



Wentworth-Douglass Hospital

Workforce Housing Design Charrette in Barrington, New Hampshire

Brought to you by the Workforce Housing Coalition of the Greater Seacoast

Community Input Recommendations for Sites:

- More community centered housing with some higher density
- Walk-ability, child safety, affordability
- Rural New England town character in the design
- Single floor living for senior housing
- Social gathering spaces
- Combination bookstore and coffee shop
- Small restaurant and retail locations
- Recreation space, walking trails, farmers market
- A place where the community can come together
- Dog park
- Multi-generational neighborhood, town pool, shoe store
- Energy saving development features such as solar
- A more centrally located library and municipal complex
- Do not want large chain stores or strip malls. Do not want to be a destination

Charrette Property Information:

The charrette focus area is properties located in the Town Center Zoning District of Barrington, off Routes 9 and 125.

Property #1 – Map 235 Lot 3 Owner: John & Linda Svenson
Location: 68 Christmas Lane, just west of the Route 125 and 9 Intersection. The 16.72 acre parcel contains level topography close to Route 125 with topographic changes in a northerly direction. The parcel is currently vacant.

Property #2 – Map 235 Lot 1 Owner: John & Linda Svenson
Location: 9 Christmas Lane, just west of the Route 125 and 9 Intersection. This is a 16 acre parcel. The site currently houses the Christmas Dove and related retail shops.

Property #3 - Map 235 Lot 4 Owner: Kimberly Boyer
Location: 68 Christmas Lane. This is a 4.17 acre parcel. The site currently houses a single family home.

Property #4 - Map 235 Lot 2 Owner: Garth & Elizabeth Svenson
Location: 19 Christmas Lane. The site is located on a 7.88 acre site currently housing a single-family home.

Property #5 - Map 234 Lot 57 Owner: Marla L and Mark J Lemos
The parcel contains 27 acres and is currently vacant.

Property #6 - Map 239 Lot 2
The former location of the Hayes Residence located north side of Route 9 in the core of the Town Center. The lot is currently vacant.

Design Concept 1 - Village Center

Opportunities:

- Walkability, population growth, and accommodating multi-generations
- Recreation opportunities while taking advantage of the existing trails
- Creation of public open spaces
- Address the absence of senior housing
- Commercial structures could contain independent living units
- Each building envisioned would consist of 2-bedroom apartments of about 100 households each
- Incorporate the railroad trail into the plan
- Some wetlands and limited visibility issues

Concept:

- The Town Center concept is something that would put “a there” there. Making the development more visible would be important and this could be done by cutting trees where Garth Svenson’s house is located. A through-road connecting Routes 9 and 125 with buildings and commercial spaces up and down the roads, adding greater density. Garth’s house could become a community center on the pond.

- Smaller scale commercial spaces
- 3 buildings as well as some pockets of small (1,200 square foot) single family homes

There are three distinct areas in the scheme:

1. The Village:

- ✓ Four 24’ x 60’ structures incorporating 64 housing units with 16 apartments per building
- ✓ Five 24’ x 60’ structures comprised of a total of 180 units
- ✓ The population would be approx. 368

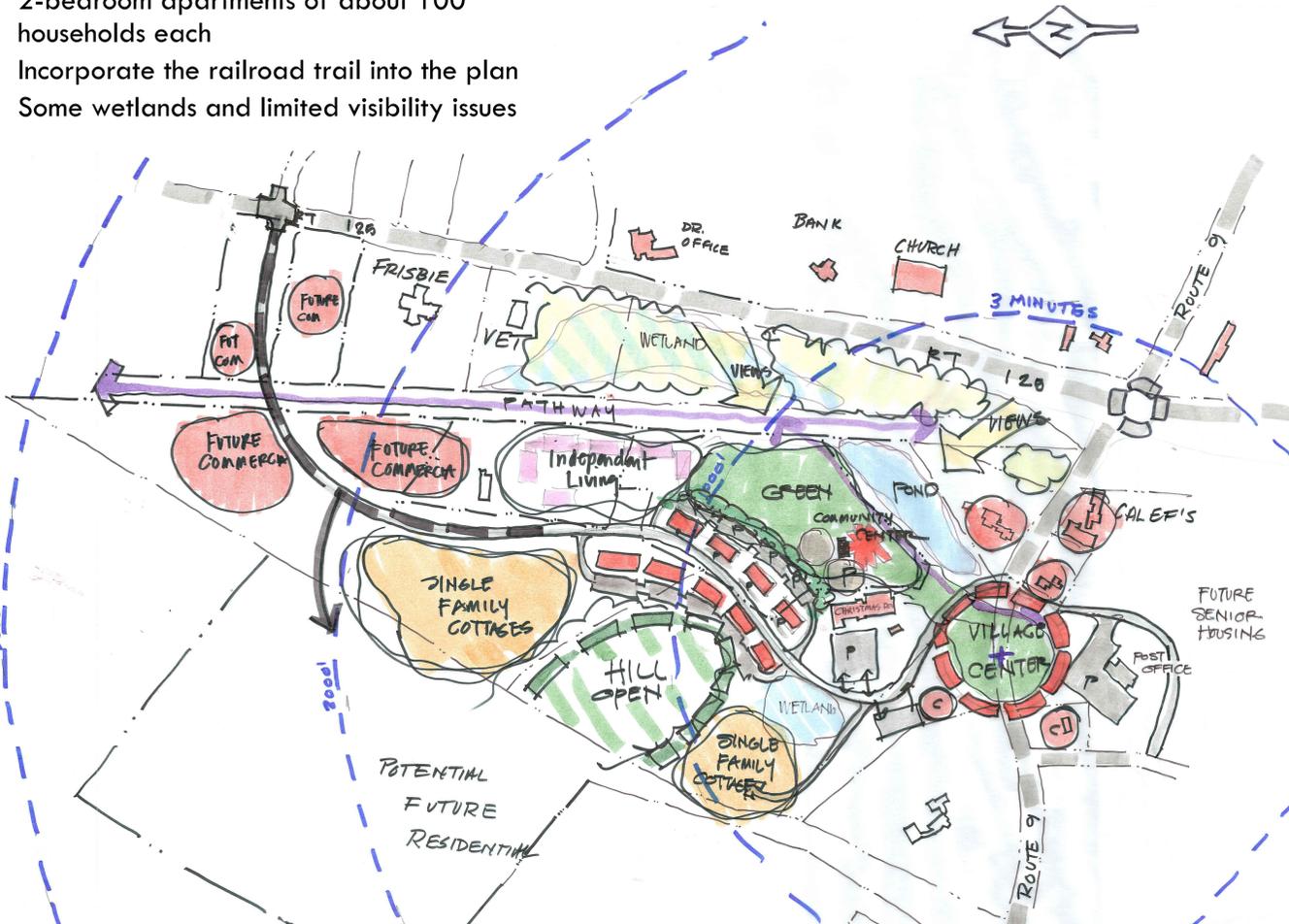
2. Independent Living:

- ✓ 150 units where 150 people would be housed

3. Residential Pods:

- ✓ Single family homes; twenty-five units with an average population of 2.5 people each
- ✓ Home to about 62 individuals

The total population housed in the overall development would be +/-617 (in 374 housing units). In addition, there would be substantial commercial investment. It was noted that it takes about 250 people to support 10,000 square feet of commercial space. Thus, a development the size of the one proposed would support about 24,000 square feet of commercial activity.





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Design Concept 2 - Village Green

Opportunities:

- Develop a pedestrian-oriented Town Green near the existing site of the Christmas Dove shops
- New buildings to create a mix of market rate and workforce housing residential units
- Provide more housing for seniors in the community

Concept:

- Two-story structures containing mixed-use retail spaces
- Residential zone of 48 homes with workforce housing located behind and along the rail trail
- 3,200 linear foot new through-road is imagined entering from Route 9 and existing on Route 125
- Road network designed with no dead ends to promote fire and rescue safety
- Balance of different site needs, including a green, various structures and parking.
- Three mini-neighborhoods with driveways and parking around the back
 - ✓ Three sets of two buildings available at market rate with remainder designated as workforce housing were included.
 - ✓ Common driveways would be established for each building
 - ✓ Garages under two buildings with outdoor parking



- ✓ No garages for the workforce units
- ✓ Two buildings of six units each in a clapboarded style would overlook the green open space built in each of the three mini-neighborhoods
- ✓ Various design styles of housing, keeping with the rural theme such as cottage style structures was recommended so there is a variety of types and styles of homes

A Village Green would be opened up with:

- Pond and public skating in the winter
- Parking will be available behind the Green
- Dog park
- Commercial units with residential on the upper floor bordering the pond
- Include some single-family homes
- Commercial space developed off Route 125 and on the new road
- Pedestrian ways, which are vital in the creation of a town center, will be built to allow people living in the neighborhoods to walk from home to businesses and shops
- The rail trail would be kept as and where it is

