



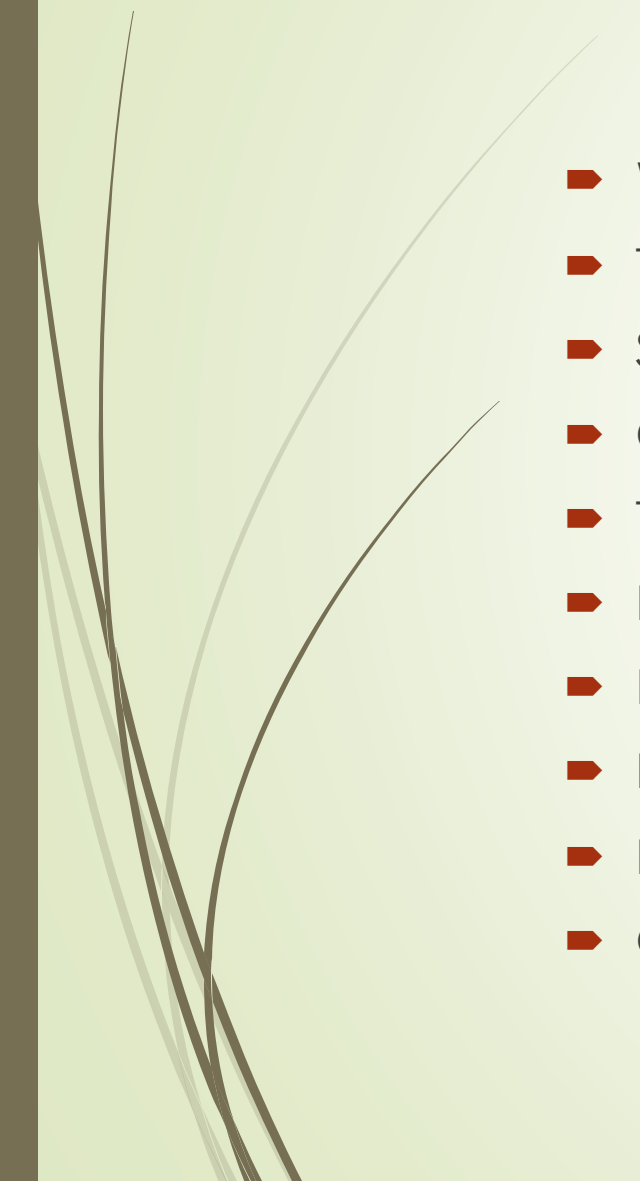
# Hillsborough Charrette

Plan NH and Hillsborough Charrette Team, May 17-18, 2019





# Agenda



- Who is Plan NH/ Team Introductions
- The Charge
- Summary: What We Saw and Heard
- Communication and Economic Development
- Transportation, Parking, and Safety
- Building Uses
- Resources
- Leadership and Coordination
- Next Steps
- Questions



# Plan NH Charrette Team

## Team Leaders:

- Rob Dapice, New Hampshire Housing
- Robin LeBlanc, Plan NH

## Team Members

- Stuart Arnett, Arnett Development Group (ADG)
- David Drasba, Dan Scully Architects
- Chuck Gregory, GPI (transportation engineer)
- Brandee Loughlin, NH Division of Historical Resources
- Heather Malone, US Dept. of Agriculture
- Stephen Meno, UNH Cooperative Extension (planning, economic development)
- Michael Petrovick, Catlin and Petrovick Architects
- Rob Reno, architect
- Jeff Santacruce, Weston and Sampson (traffic engineer)
- Dan Scully, Dan Scully Architects
- Tyler Simonds, Planner, Town of Bristol
- Ivy Vann, Ivy Vann | Town Planning and Urban Design
- Katiemae White, Friends Forever

## PLAN NEW HAMPSHIRE

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# Hillsborough Charrette Team



- Robyn Payson-Town of Hillsborough
- Katherine Ralph Publicity
- Jean Mogan-Venue Logistics
- Mary Morehouse-Hillsborough Reborn/Hillsborough Pride/Lion Club
- Ken Matthews-Volunteer Coordinator/Hillsborough Reborn/Steering Committee
- Dana Brien-Economic Development Commission/Steering Committee
- Susanne White-Chamber of Commerce/Planning Board
- Laurie Jutzi-Hillsborough Reborn/Steering Committee
- Meg Curtis-Catering Coordinator/Hillsborough Reborn
- Laura Buono-Town Administrator
- Carol Fogarty-Executive Assistant to the Superintendent
- Robert Hassett- Superintendent of Schools
- Jonathan Daley-Board of Selectmen
- James Bailey-Board of Selectmen
- David Fullerton-Board of Selectmen
- John Bramley-Hillsborough Reborn
- Jason Kovaric
- Ed Sauer
- Hillsborough Reborn Volunteers



