

Hampton, NH Design Charrette

September 21 & 22, 2007



Hampton - A Community For a Lifetime

PLAN NH

The Foundation For Shaping The Built Environment

Hampton Charrette Acknowledgements

Sincere Thanks go out to those individuals who donated their professional and personal time to make this charrette a success. Also, many thanks to the citizens and town officials who shared their thoughts and knowledge with us.

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Plan NH Visits Hampton, NH

September 21 & 22, 2007

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.

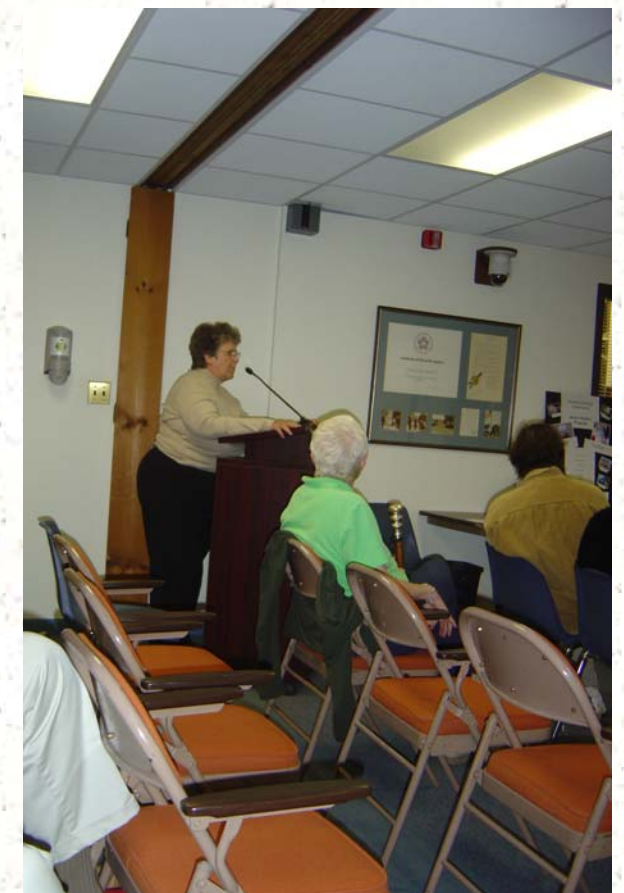
At their best, Charrettes blend the broad experience of design professionals with local citizen's knowledge of their community to produce a plan of action that deals with a particular issue of concern to that community. The Charrette provides an overall framework within which final solutions can be developed.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



How did the Plan NH Charrette come to Hampton?

In February of 2007, the Town of Hampton submitted a proposal to **Plan NH** for design assistance. Of the Eighteen plus proposals submitted, Hampton was one of three communities selected for a Charrette.

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

Hampton Town Officials and community residents gathered with the **Plan NH** Charrette team on a sunny Friday afternoon in September of 2007 to discuss the details of the task in front of us. Design professionals on the team included architects, landscape architects, planners, civil engineers, cost estimators, and Real Estate professionals. The critical piece that the Charrette Team lacked which only the local residents could offer was the knowledge of the Town of Hampton.

Local residents are the experts on the community — what makes sense, what history has brought forth, what will pass at the local board meetings — 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 a new town center for Hampton.

The charrette team started by touring the site and buildings. The existing town hall with its cramped space and unfriendly floor plan that does not allow for efficient use of the space. The exterior is in need of repairs. The next tour was the Lane Library. The facility is half the square footage needed for the town's needs. ADA and mold issues on the lower level are a major problem. The seniors use part of the lower level but it is inadequate for their needs. The historical court house is in good condition structurally but all the mechanical and electrical systems need to be replaced. Mold and insects inhabit the abandoned building presently. The old town hall is full of mold and is beyond repair and should be demolished.



The existing fire station is in desperate need of staff space and equipment space. The overall grounds and streetscape is not pedestrian friendly. Parking is inadequate for the uses in the area.

