

Development Scenarios

Steering Committee Meeting, April 17, 2020



GOODYCLANCY

Progress Thus Far: TOD Plan Themes

- **Desire for walkability** throughout all areas of the study area, downtown, and surrounding neighborhoods
- Excitement about the **short-term opportunity for transit:** not waiting for rail to make a move
- Acknowledging the **long-term opportunity of rail:** Manchester's role in the region
- Concern about the **cost and availability of suitable housing** for a variety of current and future Manchester residents



Development Typologies

Residential with Ground Floor Retail/Workplace



25 High St, Portland



Development Typologies

Residential with Ground Floor Housing Units



Portland, OR



Cambridge, MA

Development Typologies

Office/Workplace/Service



Common Assumptions: Rail Station

- Consistent size rail platform
- Adequate space for “mini-hub” bus transfers: at least 6 bus bays, includes inter-city bus service
- Plan for “kiss and ride” drop-off and pick-ups
- Commuter parking is district parking – shared with larger uses, not always immediately adjacent to the station but within an easy walk



Infrastructure Improvements Across All Scenarios

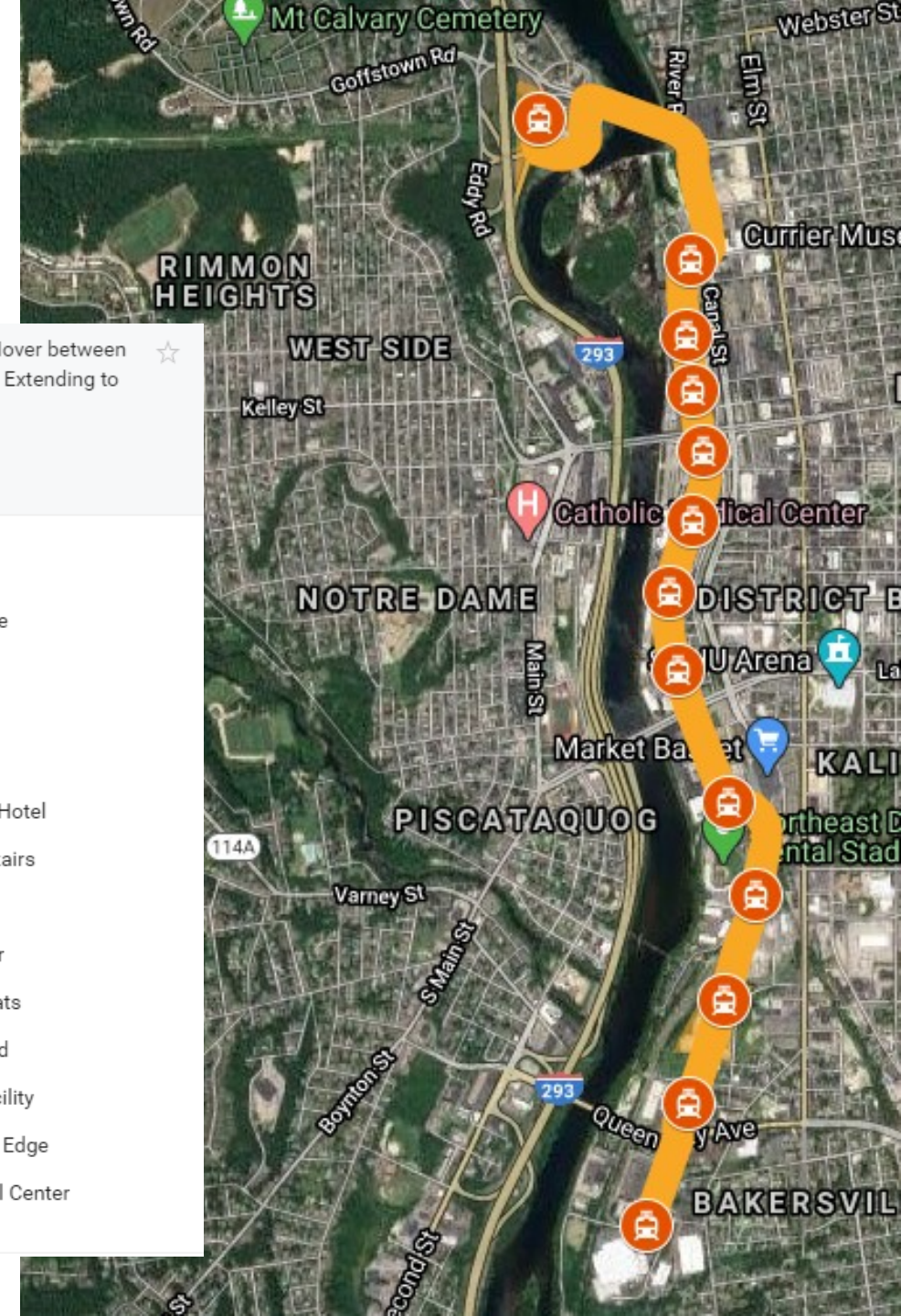
- New north-south street connection paralleling rail right-of-way
- Investment in transit/shuttle service linking study area, Millyard, downtown, parking, and other destinations



Concept Route for People Mover between Exit 6 and MTA BUS Facility, Extending to Velcro ☆
98 views
[SHARE](#)

People Mover Concept

- 📍 Stop 1: Exit 6 Park & Ride
- 📍 Stop 2: Eversource
- 📍 Stop 3: Jefferson & Dow
- 📍 Stop 4: Oracle + Dyn
- 📍 Stop 5: Arms Park / Tru Hotel
- 📍 Stop 6: DEKA/Mill Girl Stairs
- 📍 Stop 7: Waumbec Mill
- 📍 Stop 8: UNH Manchester
- 📍 Stop 9: SNHU & Fishercats
- 📍 Stop 10: B&M Switchyard
- 📍 Stop 11: TOD & MTA Facility
- 📍 Stop 12: Elliott At Rivers Edge
- 📍 Stop 13: Velcro / Sundial Center



Infrastructure Improvements Across All Scenarios: BUILD Grant

- Rail-trail improvements and two-way road
- New at-grade crossing near Market Basket



Infrastructure Improvements Across All Scenarios: Streetscape Improvements

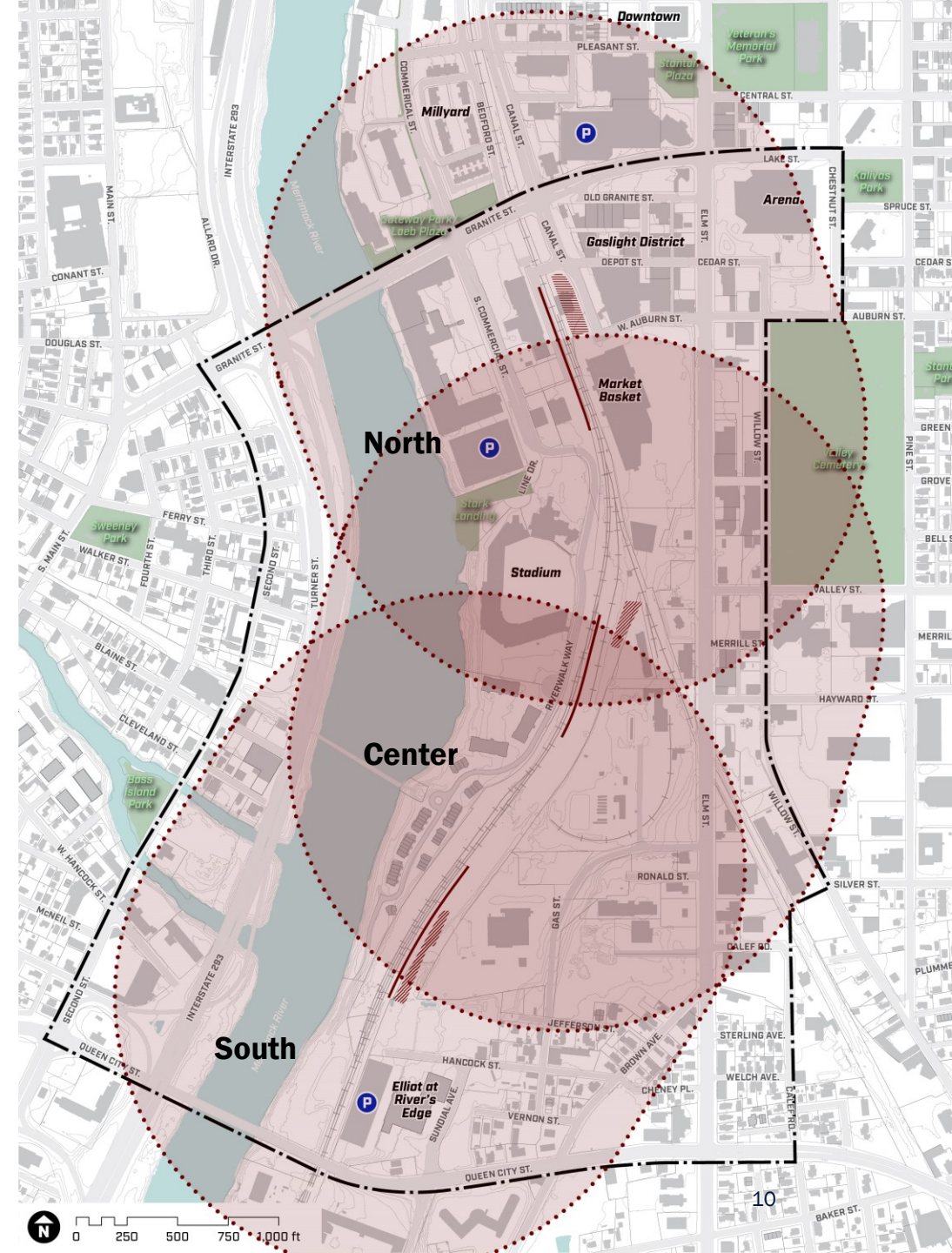
- Parking-buffered bike lanes to account for winter maintenance
- 6 to 8 foot sidewalks (and repair existing)
- Street furniture and street trees



