

Weare, New Hampshire

Design Charrette



PLAN NH

September 28 & 29, 2001

Acknowledgements

Sincere thanks go out to those individuals who donated their professional and personal time to this Charrette

Kyle Barker, AIA
Architect
Concord, NH

Scott Johnson
USDA-Rural Development
Concord, NH

Bill Johnson
HL Turner Group
Concord, NH

Dana Jearblanc
Plan NH
Peterborough, NH

Michael Castagna
Wrenn Associates
Merrimack, NH

Karl Franck
Manchester Building Dept.
Manchester, NH

Ken Dickinson
CLD, Inc.
Manchester, NH

Jim Spaulding
HL Turner Group
Concord, NH

Ken Holmes
Northbranch Construction
Henniker, NH



Also, many thanks to the Citizens and Town Officials who shared their thoughts and knowledge with us

Weare Economic Development

William Stafford, Chairman
Ginger Wentworth
Michael Anderson
Jack Sheehy
Art Siciliano



Margo McLeod
Garden Club

Betty Straw
Historical Society

Ray Eaton
Fire Department

Jim Thompson
Chamber of Commerce

Paul Morin
Planning Board

Ruth Jones
Emma Sawyer Trustees

Dorothea O'Neil
Town Library

Joe Fiala
Weare School Board

Tom Reynolds
Parks & Recreation

A special thanks goes to Ginger Wentworth for the coordination of the wonderful food, and to Betty Shaw for the cover picture.

... and to any others who attended and helped with the Charrette, but whose names we may have missed.

Thank You!

Weare, New Hampshire Design Charrette

September 28 & 29, 2001



PLAN NH VISITS WEARE, N.H.

September 28 & 29, 2001

Who is Plan NH?

Plan NH is a professional association for those working in the built environment. The organization includes architects, planners, engineers, bankers, construction managers, historic preservationists, and others who concern themselves with buildings and communities. It was established to create a forum for bringing together these different professional groups and as a catalyst for spurring interest in community development. Part of Plan NH's mission is to make a positive contribution to New Hampshire communities. One way in which Plan NH is doing this is through the offer of free design assistance to communities with demonstrated needs.

So what is a Design Charrette, anyway?

Simply stated, a Design Charrette is a brainstorming session where lots of ideas are brought forth by both professional designers and local citizens, in an attempt to resolve a problem of local interest. Because of the compressed time frame, the conclusions reached are usually conceptual. They discuss how different plan elements should relate to each other, as opposed to the details of how a particular building would actually be constructed.

At their best, Charrettes blend the broad experience of design professionals with local citizen's knowledge of their community to produce a plan of action that deals with a particular issue of concern to that community. The Charrette provides an overall framework within which final solutions can be developed. It sets a tone and gives a direction against which future decisions may be measured.

How did the Plan NH Charrette come to Weare?

In January of 2001, the Weare Board of Selectmen submitted a proposal to Plan NH for design assistance. Of the thirty plus proposals submitted, Weare was one of three communities selected for a Charrette, the others being Milan and Madison.

Plan NH is interested in providing design assistance to communities that seem ready to move forward with a project, where there appears to be the organizational expertise and where there is the ability to move forward with recommendations that surface in the course of the weekend event. Plan NH is looking for community problems that may have transferability to other communities.

The Charrette Process

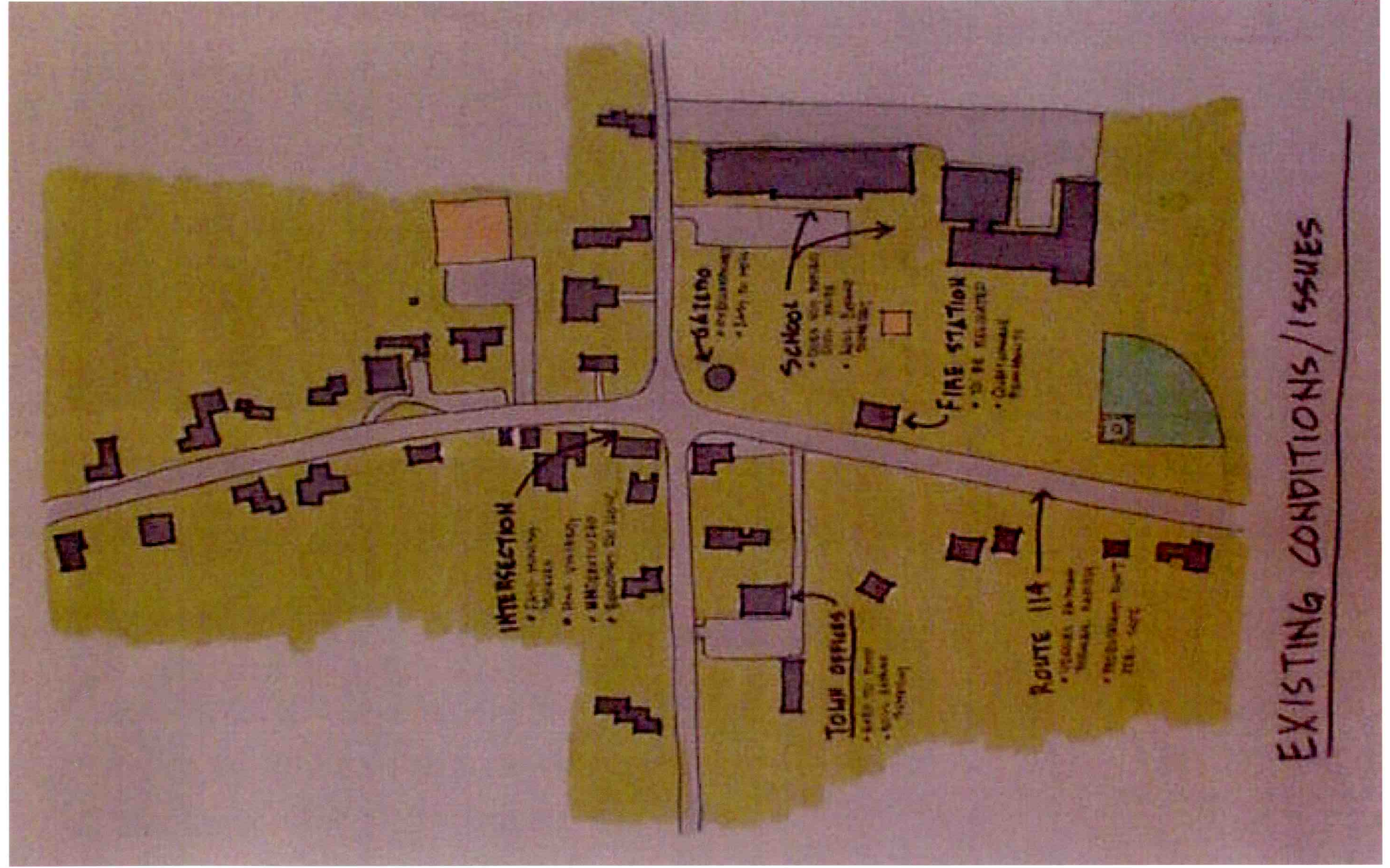
The Weare Economic Development Committee, The Board of Selectmen, Planning Board members, and community residents gathered with the Plan NH Charrette team on a wet Friday afternoon in September to discuss the details of the task in front of us. Design professionals on the team included architects, planners, civil and structural engineers, construction managers and cost estimators. The critical piece that the Charrette Team lacked, which only the local residents could offer, was the knowledge of the Town of Weare.

Local residents are the experts on the community - what makes sense, what history has brought forth, what will pass at town meeting - and the design team relies on resident input and knowledge to develop viable suggestions and proposals.

With that in mind, the team and residents began formulating the future of the Weare "Town Square".

The Team began the Charrette with a walking tour of the town. The focus ranged from the Post Office to Route 77. After becoming familiar with the lay of the land, the Team had a clearer understanding of the challenges that was before them.