Traffic circulation around the school is clearly unsafe for children and adults. The junior high school is in the best location but repairs and renovations and additions need to be explored for additional uses of the buildings.





Hampton, NH
September 2007

Government Center
Parcel Lines



Hampton's Proposal

"Growth is inevitable and desirable, but destruction of community character is not. The question is not whether your part of the world is going to change. The question is how." -- Edward T. McMahon, The Conservation Fund

Hampton is looking for assistance with the development of a comprehensive plan for the reuse/development of municipal properties and buildings from the current town offices east to the present central fire station. This area is referred to as the "Government Center". Also included is the Lane Memorial Library, the former district courthouse, and the old town hall. The Hampton Academy Junior High School is north of this complex of buildings. The parking lot of the school abuts the paved, underutilized lot leading to the above listed buildings. Design assistance is requested to help determine the most feasible and best uses of the all the buildings and to explore potential redevelopment/building expansion options for a "New Government Center".

The properties remain an important part of the community as a town center and a place where people congregate and conduct town business. There has never been a strategic plan considered for this vital area of the town, which has led to several competing claims for the same piece of land, with no vision of how the site should be developed and how it affects the town as a whole. Without a long term vision, the town runs the risk of meeting an agency's immediate needs at the cost of an integrated long term plan for all interests.

One important aspect of the project is the historical significance of the area. This area also retains much of the "village atmosphere", which has been generally agreed to be a characteristic which the town would like to preserve for the town center. A long-term strategic plan for this Government Center, incorporating all community needs, would provide a vision for the future which would serve as a blueprint for responsible planning for this vital area of the town.



The Listening Sessions

What are the town needs?

Recreation department space for adults, seniors and children
Not enough outdoor recreation space for children such as ball fields, indoor space
The town has been without a dedicated senior center for 30 years. A new center needs to house more than 125 people that the Trinity Church now accommodates; the new center needs to house a commercial kitchen, storage space, and open space for gatherings
A teen center for education and entertainment or to simply hang out
Town pool
A home for meals on wheels possibly out of the new senior center
Commercial flex space to house services
A walkable Hub for community use for gatherings to promote social capital
Library:
The building needs approximately \$350,000.00 worth of repairs
The lower level is presently not ADA compliant
The library, presently 16,500SF, needs to double its present square footage to 33,000SF+ to handle the needs of the community.
Renovation of the old District court building to a usable facility
The fire department needs additional space at the existing intown central station as well as a new station at the beach. The present location of the fire department headquarters needs to remain. It was offered that the fire station could share space with other town offices such as building, planning and zoning. These three departments constantly interact with the fire department
The town hall needs additional space
The junior high school does not have enough parking or recreational fields
Architectural guidelines for development to keep with the Historical character of the town
Demolition of the old town hall building

Examine traffic patterns
Upgrade present sign ordinance to reflect historical nature of the town and to standardize signs throughout the town
House EMT and ambulance services at the beach and downtown
Green Design and sustainable practices should be incorporated in new projects moving forward
The west side of town needs shorter response time from police and fire departments
Business incubator space
More restaurants
Another medical facility for primary care and specialty practices

Town Success Stories

Town retention of land for conservation
New police station
Development growth
Moving out of the old town hall into a larger facility
Improvements to Route 1
Installation of sidewalks and curbs
Maintenance of school buildings
CIP program
Balance of peoples land rights and global desires of the entire town
Creation of commercial zoned areas
Hampton Beach is a great asset



The Listening Sessions (cont.)

Problems with getting things done in Hampton

Money appropriation for projects without a contingency: Due to the water problems encountered when the elevator was installed in the town hall, an overrun of expense occurred which prevented monies to be available for the demolition of the old town hall.

Political vote put the new police station at the beach and cost overruns for that project did not leave money that could have been appropriated for a new senior center. It was the opinion of some that the citizens voted to reject the idea of portable buildings that could have been used to get the senior center off the ground. The last warrant had \$100,000.00 for the seniors but was shot down because it would not have been enough to meet the senior center needs.

It is the opinion of some that there is a fraction of people in town that continually stops progress

It is the opinion of some that the town is reactionary to problems instead of putting a long range plan together and sticking to it. The town budget has been defeated four years in a row which shows a majority of tax payer votes are not willing to address the needs of the town. It has been asked that a five year plan be implemented to address the needs of the town as well as making use of school facilities due to the decrease in student population.

Citizen Wish List

Any new project built or renovated should incorporate community space for different organizational meetings.

Space needs to be created for storage of old town documents

Public transportation

Foss Manufacturing has asked for a meeting with the town to talk about windmills

Walkable downtown for pedestrian safety, control traffic patterns, more sidewalks

Citizen committee needs to be established to work on future goals of the town and to further the ideas from this charrette, build momentum through collaboration, consensus, and cooperation with all stakeholders.

Library: expansion space to provide computer and DVD services, gathering space, code compliant facility including egress from lower level, Mold issues need to be mitigated in the lower level, more staff rooms

Town infrastructure, specifically the drainage system needs to be upgraded.

Preserve the historical character of the town

Cultural Center



Hampton needs to create a “STORY” that will stimulate excitement in order to keep the momentum in solving the needs of the town. Fire Chief Hank Lipe came up with a brand name,

“HAMPTON – A COMMUNITY FOR A LIFETIME”

It is the opinion of some to not be afraid of cutting off

Academy Avenue and creating a cul-de-sac to eliminate the present constant speeding of vehicles.

The superintendent of schools would like to see progress on a study that was done on the junior high school and passed on to the Board of Selectmen for discussion

Use Center School for Senior Center, Teen Center and needed gathering rooms and rebuild Center School on Town owned land near Bacheldor’s Pond.

Reuse the court house in some adaptive way

The old clock from the Odd Fellows Building should be incorporated into one of the new buildings to be proposed.

One meeting a month put aside for general discussion about the future of the town.

Outside garden for sitting and gathering



Charrette Team Proposals and Recommendations

We have heard the opinions and the input from 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 Hampton.

A broader approach was taken in developing our design. We looked at traffic patterns, services that were asked for and connections to Route 1, High Street, Academy Avenue, as well as Winnacunnet Road. The design was developed around the occupancy needs of the services that the citizens want to see incorporated in this area of town.

Scheme One:

This area is “the jewel” of Hampton. It is distinguished in history and it has beautiful elements. Our design focuses around creating a center using the Lane Library, the newly created Teen and Senior Centers, the town offices, the reuse and relocation of the old court house, and the walkability access to the schools.

Closing off Academy Avenue from Winnacunnet Road creates a new quad that incorporates renovation and reuse of existing buildings along with new construction. The newly created area will send a visual message that you are entering a special place. Gathering spaces and services will inhabit this new town center.

Existing town offices:

Proposed renovations include filling in the second floor to create much needed office space. Reconfigure the floor plan on the first level. Renovate the exterior façade to fit into the historical character of the town. Expand the building to the west.

Lane Library:

Expansion is planned on both the east and west sides of the existing facility. Part of the expansion incorporates plans for multi-function space for the different organizations in town to meet.

Existing Court House

Relocate building to the north. It is proposed to become the home for the Senior Center.

Green Space

A large green space for outdoor activities and gatherings has been newly created to the north and east of the newly planned Senior Center. It is designed with trees, plantings, benches, and a playground.

New multi-tenant building

This building will front on Winnacunnet Road. Possible uses include office space, retail, restaurant, café, or a convenience store. The Odd Fellows Clock has been designed into this new building.

Demolition of old town office structure

Central Fire Station

Renovate and expand existing building to the east. New addition includes new truck bays.