# The Charge

- A CLEAR ANALYSIS with suggestions on how to...
  - IMPROVE and REVITALIZE the DOWNTOWN
  - Improve PARKING & attract/retain BUSINESSES
  - Create/improve upon the WALKABLE COMMUNITY
- Using STREETSCAPES and recommendations for PUBLIC/  
PRIVATE PARTNERSHIPS



# Getting to Know the Town



# Walking Tour, Stakeholder Session, and Listening Sessions





# Listening Session Summary:

## What do you do and see now in downtown?

- ▶ People use:

- ▶ Restaurants
- ▶ Post Office
- ▶ Library
- ▶ Public spaces

- ▶ People are concerned about:

- ▶ Pedestrian Safety Issues
- ▶ Confusion about parking
  - ▶ Enough? Location?

- ▶ People are seeing:

- ▶ Vacant, “crummy looking” buildings
  - ▶ No maintenance
  - ▶ Lack of continuity in style
- ▶ No destination points
- ▶ Old (not historic)
- ▶ No one is around
- ▶ People just drive through



# Listening Session Summary:

## What is your vision of Hillsborough in 10 years?

- Improved perception and self-image
- Thriving Businesses, including youth friendly
  - Movie theater, Bowling, Internet Café
  - Meeting places
- Improved sidewalks and walkability
- Community center
- Improved law enforcement
- Green Space
  - Views of river
  - Riverwalk that connects to downtown
  - Bandstand, outdoor gather places
  - Benches
  - Better lighting



# Listening Session Summary:

What should the Charrette Team know about Hillsborough?

- Absentee Landlords
- Reputation of town and school not reality
  - Hillsborough needs its own identity that reflects its uniqueness
- Lack of knowledge about how to get money for projects
- Need more jobs
- Lack of decent and appropriate housing
- Strong sense of community
- Want to keep downtown unique
- Communication is needed
  - Signs, events, between department and groups, social media, email lists
- Need an active chamber
- Hard to get things done
  - All talk, no action
- Events – fluctuating
- Recent pedestrian death
- Summer population increases
- Need more for all ages