EXISTING CONDITIONS/ISSUES

The Listening Sessions

During the public sessions, residents identified specific issues, and desires in creating their new "Town Square".

These Included:

Positive Aspects of Weare:

- Progressive town, positive community involvement
- Scenic beauty, rich history, close to services
- 1- 1/2 hours from a variety of activities
- Natural environment w/abundance of wildlife
- Safe place to live
- Residents are hardworking and dedicated
- Over 300 "Cottage Industry" businesses in town

The Challenges:

- No social gathering space, difficult to get people together
- The future of Route 114 and the effect on the town
- Control traffic on Route 114 and make it pedestrian friendly
- Create parking and connect destination points of Town Center
- Need to upgrade infrastructure (water, sewer) to support new Downtown
- Town will double in population in 10 Years
- Need focal point of Town Center
- Ability to draw businesses to Downtown

Community Vision:

- Locate overhead utilities underground
- Sidewalks connecting Downtown points of interest and facilities
- Create Town Welcome Center
- Create new streetscape with landscaping, signs, lighting
- Perimeter parking lots
- New Safety Complex outside Town Center
- Connect walking trails, bike trails, CC skiing trails for easy access to Downtown
- Gathering spots for senior/youth groups, young mothers
- Define School Zone
- Retain historical buildings
- Create attractions to get people to stop
- Utilize second floor of Town Hall
- Create town identity
- Slowdown traffic on Route 114



Weare's Proposal

Weare's proposal presented similar challenges facing many New Hampshire communities – How to reinvent, recreate, a lost town center while preserving the unique elements of the town and at the same time blend the old and the new elements of today's environment for the betterment of the citizens of the town.

The project as the town leaders envisioned is to create a "Town Square" that utilizes existing recreational, educational, historical, and town administrative structures located in the defined areas. The "Town Square" would be defined by integrating existing components that include the athletic field, Skateboard Park, green space, gazebo, parking, and the fire station. The town is searching for a space where all generations of the community can come together. Another focus is on the preservation of historical buildings located in and around the "Town Square". These structures include the Town Hall, Horse Shed, Stone Memorial Building, Paige Memorial Building and the Tramp House.

Weare is the second largest town in the state with 60 square miles. By recreating the "Town Square", there will be space to stage functions and celebrations in order to bridge generations and bringing the town as a whole closer together as a united community. With the separate and diverse neighborhoods as they exist, they take on a "micro community" within the fabric of the entire town. Community issues tend to become isolated with solutions benefiting only a small portion of the community and not the entire town. Unifying the town by transforming and creating the new "Town Square" will solve many of these types of issues, as well as creating a better place to live and invoke community pride and unity.



Charrette Team Proposals and Recommendations

We have heard the view of the residents, we have walked the area and have seen the conditions with which we must deal. Now, we are prepared to present our findings and recommendations to the citizens of Weare.

Charrette Team Goals:

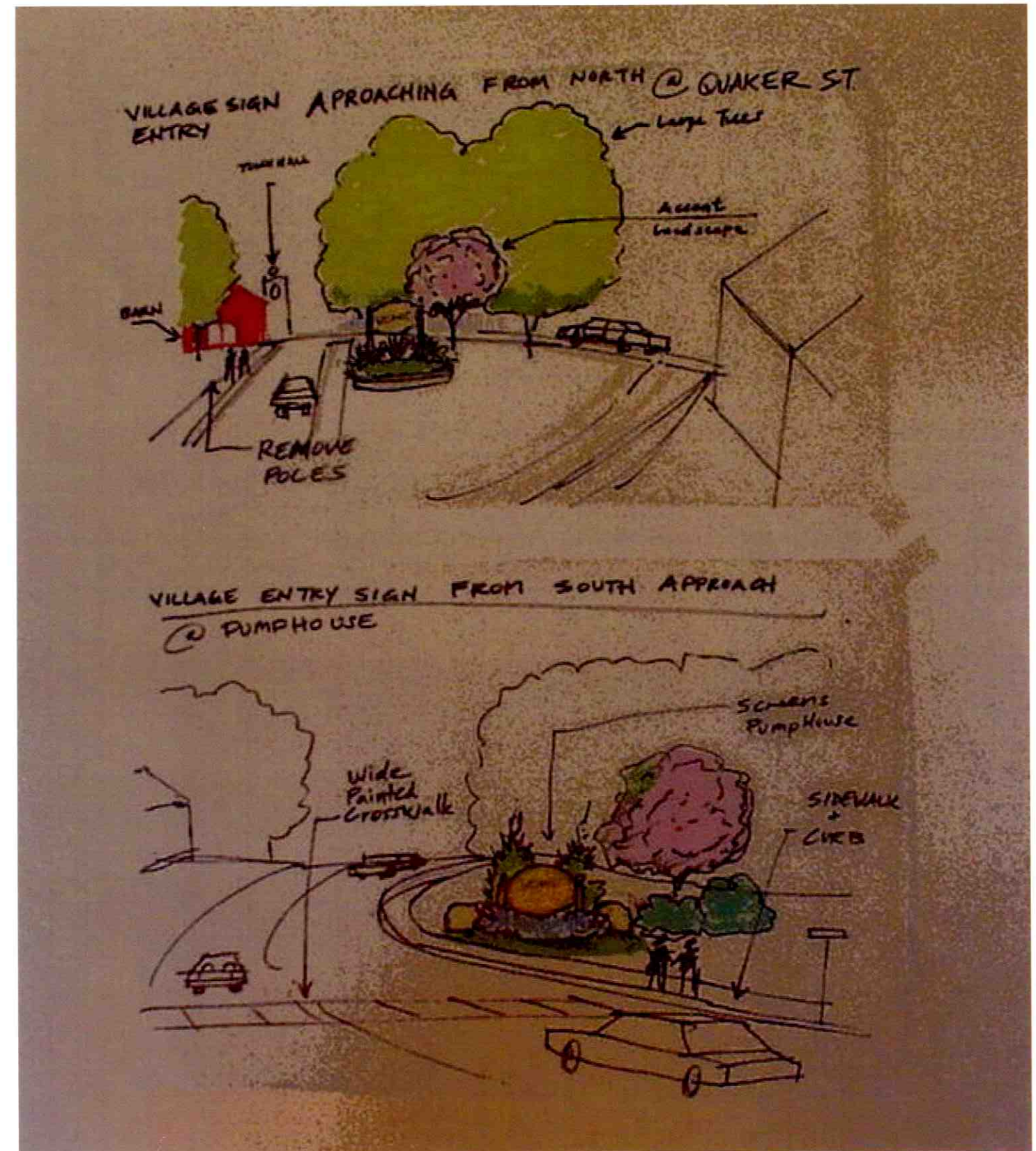
- Create a safe pedestrian environment
- Create a Central Village Identity
- Involve people in Town Activities (draw them to the Town Center)
- Design a visually appealing Streetscape and Landscaped Center
- Slow and/or Stop traffic through the Town Center
- Improve parking w/o losing integrity of town beauty
- Encourage "Cottage Industries" to move to the Town Center

SAFE PEDESTRIAN ENVIRONMENT:

- Create a Town Center that is pedestrian friendly
- Create walking and hiking paths
- Link town buildings and areas of interest via sidewalks and paths
- Link Town Center to natural areas such as the Duck Pond and Melvin Valley
- Provide new street lighting for safety while adding warmth to the environment

VILLAGE IDENTITY:

- Visually appealing w/ Landscaping and Streetscape
- Signage (quaint, non-commercial)
 - Announces Entrance to Village, Pedestrian Areas
 - Directions to:
 - Schools
 - Town Offices
 - Historical Sites
 - Businesses
 - Slows or Stops Traffic through Center
- Invitation to Stop and enjoy what the Town Center has to offer such as businesses, walking or bike paths, CC skiing, town functions, etc.
- The Town Center becomes a Destination Spot because of the generation of activities
- The creation of a Welcome Center provides town and state information, seating, rest rooms, etc.