Three Development Scenarios: North, Central, South

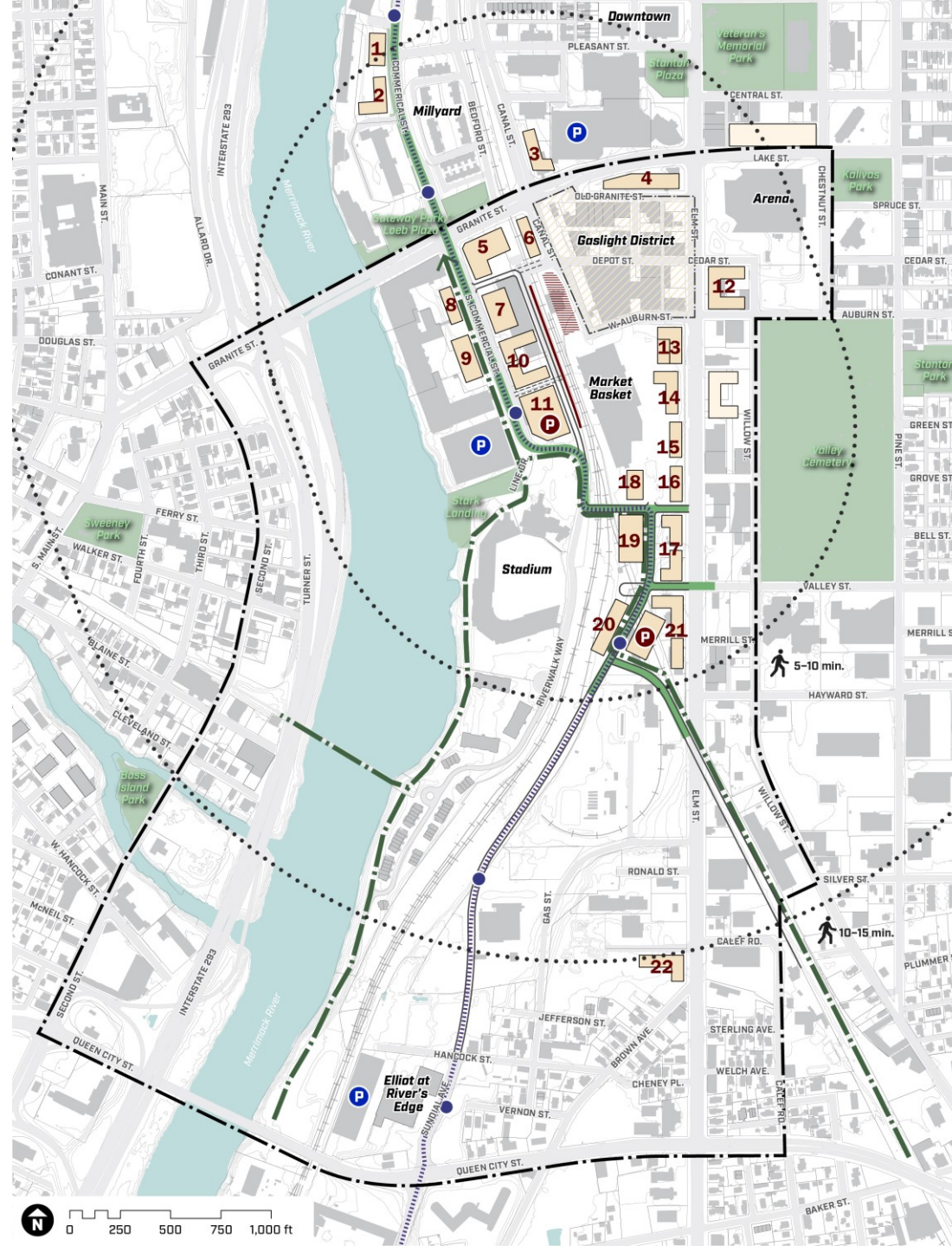
Vary in the station location, infrastructure improvements, positioning, and overall development potential

- **North (Near WMUR):** Strong connections to Millyard and downtown, best positioning for office development and entertainment, walkable station area
- **Central (Near Market Basket):** focus on Elm Street corridor as extension of downtown, additional importance of Willow Street
- **South (MTA):** Move school bus facility off-site, joint development possibilities, more focus on residential development



Positioning

- Best for office/hospitality/entertainment in addition to residential development
- Direct connection to further Millyard development
- Intensification of Gaslight District
- Merrill Street becomes the new border of downtown

