



Rye Community Design Charrette

Plan NH and Rye Charrette Team, May 31 and June 1, 2019





Agenda



- ▶ Who is Plan NH/ Team Introductions
- ▶ The Charge
- ▶ Summary: What We Saw and Heard
- ▶ Plan NH Recommendations
 - ▶ Rye Town Center Assets
 - ▶ Pathways & Connections
 - ▶ Community Central
 - ▶ Town Hall
 - ▶ TD Bank Site
 - ▶ Parson's Field
- ▶ How it can happen/Communication
- ▶ Next Steps
- ▶ Questions



Plan NH Charrette Team

Team Leaders:

- ▶ North Sturtevant, JSA Architects
- ▶ Robin LeBlanc, Plan NH
- ▶ Sage Sluter, Landscape Designer, GPI
(Leader-in-training)

Team Members

- ▶ Charlotte Bouvier, Thornton
Tomasetti/Becker Structural Engineers
- ▶ Doug Dowell, AARP-NH

- ▶ Jay Longtin, architect, JSA
- ▶ Peter Michaud, Historic Preservation
- ▶ Jamie Simchik, Simchik Planning and
Development
- ▶ Bob White, Landscape Architect, GPI
- ▶ Katiemae White, Ecological Design
and Marketing

PLAN NEW HAMPSHIRE

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Rye Community Charrette Team

Leaders

- ▶ Steven Borne, resident
- ▶ Paula Tsetsilas, resident
- ▶ Select Board Members
 - ▶ Keriann Roman
 - ▶ Phil Winslow
 - ▶ Priscilla Jenness (2018)
 - ▶ Bill Epperson (2019)
- ▶ Sam Winebaum, Rye Civic League
- ▶ Alex Herlihy, Rye Civic League

Application Prepared by:

- ▶ Victor Azzi, Mae Bradshaw, Burt Dibble, Beverly Giblin, Jaci Grote, Sally King, Stephen King, John Loftus, Karen Oliver, Tom Pfau, Keriann Roman, Dana Truslow and Patty Weathersby

Thanks also to those who provided our meals:

- ▶ Las Olas Taqueria
- ▶ The Fifth Flavor Catering
- ▶ The Lazy Bird Cafe
- ▶ Seacoast Soups



The Charge

Why Plan NH is here

- ▶ Addressing challenges
 - ▶ Parsonage
 - ▶ Town Hall
 - ▶ Village Center

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Getting to know Rye Town Center



The Tour

What Plan NH Saw

- Safety Building
- Library
- Town Hall
- Old Trolley Barn
- Rec Center
- Parsonage
- Parson's Field
- TD Bank Building



What do you see and do now? Listening Sessions: Question 1

- Quint, quintessential, HISTORIC town center
- Feels good!
- A place to get things done (LIBRARY, town offices/admin, school, church)
- Parson's Field and Green Spaces



What is your 10 year view of town center?

Listening Sessions: Question 2

- ▶ Keeping that quintessential, HISTORIC town center
 - ▶ NO franchises
- ▶ Increased, safe, and accessible pedestrian and bicycle CONNECTIVITY
- ▶ Multigenerational community GATHERING spaces
- ▶ Clear plan for Town Hall and historic town owned buildings



What does Plan NH need to know?

Listening Sessions: Question 3

- ▶ Community needs a WIN
- ▶ Remain sensitive to taxpayer financial concerns (making sure expectations meet reality)
- ▶ Library is considering expansion options
- ▶ Want efficient and thoughtful reimagining of current space use
- ▶ Multigenerational focus
- ▶ Observation: High Levels of Civic Engagement

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Plan NH Recommendations

Assets Map

- Town Hall
- Church
- Rye Public Library
- Parsonage
- Rye Historical Society
- Rye Public Safety Building
- Parson's Field
- Rye Junior High
- TD Bank Building
- Trolley Barn/Old Police Station





Raised Crosswalk

Raised Crosswalk

Pocket Park

Rye Junior High School

Junior High School

TD Bank Building

Fire Dept.

Rye Public Safety

Rye Historical Society

Rye Public Library

Parsonage

Parson's Field

Rye Town Forest

Central Rd

Central Rd

Washington Rd

Old Parish Rd

Line Rd

Wentworth Ln

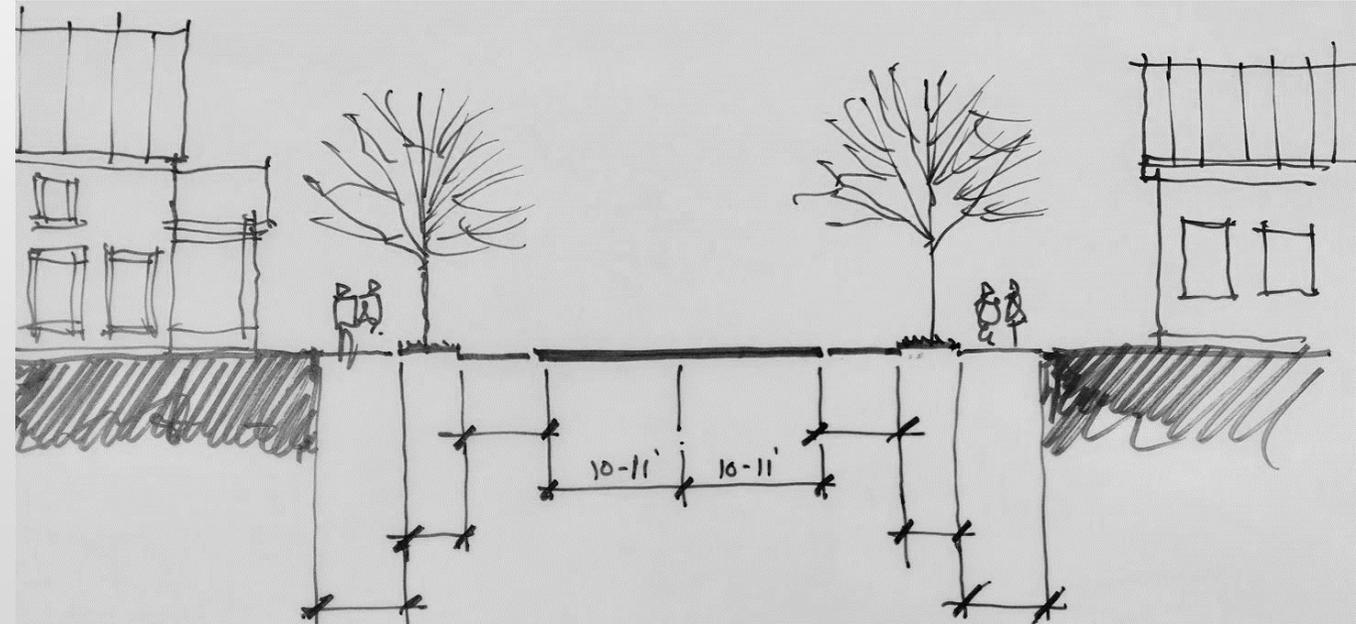
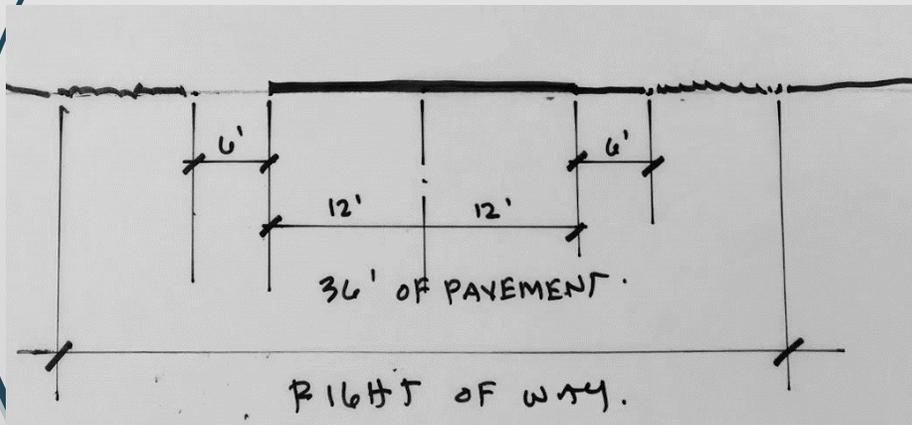
W. Washington Ln

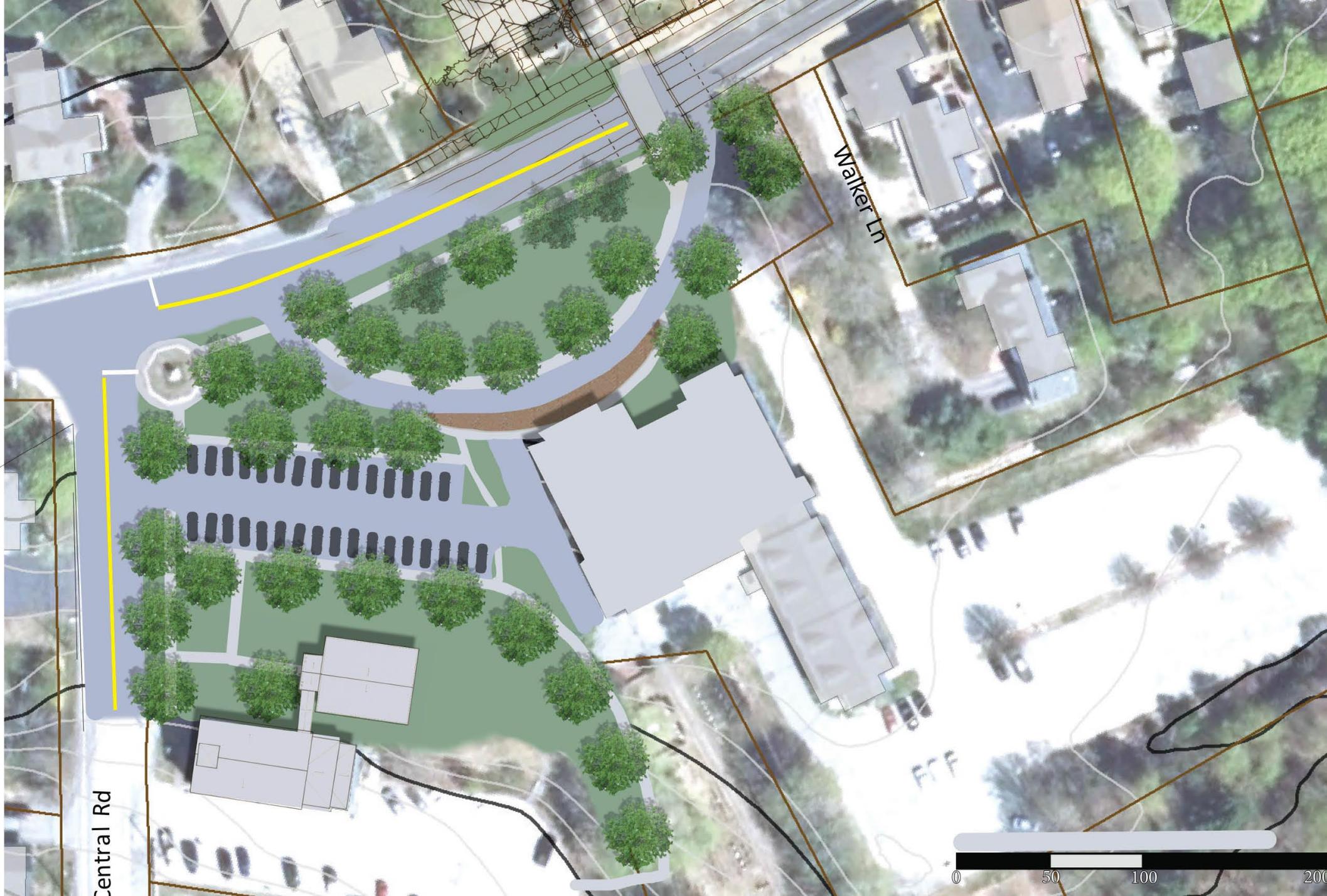
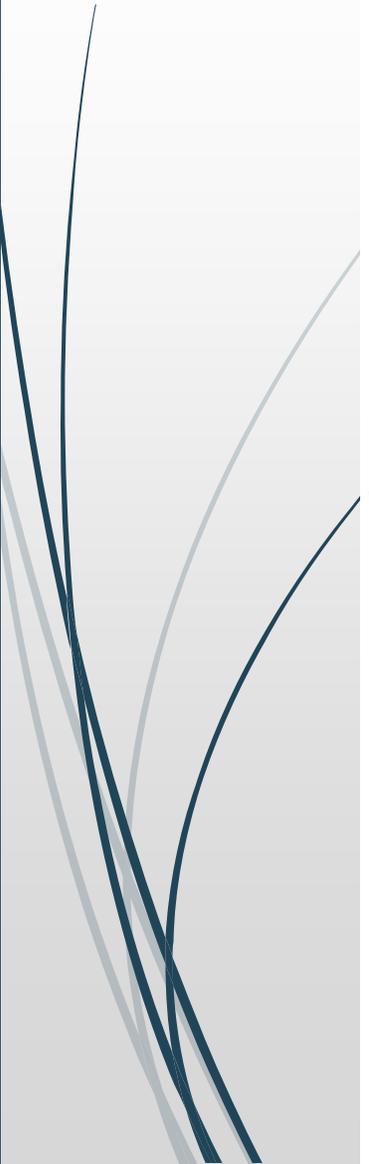
Water Ln



