

Town of Windham



# NH 111 Corridor & Wall St Connector Feasibility Study

## Public Informational Meeting

February 23, 2011



McFarland Johnson



# Presented By:

- **Cliff Sinnott – Executive Director**

**Rockingham Planning Commission**

- **Gene McCarthy, P.E. – Project Manager**

**McFarland Johnson**

***Project Website:***

**[www.windhamnewhampshire.com/updated/wallstreet.htm](http://www.windhamnewhampshire.com/updated/wallstreet.htm)**



# Agenda

- Welcome/Introduction
- Project Background/History
- Study Approach/Scope
- Project Problem and Vision
- Alternatives Development
- Recommendation
- Village Plans
- Next Steps
- Adjourn





# Project Background/History



- I-93 Exit 3 Final Design (2003);
- Final EIS (2004) & Federal Record of Decision (2005)
- Town requests mitigation including Wall Street Extension (to mitigate increased traffic from No. Lowell Road in town center)
- NHDOT Offered to fund extension study, including NH 111 Corridor Study Component



# NH 111 Corridor

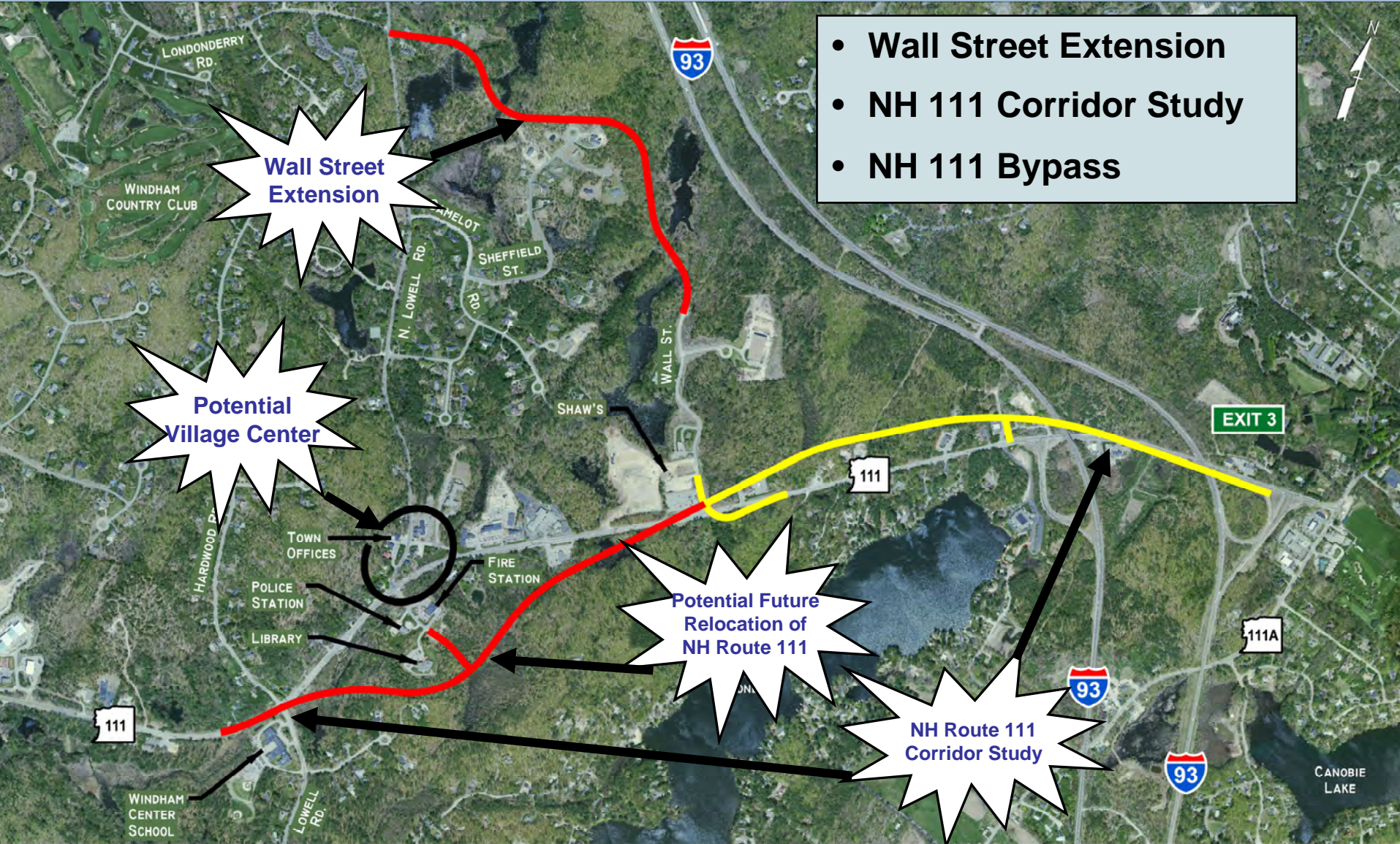
- Wall Street Extension
- NH 111 Corridor Study
- NH 111 Bypass

Wall Street Extension

Potential Village Center

Potential Future Relocation of NH Route 111

NH Route 111 Corridor Study





# Project Advisory Committee

**Board of Selectmen, Bruce Breton & Ross McLoud**

**Planning Board, Sy Wrenn**

**Historic District Commission, Kay Normington &  
Lorri Kimball (Alternate)**

**Town Administrator, David Sullivan**

**Highway Department, Jack McCartney**

**Police Department, Chief Gerald Lewis**

**Fire Department, Chief Tom McPherson**

**Conservation Commission, Jim Finn**

**Community At-Large, Bob Winmill & Robert Ashburn**

**RPC/MPO Commissioner, Lee Maloney**

**NHDOT, William Rose**

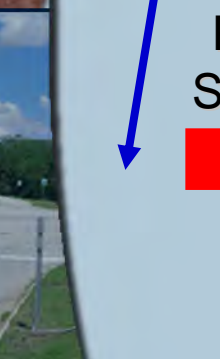
**SNHPC, Matt Caron**

**Project Staff: Cliff Sinnott, RPC; Laura Scott, Windham Community Development;  
Gene McCarthy, McFarland-Johnson**




# Study Purpose and Scope

- Feasibility Study
  - Is a Wall St. extension feasible and practicable?
  - Is a town center bypass feasible and practicable?
- Conceptual Planning Study
  - Determine future configuration of NH 111
  - Determine how to implement Village Vision
  - To set a future course for the corridor that best accommodates State & Town needs
- Will not, by itself, result in construction



