

CANAL STREET RIVERFRONT PARK

COMMUNITY MEETING
JUNE 20, 2022 @ 6:30PM

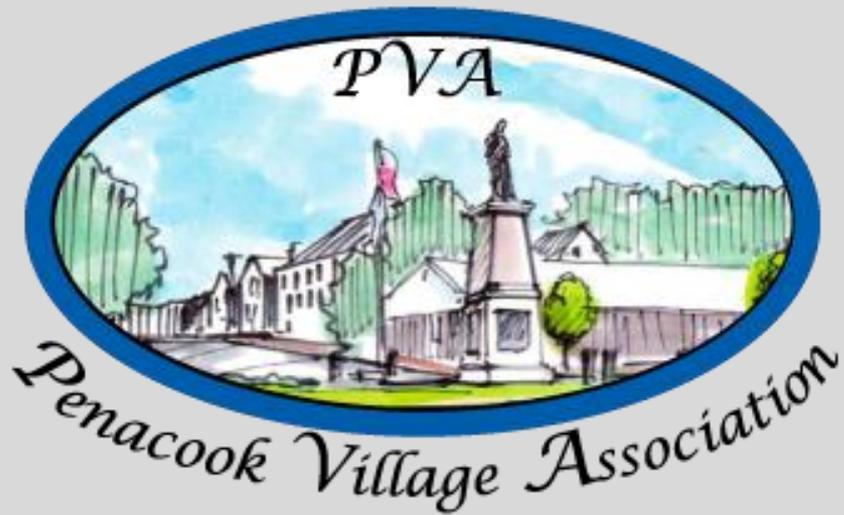


WELCOME & INTRODUCTIONS

- Bob White, GPI, Landscape Architect
- Beth Fenstermacher, Assistant City Planner
- David Gill, Parks and Recreation Director
- Crayton Brubaker, Community Development Specialist
- Matt Walsh, Director of Redevelopment, Downtown Services & Special Projects



THANK YOU!



MEETING OUTLINE

- Project Overview
- Site Context & Historical Background
- Project Components
- Design Concepts
- “Dotmocracy” Session
- Closing Thoughts & Next Steps



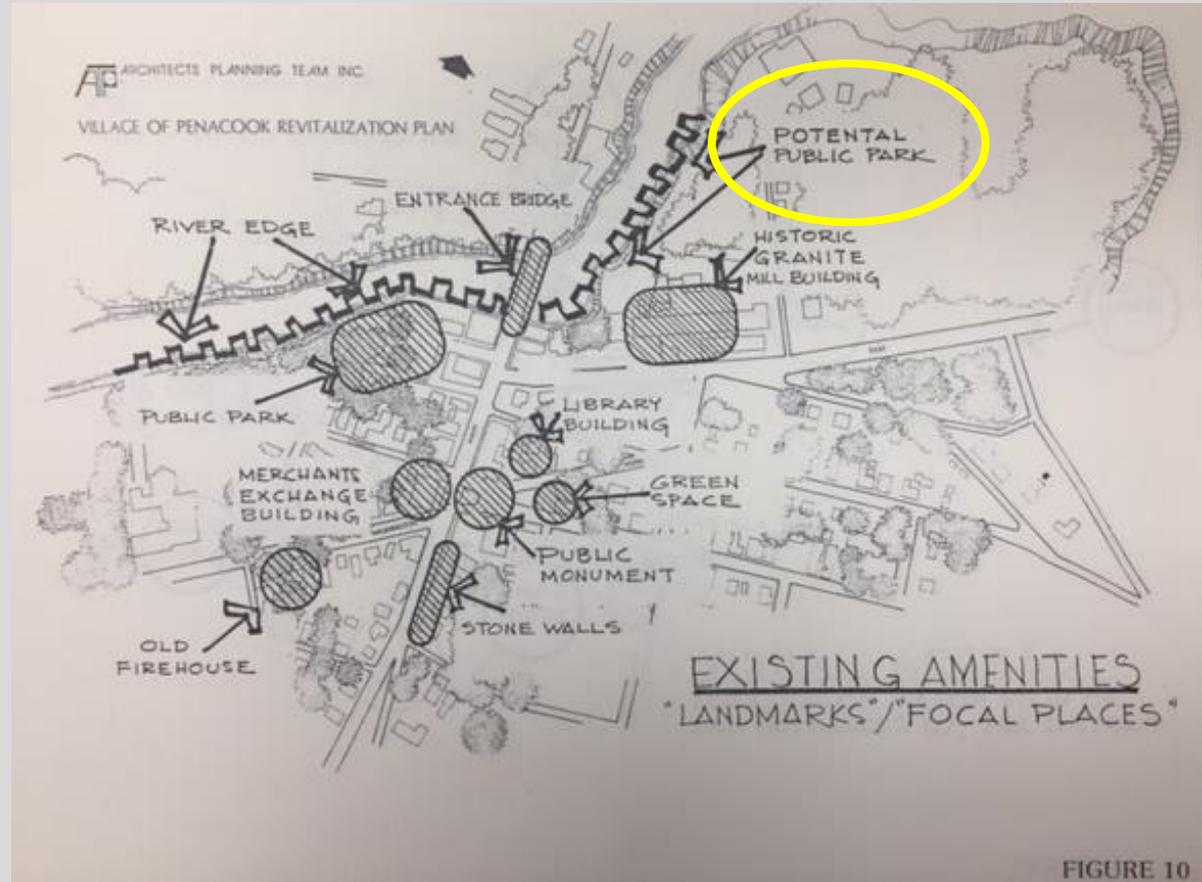
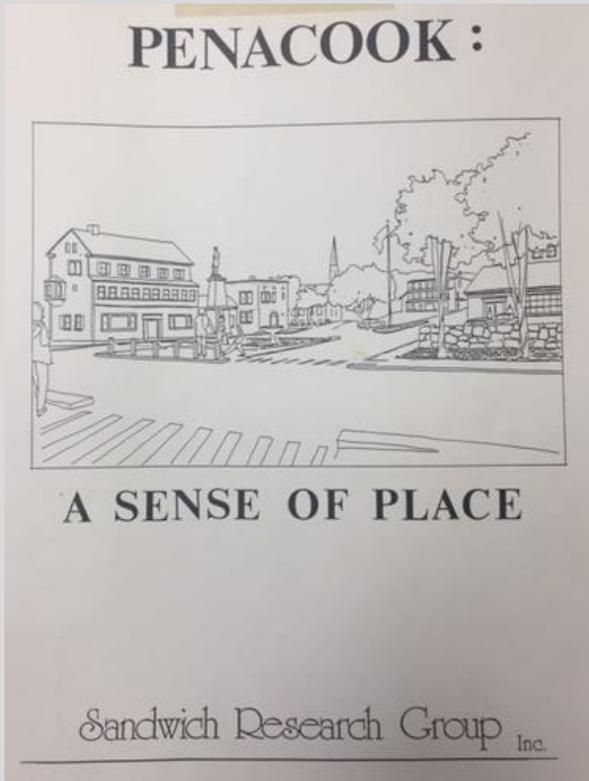
PROJECT OVERVIEW



HISTORY OF THE PARK PROJECT

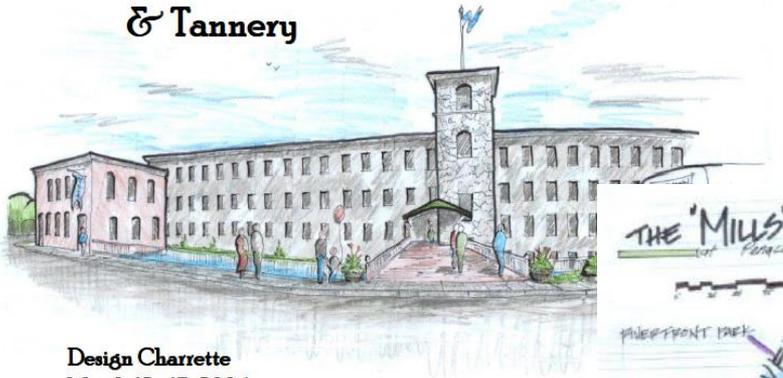


1986 PENACOOK "SENSE OF PLACE" PLAN



2004 PENACOOK MILL / ALLIED LEATHER TANNERY CHARRETTE

The Penacook Mill & Tannery



Design Charrette
March 12-13, 2004



Site Redevelopment

The site plan envisions removing most of the peripheral structures, leaving only the stone mill, the stone wheel house at the west end, and the brick timekeeper's office in place. An exception to this could be the opportunity to leave some of the concrete block buildings in place at the rear of the building, at least on the ground floor, so as to permit larger retail spaces.