# Plan NH Recommendations

# Communication & Economic Development: Nature and Arts Economy



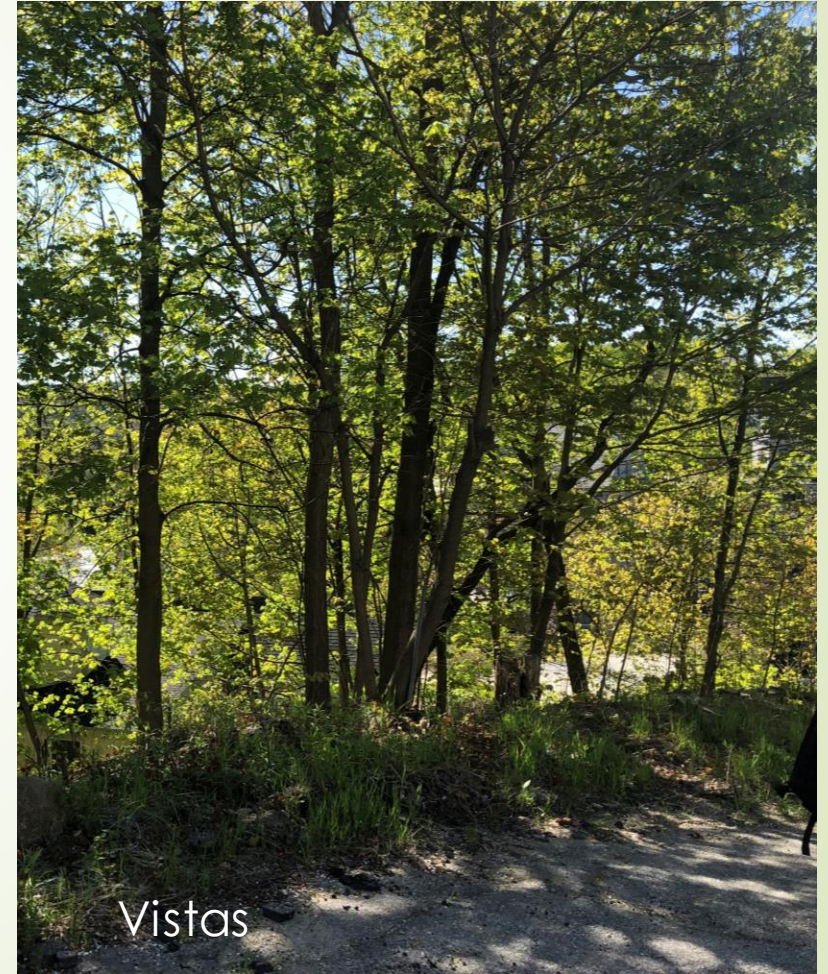
# Embrace Existing Assets



Rivers/Kemp Park



Trails



Vistas

Communication & Economic Development: Nature and Arts Economy

# Embrace Existing Assets



People, Restaurants and  
Walkability Potential



Cultural Events

Communication & Economic Development: Nature and Arts Economy



# Importance of Nature Economy

## Water Trails

- Kayaking
- Tubing
- Fishing

## Land Trails

- Mountain Biking
- Hiking/Walking
- Snowmobile
- ATV



# Action Items

- ▶ Short Term

- ▶ Add in boat launch
- ▶ Venue-grade portapotty
- ▶ Benches
- ▶ Improve digital communication: Google and Apple maps, mobile website, social media and events

- ▶ Medium Term

- ▶ Festival events – trout fishing, tubing challenge, kayak race
- ▶ Utilize snowmobile trail behind Tooky's to connect to downtown

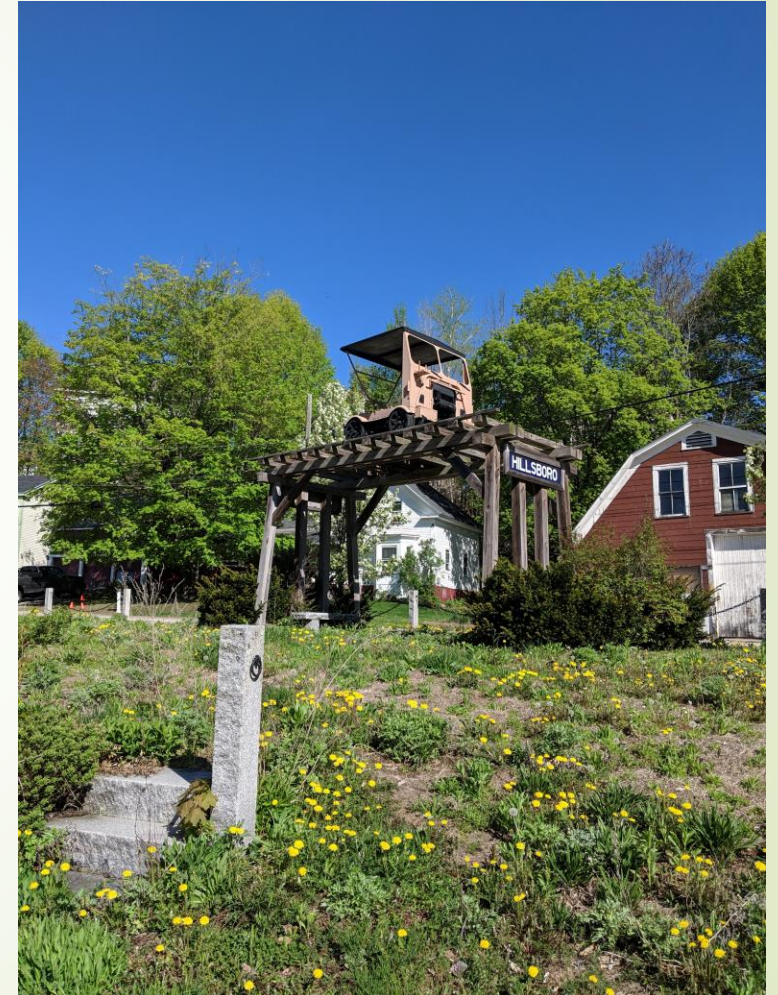
- ▶ Long Term

- ▶ Construct Nature Center/Multipurpose Center along River



# Utilize and Expand Kemp Park

- Construct Community Nature Center
  - Multi-purpose
  - History/Culture
  - Local Artist's showcase
  - Highlight Town's natural beauty
  - Connect to walkway up to downtown
  - Be a space for residents to come
  - Attract visitors to town
  - Place for map of all trails
  - Amenities to connect to nature – kayak rentals, etc.



# Connect & Define Downtown

- Activate Space
- Arts and Activities
  - Pop Up Demonstrations – empty storefronts
  - Tie into transportations suggestions – art on sidewalks
  - Use porches and stairways to showcase musicians – youth
  - Bring in local artists to do workshops and sell wares
  - Tie into existing events- farmers markets, summer concerts
  - Giant games – Jenga, corn hole, bowling, chess, checkers
  - Tie in activities at Butler Park to connect with Kemp Park
  - Maker Space



# Transportation, Parking, and Safety





# General Considerations

- Consider pedestrian and bicycle improvements
- Reduce pavement footprint with reduction/removal of turn lanes pending traffic study
- Evaluate traffic control needs. Is traffic signal warranted, turn lanes needed?
- Extend pedestrian connectivity so parking is considered part of project area
- Roundabout not feasible in this location
- Provide unified lighting/sidewalks extending towards off-parking areas



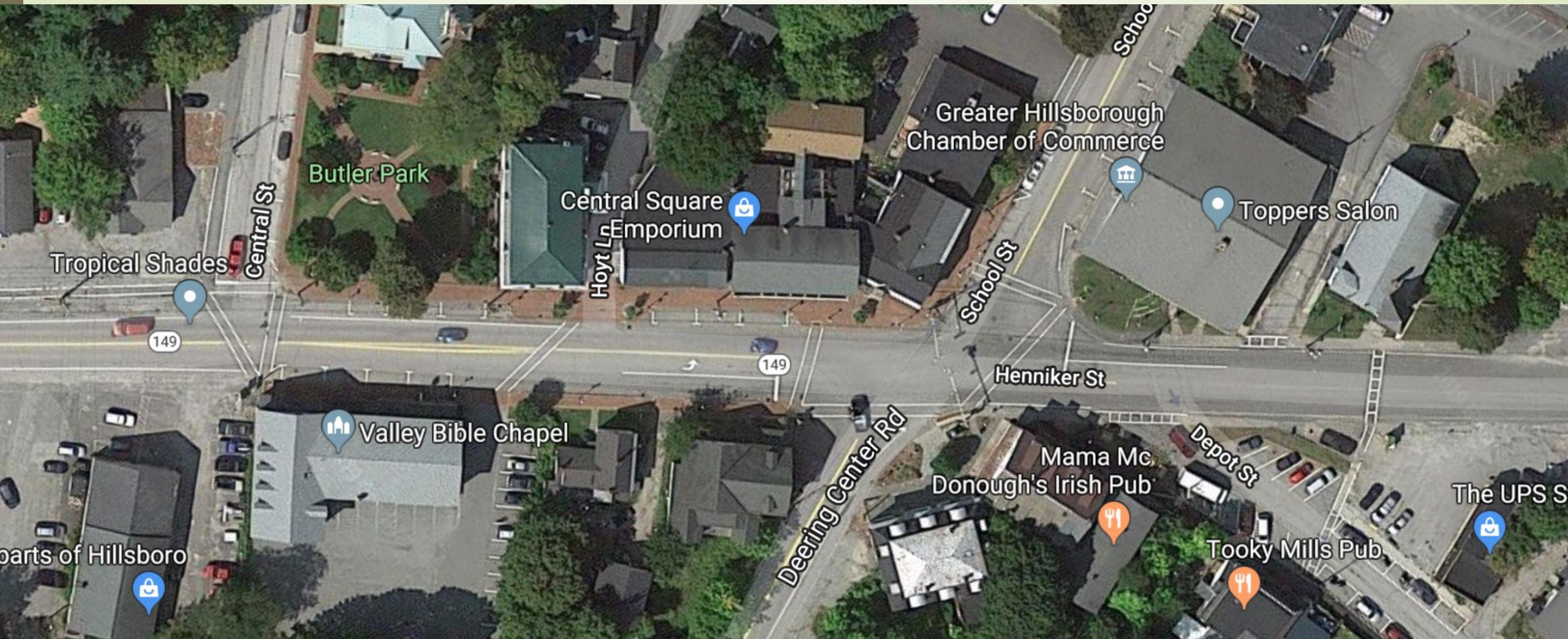
# Proposal

- The proposed concept includes removing the exclusive left-turn lanes on Main Street to provide additional width in order to provide:
  - Parking adjacent to buildings
  - A wider through lane that can accommodate shared use by bicyclist
  - Shorten pedestrian crossings
  - More sidewalk space on Main Street



# Traffic Operations

- In order to support the removal of the exclusive left-turn lane as part of the proposed concept, a preliminary traffic analysis was performed. The results show that:
- 2018 AM and PM traffic volumes were used to approximate the operations of the existing signalized intersection both with and without activation of the pedestrian phase.
  - Operation **with** the exclusive left-turn lanes on Main Street were good with minimal queuing
- 2018 AM and PM traffic volumes were used to approximate the operations of the proposed signalized intersection both with and without activation of the pedestrian phase.
  - Operation **without** the exclusive left-turn lanes on Main Street were fair with minimal queuing



Transportation, Parking, and Safety

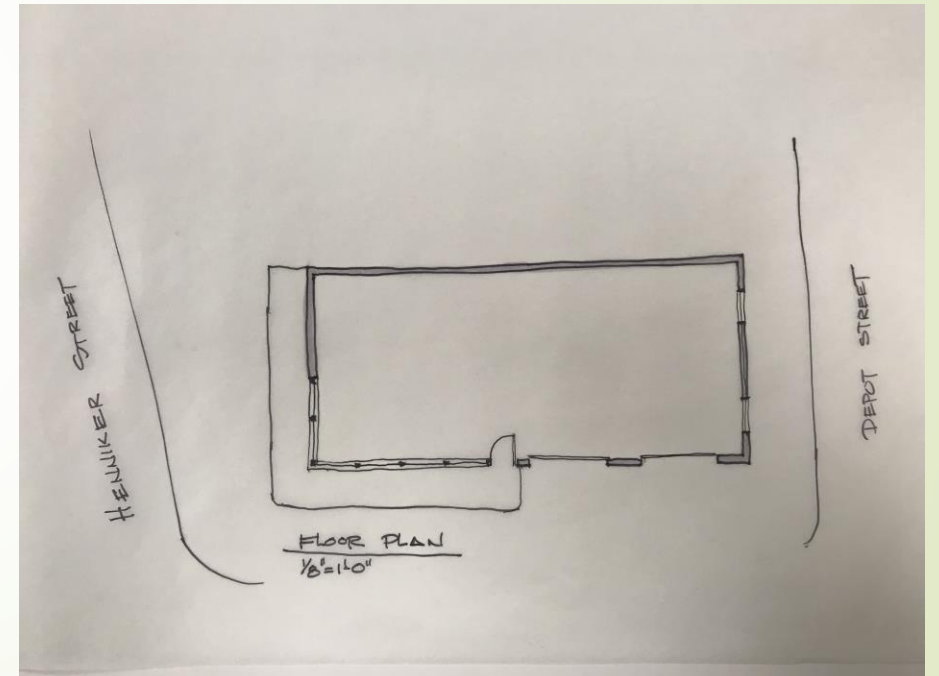


Transportation, Parking, and Safety

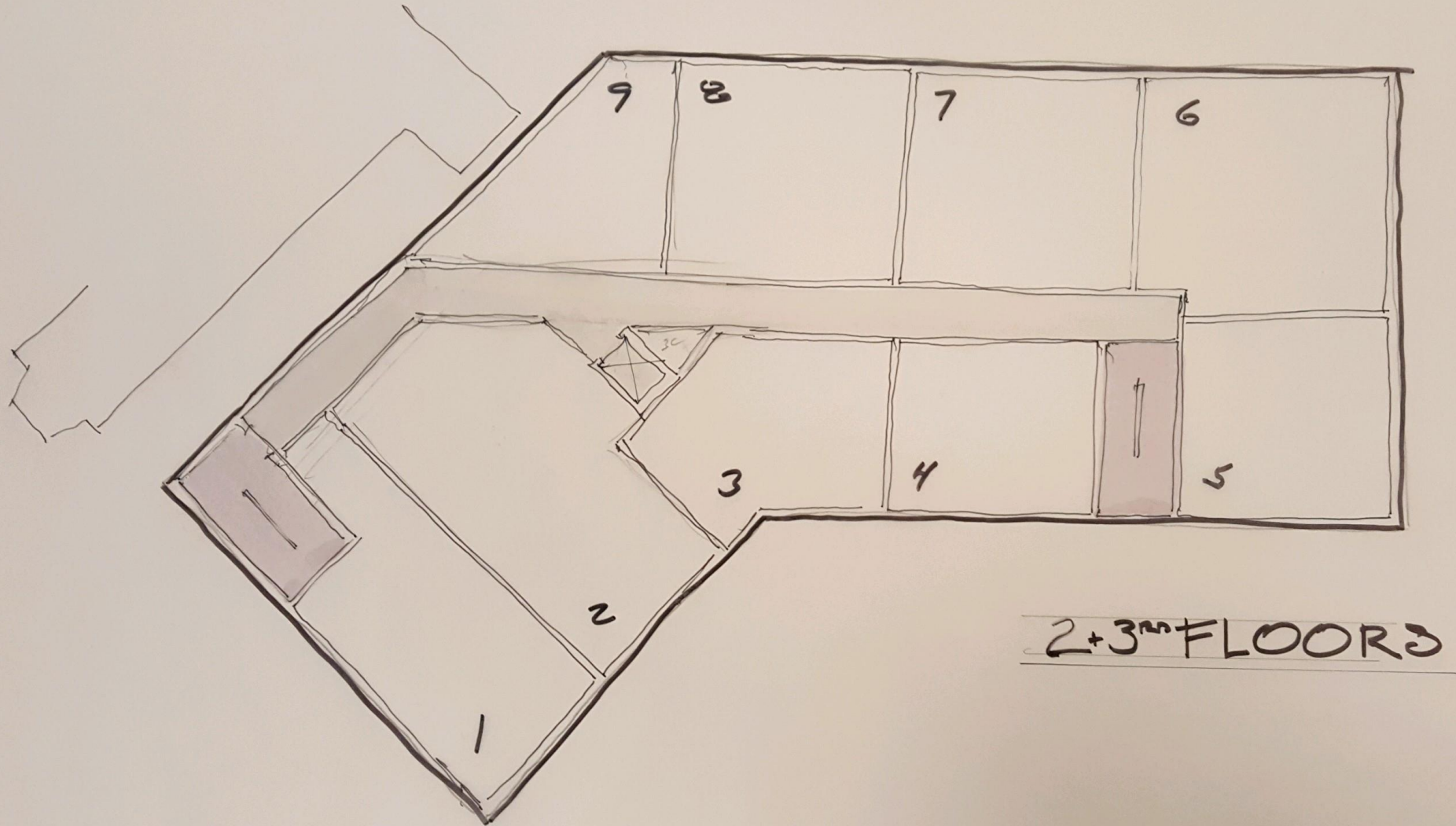
# Building Use and Design

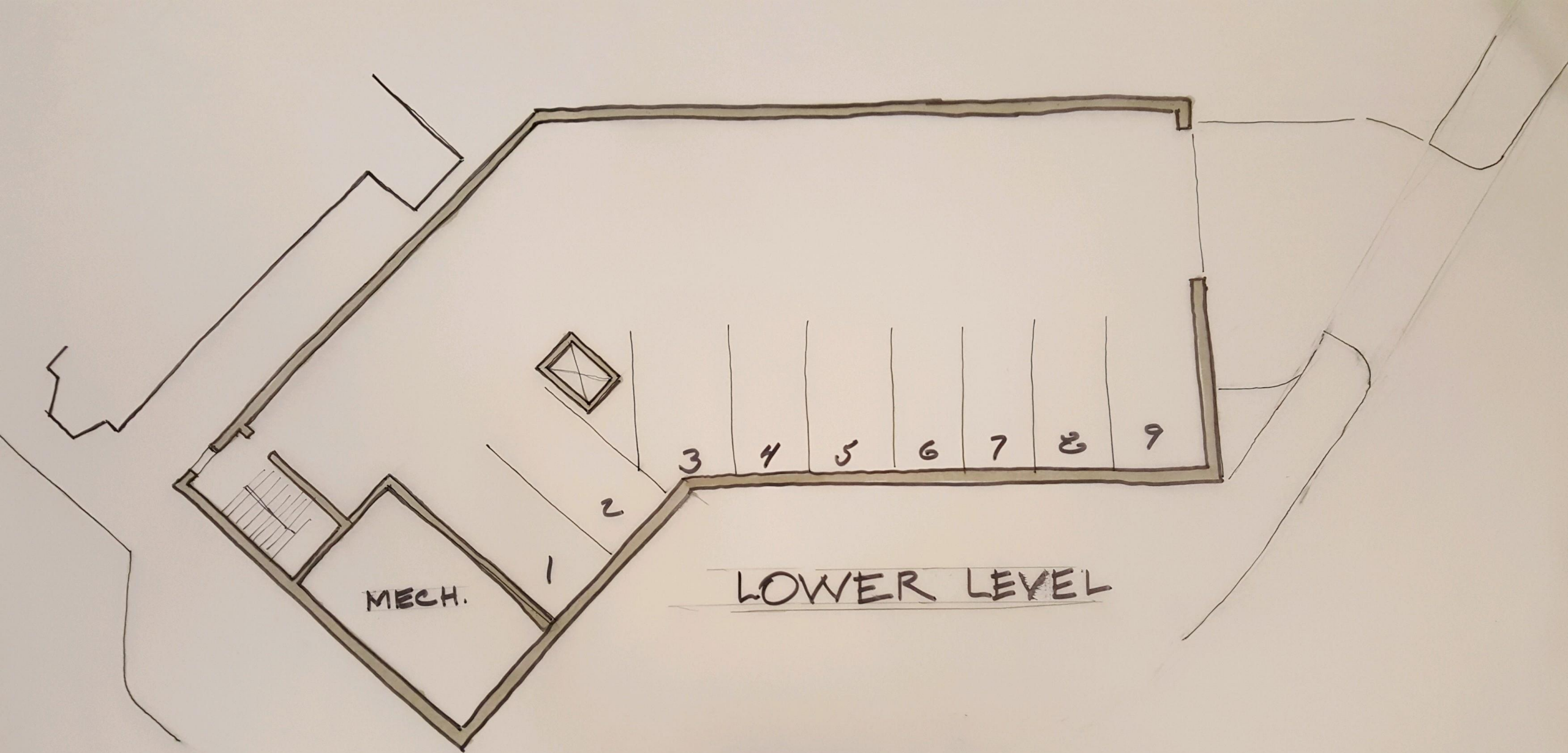


# Volvo Museum











1892  
MILLBURY BLOCK

APARTMENTS  
FOR RENT  
801-0410

EMERGENCY  
SIGNAL  
AHEAD



ELEVATION



# Immediate Action Steps



# Resources

## Private Funding

- Donations/ Foundation Grants
- Crowdfunding
- Bank loans as matching funds to leverage public funds

## Public Funding

- Community Development Block Grant/CDIP tax credit administered by CDFA
  - Facade Improvement, Community Facilities
  - Up to \$500K
- Housing Tax Credit
  - Supports development of "workforce" rental housing as well as senior rental housing
- Historic Tax Credit
- USDA-Rural Development grants for business development and coordination
- USDA-RD grants for Community Facilities (Culture, Education)



# Leadership and Coordination

- Multiple groups and people pulling in the same direction
- Coordination and prioritization could help
- Town-led monthly or bimonthly meetings convened by town (Robyn) attended by
  - Chamber of Commerce
  - Hillsboro Reborn
  - EDC
  - Hillsboro Pride
- Consider engaging a consultant or part time staff to help coordinate efforts; grant funding may be available

# Apollo 13 Strategy

- “Failure is not an option”
  - Buy coffee today –and tomorrow- at new shop
  - Thank them and others in town and tell them you are “on it”
  - Instagram them and ANY thing else you visit in June
  - Yelp and other review sites – 5 star reviews now
- Next Cool Place
  - “Permit Free” period
  - Zero rent-cost summer
  - Recruit new store owner(s) for store ready to transition
    - Who do you know?
    - Summer visitor, the “little shop they always wanted”
  - New sites – “get in early, Comeback to Giveback” opportunity



# The Future is Now

- Local Arts community participation in Free Art Show gallery
- Summer visitors are the target
  - 5 new places to visit
  - 100 new visitors
- Free and low-cost features
  - "Free Parking" signage
  - Pop-up local art in Bakery
  - Yellow Building
  - Benches, porch chairs, trash cans
  - Visible, quality Port a-potties Free
- Banners and eye-wash for the Volvo Garden
  - Window stickers
  - The Story of Volvo ("for life") and owner
- "Rinse and Repeat"





# Questions?



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