

## RT 1 Subcommittee Process

Fact Finding – The purpose of this exercise is to gain a common understanding of the facts so that the committee, the selectpersons and the town can debate the options with a known set of variables. This process should result in a QUANTITATIVE result.

- Sewer – Understand current physicality of the sewer. Understand the cost of implementing along RT 1.
- Business: Create a list of current business along RT 1 & Atlantic segmented by type
- Determine number of open store fronts and impact on taxes if filled
- Signs – understand limitations & desires of business and land owners
- Blacktop & Sidewalk regulations along RT 1
- After meeting with business owners on October 26<sup>th</sup>, create list of concerns and pareto them as to need along with cross referencing against current regulations
- Other Facts for consideration.....

Assumptions – From the above set of facts, the committee will derive a set of assumptions & beliefs based on RT 1 and Atlantic as it exists today and most likely outcome if nothing is done. This is a QUALITATIVE exercise and will be based on the majority consensus of the committee with final drafting done by the committee chairman.

Scenario Game Playing – The committee will create no more than 5 scenarios for the selectpersons to consider and ultimately allow the citizens to weigh in on the approach most desired. For the purposes of initial thought stimulation, the following range of options is proposed to be further modified or fleshed out.

1. Do Nothing – Allow current rules, regulation and market conditions dictate evolution of RT 1 and Atlantic. The committee should do their best to describe this outcome based on a five year horizon.
2. Tax Incentive Plan – Create a 5 year plan whereby property taxes are not increased if certain types of desired business are brought into the area to populate current open properties. The committee should do their best to describe these types of business desired by the wider community that would enhance North Hampton and keep to its desired vision. A financial ROI vs the Do Nothing Scenario should be performed.
3. Infrastructure Improvement – The committee would make a recommendation of a set of improvements such as sewer installation, sidewalk installment, blacktop recommendations and signage changes. The

committee should describe why they think these improvements will drive incremental business, how these changes will affect the community vision and provide a financial ROI for the tax base.

4. Evolution to a Walkable Main Street – The committee will consider combining 2 & 3 along with planning board changes to create a standard look and feel along RT 1 and Atlantic creating a center of excellence where the community and visitors can eat, shop and find local services within walking distance. Models to investigate are The Woodlands Tx, Columbia MD, Exeter NH, & ??. Significant external investment and involvement of property owners would be needed. A formal project would be required. Formal ROI would need to be done.
5. Town Facility & Main Street – An ambitious project that would transform RT 1 and Atlantic into a state of the art small town environment that promotes both commerce and the rural nature of North Hampton. This may be a stretch too far but should be considered as a book end to the do nothing scenario.

The committee will endeavor to create and flesh out these ideas through volunteer work only and formally submit initial hypothesis to the selectpersons for feedback. The goal would be the elimination or refinement of ideas based on feedback from the selectpersons. The committee would then request minimal funding to further refine and create solid recommendations.

Upon final creation of the 3-5 scenarios, the committee will submit the scenarios to the Selectpersons for consideration and decision on how to proceed within the parameters of the governance of North Hampton and the State of NH.