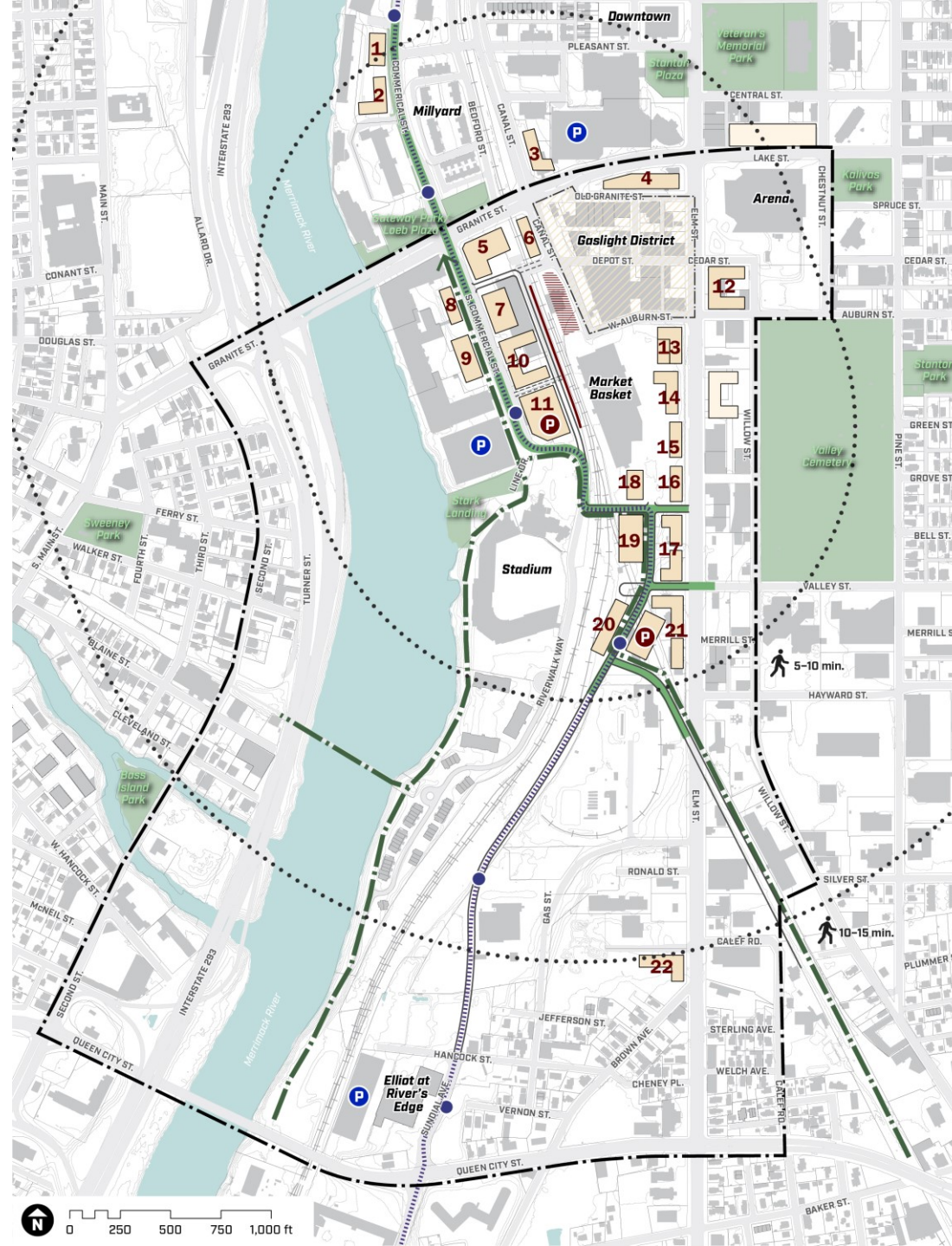


Legend

- Rail Station Platform
- ▨ Bus Transfer and Drop-off Area
- New Streets
- ⋯ Pedestrian Paths
- New Development Potential
- Approved Future Development
- - - Trail Connections
- Streetscape Improvements / Placemaking Opportunities
- Ⓟ New Parking Structure
- ⋯ Transit/Shuttle Route
- Transit/Shuttle Stop

Transportation

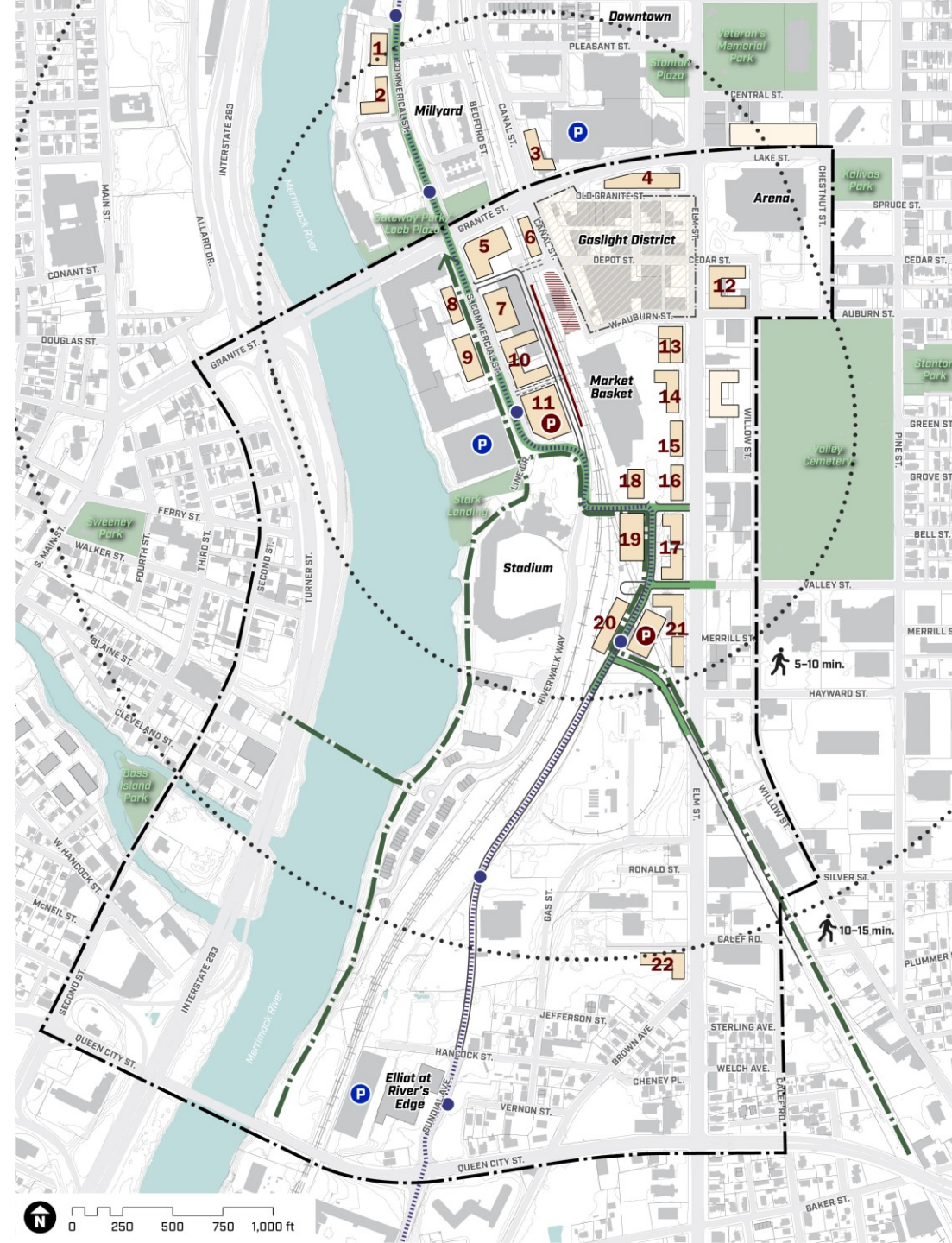
- Major focus of streetscape improvements on Commercial Street, including bike lane
- Immediate opportunity with shuttle service
- Best opportunity for Transportation Demand Management



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Placemaking

- Improvements to public space on Granite Street
- Intensification of Millyard, cohesive entertainment district
- Streetscape improvements to existing pedestrian passageway

