

Request for Quotes

Special Projects Scoping & Phasing for the Town of Newmarket Downtown Riverfront Design Master Plan Chapter

Project Background: Create a Downtown Riverfront Community Design Master Plan Chapter, pursuant to RSA 674:2, that incorporates a long-term vision and subsequent actions to improve and preserve areas of the downtown riverfront. This effort will pursue the enhancement of riverfront access for all abilities and socio-economic demographics, and expand low impact uses that promote social connectivity, recreational opportunities, and better public health outcomes. In support of this effort, the town has partnered with PlanNH and hosted a design charrette, October 18 and 19, 2024, focused on the downtown riverfront.

Project Goal: Develop up to four project scopes and associated preliminary cost estimates (design and construction) and implementation schedule to be incorporated into the Downtown Riverfront Design Master Plan Chapter.

The Four Projects to be Scoped:

1. Stormwater treatment Best Management Practice (BMP) at the Schanda Park parking area.
2. Upgrade the existing boat launch at Schanda Park.
3. Address water quality issues and channel stabilization in Moonlight Brook.
4. Shoreline stabilization at the existing Creighton Street Pump Station and/or at Shanda Park. (Note: The Town has included Creighton Street Pump Station general site improvements and a future pump station upgrade within the Capital Improvement Program. Any shoreline stabilization at this location should anticipate coordination with this adjacent project).

Scope of Work:

SRPC and the Town of Newmarket are seeking a consultant to assist with the implementation of two tasks included in the NH DES Coastal Resilience Grant in support of the Newmarket Downtown Riverfront Design Master Plan Chapter.

- 7.2. Develop Planning Level Project Scopes and Budgets: The Consultant will develop planning level scopes and preliminary cost estimates to support town efforts to plan and budget for four identified projects. Designs for the four projects were considered in varying extents as part of the October PlanNH charrette (attached). These results will provide a base from which the selected consultant will further develop the project scopes and budgets. The final scopes developed by the consultant are expected to incorporate low impact development to the maximum extent practicable.

7.3. Develop and Implementation Schedule: The implementation schedule should address the phasing of each project as well as the four projects in relation to each other. To this end, the implementation schedule should outline each of the projects' major implementation tasks and associated timeframes to ensure successful budgeting and implementation of the four projects. The implementation timeline should utilize a phased approach that elevates the importance of maintaining community resilience and adaptive capacity throughout the phasing process and considers how the proposed projects may impact each other.

Deliverables: The selected consultant shall prepare:

1. For each of the 4 projects, a memo that outlines the cost estimates, scopes, and potential funding sources for each of the four planned projects.
2. Any preliminary designs or project concept sketches will be made available in PDF format.
3. A Phasing Plan that employs a synergistic approach to implementation of the four projects and considers the unique needs and implications of each to the extent possible given their planning level scopes and project budget.

Additional details:

- The grant-imposed deadline is June 30, 2025.
- Approximately \$16,000 is available for the services requested.

RFQ Timeline:

1. Questions will be answered as they are received, and responses will be posted on the SRPC website (www.strafford.org) through 3/19/2025.
2. Quotes are to be submitted electronically to Megan Taylor Fetter, Office Coordinator at mtaylorfetter@strafford.org no later than 4:30 PM on 3/21/2025.
3. It is the intent of SRPC to conduct interviews (if the review committee so chooses) the week of 3/24 through 3/28/2025 and notify applicants of our decision by 3/31/2025.

To Respond to this Request for Quotes: Please submit a brief (5 page maximum) statement and quote that includes:

1. The proposed approach and budget to complete the requested services. If needed, include a statement of any proposed modifications to the requested scope of work to fit within the project budget and/or additional funding required for tasks that cannot be completed within the project budget.
2. Names, titles, and qualifications of the project manager and/or principal staff, including any subcontractors, who will provide the requested services.

3. References for three (3) similar projects from current or recent customers receiving the same or similar services. Include name, contact information, and a brief project description for each reference.

Site Specific Resources:

- [Draft Riverfront Master Plan Chapter](#), February 2025 (subject to revision)
- Newmarket Riverfront PlanNH Charette Results, October 2024 (attached)
- [Newmarket's most recent Capital Improvement Program update, 2023-2029](#) (includes Creighton Street Pump Station site improvements and upgrades)
- [Climate Adaptation Plan for the Moonlight Brook Watershed, 2016](#)

Additional Resources:

- [C-RISE Vulnerability Assessment & associated maps, 2017](#)
- [NH Coastal Flood Risk Summary Part I & II, 2019 and 2020](#)
- [Newmarket Water Resources Master Plan Chapter, 2020](#)
- [NH Coastal Watershed Conservation Plan, 2021](#)
- [Great Bay Living Shoreline Project Phase II Road Map, 2022](#)
- [Newmarket Open Space Plan, 2024](#)

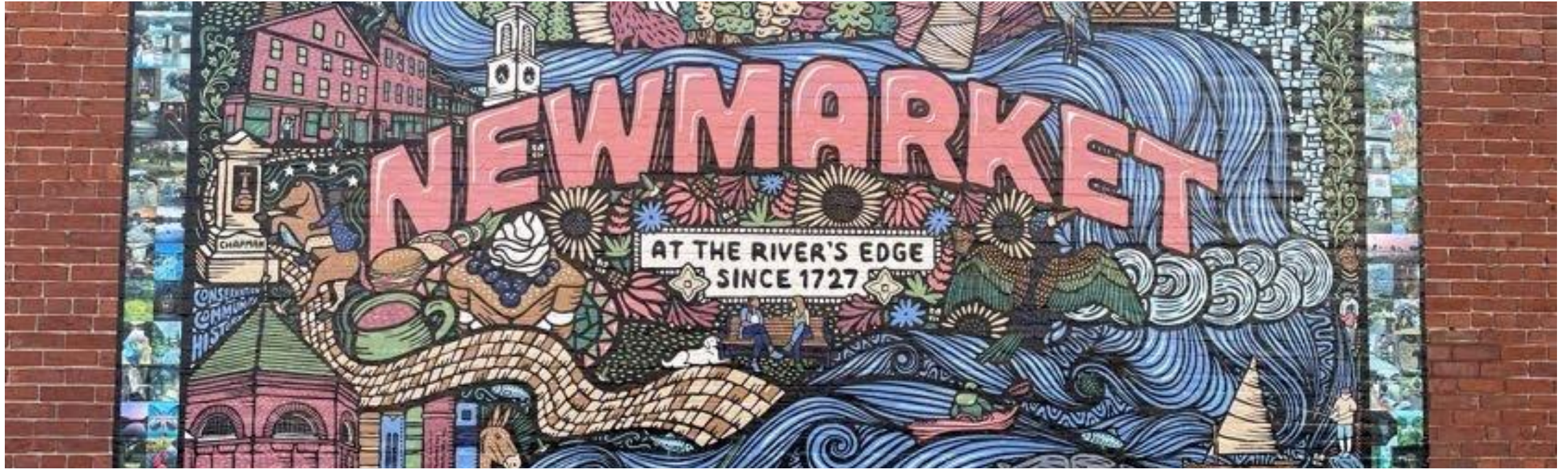
Project Area



Downtown Riverfront (EF | Design & Planning, LLC) **NOTE: Downtown Riverfront 'boundary' to be added**



PLAN NH
Visioning *for* Sustainable Communities



Newmarket Charrette

October 18-19, 2024



Agenda

- Who is Plan NH?
- What is a Charrette?
- Meet the Team
- Project Area Overview
- What We Saw
- What We Heard
- Recommendations
- Q&A



Who is Plan NH?



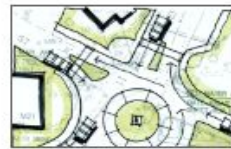
- 501(c)3 organization founded in 1989
- *Vision* of healthy and vibrant communities across the State
- *Mission*: to foster excellence in planning, design, and development of New Hampshire's *built environment*
- *Strategy*: to share information and inspiration for how community design and the built environment can contribute positively to where we live, work, and play

Plan NH Community Design Charrette Program

- Since 1996, Plan NH has organized 80 charrettes in 68 communities
- Communities such as Bristol, Franklin, Littleton, and Sunapee have had two or three
- A full index of charrette communities is available online at www.plannh.org/library



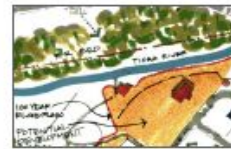
ALLENTOWN 2011



ASHLAND 2011



BARNSTEAD 2006



BELMONT 1996



BERLIN-GORHAM 2002



BERLIN-GORHAM 2002



BRADFORD 1998



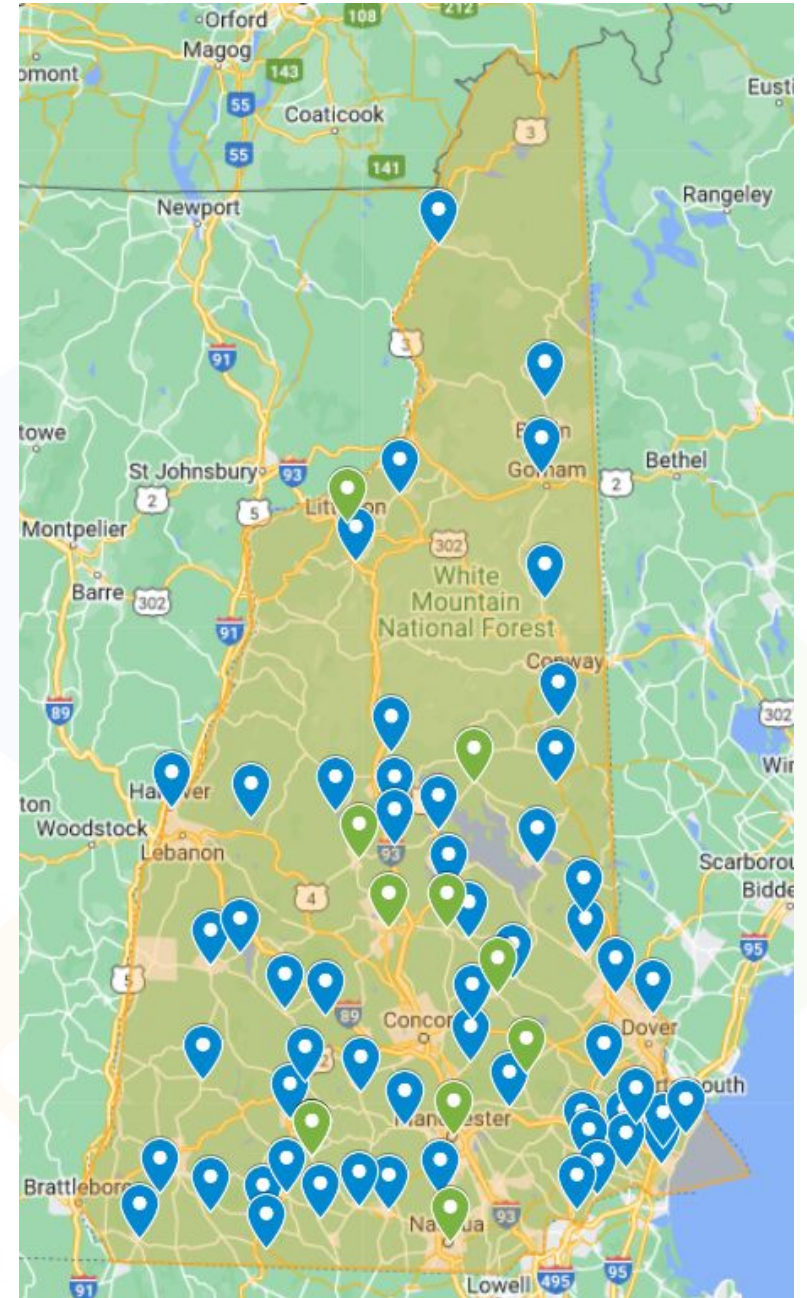
BRISTOL 2008



BRISTOL 2018



CANDIA 2005



What is a Plan NH Charrette?



- A gathering in which a wide variety of interested parties come together on a specific topic to resolve conflicts and map solutions
- Listening and brainstorming session grounded in planning and design, focused on the built environment
- Response to an application from a town or city and their identified design challenges

What does the Charrette look like?

- Intensive 2-day schedule
- Day 1
 - Tour of the target area
 - Stakeholder meeting
 - Community input session #1
 - Community input session #2
- Day 2
 - Team work session
 - Final report out
- Post-Charrette
 - Final report provided to host community within 10-12 weeks



Who are our volunteers?

- Designers, planners, engineers, preservationists, and other related professionals
- Individuals passionate about the built environment and giving back to the Granite State
- Teams are built to meet the unique design challenges of the host community



“I love these small NH towns and helping them thrive.”

-volunteer traffic engineer

Meet the Team

- Annique Fleurock, [VHB](#)
- Brian Pratt, [Fuss & O'Neill](#)
- C.R. Willeke, [NHDOT](#)
- David Bartsch, [Bartsch Landscape Architecture](#)
- Jeff Donald, [Alliance for Community Transportation](#)
- Jeff Hyland, [Ironwood Design](#)
- Jodie Nazaka, [City of Manchester](#)
- Josh Lacasse, [Placework](#)
- Julia Steuerwald, [UNH Student](#)
- Julie Whitmore, [VHB](#)
- Lisa Burk-McCoy, [NH State Council on the Arts](#)
- Liz Durfee, [EF | Design & Planning](#)
- Lynn Vaccaro, [Great Bay Research Reserve](#)
- Maeve Sogoloff, [UNH Student](#)
- Mike Simoneau, [Fuss & O'Neill](#)
- Robbi Woodburn, [Woodburn & Company](#)
- Sarah Wrightsman, [NH Housing](#)
- Steve Hebsch, [Caveney Architectural Collaborative](#)
- Tiffany Tononi McNamara, [Plan NH](#)
- Tom Morgan, [Planning Consultant](#)

Why Plan NH came to Newmarket

October 2023 - The Town of Newmarket submitted an application to Plan NH for the Community Design Charrette Program

The primary objective for this charrette exercise is to understand the interrelationship between people and the urban riverfront area located in downtown Newmarket.

December 2023 - Plan NH Staff and Charrette Committee members met with Town representatives and conducted a site walk of the proposed target areas

October 2024 - Plan NH Charrette Team came to Newmarket for our 80th Community Design Charrette



Project Area



Team Site Walk



Stakeholder & Public Sessions



We asked

What do you see?

Recreation
Sewage
Accessible Wildlife
Close-Knit Vandalism
Weir Vibrant Dogs
Charming
Nature Walkable
Concerts

What do you want to see?

Parking
Maintenance
Lighting Bridge Docks
Trails Access
Wayfinding
Playgrounds
One-Way

We asked: *What else do we need to know?*

- Town land south of Schanda Park - potential trails/parks
- Biking and pedestrian improvements
- Flashing lights at the crosswalks
- Mass transit/train
- Preserve - don't develop - Heron Point
- Consideration for creation of a historic district



We asked: *What else do we need to know?*

- Climate change considerations
- Flooding concerns/flood insurance
- Living shoreline
- Clean out invasive species
- Aesthetic waterfront/pier
- Weir has grandfathered use permit/historical considerations
- Business turnover

