

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

MARCH 4, 2015

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

MEMBERS PRESENT: Rick Taintor, Chairman, Planning Director; Peter Britz, Environmental Planner; Juliet Walker, Transportation Planner; Nick Cracknell, Principal Planner; Peter Rice, Director, Public Works; Raymond Pezzullo, Assistant City Engineer; David Desfosses, Engineering Technician; Eric Eby, Parking & Transportation Engineer; Carl Roediger, Deputy Fire Chief; and Michael Schwartz, Portsmouth Police Department

I. OLD BUSINESS

A. The application of **Harborcorp, LLC, Owner**, for property located on **Russell Street, Deer Street and Maplewood Avenue**, requesting Site Plan Approval for a proposed 5-story mixed use development with a footprint of 63,000 ± s.f. and gross floor area of 327,900 ± s.f., including a hotel/event center with 103,700 s.f. of event center space and 96 hotel rooms, 14 residential condominiums, a 40,000 s.f. retail supermarket, and 540 parking spaces (390 spaces in a garage structure and 150 below-grade spaces serving the retail use); with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 21, Assessor Map 118 as Lot 28 and Assessor Map 124 as Lot 126 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District. (This application was postponed at the February 4 TAC meeting.)

Voted to **recommend approval** with the following stipulations:

A. Plan Revisions

C-1.1 – General Notes

1. Under “Property Notes”, correct item 5, Zoning Requirements regarding building height, to indicate that the maximum structure height is 45 feet or 3½ stories, whichever is less, but may be increased to 60 feet through the granting of a conditional use permit.

C-2.3 – Land Transfer and Easement Plan

2. Clarify ownership of proposed aerial connector, i.e., whether Sheraton parcel or new project parcel will require the easement from the City.

C-3.0 – Site Layout Plan

3. Further revise the intersection of Green and Russell Streets to make the intersection more of a “T” for cars and to make the pedestrian crossing distance narrower. The design intent is to accommodate the periodic use by large WB-67 trucks leaving the site while maintaining an intersection configuration that is appropriately scaled for pedestrians, bicyclists and the majority of vehicles that will be moving through the intersection. The applicant shall work with the Department of Public Works (DPW) to develop a design that achieves these objectives.
4. Terminate the concrete driveway apron behind the building behind the right-of-way line both at Green St and Maplewood Ave.
5. Change the reference to Detail “I” to Detail “G” for the raised concrete paver crossings at Deer St and Russell St parking garage and Sheraton entrances.

C-3.1 – Pavement Marking and Signage Plan

6. At the intersection of Deer and Russell Streets, change the 3-way stop to a 1-way stop on the Russell Street approach. The applicant shall conduct a post-occupancy review at this intersection and monitor the traffic conditions for one year after the full operation of the project to determine if the intersection should be migrated to an all-way stop condition. During construction, a small formed opening shall be created for the other two stop signs should those need to be added in the future.
7. On Russell Street north of Deer Street intersection, change sign #4 (R3-8) to #23 (R3-8L Modified)
8. Revise the sign table as follows:
 - a. Signs #2 (R1-1), #5 (W11-2) and #6 (R5-1_ – change to 30”x30” when placed on the street (when on private property, may be 24”x24” as shown).
 - b. Sign #14 (R10-6) – change to 24”x36”.
 - c. Sign #17 (R1-5) –delete from table.
 - d. Sign #19 (R7-107) – change to 12”x18”.
 - e. Sign #21 (R10-11A) – change to 36”x48”, and place on the mast arm for visibility.
9. Remove sign #24 (LED Traffic Controller) from the Deer Street and Maplewood Avenue garage entrances and relocate sign #24 at the Russell Street entrance back into the ramp so that it is clear that it applies only to the upper garage and so that vehicles exiting the lower garage will be able to see it.
10. Tie the proposed lane striping for the project on Maplewood Avenue to the existing conditions outside of the limit-of-work boundary and make the following off-site modifications to the existing lane striping: eliminate the centerline within the intersection of Maplewood/Vaughan for approximately 30 feet; modify the centerline to provide positive guidance for the through movement and definition for the left-turn lane; add railroad pavement markings and static signs on the northwest side of the tracks, similar to what is proposed to the southeast. Add a note regarding coordination with the City.
11. In the bus spaces on Russell Street, delete the painted lines shown on the plans at the ends of the pulloffs adjacent to the transition curbing.