GATHERING PLACES:

- The Town Center encourages the creation of public gathering and meeting spots
- Gathering Center for Boy Scouts, dances, Town Meetings, holiday celebrations, inspiration to create town functions to bring the citizens together to share such as a winter carnival, a summer festival, etc.
- Create opportunities for intergenerational social functions in order to unify the town
- A place to informally meet
- The Town Hall Building will need upgrades for Handicap Accessibility, structural work for access to the second floor, bring the building up to building code standards to accommodate the new uses discussed above

PARKING:

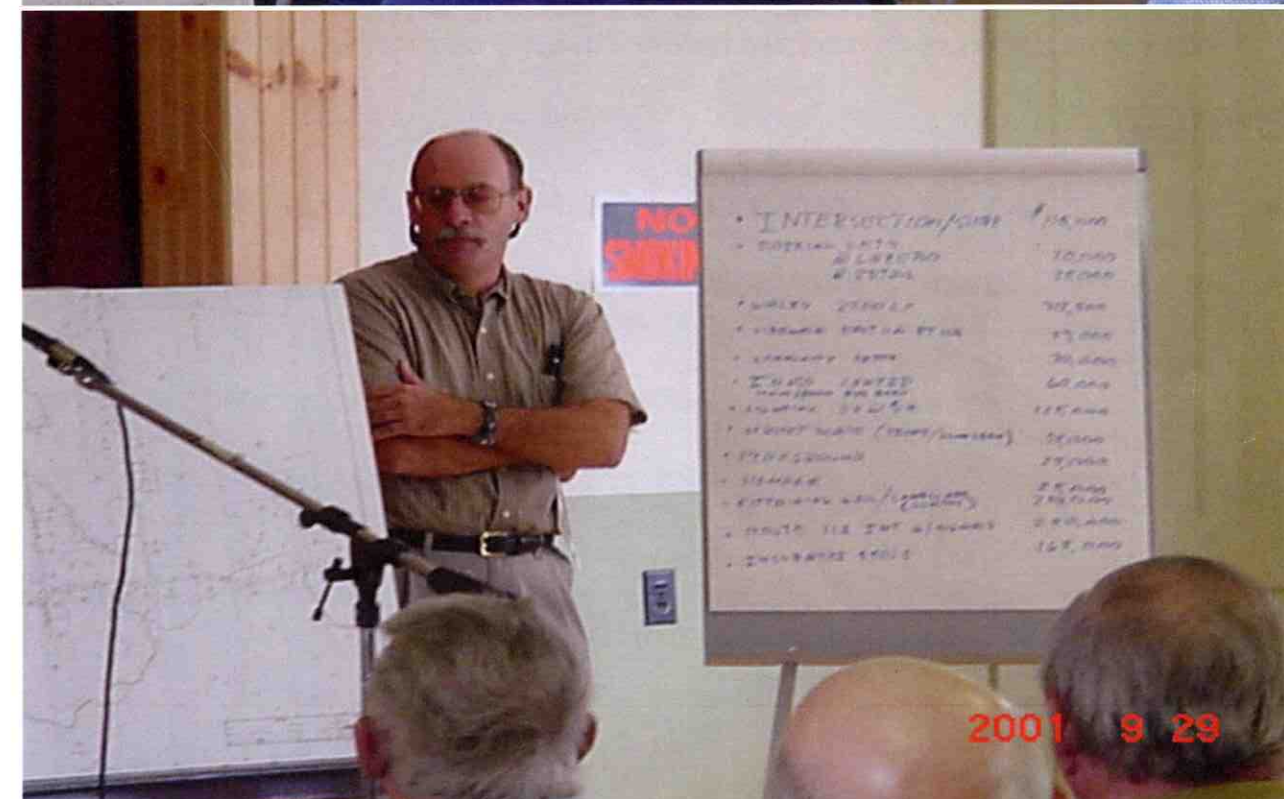
- Create adequate number of parking spaces to handle the need
- Make parking convenient and easily identified and reachable
- Create larger parking areas around the perimeter of Town Center
- Connect all parking to Town Center with walking paths

DRAW BUSINESSES TO TOWN CENTER:

- Create Incubator Space to accommodate and attract some of the 300+ “Cottage Industry” businesses that exist in Weare
- Create an environment to bring jobs to town
- Create reasons for Weare to become a “Destination” Town
 - Social gathering spots such as a coffee house, general store, restaurant, and a forum for the cottage businesses to sell their products

SLOW/STOP TRAFFIC:

- Visual and appealing landscape and streetscape which connect motorists to approaching pedestrian areas
- Signage announcing Village Entrance
- Raised walkways for safety
- Signalization of the intersection of Route 114 and Flanders Memorial Road



LANDSCAPING/STREETSCAPE:

- Create a visually appealing Center that compliments the natural elements of the land and the surrounding area
- Buffer areas that are less appealing such as the pump station
- Define the different areas of gathering
- Thin out the landscaping surrounding the Gazebo to open up the surrounding land and street-scape
- Landscape areas to allow for event attendance by large groups of people
- Landscape to allow the simple beauty of the Town to shine through

THE FUTURE OF WEARE, NEW HAMPSHIRE:

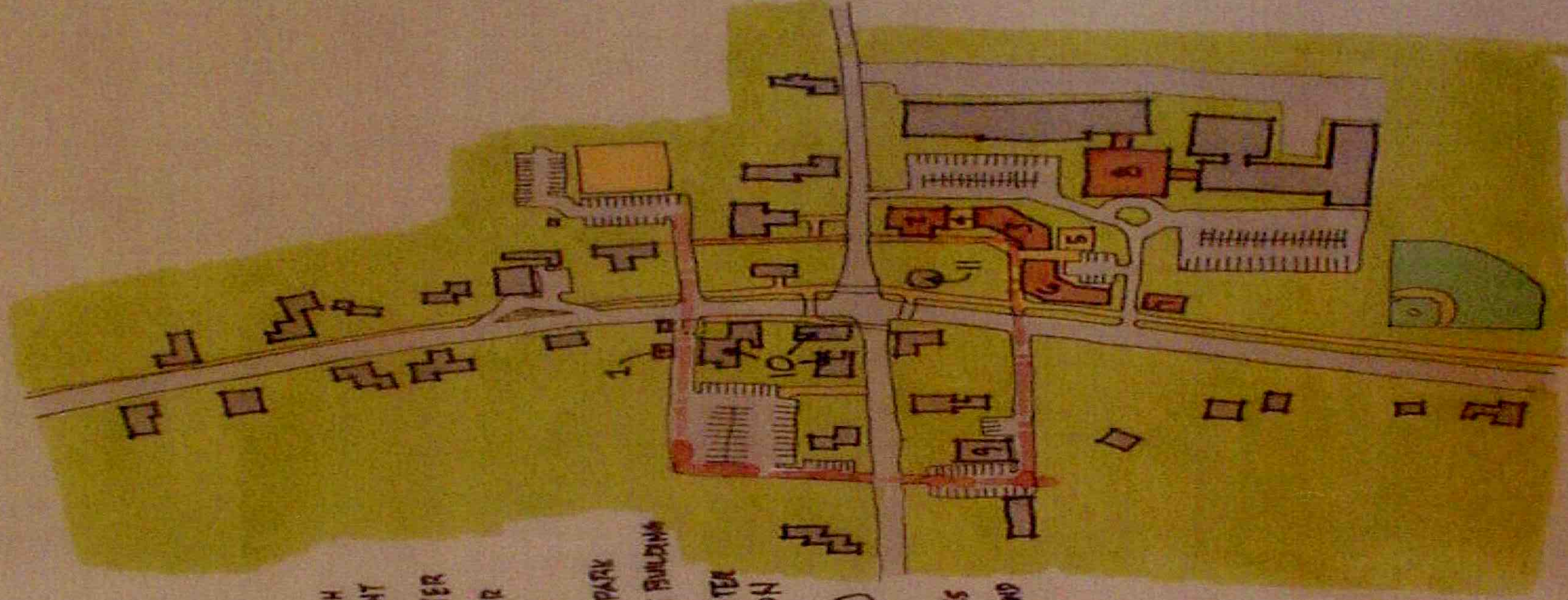
- The ability for the Town to accommodate the "Cottage" industry businesses that exist will help both the businesses grow and for the Town to accomplish the goals identified in this publication
- The projected population growth of the Town will necessitate the need to bring about the positive changes this Charrette has identified
- The growth of school attendance will bring a need to address a new facility in the Center Area
- The future of connecting the Goffstown Railroad project with Weare will add to the draw to The Center Village.
- The creation of a new Town Village will spur the necessity to upgrade utility issues, sewer, trash removal services that will also need to be budgeted for in future town operations

THE NEXT STEP:

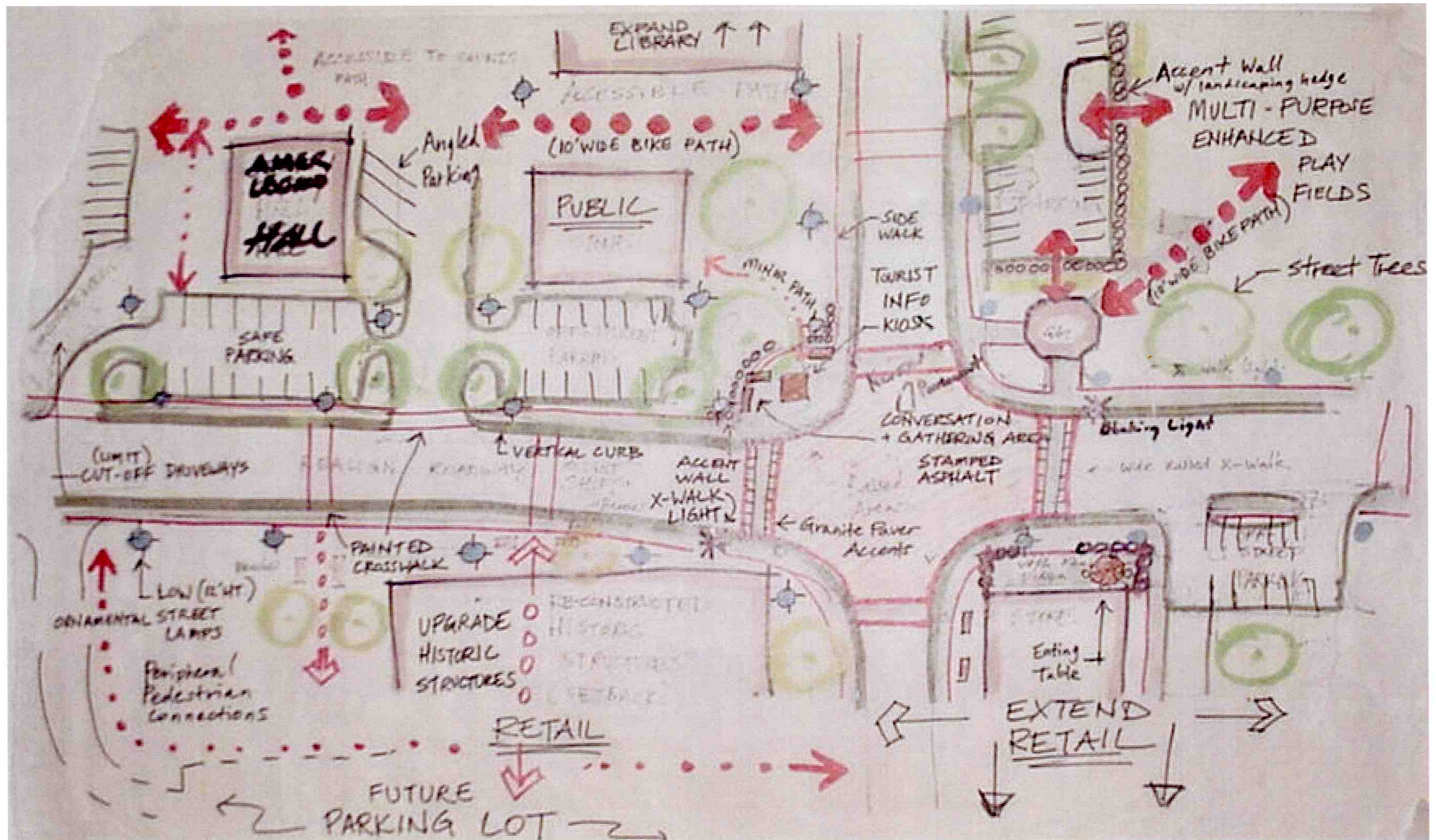
- The Town Officials need to determine what pieces can or should be done in the short term as well as the long term
- The town should budget and hire a professional team to take this document and the wishes of the town to the next level of design to be used as master plan
- Funding can come from a number of areas:
 - Issues dealing with Route 114 can be partially funded with state and federal funds appropriated for these programs.
 - Community development and improvements can be funded through grants by the USDA and NH Rural Development Council for such activities as daycare and elder care services, municipal complexes, libraries, water and waste water disposal systems, equipment and rolling stock purchases. Monies are also available to municipalities for the specific use to aide small and emerging businesses.