**Public Kickoff Meeting**  
Nov. 5, 2009


Problem Statement  


Vision Statement  


**Public Meeting**  
Sept. 28, 2010

Develop Alternatives  


**Officials Meeting**  
Jan. 24, 2011

Evaluate Alternatives  


Make Short and Long Term Recommendations  


**Public Meeting**  
Feb. 23, 2011

# Study Steps





# Problem Statement

The Town of Windham, NH, lacks a vibrant town center. While zoning has been put in place to create a town center with a variety of civic, commercial and residential uses, as well as community gathering spaces, the high volume of traffic on local roads and on the state highway that bisects the town center have impeded its development. Improvements to Interstate 93 will further increase this traffic and prevent the desired development. Additional obstacles to success include a lack of connectivity between existing commercial uses, the lack of public water and sewer, natural resource constraints, lack of public transportation, the high volume of truck traffic, and the trend towards vehicle dependency.



# Vision Statement

The historic town center of Windham, NH will become a vibrant village center with an improved NH 111 corridor that serves multiple modes of travel more safely and efficiently in an aesthetically pleasing form. Community gathering spaces, new retail and civic destinations, and a range of housing options, will enhance the quality of life and sense of community for residents and will attract visitors from around the region. Planning and development will be sensitive to the environment, to adjacent historic districts, and to residential neighborhoods while improving connectivity between existing and new development.



# Alternatives Development

- No Build
- Wall Street Extension
- NH 111 Bypass
- NH 111 In-Corridor Improvements





## No Build

- No Improvements
- “Do Nothing” Alternative

### Notes

- 2035 Peak Hour Volumes
- Volumes based on Expected Growth In Windham
- LOS AM/PM





# Wall Street Extension Alternative

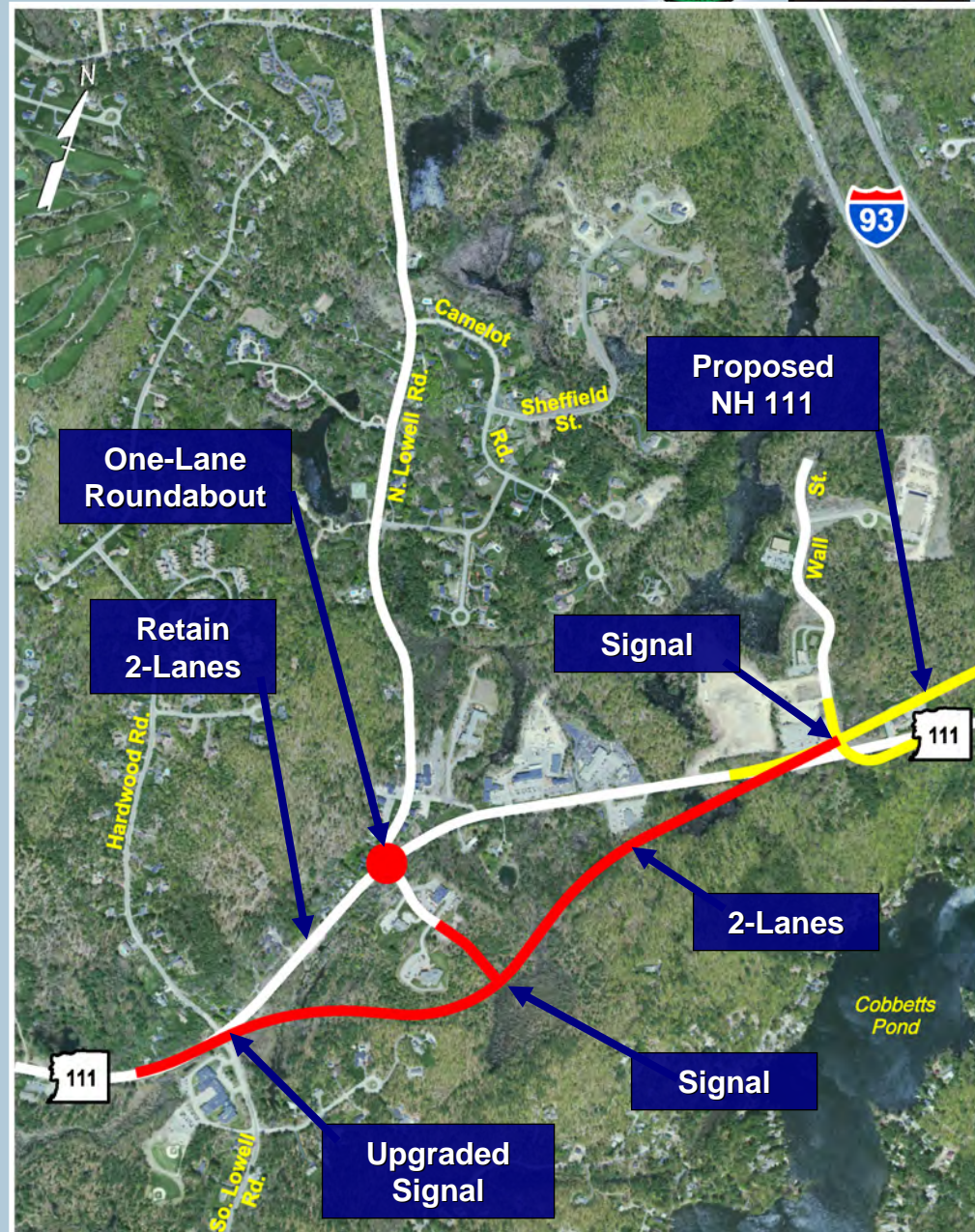
- No Improvements to NH 111
- Includes Improvements to I-93
- Extends Wall Street to North Lowell Road/Londonderry Road
- Total Cost approximately \$6.0M to \$6.5M (Includes Construction, Engineering & Acquisitions)





## NH 111 Bypass Alternative

- 2-Lanes on NH 111
- One-Lane Roundabout at Existing N. Lowell Rd
- Upgraded Signal at S. Lowell Rd
- Signal at New NH 1111 and Fellows Rd
- Upgraded Signal at Wall St

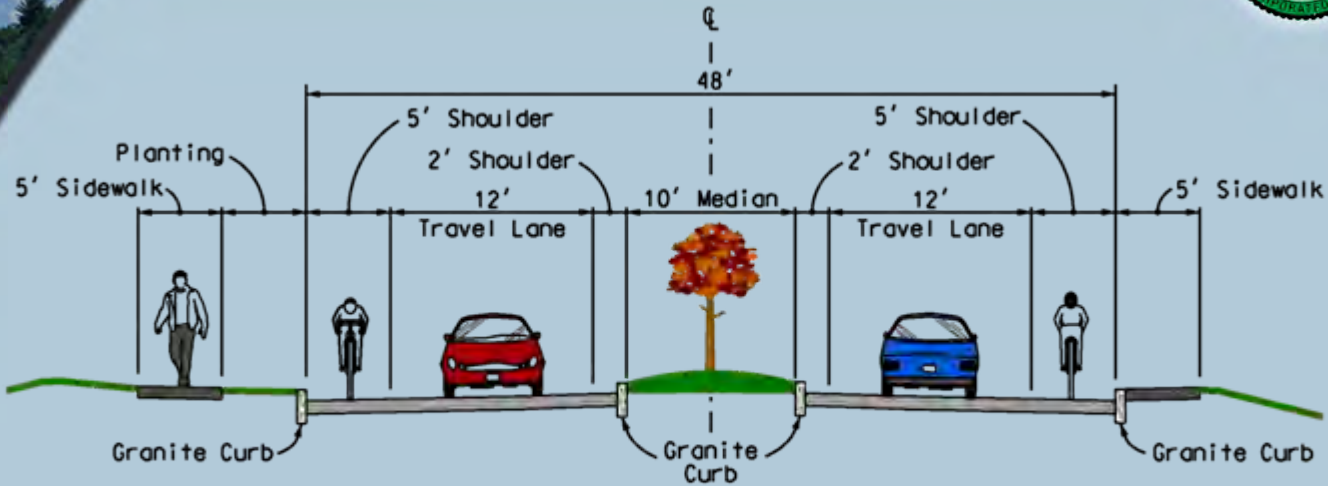




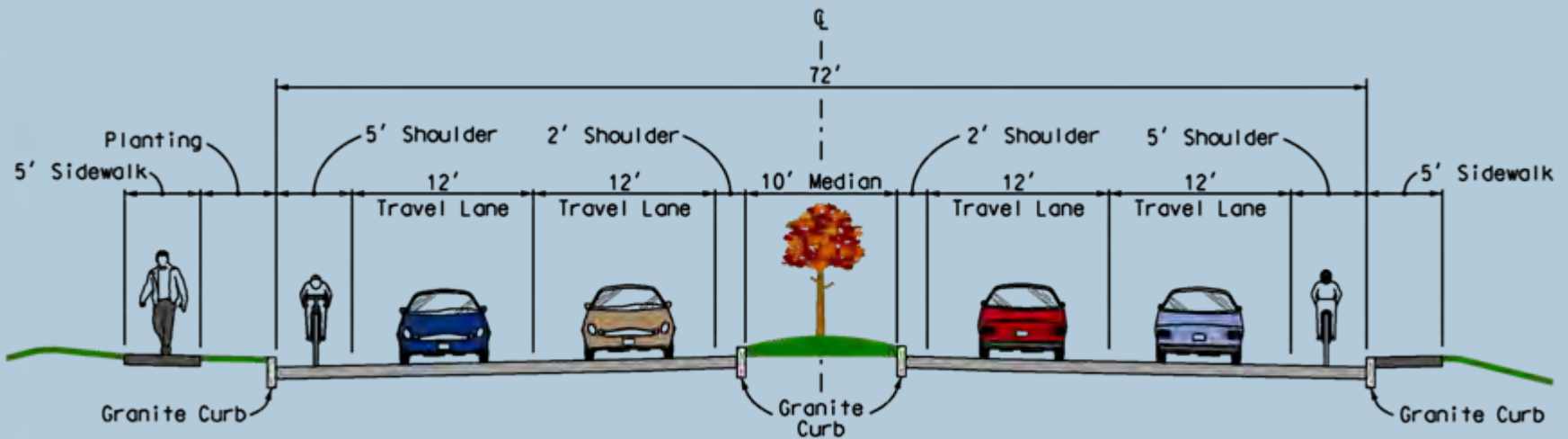
# NH 111 In-Corridor Improvements

- Design Speed
- Lane Configuration (2 vs. 4 lanes)
- Upgraded Signals
- Roundabouts
- Sidewalks
- Bike Lanes





**2 Lane Divided Section**



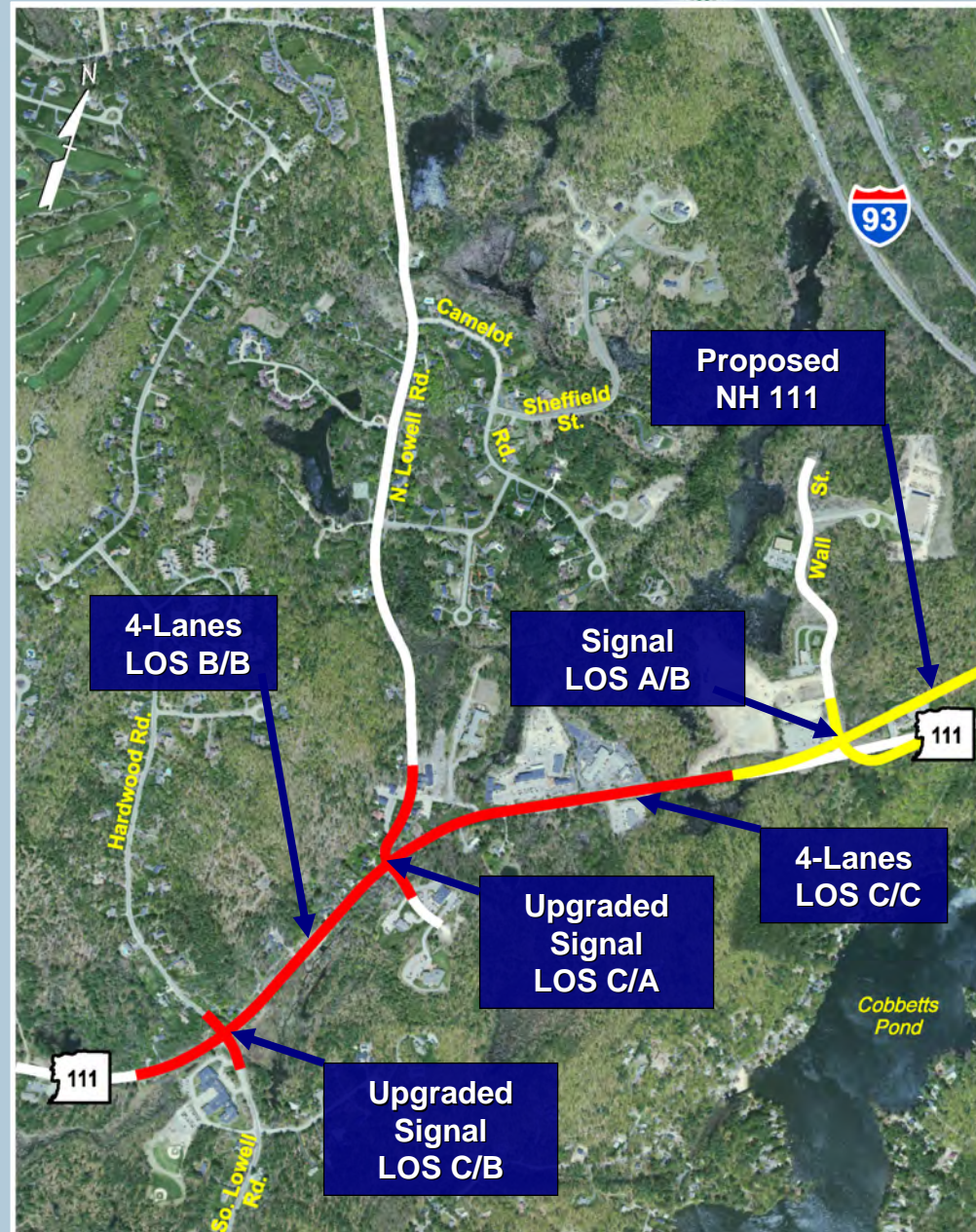
**4 Lane Divided Section**





# In-Corridor Signal Alternative

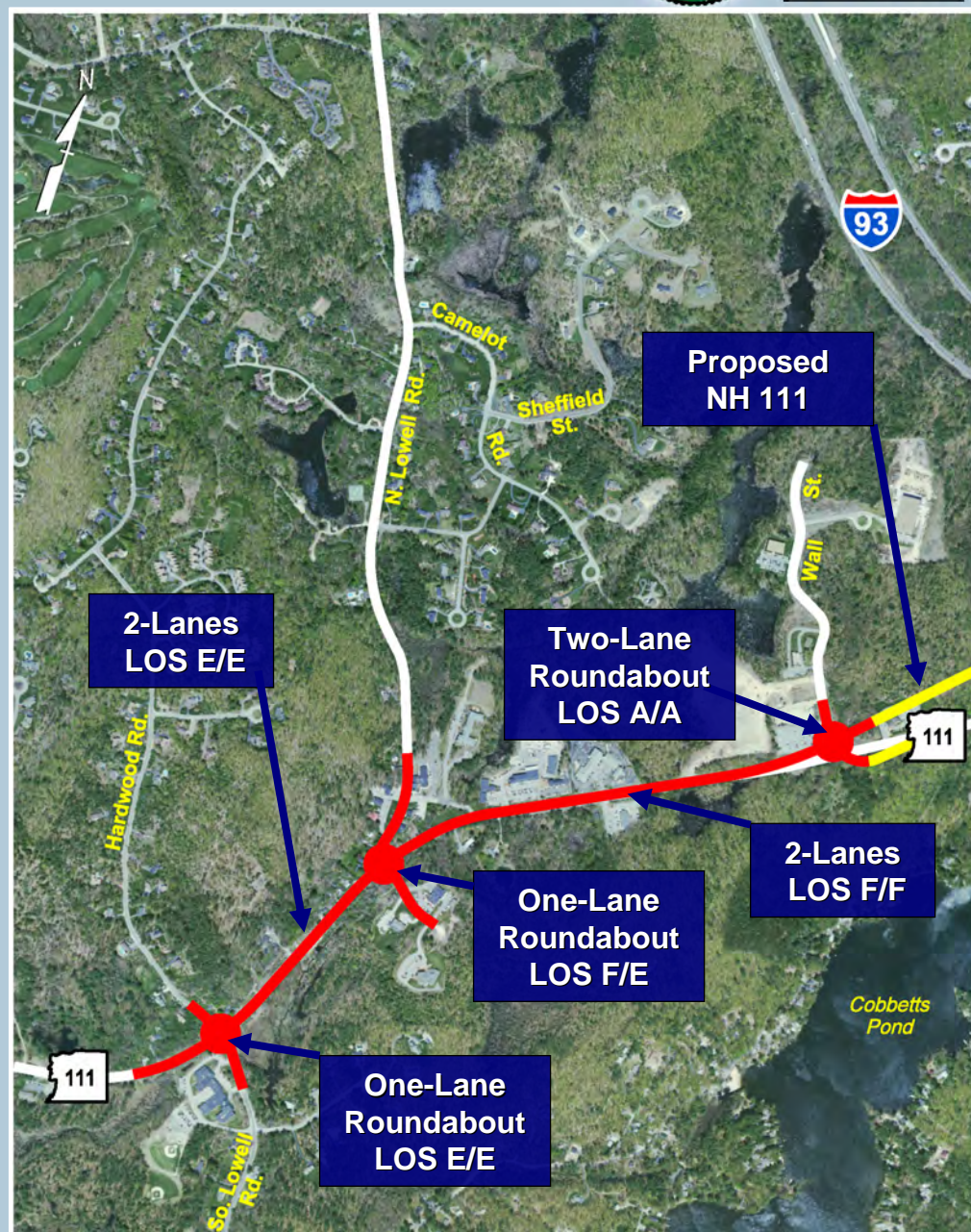
- 4-Lanes on NH 111
- Upgraded Signal at N. Lowell Rd
- Upgraded Signal at S. Lowell Rd
- Retain Proposed Signal at Wall St





