

# Master Plan Implementation Committee

## Community Buildings

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*Draft discussion document for the Master Plan Implementation Committee*

# Process

**Step 1:** What do we need

**Step 2:** What do we have

**Step 3:** What are the options

**Step 4:** Pick the options and priorities

**Step 5:** Develop the financial plan

**Step 6:** Execute, track and report

## Rye NH Facility Planning Process

*A roadmap for informed decisions*

# RYE TOWN-WIDE FACILITY ASSESSMENT

## Definition

- Assess all town-owned/used/managed buildings
- Review functional needs, building capabilities and conditions
- Identify and evaluate options for renovation, uses, expansions, etc.
- Recommend potential paths forward

## GOALS

- Give decision makers and voters information they need
- Enable informed decisions and priorities on major town projects
- Support a Capital Improvement Program and related financing plans
- Define and drive support for associated warrant articles

# Building Summary

<b>Town Offices</b>	Co-location, Growth, Maintenance, Modernization, Meeting Space, Heritage protection
<b>Schools</b>	Independent study started with some potential for coordination. Add Emphasis on utilization, maintenance, shared use, e.g., with Rec.
<b>Recreation</b>	Independent Master Plan for Rec. Rd., with funding undetermined
<b>DPW</b>	Fuel tank project underway is a piece of a larger needed plan
<b>Safety</b>	Large facility with limited potential for shared use

RWD, Rye Sewer and Rye Public Library may be considered, but are largely independent entities

# Focus areas

<b>Space Alignment</b>	Match space allocation to functional needs across residents/consumers, students, staff and meeting space
<b>Town Hubs and Awareness</b>	Clearer assignment and functions and colocation enables public to access, engage with and relate to town services better
<b>Operational Efficiencies</b>	Colocation of functions improves team communications and potential for shared facilities and services
<b>Flexible Design / Use</b>	More co-located teams enables space to shift as needs shift
<b>ADA compliance</b>	Building modernization needed in many areas
<b>Reduced Maintenance</b>	Address deferred maintenance and modernize aged infrastructure
<b>Efficient Capital investment</b>	Potentially fewer investments with coordinated timeline/sequencing
<b>Public Support for Funding</b>	Involve public and answer concerns proactively to improve consensus

# Project Proposal for 2026

## 2026 Goals

Preliminary inventory of needs and building concerns  
Identification and selection of future building scenarios to be considered  
Develop RFP, budget and gameplan for a formal study in 2027  
Get public involvement and build support for necessary 2027 warrant article

## Establish a 2026 Charter across all major groups

Potentially: Select Board directs/requests Planning Board to lead project (e.g., via MPIC)  
Form cross-town work group to represent all involved Boards/Committees/Staff, etc.  
May use limited outside consultant support (budget limited)  
School Project proceeds via School Board with some limited integration

**Select Board reviews recommendations and creates warrant article as appropriate**

# Process

- **WHAT DO WE HAVE**
- WHAT DO WE NEED/WANT
- WHAT SHOULD THE PRIORITIES BE
- HOW DO WE GET THERE FROM HERE?
- Add a topic for the presentation

# MUNICIPAL BUILDINGS

WHAT DO WE HAVE

## 1. Elementary School

### Current Use

Elementary education (~85% utilized)

### Potential Efficiencies

- Limited opportunity for permanent municipal relocation
- Occasional after-hours community use
- Cross-promotion of Library and Recreation youth programs

### ⚠ Key Constraint

Any shared-use or co-location requires School Board consultation and approval. Educational priorities, student safety, and long-term enrollment trends must be central.

## 2. Junior High School

### Current Use

Junior high education (~50% utilized)

### Potential Efficiencies

- Strong candidate for shared municipal & community use
- Half the building could house Recreation Department admin offices (non-summer months)
- Flexible program/meeting space & select public-facing services
- Co-location could improve public awareness of Town programs

### 💡 Strategic Question

Could consolidation at JHS allow the Town to sell the Town Annex and reduce long-term operating costs?

### Alternative Scenario

Move grades 7–8 to Elementary; configure JHS for Grades 7–8 only, freeing space for consolidated public services.

## 3. Police / Fire / Public Safety Building

### Current Use

Police, Fire, Public Safety

### Notes

Some unused upstairs space · Future expansion framed · Very limited parking

### Potential Efficiencies

- Reserve primarily for public safety and internal municipal functions
- Possible limited use for emergency management coordination or internal training
- Not suitable for high-traffic administrative offices due to parking constraints

## 4. Town Hall (10 Central Court)

### Current Use

Building & Zoning · Land Use Mgmt · Finance · DPW Director · Select Board / Town Admin · Committee & Commission meetings

### Appropriate Long-Term Role

Primary civic & public-facing building: Land Use / Zoning · Building Dept · Public meetings, boards & performances

### Potential Future Change

Restore upper floor as large meeting / performance space (if renovation approved)

### ⚠ Confirmed Constraint (if renovation approved)

After upper-floor remodel, Town Hall will NOT have sufficient space to accommodate: Finance Director & staff · Town Administrator / Select Board office staff · DPW Director

*Town Hall cannot function as full administrative hub post-remodel.*

## 5. Town Annex (Former Bank)

### Current Use

Town Clerk · Tax Collector · Treasurer · Assessing

Features: Drive-through window; high public use

### Potential Efficiencies

- Primary "front door" for Town services
- Centralize high-volume transactions
- Visible info on volunteering, recreation & library

### Expansion Option

Evaluate adding an addition to accommodate Finance Director, Town Admin. Would consolidate senior admin & financial functions, reduce pressure on Town Hall.

## 6. Rye Public Library

### Current Use

Library services; meeting room

### Potential Efficiencies

- Expanded role as community hub (with Trustee support)
- Host volunteer info sessions & town program open houses
- Intergenerational programming
- Improve awareness of Town services through coordinated scheduling & shared communications

### ⚠ Condition

All integration opportunities would be pursued only in coordination with, and with the support of, the Library Trustees.

## 7. Recreation Dept. Buildings

### Current Use

Recreation Director & Assistant offices

### Issues

Remote/isolated · Safety concerns after dark · Inefficient facilities

### Potential Efficiencies

- Re-evaluate before investing in new complex
- Admin offices may be better at Junior High School (non-summer months)
- Co-location improves safety, daily interaction & coordination

*Maintain outdoor fields and assets while improving office efficiency and visibility.*

## 8. Leased Church Space (Center of Town)

### Current Use

After-school and recreation programs (limited current use)

### Potential Efficiencies

- Short-term shared programming space only
- Evaluate continued need versus underutilization
- If retained temporarily, use for pilot programs or overflow activities

## 9. DPW Building at Transfer Station

### Current Use

DPW operations

### Notes

Basic metal building · Contains a few offices · Previously housed DPW Director on-site

### Potential Efficiencies

- Suitable for DPW operational leadership and field coordination
- Not appropriate for public-facing administrative roles

Senior Admin Placement: Town Hall renovation would displace Finance Director, Town Admin, DPW Director & Select Board offices — all requiring alternative co-located space

# Future Placement – Senior Administrative Functions

## DPW Director

- Prefers not to be at transfer station building
- Could be co-located near Land Use at Town Hall only if limited space allows
- Otherwise: consolidated administrative setting

## Town Administrator

- Should be co-located with Select Board office functions
- Strong preference for close proximity to Finance Director
- Requires visible, accessible administrative environment

## Finance Director

- Should be co-located with Treasurer, Tax Collector & Assessing where possible
- Strong preference for close proximity to Town Administrator / Select Board
- Supports daily coordination and decision-making

## Select Board Office

- Must remain accessible to the public
- Does not require high-volume transactional space
- Close proximity to Town Administrator preferred

**For Discussion: Could multiple public-facing & administrative services consolidate into approximately half of the Junior High School?**

# Town-Wide Efficiency & Engagement Opportunities

## Space Alignment

Align space use with demographics and seasonal demand

## Flexible Design

Favor flexible, multi-use buildings over single-department expansion

## Public Awareness

Improve public awareness through co-location, coordination & shared communications

## Community Hubs

Use Town buildings as connection points between residents and services

## ADA Compliance

Ensure all space changes, renovations, relocations & expansions maintain full ADA compliance — accessible entrances, restrooms, parking, meeting spaces & service counters

## Operating Costs

Reduce operating costs by consolidating heating, utilities, custodial services & routine maintenance

## Capital Investment

Limit long-term capital costs by concentrating investment on fewer, well-maintained facilities rather than duplicative systems

# COMMUNITY SPACES

Section 6.2 — Indoor Meeting & Event Venues

# Community Spaces – Meeting & Event Venues

## Town Hall – Court Room

Space: Court Room, Town Hall Streams

*Mgr: Town Admin*

Cap: Varies

## Town Hall Annex

Space: One conference room

*Mgr: Town Admin*

Cap: Varies

## Public Safety Building

Space: Training Room Downstairs

*Mgr: Town*

Cap: Varies, building and access can be locked

## Public Library – Downstairs

Space: Main Room, town Hall Streams

*Mgr: Library Board of Trustees*

Cap: 70

## Public Library – NH Room

Space: NH Room

*Mgr: Library Board of Trustees*

Cap: 12

## Library Common (Outdoor)

Space: Outdoor Common

*Mgr: Library Board of Trustees*

Cap: Open

## Congregational Church

Space: Two meeting rooms

*Mgr: Church*

Cap: Varies

## Recreation Building – Wave Room

Space: Wave Room

*Mgr: Recreation Board*

Cap: Varies

## Junior High School – Café

Space: Cafeteria, has Town Hall Streams, School board uses google for recording

*Mgr: Principal*

Cap: 100 or more

## Junior High School – Gym

Space: Gymnasium

*Mgr: Principal*

Cap: 250

## Elementary School – Gym

Space: Gymnasium

*Mgr: Principal*

Cap: 200

## RBVD Room

Space: Post Office / Meeting

*Mgr: RBVD*

Cap: Varies

# OPEN SPACES

Section 5.21 — Fields, Beaches, Conservation & Trails

## FIELDS & RECREATION SPACES

Parsons Field

RJH Field

RES Back Field (softball field)

Langs Field (baseball, soccer, fence prevents lacrosse use)

Recreation Fields

Grange Field

Town Green

Goss Farm Area

Town Cemetery

Outer Marker

## BEACHES & COASTAL

Sanders Beach

Sanders Poynt

## CONSERVATION LAND Trails

Marked Trail Areas

Airfield & Whitehorse Farm

Brown Lane Farm

Cedar Run & J. Raynes Forest

Marden Woods

Rand Forest

Seavey Acres

Town Forest

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## Governmental Meetings

Main 1<sup>st</sup> Class Meeting room with Audio/Video

Secondary 1<sup>st</sup> Class room with Audio/Video

Do we need more than this for Meeting spaces?

Goss Barn Farm building

xxxx

Sidewalks

*Mgr: DPW*

Town Star Fiber Network

*Mgr: TBD*

Graveyards (not privately owned)

*Mgr: Town*

## Programming - Non Governmental

What does the Library Need

Recreation Youth Space

Recreation Adult Space (more than one)

Outside Groups – anything more?

Upstairs in Town Hall – what is the goal of restoring that?

# Functional Space Status - do they have enough today?

## Adequate Current Space (area and condition)

Police

Emergency Management

Fire and Rescue

Town Clerk & Tax Collector

Library

??

*Mgr: DPW*

?????

*Mgr: TBD*

???)

*Mgr: Town*

## NOT Adequate Current Space (area and condition)

DPW Space is decrepit and not satisfactory

Recreation

Recreation Adult Space (more than one)

Planning/Zoning/Land use

Building Department

Town Administration and SB Exec Assistant

Rye Water District offices

# Outdoor Space Status - do they have enough today?

## Adequate Current Space (area and condition)

Youth Baseball & Softball

Soccer & Lacrosse

Playgrounds (schools)

Trails

xxx

??

*Mgr: DPW*

?????

*Mgr: TBD*

???)

*Mgr: Town*

## NOT Adequate Current Space (area and condition)

Outdoor Basketball

Tennis/Pickle Ball

Concerts and Events (no structure at Parsons Field)

Place to Engage – Such as the Transfer Station

xxx

xxxx

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# PRIORITIES

## x. School Buildings

### ISSUE

Two current buildings have more space than need for enrollment  
We have been spending a lot the past few years on upkeep and more is required the next few years

### Current Plan

2026 School Warrant Article RFP to look at options for current buildings and a new single building

### Other Information

xxxxx

## y. DPW and Transfer Station

### Issue

Site sits above the Garland Well  
Buildings are decrepit  
Not configured to be a community meeting space

### Current Plan

Study to move the Fuel Island/Station

### Other Information

All integration opportunities would be pursued only in coordination with, and with the support of, the Library Trustees.

## z. Recreation Dept. Buildings

### Issue

Facility Conditions are not adequate

### Current Plan

Recreation has a new building proposal

### Other

xxx

*Maintain outdoor fields and assets while improving office efficiency and visibility.*

# PRIORITIES

## x. Digital Meeting Rooms

### ISSUE

Need to be able to present and share digital information for in person and remote. Zoom works well if information is shared, but Town Hall Streams is the Video platform

### Current Plan

None

### Other Information

xxxxx

## Y. Town Depart Working Space

### Issue

NO long term plan for moving forward

### Current Plan

Town Hall Anex expansion put on hold  
Space above Apparatus Bay is not being used

### Other Information

All integration opportunities would be pursued only in coordination with, and with the support of, the Library Trustees.

## z. No COMMUNITY Interaction space

### Issue

No place to bump into people and talk

### Current Plan

Recreation has a new building proposal

### Other

xxx

*Maintain outdoor fields and assets while improving office efficiency and visibility.*

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# Next Steps

## Needs and Wants - Buildings/Spaces

### Develop a Plan First

Before we can develop a plan. We need to first agree on what we need, want and what the priorities are.

### Interview Departments & Groups

Meet with department and board leads and ask them for their vision of what they need for space and accommodations

### Create an analysis for a Public Discussion

Have a public meeting were MPIC presents what we have and what we think is needed. Once the public has contributed, then develop next steps.

## Open Spaces

### Current Status

State where we have plenty, just about right and what is missing

### What needs to be done

For what is missing. What are the dependencies, such as the schools and recreation plans

### Open

Complete later.

## Infrastructure Assets

### Status

A dedicated presentation for these is being developed.

### Current Plan

Complete the asset review

### Other

xxx

*Completed later*

## SUMMARY

# Rye, NH Community Assets at a Glance

9+

Municipal Buildings

12

Community Spaces

20+

Open Spaces