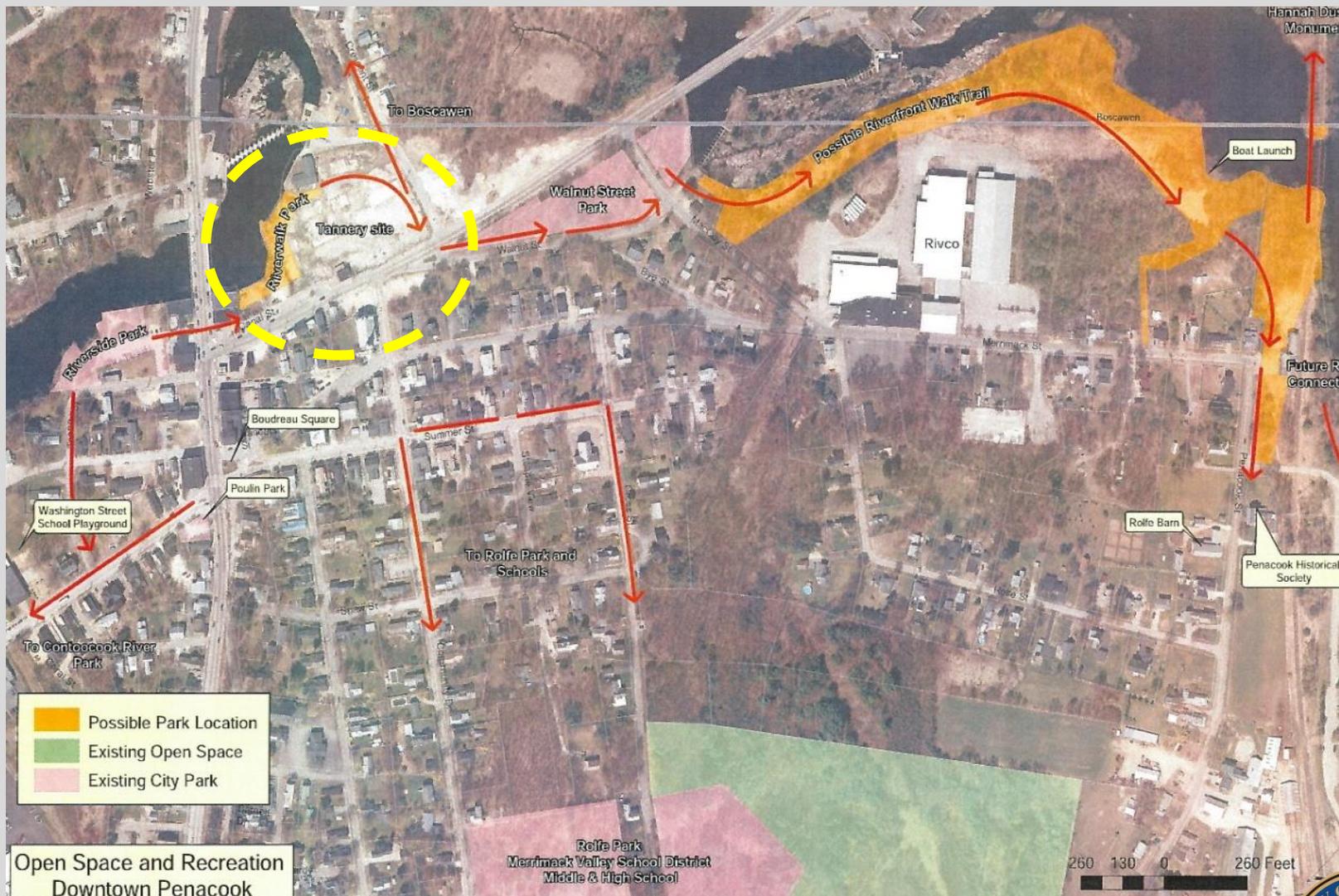
In the front of the building, the concrete addition at the corner of East and Crescent Streets has been completely removed, including its lower level. Vehicles would enter the site from East Street, pass behind the timekeeper's office, under a new pedestrian bridge, and down to a parking lot that is one level below East Street.

This lower level parking lot is actually a return to the original grade when the canal passed through here. It not only screens the parking lot when the Mill is viewed from East Street, it allows the re-establishment of ground level windows, making the interior spaces more attractive and rentable.

The rear of the building accommodates parking, landscaping, and an attractive riverwalk. Ultimately, a footprint has been reserved so that the Mill could be expanded with a new wing if market conditions warrant it. As with the front parking lot, the rear parking lot would also exit onto Crescent Street.



2015 PENACOOK VILLAGE MASTER PLAN



GOALS & ASPIRATIONS



GOALS & ASPIRATIONS

- Thoughtful & Unique Design
- Connections to River, Abutters, & Neighborhood
- Spaces for Community Events
- Artifacts & Interpretive Signage
- Active & Passive Recreation
- Robust & Lush Landscaping & Durable Hardscape
- Opportunities for Outdoor Dining
- Public Art
- Public Parking



GOALS & ASPIRATIONS



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GOALS & ASPIRATIONS



BUDGET & SCHEDULE



BUDGET

- Design & Permitting: \$110,000 (FY22; Impact Fees)
- Construction: \$1,747,729 (FY23)
 - Penacook Village TIF Bond: \$1,025,000
 - Parking Fund Bond: \$165,000 (Parking Lot)
 - Development Impact Fees: \$57,729
 - Grant: \$500,000 (Pending)
- Annual Operating Budget (Projected): \$30,000 (FY25)



SCHEDULE

- Design Team Selection: March 2022
- Design & Permitting: March 2022 – March 2023
- Construction: April 2023 – November 2023
- Completion: Spring 2024



RELATED

**TANNER STREET
RIVERFRONT PARK**



TANNER STREET RIVERFRONT PARK



- Developed in 1980s
- 1 +/- Acre
- 23 Parking Spaces
- \$200,000 for “Refresh” (FY23)
- Talk to Us About Your Ideas During “Dotmocracy”



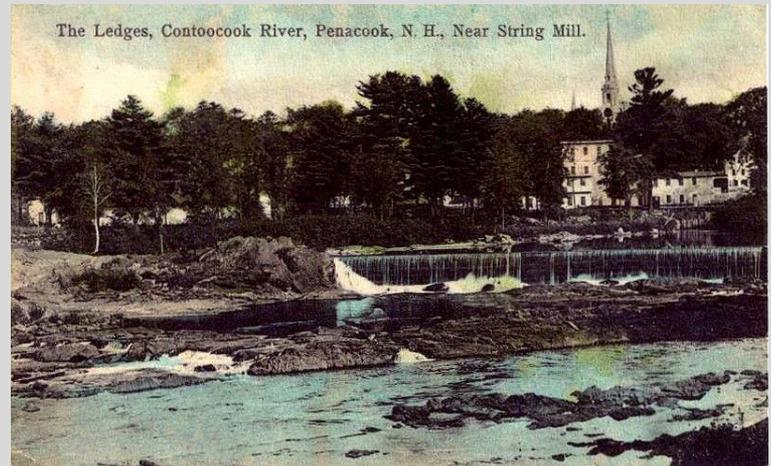
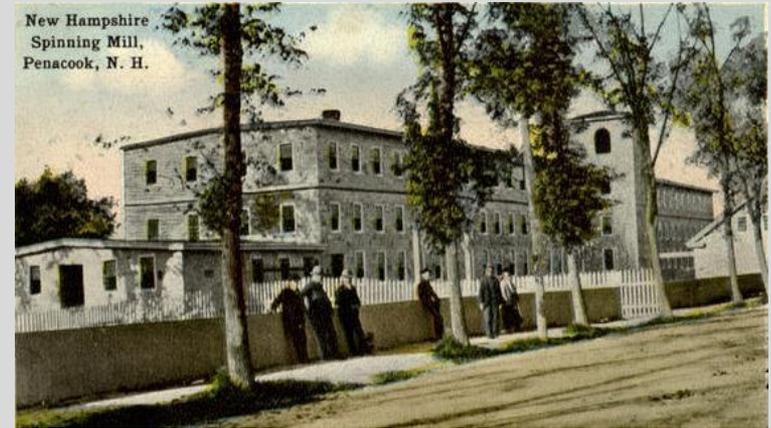
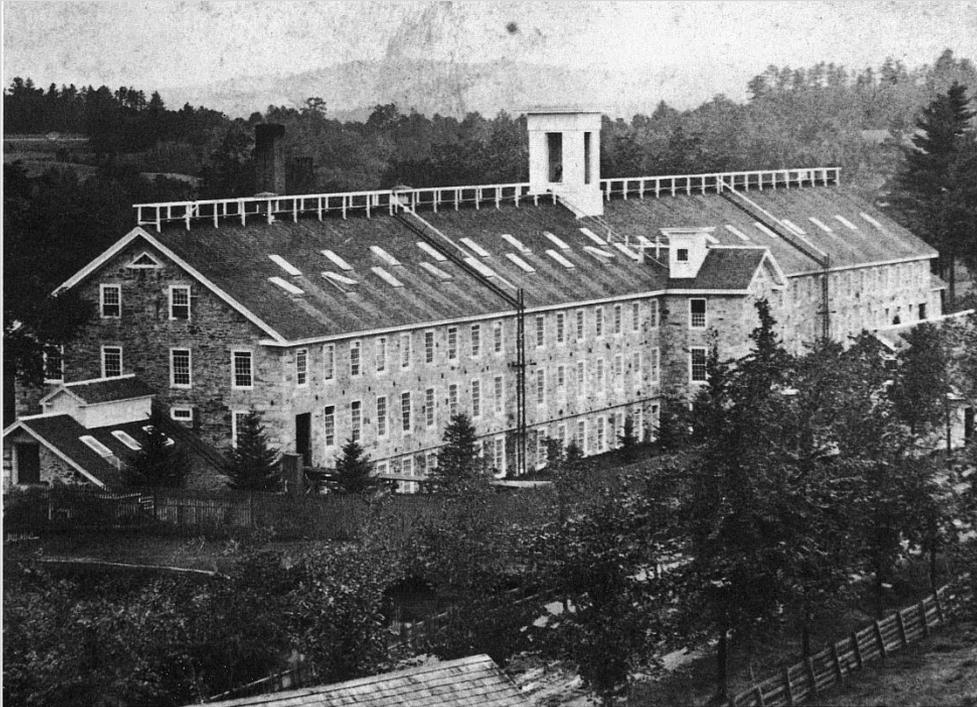
SITE CONTEXT / HISTORICAL BACKGROUND



ABOUT THE SITE



THE SITE (1846 / 1899)



THE SITE (2001)



THE SITE (2004 / 2008)

2004



2008



THE SITE (2008)

2008



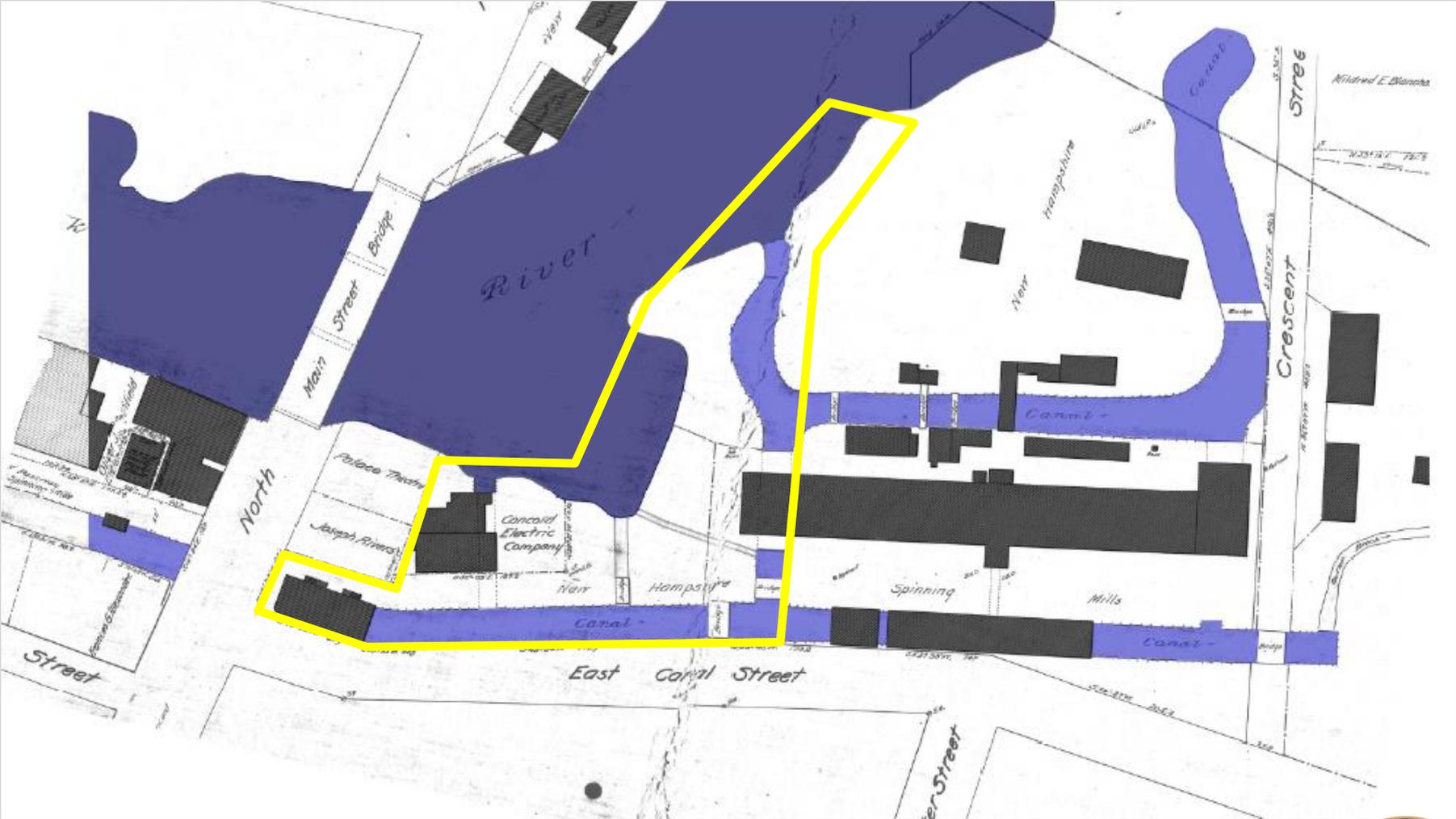
THE SITE (2022)



THE SITE (2022)



SITE HISTORY & ENVIRONMENTAL ISSUES



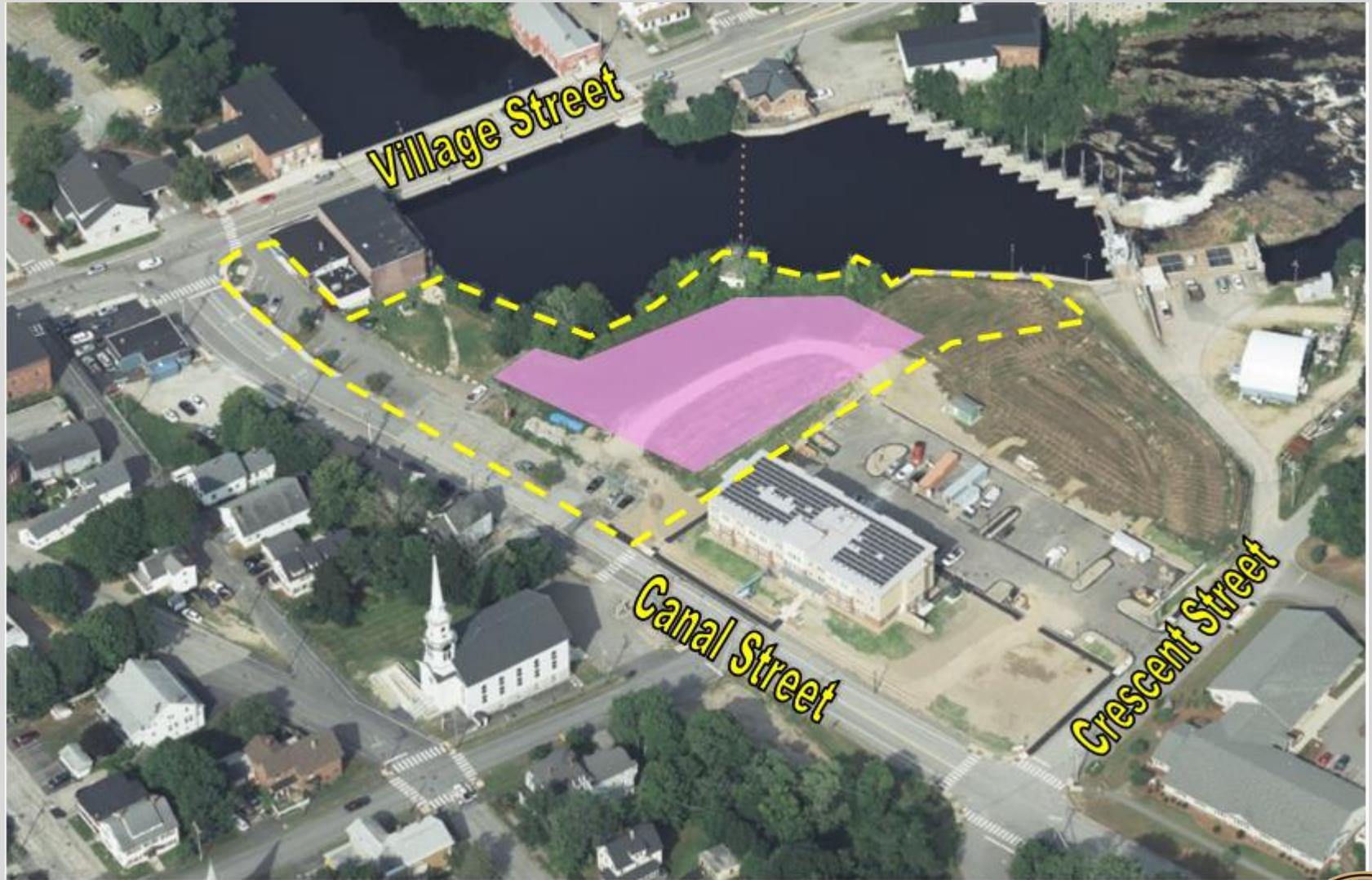
SITE HISTORY & ENVIRONMENTAL ISSUES



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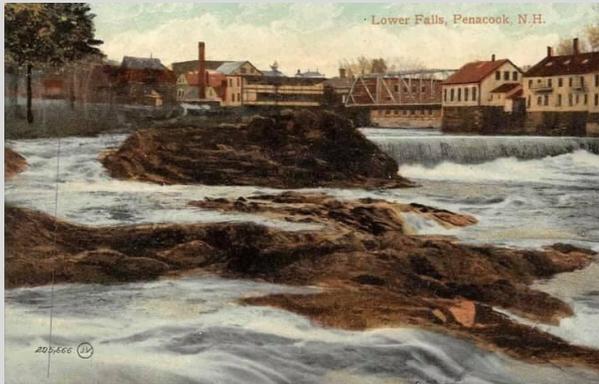
PROJECT COMPONENTS



MAJOR PROJECT COMPONENTS

- Broad categories that identify assets, conditions, and issues...
- And consolidate what would otherwise be an unwieldy list of topics.
- All aspects of the project should fit under one (or more) of these headings.





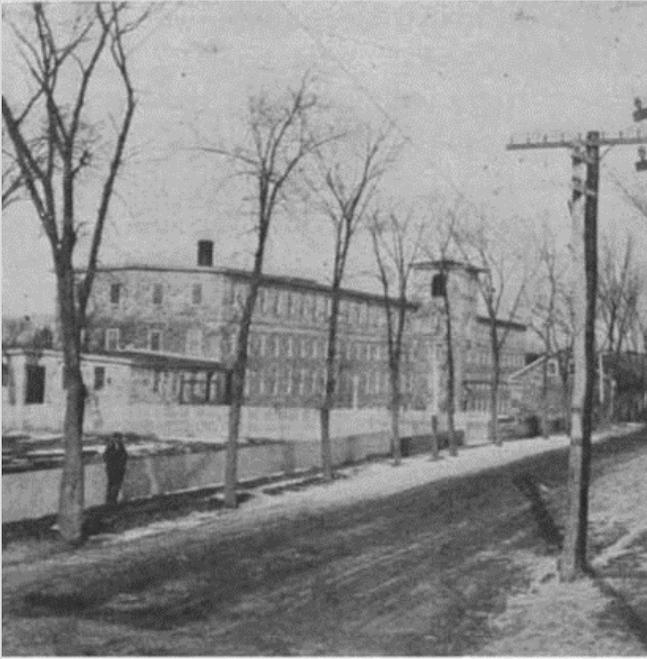
Environment:

- Open Space
 - Maintain soil cap
- Riverfront
 - Preserve trees
 - Raise tree canopy
 - Shoreline Protection buffer zone
- Shoreline Area
 - Protect from erosion
 - Open views to water
 - Provide for Fishing
 - Deteriorated structures removal



Public Realm Improvements:

- Public Safety & Security
 - Address fall hazards
- Streetscape Enhancements
 - Define Village Gateway
 - Combine park improvements with Canal Street repaving by Concord PWD
 - Pedestrian
 - Bicycle
 - Street Trees
- Open Space
 - Protect & reinforce
- Viewsheds
 - River
 - Townscape



Access & Circulation:

- Private/Public Parking
 - Convenience
 - Should not overwhelm the park
 - Parking agreements with abutters
 - Abutter service/dumpster agreements
- Sidewalks / Paths
 - Continuous sidewalks
 - Accessible paths



Access & Circulation:

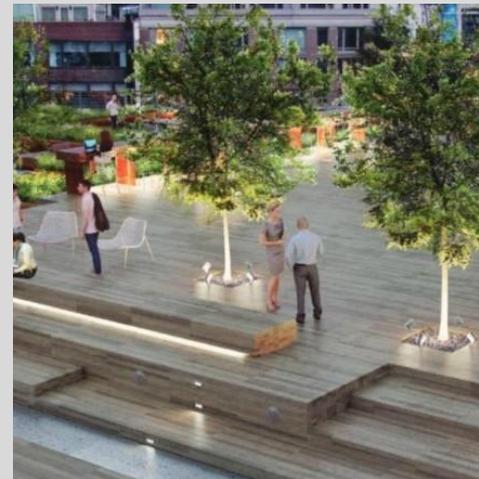
- Rail-to-Trail Link
 - Future connection
 - Regional access
 - Tourism economic development



Project Area

0 1
Miles

From *New Hampshire Rail Trails* by
Charles F. Martin
Copyright © 2008, 2010, 2013 by
Charles F. Martin



Activities:

- Recreation
 - Active
 - Boating
 - Paddle Boarding
 - Biking
 - Play areas mixed in...
 - Passive
 - Walking
 - Fishing
 - Natural Enjoyment
- Gathering
 - Pavilion(s)
 - Public gathering space
 - Space for performances

Structures:

- Pavilion
- Restroom bldg. or integration
- Shade Shelters/Kiosks
- Lookout
- Kayak Dock
- Fishing Pier

International Timber Framers Guild now headquartered in NH





Landscaping:

- Plantings for shade and environment
- Public arts as Sculpture and Historic interpretation



DESIGN CONCEPTS



REASSURANCES: THIS BUDGET AND ASPIRATIONS ARE ACHIEVABLE



Franklin, NH



Tilton, NH



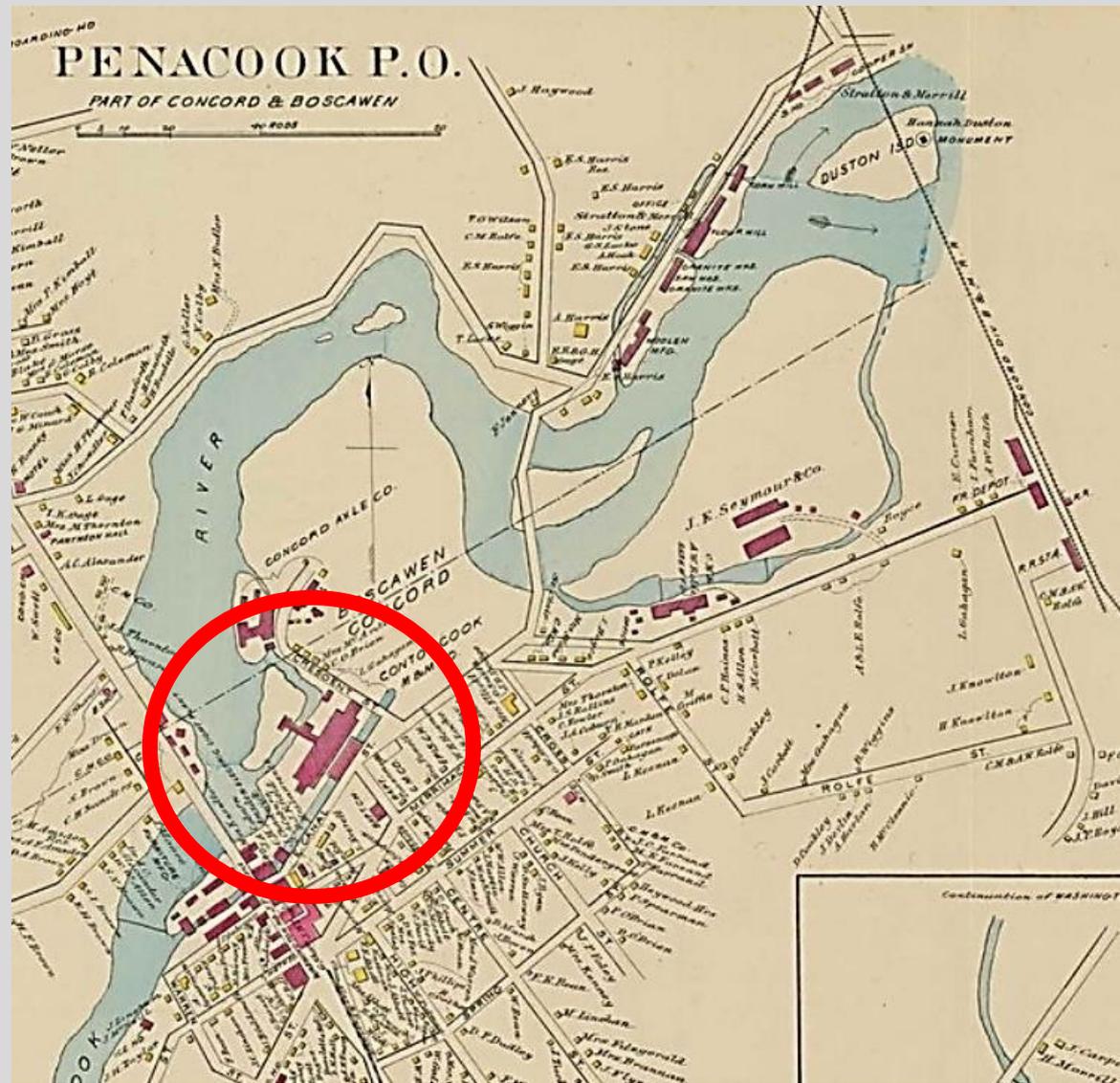
We're here because there's a story to tell of your village:

Write a new chapter of village history

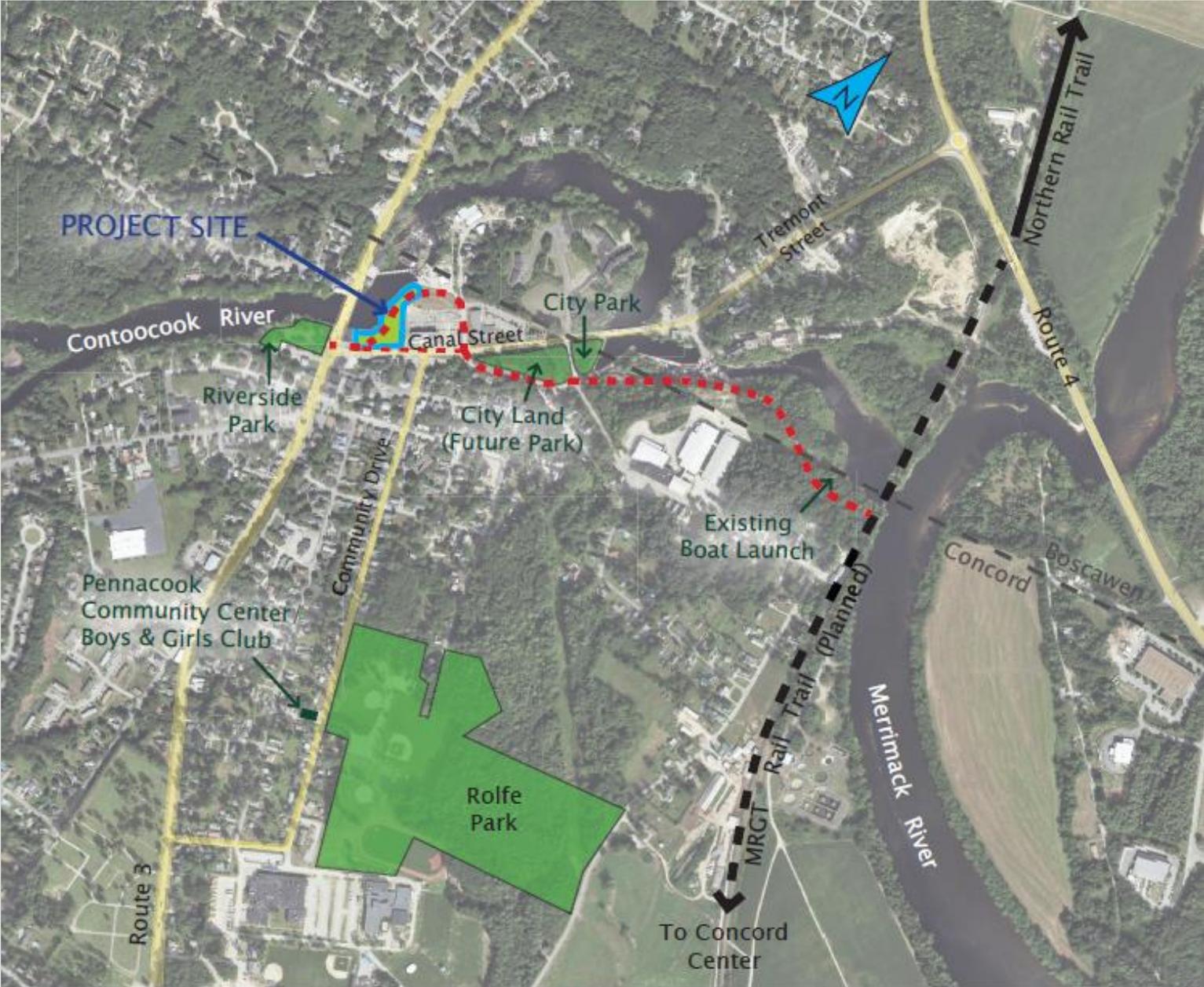
A new park on Canal Street is the setting

Create a green space amenity for the residents and look for opportunities to...

