

Waddell Neighborhood Profile Summary

The Waddell Neighborhood consists of mostly single family homes with some multi-family infill development. The neighborhood is conveniently located to shopping, services, and major highways. Residential properties are well-maintained and the majority of the property is in good condition. The neighborhood, interestingly, reflects three different development periods in Manchester: the first being the early 1900s type of housing and pre-subdivision regulation developments with small lots on regular grid streets; the second is modest post-war single family detached housing on slightly larger lots in curvilinear streets (still mostly intersecting streets with only a few cul-de-sacs); and 1960's and 1970's era infill housing consisting of larger multi-family projects concentrated in the Hawthorne and Woodland Street area. This diversity of housing types and costs provides a broad range of opportunities for different types of families to live in the neighborhood.

Some parts of the neighborhood are insulated from the commercial and industrial areas which border it to the north, west, and south by changes in topography or by open land areas. In others, particularly the eastern edge of the neighborhood, the location of industrial uses is quite close to residential uses. Most importantly, several of the east-west streets which run through the neighborhood (Woodland Street, Hilliard Street, and Middle Turnpike West) carry relatively large volumes of traffic at high speeds and serve both residential and commercial traffic between the I-84 ramp at Exit 60 and the commercial and industrial uses around Regent, Hilliard, and Electric Streets. Notably Hilliard and Westerly Streets carry much of this industrial related traffic.

While the east-west streets which carry higher volumes of traffic serve as arterial or collector streets for the neighborhood and much of the northern end of Manchester, the prevailing land use on these streets is residential, in the form of single family homes. This creates a conflict between the necessary highway circulation system and the demands for quiet and safety on residential streets. Like other mostly residential neighborhoods, we believe that traffic calming techniques should be pursued to better manage traffic in these neighborhoods. Such ideas as installing sidewalks and street trees to visibly narrow the streets; considering rerouting traffic on some one-way streets; increasing traffic ordinance enforcement; increasing signage and public information campaigns; and even rumble strips or other treatments should be experimented with to deal with these issues. Also, sidewalks are needed on many of the east-west streets to clearly delineate and separate the vehicular and pedestrian traffic, and provide a sense of separation between homes and cars, and to enhance neighborhood activities.

Waddell School provides most of the active recreation for the neighborhood with its swimming pool, playgrounds, open fields, and little league fields. The grounds could be better maintained and some of the paved areas are in noticeable disrepair. Also, as we have observed at other elementary school sites during our neighborhood studies, the Waddell School has potential for developing park-like settings, including trees, benches, sitting areas, or gardens, which could add to the aesthetics of the property, perhaps reduce maintenance, and provide areas for more quiet relaxation for parents and children in addition to the active recreation which is provided at these sites.

The other area with great recreational potential is the Hockanum River Linear Park which runs on an east-west axis through the northern portion of the neighborhood. Adding interpretative trails for both natural, and the early industrial features present here would build upon the existing trail system of the Adams Pond property owned by the town. Providing pedestrian access to a sitting area and trail along the river at the Eighth Utilities District land at the gorge would provide unique amenities for neighborhood residents, and enhance the existing development of the Hockanum River Linear Park. Important to the neighborhood residents' use of these areas would be sidewalks on Hilliard Street to provide a safe pedestrian connection to paths or walkways which would lead to the gorge park area. (For recommendations on Gorge Park and Adams Mill Pond refer to the *Hockanum River Linear Park Master Plan*, September 1989.)

The neighborhood is family oriented, and in terms of income and age distribution is close to the make-up of the town overall. There is an active spirit of community and volunteerism going back to the Eighth Utilities District historical routes, and including involvement in the Waddell PTA, several neighborhood block watches, and political committees. Neighbors respect each others property and watch out for each other, and there is a lot of informal activity such as walking through the neighborhood which tends to reinforce the sense of community and security there.

The Waddell neighborhood is fortunate to have a call group of active volunteers, a sense of history and community, and a conveniently located, well maintained neighborhood setting. Improvements to public properties; development of recreational areas; sidewalk extensions; and an effective way to deal with traffic issues are the major elements needed to improve the quality of life in the neighborhood.