Streetscapes and Traffic Calming

- ▶ Traffic calming gateways on either end of Washington Rd at Wallis Rd and Central Rd
- ▶ Change Y-intersections to T-intersections to create STOPS and slow traffic
- ▶ Existing Washington Rd has 12 ft travel lanes, which are the same as an interstate highway and can be narrowed to 10-11 ft and the pavement reallocated to other uses
- ▶ Bicycle lanes throughout
- ▶ Sidewalks on west side of Washington Rd connect the middle school to the library and then cross to town hall
- ▶ Make sidewalks along the street a nice visual enhancement to compliment the historic setting

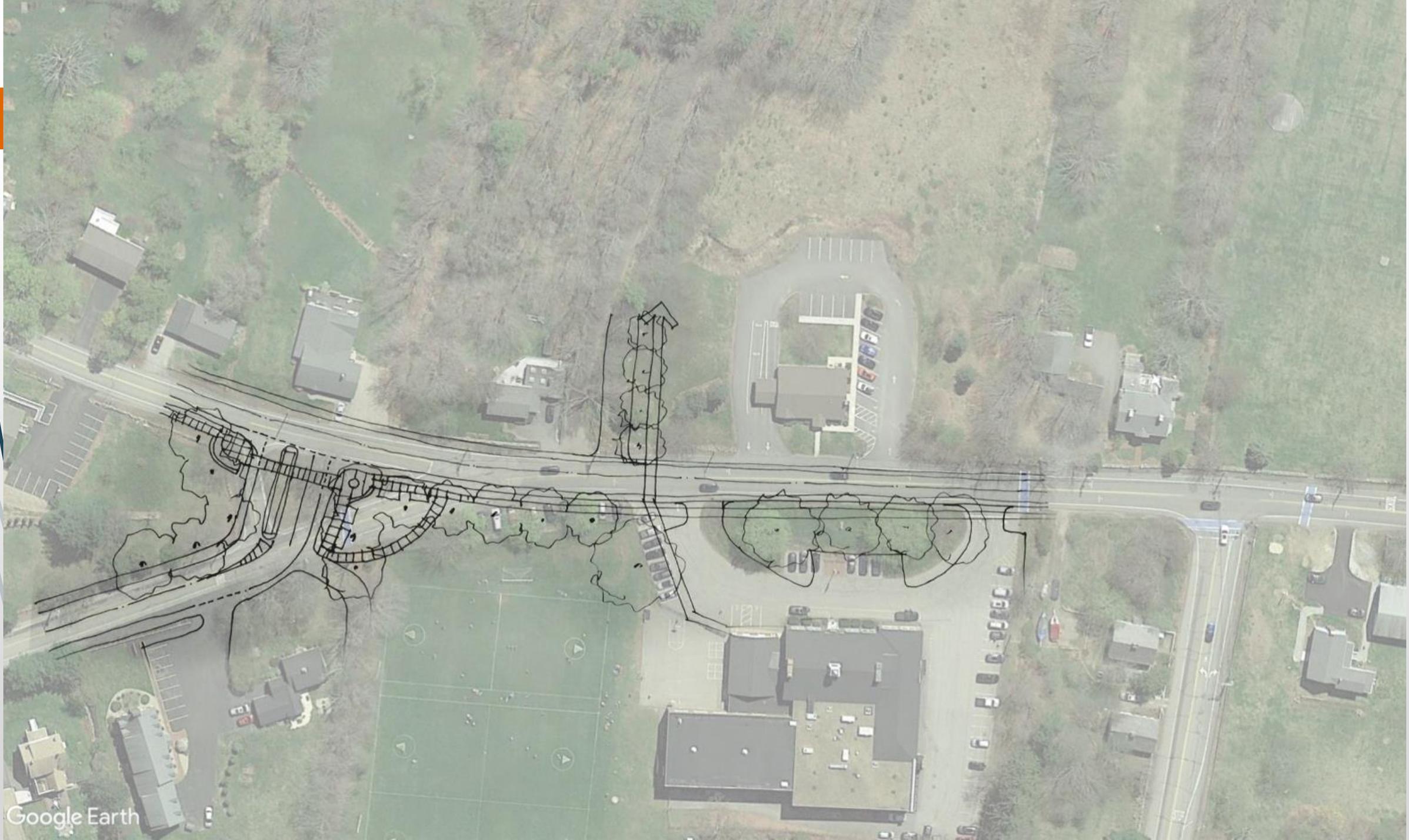


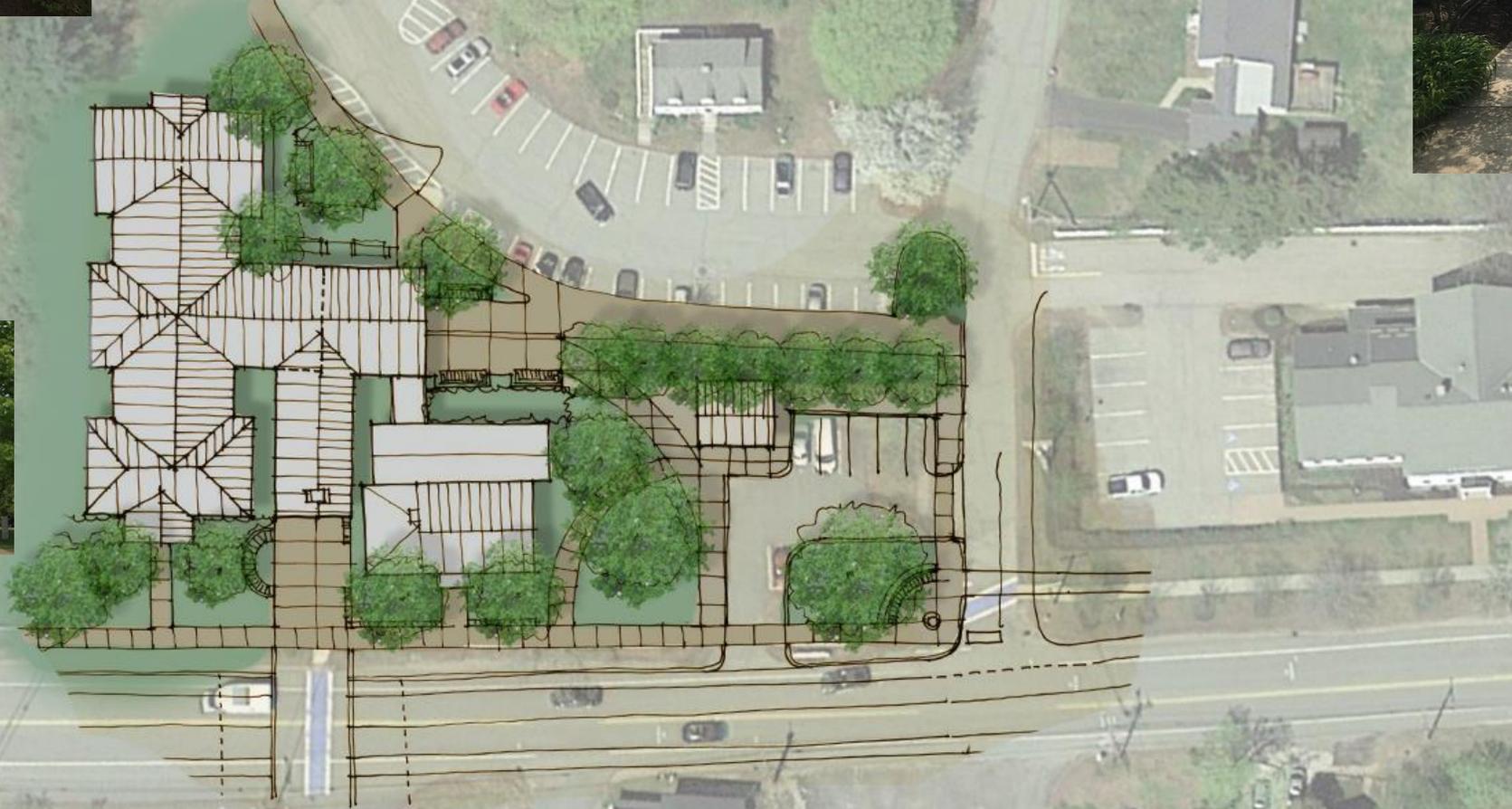


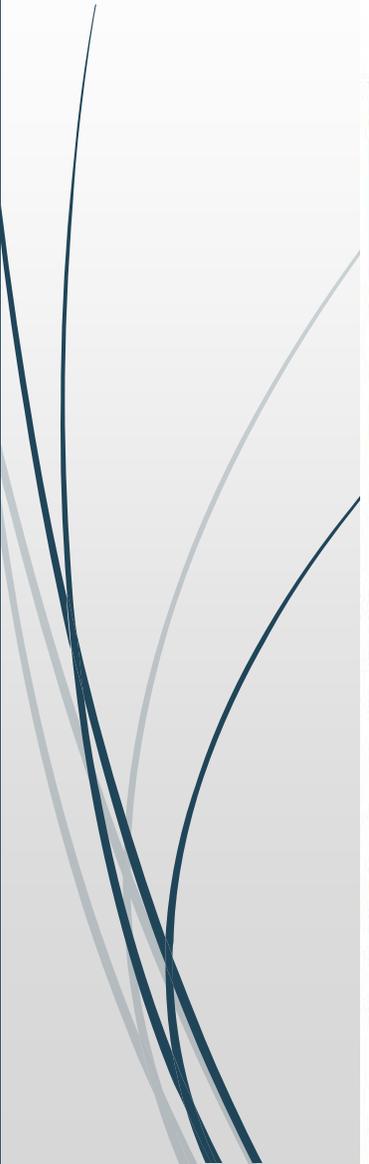
Central Rd

Walker Ln









Central Rd



