Jenness State Beach: Planning the New Facility

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

www.nhstateparks.org
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

www.nhstateparks.org
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.

www.nhstateparks.org
# Ocean Boulevard 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.

<table>
<thead>
<tr>
<th>Location</th>
<th># of Spaces</th>
<th>Weekday</th>
<th>Weekend</th>
</tr>
</thead>
<tbody>
<tr>
<td>Old Beach Road</td>
<td>45</td>
<td>20–50%</td>
<td>90%</td>
</tr>
<tr>
<td>Jenness Ave Ext*</td>
<td>10</td>
<td>10%</td>
<td>70%</td>
</tr>
<tr>
<td>Atlantic Ave Ext*</td>
<td>10</td>
<td>10%</td>
<td>15%</td>
</tr>
<tr>
<td>Cable Road</td>
<td>5</td>
<td>75%</td>
<td>75%</td>
</tr>
<tr>
<td>Cable Road Ext*</td>
<td>20</td>
<td>10%</td>
<td>20%</td>
</tr>
<tr>
<td>Ocean Boulevard</td>
<td>91</td>
<td>80–90%</td>
<td>100%</td>
</tr>
<tr>
<td>Baker Ave</td>
<td>6</td>
<td>Unknown</td>
<td>Unknown</td>
</tr>
<tr>
<td>Carriage House</td>
<td>15</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Perkins Road</td>
<td>15</td>
<td>Unknown</td>
<td>Unknown</td>
</tr>
<tr>
<td>Private Lot on Perkins Road</td>
<td>135</td>
<td>0%</td>
<td>90%</td>
</tr>
<tr>
<td>Country Store/Hotel</td>
<td>15</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Jenness State Beach Lot</td>
<td>70</td>
<td>70–80%</td>
<td>100%</td>
</tr>
<tr>
<td>Sawyer’s Beach*</td>
<td>55</td>
<td>25–50%</td>
<td>60%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>492</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* = Resident only
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
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:
  - $492 \times (0.4)(3.6) = 708$ visitors
- Weekend:
  - $492 \times (0.875)(3.6) = 1,553$ visitors
Project Planning ~ Public Outreach

- 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
  ◦ 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
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

www.nhstateparks.org
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

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

www.nhstateparks.org
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
Parking Lot Improvements

- Widen parking lot
- Change traffic direction
- Perpendicular parking
- Equipment access to the beach
Bathhouse Site Plan

Enlargement Plan

PROPOSED BATH HOUSE
1,100 GSF

N/F
RYAN FITZSIMMONS
REVOCABLE TRUST
MAP 5, LOT 53

www.nhstateparks.org
Questions & Comments

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.


www.nhstateparks.org