# In-Corridor One-Lane Roundabout 2-Lane Corridor Alternative

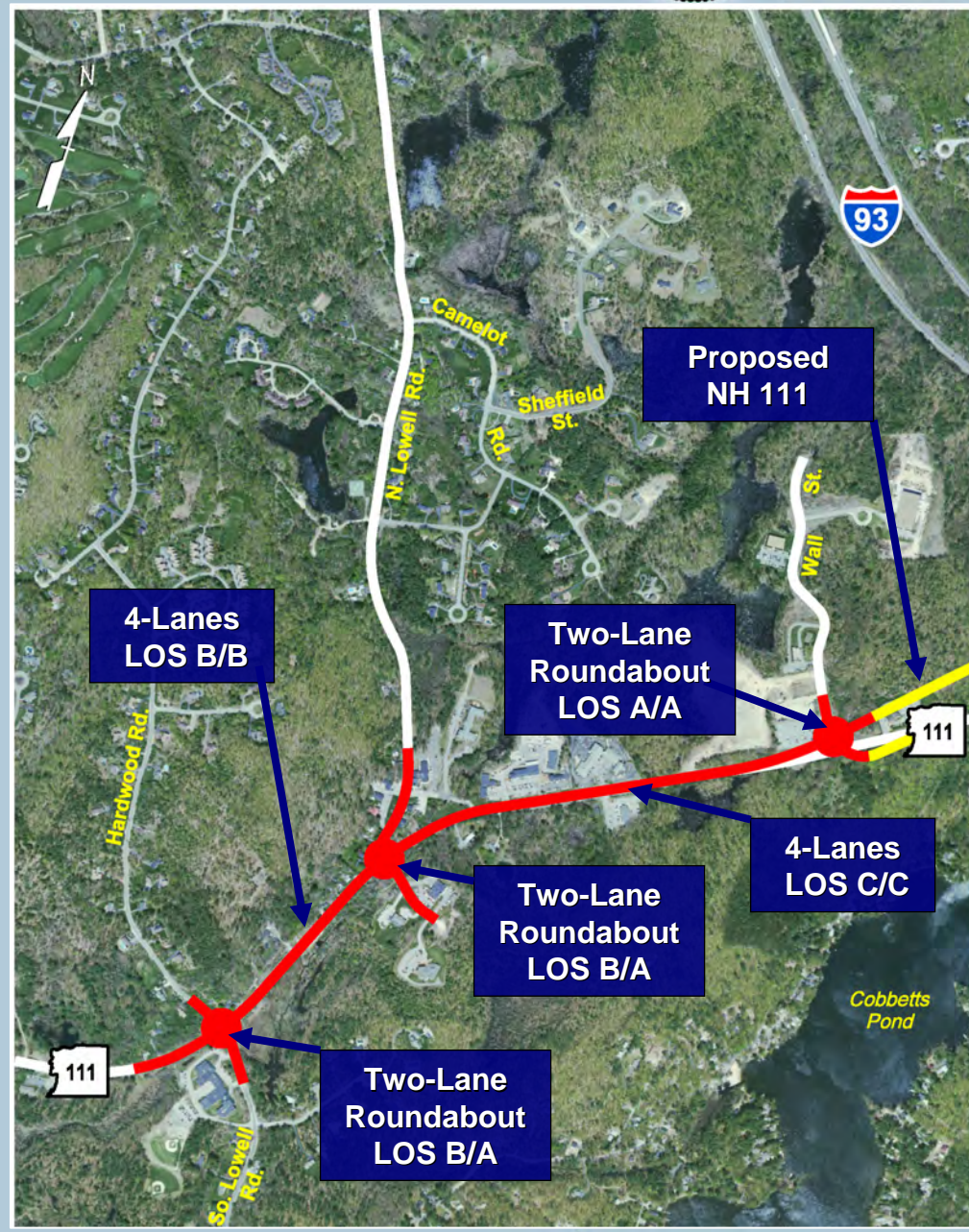
- 2-Lanes on NH 111
- One-Lane Roundabout at N. Lowell Rd
- One-Lane Roundabout at S. Lowell Rd
- Two-Lane Roundabout at Wall St





# In-Corridor 2-Lane Roundabout 4-Lane Corridor Alternative

- 4-Lanes on NH 111
- Two-Lane Roundabout at N. Lowell Rd
- Two-Lane Roundabout at S. Lowell Rd
- Two-Lane Roundabout at Wall St





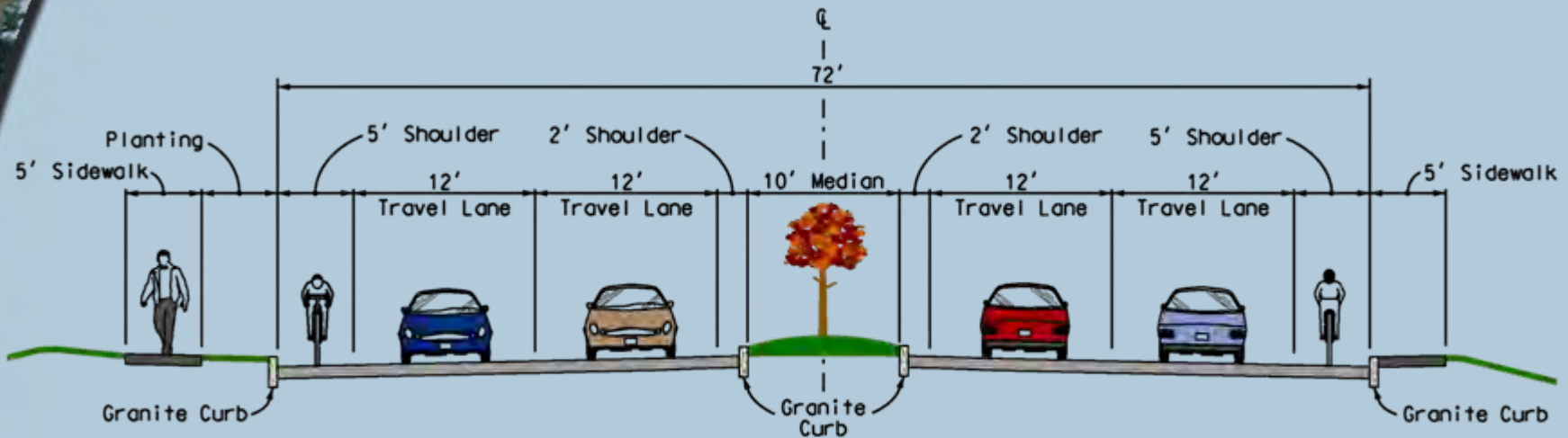
# In-Corridor 2-Lane Roundabout 4-Lane Corridor Alternative