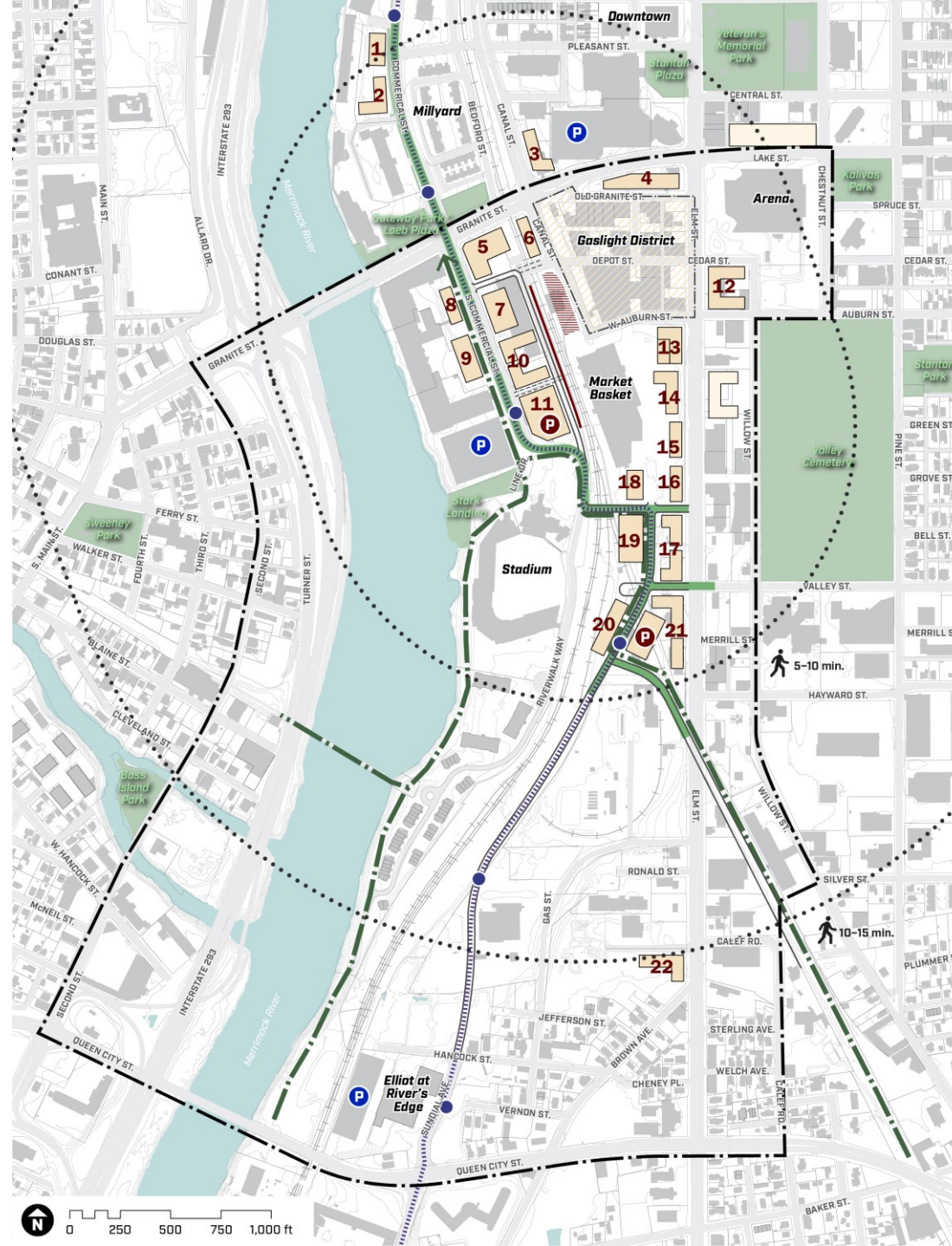


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Development

- 809 units residential
- 150 rooms hotel
- 528,000 SF office
- Accessory retail/dining and intensification of current space
- 1,300 shared parking spaces
- **Total: 1.9 million SF**



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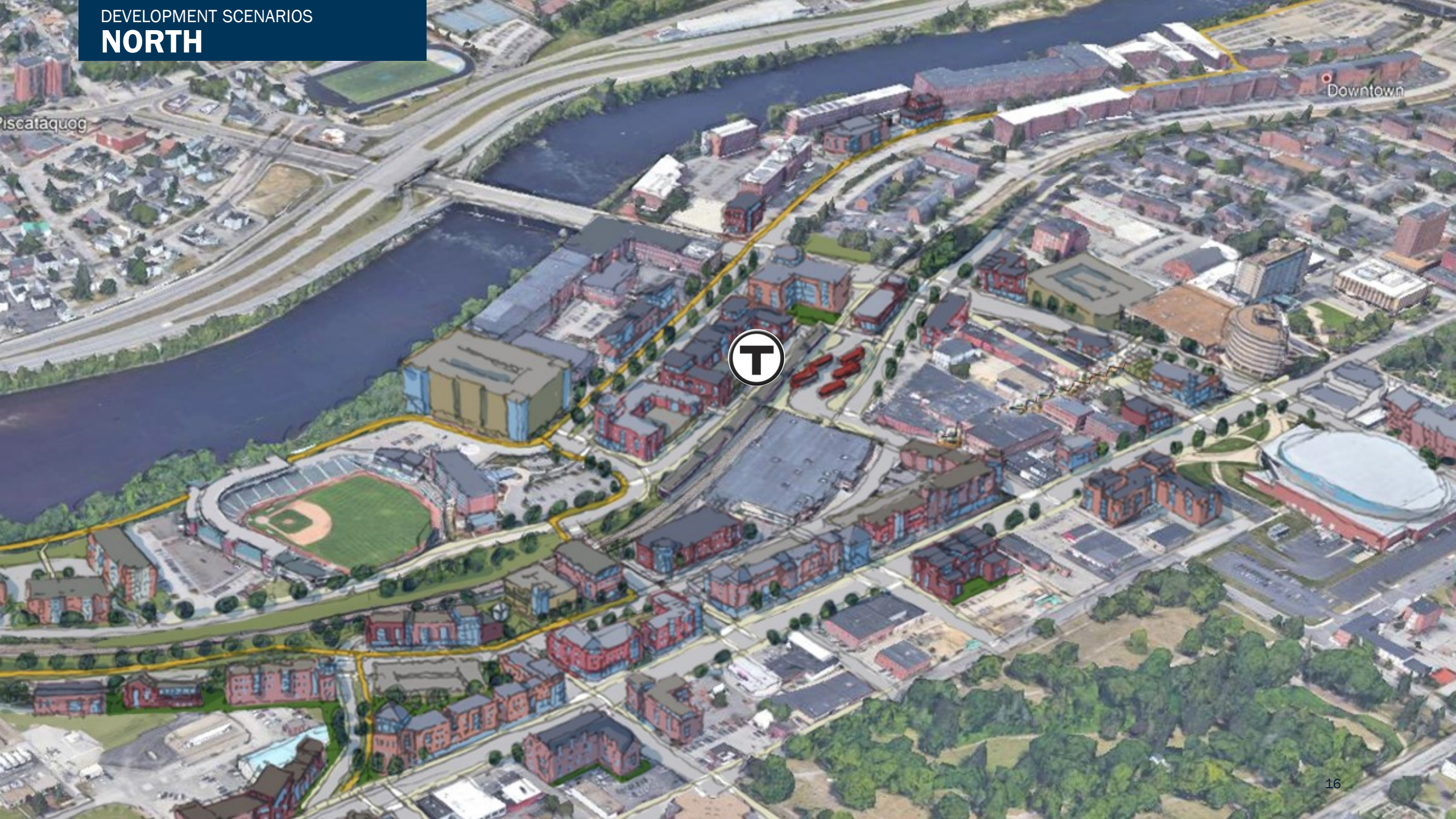
DEVELOPMENT SCENARIOS
NORTH



Piscolaquog

Downtown

DEVELOPMENT SCENARIOS
NORTH



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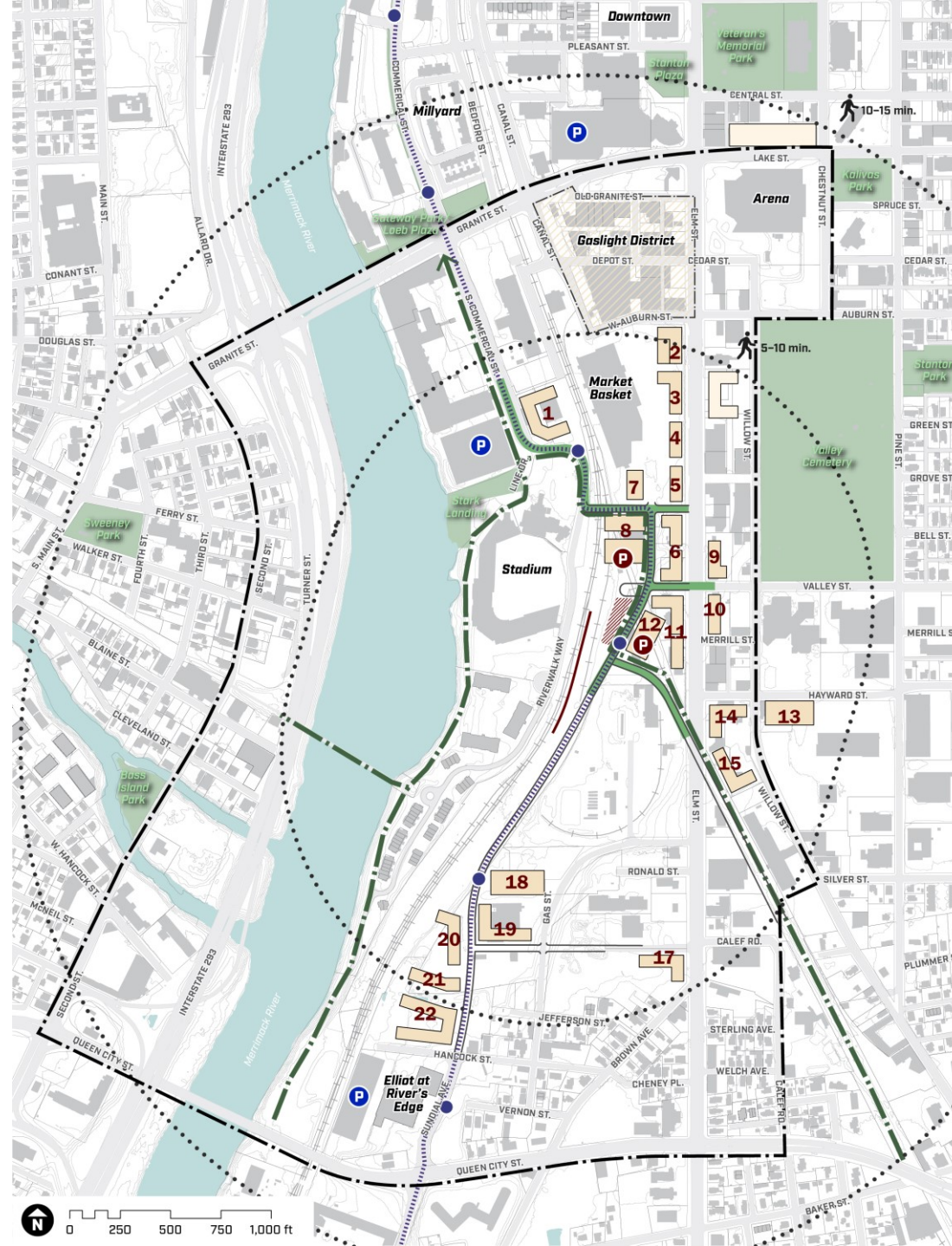
Downtown