Leverage economic redevelopment



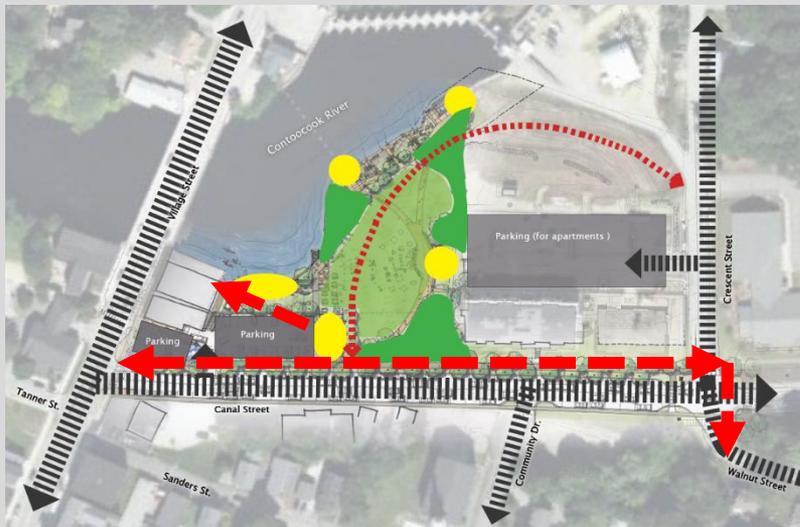
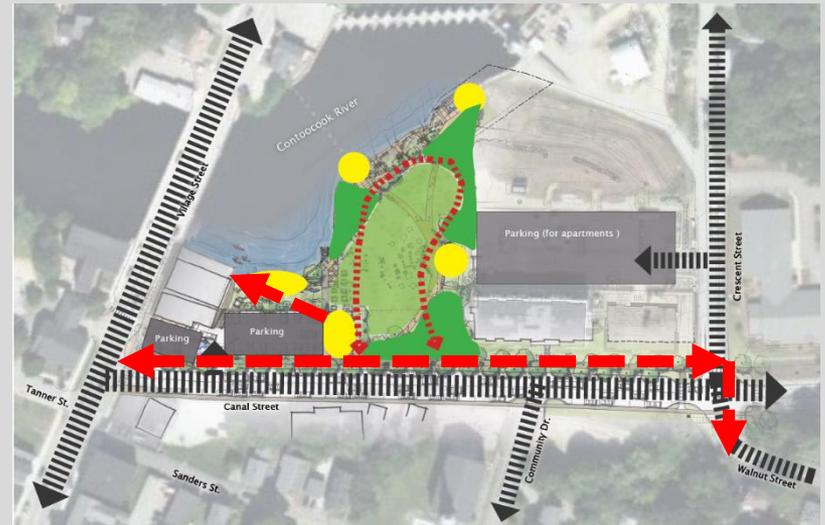
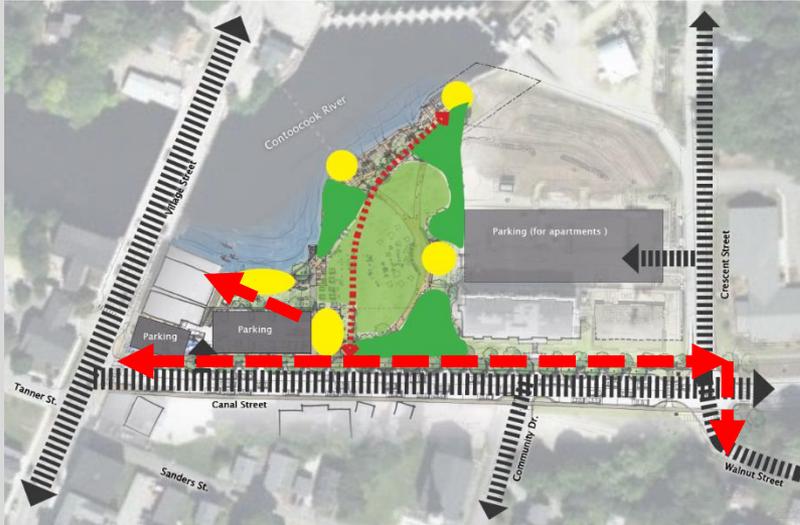
REGIONAL CONTEXT





- **Thoughtful & Unique Design**
- **Connections to River**
- **Space for Community Events**
- **Artifacts & Interpretive Signage**
- **Active & Passive Recreation**
- **Landscaping & Hardscape**
- **Outdoor Dining**
- **Public Art**

FUNCTIONAL DIAGRAM OPTIONS FOR THE SITE

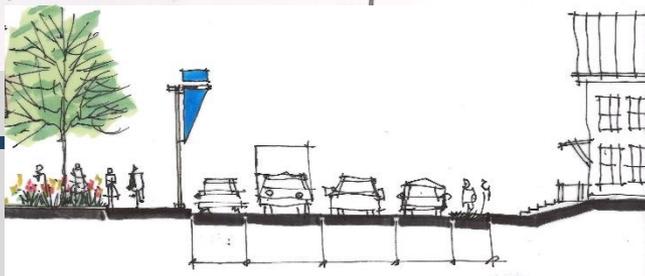


KEY:

-  Vehicular Circulation
-  Pedestrian Access
-  Park Open Space
-  Activity Area
-  Forest/tree cover



STREETSCAPE DESIGN FOR ALL CONCEPTS



- **CREATE A VILLAGE GATEWAY OUT TO CRESCENT AND WALKER ST.**
- **LINK TO THE STRING OF PEARLS REDEFINE THE WIDE STREET INTO A PROPER VILLAGE STREET**
- **ON-STREET PARKING ON BOTH SIDES**
- **TREELINED**
- **WIDE SIDEWALK WITH POSSIBILITY FOR BIKES AND PEDESTRIANS**



CONCEPT PLAN #1: PROGRAMMATIC SITE - BASED DESIGN



- REDEFINED PARKING AND STREETScape
- PAVILION AS GATEWAY OUT OF CAP
- ACCESS TO SHORELINE FOR BOATS OR FISHING
- LOOP PATHWAYS ALONG SHORELINE
- BOARDWALKS /OVERLOOKS
- LARGE MEADOW FOR GATHERINGS



CONCEPT PLAN #1: SOME DESIGN DETAILS



CONCEPT PLAN #1: PROGRAMMATIC SITE - BASED DESIGN W/ CAP



CONCEPT PLAN #2: INDUSTRIAL LEGACY



- CANAL BLDG. AND BLUE GARDEN
- LEADING WALKWAYS TO RIVER
- FLEXIBLE OPEN SPACE LOOKING TO RIVER
- SIDE PATHS TO SHORELINE AREAS AND FISHING SHORELINE
- OVERLOOKS

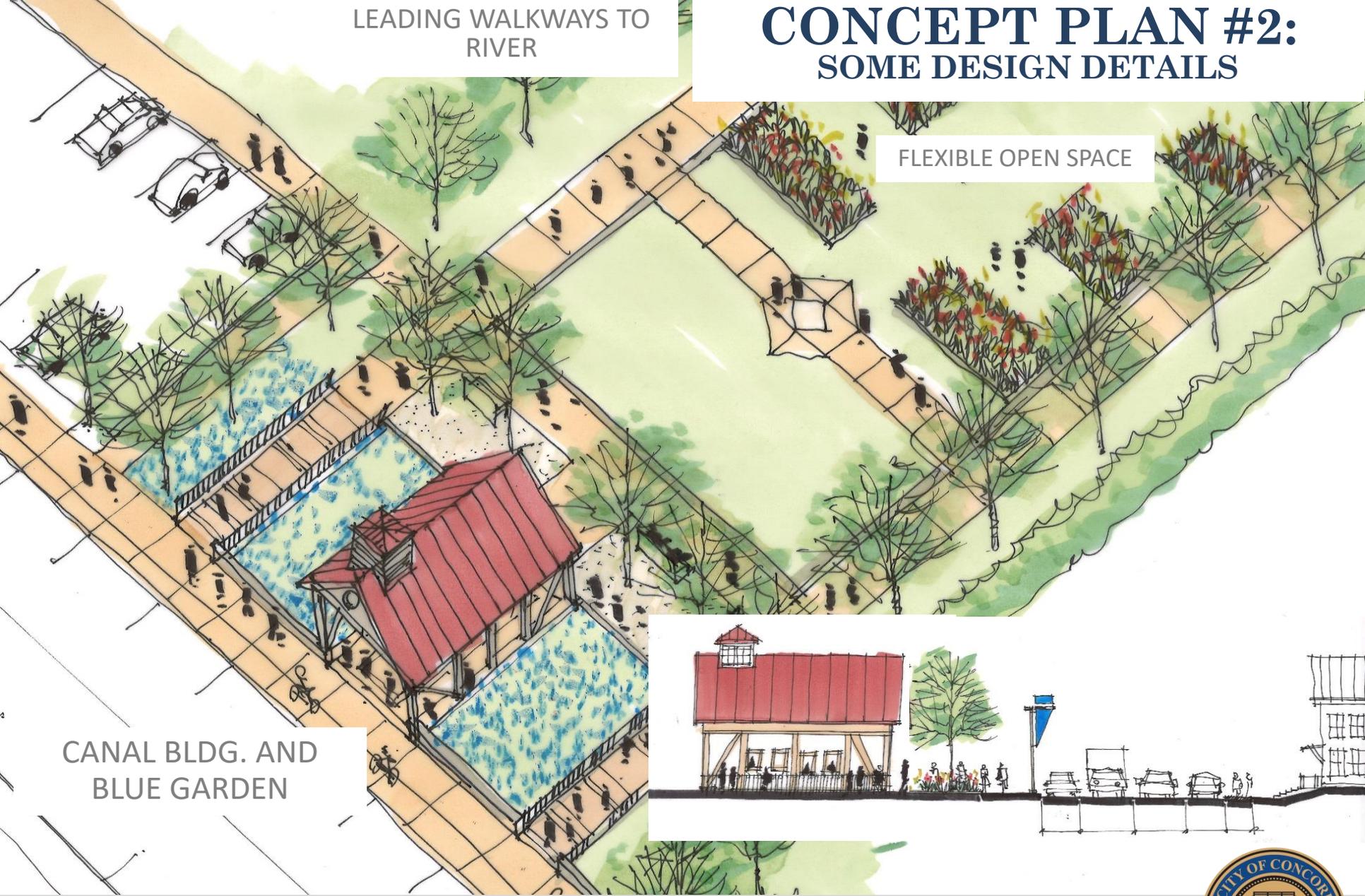


LEADING WALKWAYS TO RIVER

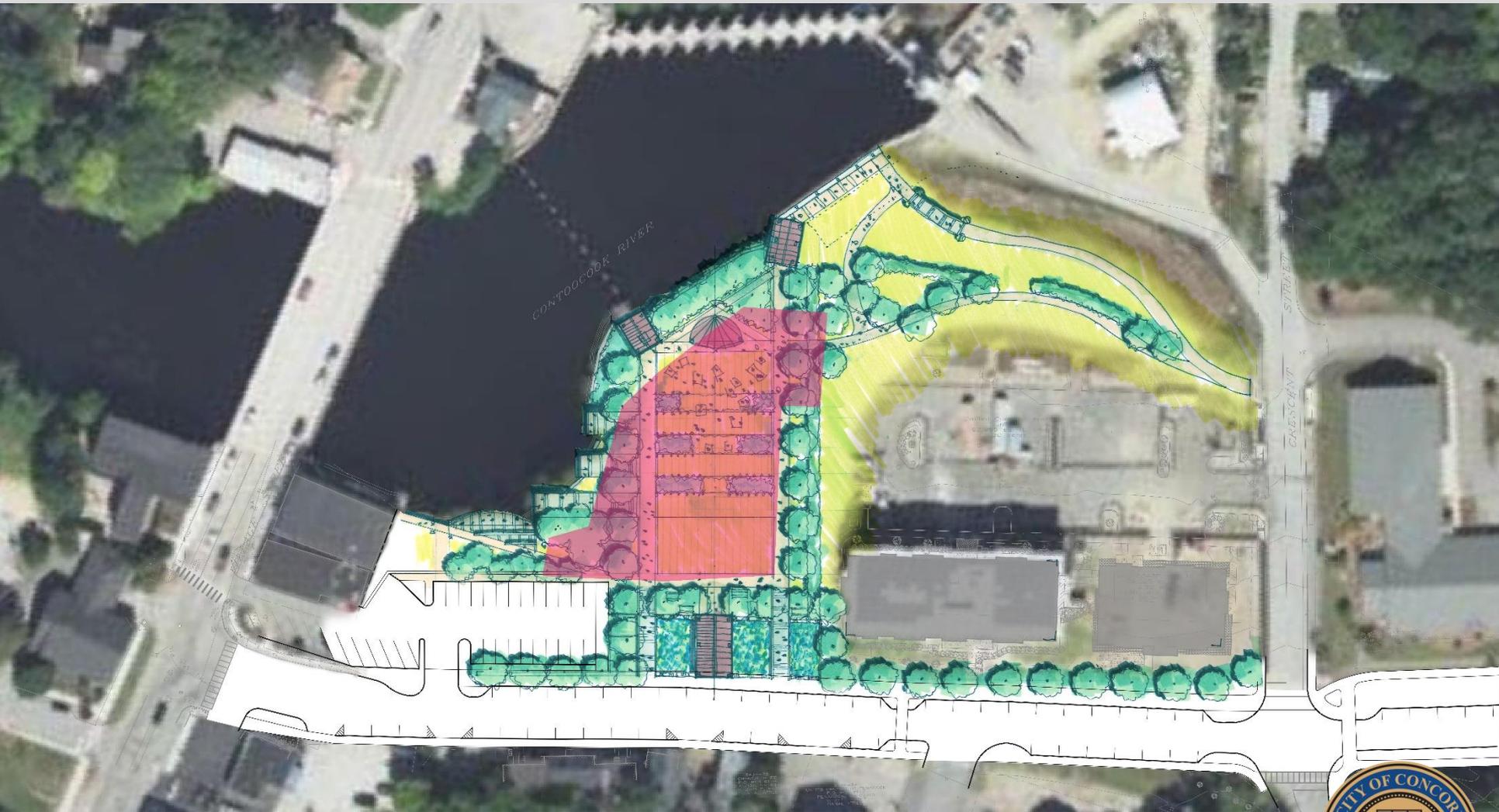
CONCEPT PLAN #2: SOME DESIGN DETAILS

FLEXIBLE OPEN SPACE

CANAL BLDG. AND
BLUE GARDEN



CONCEPT PLAN #2: INDUSTRIAL LEGACY W/ CAP



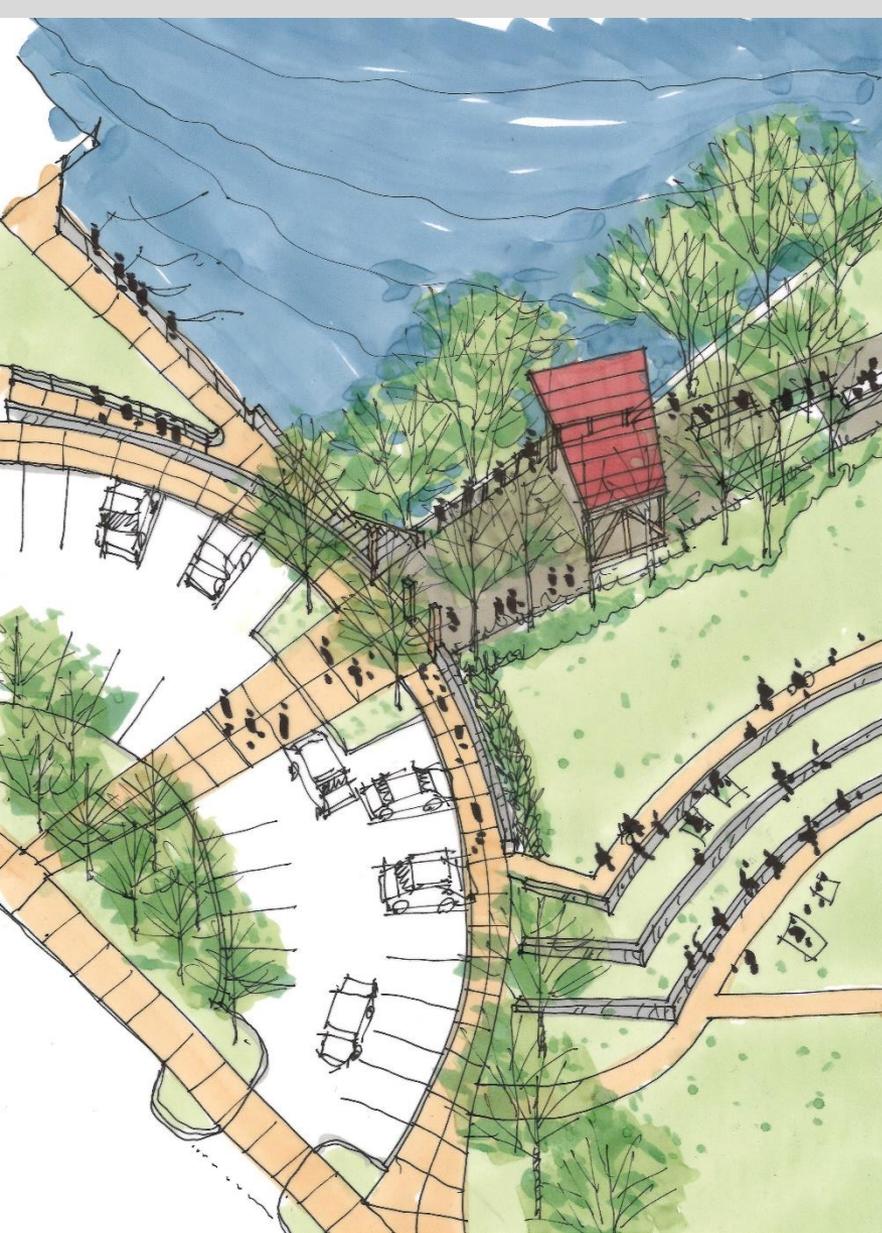
CONCEPT PLAN #3: SLUICE AND TURBINE



- RE-ENGAGED LOOPED PARKING
- PAVILION AS DESTINATION AT SHORELINE
- ACCESS TO SHORELINE FOR FISHING
- LOOP PATHWAYS ALONG SHORELINE WITH OVERLOOKS
- LARGE TIERED AMPHITHEATER FOR GATHERINGS



