	18.75%	27
Total Respondents: 144		

### Q14 Are you in favor of the Town of Rye constructing a multi-generational recreation building center at the Recreation Area at 55 Recreation Road?

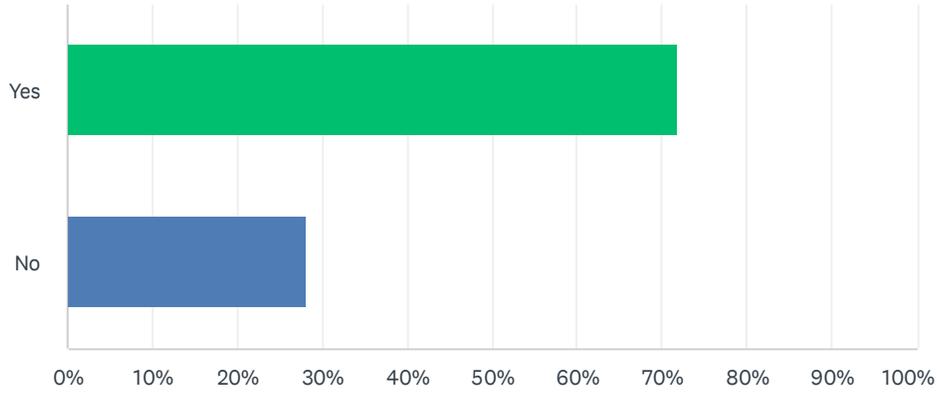
Answered: 154 Skipped: 11



ANSWER CHOICES	RESPONSES	
Yes	86.36%	133
No	13.64%	21
TOTAL		154

## Q16 Do you currently travel to other towns to access facilities not offered at 55 Recreation Road?

Answered: 153 Skipped: 12



ANSWER CHOICES	RESPONSES	
Yes	71.90%	110
No	28.10%	43
TOTAL		153

## Rye MP Survey

### Recreation Area at 55 Recreation Road?

#### Open-Ended Response

1. Indoor facility 2. Fields are in need of a complete makeover

A pump track would be awesome and provide a safe place for local kids to gather and be active. Especially considering the Rye Airfield skate part is no longer an option for Rye kids.

A rec center

A softball field

Access to indoor courts and an outdoor softball field.

Additional Facility

Additional facility to support physical well-being for all of our citizens, young and old

Additional facility. Indoor facility

Again not sure, we are walkers and the trails seem to be in good shape! Thank you!

All of the above.

All the fields for youth sports need to be upgraded - artificial turf, lights, spectating areas, fencing, batting cages, etc. Partner with youth sports organizations like Rye LL and soccer to help raise the money to build these.

an additional facility. what we have is really outdated and does not meet the needs of all the ages in town

An indoor, multi-sport facility with courts for basketball, tennis and pickle ball will serve many demographics.

Basketball courts

bathrooms

Bathrooms

BATHROOMS and proper field maintenance

Bathrooms for public

Bathrooms need upgrading

Bathrooms, a pump track and an outdoor ice rink

Better baseball field on lower Rec

Bigger multi generation faucility

Building. It is an embarrassment for a town with our home property values to have no indoor community

Community center

Currently it is bathrooms.

Equitable offerings for all rye community members and children

expansion of activities

Get rid of the trailer and put in a permanent building.

I haven't been there since my kids were enrolled in the Rye Schools. They are respectively 32 and 34 years old.

I would like to see at least one walking trail that could be used where dogs are either not allowed or they must be on a leash. An elderly person cannot risk walking through the trails without the risk of some off leash dog

I'm not qualified to answer this question

IMPROVED PARKING AND IMPROVED SAFETY FOR CHILDREN WALKING TO/FROM ACTIVITIES

Indoor and/ or protected space for camps and other activities.

Indoor basketball court & softball field

Indoor basketball court or multi use

Indoor basketball court that could also be used for futsal, pickle ball as well as tennis

Indoor facility with recreation space

Indoor pool

indoor rec

Large ref building for indoor sports & programs

lighting

Lighting at night.

Lights

maintenance of current facilities.

Make a permanent building

Mixed use indoor complex. I think the current "facilities" are sorely lacking. It limits the programming and

More access for the community Broken stairs Parking

More leash law signs because no one abides by it. And nice public bathrooms

More parking

More programs and more staff like Dennis

More trail signs

multi generational community center

New indoor facility with gym, pavilion, indoor pickleball/basketball courts, indoor turf, batting cage, and bathrooms. I imagine a "barn" style building that fits in with town architecture. Contact North Andover

New structure behind home plate for storage and safe field oversight & public announcing for events

Outdoor lighting and sound system. Public restrooms Better soccer and softball fields

parking

Parking

Parking, more professional fields

Parking, restrooms.

Parking.

pickle ball

Pickleball courts

Pickleball!

Picnic tables

Pool

Pool

Protect the roots of standing trees in the paths with wood chips from the dump

Public restrooms

Public restrooms

Public restrooms

public restrooms year round

Pump track please!

Pump track, skate park, and mountain bike trails. These types of resources offered a positive outlet for me as a

teenager and an alternative to the competitive grind of organized sports. Being able to access these locally

Ralph Morang Multi-purpose Field: ◆ the Rye girls' softball program should be playing here (and occasionally Flash Jenness), instead of Rye Elementary. Bring in a portable pitching mound for a seamless transition between

Real facility for the people who work for Rye Rec. Modulars are temporary and "real buildings" should be

invested in. Rye Rec moved to the modulars because the Select Board has been underwater with the Town Hall.

Restrooms

Rye is the only town in the area without tennis courts. It is the most important addition that is needed.

Shade trees planted by the baseball diamond bleachers. Bleachers on the lower field.

Softball field is needed the most

Some improvements for seniors

Splash pad and pool

Sports facilities (tennis, basketball) and includes restrooms available (and unlocked).

Tennis court out or in. This represents the views of 4 voters.

Tennis Courts and bathrooms ;)

Tennis or pickle ball added with bathrooms

tennis/pickleball courts

The building, bathrooms and snack shack.

The fields are terrible and not well maintained... a pump track and bulldoze those trailers and put in real buildings but the buildings shouldn't go there... there needs to be planning involved

The girls in Rye need a quality SOFTBALL FIELD! it is outrageous that we have multiple well-maintained fields for baseball and yet 80 girls play on one field that the parents maintain at the elementary school.

The location is so remote. I'd love to see more facilities central to town, like behind the old bank building for a Town residents use only

Turf field

Updated neutral bathrooms.

Upgrade the buildings that I believe were supposed to be temporary but have been there for fifteen plus years.

We need a community center!! With basketball.

Would love to see a Rec Building. Tennis court would be a smaller option.



PO Box 873

Exeter, NH 03833

603.772.0590

[www.FeWood.com](http://www.FeWood.com)