TD Bank Site to Pocket Neighborhood

Bringing Downsizing and Starter Homes Together

- Different examples of neighborhood housing







- 2,500 sf House
- 2,200 sf House
- 2,000 sf House
- 1,800 sf Unit
- 1,600 sf Unit
- 1,200 sf Unit
- 400 sf Apt.
- 400 sf Apt.





A Place for Everyone, ages 5-95

- ▶ Total population: 5355 (as of 2016)
- ▶ 60+ = 30.2% (1615)
- ▶ 65+ = 22.6% (1210)
 - ▶ 65-74 = 47.4%
 - ▶ 75-84 = 33.1%
 - ▶ 85+ = 19.4%
- ▶ of 65+ ;
 - ▶ 32% live alone
 - ▶ 23.5% with depression
 - ▶ 28.6% have self-reported "ambulatory difficulty"
 - ▶ 20.7% with self-reported independent living difficulty
- ▶ This is a group that cannot be overlooked.
- ▶ Adaptations to accommodate and include older adults need to be considered in all the recommendations Plan NH is making.



A Place for Everyone, ages 5-95

Tools readily available to assist in thinking about these things, based on concept of Livable Communities:

- ▶ Outdoor spaces and buildings
 - ▶ Sidewalks and curbcuts, benches and shade trees
 - ▶ Homes/buildings with no threshold doors and other elements of Universal Design
 - ▶ Safe road crossings
- ▶ Housing need (choices in Location, design, price-point)
 - ▶ Co-housing, home-sharing
 - ▶ Accessory dwelling units (ADU's)
 - ▶ One-floor living
- ▶ Transportation
 - ▶ A major issue that cannot be ignored
 - ▶ Service Link is a source for looking for ways to get about
 - ▶ Independent Transportation Network of America (started in Maine)
 - ▶ Volunteer drivers, shared rides, more



A Place for Everyone, ages 5-95

Tools continued:

- ▶ Older adults as part of community (social engagement and inclusion)
 - ▶ Engagement
 - ▶ Social connections
 - ▶ Employment
 - ▶ Sports (tennis, pickleball)
 - ▶ need places to active
 - ▶ Walking trails, parks
 - ▶ need places to gather
 - ▶ Library, coffee, outdoor spaces
- ▶ Communication and information
 - ▶ 25% of 60+ did not use the internet last month
 - ▶ Need alternative /traditional methods of communication
 - ▶ Snail mail, telephone, personal visits
- ▶ Community and health services (almost 12% 60+ did not have physical last year) (outside our scope)



Parson's Field

A Community Green Place

- ▶ Wayfinding
 - ▶ Clearer labels for trails, parking, events
 - ▶ Trail map/Info kiosk (in parking lot)



Making it Happen

Steps for Right Now



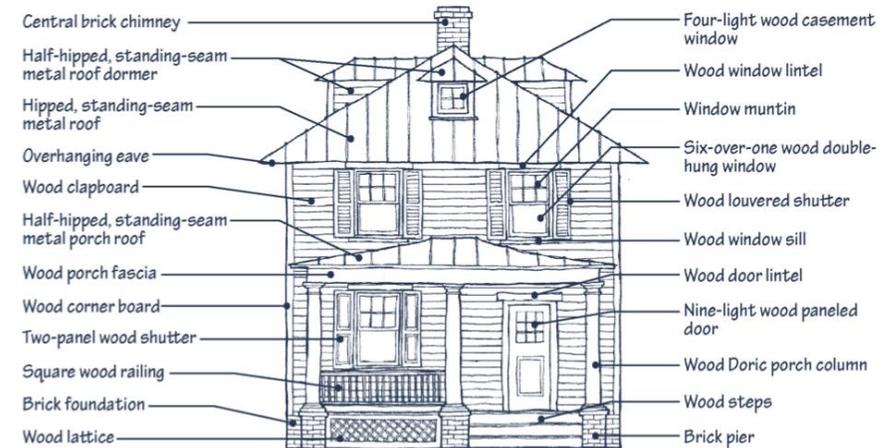
Historic District Guidelines

What can really happen

- General confusion of what is and is not allowed within the regulated historic district.
- Visual design guidelines help translate the language in the zoning ordinance into a language everyone can understand
- Educational tool for the Town, Historic District Commission, and the public.
- Rye is a Certified Local Government, and can apply for funds to help pay for this type of document.

GLOSSARY OF ARCHITECTURAL TERMS

The following diagrams represent composite buildings, and provide a basic vocabulary of architectural elements and terms. Please refer to the individual *Guidelines* for additional information.

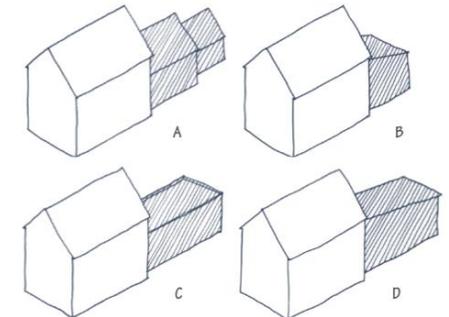


ADDITIONS TO EXISTING BUILDINGS

Historically, the need for increased space was often addressed by constructing additions to existing buildings. Additions to existing historic buildings can provide increased space while maintaining the historic character of the original building and streetscape.

Consistent with *The Secretary of the Interior's Standards for Rehabilitation*, an addition to a historic building should be subordinate to the historic building and read as an addition. The subordinate appearance of an addition can be achieved through its placement, form, size, massing, materials and details. Traditional or contemporary design and additions to existing properties should not obscure, damage or destroy significant architectural material, and should be compatible with the design of the property and the neighborhood. Whenever possible, additions should be constructed in a manner that, if removed in the future, the essential form and integrity of the historic building would be unimpaired.

It is Generally Appropriate to:



Example A: The two gable roof additions with decreasing roof heights and widths represent an appropriate composition with regard to form, mass and proportions to the original gable roof building. Additions with decreasing geometry similar to these are typical of historic construction.