CONCEPT PLAN #3: SOME DESIGN DETAILS



- LOOP PATHWAYS ALONG AND WITH OVERLOOKS

- PAVILIONS AS DESTINATIONS AT SHORELINE

- LARGE TIERED AMPHITHEATER FOR GATHERINGS

- RE-ENGAGED LOOPED PARKING



CONCEPT PLAN #3: SLUICE AND TURBINE W/ CAP



CONCEPT PLAN #4: NATIVE ORIGINS OF PENACOOK

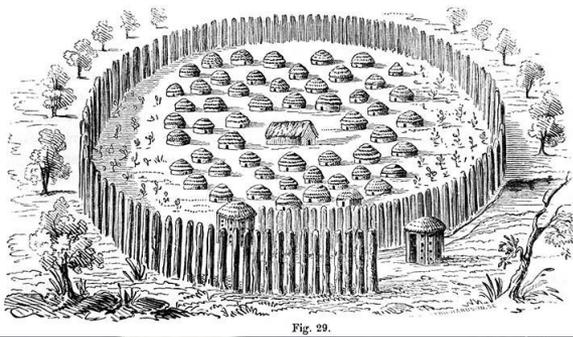
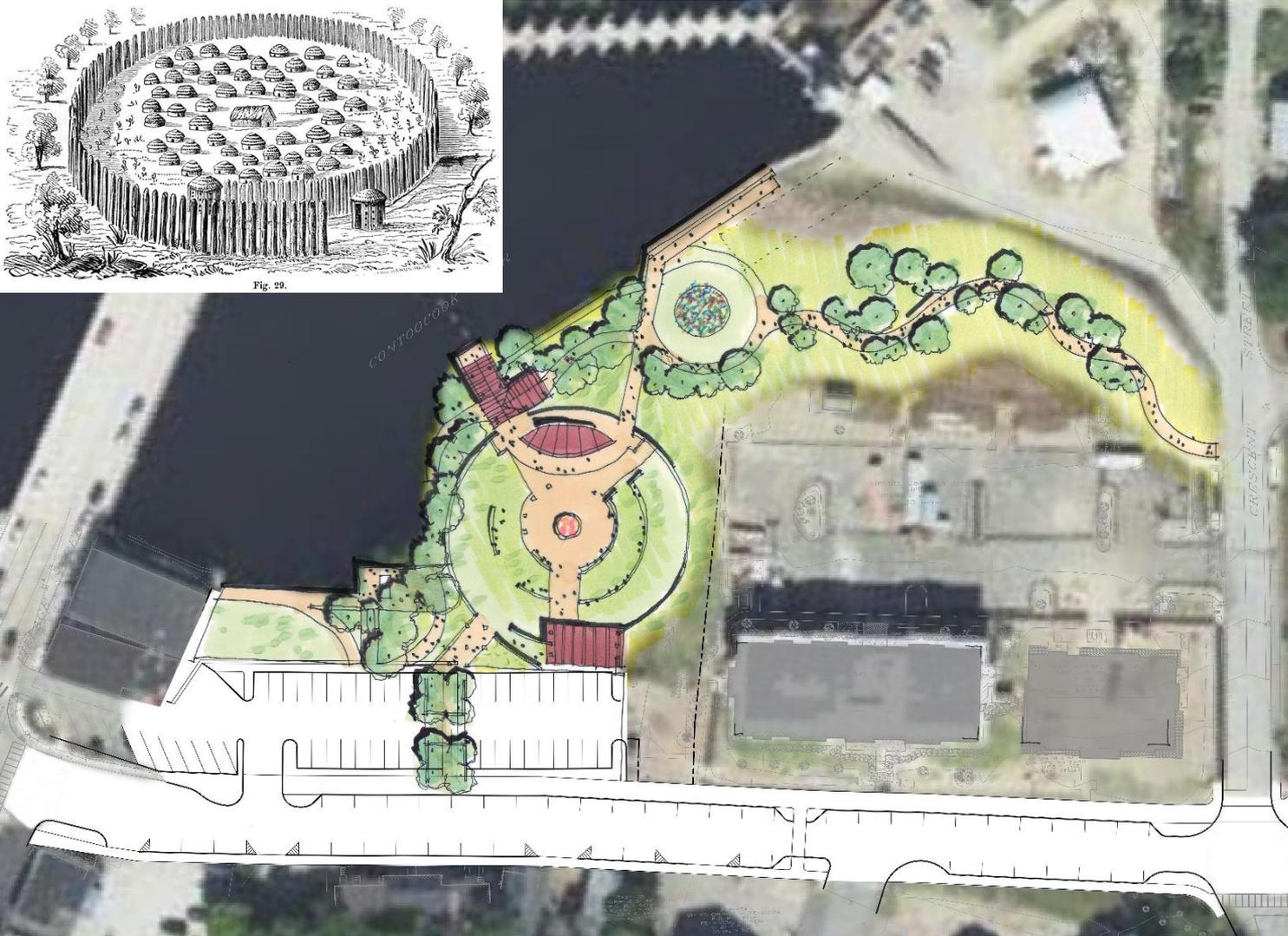


Fig. 29.



- PALISADE ENCLOSURE FOR PARK AREA SPEAKS TO PENACOOK COMMUNITY FORM
- ORGANIC ARCHITECTURE PAVILION AS GATEWAY
- ACCESS TO SHORELINE FOR FISHING
- PATHWAYS ALONG SHORELINE WITH BOARDWALKS /OVERLOOKS
- LARGE ENCLOSED AREA FOR COMMUNITY GATHERINGS



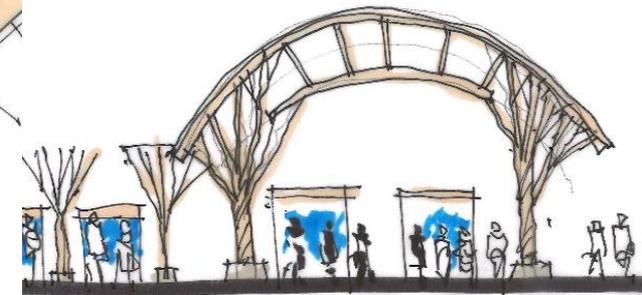
CONCEPT PLAN #4: SOME DESIGN DETAILS

ACCESS TO SHORELINE
FOR FISHING

PALISADE
ENCLOSURE

LARGE ENCLOSED
AREA FOR
COMMUNITY
GATHERINGS

PATHWAYS ALONG
SHORELINE WITH
BOARDWALKS
/OVERLOOKS



Organic architecture Pavilion
as gateway



CONCEPT PLAN #4: W/ CAP NATIVE ORIGINS OF PENACOOK



SUMMARY OF THE FOUR OPTIONS:

#1: PROGRAMMATIC

PRAGMATIC NICE ARRANGEMENT:

- REDEFINED PARKING AND STREETScape
- PAVILION AS GATEWAY OUT OF CAP
- ACCESS TO SHORELINE FOR BOATS OR FISHING
- LOOP PATHWAYS ALONG SHORELINE
- BOARDWALKS /OVERLOOKS
- LARGE MEADOW FOR GATHERINGS

#2: INDUSTRIAL LEGACY:

CANAL CROSSING:

- CANAL BLDG. AND BLUE GARDEN
- LEADING WALKWAYS TO RIVER
- FLEXIBLE OPEN SPACE LOOKING TO RIVER
- SIDE PATHS TO SHORELINE AREAS AND FISHING
- OVERLOOKS

#3: TURBINE AND SLUICE

GREATER BLEND OF STREET INTO PARK:

- RE-ENGAGED LOOPED PARKING
- PAVILION AS DESTINATION AT SHORELINE
- ACCESS TO SHORELINE FOR FISHING
- LOOP PATHWAYS ALONG SHORELINE WITH OVERLOOKS
- LARGE TIERED AMPHITHEATER FOR GATHERINGS

#4: NATIVE ORIGINS

METAPHOR FOR PENACOOK ORIGINS:

- ORGANIC ARCHITECTURE PAVILION AS GATEWAY
- PALISADE ENCLOSURE FOR PARK AREA SPEAKS TO PENACOOK COMMUNITY FORM
- ACCESS TO SHORELINE FOR FISHING
- LOOP PATHWAYS ALONG SHORELINE WITH BOARDWALKS /OVERLOOKS
- LARGE ENCLOSED AREA FOR COMMUNITY GATHERINGS

“DOTMOCRACY” (30-40 MINUTES)



INSTRUCTIONS

- Each attendee will be given a sheet of colored dots.
- Visit the 4 Concept Plans and place dot stickers next to design components / features that you would like to see included as part of the Project.
- Goal: Identify what is important to the Community to help guide final design.



CLOSING THOUGHTS & NEXT STEPS

