

JOINT MEETING

COMMITTEE ON COMMUNITY IMPROVEMENT and COMMITTEE ON PUBLIC SAFETY, HEALTH AND TRAFFIC

June 7, 2010

6:00 PM

Chairman O'Neil called the meeting to order.

The Clerk called the roll.

Present: Aldermen O'Neil, Ludwig, Shea, Craig, Greazzo, Roy, Osborne, Ouellette, Shaw

Absent: Alderman Long

Messrs: D. Preece, A. Kizak

Chairman O'Neil addressed item 3 of the agenda:

3. Presentation by Southern New Hampshire Planning Commission on CTAP build out project.

Chairman O'Neil stated I want to thank you and your Committee for the willingness to have a joint meeting. I think both CIP and Public Safety, Health and Traffic would have some interest in this topic. I appreciate many of the departments being here. There may be information that comes out of this study, if the decision is to move forward, that could be useful not only to the departments that are in the infrastructure or transportation business, but also for some of our support departments in trying to plan out for the future. With that, I'll welcome David Preece who is the Executive Director of Southern New Hampshire Planning Commission and Amy Kizak, a resident of Maple Street who is the GIS Analyst for the commission to give an overview on this CTAP build out analysis opportunity for the City.

Mr. David Preece, Executive Director and CEO of Southern New Hampshire Planning Commission, stated good evening everyone. It gives me great pleasure to be here with my colleague Amy Kizak to talk about a new CTAP program that

we would like to engage the department heads and the City of Manchester on. CTAP is a program that has been going on for the last four years and it stands for the Community Technical Assistance Program. It is designed to bring together the 26 communities that will be directly impacted by the widening of I-93 with the State's departments such as DES and DOT with other non-profit organizations to come up with some beneficial road patterns that will result, once I-93 is expanded or widened. We know that there is going to be growth in these areas and CTAP has to been designed to provide the planning tools to communities that will be needed to address that growth that will be happening once I-93 is completed. This program is the build out analysis which we will be looking at various scenarios, which Amy will walk you through, and what kind of growth impacts we are anticipating will happen. With that, I know your time is very short so we will start with Amy and then answer some questions.

Ms. Amy Kizak, GIS Analyst, stated thank you very much. First of all, build out studies are an analysis of what could happen in a municipality when all available land that is suitable for residential and non-residential construction is built to capacity. Build out studies are not predictions of what will happen; they are a planning tool for what could happen under current land use regulations. By applying different scenarios, planners can see how different land use regulations might impact the growth of the municipality. Each regional planning commission will conduct a build out analysis based on the standard methodology and data set to ensure consistent and comparable results as part of the CTAP program. Information system data is going to being used to create the build out process. The first layer that we are going to use is called the CTAP land use layer. It was digitized off of high resolution color leaf off digital ortho-imagery that was done in 2005. The City of Manchester parcel data and field verification was also used to create the land use data as accurately as possible. The current zoning from the City will be used in this process; current buildings created from the imagery and also from the parcel data set from the City of Manchester; community centers, which include the Central Business District, South Willow Street, Brown Avenue by the Airport, the Hackett Hill area, East Side Industrial Park, Rimmon Heights, including Kelley Street, McGregor Street and the neighborhood centers...Road center lines, sewer service areas, national wetland inventory, the FEMA 100 year flood plain, conservation lands and the national services network...The national services network identifies lands that provide water supply, flood storage, productive agricultural soils and important wildlife habitats. The NSN layer, the National Services Network, was developed through the I-93 community technical assistance program to help communities identify the most important areas in state, regions and their town for conservation to protect essential natural services. From this GIS data, each municipality will receive three or four scenarios. The first two build outs are being conducted consistently across all 26 communities. That enables us to put them all together at the end and show regional build out and how

things will interact with each other. Since not all communities in the CTAP region have digital parcel layers, the build out will be conducted using the CTAP land use layer. From this dataset, a buildable land layer was created using the land use categories that make it land, agricultural, greenhouse, excluding farmstead greenhouses and stables, transitional land between open and forested, forested land and barren land, except for strip mines, quarries and gravel pits. We worked with the City of Manchester Planning Department and removed any areas that had been built after the 2005 imagery was created so any new construction or residential subdivisions that were built have been removed from the buildable lands layer. The first build out that is going to be conducted is the base build out. It is a maximum development build out under current regulations. It will be conducted uniformly for all communities in the region. Developable areas will be identified through the CTAP land use inputs and zoning overlays. Density set backs and lot coverage will be applied from zoning regulations. The standard constraints of wetlands 100 year flood plan and conservation lands will be applied. This is going to be the baseline build out that is going to take what is currently still vacant in the City of Manchester and build it to its maximum zoning regulations to give us a base of where it could be headed. The next build out is the standard alternative scenario. This is the second required build out to be conducted uniformly for all 26 communities in the region. It will apply the natural services network layer as an additional development constraint. However, adjustments to allowable densities will be made to maintain an equal number of housing units and non-residential square feet. This one is not so applicable to Manchester because a lot of Manchester is already built out and the natural services network covers areas that are already built out. Community scenarios will be an opportunity for each municipality to specify factors or issues unique to the municipality and to test their own alternatives. This is a chance for certain properties to be removed or added to the developable areas list or for particular regulation changes to be implemented. These community scenarios give Manchester the opportunity to apply their newly adopted Master Plan as one build out. The fourth build out scenario gives us the opportunity to do a redevelopment plan and build certain parts of the City to their maximum height and density allowable by current zoning. The areas of the City that could be considered for the redevelopment would include the Central Business District, South Willow Street, Brown Avenue by the Airport, the Hackett Hill area, East Side Industrial Park, Rimmon Heights, including Kelley and McGregor Streets, and the neighborhood centers. As part of the build out, 35 indicators are being calculated. An indicator is the calculated value that represents the impacts or outcomes of its scenario. Comparing indicators by the different build out scenarios provides an assessment of the effects different development patterns may have on the TAP. This is a list of all the indicators that will be calculated. They include build out things like developed residential acres, commercial flow area. It includes population, school age population, fire and ambulance service calls, total energy use, residential energy use, commercial

energy use, walk-ability within a town, proximity to transit, vehicle trips per day and auto emissions, open space and impervious services are some of the lists that are listed here. The packet that we gave you includes a build out that frequently has questions. It covers some of the information that we covered tonight. You also have our business cards if you have any questions after.

Chairman O'Neil stated I think you called them 35 indicators. Some of that information exists, but a lot of it does not. Correct?

Ms. Kizak replied correct, and what it does is calculate it based on what the build out does so we will see how much additional population, how many additional vehicle trips per day might be generated, how the walk-ability of the town might change depending on the different scenarios, so those numbers, if they exist now, exist for how the City looks right now. What we will be doing is calculating for what it could look like in the build out scenarios.

Chairman O'Neil stated I'm thinking about what Alderman DeVries mentioned earlier in a prior meeting about Brown Avenue and Hazelton Avenue. I would think that this would be a very helpful tool in that. I'm sure that would assist Mr. Brewer as to what opportunities may or may not occur at the Airport and that is just one example of one section of the City. I'm sure some of the other departments are sitting here saying why are we here, but some of the information that comes out of this might be helpful to Barbara at Senior Services or Marty at Youth Services as to where trends are going to be, what the future demographics will be and if they are going to be younger with more children or an older population. My thought was that the information that comes out of this may be helpful to just about every City department as we move forward.

Alderman Craig asked could you tell me what the timeline is for this information and when we can expect it?

Mr. Preece replied we would be starting the build out analysis now and hopefully within six months all four scenarios will be developed and the indicators and the impacts will be ready.

Alderman Craig stated I'm trying to get an understanding of what the deliverables will be in six months. Is it trend data and demographics or will you be providing recommendations on how we should better utilize land or areas?

Mr. Preece replied no, no recommendations. We will just be presenting to you the scenarios that we will be developing. We have the baseline and the second alternative and the adopted Master Plan, which will serve as the third alternative and the fourth one will be if we decided to develop the areas that are currently

zoned for commercial, pretending that the buildings aren't there and what the impact would be. You'll be given a wealth of information and from that you will be able to make some tough decisions in the future.

Alderman Shaw asked you said Manchester, but how far north would this actually encompass? Would it encompass 293 and South Willow Street?

Mr. Preece replied yes, the entire City of Manchester.

Alderman Shea stated my question is somewhat related. Are you going to study also Londonderry as well as Derry and Salem and interact between all of them?

Mr. Preece replied we are in the process of studying Londonderry now. We have completed Bedford, Derry, Goffstown and Hooksett. All 26 communities are in various stages of being completed.

Alderman Shea asked is this being done simultaneously or is it being done according to how the development of 93 is going to be? In other words, are they starting from Salem?

Mr. Preece replied no, whoever wants the service we are providing the service.

Alderman Shea stated so even though the development of Manchester would be following the development in Salem as they are working north, you are going to study this at the same time that these things are taking place in Salem and eventually will be coming to Manchester and Hooksett?

Mr. Preece replied correct.

Chairman O'Neil stated there is no cost to the City to participate in this.

Mr. Preece stated there is no cost. This is a free service that we are providing the City of Manchester.

Chairman O'Neil stated the only thing that you would need would be an agreement or a blessing by the elected officials to move forward to allow you to do the project and then participation and support, in a limited manner, from the various departments regarding collecting some information.

Mr. Preece stated correct.

Chairman O'Neil stated and generally you will be working with many of those departments in the development of this document.

Mr. Preece stated that's correct.

On motion of Alderman O'Neil, duly seconded by Alderman Roy, it was voted to support the efforts of Southern New Hampshire Planning Commission with the CTAP build out analysis and request that it is done for the City of Manchester.

There being no further business, on motion of Alderman O'Neil, duly seconded by Alderman Ouellette, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee