

Candia, NH Design Charrette October 17 & 18, 2003



'Four Corners' Looking NE
Showing Rebuilt Lot
Municipal & Retail Use

PLAN NH

The Foundation for Shaping the Built Environment

Candia Charrette Acknowledgements

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

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

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Candia Lumber, Candia Police Department
Fred’s Auto, Gingerbread Bakery,
Hannaford Supermarket—Raymond
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PLAN NH VISITS CANDIA, N.H.

October 17 & 18, 2003

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 Candia?

In January of 2003, the Candia Board of Selectman submitted a proposal to Plan NH for design assistance. Of the twenty plus proposals submitted, Candia 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

The "Envisioning Candia Center" Committee, The Board of Selectmen, and community residents gathered with the Plan NH Charrette team on a cool and windy Friday afternoon in October to discuss the details of the task in front of us. Design professionals on the team included architects, planners, civil engineers, construction managers, cost estimators, and a group from the NH Charitable Foundation focusing on "Social Capital". The critical piece that the Charrette Team lacked which only the local residents could offer was the knowledge of the Town of Candia.

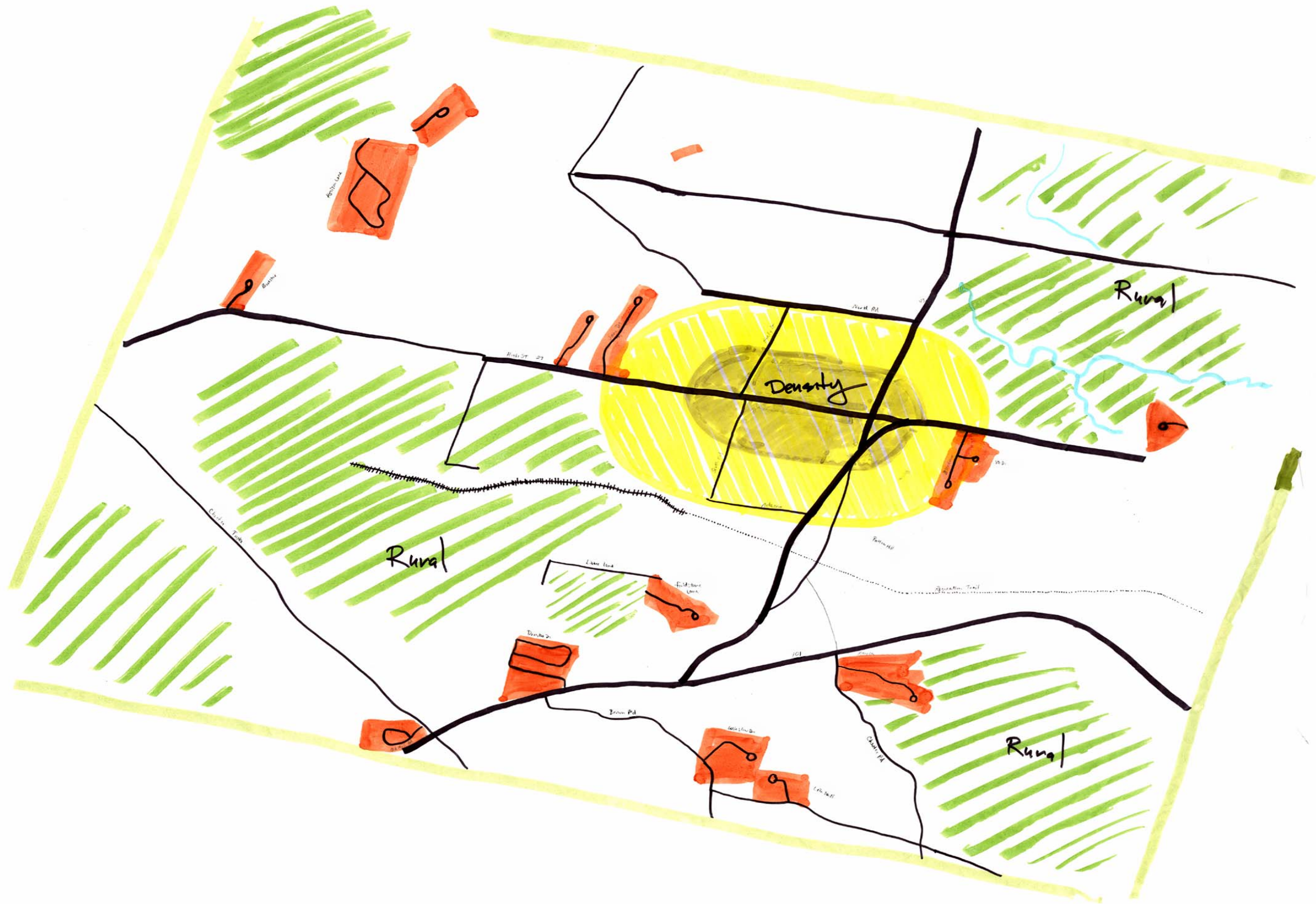
Local residents are the experts on the community - what makes sense, what history has brought forth, what will pass at town meeting - and the design team relies on resident input and knowledge to develop viable suggestions and proposals.

With that in mind, the team and residents began formulating the future of the Four Corners and the future of Candia's Village District.

The Team began the Charrette with a walking tour of the area and the downtown. The focus ranged from the site accesses from Route 43 and 27, the school property, the intersections of Routes 33, 27, and 43, as well as the surrounding properties at the four corners. We also looked at the other two villages west up Route 27 and north up Route 43. After becoming familiar with the lay of the land, the Team had a clearer understanding of the challenges that was before them.







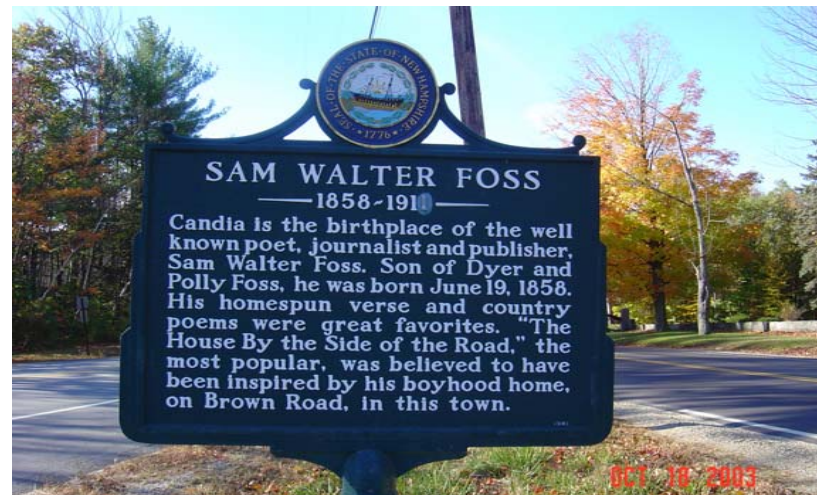
Candia's Proposal Creating a Sense of Community

The Town of Candia would like to develop the Candia Four Corners, as the "Heart of Candia". Candia held a Community Profile Event – "Envision Candia", facilitated by the NH Cooperative Extension, at which the aesthetic development of the four corners area emerged as a key project for the community.

Candia has never had a true "town center" but has loosely organized around six separate geographic villages. The development of the "Four Corners Area" has long been a topic of discussion. The importance of this concept to the community became clear during "Envision Candia". When considering the concept of "Creating a Sense of Community". The Four Corners includes the site of Moore Park, long a center for youth activities, containing a ball park and the "Boy Scout Cabin" (currently the home of the Candia teen center, a citizen group effort). In recent years a playground for young children, basket ball court, pavilion and ball park building with rest rooms, a skateboard park and the Candia Town Hall were all developed with major financial support and volunteer labor from private citizens.

Through town meeting action, the town acquired the property opposite to the park. During 2002, a new library was constructed on a portion of that property. This property also contains a small pond that was overgrown with cattails. A volunteer citizen group with the intent of creating a public skating facility has reclaimed the pond. The Candia Youth Athletic Association also acquired a 50 acre site in the area. It has developed nine athletic fields and in 2002 opened an indoor soccer and basketball facility.

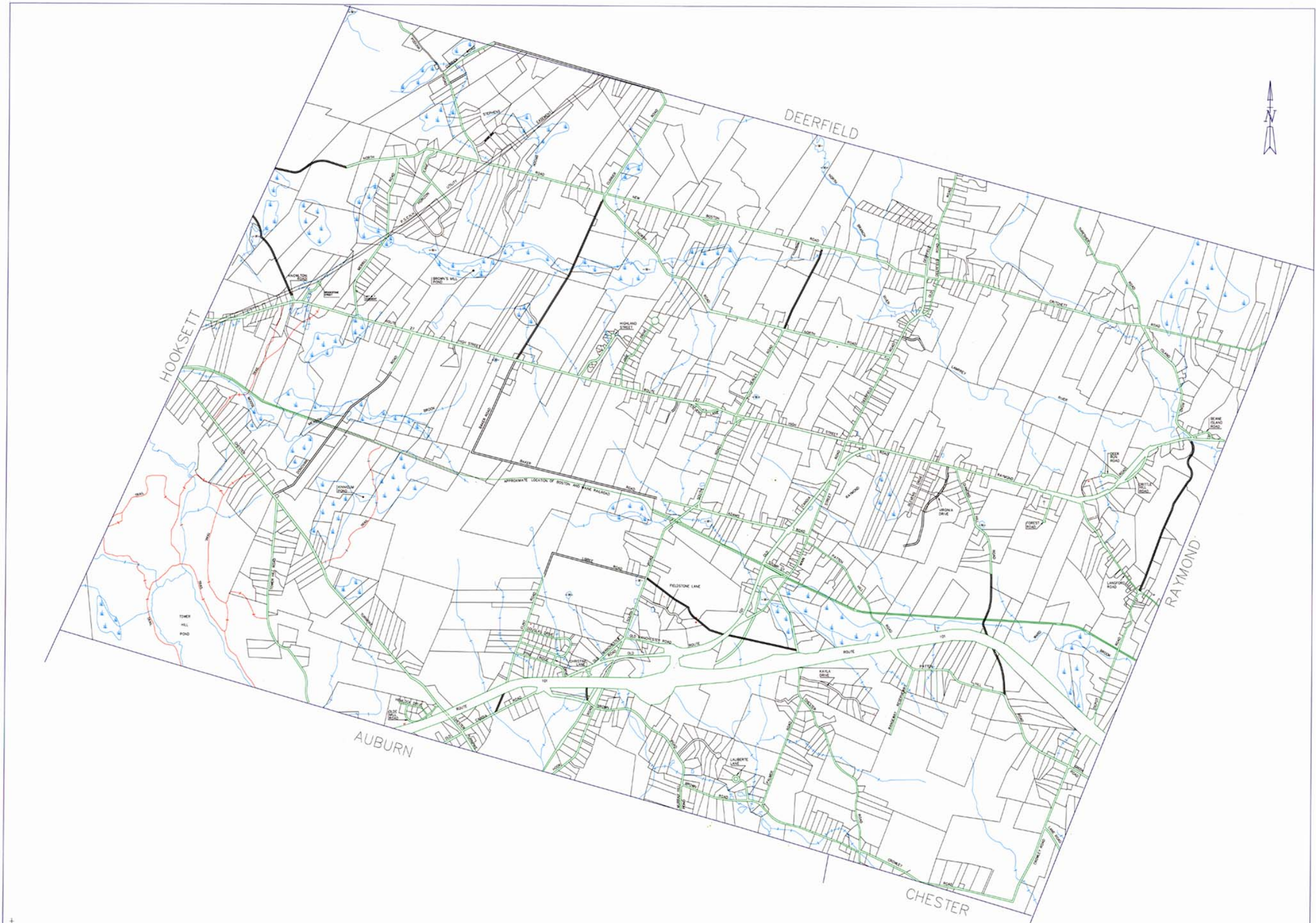
The Town of Candia owns major portions of the Site. The Candia School District owns land contiguous to the site. The site includes Moore Park, the Town Hall and the new Smyth Public Library. The Candia Volunteer Fire Department also owns land close to the site. In 2000 the Candia Youth Athletic Association acquired a 50 acre parcel across State business route 101 and near the Site. Several of the other properties are currently on the market.