C-4.0 – Grading and Drainage Plan

12. Revise drainage plan per discussions with the DPW. The revised plan shall be subject to review and approval by DPW and the City's independent peer reviewer prior to Planning Board action on the application.
13. Remove all contours in the street except where the existing grade is proposed to be changed.
14. Add a new pavement plan showing the limits of paving vs. milling/overlay. Include note that all areas of utility and drainage work shall be milled/overlayed.

C-6.0 – Utility Plan

15. Revise proposed 8" sewer connection between PSMH6 and PSMH7 to be PVC (not AC) and adjust PSMH6 so that there is a minimum 3' separation between the sewer line and the gas line.
16. Final Utility plans shall be approved by DPW prior to Planning Board action on the application.

C-8.0 – Details

17. In the Raised Crossing detail (G), change the painted white borders to flush granite borders.

C-8.3 – Details

18. Consider reducing the overall fence height (needs to be at least 42" above the service drive) and replacing with a more crashworthy design.

C-8.6 – Details

19. Add a plan view of the Deer Street & Russell Street Paver Crosswalk (detail C).

A-1.2 – Average Grade Plan Analysis

20. Add a note stating average building height per the Zoning Ordinance.

A-1.3 – A.1.4

21. Show actual height from sidewalk grade to the cornice line indicating height as perceived by pedestrians to assist Planning Board in making its report to Historic District Commission relative to the conditional use permit for building height.
22. Label the street names and add a key plan showing the location of each section.

A-1.5

23. Provide additional views as necessary to show all sides of the project.
24. Modify the illustration (by color banding or other method) to indicate the height at 45 feet above average grade and at 5-foot intervals up to 60 feet to assist the Planning Board and the HDC in understanding the proposed conditional use permit.

B. Additional Information To Be Provided for Review by the City

Parking

1. The applicant shall provide further detail regarding off-site parking provisions for major events, including locations where off-site parking will be provided, shuttling methods

for employees, and agreements or commitments demonstrating the long-term availability of the sites.

2. The applicant shall provide documentation regarding the parking easements on the site benefitting the Sheraton hotel and the Deer Street condominiums.

Traffic

3. The applicant shall provide a traffic signal design plan for the intersection of Maplewood Avenue and Deer Street and coordination timing plan for the Maplewood Avenue system for DPW review and approval prior to construction.
4. The applicant shall provide a plan for communicating recommended routes for delivery vehicles and patrons to access the site, emphasizing access via Market Street rather than Maplewood Avenue.
5. The applicant shall be responsible for a post-occupancy analysis of traffic, intersections, and traffic signal operations, to be conducted after one year of full operations including, at a minimum, each of the signalized intersections on Maplewood and the unsignalized intersection at Deer St and Russell St.
6. The applicant shall provide more detail about the types of facilities being proposed for the long-term enclosed bicycle parking in the parking garage as well as an explanation of the intended users and how those areas will be managed as part of the overall traffic demand management program for this project.

Other

7. The applicant shall provide a narrative describing how snow removal will be accomplished in the service road area.
8. All land and easement transfers shall happen prior to the issuance of a building permit.

C. Recording of Plans

The following plans shall be recorded at the Registry of Deeds by the City or as determined appropriate by the Planning Department:

1. Sheet C-2.3 – Land Transfer and Easement Plan
2. Sheet C-2.4 – Lot Consolidation Plan
3. Sheet C-3.0 – Site Layout Plan
4. Sheet L1.0 – Landscape Plan

D. Off-Site Traffic Mitigation

1. The applicant shall make a \$50,000 fair share contribution to the Russell St / Market St intersection off-site improvements as stated in the applicant’s letter “Response to TEC Traffic & Parking Engineering Peer Review Comments” dated February 17, 2015 in addition to the required land transfer / easements as shown on the site plan.
2. The applicant shall make a \$25,000 fair share contribution for future improvements at the Maplewood Ave railroad crossing to be done by the City and PanAm as stated in the applicant’s letter “Response to TEC Traffic & Parking Engineering Peer Review Comments” dated February 17, 2015.

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II. ADJOURNMENT was had at approximately 4:00 pm.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary