

# Jenness State Beach: Planning the New Facility



[www.nhstateparks.org](http://www.nhstateparks.org)

# Overview of Presentation

- ▶ Seacoast Park Operations – Brian Wilson
  - Jenness State Beach Operations
  - Park Facilities in the Seacoast Region
- ▶ Project Planning – Johanna Lyons
  - Public Outreach & Information
  - Studies & Surveys
- ▶ Project Information – Tom Mansfield
  - Building Program
  - Codes & Permitting
  - Project Information
  - Project Timeline
  - Review of Building Plans

# Jenness State Beach Operations

- ▶ Building Constructed in 1980
  - Men's Room: 1 toilet 2 urinals
  - Women's Room: 4 toilets
  - Building is 443 sq ft.
  - 70 spaces in parking lot, serves a larger area of up to almost 500 parking spaces
- ▶ Recent improvements 2014
  - Plumbing Upgrade
  - Added one additional toilet to women's room (4)
  - Exterior Changing Rooms
  - Exterior Rinse-Off Shower
- ▶ Operational deficiencies
  - Lack of storage for supplies & equipment
  - Unsafe queueing area for bathrooms, no separation from parking lot
  - No emergency vehicle area
  - Poor access to beach for maintenance



# Park Facilities ~ Seacoast Region

- ▶ **Hampton Beach State Park**
  - South Beach 12 men's/11 women's, 900+ parking spaces
  - Seashell Complex 41 men's/44 women's/7 family
  - North Beach 5men's/5women's, +/-125 spaces
- ▶ **North Hampton State Beach**
  - 5 men's/5 women's/1 Family
  - 109 Parking Spaces
- ▶ **Rye Harbor State Park**
  - 4 men's/4 women's
  - 75 spaces
- ▶ **Wallis Sands State Beach**
  - 6 men's/6 women's
  - 485 parking spaces
- ▶ **Odiorne Point State Park**
  - 4 men's/4 women's (park)
  - 3 men's/3 women's/2 family (SSC)
  - 75 parking spaces



# Project Planning ~ Studies

- ▶ “NH Coastal Byway Corridor Management Plan” (2015)
- ▶ “Ocean Boulevard Parking Assessment Study” (2015)
- ▶ Observational & Interview Survey (June/July 2015)
- ▶ NH State Parks ZIP Code Survey (August 2015)



# NH Coastal Byway Corridor Management Plan

- ▶ Prepared by the Rockingham Planning Commission March 2015
  - To establish community-based goals and implementation strategies to preserve and highlight the scenic, cultural, natural, historic, recreational, and archeological qualities that make the roads special
  - Route 1A & 1B from Seabrook to Portsmouth was studied.
  - Advisory Committee members were community representatives, elected officials, NH DOT & NH DRED.
  - The state park facilities were identified as important services to the NH Coastal Byway visitor.
  - Jenness Beach area identified as a “priority zone” for bicycle and pedestrian improvements.



# Ocean Boulevard Parking Assessment Study

Prepared for the Town of Rye by Tighe & Bond in January 2015. Number of parking spaces within ½ mile of bathhouse.

Location	# of Spaces	Weekday	Weekend
Old Beach Road	45	20-50%	90%
Jeness Ave Ext*	10	10%	70%
Atlantic Ave Ext*	10	10%	15%
Cable Road	5	75%	75%
Cable Road Ext*	20	10%	20%
Ocean Boulevard	91	80-90%	100%
Baker Ave	6	Unknown	Unknown
Carriage House	15	0%	100%
Perkins Road	15	Unknown	Unknown
Private Lot on Perkins Road	135	0%	90%
Country Store/Hotel	15	0%	100%
Jeness State Beach Lot	70	70-80%	100%
Sawyer's Beach*	55	25-50%	60%
<b>TOTAL</b>	<b>492</b>		

▶ \* = Resident only

# Project Planning ~ Survey

- ▶ Survey Dates
  - Monday, June 22, 2015
  - Thursday, July 2, 2015
  - Sunday, July 12, 2015
- ▶ Interview Survey
  - Home Zip Code
  - # of people/car
  - Gender of visitors
  - Where they parked
- ▶ ZIP Code Survey
  - # of people/car at Wallis Sands & Hampton South Beach





# Project Planning – Survey

- ▶ Who is using the Jenness State Beach bathhouse?
  - 149 interviews conducted
    - 30 Massachusetts visitors
    - 105 New Hampshire visitors
  - Bicyclists
  - Pedestrians
  - Drop-off
  - Camps & other groups
- ▶ Visitors were walking from as far as Old Beach Road & using the bathhouse.
- ▶ Rye Parking Study estimated the number of cars parking in the area, the interview survey determined that 3.6 persons/car are coming to the area.
- ▶ Weekday:
  - $492(40\%)(3.6) = 708$  visitors
- ▶ Weekend:
  - $492(87.5\%)(3.6) = 1,553$  visitors



# Project Planning ~ Public Outreach

- ▶ Webpage published in July 2015.
- ▶ Met with Rye Town staff, July 22, 2015.
- ▶ Public Outreach meeting held February 17, 2016 (65% design).
- ▶ Met with Rye Planning Board May 10, 2016 per RSA 674:54.
- ▶ Meeting with Abutters August 2, 2016
- ▶ Sent notices to property owners within ¼ mile of park for this meeting on August 19, 2016
- ▶ Web page Project Information: [www.nhstateparks.org](http://www.nhstateparks.org)
  - News & Events
  - Improvement Projects
  - Jenness Beach Redevelopment



# Design Development

- ▶ Building Program
- ▶ Codes & Permitting
- ▶ Project Information
- ▶ Project Timeline
- ▶ Review of Building Plans
  - Site Plan of Parking Lot
  - Building floor plan
  - Elevations

# Building Program

- ▶ Using the same design elements and materials as Hampton Beach State Park & North Hampton State Beach to have a consistent brand identity
- ▶ 1,094 sq feet
- ▶ 25' to the peak of cupola
- ▶ 28' from southern property line
- ▶ Women's Room: 5 toilets, 290 sq ft
- ▶ Men's Room: 2 toilets & 3 urinals, 290 sq ft
- ▶ Family bathroom: 60 sq ft
- ▶ Mechanical Space: 73 sq ft
- ▶ Plumbing Chase: 80 sq ft
- ▶ Storage: 37 sq ft
- ▶ Exterior Amenities: drinking fountain, changing stalls, pay phone, information board, waiting area, showers



# Codes & Permitting

- ▶ International Plumbing Code
  - Arenas, skating rinks & pools 1 toilet per 75 persons (1:75)
  - Restaurants 1 toilet per 75 persons (1:75)
  - Stadiums 1 toilet per 75 persons (1:75)
    - Weekday 708 visitors/75 fixtures = 9
    - Weekend 1,553 visitors/75 fixtures = 21
- ▶ Town zoning code
  - Jenness State Beach is zoned a Public Recreation District adjacent to Single Residence, General Residence and Business District.
    - Maximum 35' height
    - Minimum 20' side yard
  - Meets Rye floodplain standards
- ▶ DES Wetlands
  - 20' minimum setback from property line

# Ratio of Toilets to Users

Facility	# of Fixtures	# of parking /visitors	Ratio
HBSP - South Beach	33	900(3)=2700	1:81
HBSP - Seashell*	92		
HBSP- North Beach**	10	125(3)=375	1:36
North Hampton	11	109(3)= 327	1:29
Rye Harbor	8	75(3)=225	1:28
Wallis Sands	12	485(3)=1455	1:121
Odiorne Point***	Park 8 SSC 8	75(3)=225	1:14
Jenness	11	492(3)=1476	1:134

# Project Information

- ▶ Project Management
  - Division of Public Works
  - Division of Parks & Recreation
- ▶ Design & Engineering
  - VHB, Samyn-D'Elia
- ▶ Funding: Capital Budget FY 2016-2017 – Toilet Building Category (\$825,000 allotted), expires June 30, 2017
- ▶ Low Bid = \$999,670
- ▶ Construction to start in mid-October 2016 & completed in mid-June 2017.

Owner



**Division of Parks  
and Recreation**  
New Hampshire  
Department of Resources  
and  
Economic Development

Administrator

**Division of Public Works,  
Design and Construction**  
New Hampshire  
Department of  
Administrative Services

Civil Engineer / Landscape Architect / Surveyor



Architect



Structural Engineer



Mechanical, Electrical & Plumbing Engineer

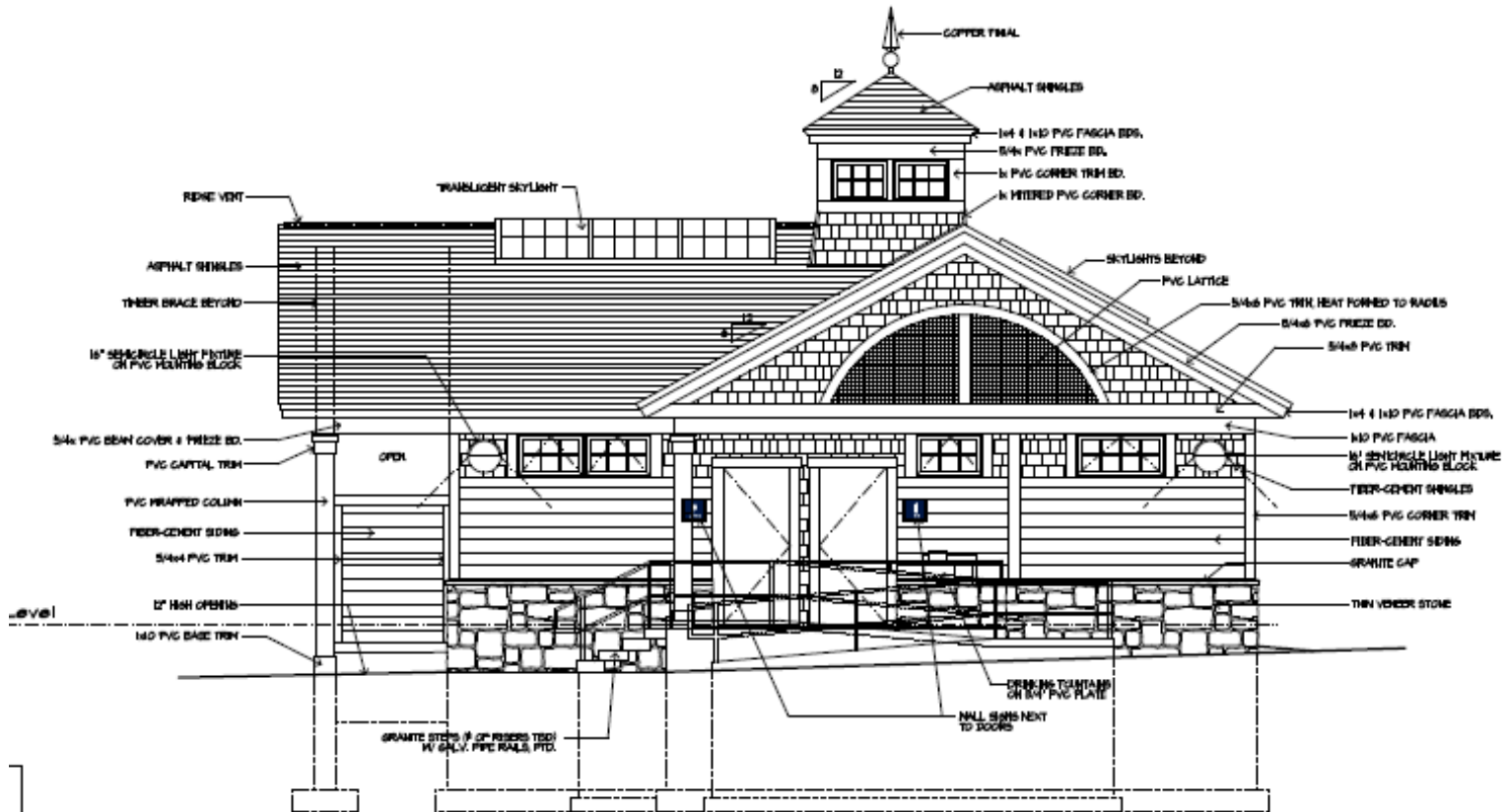


# Project Timeline

- ▶ Original Agency request in April 2009
- ▶ Capital Budget request submitted to Governor's Office April 23, 2014
- ▶ House Public Works & Highways Committee Hearing March 5, 2015
- ▶ Senate Capital Budget Committee Hearing April 16, 2015
- ▶ Capital Budget Approved July 2015
- ▶ Consultant selected/approved Dec 14, 2015
- ▶ Final site design was sent to Rye Conservation Commission in March 2016 for permitting review
- ▶ Contractors Pre-Bid Meeting June 6, 2016
- ▶ Construction contract scheduled for Governor and Council review/approval on October 5, 2016



# North Elevation

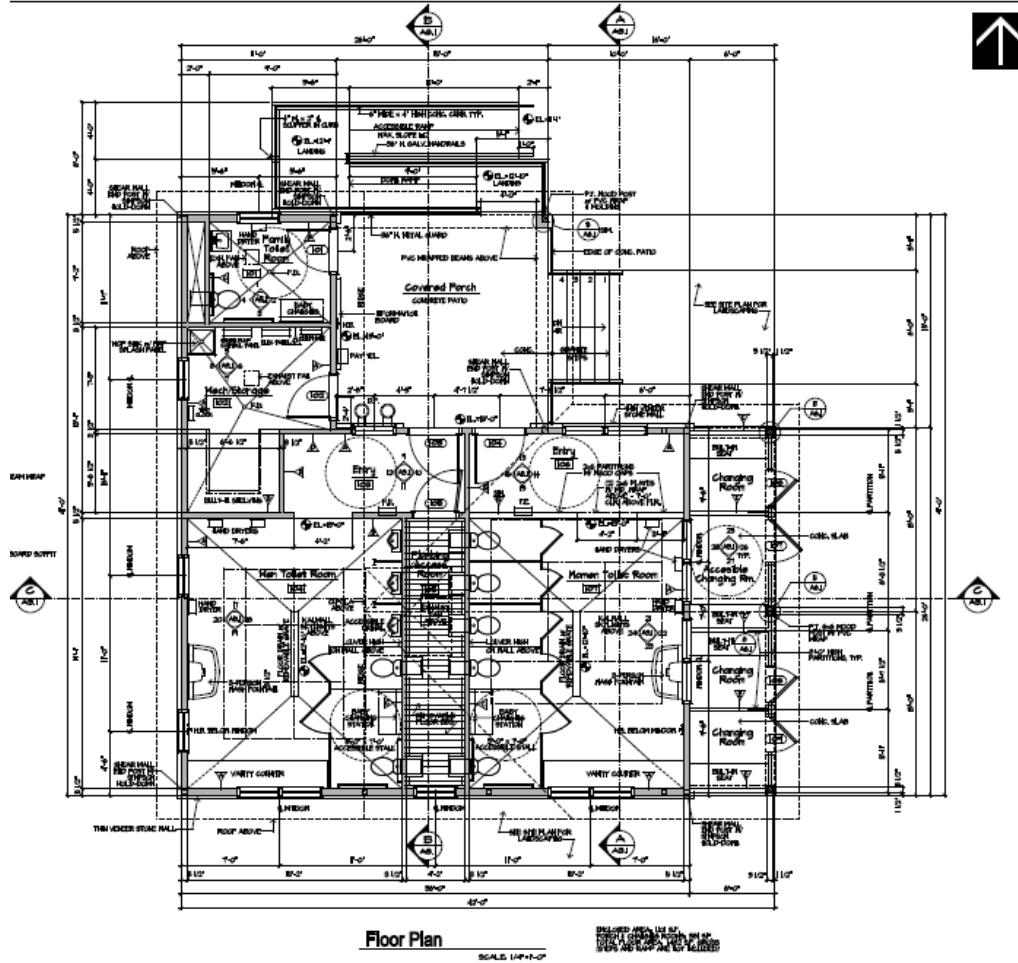


North Elevation

WITH TYPICAL NOTES

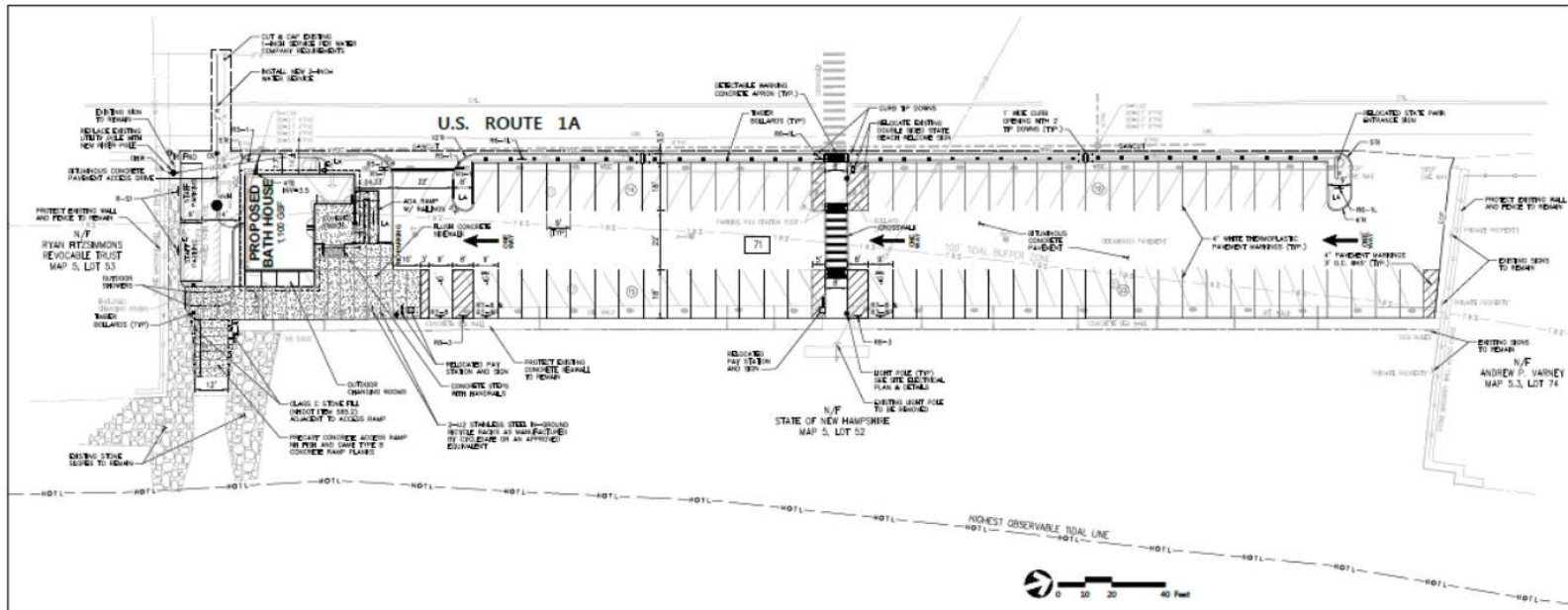
SCALE: 1/4" = 1'-0"

# Building Floor Plan

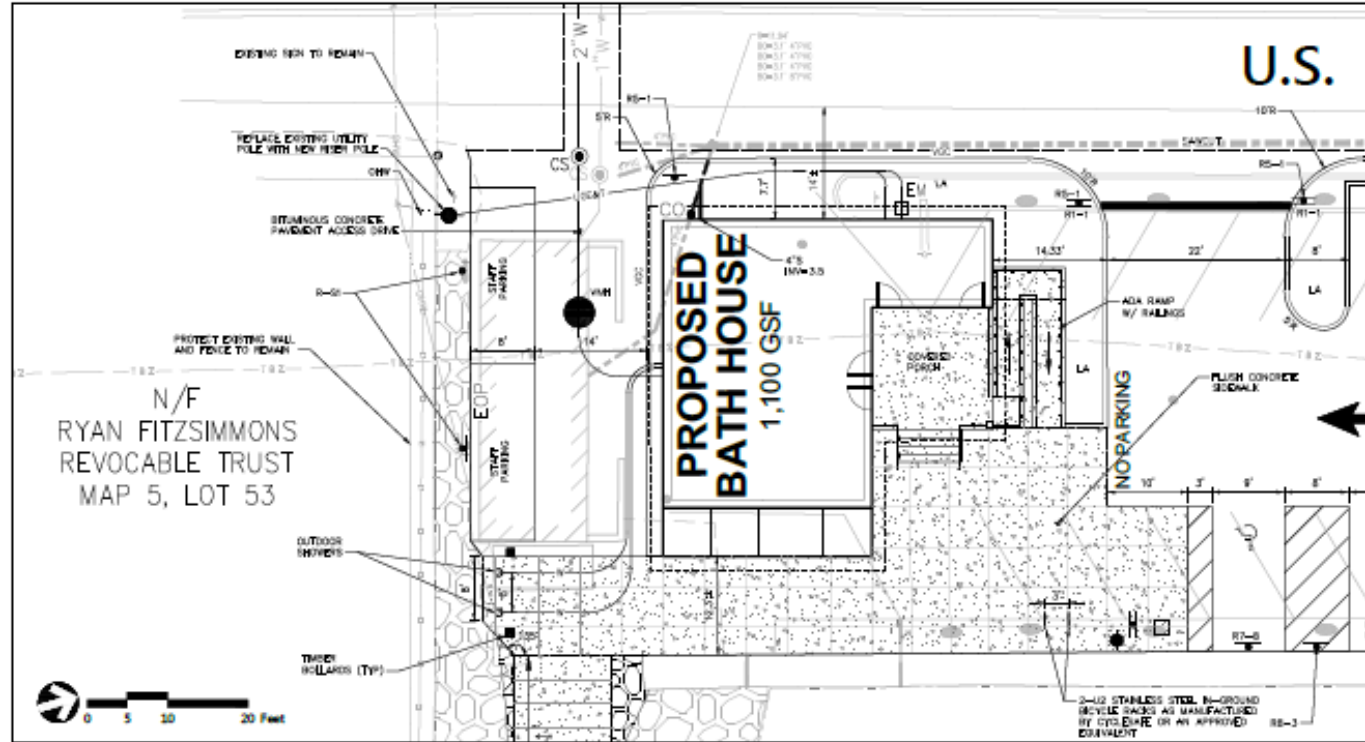


# Parking Lot Improvements

- ▶ Widen parking lot
- ▶ Change traffic direction
- ▶ Perpendicular parking
- ▶ Equipment access to the beach



# Bathhouse Site Plan



Enlargement Plan

# Questions & Comments

Browser address bar: <http://www.nhstateparks.org/news-and-events/projects/jennes>

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**Jenness Bathhouse Plan Set Part 1**

## JENNESS STATE BEACH REDEVELOPMENT PROJECT

**New Bathhouse Facility Coming Soon**

Funding of \$825,000 has been appropriated for the redevelopment of Jenness State Beach facilities including a new bathhouse and improvements to the parking lots.

### JENNESS BEACH BATHHOUSE COMING SOON

A Public Information Session will be held on Wednesday August 31, 2016, 6:00 pm at the Rye Library. The meeting will discuss the current status of the Jenness State Beach Redevelopment project, a request to modify existing plans, the basis for the current design, and effects of modifications on the facility, project timeline and budget.

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