



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

MAIL: PO Box 1105 Portsmouth NH 03802-1105 PHYSICAL: 21 Daniel Street 2nd floor c/o GPI Portsmouth NH 03801
603-452-7526 info@plannh.org www.plannh.org



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



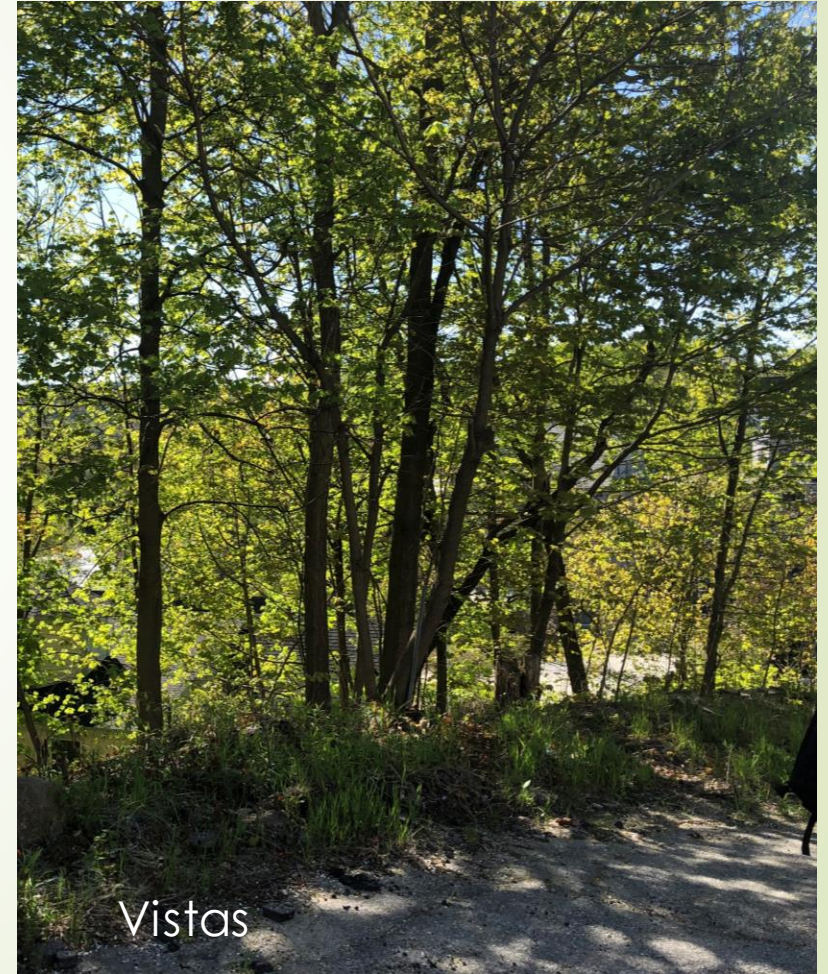
