

# Welcome!

## to the Lyme Road South Community Meeting

20 January 2022



**BEYER  
BLINDER  
BELLE**

**MICHAEL  
VAN  
VALKENBURGH  
ASSOCIATES  
INC**

**Atelier Ten  
BFJ Planning**



# 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](mailto: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

BEYER  
BLINDER  
BELLE



**Rayna Erlich, AIA**  
Principal



**Kitty Tsui, AICP**  
Urban Designer

MICHAEL  
VAN  
VALKENBURGH  
ASSOCIATES  
INC



**Matt Girard**  
Associate  
Principal

BFJ  
PLANNING



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

atelier ten

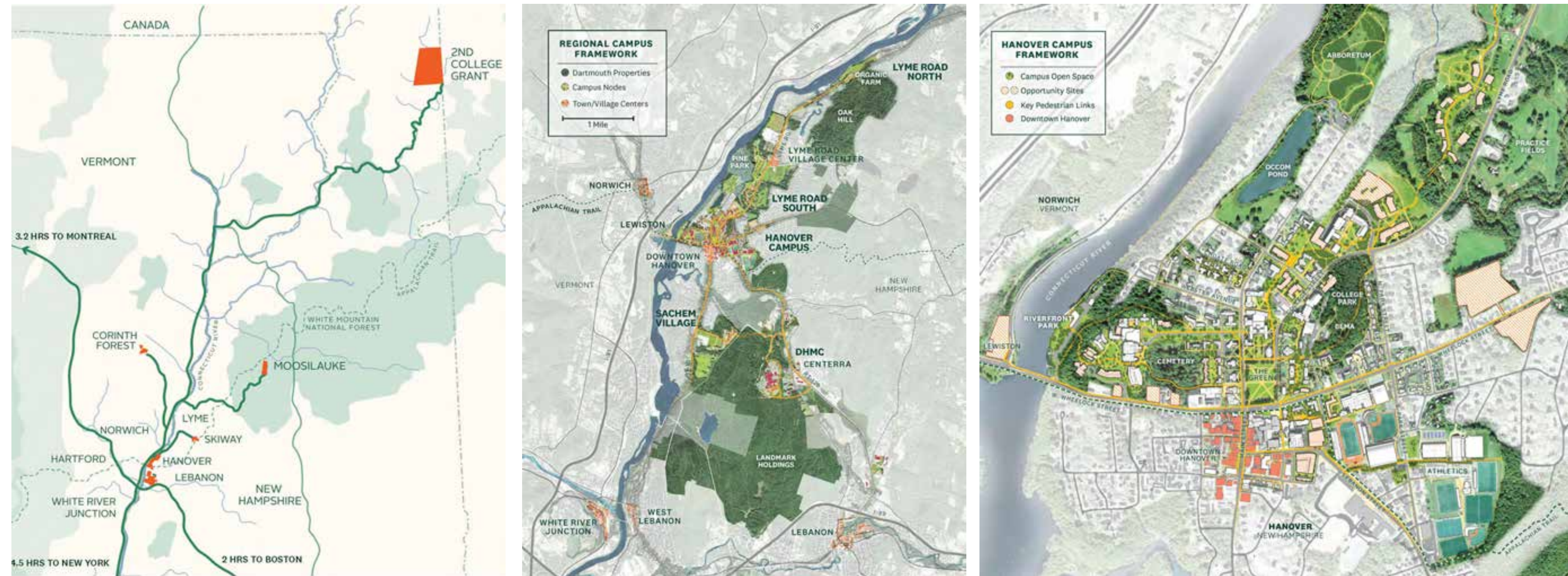


**Shelby Smith,  
LEED AP BD+C,  
WEDG AP**  
Environmental  
Designer



# 2020 Strategic Campus Framework: Planning for Possibilities

## Regional and Hanover Campus Framework



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



# 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 **21<sup>st</sup>-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**

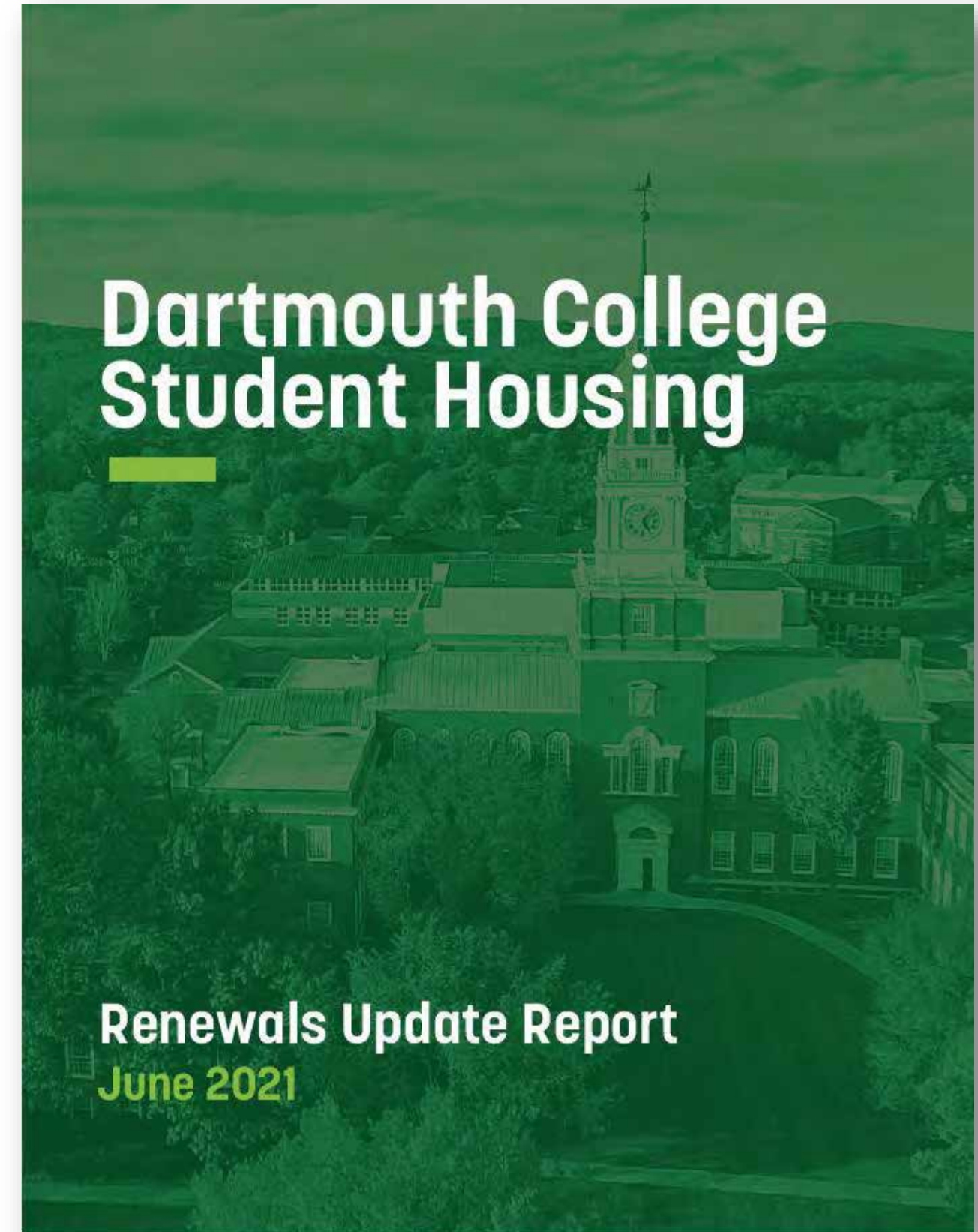
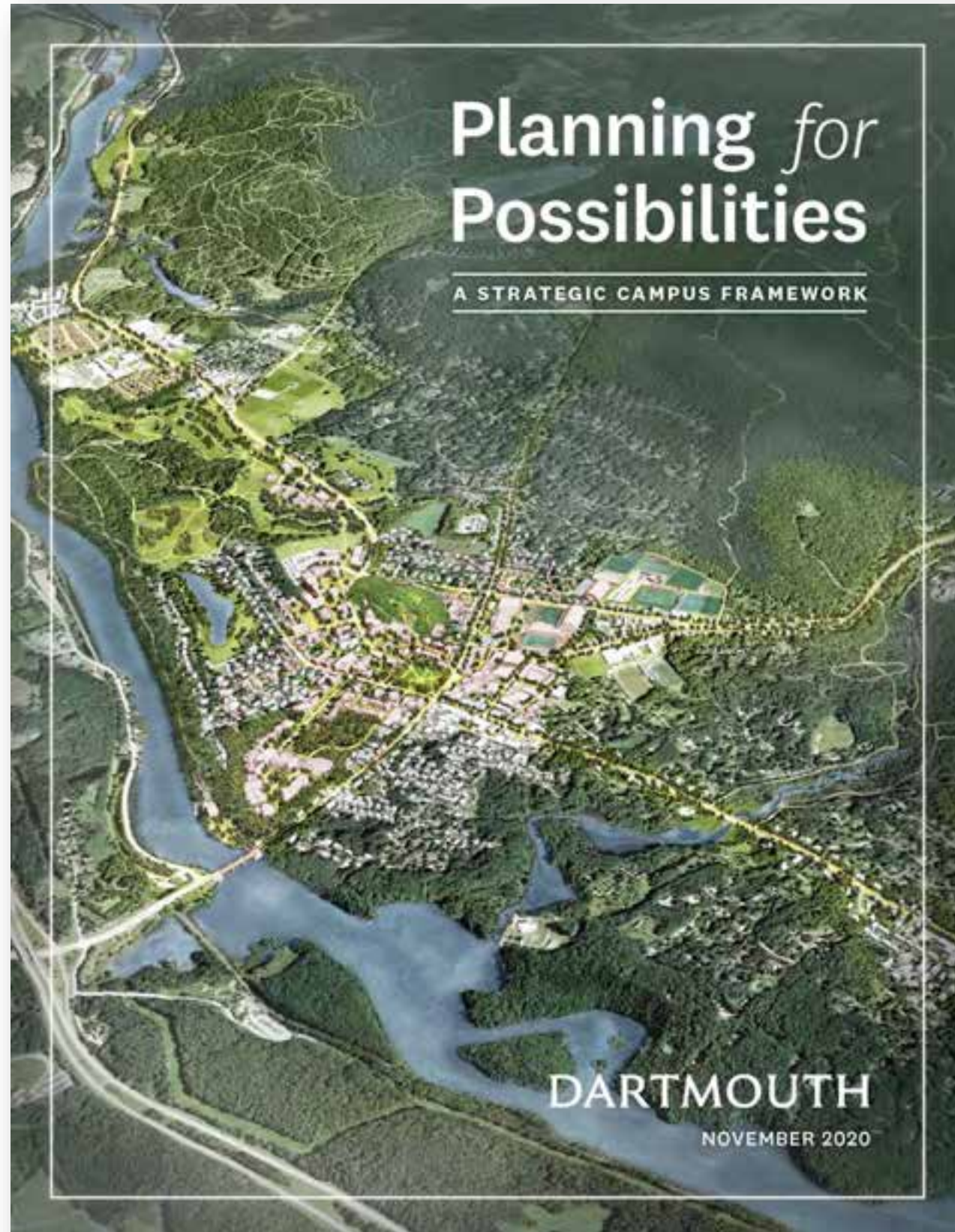
---