Renovation of the existing space above the existing truck bays includes administration offices and support offices. Emergency vehicles will have access from High Street through Academy Avenue as well as Winnacunnet Road.

Hampton Academy (Junior High School)

An addition to the northeast corner of the building is proposed for school expansion. The existing wing to the south is proposed to be the new home of the Recreation department. South of the newly created recreation department will be 2 new outside basketball courts.

Parking

Enlarged parking lot around town hall will be shared by the town offices and the library. Expanded parking around library building will be shared by the library and the senior center. An expended parking lot between the park and school has also been proposed. A bus turn-a-round has been designed for safer pedestrian travel in the area. A smaller lot has been proposed to the northeast of the fire station. Diagonal parking on Winnacunnet Road is proposed in front of the town hall, library, and the new multi-tenant building.

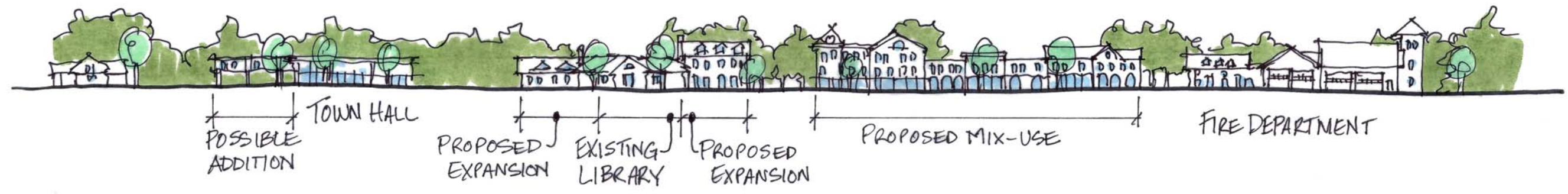
Pedestrian walkways

Pedestrian walkways have been proposed to interconnect all the buildings, parking lots and green spaces. New sidewalks are proposed along Winnacunnet Road, and along Academy Avenue to High Street. Bump outs or pinch points have been designed to create a traffic calming effect where there are sidewalks for the creation of a walkable and safe community





Scheme 1



Streetscape:

Both Schemes have incorporated a redesign of the streetscape along Winnacunnet Road for traffic calming, and for safer pedestrian mobility. Elements of traffic calming include a speed table at pedestrian crosswalks, a green island between the street and the sidewalk to narrow the road and lower the speed limit through this area. Additional plantings and trees along the street with decorative street lighting to change the look of the area and give drivers a visual that they are entering a different area.

Scheme 2

Existing town offices:

Similar to scheme one, proposed renovations include filling in the second floor to create much needed office space. Reconfigure the floor plan on the first level. Renovate the exterior façade to fit into the historical character of the town. Expand the building to the west.

Lane Library:

Library expansion is proposed to the northeast and connects to the existing court house building. The court house building becomes the new teen center. Part of the library addition that connects to the court house is the new home of the senior center. Fronting on Winnacunnet Road, and in front of the library expansion, senior center, and teen center are 2 proposed civic green spaces.

Green Space:

There are 5 separate green areas proposed. 2 front Winnacunnet Road, One behind the senior center, one at the termination point on Academy Avenue, and one is designated to the east of the fire station. The land for the proposed green area to the east of the fire station would have to be acquired. The suggested uses of the green spaces are – gathering spaces with benches, playground, barbeque area, town center fairs and events, outdoor movies. The Odd Fellows Clock could be incorporated into a gateway entrance structure off of Winnacunnet Road. Closing off Academy Avenue from Winnacunnet Road creates a new quad that incorporates renovation and reuse of existing buildings similar to scheme one.



Fire Department:

Expansion to the east and west as well as an out building to the northeast is proposed in this scheme. Property acquisition to the east is required for this expansion design proposal. As in Scheme one, emergency vehicles will have access from High Street through Academy Avenue as well as Winnacunnet Road. Expansion to the west could be the new home for Zoning, Planning and building departments.