Current Process

Rehabilitating the Parsonage

Change Related Zoning, Policies & Budget Allocation

Voter Approval

Ballot/Warrant Article





Concerns with Current Process

- ▶ Projects voted down due to lack of understanding, not necessarily merit
- ▶ Competition for funds and space between differ Town entities
- ▶ Lack of clarity on restrictions

Getting to Yes

Ballot/Warrant Article



Public & Political Will



Buy In



Awareness & Education

Community Engagement

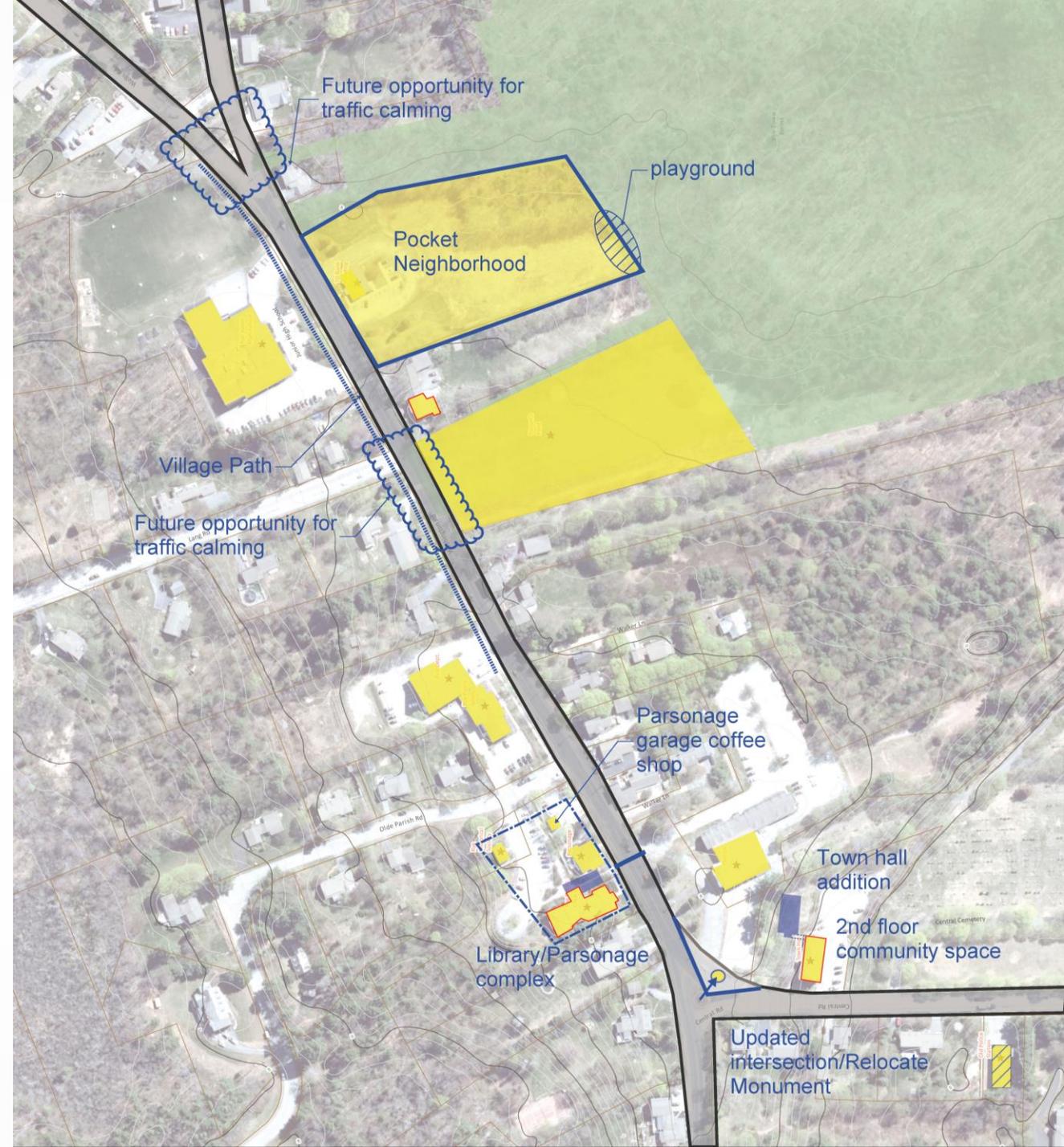


How to Get to Yes



- ▶ Get the word out
 - ▶ Rye Civic League, Town of Rye Newsletter, social media, etc.
 - ▶ coUrbanize & Patronicity
- ▶ Bring people together in dialogue
 - ▶ Are the problems and solutions being discussed correct?
- ▶ Understand the issue at hand
 - ▶ Reasonable people with good intentions can still disagree

“Our Past Will Shape Our Future”





Questions?



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