Both the characteristics of the project and the design possibilities are unique. How often are we presented with the opportunity to create a Town Center? Three of the Four Corners host historical buildings. The "Triangle land area" offers opportunities for imagination and inventiveness.



Candia is a relatively small (population less than 4000) southern New Hampshire community which is located in Rockingham County, but more a part of the greater Manchester Metropolitan area. Given the impact of the I-93 expansion, this may be the last opportunity for Candia to restate its rural character, minimize the impact of sprawl and perhaps design a town center that facilitates social interaction. Candia is blessed with an energized core group of volunteers that would work to help make this project successful.



THIS MAP IS BASED ON THE TOWN OF CANDIA PROPERTY MAPS.
 IT IS INTENDED FOR REFERENCE AND PLANNING PURPOSES ONLY.
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LEGEND

WATER		IN CONVENTION	
RIGHT OF WAY		WETLANDS	
UTILITY EASEMENT			

SCALE 1" = 1000'

FEET	0	1000	2000	3000
METERS	0	304.8	609.6	914.4

REVISED AND REPRINTED TO AUGUST, 2002

TOWN OF
CANDIA
 NEW HAMPSHIRE

COMPOSITE MAP

The Listening Sessions

During the public sessions, residents identified specific issues, and desires for the Four Corners and a Central Village District These issues Included:

Positive Aspects of Candia

- Progressive Leadership
- Strong & motivated Heritage Commission
- Conservation Commission
- Appreciation for sidewalks
- Available commercial property for development outside of four corners
- Concerned Citizens

Problem Issues

- Traffic Control
- Speed of Traffic
- No parking in town center
- Town Hall and Police Dept. have inadequate space
- Presently there are six town centers
- No way to safely move children from school to CYAA
- Land Use Policies
- Limitation of town facilities to form social connection
- Location for affordable child and elder care
- Integrating new comers to the town
- Lack of workforce housing
- Lack of sidewalks
- Lack of widespread participation in public meetings
- Lack of generalized civic commitment (workers are generally the same people)

Obstacles

- Funds to make changes
- Present Zoning
- How to deal with projected 60% population growth within the next fifteen years
- Incompatible land uses in the four corners area
- Environmental issues
- Land not controlled by town
- Willingness of some to support properly planned growth
- No town sewer

Community Vision/Goals

- Re-establish Four Corners as "Heart of Candia"
- Put Post Office back in town center
- Traffic calming entering town center
- New home for teen center
- Four Corners to become a "Destination Point"
- Incentive Program for existing building to improve facades
- Solutions to create safe pedestrian movement
- Connection with other historical builds, i.e.: old schoolhouse, old Smyth Library
- Daycare
- Gazebo (Bandstand style)
- Elderly housing
- Affordable Housing
- Increase residential neighborhoods
- Need to do an Overlay District adoption
- Tennis Court
- General Store type market
- Create rural feeling vs. commercial (no strip development)
- Redirect traffic from town center
- Create four season recreation area
- Connect town owned facilities with pedestrian access for all ages
- Relocate Precision building
- Senior Community Center
- Relocate Town Clerk
- Sidewalks and Trails
- Relocate District Court to town center (will need new home within three years)
- Streetscape lightning and signage
- Adequate parking in four corners area
- Restaurant and a café at four corners



Route 27 Looking East

Top of Hill with Hicks Museum
on Left, Old Library on Right

Charrette Team Proposals and Recommendations

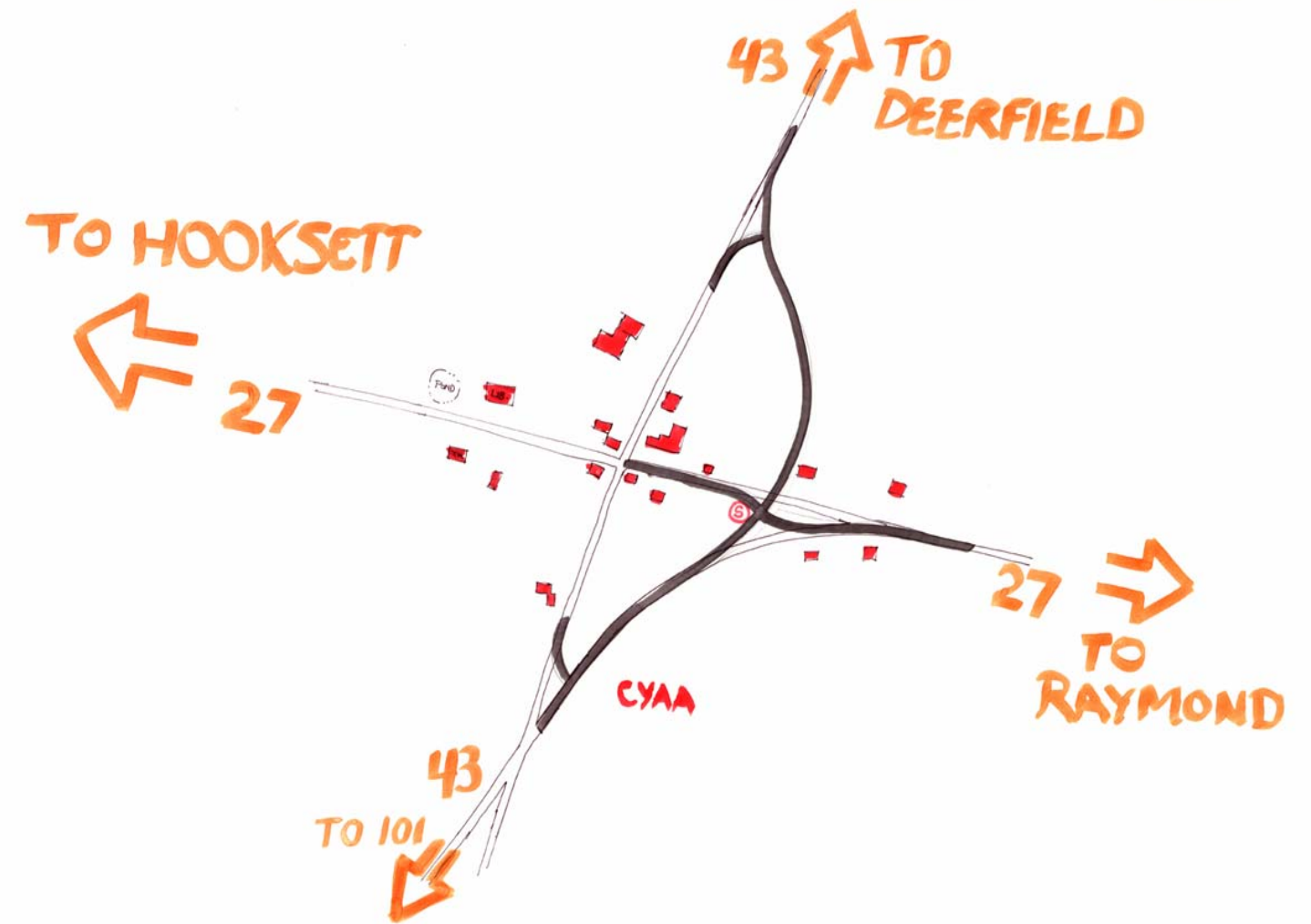
We have heard the opinions and the input from the residents. We have walked the area and have seen the conditions with which we must deal. Now, we are prepared to present our findings and recommendations to the citizens of Candia

From the existing layout plan of the town, there are many dead end cul-de-sacs which contribute to the disconnection of different areas of the town. We are proposing to connect some of these cul-de-sacs with the newly designed streets to have as many existing neighborhoods interconnected. This layout scheme will work well with our recommendation to put higher density residential in within the center of town & keep outskirts as rural density of residential. This concept brings back old design that once existed exhibiting the populated center with daily activity.

Building lots outside the newly created town residential district center should remain as a 3 acres minimum. Surrounding center area lots should be smaller lots (more dense with shared septic etc.). This will improve the quality of life. The use of sidewalks, streetscape, lighting, signage, etc., will allow the creation of a whole interconnected network in the center. A senior housing component should also be added to the mixed use in the town center. Now a larger, concentrated mix of the town population will be connected to the town offices, library, teen center, municipal services, school, recreational activity centers, etc.



The traffic count for Route. 43 is 8,000 cars a day and the Route. 27 traffic count is 3,000 cars a day. The biggest traffic count is created on Deerfield Ave. Rt. 27, Main St. Coming out to CYAA is a big concern and there has been one fatality. We have redesigned this intersection to try to bring the road at a right angle with a light. This will be much safer and will allow the creation of a pedestrian way between the CYAA and the school.