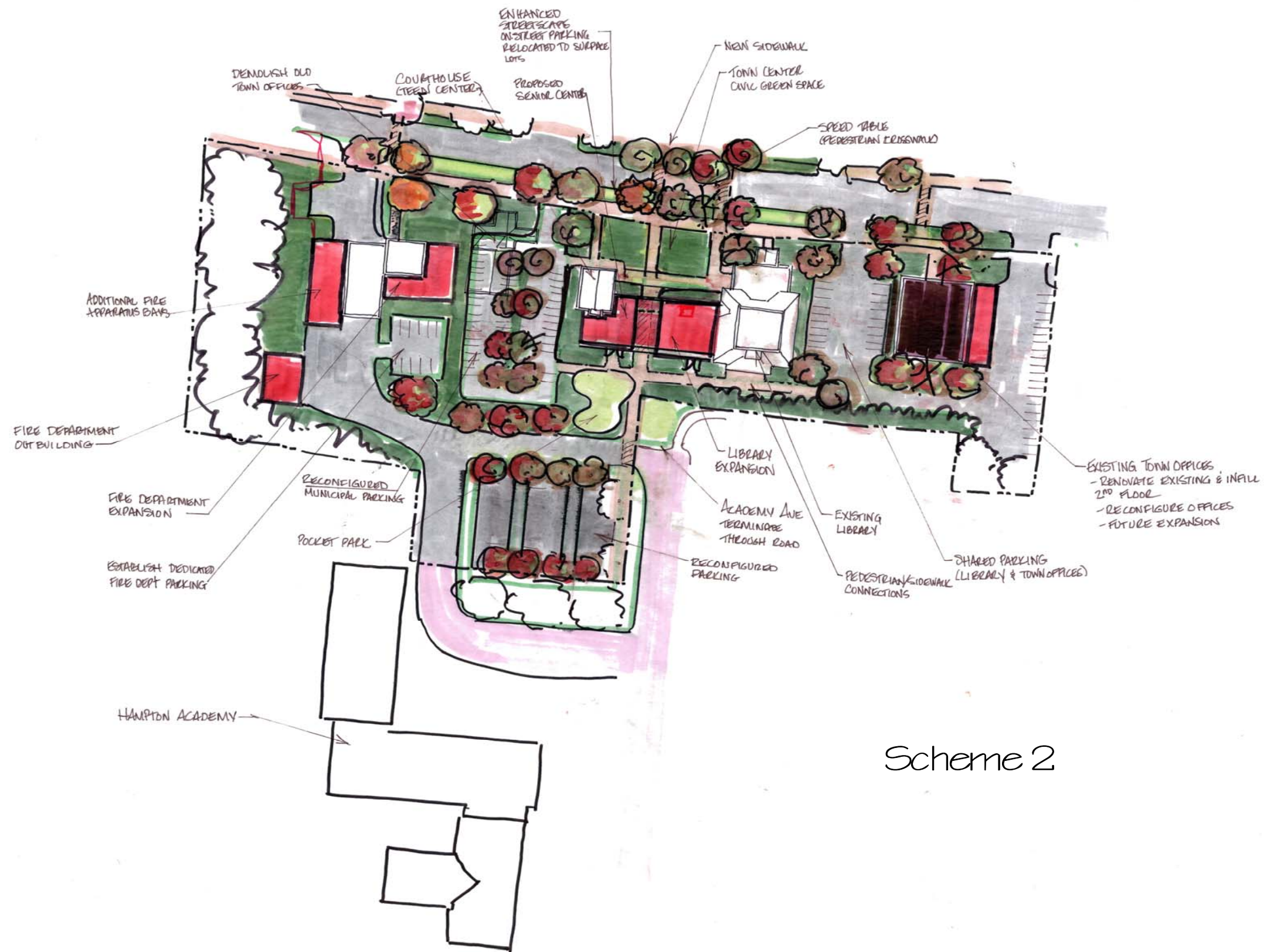
Hampton Academy (Junior High School)

The single story gym could be renovated to incorporate an indoor swimming pool and the recreation department. The lower level of the school could be used by the seniors for larger private functions.

Parking

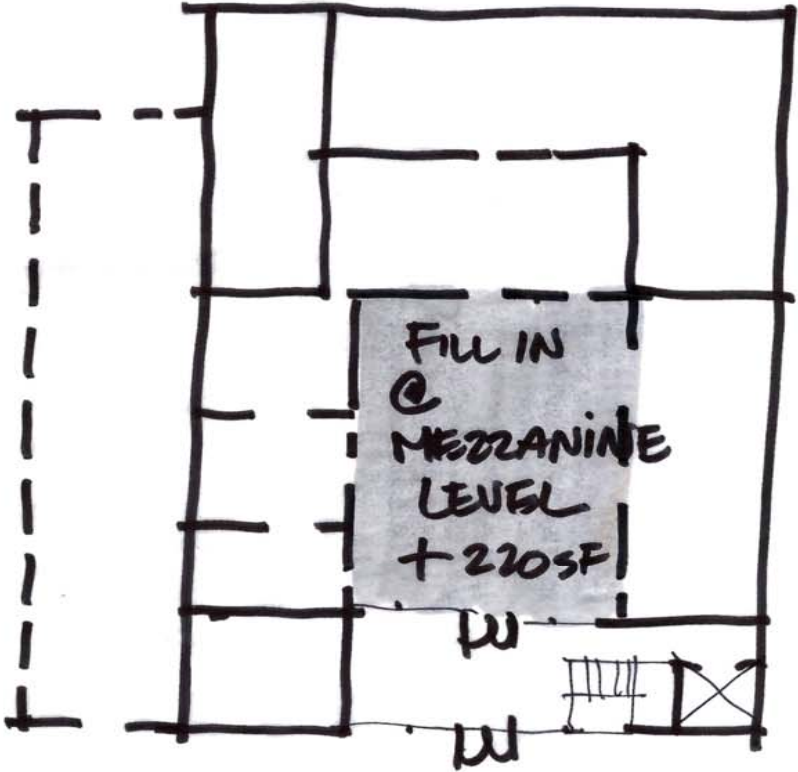
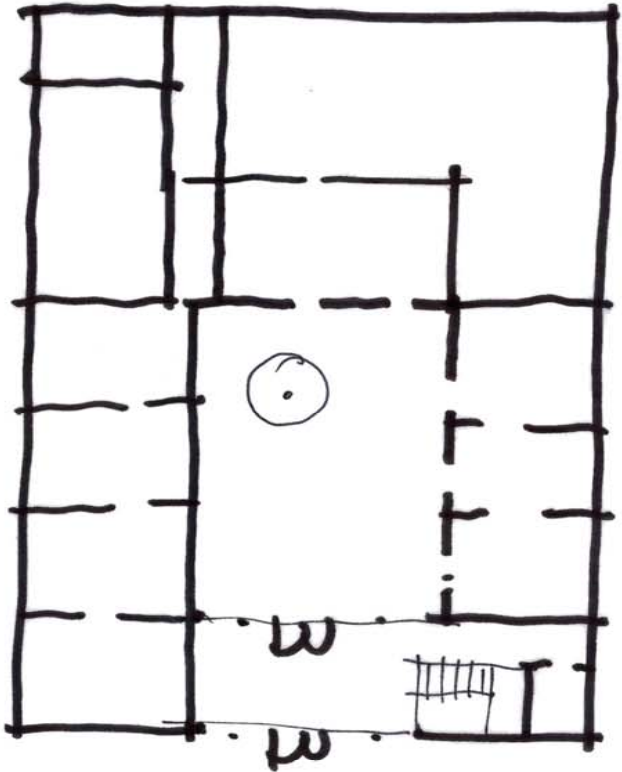
Expanded parking around the town hall will be shared by the library. There is additional parking created east of the teen center and senior center. A new lot is created north of the fire station dedicated to the fire department and any other officials residing in the new addition. There is additional parking designed for parent and bus vehicles south of the school.