Embrace Existing Assets



Rivers/Kemp Park



Traits



Vistas

Embrace Existing Assets



People, Restaurants and
Walkability Potential



Cultural Events



Importance of Nature Economy

Water Trails

- Kayaking
- Tubing
- Fishing

Land Trails

- Mountain Biking
- Hiking/Walking
- Snowmobile
- ATV



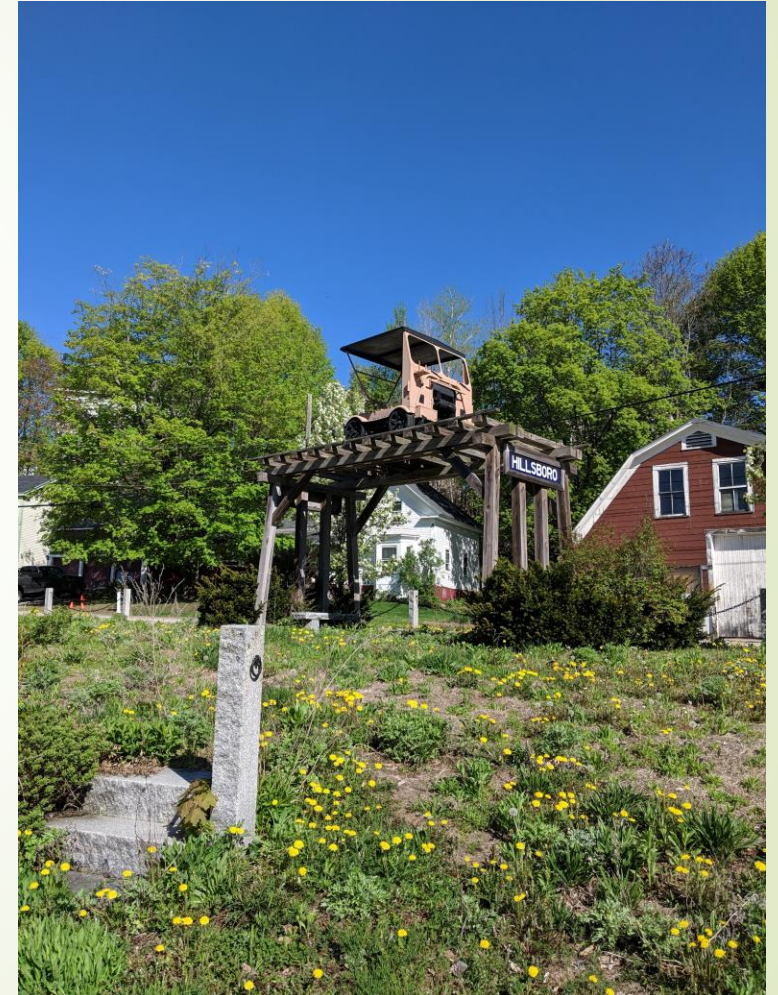
Action Items

- ▶ 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



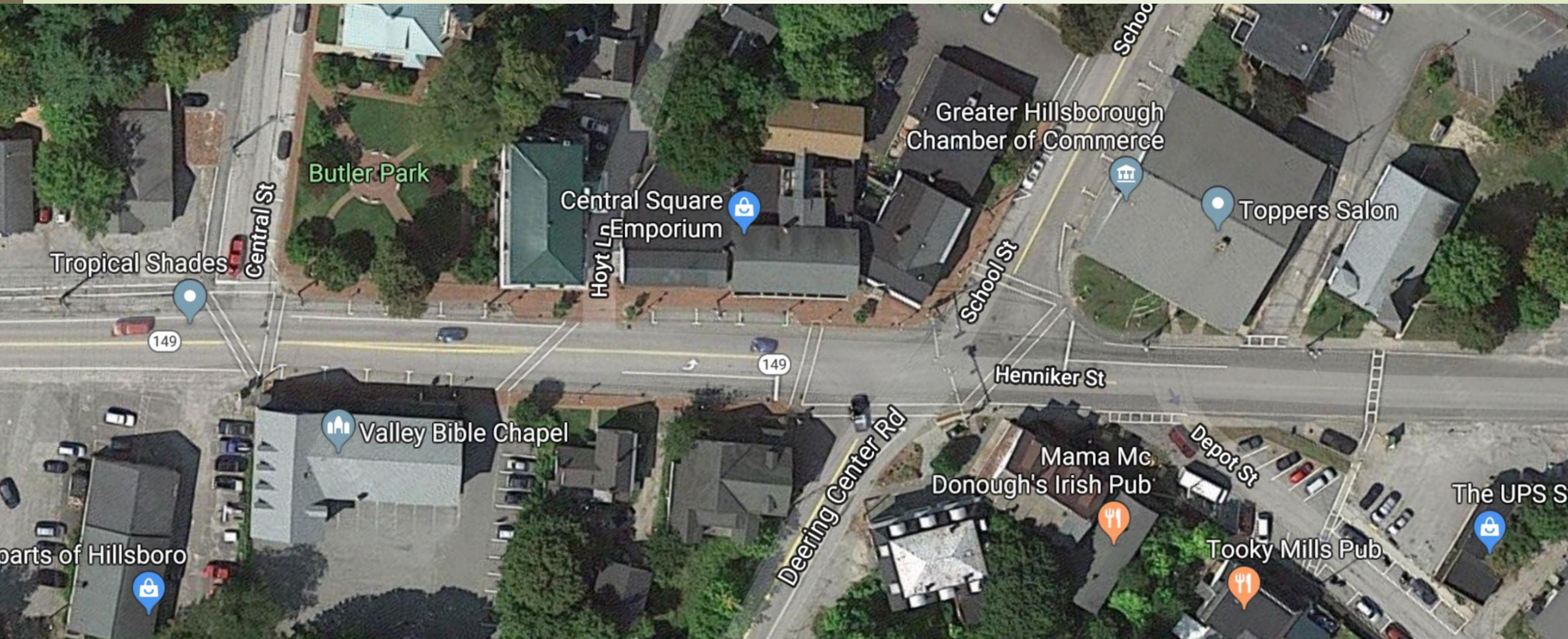
Proposal

- ▶ 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

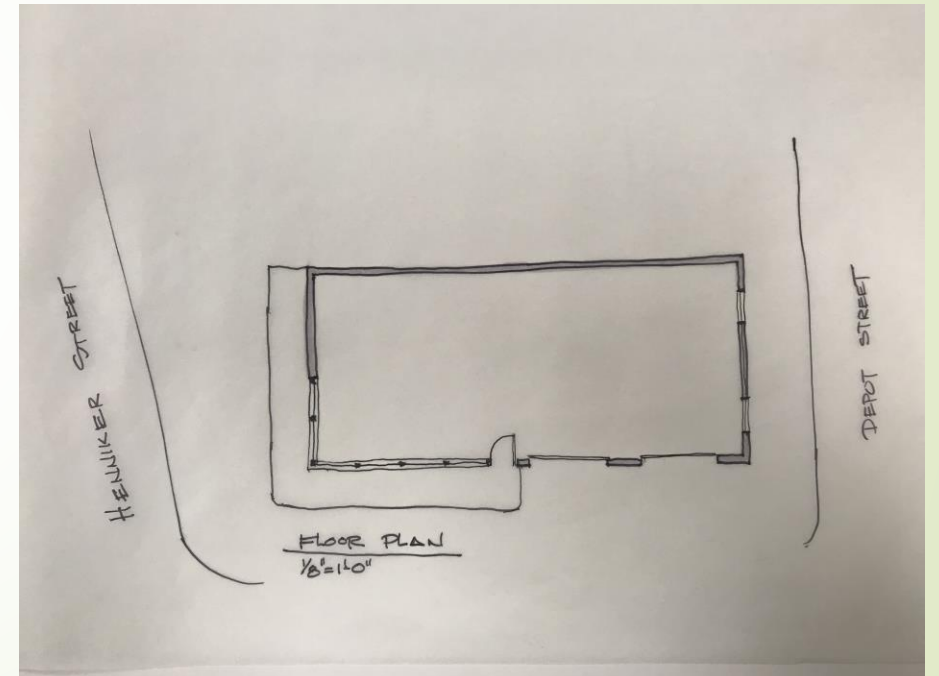


Transportation, Parking, and Safety

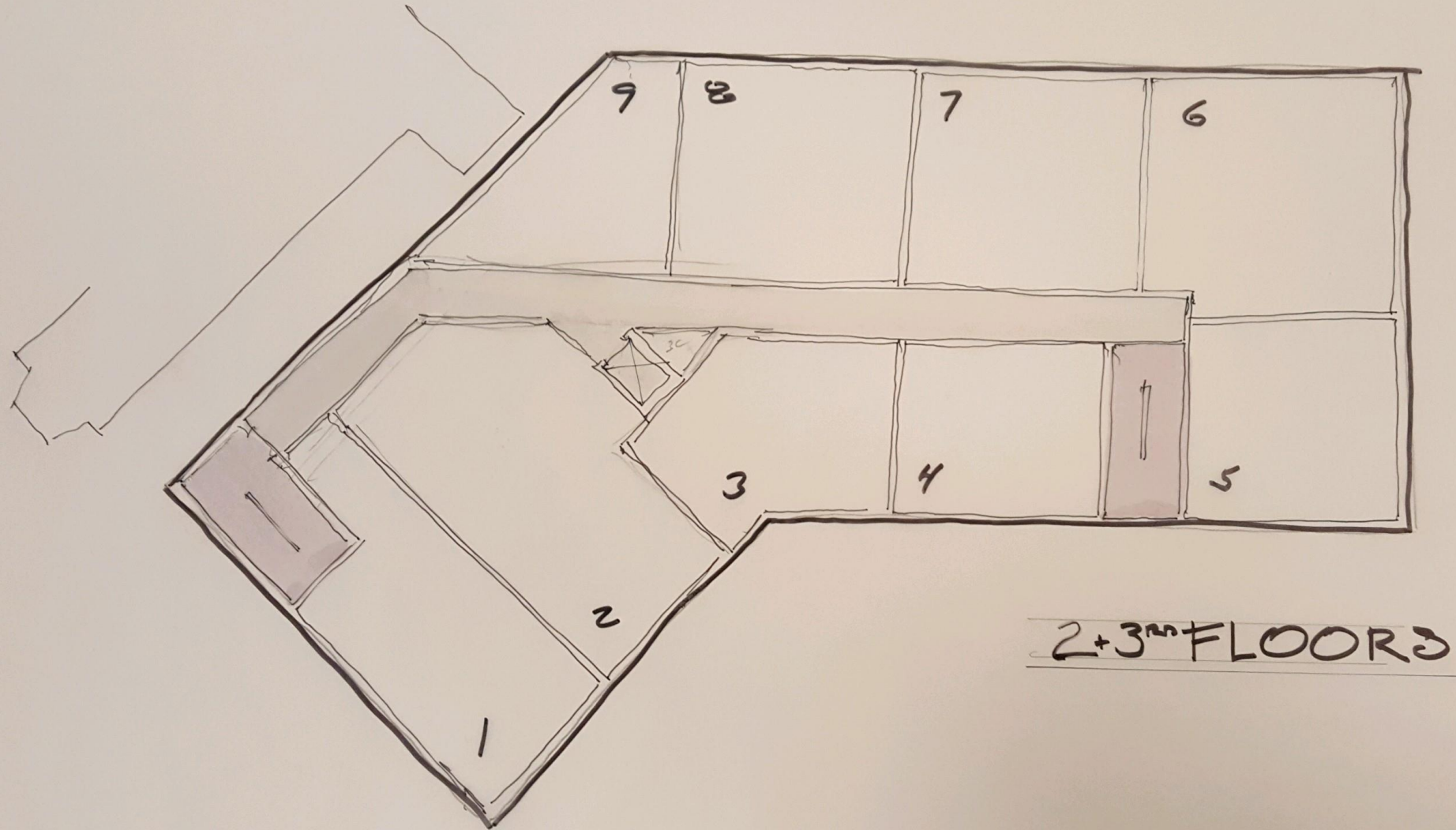
Building Use and Design



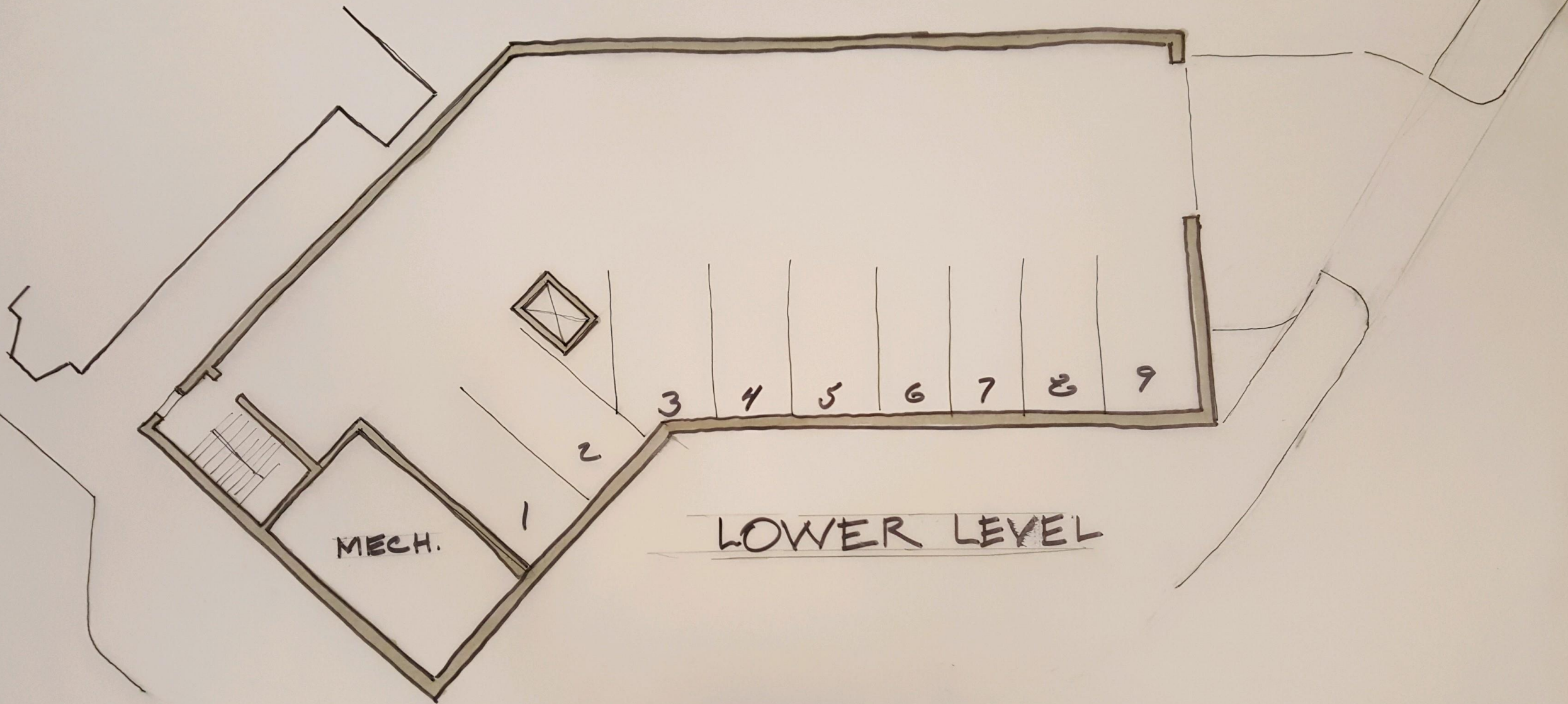
Volvo Museum







2+3rd FLOORS





1832
WINDMILL BLOCK

APARTMENTS
FOR RENT
801-0410



EMERGENCY
SIGNAL
AHEAD

2
STOP ON
RED LIGHT





7

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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