1. RELOCATE HOUSE WITH LOT LINE ADJUSTMENT
2. NEW SENIOR CENTER
3. NEW YOUTH CENTER
4. NEW PLAYGROUND
5. RELOCATED SKATE PARK
6. NEW TOWN OFFICE BUILDING
7. INFORMATION CENTER
8. SCHOOL EXPANSION
9. OFFICE SPACE (FORMER TOWN OFFICE)
10. RETAIL / GALLERY / RESTAURANT SPACES
11. EXISTING BANDSTAND (RELANDSCAPED)



OPPORTUNITIES FOR CONSIDERATION



Budget Cost Estimates

Town Hall: Community Senior/Youth Center Renovations

- Existing Conditions: 1st. Floor: 3075sf
2nd. Floor: 2500sf
- First Floor will remain Meeting Area
- Second Floor fit up for: Activity/Game Room
Reading Lounge
Kitchen
- Building Renovations include: Structural
Mechanical/Electrical
Cosmetic Upgrades

Cost Breakdown:

- | | |
|------------------------------------|--------------------|
| Demolition: | \$ 6,125.00 |
| Carpentry/Casework: | \$50,450.00 |
| Thermal/Moisture Protection: | \$13,625.00 |
| Doors/Frames/Hardware: | \$12,375.00 |
| Finishes(GDW, Flooring, Painting): | \$71,200.00 |
| Appliances: | \$11,575.00 |
| Furnishings: | \$12,500.00 |
| Lift to 2 nd . Floor: | \$24,375.00 |
| Mechanical: | \$24,375.00 |
| Electrical: | \$25,000.00 |
| Design/Soft Costs: | \$20,000.00 |
| 10% Contingency: | <u>\$27,160.00</u> |

Total Budget for Town Hall Renovations: \$298,760.00

Itemized Cost Budgets for Proposed Design Ideas

- | | |
|--|---------------|
| Renovation of Town Building: | \$ 300,000.00 |
| Intersection of Rt. 114 &
Flanders Memorial Rd. w/signalization | \$ 250,000.00 |
| Parking Lots: | |
| @ Gazebo: | \$ 20,000.00 |
| @ Retail Area: | \$ 25,000.00 |
| Walks 2500LF: | \$312,500.00 |
| Sidewalks on East Side of Rt. 114: | \$57,000.00 |
| Community Septic System | \$30,000.00 |
| Information Center(move/renovate Red Barn) | \$60,000.00 |
| Street Lighting(25 fixtures @ \$5,000.00/each) | \$125,000.00 |
| Playground | \$25,000.00 |
| Street Signage | \$25,000.00 |
| Retaining Wall/Related Landscape @ School | \$250,000.00 |
| New Intersection @ Legion Hall & 114 | \$114,000.00 |
| Perimeter Parking lots | \$360,000.00 |