Long-Term Development at Market Basket



Positioning

- TOD focused on Elm St and Willow St near station and rail-trail
- Focus on rail trail and bike access to station – potential to reach further into neighborhoods to east
- Development near the hospital less directly enabled by train station

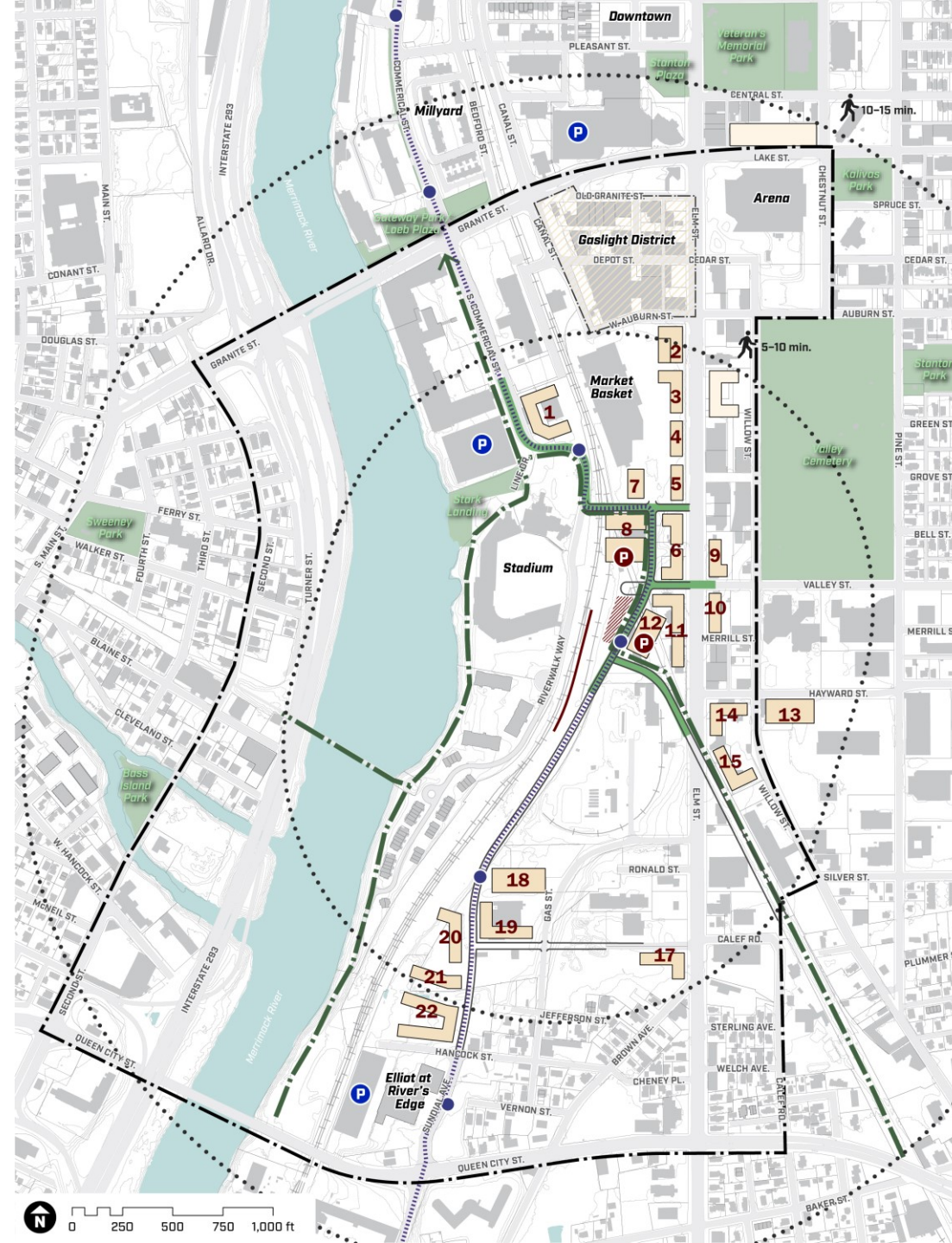


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Transportation

- Major node where BUILD grant infrastructure comes together - gateway connection at the stadium
- Multimodal station: bike access, shuttle routing, bus transfers, parking all very closely linked

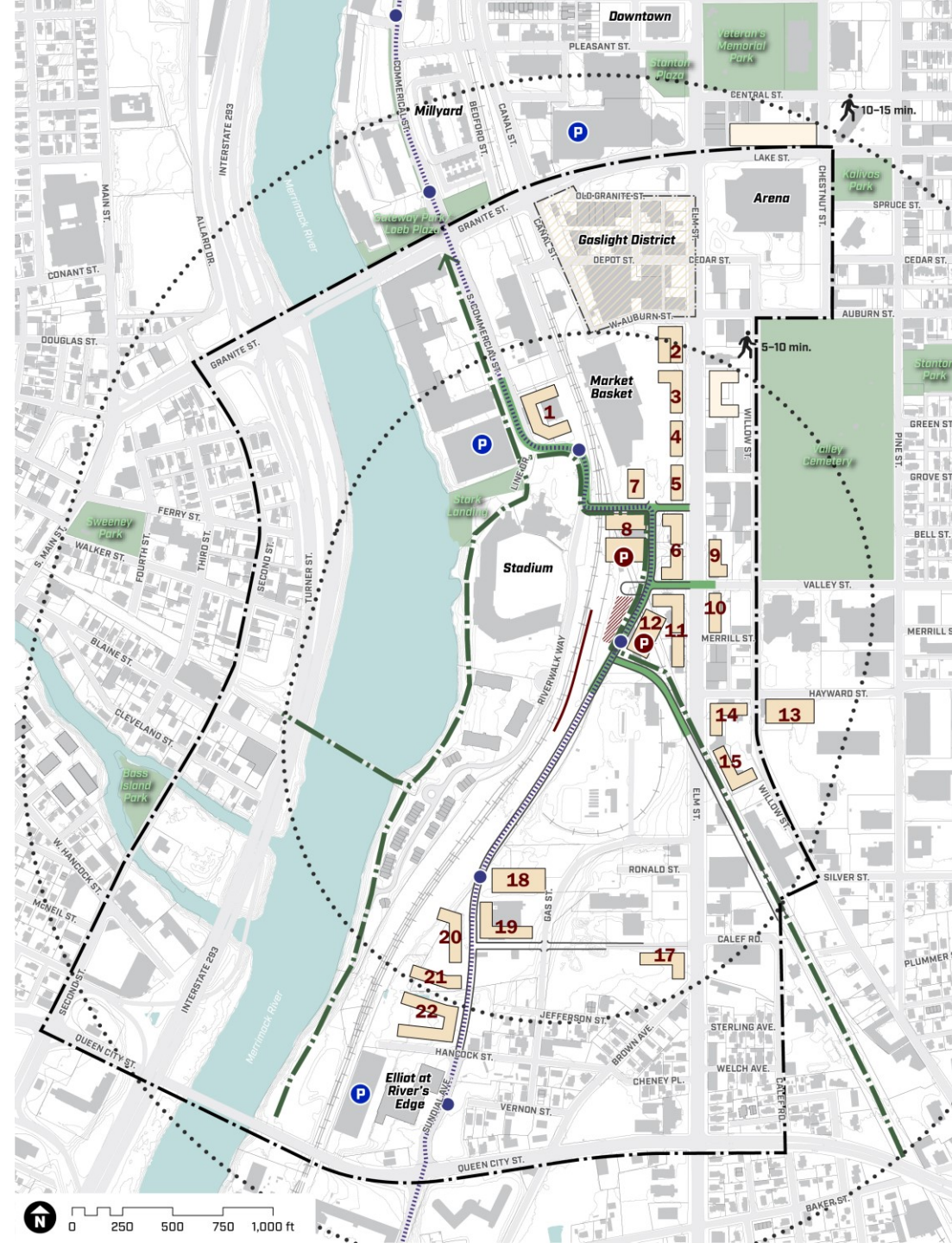


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Placemaking

- Opportunity to create multimodal station “trailhead” and gateway
- Reuse historic signal tower