Scheme 2

Existing Town Hall



EXISTING ELEVATION



PROPOSED ELEVATION



Conclusions, Funding, Next Steps

Conclusions

Between the 2 schemes, we have given you numerous possibilities for redevelopment and creation of a new town center. You may prefer one scheme over the other or adopt points from both schemes into a hybrid design.

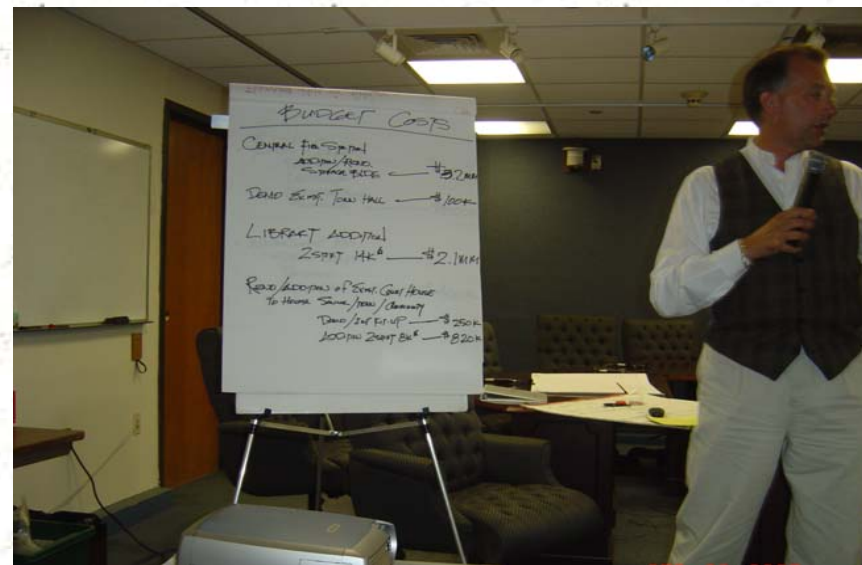
There are many alternative funding sources available for different pieces of a redevelopment project and are listed in this report. Not all of the cost needs to fall on the taxpayer. For example, refinancing of the existing bond for the fire department expansion for the central station and the beach station can be structured in such a way so as to not affect the current tax rate. Financing for the senior center could be accomplished by establishing a TIF (tax incremental financing).

We recommend the next immediate step is to activate the citizen task force from volunteers that signed up at the charrette presentation meeting to keep momentum going and to spearhead the development process based on these design recommendations. Make this a public process. You can sustain momentum if the general public has a by-in. Promote your new town slogan

"HAMPTON – A COMMUNITY FOR A LIFETIME".

Regular press coverage will help build and sustain momentum.

Design priorities should include closing off Academy Avenue, expansion of the fire department in the center of town and at the beach, creating new space for a senior center and demolition of the old town hall building. Explore the possibility of a public/private partnership (town to lease land to private developer) to develop and build the mixed-use building proposed in scheme 1.



Tools for Implementation

There is a wealth of sources of funding and expertise to explore. When applying for grants and foundation monies, many of the funders require plans or a detailed program to be in place as an assurance that projects will be completed to qualify for funds.