- 4-Lanes on NH 111
- Two-Lane Roundabout at N. Lowell Rd
- Upgraded Signal at S. Lowell Rd
- Two-Lane Roundabout at Village Green/Post Office
- Two-Lane Roundabout at Wall St





# Recommendation

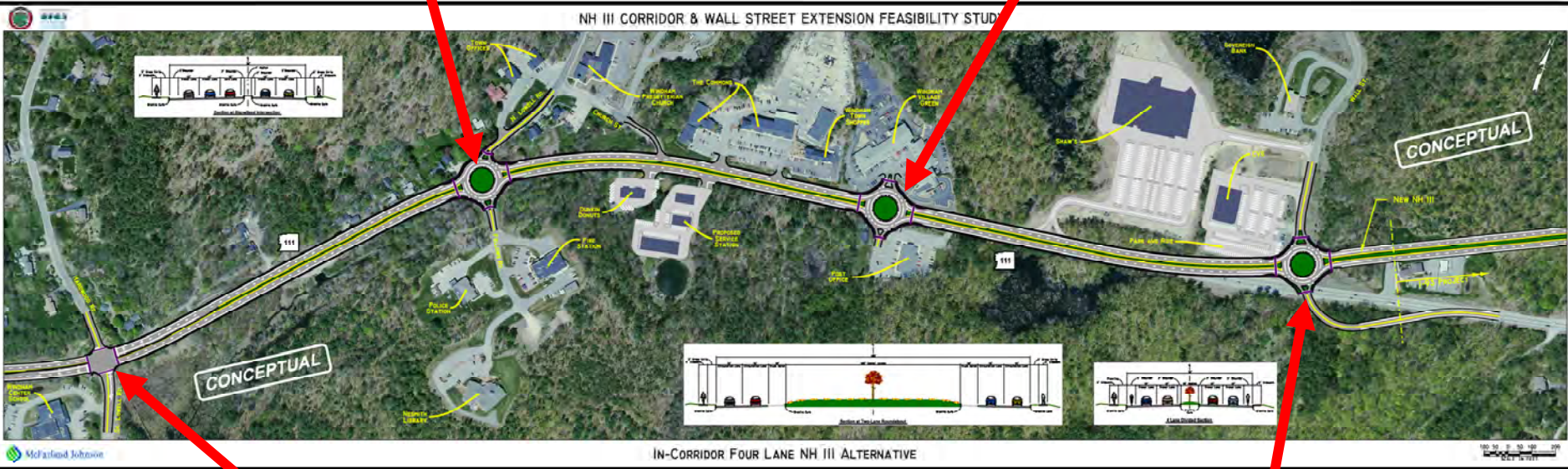


4 Lane Divided Section

# In Corridor Four Lane NH 111

Two - Lane Roundabout

Two - Lane Roundabout



Upgraded Signal

Two - Lane Roundabout



# Video



Route 67, Malta, NY













04/02/2010 10:26





04/02/2010 10:27











# Recommendation

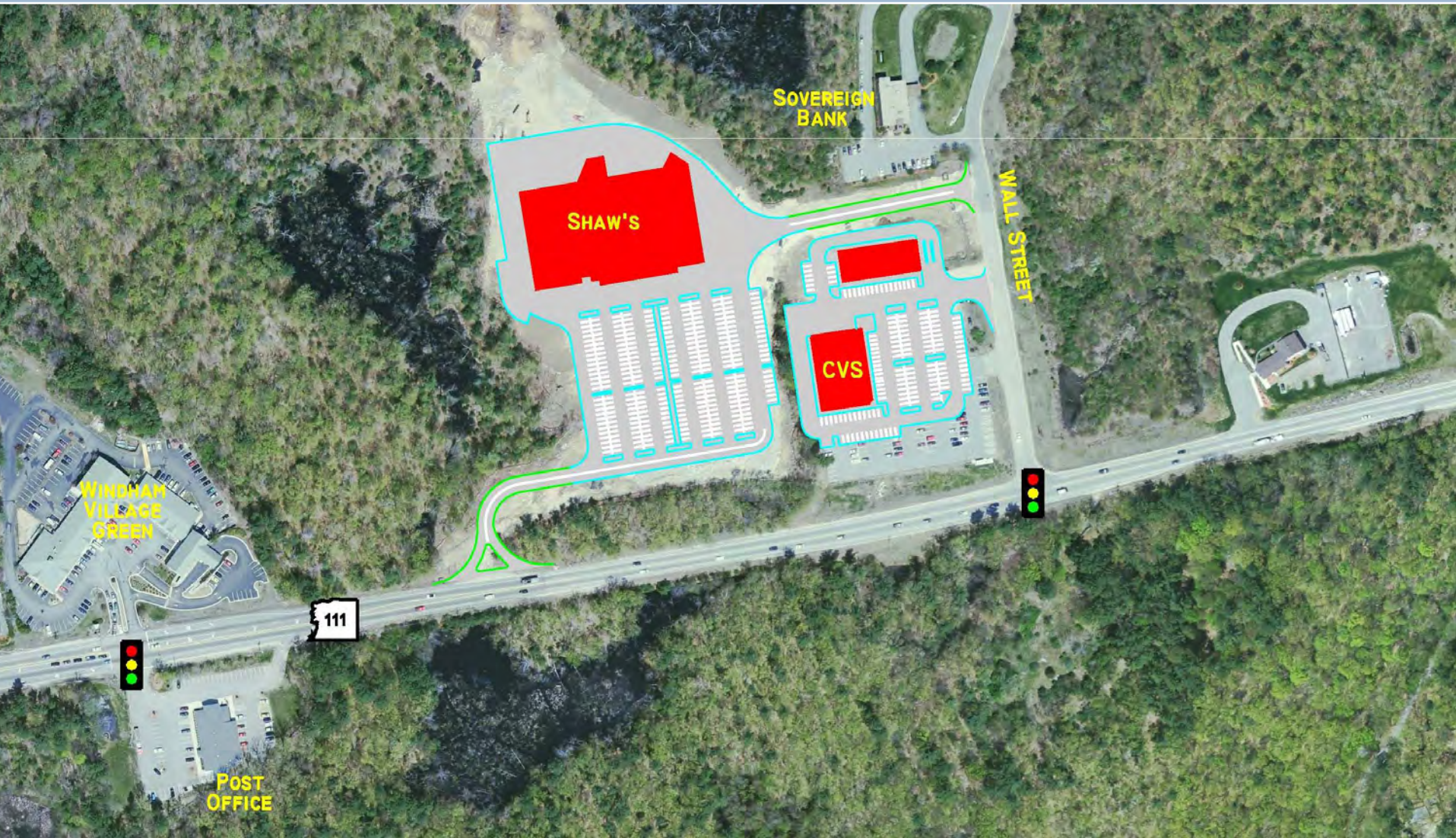
- Four Lane Divided NH 111
- 30 to 35 MPH Speed Limit
- Three 2-Lane Roundabouts
  - Wall Street
  - Village Green/USPS
  - N. Lowell Road/Fellows Road
- No Left Turns
- U-Turns to reverse direction
- Sidewalks where warranted