## Embrace

Dartmouth's **multi-centered** regional presence



# Dartmouth's Multi-Year Planning Efforts



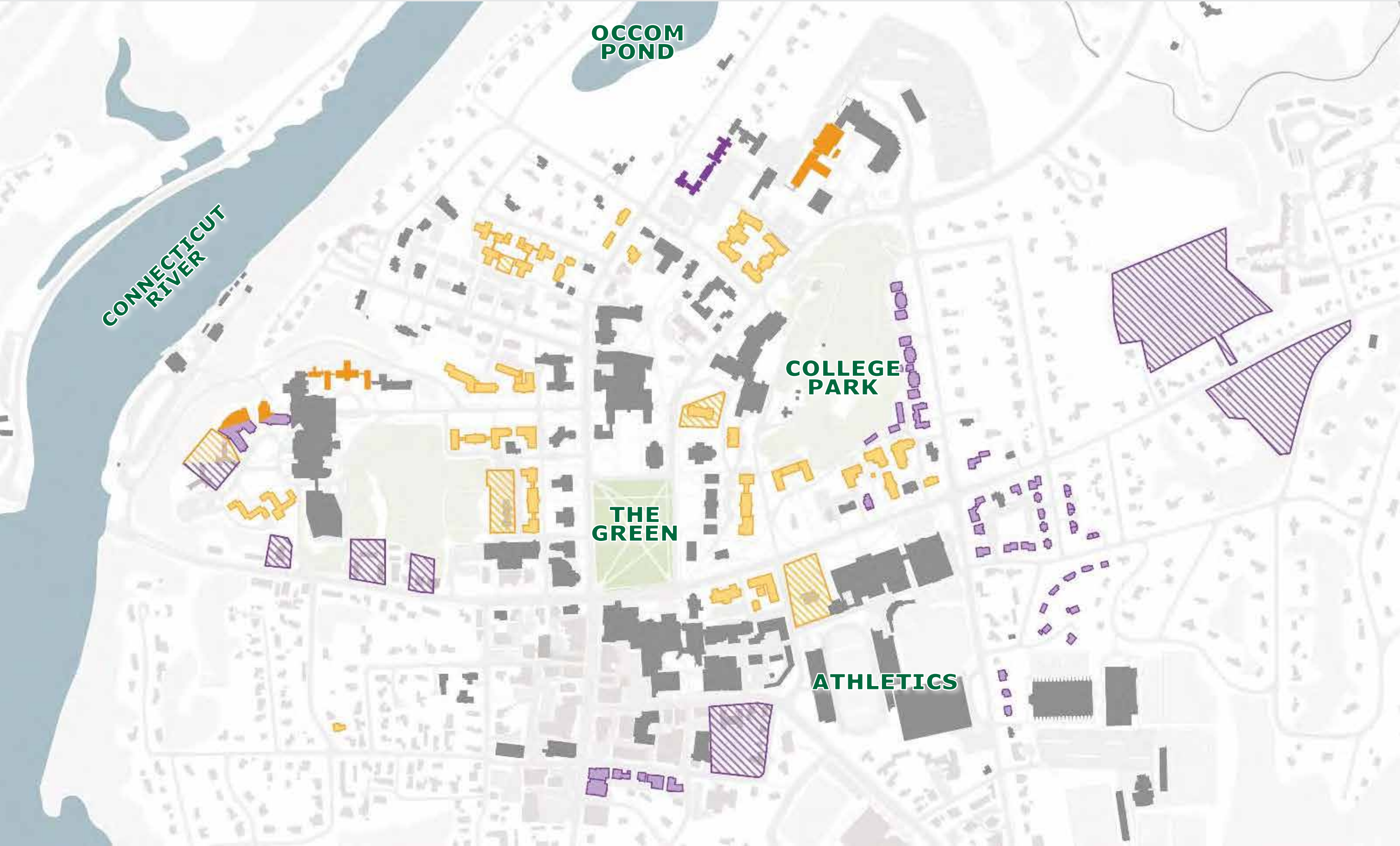
# Student Housing Planning

---



# 2020 Framework Housing Opportunities

- Existing Undergraduate Housing
- New Undergraduate Housing Opportunities
- Existing Graduate, Faculty, and Staff Housing
- New Graduate, Faculty, and Staff Housing Opportunities





# 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

Renewal Beds			
In Service Year (Fall)	Project	Pre Reno	Post Reno
2023	Andres	86	98
2024	Zimmerman	86	98
2025	Choates	307	403
2026	Fayerweathers	228	245
2027	Mass Row	252	259
2028	Lord-Streeter-Gile	257	245
2029	Butterfield-Russell Sage	178	181
2030	Ripley-Woodward-Smith	136	150
2031	Topliff	173	162
2032	Richardson/Wheeler	169	148
2033	French/Judge	185	190
2034	Maxwell/Channing Cox	134	135
	Renewal Totals	2,191	2,314

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)



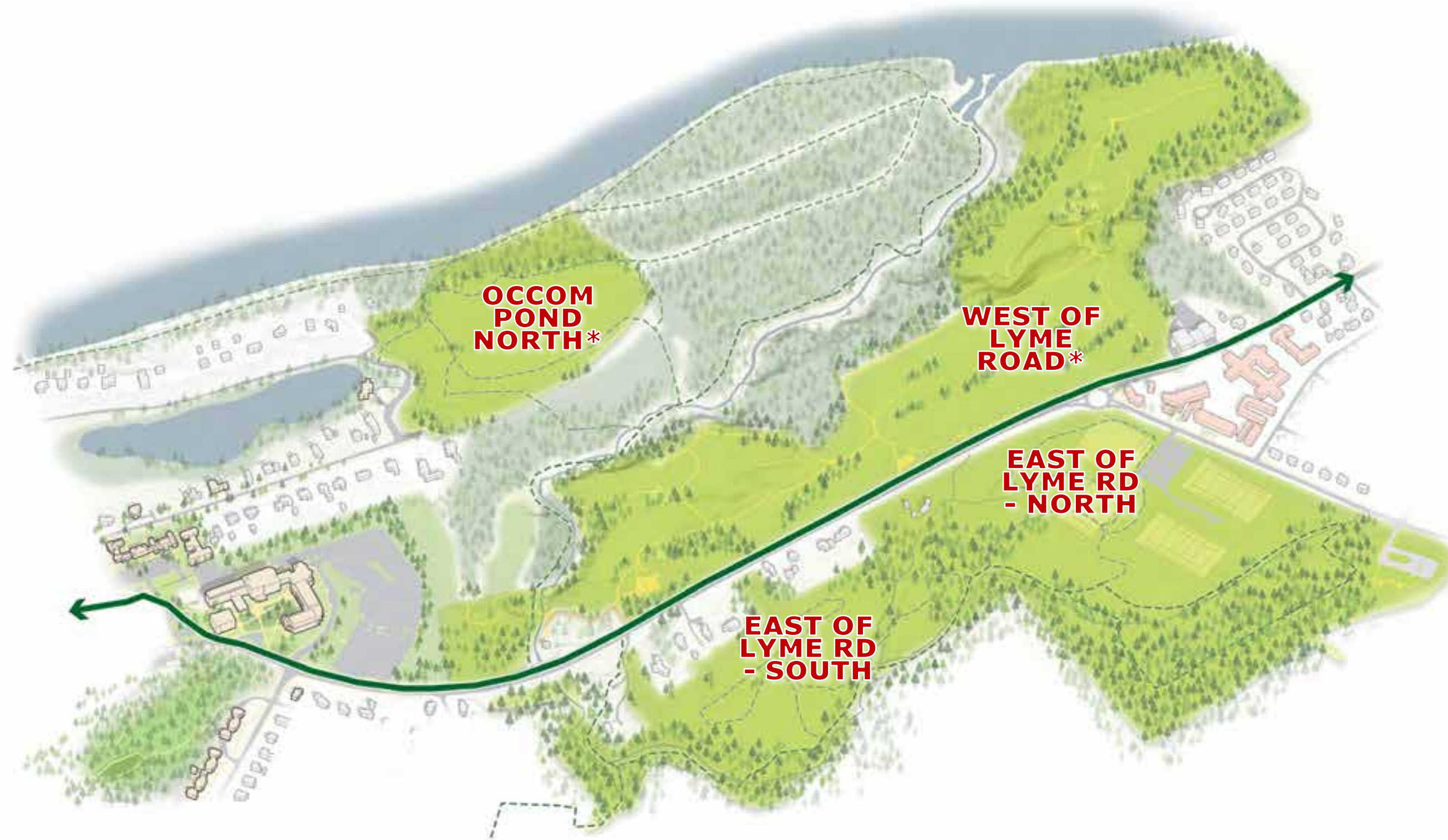
**Apartment Building**





# Identification of Lyme Road South Precinct

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**

---



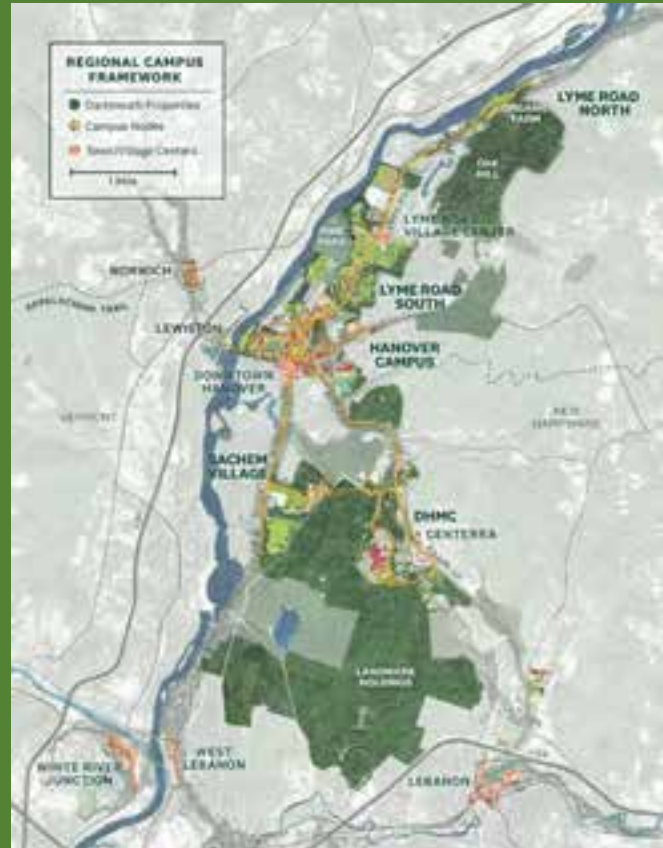
# 2020 Strategic Campus Framework: Planning for Possibilities



The Framework Plan provides **guidance for smart and sustainable planning**, as needs and opportunities arise



# Smart Growth Concentrates “Centers of Activity”



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

## “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



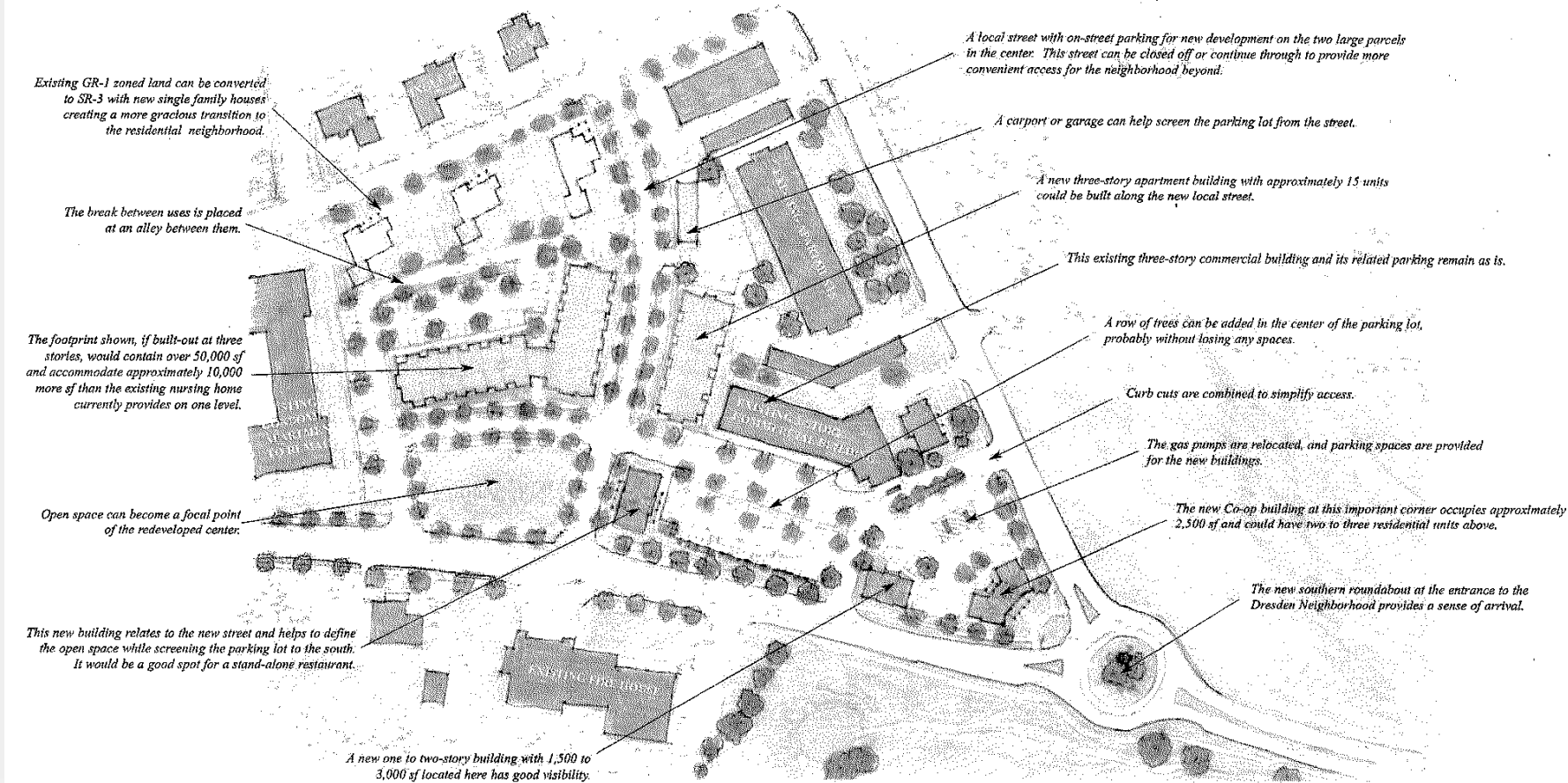


# Meeting Common Goals

## Lyme Road Village Center Study, April 2006

### LYME ROAD VILLAGE CENTER

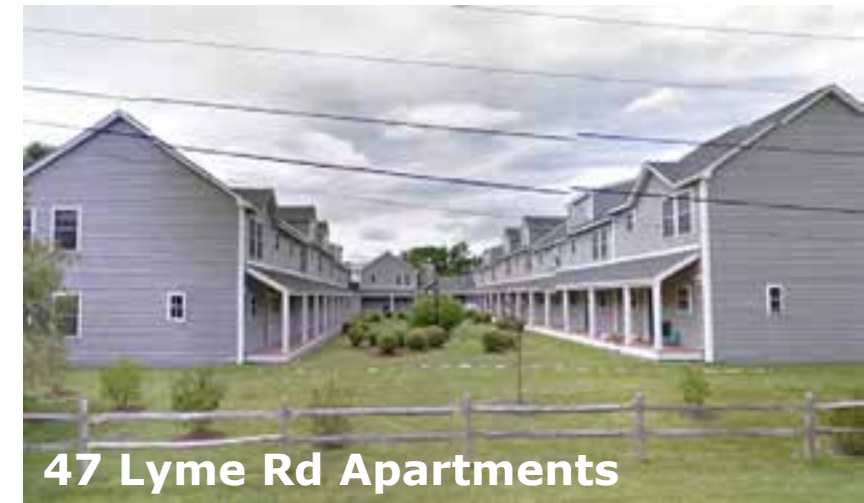
JANUARY 26, 2006



“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

## Lyme Road Village Today





# Current Hanover Sustainability Master Plan Study

## 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.

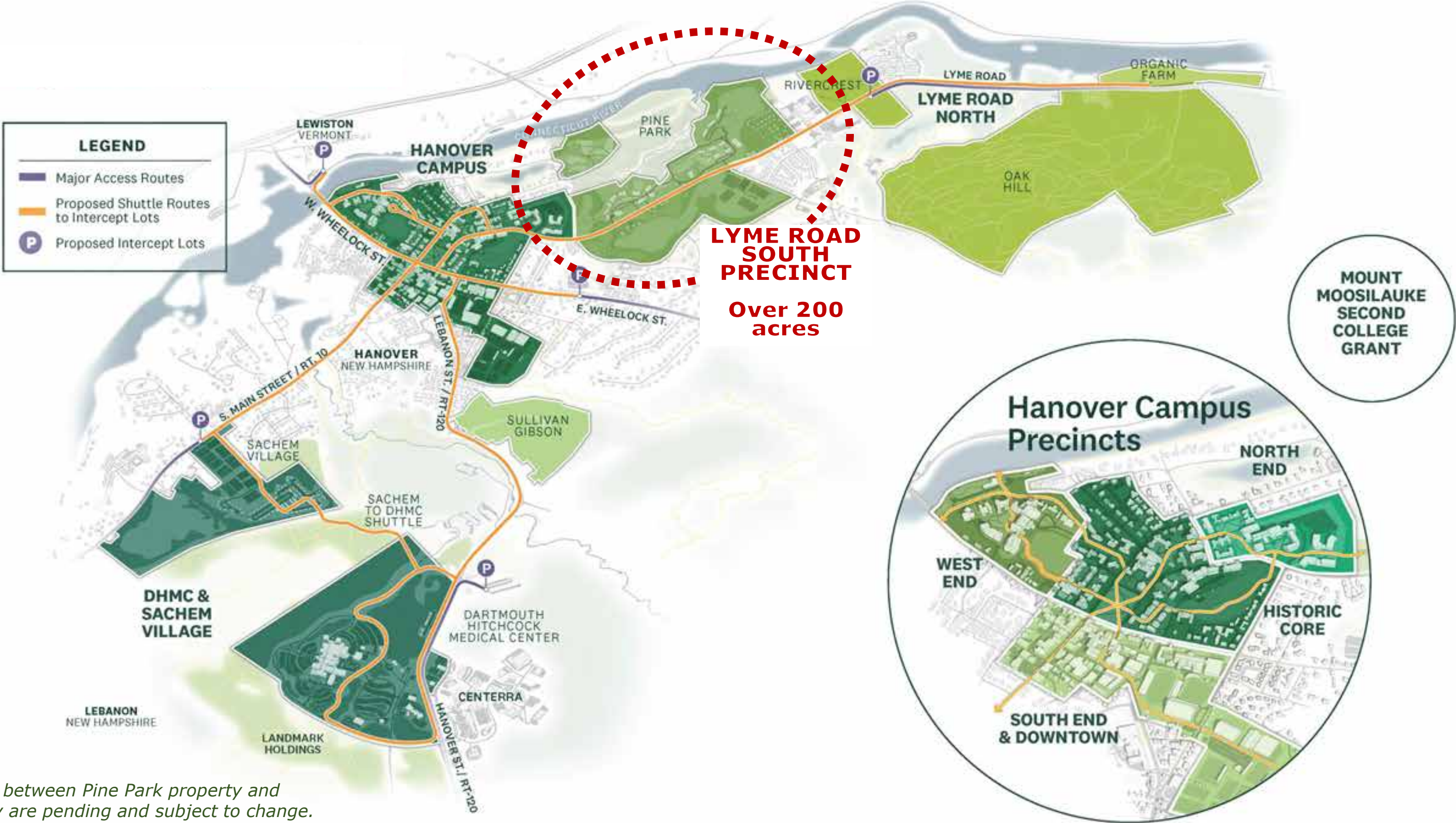
### What will the SMP cover?

-  Land Use
-  Housing
-  Economic Development
-  Natural and Cultural Resources
-  Open Space and Recreation
-  Public Facilities and Services
-  Transportation and Mobility
-  Energy
-  Public Health - and more!





# Regional and Hanover Campus Precincts



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

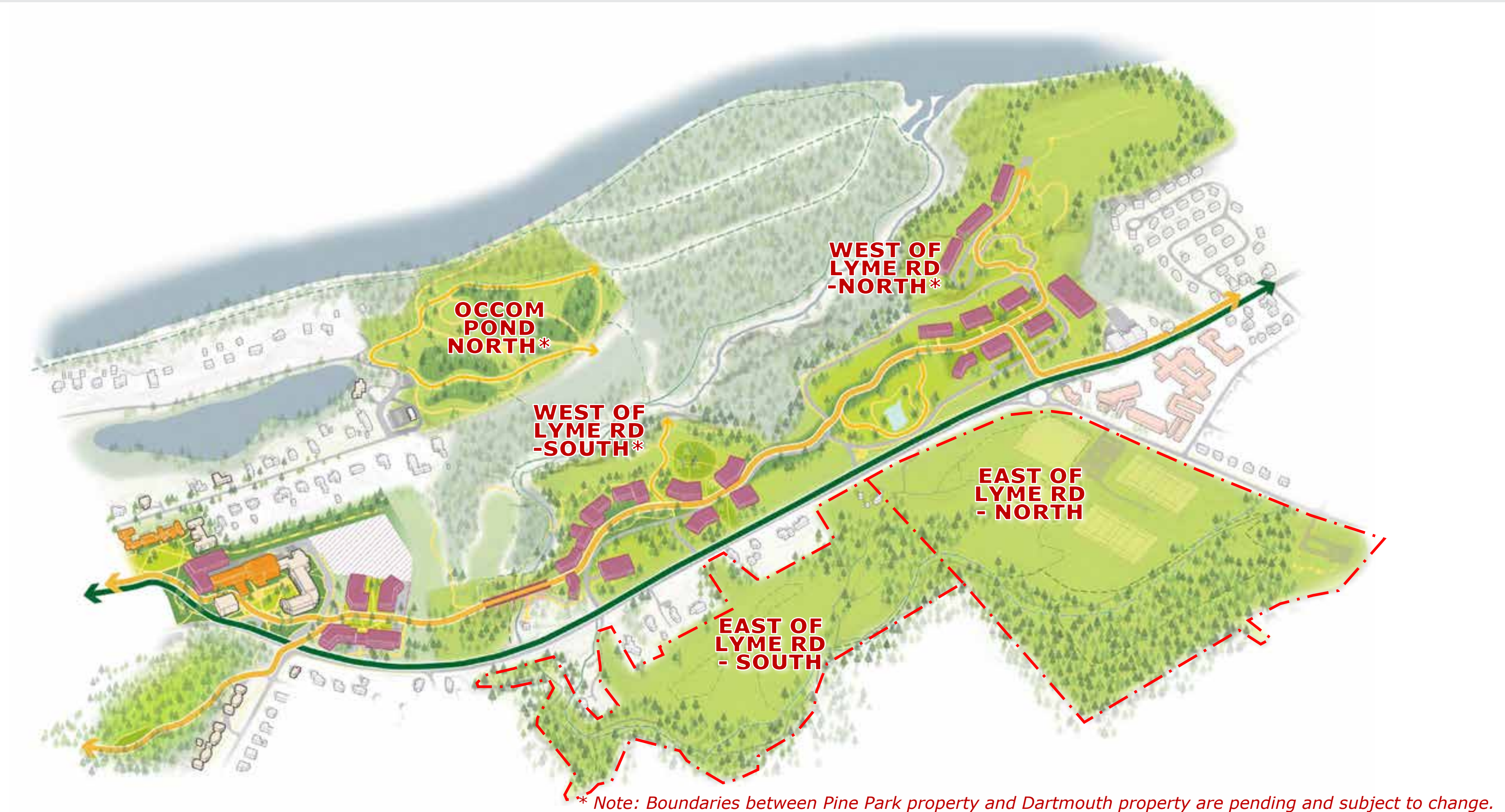


# Draft Precinct Planning Principles

- ❑ **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





# Dartmouth North Concept





# Polling Instructions

- 1. Open browser on your smartphone or computer**
- 2. Go to [pollev.com/lyme](https://pollev.com/lyme)**
- 3. OPTIONAL: Enter your name**

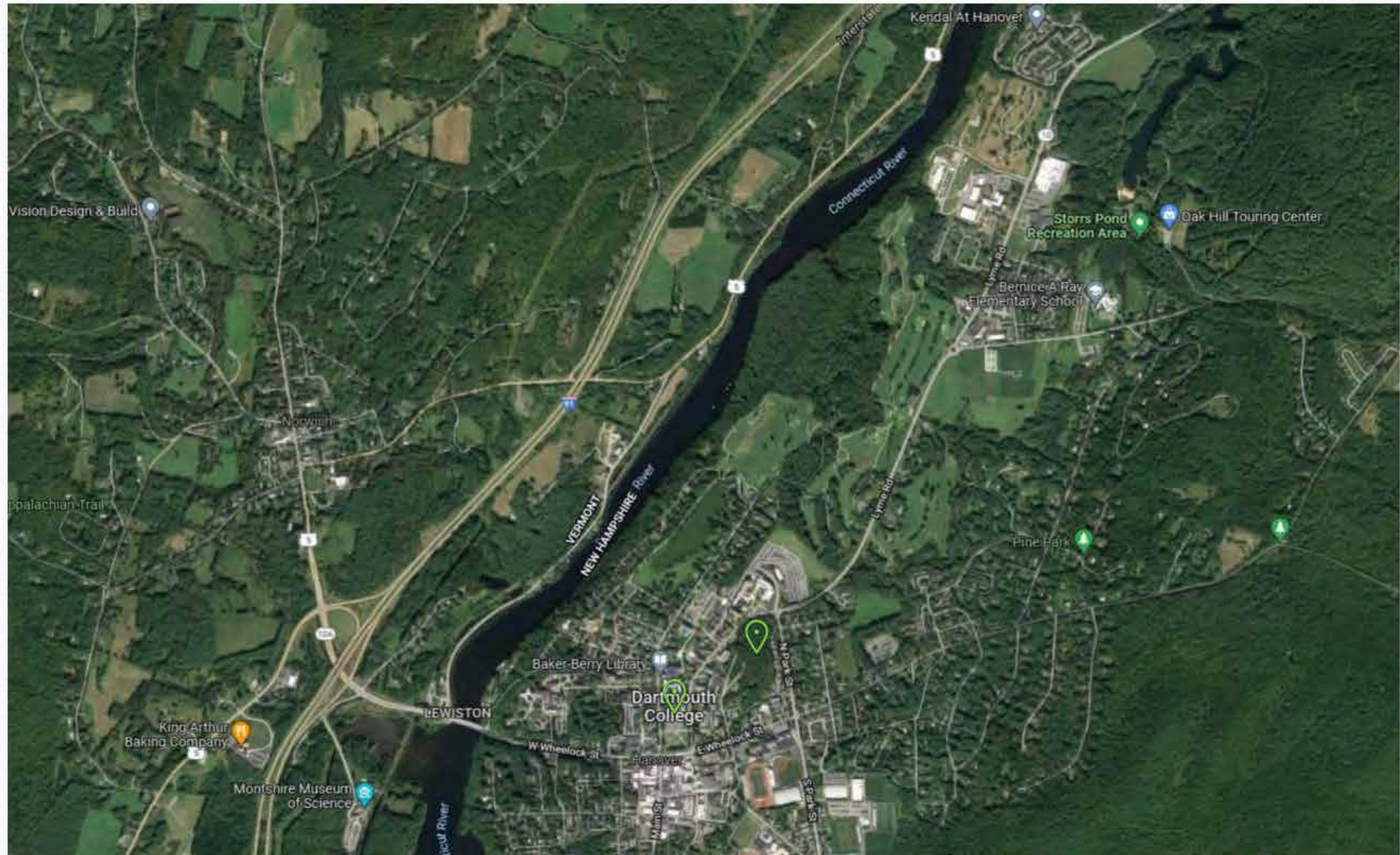


# Polling Themes

- **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.

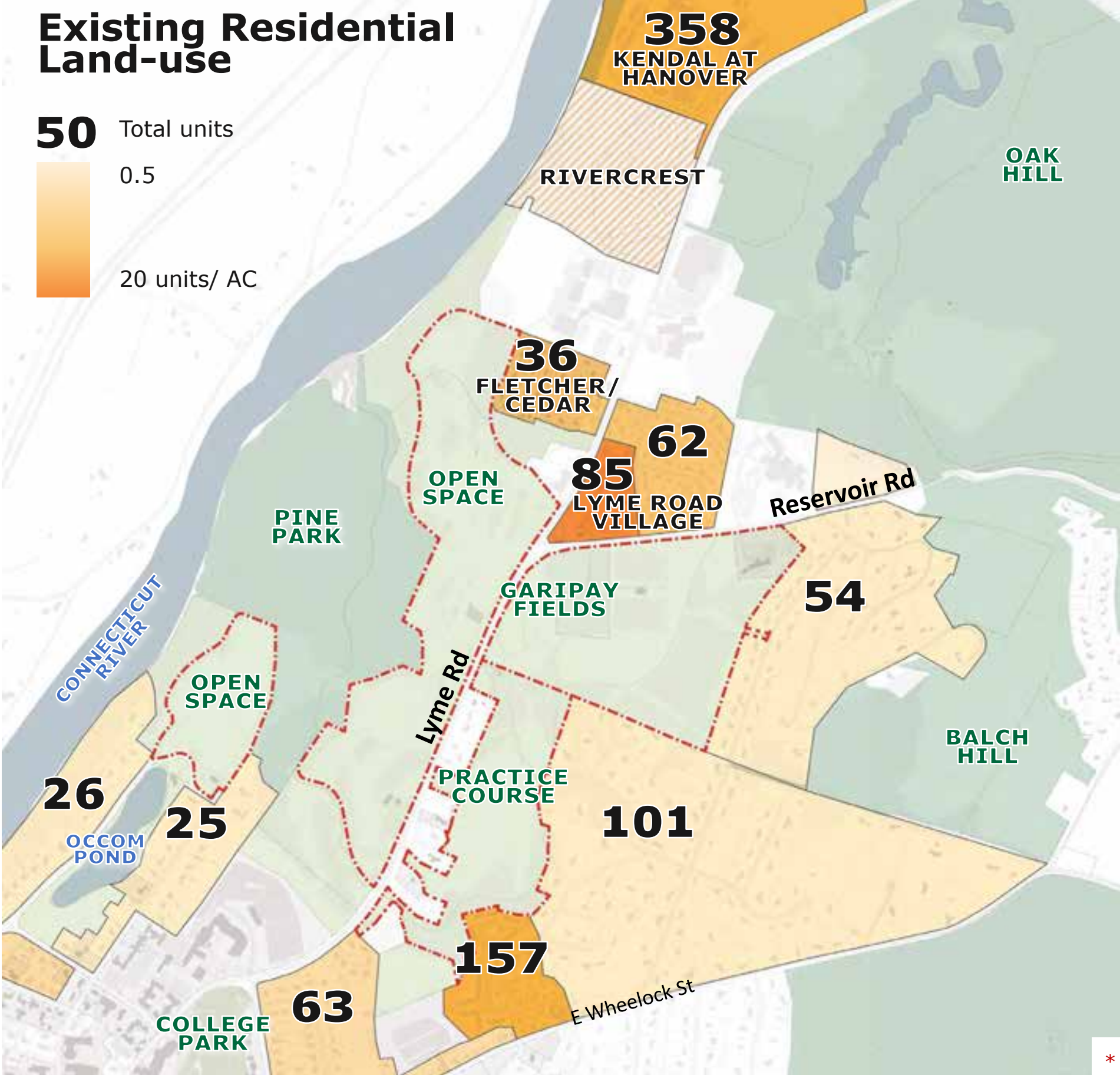
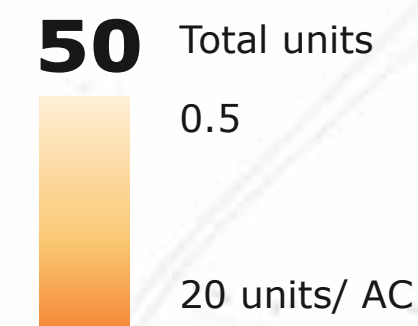


Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)



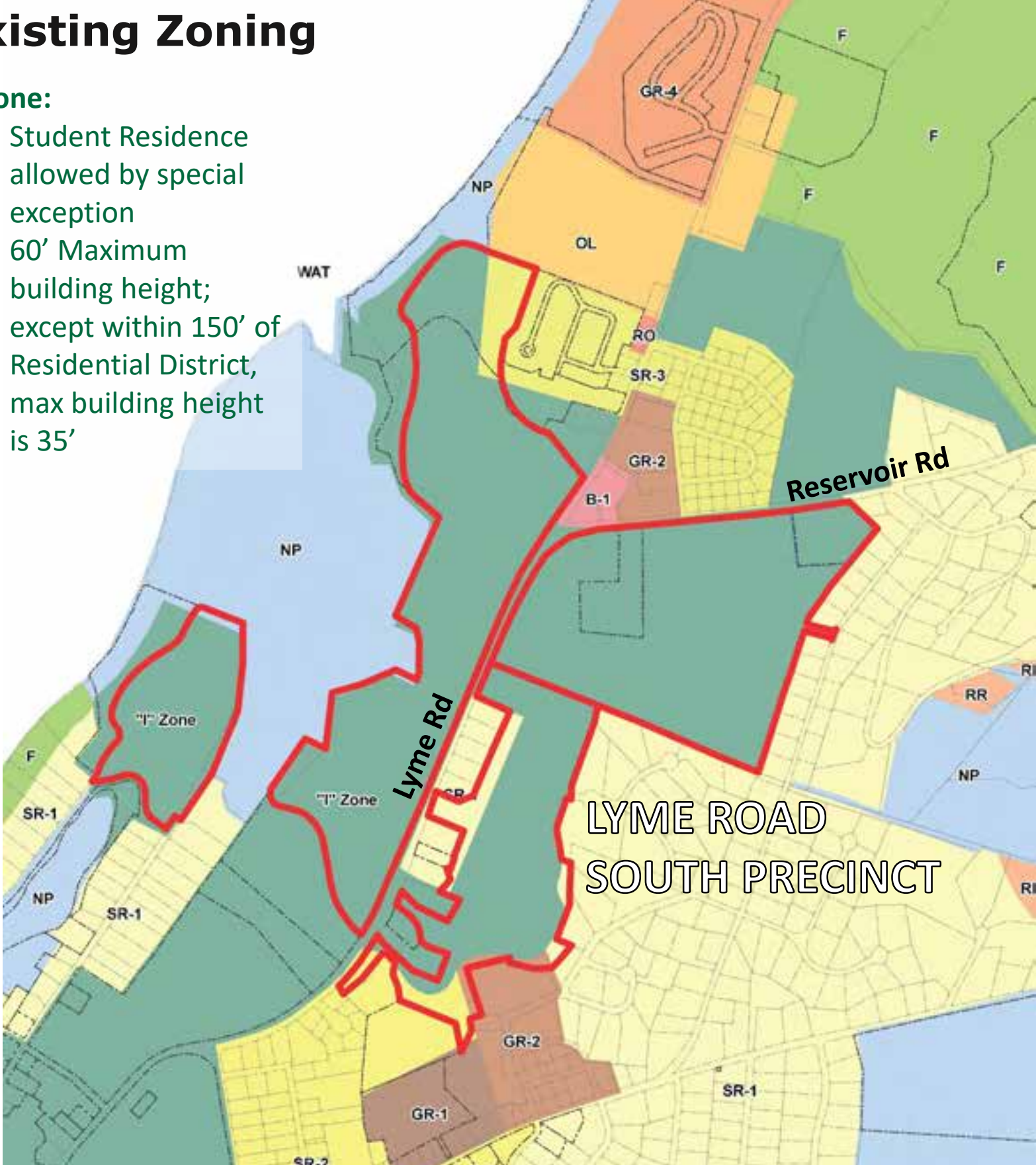
# Existing Conditions: Zoning & Land-use