Expertise:

NH office of Environment and Planning (OEP)
NH office of Travel & Tourism
Division of Economic Development (DRED)
Division of Historical Resources
NH Council on the Arts
Small Business Administration (SBA)
NH Preservation Alliance

Funding

Community Development Block Grants (CDBG)
Economic Development Administration
NH Department of Transportation (NHDOT)
Conservation License Plate Funds
Land and Community Heritage Investment Program (LCHIP)
Community Development Finance Authority (CDFA)
Tax Increment Financing (TIF)
Town Trust Funds

Foundations and Private Funding Sources:

Wal-Mart Good Works – www.walmartfoundation.org

The Home Depot – Community Impact Grants,
<http://corporate.homedepot.com/wps/portal/!ut/p/.cmd/cs/.ce/70A/.s/70121/s.70A/70121>

The Timberland Company – Community Involvement Program,
<http://www.timberland.com/corp/index.jsp?page=communityInvolvement>

The Ford Foundation, <http://www.fordfound.org/>

PSNH – Community Giving program, http://www.psnh.com/Community/Support/corp_giving.asp

The Allstate Foundation -
<http://www.allstate.com/Community/PageRender.asp?Page=foundation.html>

The Verizon Foundation - <http://foundation.verizon.com/>

Merck Family Fund - <http://www.merckff.org/index.html>

The Madeline G. von Weber Trust - Funds projects in community development, neighborhood development, human services and the performing arts. Contact: Madeline G. von Weber Trust, c/o James d. Dow, 95 Market St., Manchester, NH 03101.

New England Grassroots Environment Fund - <http://www.grassrootsfund.org/>

Transportation Enhancement Act Program - Project categories include: facilities for bicyclists and pedestrians; safety and educational activities for bicyclists and pedestrians; acquisition of scenic easements and scenic or historic sites; scenic or historic highway programs; landscaping and other scenic beautification; historic preservation; rehabilitation and operation of historic transportation buildings, structures or facilities; preservation of abandoned railway corridors; control and removal of outdoor advertising; archaeological planning and research; environmental mitigation to address water pollution due to highways or vehicles; and establishing transportation museums.—
<http://www.nh.gov/dot/municipalhighways/tecmaq/index.htm>

Waste Management Charitable Giving Program - Support for Environment, Education, and Community Impact Programs - <http://www.wm.com/WM/community/Giving.asp>

Enterprise Community Partners - <http://www.enterprisecommunity.org/>

ORTON FAMILY FOUNDATION, www.orton.org

Heart & Soul Community Planning

Submission Deadline: March 3, 2008

Open to: Communities in select New England and Rocky Mountain states. Partnership opportunity for four communities to receive funding and technical assistance on major community visioning and planning projects.

We also suggest the town consider enacting RSA 79-E, Community Revitalization Tax Incentives. Signed into law in 2006, this makes it possible for a property owners wanting to substantially rehabilitate a building in a downtown or village center, may apply to the local governing body for a period of temporary tax relief. This could become valuable if a private developer built the new mixed-use building proposed in scheme 1.

Hampton has what it takes to realize its objectives to revitalize and reinvigorate the town. Your talent, energy, commitment, and spirit along with your accomplishments to date are an excellent spring board to continue to move forward



Budget Costs for Development

Scheme 1 Design Budget

Relocate Historical Court House	\$ 150,000.00
New Commercial/Retail multi-tenant Building , 2-Story, 24,000 square feet	\$2,400,000.00
Hampton Academy, Renovation and Addition for Recreation Department	\$5,200,000.00
Alternative Renovation of Existing Gym for Pool and Recreation Department use	\$3,800,000.00

Scheme 2 Design Budget

Central Fire Station: Addition/Renovation, Storage Building	\$3,200,000.00
Demolition of Old Town Hall	\$ 100,000.00
Library Addition 2-Story, 14,000 square feet	\$2,100,000.00
Renovation/Addition of Historical Court House To house Senior Center, Teen Center, Community Space	
Demolition, Interior Fit-up	\$ 250,000.00
2-Story Addition, 8,000 square feet	\$ 820,000.00

Streetscape Design Budget

Town Common Parking, Landscaping, Infrastructure, Signage, cutting of Academy Avenue	\$ 800,000.00
Winnacunnet Road Streetscape, Plantings, Lighting, Signage, Speed Table	\$ 400,000.00



Special Thanks to Plan NH's Corporate Sponsors