# NH 111 Improvements

- South Lowell Street to Wall Street
- Construction cost approximately \$9.5M to \$10.5M  
(Includes Construction Engineering)
- Mitigation Cost assume \$200k
- Cost for design and permitting assume \$800k
- Cost for land acquisition assume \$400k - \$600k
- Total Cost approximately \$11.0M to \$12.0M

Note: 2010 \$



SOVEREIGN BANK

SHAW'S

CVS

WALL STREET

WINDHAM VILLAGE GREEN

111

POST OFFICE



SOVEREIGN BANK

SHAW'S

CVS

WALL STREET

RELOCATED NH III

WINDHAM VILLAGE GREEN

111

POST OFFICE



SOVEREIGN BANK

SHAW'S

CVS

WALL STREET

RELOCATED NH III

WINDHAM VILLAGE GREEN

111



POST OFFICE

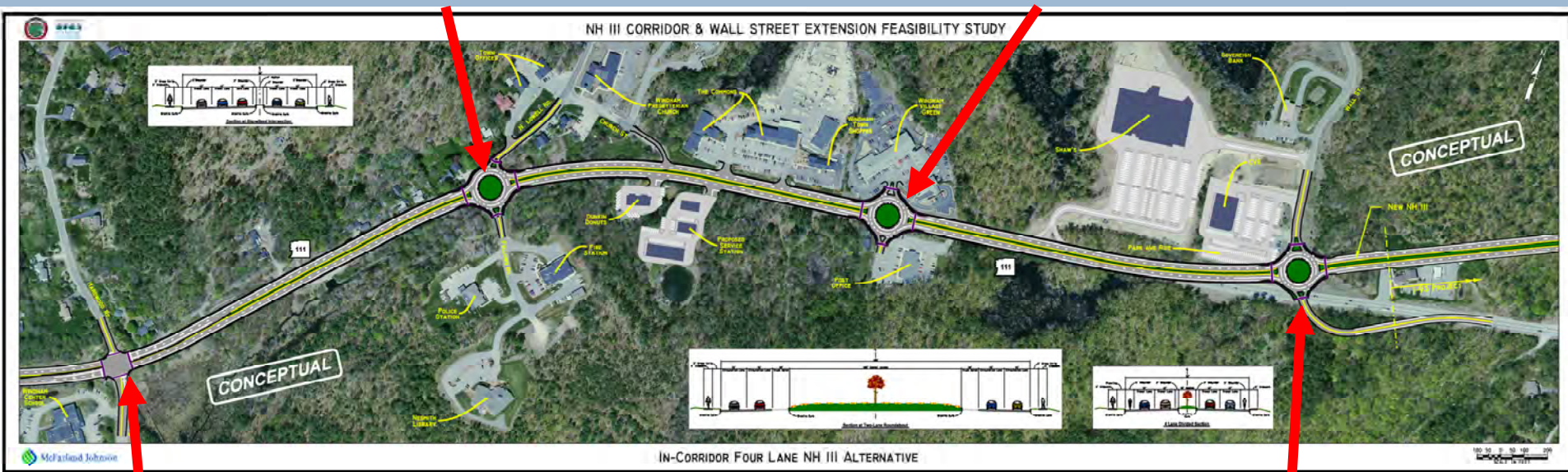


# Questions / Comments

# In Corridor Four Lane NH 111

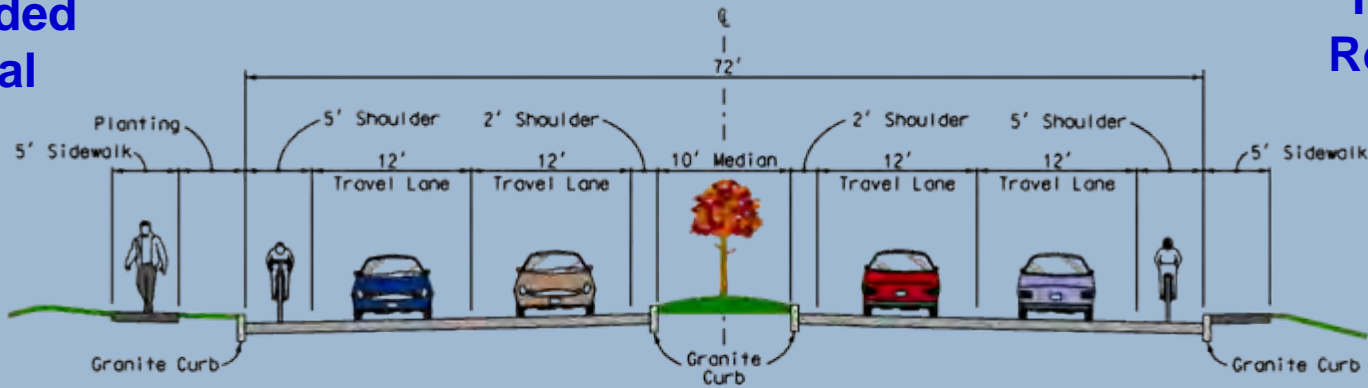
Two - Lane Roundabout

Two - Lane Roundabout



Upgraded Signal

Two - Lane Roundabout



4 Lane Divided Section





# Making Windham Walkable

## ISSUES

- Lack of sidewalks
- Lack of crosswalks
- Fast moving traffic and back ups
- Commercial and retail are not connected to the historic core of the Town
- There is no sense of entering Windham
- All the activities are isolated and reachable only by car





## Historic Village

- Village Green
- Gatherings
- Church
- Red Barn
- Village Park

## Commercial Town Center

- Develop the existing Town Center toward Route 111 and Mixed-Use on the North
- Several parking strategies: shared parking, smaller and buffered lots, covered parking

## Library/Civic Campus

- Trail Connection to Schools
- Playground/Outdoor Classes
- Add Public Use buildings ( ex. Community Center, Outdoor Play Facilities, or outdoor/Indoor Pool)
- Cluster new buildings around existing Library

## Mixed-Use Development

- Around Post Office and Pond,
- Senior Housing; Expand Commercial

Alternate Plan A:

Urban Village

# Making Windham Walkable



Alternate Plan A: Urban Village

The map illustrates an 'Alternate Plan B: Rural Oasis' for a village. A light blue creek flows from the top right towards the bottom left. The plan is divided into several color-coded zones: a yellow 'Walkable Historical Village' on the left, a red 'Commercial Town Center' on the right, a blue 'Civic Campus in a park setting' at the bottom left, and a green 'Rural Development' area at the bottom right. A large orange 'Preserved Land' area is at the top left. Buildings are shown as grey outlines, and roads are indicated by dashed lines. A light blue line, possibly a path or boundary, runs along the creek.

## Preserved Land

### Walkable Historical Village

- Expanded Village center activities
- Community Center
- Village Green
- Gatherings
- Church
- Red Barn

### Commercial Town Center

- Oriented toward the Creek and Natural Features

### Civic Campus in a park setting

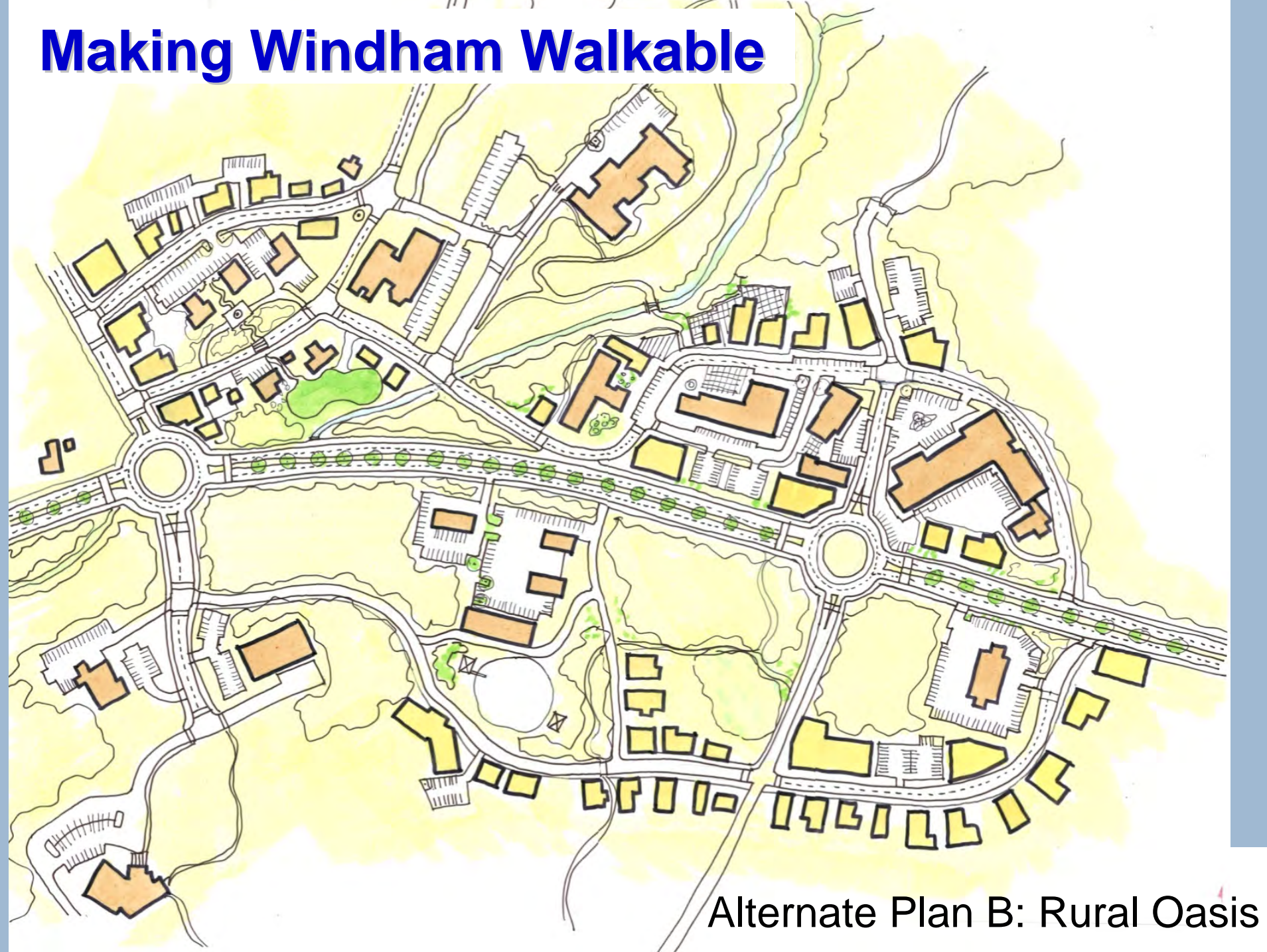
- Improve parking (Reduce asphalt; add landscape buffer to hide parking lots)
- Create path system to connect Route 111 to Library (Library could be the start point of the trail to Corbett's Pond and schools)

### Rural Development

- Low Density Village-type
- Future Development Distance from Rt. 111
- Preserves "Rural Oasis"
- Set around existing water (pond & wetland)

Alternate Plan B: Rural Oasis

# Making Windham Walkable



Alternate Plan B: Rural Oasis



# Next Steps: NH111 Corridor

- Project financing options
  - Draft Summary Report
  - Community endorsement
  - Presentation to NHDOT
  - Final Summary Report
- 
- Secure Funding (TIP/Ten-Year Plan)
  - PE/Environmental Permitting
  - Final Design
  - Right of Way Acquisition
  - Construction

**PRESENT:** NH111/Wall St. Study  
**FUTURE:** Project Development





## Next Steps: Town Center Development

- Develop Village Area Plan
- Review Zoning and Land Use Policy
- Pedestrian Plan
- Determine Infrastructure Needs





# Questions / Comments