Welcome!

to the Lyme Road South Community Meeting

20 January 2022
Today’s Agenda

- **Introduction**
- **Presentation**
  - 2020 Framework Plan
  - Dartmouth’s Student Housing Planning
  - Lyme Road South Precinct Planning
- **Interactive Polling & Themes**
- **Next Steps**
How to Submit Questions & Feedback

1. Submit questions using the Q&A button

2. Email: campus.planning@dartmouth.edu

3. Visit the project website: https://campus-services.dartmouth.edu
Dartmouth’s Campus Planning Team

Josh Keniston
Vice President for Institutional Projects

Joanna Whitcomb, AICP
Director of Campus Planning

Mary Frailey
Director of Institutional Projects

Karen Brown, RA
Project Manager

Rayna Erlich, AIA
Principal

Kitty Tsui, AICP
Urban Designer

Matt Girard
Associate Principal

Georges Jacquemart,
P.E., AICP, PP
Principal

Shelby Smith,
LEED AP BD+C,
WEDG AP
Environmental Designer

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Recognizing the campus as a regional network, the framework seeks to reinforce existing centers of activity to maximize mutually beneficial impacts.
MORNING SESSION:
Sustainability & Resilience in the SMP

- Introduction
- Climate Change Trends
- Campus Population Growth
- Strategic Master Plan
- Demonstration Projects
  - Dart Row Green
  - Dewey Lot Redevelopment
  - Organic Farm / Oak Hill
  - DHMC / Sachem / Landmark Holdings

AFTERNOON SESSION:
Goals, Standards, & Strategies

- Stormwater & Landscape
  - Integrated utility, stormwater, landscape opportunities
  - Stormwater targets and performance standards
  - Landscape targets and resilience guidelines
- Transit & Parking
  - Parking Reallocation & Shuttles
  - AT Transit Pilot - blue line
  - Demand Management
  - Bicycle Network

30-year Strategic Planning Principles

- Support the academic and research mission and Dartmouth’s core values
- Optimize the cost efficiency and utilization of buildings and spaces
- Maximize flexibility for 21st-century paradigms of teaching, learning, and research
- Promote well-being and an inclusive and equitable environment
- Preserve Dartmouth’s campus character and activate campus landscapes
- Advance Dartmouth’s commitment to a sustainable and resilient future
- Leverage Dartmouth’s presence to reinforce a vibrant Downtown
- Embrace Dartmouth’s multi-centered regional presence
Dartmouth’s Multi-Year Planning Efforts

Planning for Possibilities
A Strategic Campus Framework

Dartmouth College Student Housing
Renewals Update Report
June 2021
Student Housing Planning
Undergraduate Housing Renewal Sequence

Housing renewal will address **critical issues**:  
- Life safety and accessibility  
- Sustainability in building systems, energy & indoor comfort  
- Parity across the system  
- Promote student well-being & inclusivity

<table>
<thead>
<tr>
<th>In Service Year (Fall)</th>
<th>Project</th>
<th>Pre Reno</th>
<th>Post Reno</th>
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<tr>
<td>2023</td>
<td>Andres</td>
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<td>Zimmerman</td>
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<td>Butterfield-Russell Sage</td>
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<td>Topliff</td>
<td>173</td>
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<td>2032</td>
<td>Richardson/Wheeler</td>
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<td>2033</td>
<td>French/Judge</td>
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<tr>
<td>2034</td>
<td>Maxwell/Channing Cox</td>
<td>134</td>
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**Renewal Totals**  

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<th>Pre Reno</th>
<th>Post Reno</th>
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<tbody>
<tr>
<td><strong>Renewal Totals</strong></td>
<td>2,191</td>
<td>2,314</td>
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Of the 3,520 Undergraduate beds, 2,191 or 62% are included in the Undergraduate Housing Renewal Program. The remaining 1,329 beds are either in good condition; or smaller residences that will be renovated through targeted projects as part of the standard housing renovation cycle.
To Renew: Swing Space Need of 300+ Beds

1. Consider enrollment smoothing of student population to create swing beds

2. Expand existing facilities

3. Build new facilities and housing types

Choates Expansion (Images credit: Sasaki)

Apartment-Style Big House (Images credit: ASGi)

Apartment Building
Based on the **principles and guidance** of the 2020 Framework Plan, the college is taking a **fresh look** at the Lyme Road Precinct to build a **new model** of “apartment-style” undergraduate housing.

* Note: Boundaries between Pine Park property and Dartmouth property are pending and subject to change.
Lyme Road South
Precinct Planning
The Framework Plan provides guidance for smart and sustainable planning, as needs and opportunities arise.
Smart Growth Concentrates “Centers of Activity”

“SMART GROWTH” FOR TOWN PLANNING:
• Mix land uses
• Take advantage of compact building design
• Create a range of housing opportunities and choices
• Create walkable neighborhoods
• Foster distinctive, attractive communities with a strong sense of place
• Preserve open space, farmland, natural beauty, and critical environmental areas
• Strengthen and direct development towards existing communities
• Provide a variety of transportation choices
• Make development decisions predictable, fair, and cost effective
• Encourage community and stakeholder collaboration in development decisions

Recognizing the campus as a regional network, the framework seeks to reinforce existing centers of activity to maximize mutually beneficial impacts

Source: “This is Smart Growth,” by the Smart Growth Network, EPA, and ICMA
Meeting Common Goals

Lyme Road Village Center Study, April 2006

Lyme Road Village Center

“\text{The Dresden area should be enhanced and redefined as a Village Center, with higher residential densities and an anchoring public common...}”

- Hanover Town Master Plan, 2003
Welcome to the Hanover Sustainability Master Plan Study

The Hanover community is undertaking the development of a Sustainability Master Plan in accordance with New Hampshire statutes relating to master plans (RSA 674:2). This undertaking will be community driven — with a focus on broad and inclusive public engagement, and guided by an Advisory Committee that is comprised of a diverse group of community representatives.

Whether you live, work, or play in Hanover, all are invited to participate in the planning process. The scale of this process is one which the community has not seen since its last Master Plan was adopted in 2003.
Regional and Hanover Campus Precincts

* Note: Boundaries between Pine Park property and Dartmouth property are pending and subject to change.
Draft Precinct Planning Principles

- Coordinate short-term moves with long-term goals for the 200-acre campus precinct
- Connect to regional Dartmouth campus destinations, programmatically and physically
- Create a vibrant destination that provides a Dartmouth sense of place and engages with the local village
- Honor existing recreational uses to create a community-centered destination
- Utilize compact development to minimize carbon footprint and cost and maximize open space and habitat preservation.
- Prioritize a walkable, transit-connected design with an integrated mix of uses
- Advance Dartmouth’s carbon reduction goals through a carbon neutral approach
- Leverage development to restore the surrounding ecology, wetlands, streams, and habitat areas
Lyme Road South Precinct Site Options

*Note: Boundaries between Pine Park property and Dartmouth property are pending and subject to change.*
Dartmouth North Concept

ACADEMIC CENTER
Long-term new mixed-use academic campus center

Recreational areas for public use

Lyme Road Village
Natural growth of the retail and amenities to serve the community

Village Housing
Short-term apartment-style housing for seniors and juniors

Recreational areas for public use
Polling Instructions

1. Open browser on your smartphone or computer
2. Go to pollev.com/lyme
3. OPTIONAL: Enter your name
Polling Themes

• Zoning & Land-use
• What makes Lyme Road area special to you?
• Ecology & Recreation
• Retail, Amenities, & Public Facilities
• Mobility
• Leveraging development for other improvements
Click on the map and drop a pin where you live.
Existing Conditions: Zoning & Land-use

**Existing Residential Land-use**

- **50** Total units
- **0.5**
- 20 units/AC

**Existing Zoning**

**I Zone:**
- Student Residence allowed by special exception
- 60’ Maximum building height; except within 150’ of Residential District, max building height is 35’

*Note: Boundaries between Pine Park property and Dartmouth property are pending and subject to change.*
Write 3 words that capture what makes the Lyme Rd area unique and special to you?
Existing Conditions: Topography

Rolling Topography at Practice Course

Flat Intramural Fields

* Note: Boundaries between Pine Park property and Dartmouth property are pending and subject to change.
Existing Conditions: Habitat Areas & Recreational Uses

- Girl Brook trail
- Pine forest
- Practice Golf Course hill & lawn
- Girl Brook wetland

* Note: Boundaries between Pine Park property and Dartmouth property are pending and subject to change.
Recreation - How often do you use the Garipay Fields?

- Everyday
- 1-3 times per week
- 1-3 times per month
- Rarely
Recreation - For what activities do you use the Garipay Fields?
Recreation - How often do you use the trails?

- Everyday
- 1-3 times per week
- 1-3 times per month
- Rarely
Recreation - Click on the map and drop a pin where you access the trails.
Recreation - How often do you use the open space west of Lyme Road?

- Everyday
- 1-3 times per week
- 1-3 times per month
- Rarely
Recreation - For what activities do you use the open space west of Lyme Road?
Existing Conditions: Land-use & Destinations

Dartmouth Academic/Admin/Student Life
Dartmouth Student Housing
Commercial
Residential
Park & Open Space

* Note: Boundaries between Pine Park property and Dartmouth property are pending.
Retail, Amenities and Public Facilities - What destinations do you currently go to?
Retail, Amenities and Public Facilities - What other amenities would you like to see in the Lyme Road area?
Existing Conditions: Pedestrian, Bicycle, Transit

- Existing Bike Lane and Multi-use Path
- Existing intersection of Lyme Rd & Reservoir Rd

Existing Advanced Transit Route & Stops
Mobility - How often do you use the Lyme Road MUP (Multi-Use Path) and bike lane?

Everyday
1-3 times per week
1-3 times per month
Rarely
**Mobility - What is your primary reason for using the MUP and bike lane?**

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<tr>
<th>Reason</th>
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<tr>
<td>Commute to work</td>
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<td>Exercise</td>
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<tr>
<td>Pleasure</td>
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<tr>
<td>Other</td>
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</tbody>
</table>
Mobility - What are the challenges for pedestrians and bikers along Lyme Road?
Mobility - Are there any existing challenges associated with the roundabout?
Last question - If development in this area could help improve one existing challenge, what do you think it should be?
Next Steps & Thank you!

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