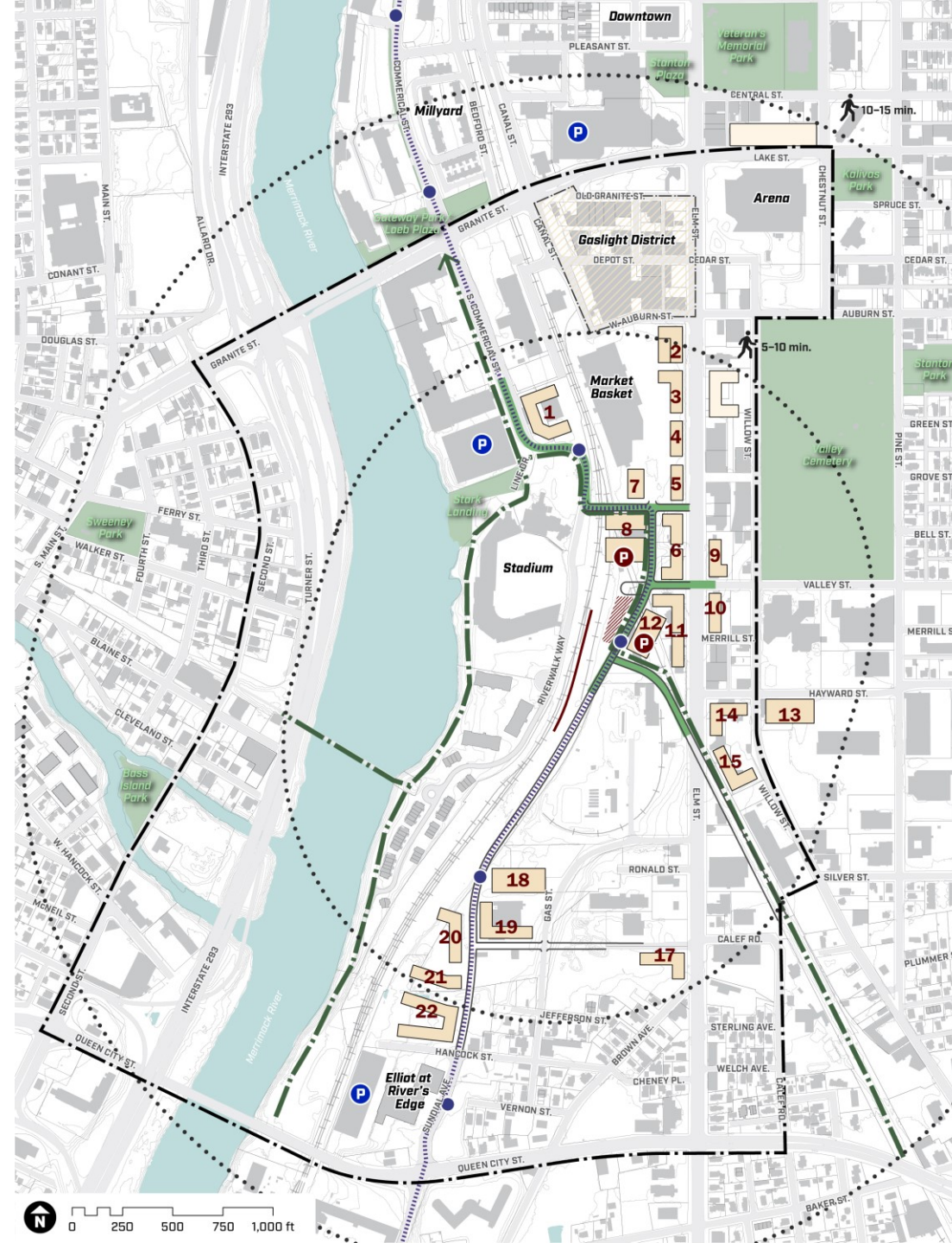
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Development

- 1,100 units residential
- 100 rooms hotel
- 300,000 SF office
- Accessory retail and dining
- 1,000 shared parking spaces
- **Total: 1.9 million SF**



Legend

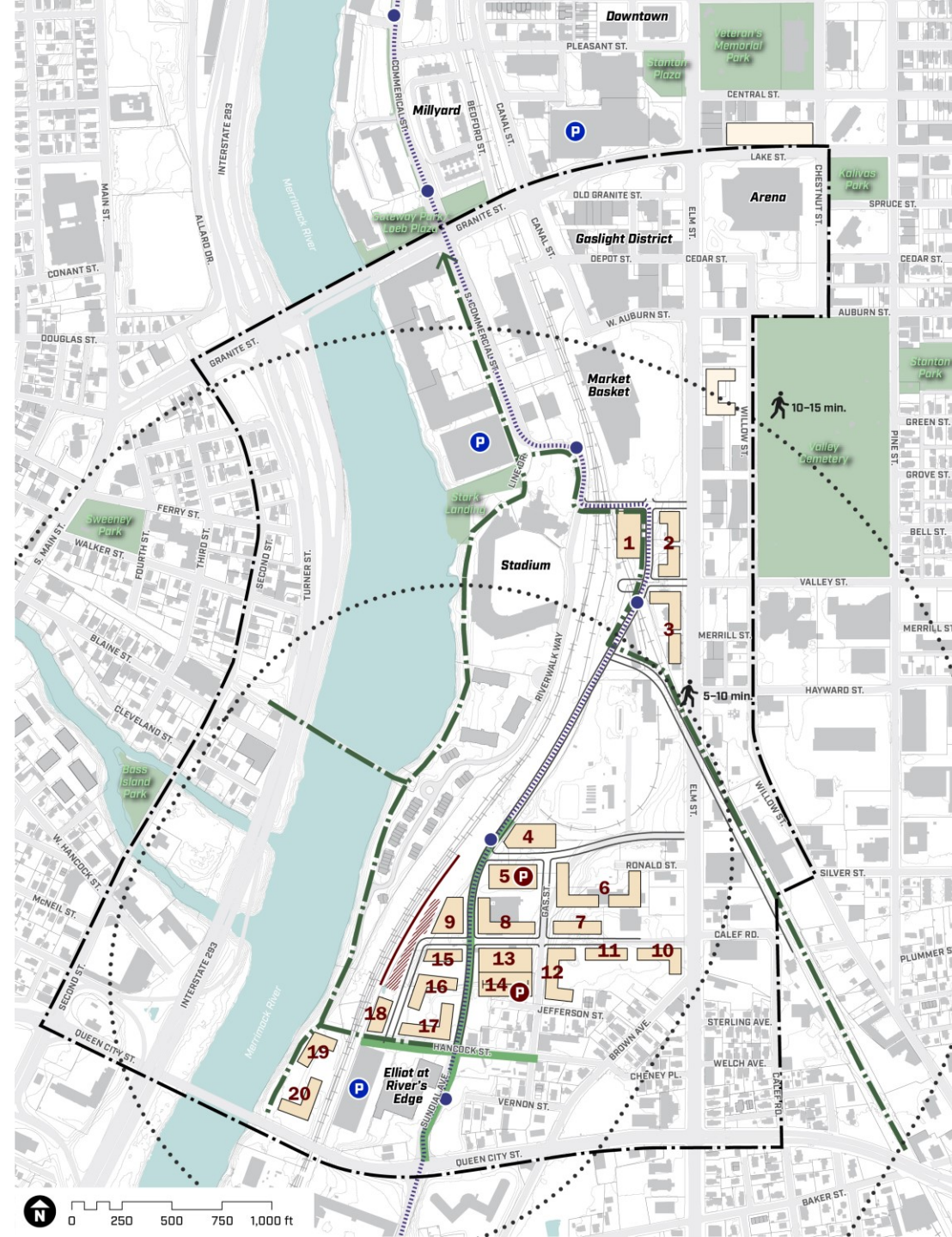
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Positioning

- Major shift of focus: Southern area as a new district and neighborhood
- Possibility to connect to new development south of Queen City Ave
- Further infill could occur to north, but not tied to station

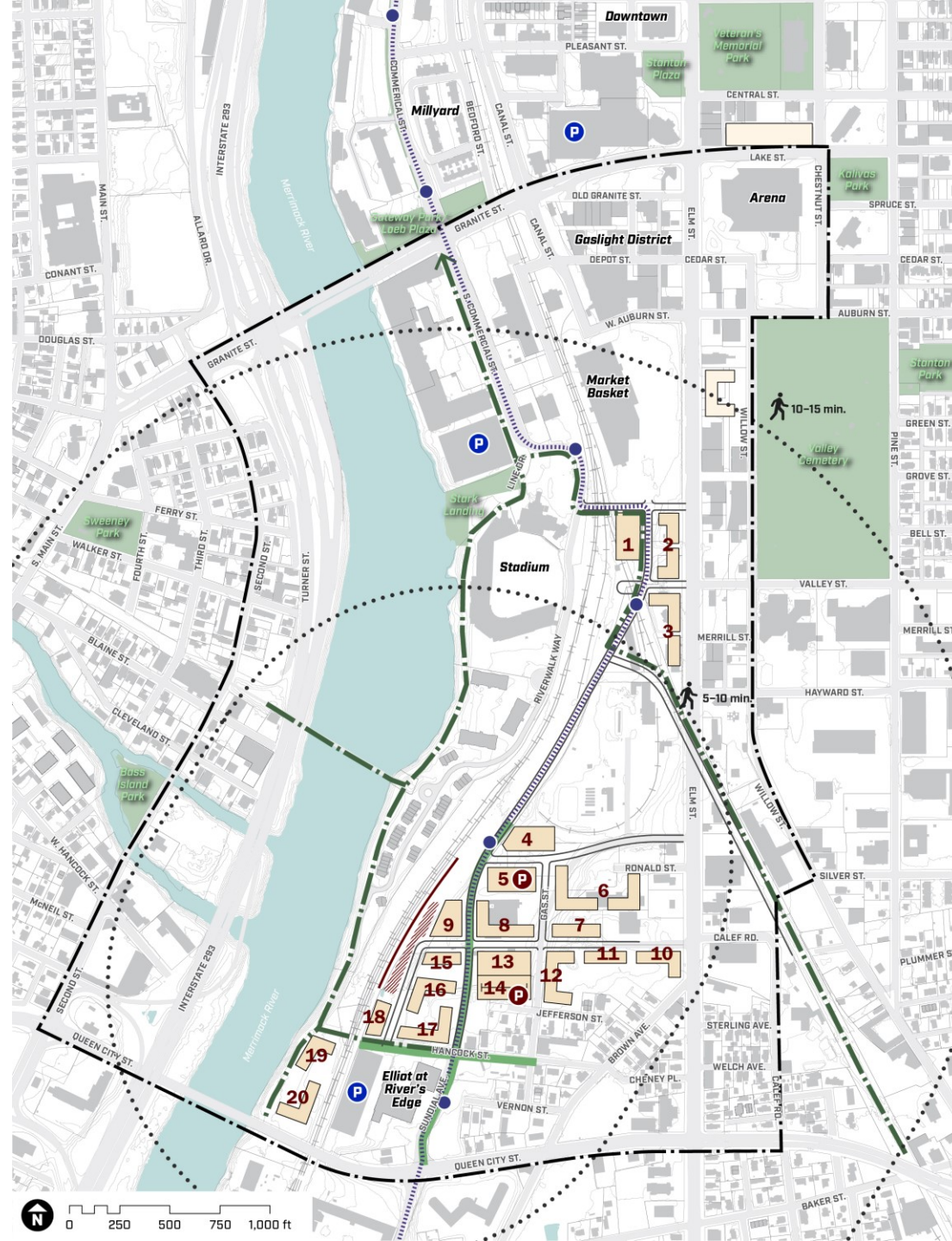


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Transportation

- Reliant on mini-hub system for transfers, given distance from current routing
- More than one crossing of tracks: formalize southern crossing, possible riverfront access above-grade
- New street grid
- Shuttle service essential to linking to downtown

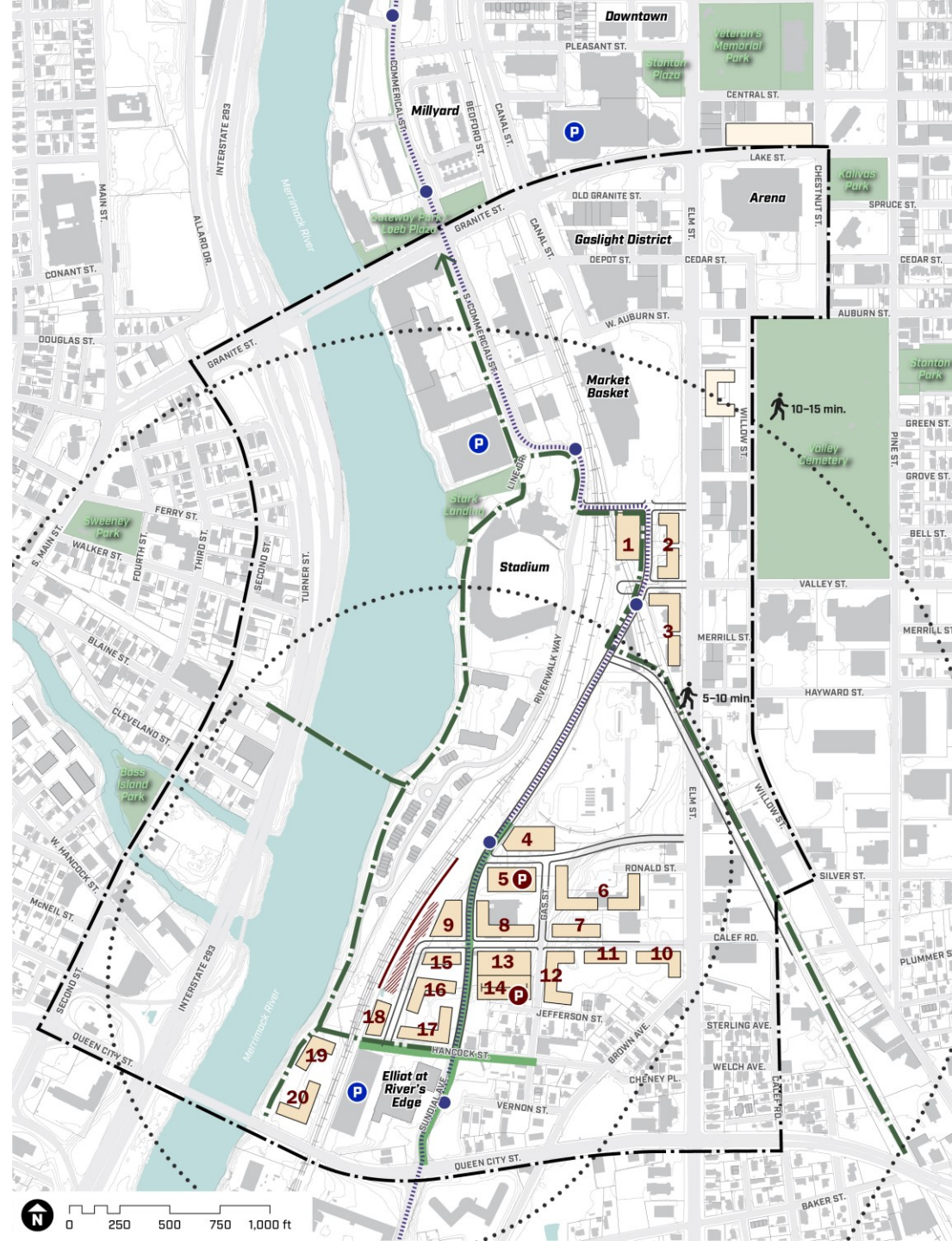


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Placemaking

- Importance of riverfront system and network
- Complete streets approach within new district
- New buildings incorporate amenity spaces