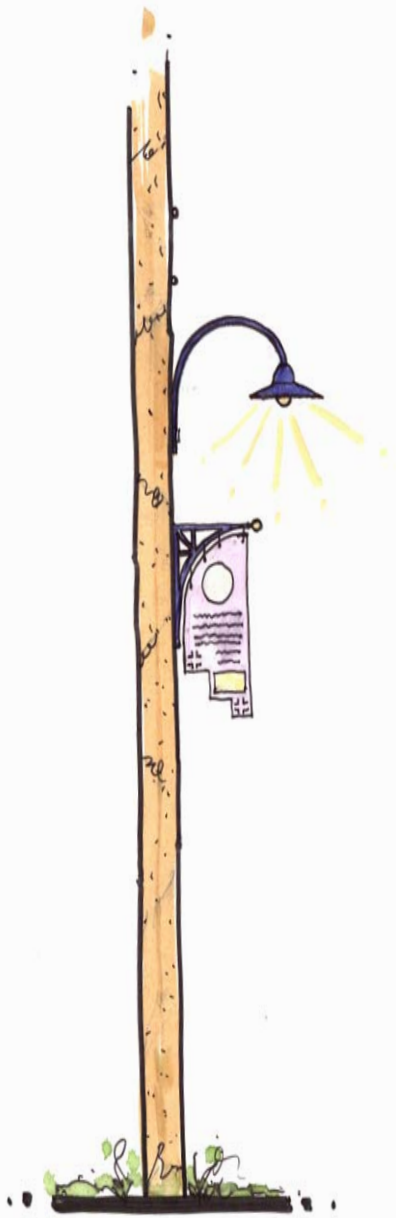
We also propose to eliminate the traffic light at the 4 corners and add a new by-pass road east of the 4 corners and travel north behind the fire station and entering on Route 43 North of the 4 corners. This will cut the traffic in half that goes North & South.



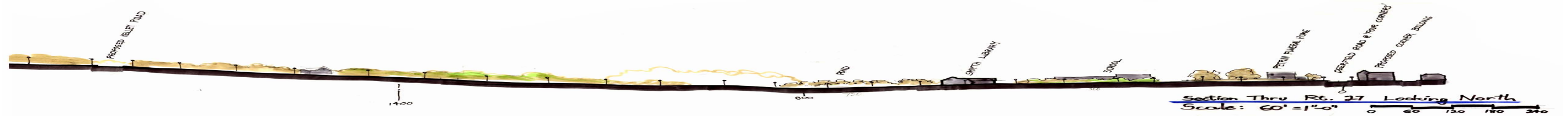
The charrette team's main task is to re-establish the 4 corners as the Heart of Candia. We created a streetscape to alert people that the Town Center, 4 corners is ahead. This will also allow you to create venues for community services, meeting places, businesses, as well as better and convenient access to the existing school, the library, town hall, and recreation spaces. Put all parking lots in rear of buildings at 4 corners center. The Old Library can be turned into a senior center with daycare. This being near the school can create a needed intergenerational connection while also giving the seniors the ability to walk to different venues within the town center. Candia is about 20,000 acres (half of which is in current use). You could have more growth than what is protected but you have to take pro-active steps for protection. How you meet these challenges, determine how you preserve your quality of life.

Creation of an outdoor recreation area south and west of the school to include ice skating and trails will bring people into town. Also, having churches and cemetery, you already have your elements to work with near the center. A sense of visual changes needs to be made to force the change in the current traffic patterns. There is a parcel of land near Old Deerfield Rd. where you need to reduce speed as well as near the Getty station and hardware store. Another visual change to reduce speed is to put up hanging Pylon signs with the town logo. These should also be put up at each corner of the 4 corners, and up along the streetscape in all directions to alert the changes. We are recommending that street lights be put on power poles with smaller banners with same verbal and logo saying that is on the Pylon. You can also put smaller banners every 50'. This all helps to slow down traffic and get people visually ready for 4 corners and center coming ahead.



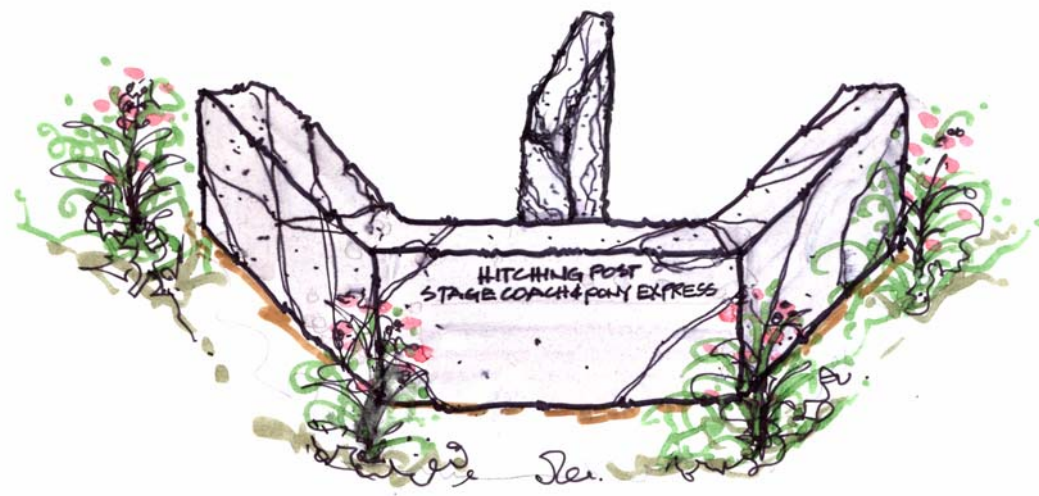


LIGHT & BANNER
STREET SCAPE



Pave shoulders 5' to indicate bicycle and pedestrian paths. Use curbs and sidewalks until you get to paved shoulders. You can determine where to stop curbs and sidewalks and start paved shoulders. Curbed sidewalks have proven to reduce traffic as you approach the center. Reduce speed to 30 mph with stiff fire and police enforcement. Use nice looking granite curbing and then maybe cobblestone integrated in some areas.