## Existing Residential Land-use



## 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?**



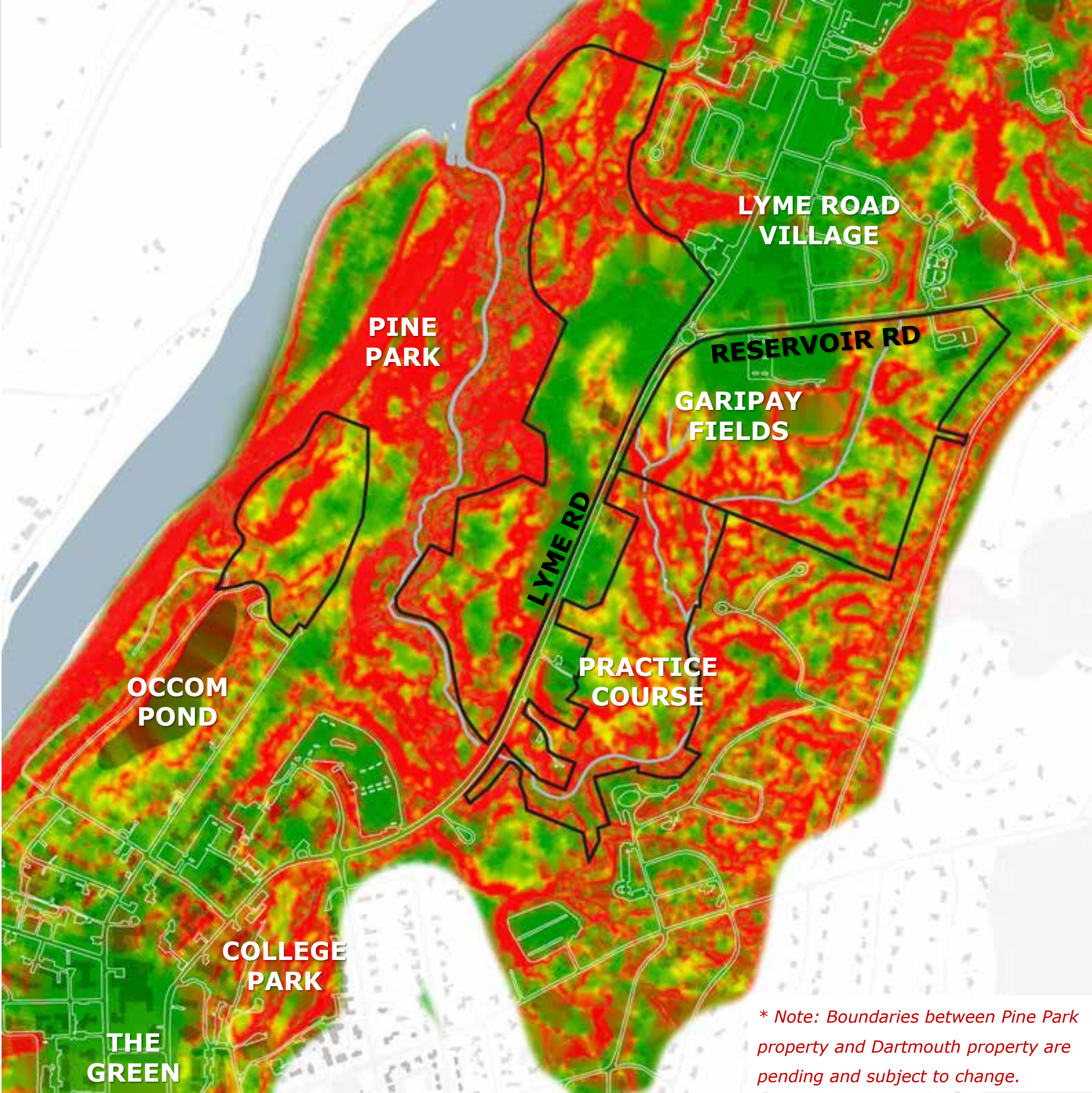
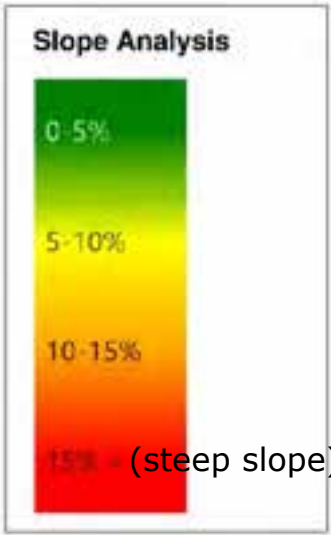
# Existing Conditions: Topography



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



Practice Golf Course hill & lawn



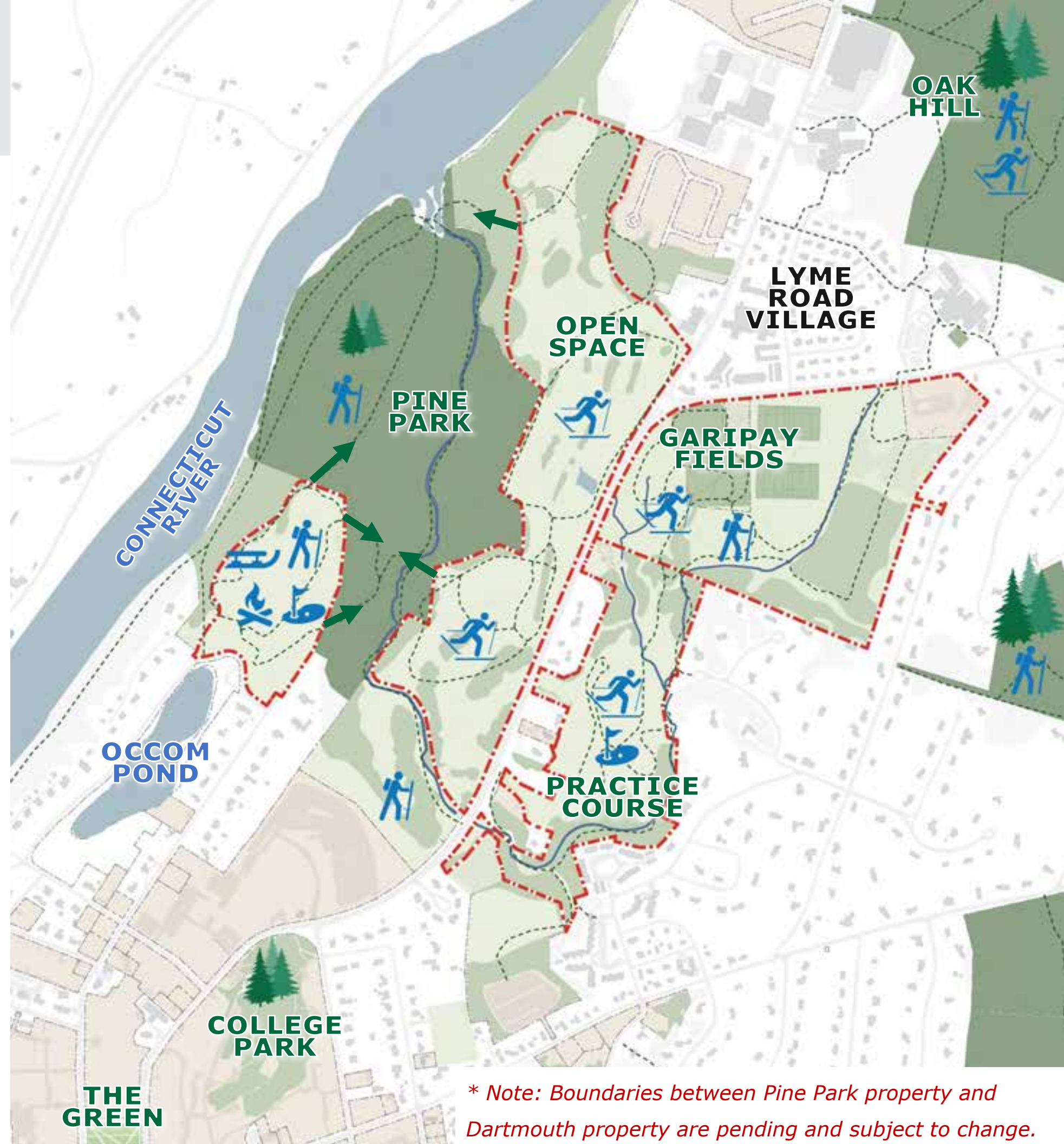
Girl Brook trail



Girl Brook wetland



Pine forest



*\* 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



DCCCC



Bernice A Ray Elementary School

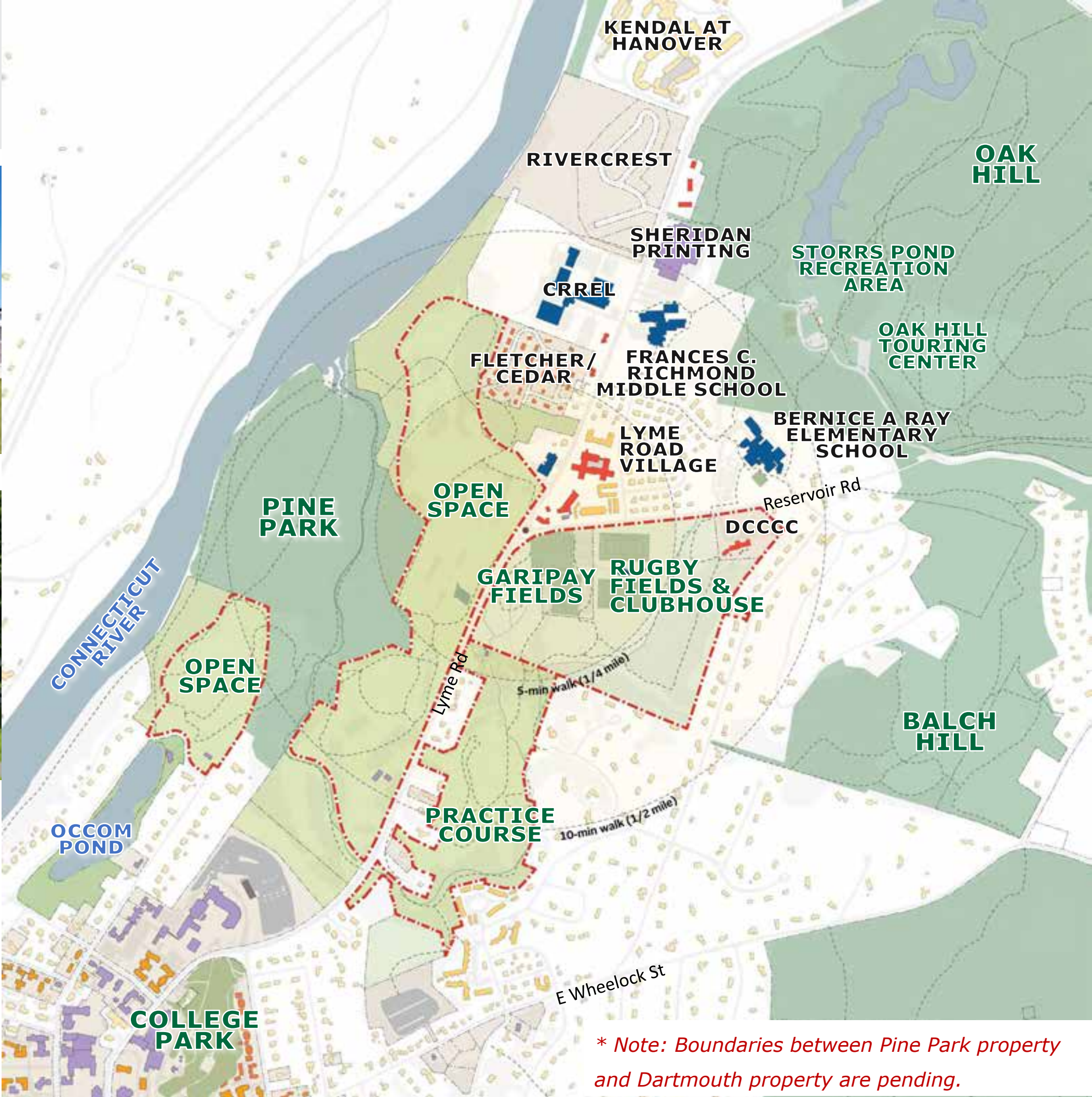


Cutting's Northside Café at  
Fletcher/ Cedar



Hanover Police Department

- Commercial
- Public/Government Facility
- Residential
- Dartmouth Student Housing
- Dartmouth Academic/Admin/Student Life
- Park & Open Space







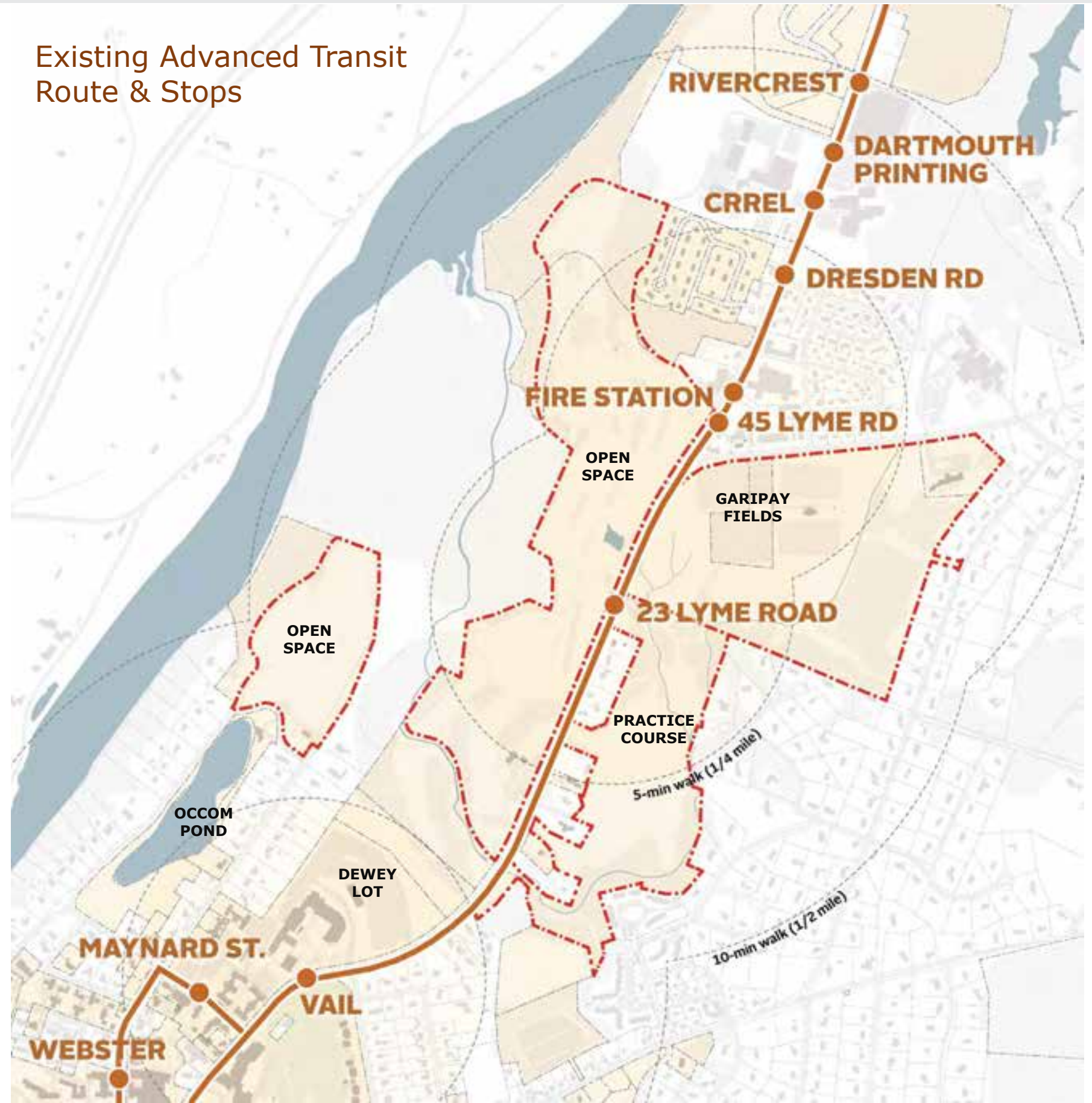
# **Retail, Amenities and Public Facilities - What destinations do you currently go to?**



# **Retail, Amenities and Public Facilities - What other amenities would you like to see in the Lyme Road area?**



# Existing Conditions: Pedestrian, Bicycle, Transit





# **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?

Commute to work

Exercise

Pleasure

Other



# **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?**

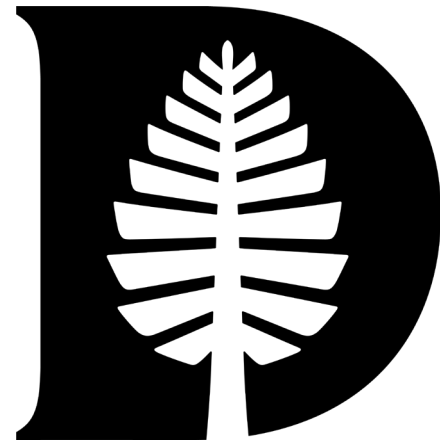


# Next Steps & Thank you!

---

- **Email:** [campus.planning@dartmouth.edu](mailto:campus.planning@dartmouth.edu)
- **Visit the project website:**  
<https://campus-services.dartmouth.edu>





**BEYER  
BLINDER  
BELLE**

**MICHAEL  
VAN  
VALKENBURGH  
ASSOCIATES  
INC**

**Atelier Ten  
BFJ Planning**