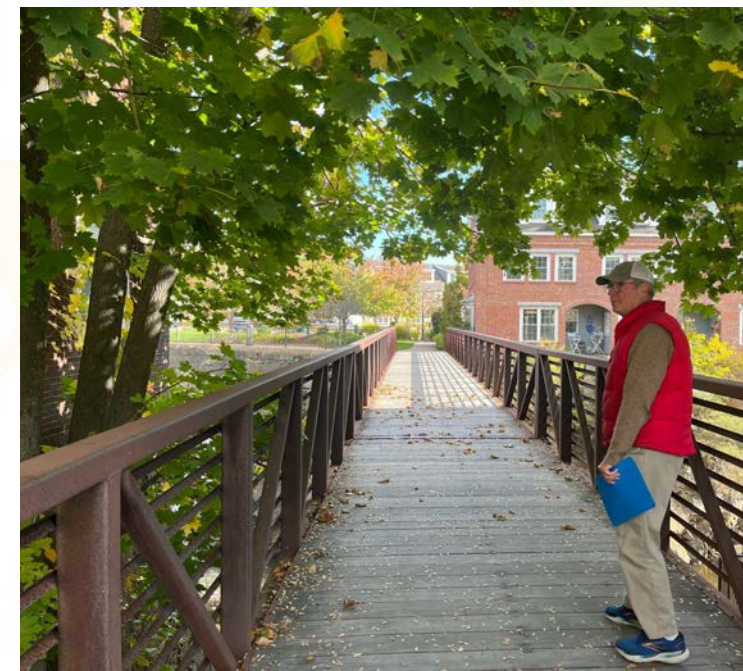


Recommendations



Existing Conditions



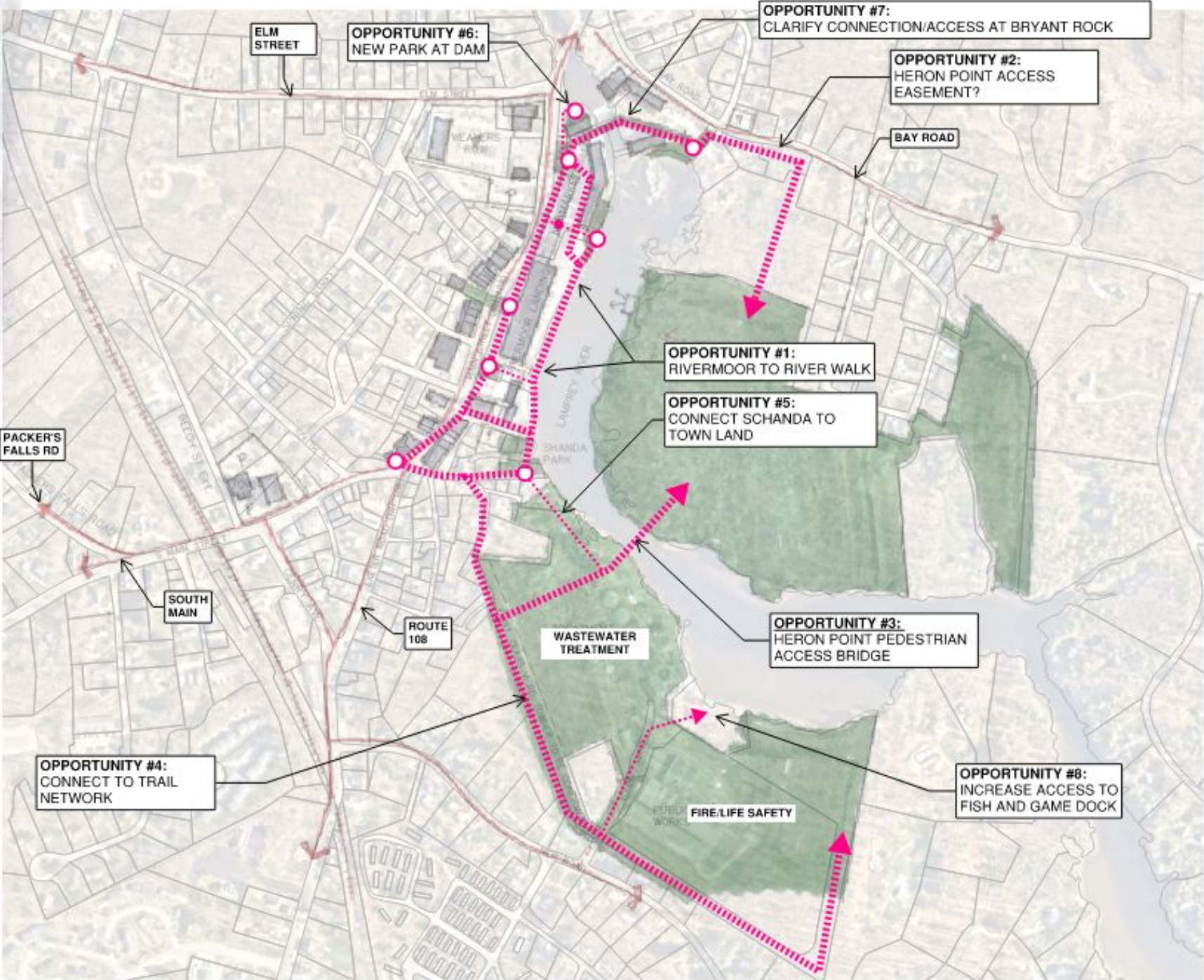


Existing Conditions

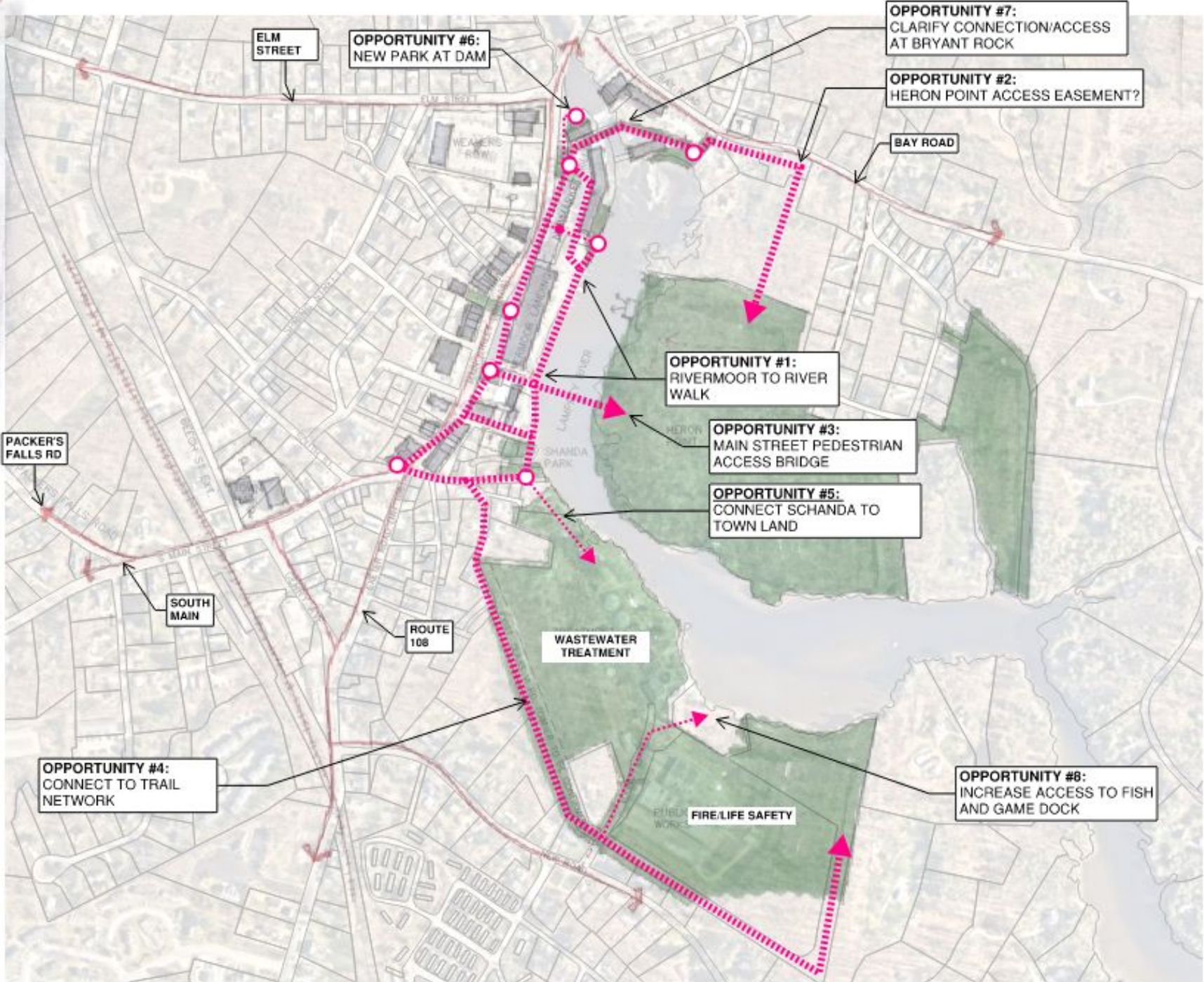
Existing Conditions



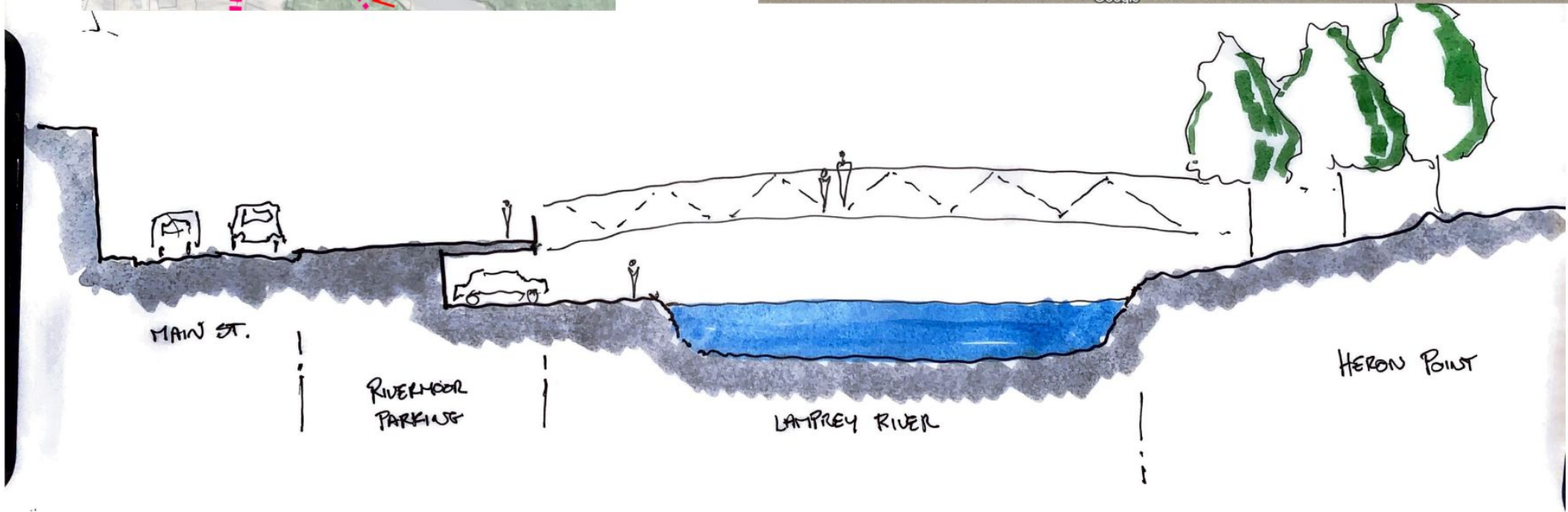
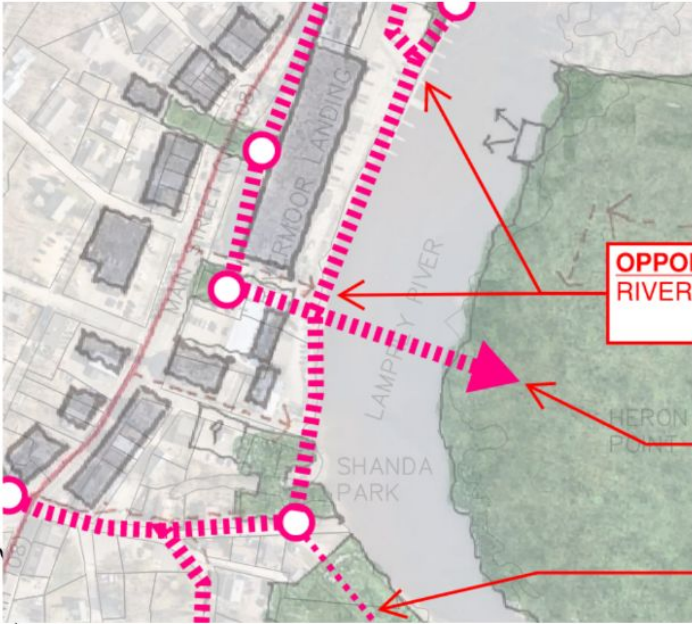
Opportunities



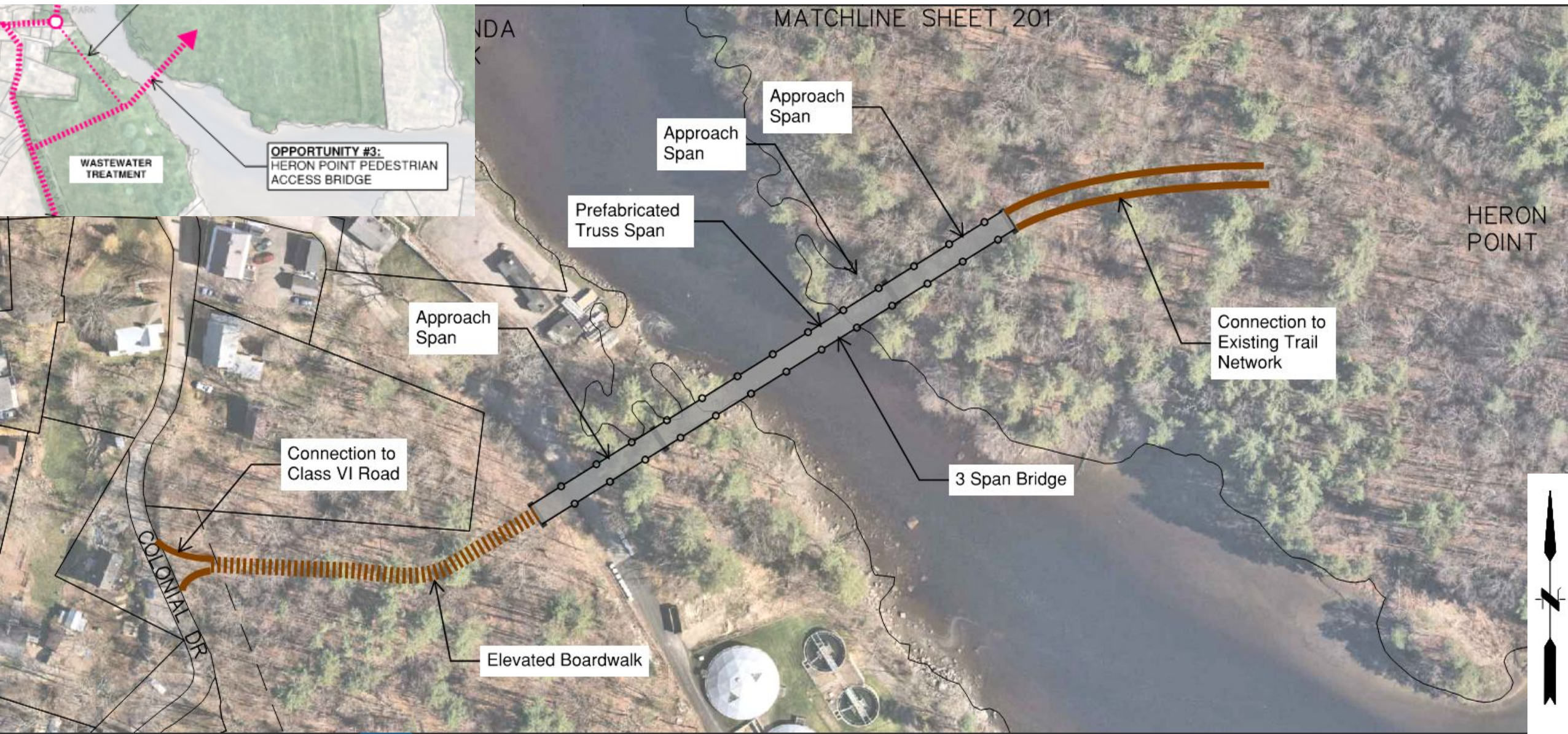
Opportunities



Opportunities

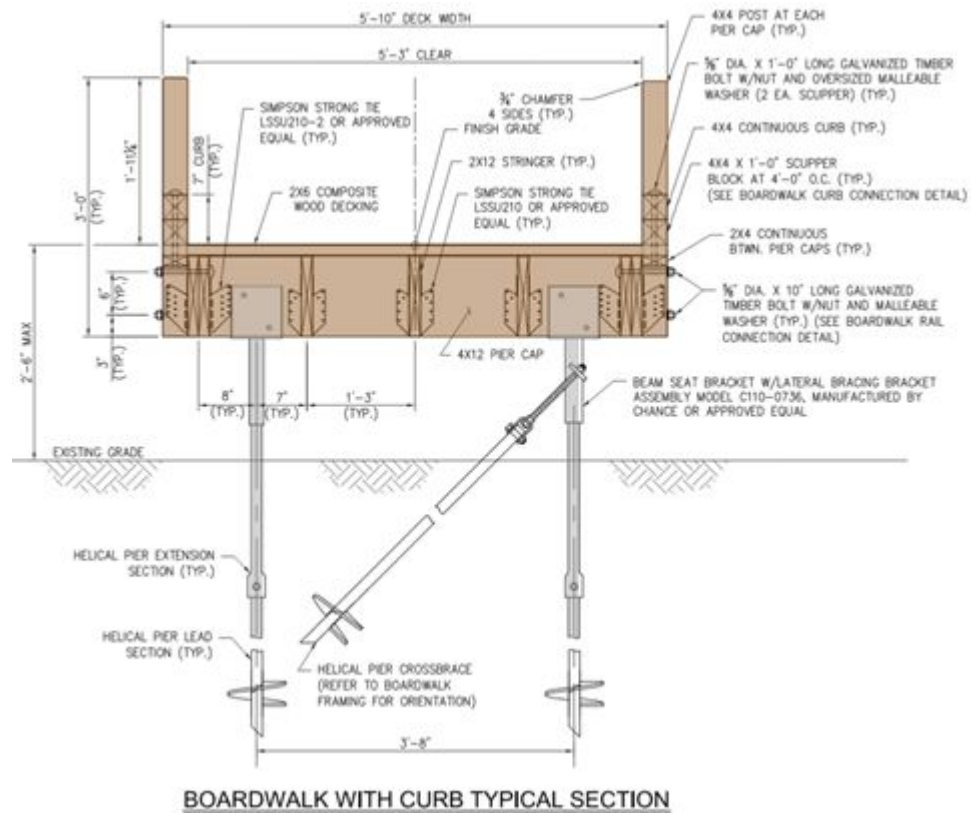


Heron Point Access - Narrows Crossing



Heron Point Access

Boardwalk Concept



Heron Point Access

Main Span/Truss Concept



Schanda Park






Sea Level Rise Projects for Newmarket

Scenario	Sea Level Rise (Feet)	Equivalent Projections
1	<u>1.6</u>	2050 High 2060 Intermediate 2070 Intermediate Low 2090 Low
2	<u>3.3</u>	2070 High 2080 Intermediate High 2090 Intermediate 2130 Intermediate Low 2140 Intermediate Low

	<u>Current</u>	<u>1.6-Ft</u>	<u>3.3-Ft</u>
HOT	3.9	5.5	7.2
MHHW	3.7	5.3	7.0
MHW	3.4	5.0	6.7
MSL	0.2	1.8	3.5
NAVD88	0.0	1.6	3.3
MLW	-3.3	-1.7	0.0
MLLW	-3.4	-1.8	-0.1

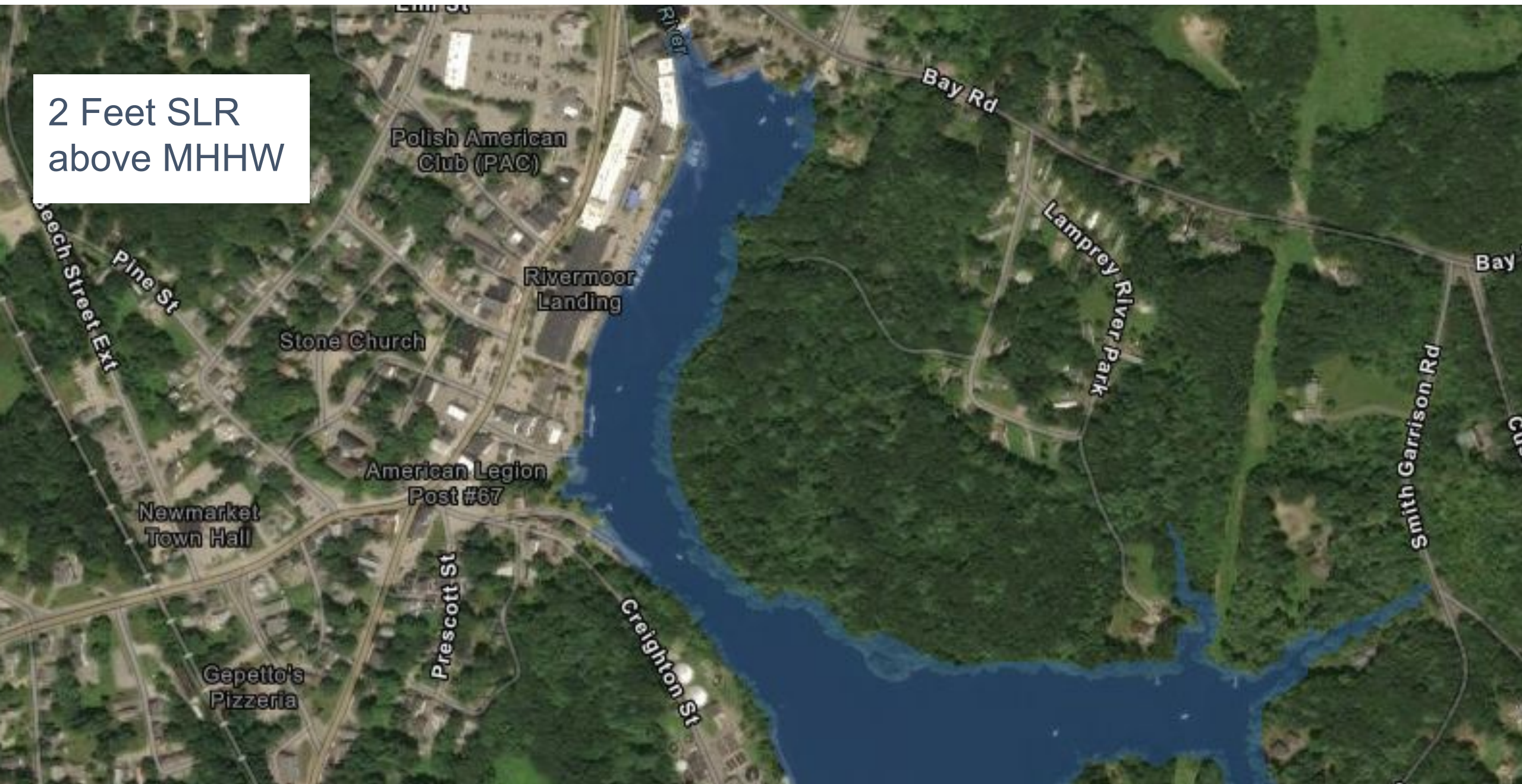
Sea Level Rise Projects for Newmarket



Mean High Water	
Current Day 	3.4
1.6-Ft SLR 	5
3.3-Ft SLR 	6.7

Source: Intergovernmental Panel on Climate Change 2022 Report

2 Feet SLR
above MHHW



2 Feet SLR +
1% Storm Surge



2 Feet SLR
above MHHW



2 Feet SLR +
1% Storm Surge



2 Feet SLR
above MHHW

108

Newmarket
Community Church

Lang's Wharf
Townhomes &
Condominium

Lang's Wharf
Building

Water St

Water St



2 Feet SLR +
1% Storm Surge



Kennebunk
Savings Bank

Newmarket
Community Church

Lang's Wharf
Townhomes &
Condominium

Lang's Wharf
Building

108

Main St

Water St

Water St

Street
ndromat

St






Peter Nelson, Jan 13 2024



Plan NH, October 19 2024

Sea Level Rise Projects for Newmarket



Mean High Water	
Current Day 	3.4
1.6-Ft SLR 	5
3.3-Ft SLR 	6.7

Source: Intergovernmental Panel on Climate Change 2022 Report

Schanda Park Existing Condition



Schanda Park Proposed Improvements



Schanda Park Concept - Resilient Deck Park



Schanda Park Concept 1 - Sculptural Gateway



Schanda Park Proposed Improvements

Climbing Sculptures

Idea: Fishing Weir Interactive Sculpture



Maximize Dock Space & Access



Module System

Reduce or Adjust
based on need and
feedback

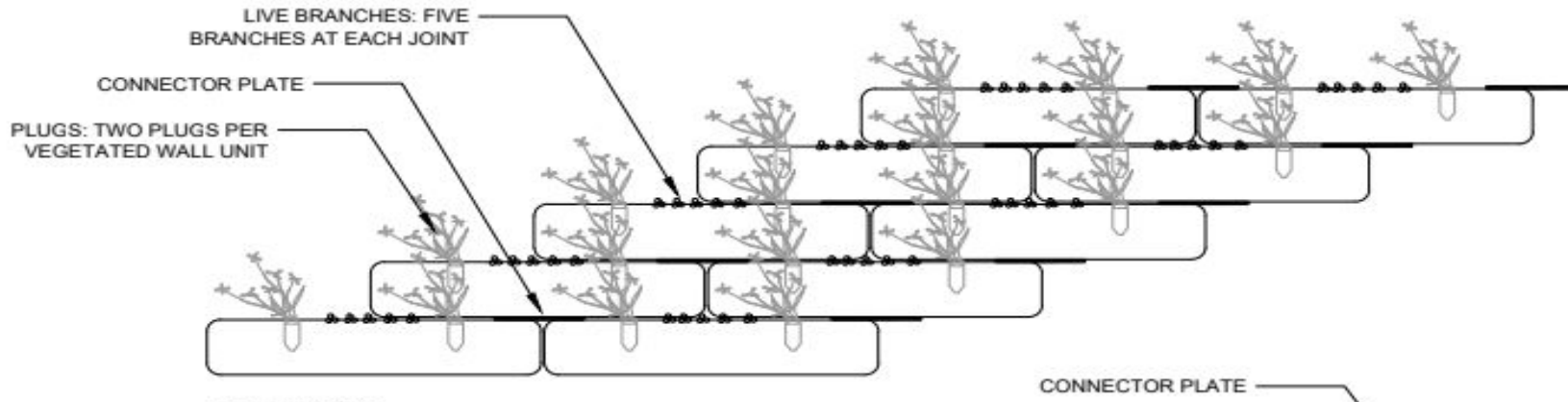
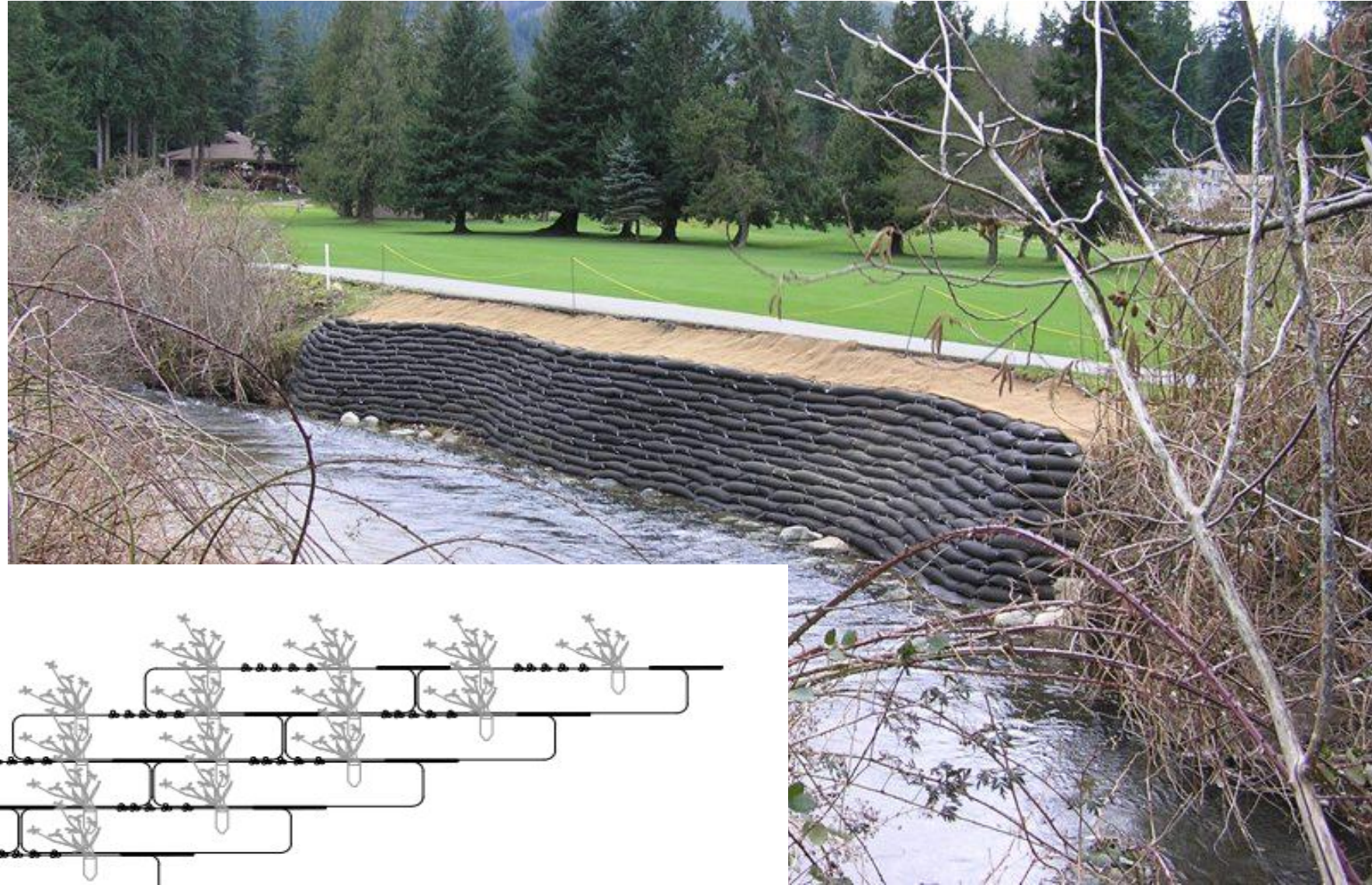
Expanded, accessible dock along Schanda Park



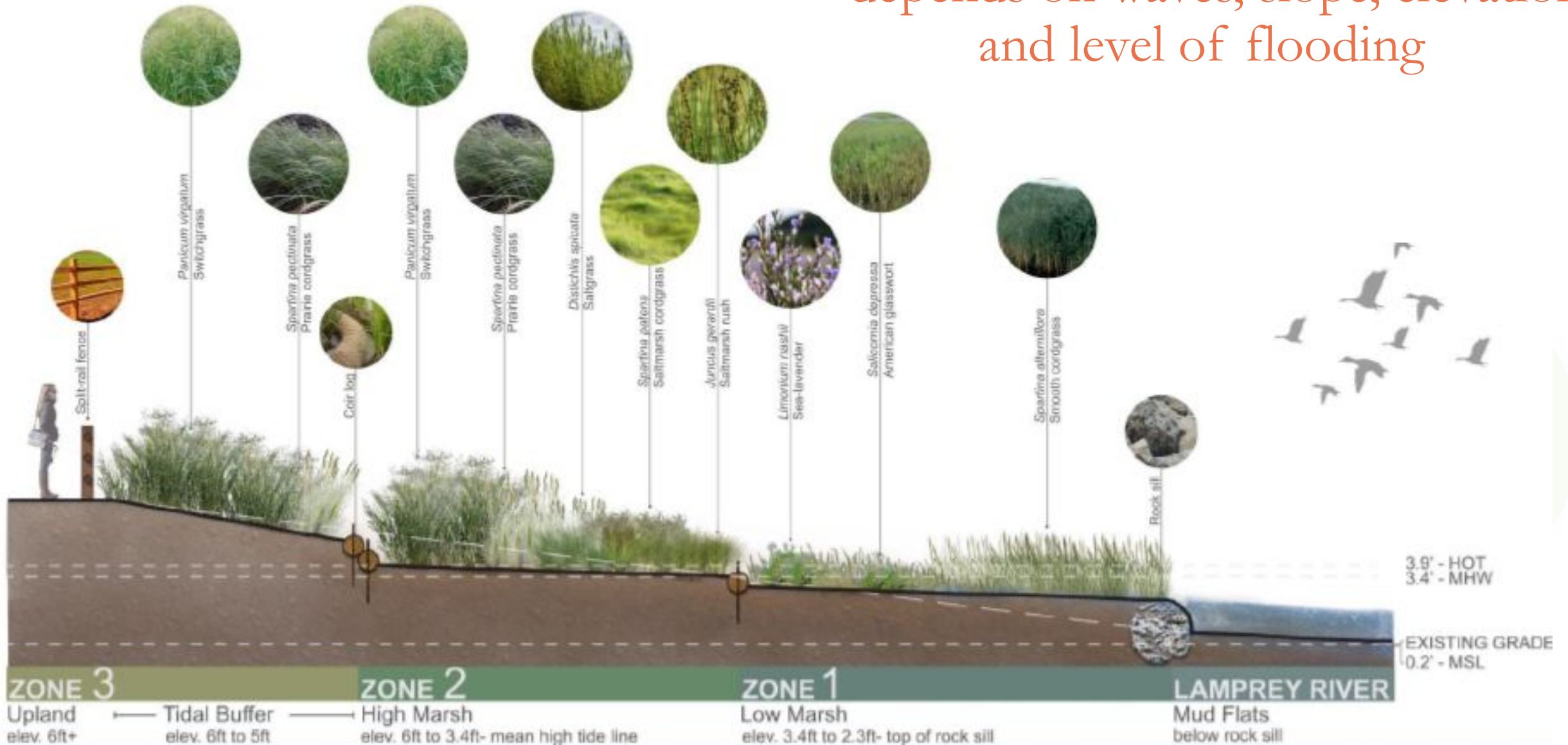
Dover,
Cocheco River

Living Shoreline Options for Steep Slopes: Flex MSE Bags

Can be applied to Schanda Park, Pump Station, and Treatment Plant parcels, and even to Rivermoor and Chinburg if adopted



Potential plants for a living shoreline - depends on waves, slope, elevation and level of flooding



Salt & flood tolerant plants for the upland edge



Seaside goldenrod
*Solidago
sempervirens*



Serviceberry/
Shadbush
Amelanchier spp.



Switchgrass
Panicum virgatum



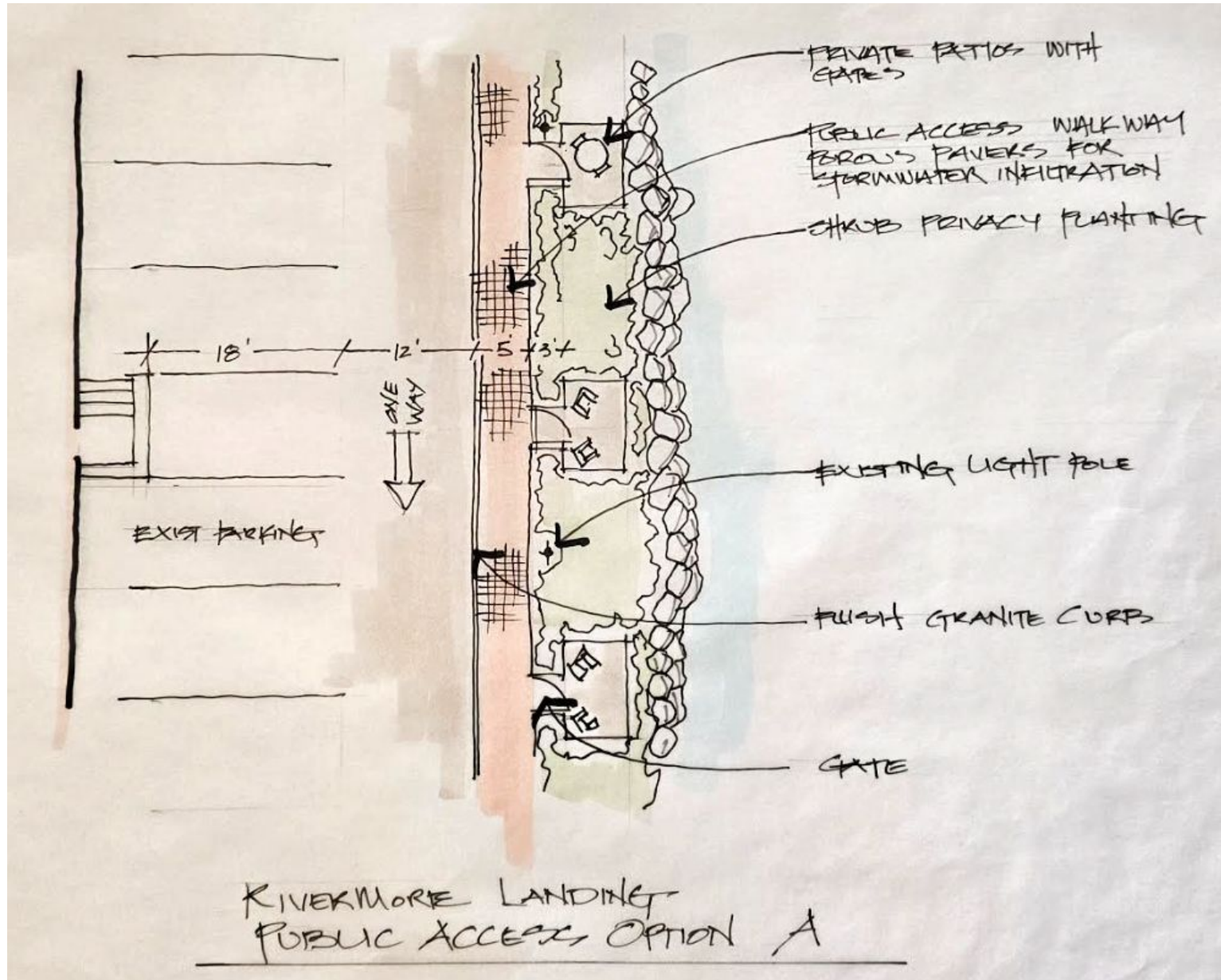
Bear oak
Quercus ilicifolia



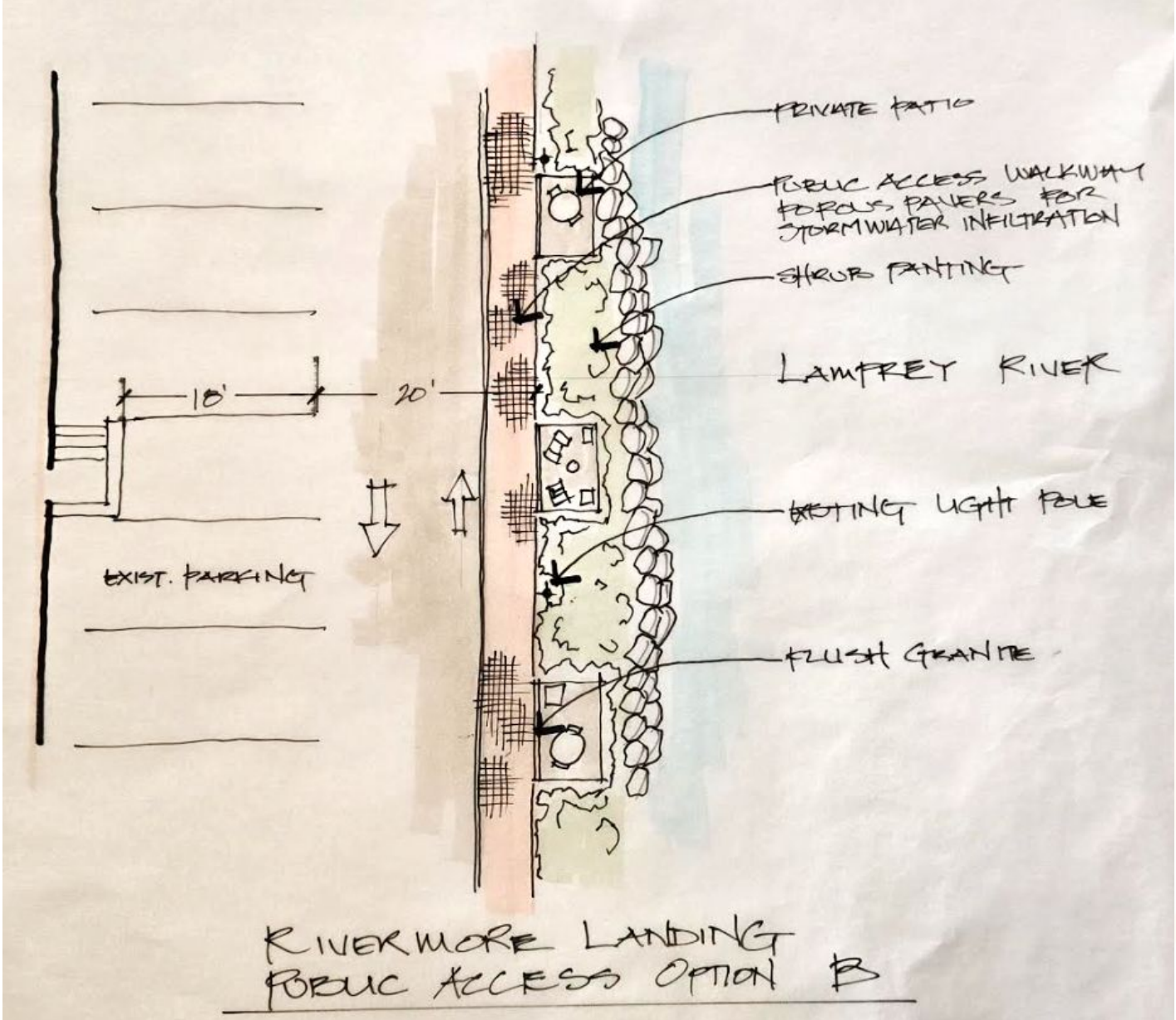
Rivermoor Landing - Public Access Options



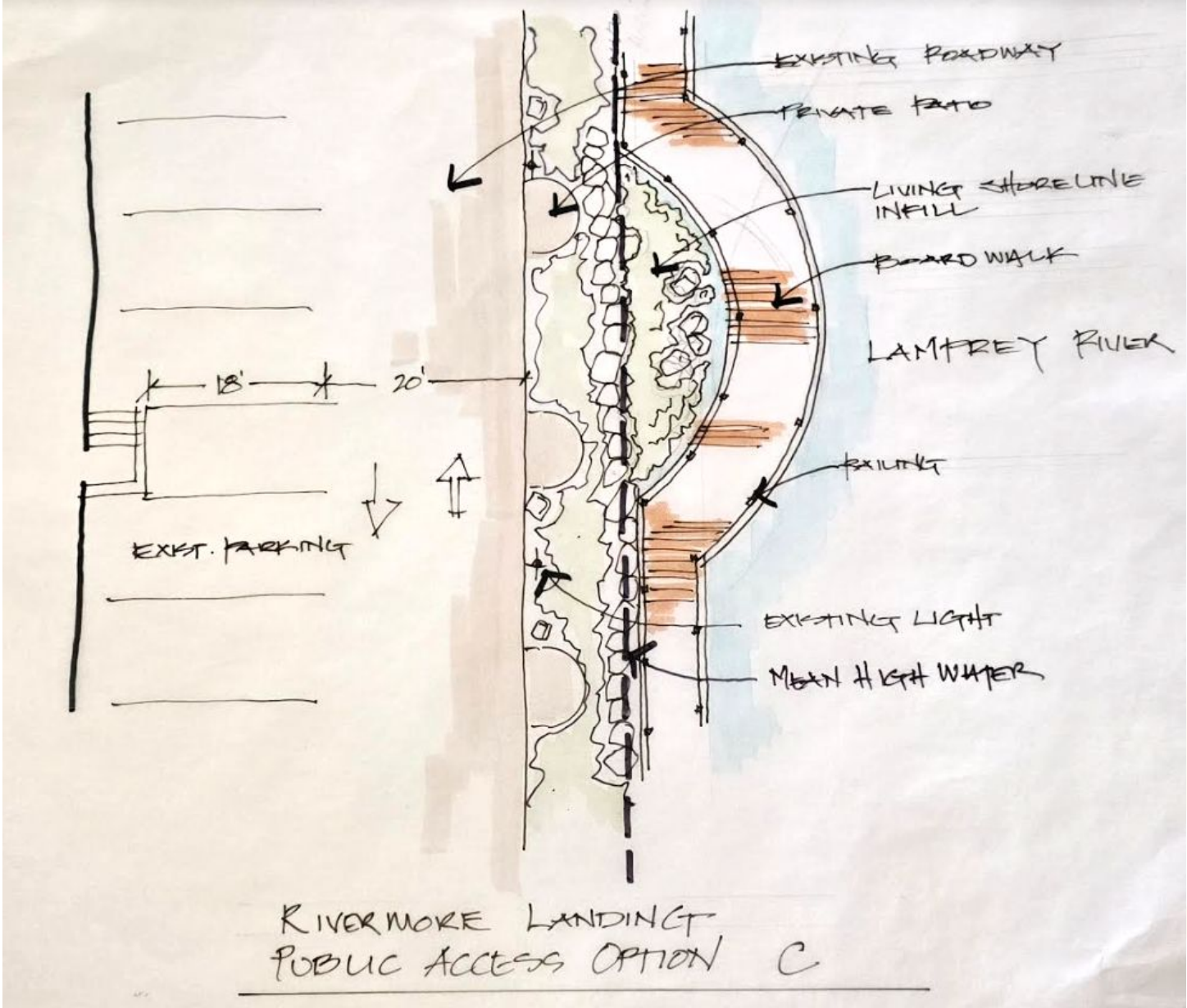
Rivermoor Landing - Public Access Option A



Rivermoor Landing - Public Access Option B



Rivermoor Landing - Public Access Option C



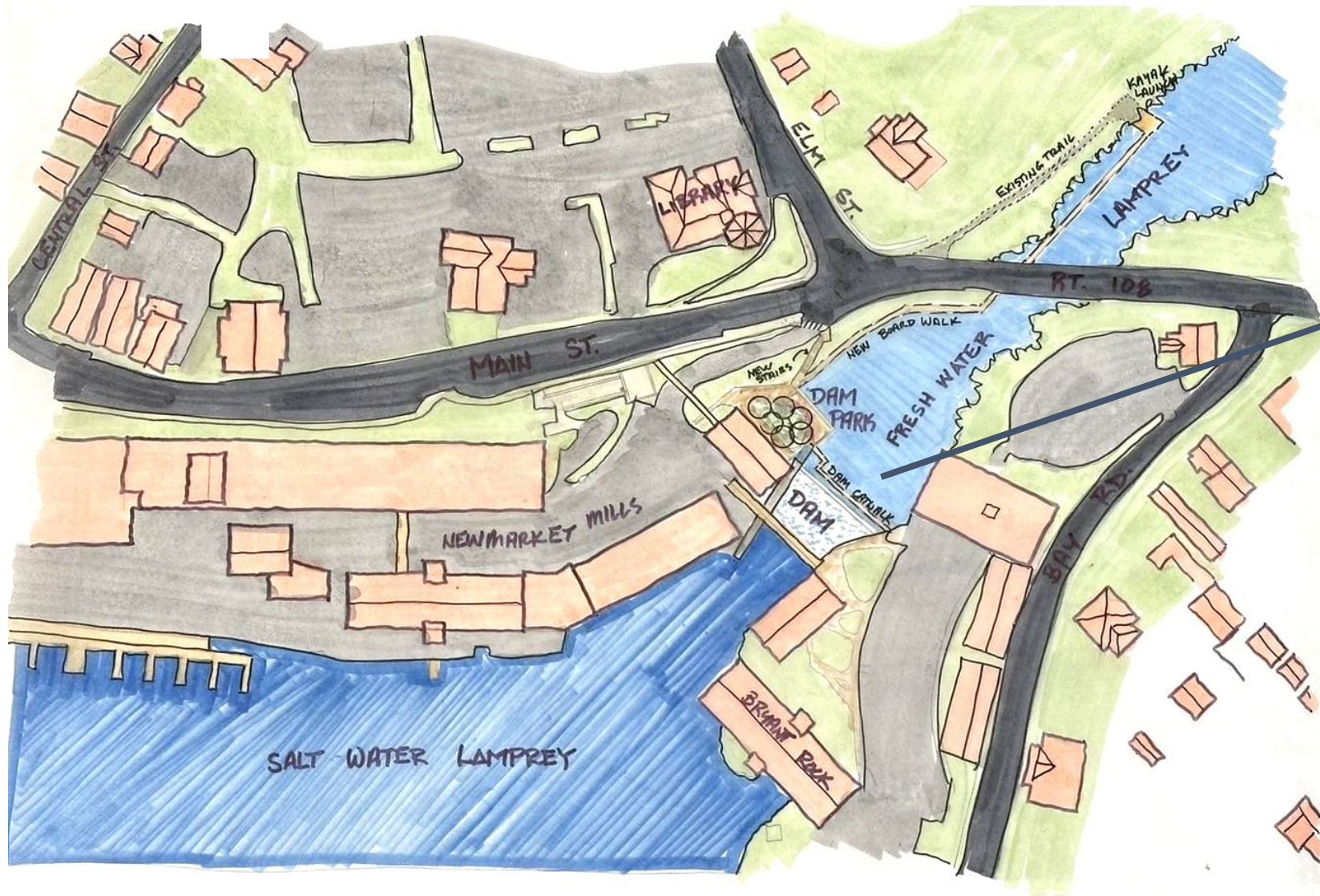




Dam Park Area Existing Conditions



Dam Park Proposed Improvements



South Main Street Existing Condition



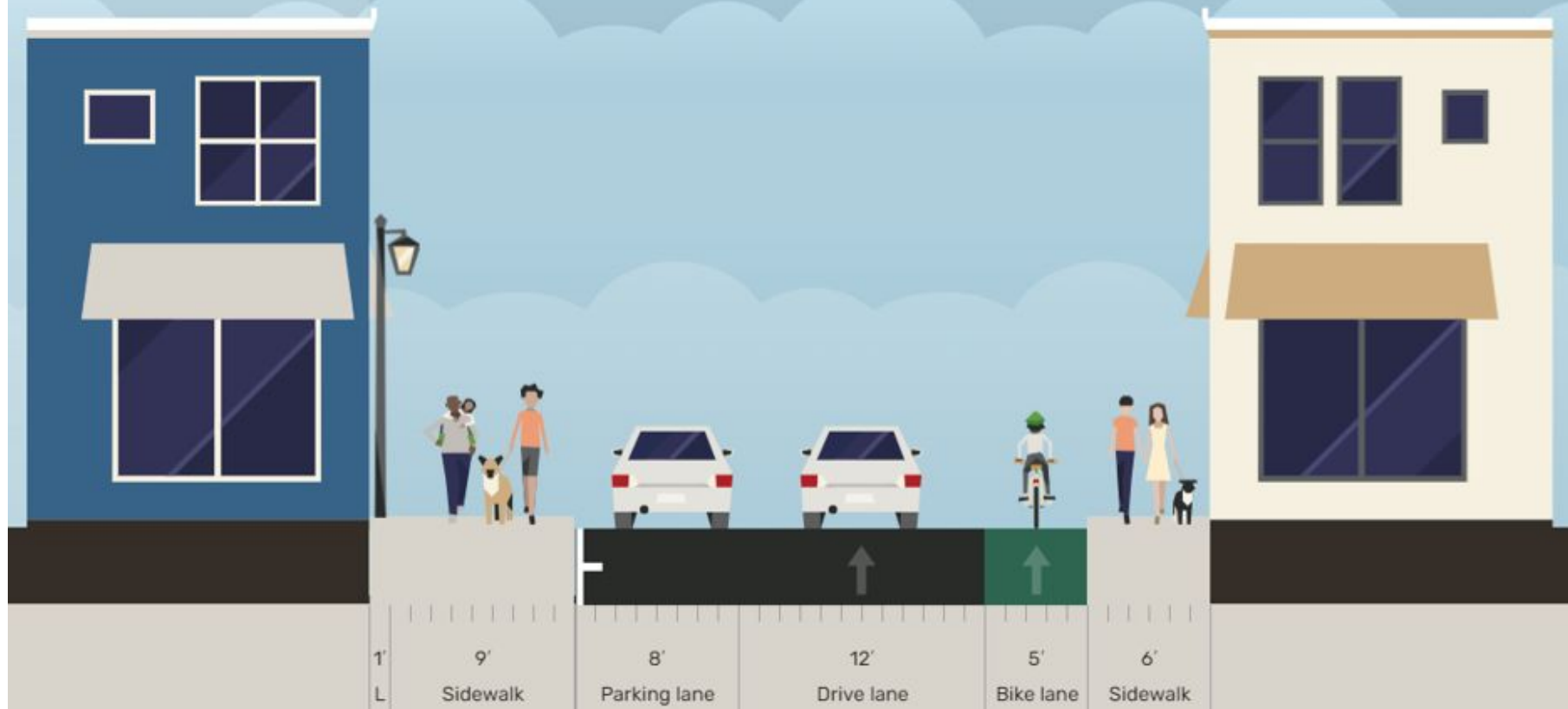
South Main Street Proposed Improvements



South Main Street Typical Section

South Main Street Typical Section

41' width | 43,500 people/hr | Add location



Perspective View



Gerry Ave/Exeter Rd Existing Condition



Gerry Ave/Exeter Rd Proposed Improvements



Willey House



Activating and Connecting

Willey Park



Activating and Connecting

South Main Street



Parking Assets

LEGEND:



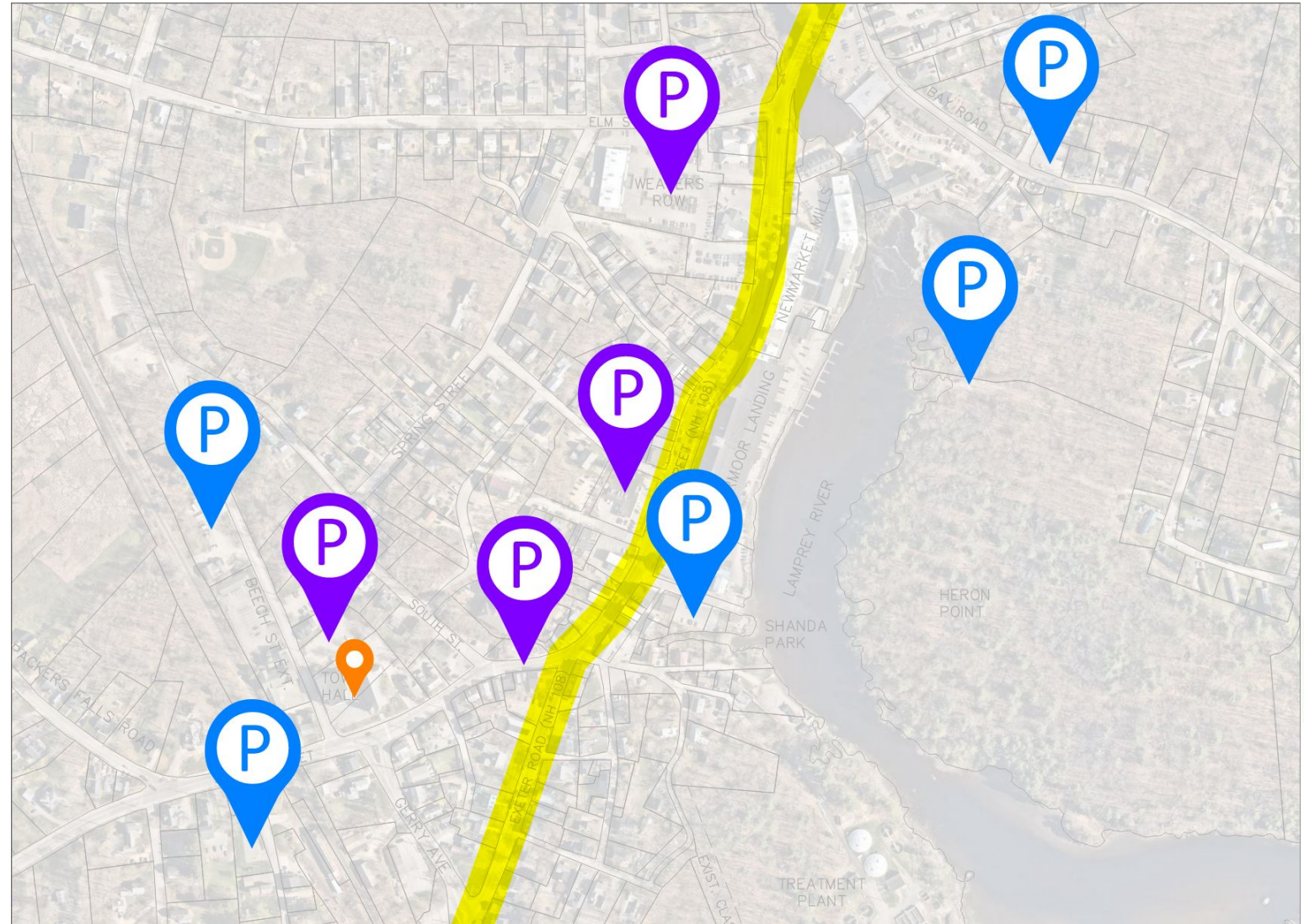
EXISTING PUBLIC PARKING:

- RAILROAD ST LOT
- BAY ROAD LOT
- HERON POINT LOT
- BEECH ST EXP LOT
- SCHANDA PARK LOT



POTENTIAL SHARED PARKING:

- NEWMARKET LIBRARY PARKING LOT
- POST OFFICE (OFF-HOURS)
- TOWN HALL AUX LOT
- NEW MAIN ST PARKING



Parking Precedent Studies

NEWMARKET LIBRARY LOT STUDY:

- CURRENTLY ONLY PATRON AND PERMIT PARKING ALLOWED (MUNICIPAL/LIBRARY SPOTS SHOWN IN BLUE)
- EXISTING PARKING SPACE COUNT UTILIZATION:
131 OF 227 SPACES (58%)

OTHER MUNICIPAL LOT STUDIES:

- BAY RD LOT SPACE COUNT:
10 OF 20 (50%)
- SHANDA PARK LOT SPACE COUNT: 12 OF 14 (88%)
- RAILROAD ST PARK LOT SPACE COUNT: 1 OF 12 (8%)
- *NOTE: TOWN-WIDE PARKING STUDY CURRENTLY UNDERWAY*



Electric Vehicle Charging

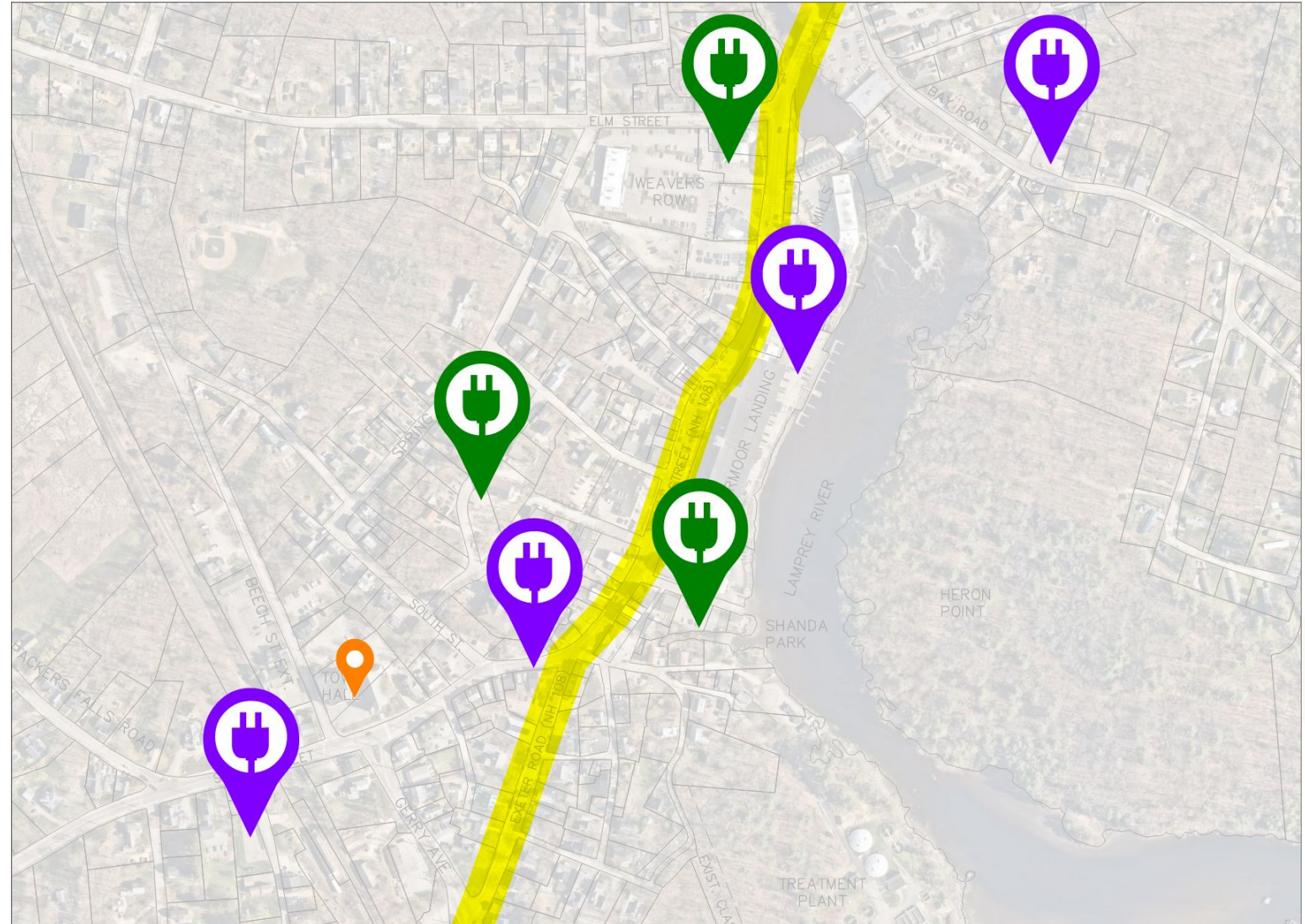
LEGEND:



EXISTING CHARGERS
- LEVEL 2 ONLY
(3 TOTAL IN
DOWNTOWN)



POTENTIAL CHARGERS
- LEVEL 2 @ SCHANDA
PARK, MAIN STREET,
MULTI-FAMILY/
RESIDENTIAL, MIDDLE/
HIGH SCHOOL,
RAILROAD ST
- LEVEL 3 @ BAY ST LOT,
LIBRARY LOT, TD LOT
ON 108

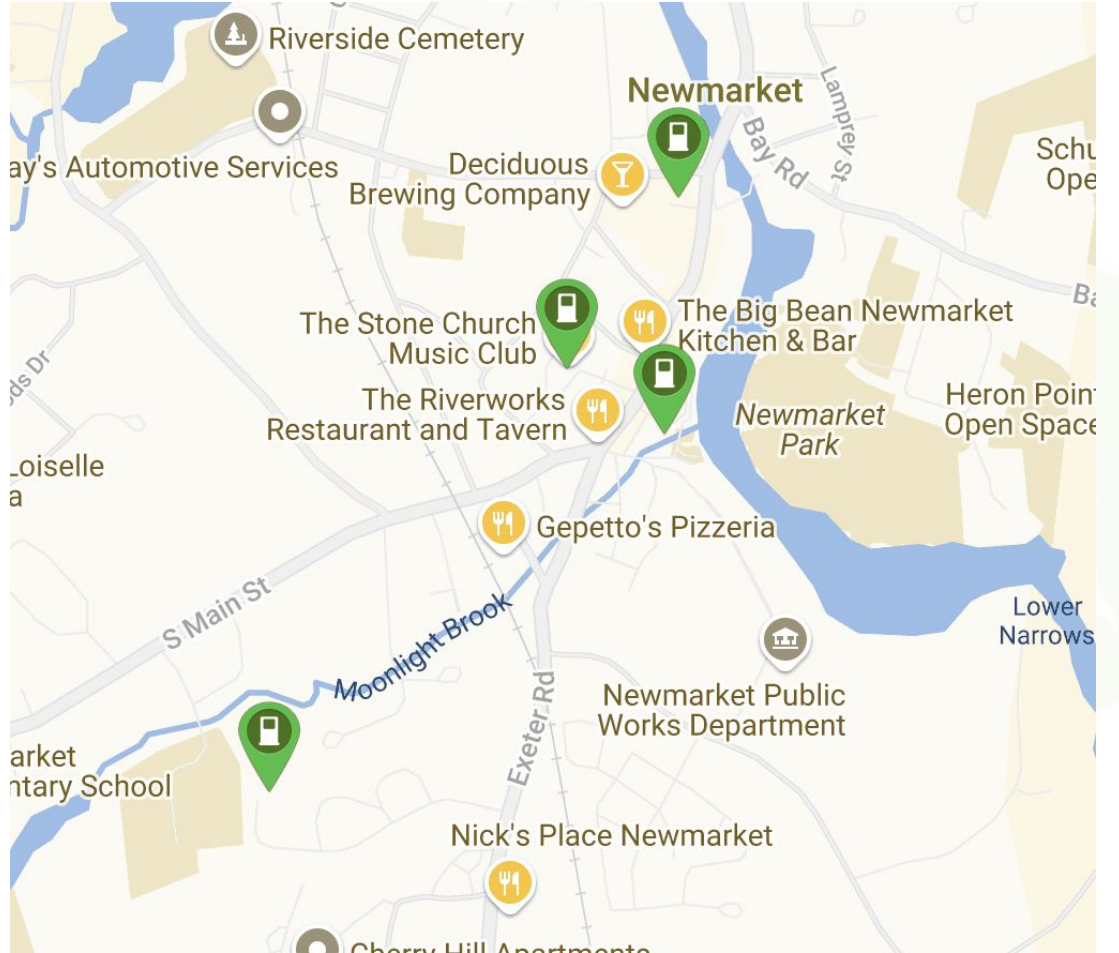


Electric Vehicle Charging Precedents

SEABROOK CHARGERS:



PLUGSHARE CHARGING LOCATIONS:



Wayfinding & Signage Opportunities

EXISTING PARKING SIGNAGE @ LIBRARY LOT:



EXISTING WAYFINDING/SIGNAGE FOR STONE CHURCH:



Wayfinding & Signage Precedents

EXISTING SIGNAGE AT SCHANDA PARK:



SIGNAGE EXAMPLE IN ROCHESTER:



How to Increase Economic Development in Your Community:

Comprehensive Master Plan Update

Land Use - Existing/Future (Chapter 3 & 10)

Population (Chapter 4)

Economic Development (Chapter 6)

Housing (Chapter 5)

Community Facilities (Chapter 8)

Riverfront (New)

Making Connections – Closely Related Issues

Planning Board - Subdivision & Site Plan

Regulations for Planned Unit Development (PUD's)

Zoning/Regulation Updates - Form Based

Local and Regional Trail Planning

Downtown/Riverfront Parking Study

Economic Development Committees / Business Alliance

Economic Development Committee - Revive

Create/update an Economic Development Strategic Plan

Main Street Program

Business Retention and Expansion Programs

Business Directories

Regional (Exeter Area) Chamber of Commerce

Newmarket Business Association

Arts and Tourism Commission

Funding for Future Economic Development:

Community Development Block Grant (CDBG) through the Community Development Finance Authority (CDFA)

The CDBG Program supports community development activities to build stronger and more resilient communities.

For Newmarket - Public Facilities Grants

This financial assistance is aimed at supporting initiatives like enhancements to water and sewage systems, local infrastructure upgrades, ADA-compliant access, and centers for community or neighborhood activities that cater to individuals with low to moderate income levels and contribute to promoting health and well-being within the community.

Creative Strategies for Long-term Investments through the Town Budget

Creating an economic development fund that is invested in incrementally through the annual budget. For example, \$10,000 annually over ten years yields \$104,000 assuming 4% interest that the Town can invest in future economic development projects.

Public Private Partnerships (PPPs)

PPPs are a mechanism for the government to procure and implement public infrastructure and/or services using the resources and expertise of the private sector.

Closing Thoughts: It's up to Newmarket!

Change is inevitable. It's the visioning, planning, and implementation process that allows the community to shape that change and your future.

- Continue the momentum
- Invite people into the process
- Connect with peers
- Celebrate wins, big and small!
- Revisit and reset
- Keep on keeping on



Thank you Newmarket!



Community Q&A





PLAN NH
Visioning *for* Sustainable Communities

Thank You for Joining Us!

If you have any questions, please email info@plannh.org.