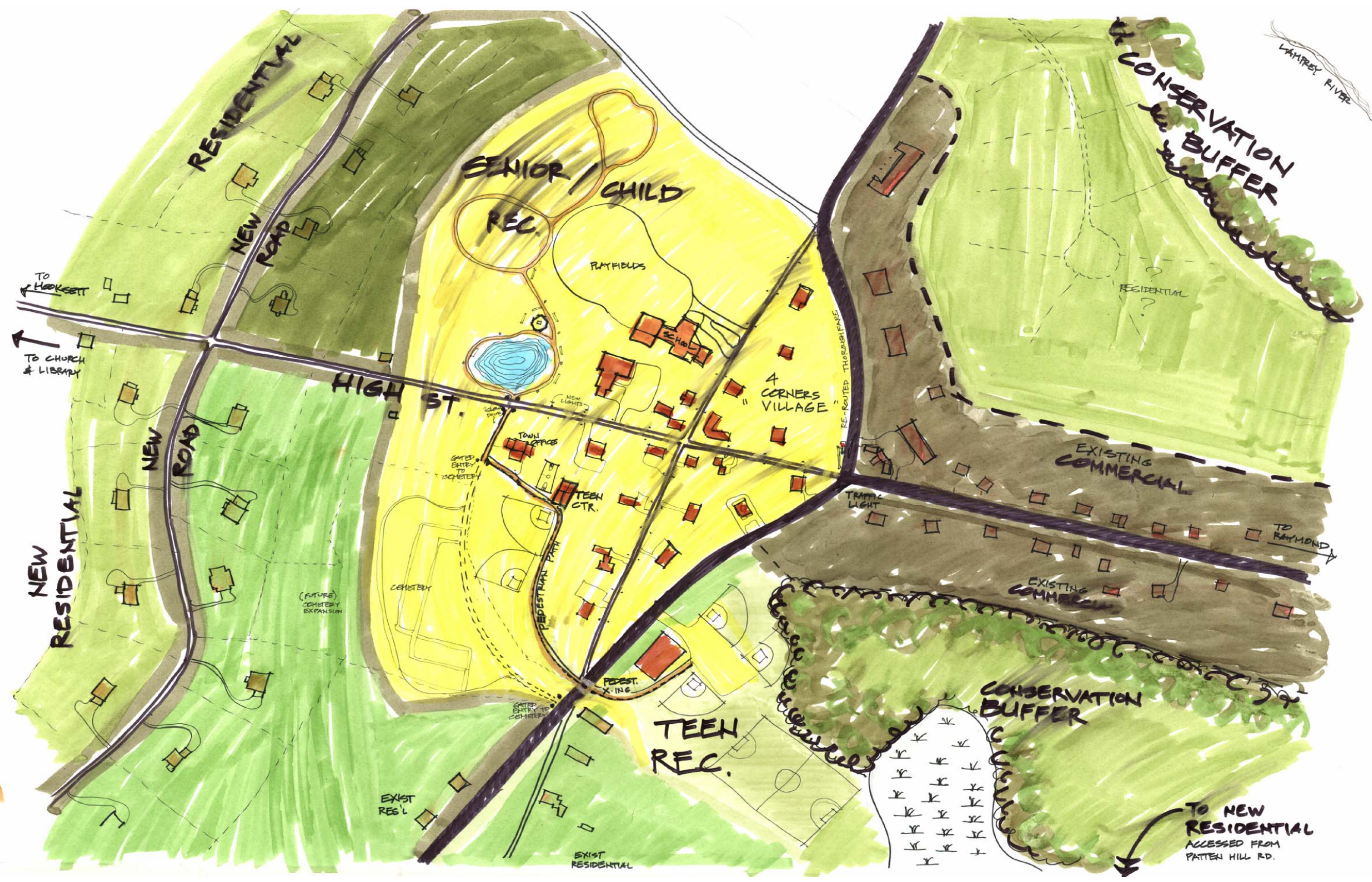
The present police facility will soon be too small. We think that the present Fire department site would be ideal for a mixed use Safety Complex to combine police, fire, ambulance and even town offices. The present Town Hall and police facility could be transformed into a new Teens Center. It could also be used as a daycare for both children and seniors or put a new senior day care near senior housing.



FOUR CORNERS MONUMENT.



'Four Corners' Looking South along Deerfield Road



New Traffic Pattern @ 4 Corners

Cost Analysis

◦ Road, Sidewalk, Streetscape Design	\$150,000.00
◦ Property Acquisition (2 parcels)	\$400,000.00
◦ Business Relocation Expenses	\$ 60,000.00
◦ Demolition Costs	\$ 15,000.00
◦ Road Construction (1500LF @ \$200/LF)	\$300,000.00
◦ Sidewalks (8000LF @ \$50.00/LF)	\$400,000.00
◦ Signalization	\$200,000.00
◦ Streetscape/Monuments	\$300,000.00
◦ Street Lighting (80 fixtures @ \$100.00/Ea.)	\$ 80,000.00
◦ Contingency (10%)	<u>\$190,000.00</u>

Total Budget: \$2,100,000.00

Public/Private Redevelopment Option

For The Goff Site

Town Acquisition costs Ready for Development:

◦ Property Acquisition	\$500,000.00
◦ Remediation	\$100,000.00
◦ Demolition	\$ 50,000.00
◦ Contingency (10%)	<u>\$ 65,000.00</u>

Total Town Cost Responsibility: \$715,000.00

Private Development Budget:

◦ Design	\$ 75,000.00
◦ Sitework	\$ 75,000.00
◦ Parking (20 spaces)	\$ 60,000.00
◦ Construction Budget (8000SF @ \$100.00/SF)	\$800,000.00
◦ Contingency (10%)	<u>\$100,000.00</u>

Total Private Development Budget: \$1,100,000.00

Candia Charrette Summary

Land in current use represents about 50% of Candia's acreage and contributes nominally to the tax base. The remaining 10% of the land in Candia is owned by non-taxable entities.

Since the majority of Candia's acreage is in current use, the Town should consider undertaking a strategy that identifies appropriate areas to channel future residential and commercial growth, while taking steps to protect or preserve other areas from development. Zoning should also be updated to reflect the types of land use that the Town desires, and design standards should be considered to ensure future investment. Adopting and funding a strategy to preserve environmentally sensitive areas should also be considered.

Four-Corners in Candia is located just north and west of Route 27 at the intersection of Main Street and Route 43, and is a major municipal destination in Town as well as a bottleneck for commuter traffic trying to access Route 101. The Town of Candia has an elementary school, a library, a town hall, police station and firehouse in this local area, as well as recreational areas for the local residents. Commuters from the adjacent Town of Deerfield were mentioned as the cause of flow-through traffic problems, as traffic reportedly can queue up for more than a half a mile on Rt. 43 during peak periods.

Commercial and mixed uses represent about 25% of the land area at Four Corners, while residential uses utilize about 21% of the land area, as shown in Table 5. Municipal uses consume roughly 48% of the land and the remaining 6% is vacant. The area lacks any public utilities (water/sewer) at this point. Assessment and land use characteristics of a sample of property within the immediate area of the Four-Corners is summarized in Table 5. A listing on the selected properties is exhibited in Table 6, at the end of this transmittal.

Lot sizes in this area range from less than 0.5 acres to over 16 acres, and the average size is over 3 acres. As shown in Table 5, residential, mixed and commercial lots average between 2.1 acres and 2.6 acres, while the vacant land has an average size of 1.1 acres. Municipal uses have the highest average lot size (7 acres) in the Four Corners area, and each improved parcel has its own well and septic system

**Table 5 - Candia, NH:
Summary of Selected Properties in Four Corners**

Parcels	Use	% of Acres	% of Total Assmt	Lot Sizes in Acres		
				AVG.	Low	High
29%	Residential	21%	14%	2.27	0.50	6.80
17%	Mixed: Comm & Residential	11%	7%	2.07	0.60	5.90
17%	Vacant Land	6%	2%	1.15	0.50	2.20
17%	Comm/Ind	14%	12%	2.57	0.50	5.00
21%	Municipal	48%	65%	7.13	0.80	16.10
24	Total	74.64	\$6,101,850	3.11	0.50	16.10

Source: Candia Tax Maps and Assessor's List



Other major properties adjacent to the Four Corners (and not included in Table 5) are a church and cemetery, and a new recreational complex on the south side of Rt. 27.

Zoning in this area is mixed commercial and should be revised/updated to reflect current development patterns and the

vision for the Four Corners area. Major commercial, especially existing auto-related uses, should be discouraged if this area is to transform into a village center. Smaller scale mixed use including residential should be considered, however, the traffic volume may discourage this use in the short-term unless it is rerouted.

The Goff Chevrolet sites represent key opportunities for redevelopment however the potential cost would likely be too high for the private sector alone. Therefore public sector involvement would be needed. Reuse of this key corner site (assuming a new building) would be as follows:

- o Owner-occupant business
- o Post Office – limitations with existing one
- o Mixed Use – Retail/Services first floor-Apartments on Second
- o Municipal Use

The town should rule out the possibility of relocating a District Court to this site. Under this scenario a potential would exist to allow criminals to be in close proximity to an established school zone.

The Town should be prepared to assist in facilitating with the redevelopment and also provide incentive to the private sector to reuse the site. The Town should be prepared to fund acquisition and demolition costs as well as provide other incentives such as tax increment finance (TIF). NH DOT could be a major partner in redevelopment if the Town seeks to re-route traffic through the Four Corners.

Candia is anticipated to benefit from significant household growth (900 households) over the next twenty year but at a faster rate than previously experienced in the town. With an increase in population, an increase in traffic will also result, especially at current problem areas such as the Four-Corners. Land areas will be needed to support this projected growth, and since nearly 50% of the land in Candia is in current use, future development pressures may jeopardize some of the key environmentally sensitive parcels and prized area. Utilizing conservation easements or similar methods to preserve open space is critical in maintain a community's history and quality of life. In addition, conserving undeveloped land can help a community's tax base. Cluster ordinances and design standards are also tools the town can consider is preserving the quality of life it desires. Code enforcement is another tool available for the community.

The redevelopment of Four Corners will require public involvement in order to offset potential costs, depending on the vision for this area. Re-routing traffic is considered a good way to ease the conflict between pedestrian and automotive traffic. Additional incentives may also be needed to attract private sector involvement.

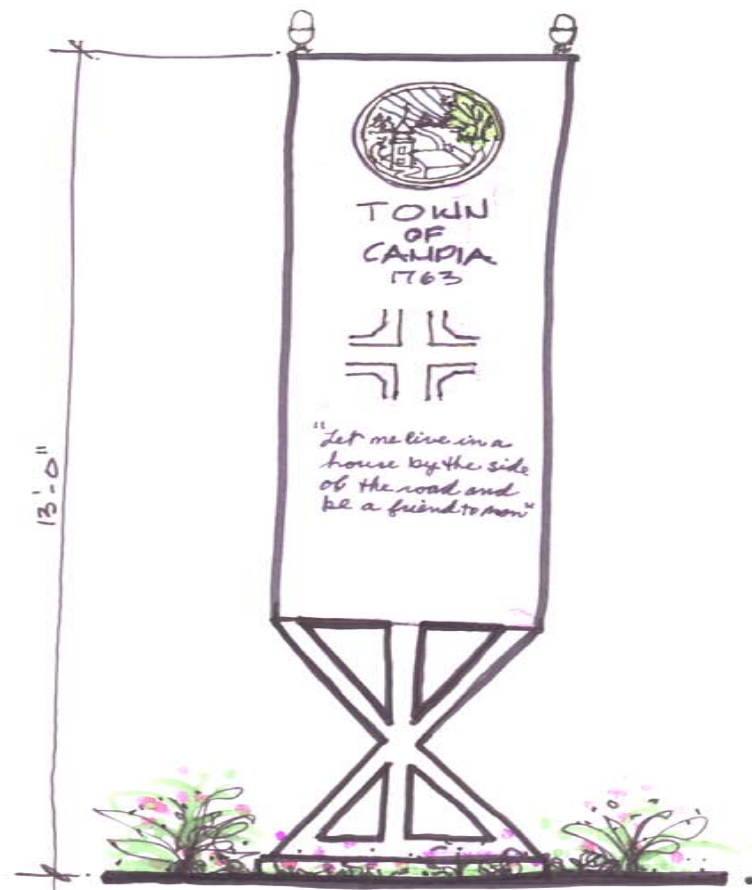
Ultimately, how the Town plans to meet this challenge of future growth while preserving its rural characteristics, and enhancing its quality of life, will determine how beneficial this growth may be.



Table 6 - Candia, NH: Selected Properties in Four-Corners

Map-Lot	Property	Acres	Land Assmt \$	Total Assmt \$	Use	Res. Units
S/S Main Street From Town Hall east to Rt.43						
409-94	Town Hall/Moore Park	8.7	\$116,750	\$685,500	Municipal	
409-91	House/Barn - Firewood Op.	6.8	\$40,000	\$165,250	Single Family	1
409-93	Candia House of Pizza	0.5	\$4,200	\$4,200	Vacant Lot	
409-92	Candia House of Pizza	1.0	\$113,700	\$162,800	Mixed-Res/Res.	3
Triangle - S/S Main St. From Rt.43 east to Rt.27 and southwest to Rt. 43						
409-204	409-204	2.2	\$65,450	\$65,450	Vacant Lot	
409-203	Hussey	1.3	\$25,000	\$25,000	Vacant Lot	
409-202	409-202	0.5	\$45,100	\$112,100	Single Family	1
409-201	409-201	0.5	\$35,100	\$139,500	Multi-family	5
409-200	House	0.8	\$31,850	\$80,150	Single Family	1
409-199	Baron	1.0	\$41,300	\$77,050	Single Family	1
409-198	Goff Chevrolet	0.5	\$55,500	\$87,200	Comm-Auto/Truck	
N/S Main St. from Rt.27 to Rt.43						
406-202	Candia Crossing	5.0	\$61,700	\$204,650	Comm-Res.	
406-201	Fletcher	4.8	\$54,550	\$149,750	Single Family	1
406-200	Herbert	2.8	\$125,050	\$213,400	Comm-Multi Tenant-Auto Body; Oil Truck Depot	
406-199	School House 1	1.0	\$25,600	\$43,900	Municipal	
406-198	Goff Chevrolet	2.0	\$71,900	\$246,100	Comm-Auto/Truck	
N/S Main St. west of Rt.43						
406-19	Funeral Home	0.6	\$70,250	\$21,050	Mixed-Comm/Res	1
406-18	Library	9.1	\$60,150	\$60,150	Municipal	
406-18-1	406-18-1	0.6	\$4,800	\$4,800	Vacant Lot	
406-17		1.5	\$48,350	\$120,150	Single Family	1
W/S Rt 43 north from Rt. 27						
406-20	Candia Cushion	0.7	\$39,350	\$135,150	Mixed-Comm/Res	1
406-21	Moore School	16.1	\$427,900	\$2,948,250	Municipal	
E/S Rt. 43 north from Rt. 27						
406-197	Fire House-Parking Lot	0.8	\$92,250	\$238,150	Municipal	
406-196	406-196	5.9	\$60,800	\$112,150	Mixed-Comm/Res	1

Source: Candia Tax Maps and Assessor's List



'FOUR CORNERS'
ENTRY PYLONS



LET ME LIVE IN A HOUSE BY THE
SIDE OF THE ROAD AND BE A
FRIEND TO MAN