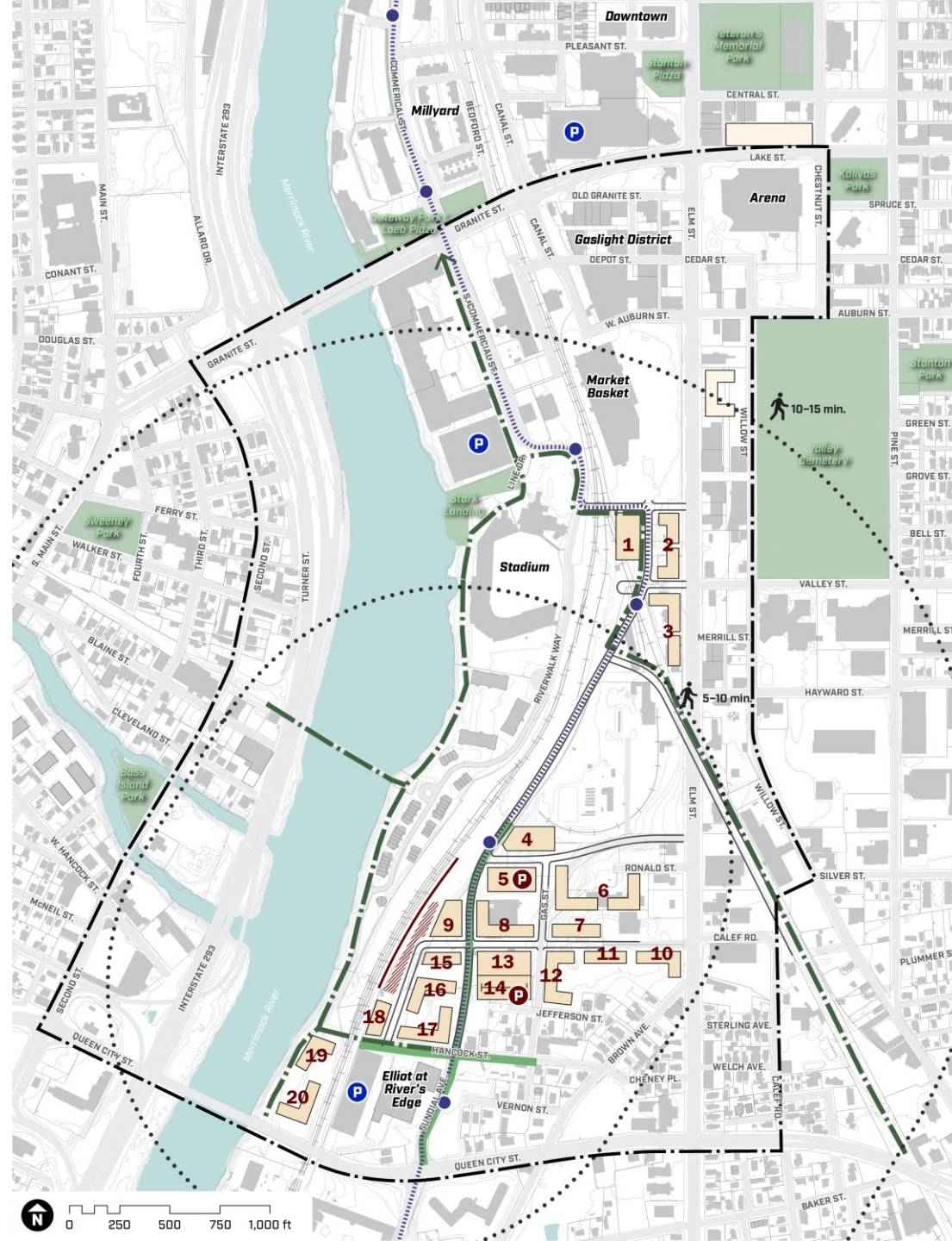


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Development

- 1,050 units residential
- No hotel
- 470,000 SF office
- Limited accessory retail/dining
- 550 shared parking spaces
- **Total: 1.8 million SF**



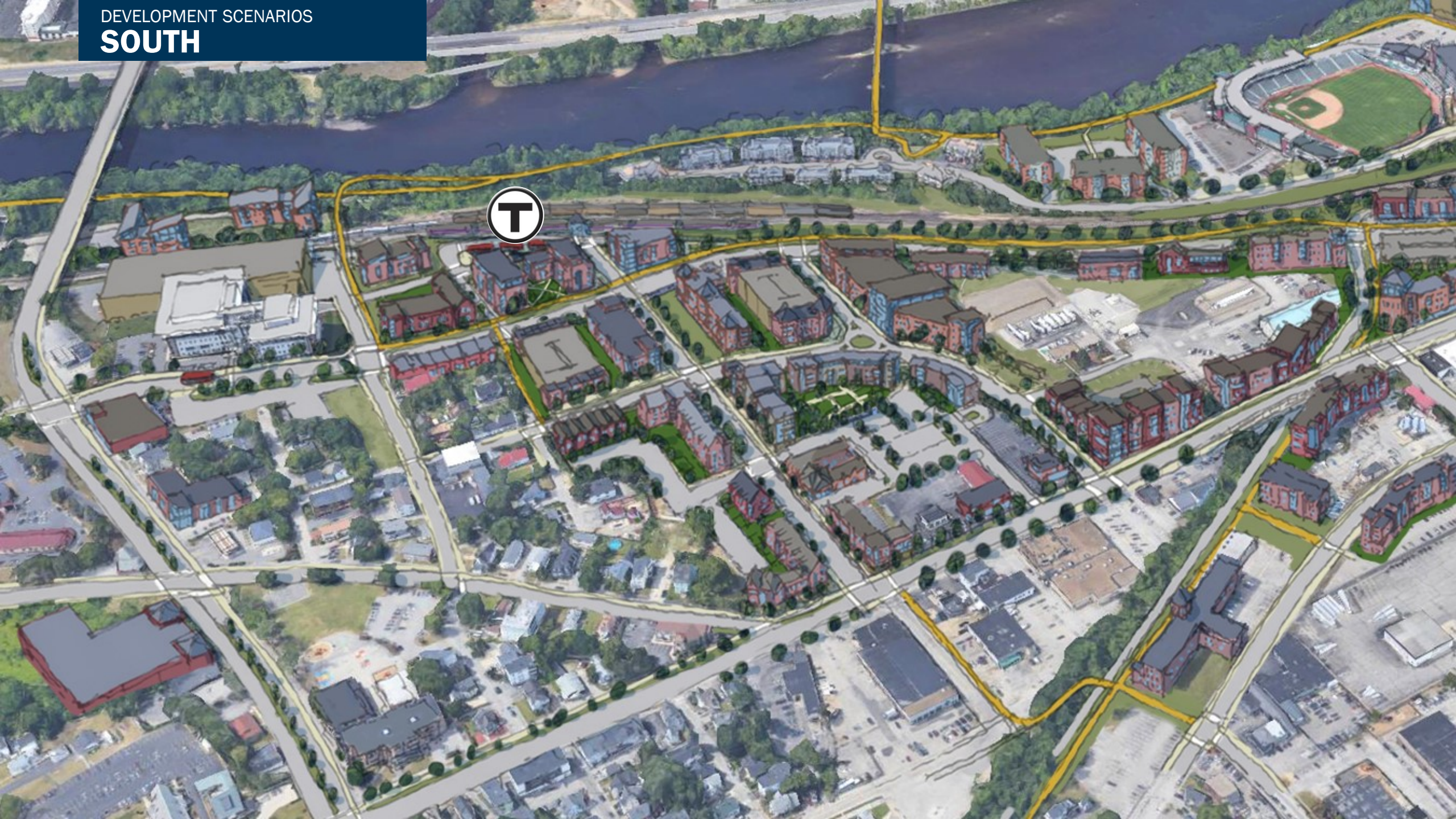
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DEVELOPMENT SCENARIOS
SOUTH



DEVELOPMENT SCENARIOS
SOUTH



Feedback

- What scenario is most compelling to you from a positioning standpoint, in terms of long-term development?
- What scenario seems most do-able to you in the short-term?
- What scenario has the greatest benefit to your organization/interest? The larger city?
- What scenario do you think will be most successful?
- What should be the preferred scenario?

