

Rye 2035 Master Plan Update

Draft Future Land Use Area Descriptions

The following future land use area descriptions were discussed as potential components of Rye's new future land use strategy at the May Master Plan Committee meeting. These will continue to evolve during conversations at the June Master Plan Committee meeting and will serve as a basis of continued dialogue. Overall, the future land use strategy will:

- Identify the function feel for the different areas in Rye and their future priorities for planning and investment.
- Create an environmentally sensitive, fiscally responsible, and efficient land use pattern that the town supports with infrastructure and services.
- Balance future development opportunities with conservation and coastal resilience needs.
- Protect water quality and quantity from negative impacts of development and impacts from climate change.
- Avoid traffic congestion and encourage additional safe modes of travel.
- Provide a range of housing alternatives for existing and future residents.
- Contribute to the social fabric and character of the community by providing recreation opportunities, community spaces, trails, and access to nature.

Town Center

- Boundary – Grange Park to war monument
- Initial Priorities include:
 - o Retain historic character
 - o Pedestrian and bicycle safety, infrastructure, and connectivity
 - o Pedestrian amenities, such as lamp post lighting and improved and expanded sidewalks
 - o Opportunity for more small-scale mixed-use development and redevelopment - commercial, residential, and municipal o Allow some additional density over time
 - o Embrace principles of nodal development (town center is essentially, a node)
 - o Consider parking impacts and the need for other infrastructure in the future (is water/sewer envisioned for this area?).
 - o Keep space for future community facilities expansions
 - o Transportation project scheduled for Ocean Road to Lange Road would be a "game changer" for improving access to town center

Route 1

- Boundary – Town Boundary to Town Boundary
- Initial Priorities include:
 - o Higher density mixed use development (commercial and residential)
 - § There is fear around making sewer infrastructure available on Route 1 – zoning could be adopted before sewer to ensure that appropriate regulations are in place to guide development.
 - o Embrace principles of nodal development (this area is also a node)
 - o Represents many people's first impression of Rye (serves as a gateway coming from 95 South and Portsmouth into Rye)

- o Great opportunity to connect to the rail trail
- o Pedestrian and bicycle infrastructure improvements should move people safely within this area, and from this area to the beach along Washington Street
- o Promote protection and stewardship of Berry's Brook and Packers Bog.
- Other Potential Actions Discussed:
 - o Design Charette for the Route 1 Corridor to create a vision for this area that will inform the drafting of regulations
 - o Consider a TIF district for this area?

Coastal Areas

- Boundary: Includes three unique sub-areas along Rye's coastline with distinct densities and mixes of uses, excluding the village precinct, and the remainder of the coastline which is largely residential and of a similar density
 - o 3.A: includes a mix of uses (residential and commercial)
 - o 3.B: includes a mix of uses (different character than 3.1)
 - o 3.C: includes Rye Harbor
 - § Small area north of Wallis Sands – should this be its own area?
- Initial Priorities Include
 - o Increasing coastal resilience, adaptation, and mitigation which include investments in Route 1A infrastructure.
 - o Retaining coastal access
 - o Addressing parking related issues
 - o Others?

West Rye

- Boundary: still being finalized
- This area contains some large, protected parcels with conservation and recreation value, and some large residential lots.
 - This area is envisioned as the more rural area of Rye and is important for wellhead and aquifer protection.
 - Larger lot sizes are more appropriate in this area.
 - Initial Priorities Include o Open space protection (adjacent to Greenland outdoor recreation space) o Others?

Semi-Rural:

- The remaining land areas in Rye are envisioned as existing and future residential development, land conservation, and corridors for wildlife and human movement.
- Washington and Central Road run through these areas and the desire is to keep these roadways as they are as much as possible.
- Gentle density – could be used as a strategy to allow or incentivize the development of additional housing units in ways that retain the character and function of this area, and help meet the communities goal of providing a range of housing opportunities.
- Backlot development may be an appropriate strategy for some portions of this district if it does not conflict with already identified conservation and coastal resiliency objectives.
- There are concerns related to groundwater rise in Rye and this area covers the largest area of estimated impact