

MASTER PLAN UPDATE

City Council Retreat | March 12, 2016

Public Participation

- ▣ Study Circles Phase 1
- ▣ Interactive workshops
- ▣ Study Circles – Phase 2 (?)
- ▣ Public Forums/Hearings



Plan Portsmouth

September 27, 2015 · 🌐

How can Portsmouth's commercial corridors be improved? Come to the second Master Plan Community Workshop to give us your ideas! Monday, 9/28, 7:00 pm at the Middle School. #Portsmouth2025



247 people reached

Boost Post

111 Views

Neighborhoods



Corridors



2015 Master Plan

- Functional Chapters (“Elements”)
 - ▣ Land Use
 - ▣ Housing
 - ▣ Economic Development
 - ▣ Transportation
 - ▣ Etc.

2016 Master Plan

- 5 Themes
 - ▣ Goals
 - ▣ Priority Actions
- 5 Focus Areas
 - ▣ Applications, examples
- Cross-reference to elements

Themes

VIBRANT



"A CITY THAT PROVIDES A **HIGH QUALITY** OF LIFE WITH AN **ABUNDANCE OF OPPORTUNITIES** FOR LIVING, WORK AND PLAYING"

DRAFT 3/9/16

AUTHENTIC



"A CITY THAT TREASURES ITS **UNIQUE** CHARACTER, **NATURAL** RESOURCES AND **HISTORIC ASSETS**"

DRAFT 3/9/16

DIVERSE



"A CITY THAT **WELCOMES** RESIDENTS OF **ALL** AGES, BACKGROUNDS & ECONOMIC LEVELS & SUPPORTS A **WIDE VARIETY** OF BUSINESSES"

DRAFT 3/9/16

CONNECTED



"A CITY THAT PROVIDES **STRONG LINKS** THROUGHOUT THE COMMUNITY, SUPPORTS **ALL FORMS** OF MOBILITY, & **ENCOURAGES** WALKING, BICYCLING & TRANSIT"

DRAFT 3/9/16

RESILIENT



"A CITY THAT CONSIDERS AND **VALUES** THE **LONG TERM** HEALTH OF ITS **NATURAL & BUILT** ENVIRONMENT"

DRAFT 3/9/16

Themes and Goals

VIBRANT

A city that provides a high quality of life with an abundance of opportunities for living, work and playing

- Support the continued vitality of downtown using public investment and land use regulations.
- Encourage walkable mixed-use development along existing commercial corridors.
- Support the arts as a vital part of the community and local economy.
- Improve access to indoor and outdoor recreation facilities throughout the city.

AUTHENTIC

A city that treasures its unique character, natural resources and historic assets

- Ensure that new development complements and enhances its surroundings.
- Protect and enhance the integrity of historic landmarks, cherished views and open spaces.
- Maintain and establish physical public access to and along the waterfront.

DIVERSE

A city that welcomes residents of all ages, backgrounds and economic levels and supports a wide variety of businesses

- Adapt existing housing stock to accommodate changing demographics.
- Address the housing needs of low and moderate income residents.
- Ensure that the supply and character of commercial space can adapt to a changing economy.
- Promote mixed-use development for more efficient land use.

CONNECTED

A city that provides strong links throughout the community, supports all forms of mobility, and encourages walking, cycling and transit

- Ensure that transportation improvements are designed to create convenient, safe and accessible streets for all users.
- Ensure that biking and walking are safe, convenient and comfortable throughout the city.
- Manage public and private parking supply to serve development needs without compromising community character.
- Support a strong local and regional transit system.

RESILIENT

A city that considers and values the long-term health of its natural and built environment

- Implement best management practices and site design standards to ensure sustainability and resilience of public and private infrastructure.
- Manage public open spaces for passive recreation and environmental preservation.
- Promote effective stewardship to enhance the City's natural resources.
- Promote efficient use and management of resources.
- Incorporate climate change impacts and adaptation into all development review and planning efforts.

Focus Areas



URBAN CORE AREA VISION

Downtown Portsmouth will include both the historic center of the City, but also expand to dense mixed use districts such as a West End and the North End. This target Urban Core will be welcoming to residents as much as visitors, with a wide range of commercial and cultural attractions and a range of dense in-fill housing that will house people of various income groups and tenure choices. Rentals, condominiums and affordable housing will be accommodated in existing and new multi-family buildings that will contribute to the vitality of the downtown. Unused or underutilized sites in the downtown, such as the Islington Street Corridor, will be redeveloped (or renovated) with a mix of commercial and housing uses that complement its historic surroundings with the highest quality innovative design. The larger downtown will be accessible to neighborhoods with a greater emphasis on transit, cycling and walking.



CORRIDOR AREA VISION

By 2025, the Corridor areas in Portsmouth have recommitted with their surrounding neighborhoods and serve as exciting announcements of entry into the City. Changes in zoning and development incentives have finally created an environment in which efficient, people-friendly land use is the norm, reducing the need for automobile trips, spurring neighborhood center-style development and increasing the City's tax base. The addition of pedestrian and bike infrastructure, born out of reconfigured public rights of way, allows nearby neighborhoods easy access to shopping and services. Dense development patterns inspired by more affordable land and greater flexibility outside of Downtown have even resulted in housing affordable to residents making 120 percent of Median Area Income. All of this has occurred with an embrace of sustainability thanks to bold site design standards and dedicated funding for public infrastructure and public transit.



URBAN NEIGHBORHOOD AREA VISION

In 2025, Portsmouth's dense walkable neighborhoods close to Downtown, provide housing in various sizes and leasehold types. The variety of options helps preserve neighborhood character and provide affordable accommodations for the elderly, singles, and families. With easy access to Downtown and the West End, these neighborhoods allow more people to walk or bicycle to work, or to events on the weekend. Some residents completely forego automobile ownership, relying instead on a mix of car-sharing, public transit, and non-motorized transportation to reach their destinations. The tightly-knit fabric of this neighborhood encourages interaction among residents and the sharing of open spaces and other sometimes-scarce resources helping keep the cost of living more affordable. The traditional character of the area is preserved via a rigorous design review process and, in places, an extension of the Historic District Overlay. These regulations are balanced with allowances for context-sensitive development where such opportunities exist on underdeveloped parcels.



SUBURBAN NEIGHBORHOOD AREA VISION

Portsmouth's low density neighborhoods will continue to provide a range of housing stock from luxury to affordable that suit the needs of the city's families. Accessory units will be created with smaller in-law units or detached second units that preserve the character of the neighborhood and provide an even greater diversity of housing types. Residents will have easier access to local services (shops, restaurants and cultural resources) that are accessible by car or on foot or bicycle on safe streets, bike lanes and sidewalks. Residents will be connected by future rail trail conversions to commercial centers, regional open spaces and nearby communities. Residents will enjoy nearby recreation, parks, open spaces and waterfronts that are accessible and safe and increasingly connected by greenways to other neighborhoods. Low density neighborhoods will be laboratories for more sustainable street and site designs that reduce storm runoff and explore renewable energy opportunities.



PARKS & OPEN SPACE VISION

Portsmouth's open spaces and landscapes will serve multiple functions: from recreation to wildlife habitat and as resilient landscapes to protect residents from climate change. Residents will use their open spaces at the local level, as places to relax, play sports, or walk to local services. Residents will use their open spaces to gain access to the urban core and other neighborhoods or regional open spaces with safe and usable trails and paths that provide alternatives to the current road system.

Residents from neighboring communities will be able to access Portsmouth by regional trails that connect communities with greenways, bikeways and hiking trails from Massachusetts to Maine. Portsmouth's extensive shorelines on the Piscataqua and other rivers and bays will be accessible with numerous public points to launch boats, land boats and enjoy the water.

URBAN CORE

DOWNTOWN WILL CONTINUE TO BE PORTSMOUTH'S PRIMARY DESTINATION FOR DINING AND CULTURE SO NEW DEVELOPMENT WILL COMPLEMENT AND BE COMPATIBLE WITH THE CITY'S HISTORIC FABRIC AND SCALE.



EXISTING CONDITIONS ANALYSIS KEY FINDINGS

As the downtown experience evolves, it will continue to be a primary destination for dining and culture. New development will complement and be compatible with the city's historic fabric and scale.

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PUBLIC INPUT

Figure 10: Downtown Portsmouth



Figure 11: Downtown Portsmouth



CORRIDOR AREA VISION

The corridor area vision is a key component of the overall urban core strategy. It focuses on creating a vibrant, walkable, and transit-oriented environment that complements the historic fabric of the city.



SAMPLE SAMPLE

PUBLIC ENGAGEMENT

The public engagement process is a critical part of the planning process. It involves listening to the voices of the community and incorporating their input into the final plan.

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SUBURBAN NEIGHBORHOOD AREA VISION

The suburban neighborhood area vision focuses on creating a sense of community and connection. It emphasizes walkability, green spaces, and a mix of housing options.



SAMPLE SAMPLE

URBAN CORE

DOWNTOWN WILL CONTINUE TO BE PORTSMOUTH'S PRIMARY DESTINATION FOR DINING AND CULTURE SO NEW DEVELOPMENT WILL COMPLEMENT AND BE COMPATIBLE WITH THE CITY'S HISTORIC FABRIC AND SCALE.



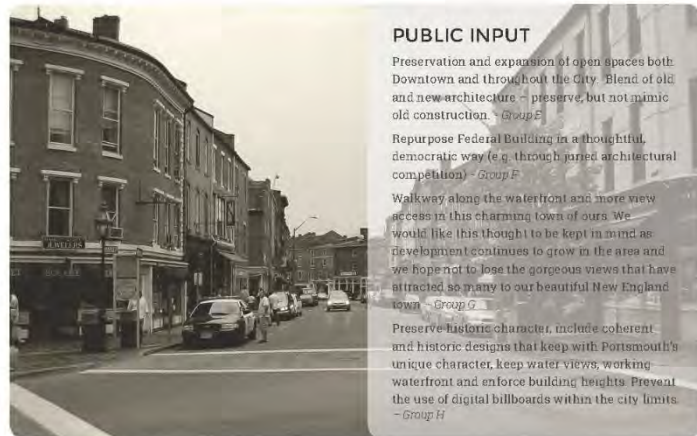
EXISTING CONDITIONS ANALYSIS: KEY FINDINGS

Downtown Portsmouth is defined by dense and historic commercial and mixed-use districts with a wide range of commercial and residential uses and

ages. As the downtown experiences increased development pressure, the North End has seen remarkable redevelopment while the West End expects to be the next neighborhood to feel development pressure. Fortunately the city has ensured development safeguards for West and North End areas with either historic district designation or more recent Character Zoning districts. These regulations, while sometimes contentious, ensure a high level of oversight on change guided by a community based planning process.

The Urban Core including West and North Ends has seen the largest number of new residential units in Portsmouth in the last ten years, nearly xxx units over the last 5 years. Regrettably for many advocates of affordable housing, few of the new units are within the reach of lower or middle income residents. One benefit of the transformation of the North End will be the first downtown supermarket in Portsmouth.

New Development, while no larger in height than some buildings in the downtown, is more monolithic in scale, leading to community concerns about the character of the downtown and concerns over the visibility of historic landmarks. At the same time, some existing historic resources in the downtown are considered at-risk due to poor maintenance and unsympathetic additions or alterations that have occurred in the past.



PUBLIC INPUT

Preservation and expansion of open spaces both Downtown and throughout the City. Blend of old and new architecture – preserve, but not mimic old construction. – Group E

Repurpose Federal Building in a thoughtful, democratic way (e.g. through juried architectural competition). – Group F

Walkway along the waterfront and more new access in this charming town of ours. We would like this thought to be kept in mind as development continues to grow in the area and we hope not to lose the gorgeous views that have attracted so many to our beautiful New England town. – Group G

Preserve historic character, include coherent and historic designs that keep with Portsmouth's unique character, keep water views, working waterfront and enforce building heights. Prevent the use of digital billboards within the city limits. – Group H

Figure 2. Urban Core areas in Portsmouth

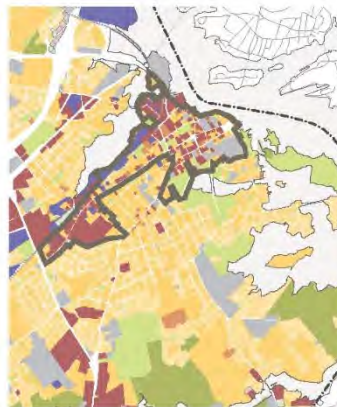


Figure 3. Historic District boundaries in Portsmouth's Urban Core areas



URBAN CORE AREA VISION

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roadway to support a more active street edge. Most participants also responded positively to heights along the roadways of up to 4 stories before support waned for taller structures.

NOTE: Corridor roadways such as Lafayette (Route 1) and the Route 1 Bypass are state owned and maintained. Woodbury Ave is City owned and maintained. For the purposes of this plan, proposed design guidelines will be assumed to be the same, despite the fact that state and City standards may differ.

SPECIFIC SITE STUDIES

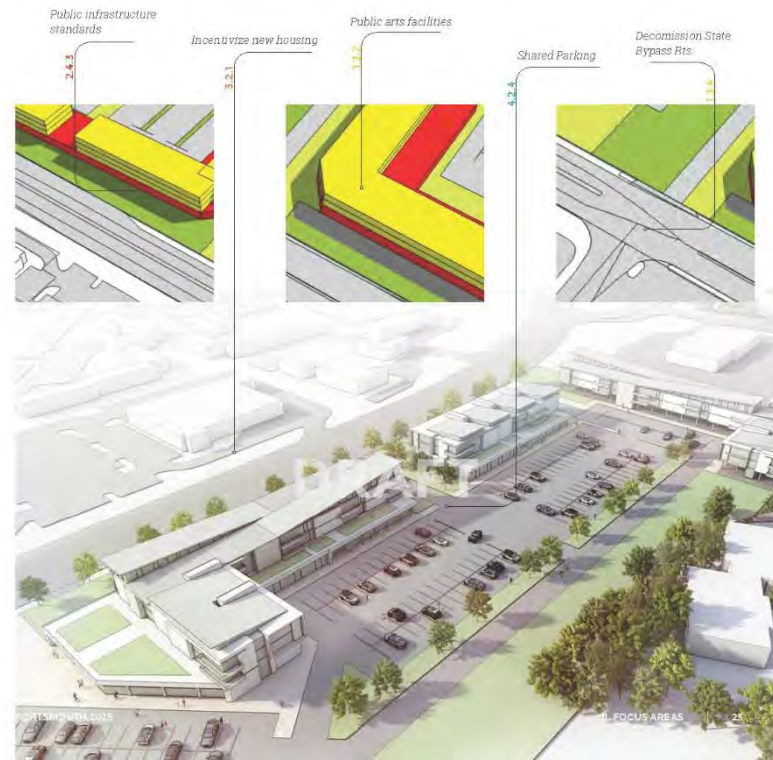
Design studies were conducted on diverse commercial sites within the corridors to illustrate the redevelopment potential of for mixed use. Several of these sites were included in the community workshops where residents constructed redevelopment scenarios using LEGO blocks to represent commercial and residential land uses. Participants universally constructed mixed-use development alternatives that combined residential uses with retail or office uses. In many cases housing and retail were included in the same buildings, but in other cases in adjacent buildings on larger sites with open spaces for residents.

The Bowl-o-rama site [we could just say a 'typical site'] on Route 1 presents ample size for a hypothetical test case. At over 5 acres, the site is dominated by large parking areas, multiple owners,

and parking areas that lie between the street and the retailers. Single story retail uses cover less than 30% of the site and the remaining parking areas lack landscape or open space amenities. While recent roadway improvements on this site have consolidated driveways, most similar sites have numerous curb cuts in the major roadways that congest traffic and endanger pedestrians. For these reasons and a desire for more housing in Portsmouth, long term redevelopment of these sites is envisioned to include a wider range of uses including housing, office as well as retail uses. Gateway Zoning is intended to incentivize the transformation of these types of commercial sites.

Gateway Zoning and, in particular a process for Gateway Planned Development allows increased zoning flexibility and incentives for increased density (up to a floor area ratio of 1) when housing is included. For example, allowable lot coverage can increase from 30% to 75% and heights from 40 feet to 60 feet within a Planned Development process. Parking requirements can be reduced from 1.5 spaces per residential unit to 1.3 spaces when mixed with at least 30% retail uses when parking is shared between the uses.

Gateway Zoning and PD process has not yet yielded a targeted mixed-use project. In many cases land assembly is difficult to make larger site available, and in other cases, long term commercial



CORRIDORS

CORRIDOR PRIORITY ACTIONS

PRIORITY # DESCRIPTION

PRIORITY #	DESCRIPTION
3.1.6	Continue the City's housing rehabilitation efforts using CDBG and other funds to improve housing stock serving low to moderate income homeowners and renters.
3.2.1	Incentivize new housing in the Gateway Districts.
3.2.2	Promote the development of mixed-income multifamily housing in appropriate locations.
3.2.3	Explore the use of flexible zoning techniques to negotiate creative mixed use housing alongside commercial development and redevelopment.
3.2.4	Rezone PHA facilities along redevelopment corridors to encourage mixed use and mixed income projects.
3.3.2	Identify flexible, low cost locations for business startups and support their development through appropriate zoning.
3.3.4	Evaluate existing industrial areas for cost and availability of suitable "maker" and creative industry spaces.
4.1.4	Work with DOT to implement Bike and Ped plan recommendations on state highways.
4.2.4	Shared parking provisions for mixed-use projects.
4.2.5	Parking standards in site development standards (max site coverage).
4.2.8	Complete neighborhood-wide parking studies in residential areas to determine appropriate context-sensitive standards.



CORRIDOR PRIORITY ACTIONS

PRIORITY # DESCRIPTION

4.3.4	Work with the Seacoast Metropolitan Planning Organization to annually compile and review a list of High Crash Locations to prioritize actions to improve identified safety issues.
4.3.5	Undertake a comprehensive review with the NHDOT and the Seacoast MPC of the role of limited access highways in Portsmouth and potential changes to beautify them and better integrate them into the community.
4.3.6	Prioritize walking and cycling options for the corridors.
4.3.8	Fully consider bicycle facilities in all roadway and bridge projects.
4.3.9	Implement a Gateway Signage program which includes welcome signs, landscaping, and other design treatments at primary gateways to the community.
4.4.8	Enhance and expand fixed route bus service to meet new demands and opportunities.
1.2.2	Encourage locations for public arts facilities throughout the city.
1.3.1	Encourage denser development in transit rich corridors to support future transit ridership and improved service.
1.3.3	Review and adjust the development standards in Gateway PUD areas.
1.3.4	Explore decommissioning state bypass routes.
2.4.3	Consider public infrastructure standards.



LAND USE

THEME	PRIORITY #	DESCRIPTION	RELEVANT DEPTS.	2005 CODE
Vibrant	1.2.1	Adjust the Gateway Planned Development provisions to encourage desired growth.		
Vibrant	1.2.2	Expand the Gateway zoning approaches to the Woodbury Avenue commercial sites.		
Vibrant	1.2.3	Promote redevelopment along the Route 1 Byways north of the traffic circle that is compatible with adjoining neighborhoods.		LU-7B
Vibrant	1.3.1	Provide zoning and other incentives for exhibit, rehearsal and performance spaces.		LU-9
Authentic	2.1.1	Implement standards and guidelines to protect the character and longevity of buildings in individual neighborhoods.		
Authentic	2.1.2	Incorporate design review of new structures into the site plan review process where appropriate.		
Authentic	2.3.1	Require waterfront access when reviewing development proposals along water fronts.		LC-66
Diverse	3.3.3	Support efforts of the Peace Development Authority to manage development in the Tradesport for the greatest economic benefit.		LU-91
Diverse	3.4.3	Identify locations and conditions under which live/work units can be safely and appropriately allowed.		LU-42
Connected	4.3.2	Complete parking demand and supply studies to determine appropriate zoning standards in various districts and neighborhoods.		LU-13
Resilient	5.5.1	Incorporate sea level rise projections and adaptation planning into land use regulations.		

NATURAL RESOURCES

THEME	PRIORITY #	DESCRIPTION	RELEVANT DEPTS.	2005 CODE
Authentic	2.1.4	Ensure new development is designed to consider impacts of climate change.		NR-54
Resilient	5.1.1	Ensure that stormwater management systems do not degrade water quality and habitat value.		NR-33
Resilient	5.1.3	Adjust policies and standards to maximize open space and limit impervious surfaces.		NR-35
Resilient	5.1.6	Publicize and promote best management practices for natural resource protection.		NR-54
Resilient	5.2.1	Identify and prioritize undeveloped land for acquisition and preservation.		
Resilient	5.2.2	Pursue open space acquisitions that create corridors and connections.		
Resilient	5.2.3	Publicize public access to open space lands through maps and the City's website.		NR-35
Resilient	5.2.4	Create and implement stewardship plans for major public open space parcels addressing resource enhancement and public access.		NR-38
Resilient	5.3.1	Implement watershed restoration measures to improve water quality and habitat values.		NR-34
Resilient	5.3.2	Protect and care of existing trees, native vegetation and woodlands, and identify areas for new plantings.		NR-31
Resilient	5.3.3	Evaluate health of wetlands and implement restoration measures where necessary.		
Resilient	5.3.4	Evaluate resiliency of salt marsh wetlands to sea level rise and implement protective measures where necessary.		NR-36
Resilient	5.3.5	Track expansion of invasive species and respond and adapt to threats as necessary.		
Resilient	5.4.3	Strengthen land use regulations and provide incentives for green buildings and sustainable low impact development.		NR-33
Resilient	5.4.4	Promote the use of low-emission vehicles within the City.		NR-43

Timeline to Completion

Draft Master Plan Due	March 24
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Planning Board Work Sessions	March 31 / May 26 / June ?
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Final Master Plan	July-August
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Public Review	September
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Adoption by Planning Board	September/October
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Presentation to City Council	October/November
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Discussion

HOUSING

City Council Retreat | March 12, 2016

Housing Growth

11,007 2010 Census

149 Recently completed (Portwalk)

56 Under construction (Daniel, State, Islington, Vaughan, Maplewood)

246 Approved (10 projects)

118 Under review by land use boards (3 projects)

395 Proposed (no land use application yet) (6 projects)

964 Total potential increase in 3-5 years

= 9% of 2010 housing stock

Affordable Housing Strategies

- Land Use Regulations
 - ▣ Density
 - ▣ Mixing Uses
 - ▣ Incentives
- Land
- Funding

Incentive Zoning

New Hampshire communities may adopt land use regulations that provide voluntary incentives for developers to produce units that are affordable to persons or families of low and moderate income

- Residential Density Incentive Planned Unit Development (RDI-PUD)
 - Created 2006 for The Housing Partnership (Kearsarge Way)
 - Requires 1 acre in GRA or GRB district
 - 1.5 bonus units for each unit affordable to <120% of AMFI; maximum 50% bonus density
- Gateway Planned Development
 - Created 2010; modified 2015
 - Mixed-use (residential-commercial) developments
 - Planning Board may modify dimensional and other standards for provision of workforce housing
- Incentive Overlay Districts (Character-Based Zoning)
 - North End created 2015; West End proposed 2016

Infill Housing

- Multifamily Conversions
 - ▣ Permitted in General Residence districts
- Accessory Dwelling Units (SB146)
 - ▣ Must be permitted in all zoning districts where single-family dwellings are allowed
 - ▣ Accessory units count as workforce housing

Corridors – Mixed-Use



Context-Appropriate Density



Considerations

Housing Types

- ❑ Accessory Units
- ❑ Infill (“Little Houses”)
- ❑ Micro-Units
- ❑ Missing Middle
- ❑ Mixed Uses
- ❑ Multifamily

Housing Locations

- ❑ Neighborhoods
- ❑ Downtown/West End
- ❑ Corridors
- ❑ City Parcels (e.g., parking)
- ❑ Institutional Parcels
- ❑ Edge Parcels



Discussion



Federal McIntyre Property

**INDUSTRY DAY BRIEFING – AN OVERVIEW OF THE
CHARACTER-BASED ZONING AND THE CITY'S ROLE
IN A THREE PARTY AGREEMENT**

March 5, 2016





Transaction Structures

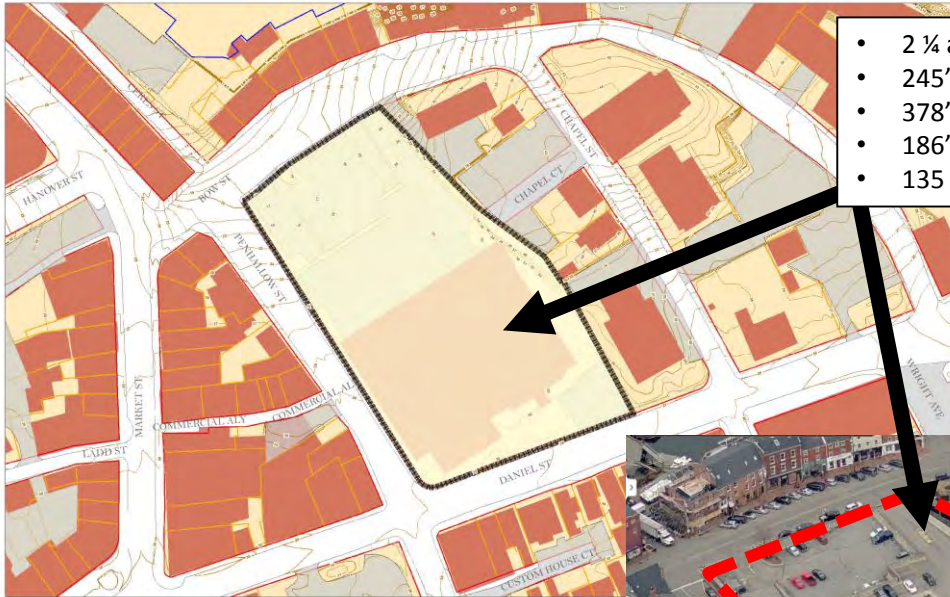
- **Exchange of the McIntyre property for Newly constructed new facility within the City of Portsmouth Central Business District**
 - Under this approach, the GSA would exchange the Federal McIntyre Property to a developer for fee ownership in another property and this would also include the design and construction of a New Federal Facility in combination with a cash payment to equalize value if necessary.
- **Exchange of the McIntyre property for Fee Ownership of the New Facility in the form of an existing building within the City of Portsmouth Central Business District**
 - Under this approach, the GSA would exchange the Federal McIntyre Property for fee ownership to a parcel within the Delineated Area (Downtown) that is improved with an existing building that meets the GSA's space requirements in combination with a cash payment to equalize value if necessary.
- **Exchange of the McIntyre property for New Facility on City of Portsmouth owned Property**
 - Under this approach, the GSA would exchange the Federal McIntyre Property for the design and construction of a New Facility on a property owned by the City of Portsmouth.



Exchange Process

- Request for Information -RFI
- Request for Qualifications - RFQ
- Request for Proposals - RFP
- Selection of Exchange Partner
- Develop Exchange Agreement
- New Facility Provided to GSA
- Conveyance of McIntyre to Exchange Partner

Federal McIntyre Property



McIntyre Project - Existing Conditions

- 2 ¼ acres
- 245' of frontage on Daniel St.
- 378' of frontage on Penhallow St.
- 186' of frontage on Bow St.
- 135 parking spaces



Federal McIntyre Building



- 1-4 story building (c.1967)
- 107,000 SF of GFA
- Two-tiered parking lot
- 2 minute walk to Market Square

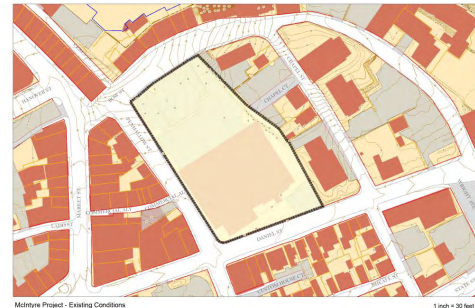
Zoning Goals for a McIntyre Redevelopment Project

1. Encourage new mixed-use buildings to be pedestrian-friendly and reflect the scale and character of the surrounding buildings
2. Encourage either demolition or adaptive reuse of existing building to fit-in better with the surrounding neighborhood context
3. Activate the street edge with commercial uses
4. Encourage second-floor office uses
5. Minimize the visual impact of off-street parking
6. Emphasis on walkability and pedestrian circulation
7. Protect & enhance important view corridors
8. Encourage active civic space areas
9. Encourage shared parking
10. Increase the local tax base

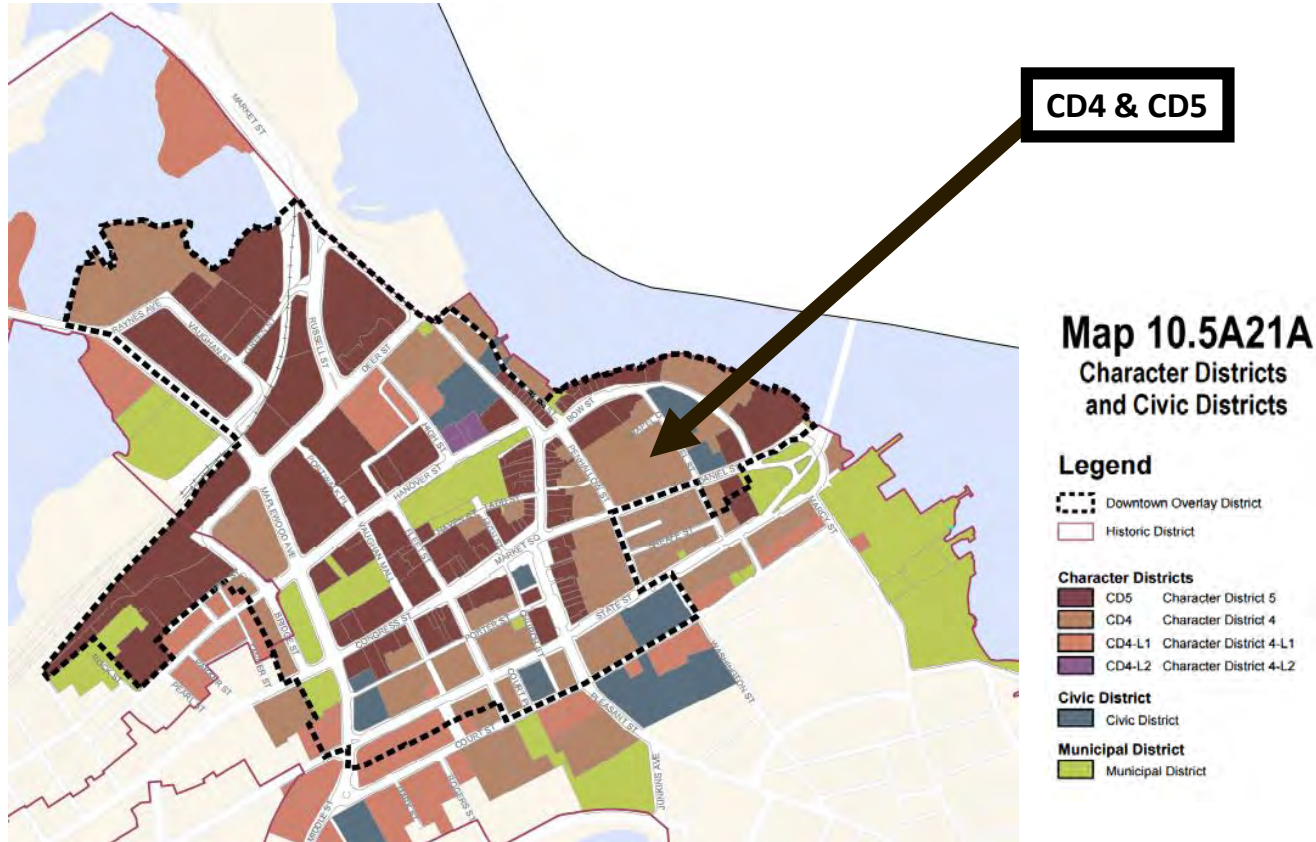


Land Use Regulations for a McIntyre Redevelopment Project

1. **Character-Based Zoning:**
 - Regulating Plan (Map)
 - Building Heights (Incentives)
 - Façade Types (Shopfronts)
 - Use Regulations
 - Development Standards
 - Parking Requirements
2. **Site Plan Review**
 - Technical Advisory Committee
3. **Historic District Commission**
 - Work Sessions / Public Hearing
 - Design Guidelines



Regulating Plan (Zoning Map)



Building Heights



40 & 45 Feet

Map 10.5A21B
Building Height Standards

Legend

Height Requirement Area	Maximum Building Height*
1 Story	20'
2 Stories	35'
2 Stories (short 3rd*)	35'
2-3 Stories	40'
2-3 Stories (short 4th*)	45'
2-4 Stories	50'
2-4 Stories (short 5th*)	60'
2-5 Stories	60'

*Penthouse Levels may exceed the maximum building height by 2 feet.

•••• Increased Building Height Area

The indicated Maximum Building Heights may be increased pursuant to Section 10.5A43.32.

Facade Types



Shopfront

Map 10.5A21C
Special Requirements for
Façade Types, Front Lot
Line Buildout, and Uses

Legend

- No more than 50% Front Lot Line Buildout, wood-sided appearance, and uses shall be those permitted in the Waterfront Industrial Zone & Section 10.630
- Shopfront Façade Type
- Step Façade Type
- Officefront Façade Type
- Waterfront Zone

Pending Incentives for Height and Open Space



Square

CD4 CD5

A Civic Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/8 acre and the maximum shall be 2 acres.



Plaza

CD4 CD5

A Civic Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size shall be 1/8 acre and the maximum shall be 1 acres.



Pocket Park

CD4-L CD4 CD5

A Civic Space available for informal activities in close proximity to neighborhood residences. A Pocket Park is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Pocket Parks shall be in public places or in more intimate mid-block locations. There is no minimum/maximum size.



Playground

CD4-L CD4 CD5

A Civic Space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.



Pedestrian Alley

CD4 CD5

A paved/brick pedestrian connector between buildings. Pedestrian Alleys provide shortcuts through long blocks and connect near Parking Areas and other Civic Spaces with Street Frontages. Pedestrian Alleys may be covered by a roof and or lined by Shopfronts.

50 & 55 Feet

Map 10.5A21B Building Height Standards

Legend

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1 Story	20'
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Use Regulations

1. Commercial Uses:

- Hotels / Inns
- Office
- Retail
- Restaurant
- Nightclub/ Bars
- Financial



2. Residential:

- Live-Work
- Multifamily
- Assisted-Living
- Micro-Units



Development Standards

1. Dimensional Regulations:

- Build-to Lines
- Setbacks
- Block Length
- Façade Modulation
- Entrance Spacing
- Coverage
- Footprints
- Lot Area

2. Building Form:

- Height
- Glazing
- Roof Type

FIGURE 10.5A41.10B DEVELOPMENT STANDARDS
CHARACTER DISTRICT 4—WEST END (CD4-W)



BUILDING PLACEMENT — PRINCIPAL BUILDING*

Maximum principal front yard	10 ft	1
Maximum secondary front yard	15 ft	2
Maximum side yard	20 ft.	2
Rear Yard	Greater of 5 ft from rear lot line or 10 ft from center line of alley	2
Front lot line buildout	50% min.	

* Except for items listed under Section 10.5A42.12

LOT OCCUPATION

Maximum building block length	200 ft
Required façade modulation (see Section 10.5A43.20)	80 ft
Minimum entrance spacing	60 ft
Maximum building coverage	60%
Maximum building footprint (see Section 10.5A43.50)	20,000 sf
Minimum lot area	5,000 sf
Minimum lot area per dwelling unit	2,500 sf
Minimum open space	15%

BUILDING FORM — PRINCIPAL BUILDING

Building height	See Map 10.5A21.B & Section 10.5A43.30	4
Maximum finished floor surface of ground floor above sidewalk grade	36"	
Minimum ground story height	12 ft	
Minimum upper story height	10 ft	
Façade glazing:		
Shopfront façade	70% min.	
Other façade types	20% min. to 50% max.	
Roof type	flat, gable, hip, gambrel, mansard	
Roof pitch, if any		
Gable	6:12 min. to 12:12 max.	
Hip	3:12 min.	
Mansard/Gambrel	6:12 min. to 30:12 max.	

Parking Requirements

1. Commercial Uses:

- Only required for hotel and conference centers uses

2. Residential:

- Market-rate unit: 1.5 spaces
- Micro-Apartment unit: .5 space

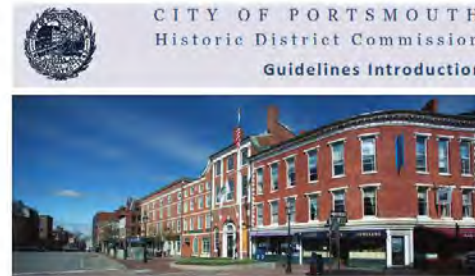
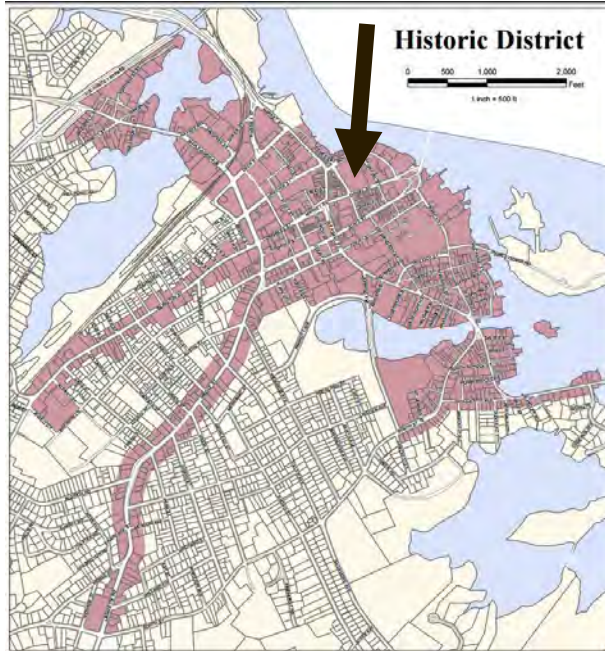


Site Plan Review

1. Landscaping
2. Lighting
3. Drainage
4. Utilities
5. Parking & Traffic
6. Pedestrian & Bicycle
7. Open Space
8. Waste Disposal Systems



Historic District Commission



WHY IS HISTORIC PRESERVATION IMPORTANT IN PORTSMOUTH?

The City of Portsmouth recognizes that the character and quality of life enjoyed by its citizens depend in great measure upon the City's rich architectural heritage and the importance of the natural and designed landscapes in our community. This historical, cultural, archaeological, social and economic heritage is entrusted to each generation, enriched and passed on to future generations.

These Guidelines were developed in conjunction with the City of Portsmouth's Historic District Commission (HDC) and the Planning Department. Please review this information during the early stages of planning a project. Familiarity with this material can assist in moving a project quickly through the approval process, saving applicants both time and money.

In its review the HDC considers a property's classification, recommending the greatest historic authenticity at focal buildings, with more flexibility at contributing structures, and the most at non-contributing properties. The HDC Staff in the Planning Department is available to provide informal informational meetings with potential applicants who are considering improvements to their properties.

Additional Guidelines addressing other historic building topics are available at City Hall and on the Commission's website at www.ptseportsmouth.com/historicdistrictcommission. For more information, to clarify whether a proposed project requires HDC review, or to obtain permit applications, please call the Planning Department at (603) 610-7216.

HISTORIC PRESERVATION IN PORTSMOUTH

To promote continued enrichment of our local heritage, the City of Portsmouth enacted the Historic District ordinance, (Article 6 - Overlay Districts) of the City's Zoning Ordinance, whose purpose is:

- To preserve the architectural and historic resources of the City of Portsmouth; to foster its architectural and historic character and its sense of place; to conserve property values; to strengthen the local economy; and to promote the use of the district for education, pleasure and welfare of residents and visitors.

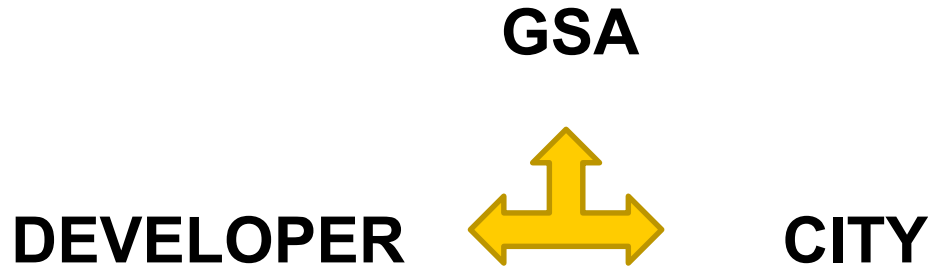
Since 1965, the Portsmouth Historic District Commission (HDC) and City Planning Department have worked to support the preservation of historical sites, buildings, landscapes and structures, and the surrounding environment within the Portsmouth Historic District. The principal mechanism they utilize for this effort is through a review process of exterior alterations to existing buildings and properties as well as the construction of new buildings and structures.

LANDSCAPE PRESERVATION

When contemplating changes to the landscape such as installing a fence or a project near a wetland resource area, please consider that your project may need review by multiple bodies. Recognizing the importance of the natural and cultural landscape as part of the defining characteristics of Portsmouth, the City established the Conservation Commission. The purpose of the Conservation Commission is to protect, promote and develop the natural resources of the City. In conjunction with the HDC, the Conservation Commission protects the scenic and cultural heritage of our community.

1. Work Sessions / Public Hearings
2. Design Guidelines

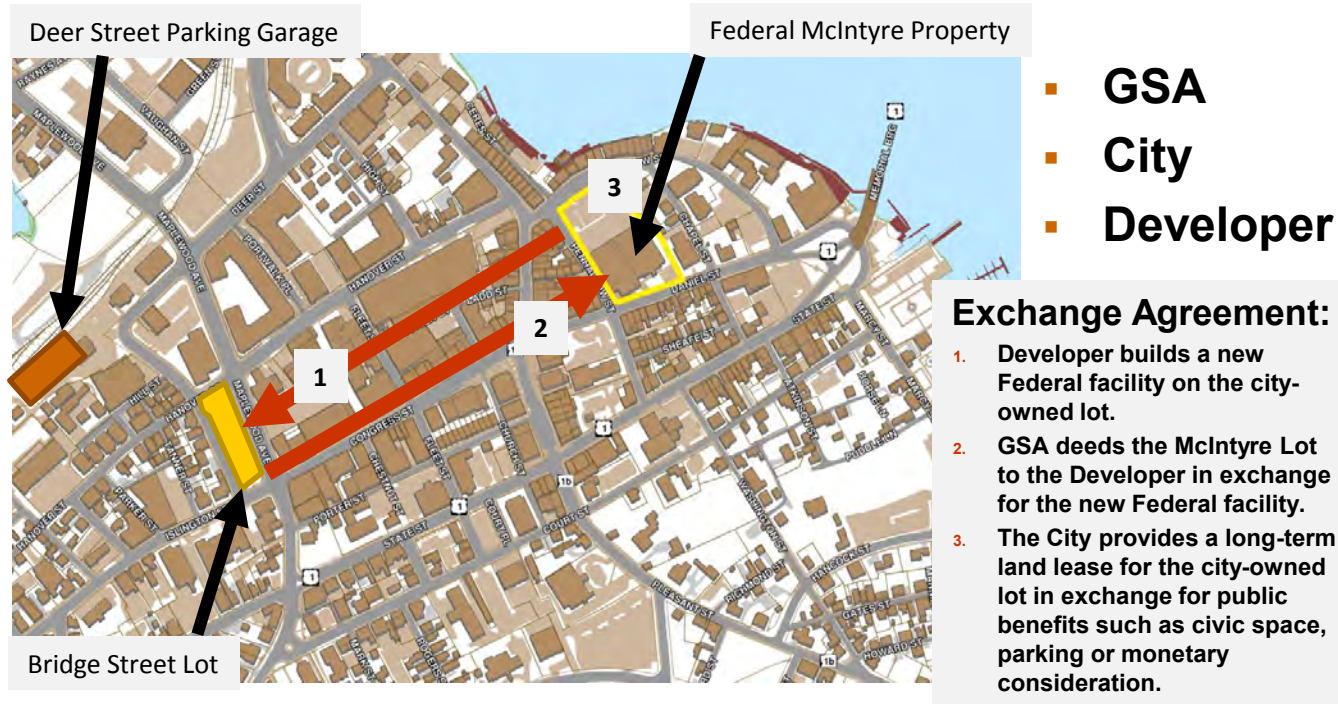
Overview of the Three-Party Agreement Option



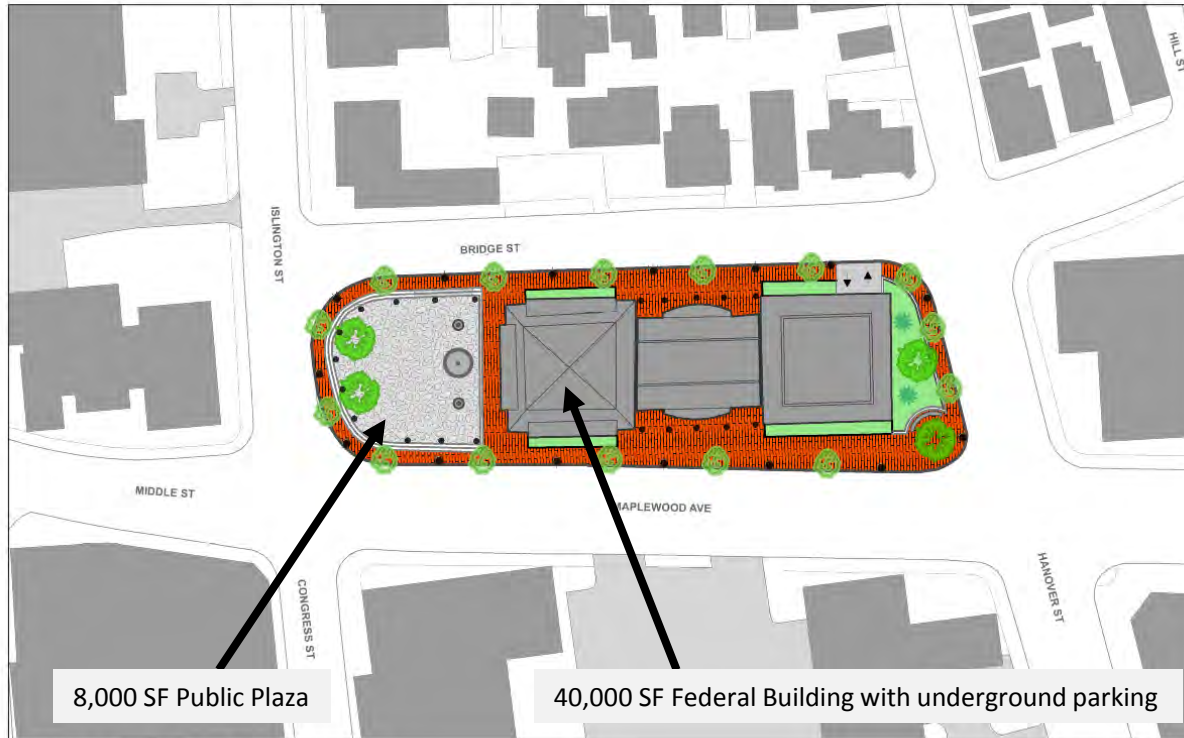
City's Goals:

1. Directly participate in the Developer-Selection Process.
2. Leverage local input and oversight on locational and building design issues.
3. Leverage economic development impacts and provide direct input on use, density, scale, and design issues.

An Example of a Three-Party Agreement



An Example of a Conceptual Site Plan for the Bridge Street Lot



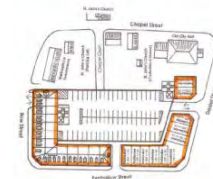
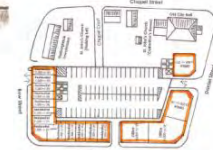
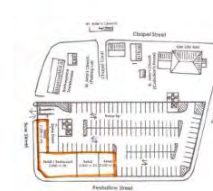
An Example of a Conceptual Building Design for the Bridge Street Lot



An Example of a Conceptual Building Design for the Parrot Ave Lot



An Example of a Conceptual Redevelopment Plan for the Federal McIntyre Property



1st Floor Bow St. / 2nd Basement Floor Daniel St. Parking = 108 +/- Spaces
2nd Floor Bow St. / 1st Floor Daniel St. Parking = 25 +/- Spaces
3rd Floor Bow St. / 2nd Floor Daniel St. Parking = 27 +/- Spaces
4th Floor Bow St. / 3rd Floor Daniel St. Parking = 25 +/- Spaces



McIntyre Website

- <https://govtribe.com/project/request-for-information-mcintyre-federal-building/activity>



Discussion

- Questions?



Haven Well Update and Water Resource Management

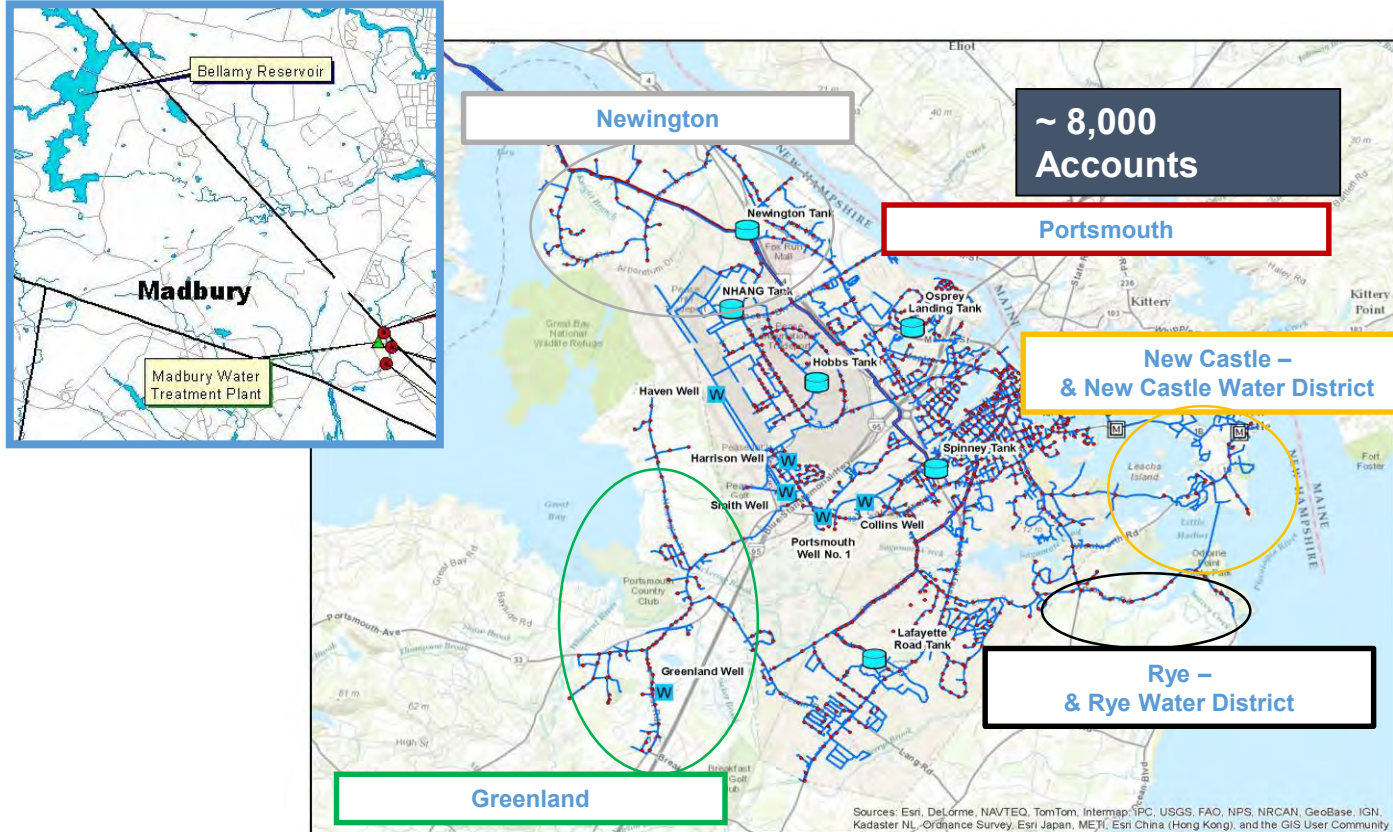
Peter Rice – Director of Public Works

Brian Goetz – Deputy Director of Public Works



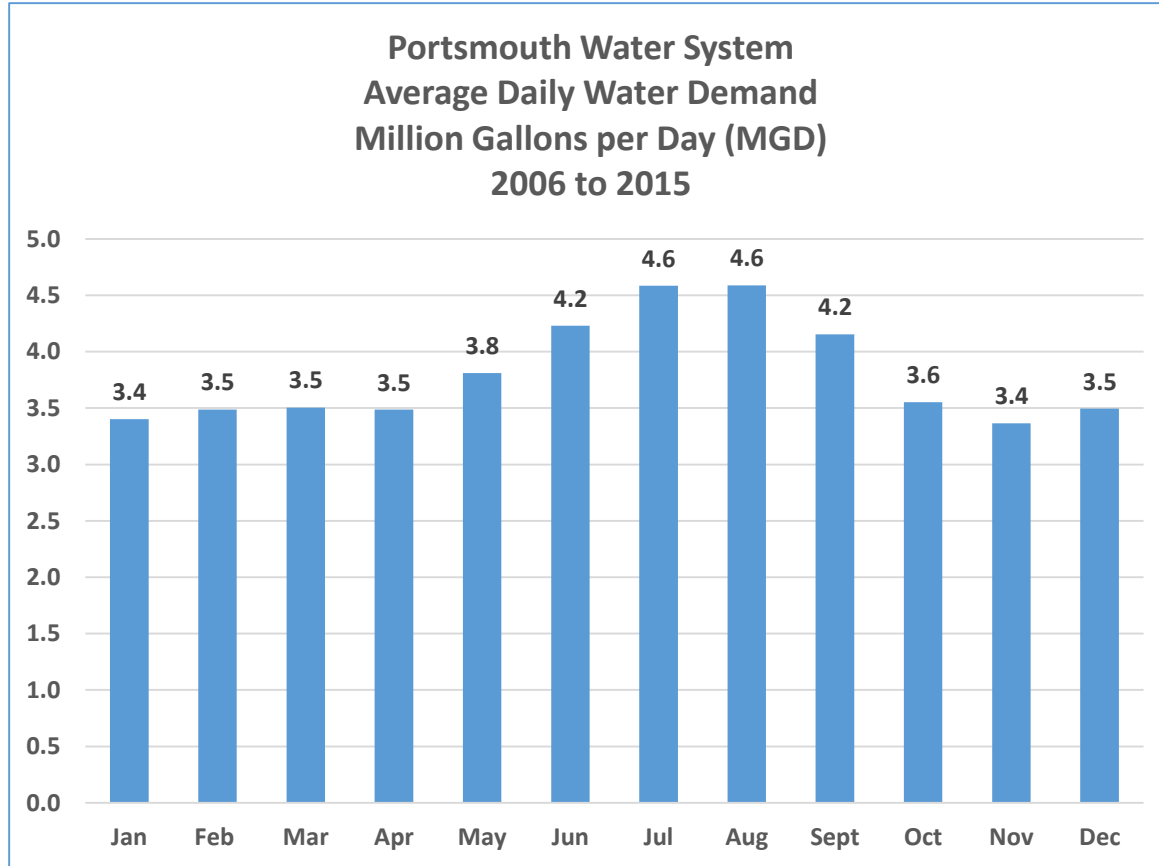
Water Resource Management (Water Efficiency Efforts)

Portsmouth Regional Water System Service Area



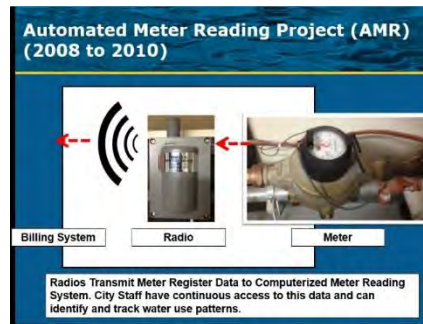
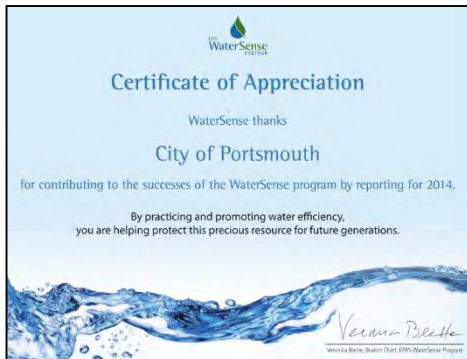
Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, iPC, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), and the GIS User Community

Seasonal Water Demand



Ten Years Promoting Water Efficiency In Portsmouth's Water and Wastewater Systems

1. Water Conservation Kits (2006 to 2008)
2. Rain Barrel Program (2009 to 2011)
3. Automatic Meter Reading Project (complete)
4. EPA's WaterSense Program (ongoing)
5. Leak Detection Program (ongoing)
6. Water Efficiency Rebate Program (ongoing)



Water Efficiency Rebate Program – Introduced in 2014



Low-Flow Toilets:

200 rebates issued in 2015

High Efficiency Washing Machines:

71 rebates issued in 2015

Rebate Program – Average Monthly Consumption

Analysis of 20 Locations with Rebates (Non Irrigation Months)



Low Flow Toilets:

- Pre Rebate – 5,102 gallons/month
- Post Rebate – 3,567 gallons/month
- Savings – 1,535 gallons/month
- 50 gallons/day savings
- **30% Reduction**



High Efficiency Washing Machines:

- Pre Rebate – 3,861 gallons/month
- Post Rebate – 3,122 gallons/month
- Savings – 739 gallons/month
- 24 gallons/day savings
- **19% Reduction**

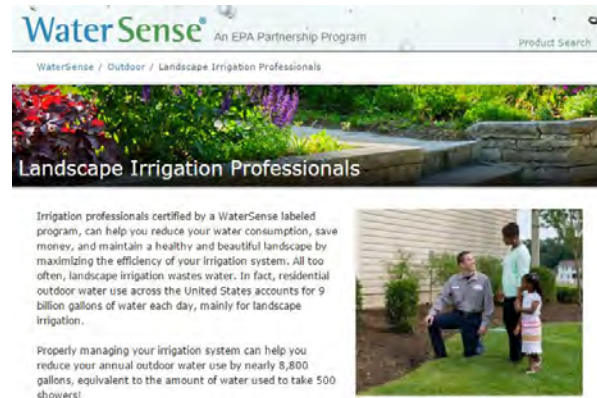
2012 Water System Master Plan Analysis

Customer Classification	Accounts	Current Average Per Account Gallons Per Day	Average Billable Units Per Month
Industrial	81	6,904	282
Municipal	66	1,659	68
Commercial	976	1,444	59
Multi- Family Residential	738	540	22
Irrigation	238	275	11
Single Family Residential	5,932	133	5
Rye and New Castle Water Districts	2	61,932	2,525

Single Family Residential Usage has declined 8.3% since 1999

Future Water Efficiency Efforts

- Continue to offer Water Efficiency Rebates
- Customer Outreach regarding water use and efficiency
- Promote more efficient irrigation practices through EPA's WaterSense Irrigation Certification



The image is a screenshot of the WaterSense website. At the top, the "WaterSense" logo is displayed in green, with the tagline "An EPA Partnership Program" to its right. A "Product Search" button is visible in the top right corner. Below the header, a navigation bar contains the text "WaterSense / Outdoor / Landscape Irrigation Professionals". The main content area features a large photograph of a lush garden with a stone path. Below the photo, the heading "Landscape Irrigation Professionals" is written in white. To the left of the text, there are two paragraphs: the first describes the benefits of the certification program, and the second provides a specific example of water savings. To the right of the text is a photograph of a man, a woman, and a child sitting on a lawn in front of a house.

WaterSense An EPA Partnership Program [Product Search](#)

[WaterSense](#) / [Outdoor](#) / [Landscape Irrigation Professionals](#)

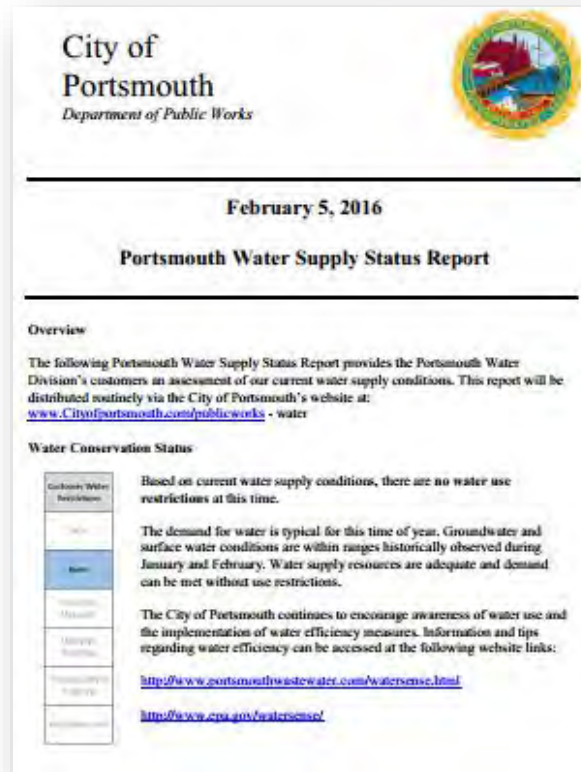
Landscape Irrigation Professionals

Irrigation professionals certified by a WaterSense labeled program, can help you reduce your water consumption, save money, and maintain a healthy and beautiful landscape by maximizing the efficiency of your irrigation system. All too often, landscape irrigation wastes water. In fact, residential outdoor water use across the United States accounts for 9 billion gallons of water each day, mainly for landscape irrigation.

Properly managing your irrigation system can help you reduce your annual outdoor water use by nearly 8,800 gallons, equivalent to the amount of water used to take 500 showers!


Water Supply Status Report

- Introduced in 2015
- Routine Evaluation of Supply Status
- Notification of Water Use Restrictions if needed
- Posted on City Website



The screenshot shows a document header for the City of Portsmouth, Department of Public Works, dated February 5, 2016. The title is "Portsmouth Water Supply Status Report". Below the title is an "Overview" section stating that the report provides an assessment of current water supply conditions and is distributed via the city website at www.Cityofportsmouth.com/publicworks - water. A "Water Conservation Status" section features a table with a "Customers Water Restrictions" column and a "Status" column. The "Status" column is currently set to "None". The text explains that based on current conditions, there are no water use restrictions at this time. It notes that demand is typical for the time of year and that water supply resources are adequate. The city encourages awareness of water use and provides links to <http://www.portsmouthwastewater.com/watersense.html> and <http://www.epa.gov/watersense/>.

City of
Portsmouth
Department of Public Works



February 5, 2016

Portsmouth Water Supply Status Report

Overview

The following Portsmouth Water Supply Status Report provides the Portsmouth Water Division's customers an assessment of our current water supply conditions. This report will be distributed routinely via the City of Portsmouth's website at: www.Cityofportsmouth.com/publicworks - water

Water Conservation Status

Customers Water Restrictions	Status
None	None
Residential - 5 Gallons	
Residential - 10 Gallons	
Residential - 15 Gallons	
Residential - 20 Gallons	
Residential - 25 Gallons	
Residential - 30 Gallons	

Based on current water supply conditions, there are **no water use restrictions** at this time.

The demand for water is typical for this time of year. Groundwater and surface water conditions are within ranges historically observed during January and February. Water supply resources are adequate and demand can be met without use restrictions.

The City of Portsmouth continues to encourage awareness of water use and the implementation of water efficiency measures. Information and tips regarding water efficiency can be accessed at the following website links:

<http://www.portsmouthwastewater.com/watersense.html>

<http://www.epa.gov/watersense/>



Haven Well Update



DETECTION // TREATMENT // REGULATION

EMERGING CONTAMINANTS SUMMIT

Excerpts from March 2, 2016 Presentation:

Water System Responds to Perfluorochemicals: A Case Study

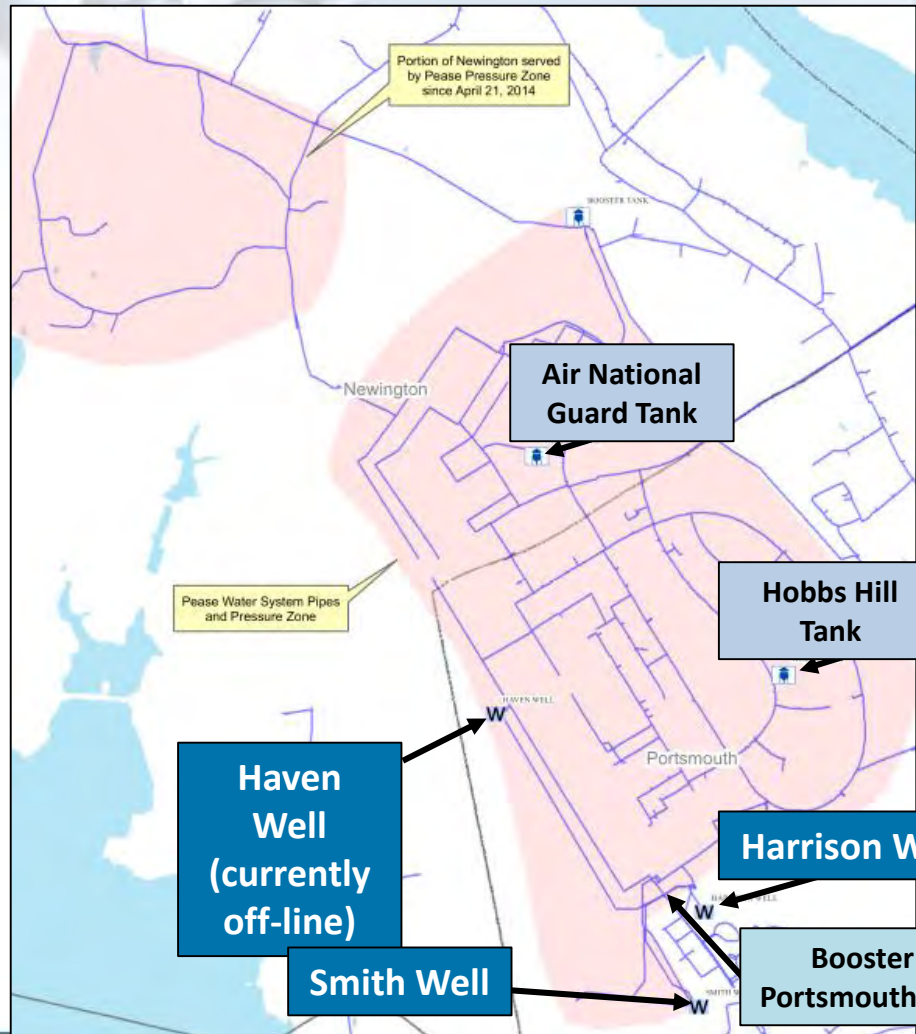
Brian Goetz

Deputy Director of Public Works
City of Portsmouth, New Hampshire



Pease Tradeport Water System

- 3 Wells
- 2 Storage Tanks
- Booster from Portsmouth to Pease
- 30 Miles of water main
- 0.4 to 1.0 Million Gallons per Day Usage



Haven Well

- Installed in 1875 (Haven Springs)
- Pease Air Base: 1956 to 1992
- PDA/Portsmouth: 1992 to 2014
- 500 GPM Pump




Pease Air Base Closure - Superfund

- Eleven Record of Decisions (ROD) representing all the major Superfund cleanup decisions were completed between 1993 and 1997.
- All remedial design and construction activities for the Base have also been completed.
- Haven Well had an extensive monthly monitoring program to track any potential contaminants nearing the well.

Haven Well Water Quality August 2013

Water Quality
Met all Drinking
Water Standards
All Non Detects
"ND"



NH DPHS PHL WATER ANALYSIS LAB
29 HAZEN DR
CONCORD NH 03302
Phone: (603) 271-2994
Fax: (603) 271-2997

ANALYTICAL RESULTS

Batch ID/Form: A305509 - CHEMICAL MONITORING
Submitting Lab ID: 3000
PWS ID/Name: 1951020 - PEASE TRADE PORT - PORTSMOUTH
Report Date: 08/08/2013

Analytical Method: 584.1	1,3,5-TRICHLOROBENZENE	ND	CHLOROFORM	ND	T-BUTANOL (TBA)	ND	4,4'-ODD	ND	DIETHYL PHTHALATE	ND	Analytical Method: 525.2							
1,2-DIBROMO-3-CHLOROPROPANE	ND	1,3,5-TRIMETHYLBENZENE	ND	CHLOROMETHANE	ND	T-BUTYL BENZENE	ND	4,4'-ODE	ND	DIMETHYL PHTHALATE	ND	TRANS-NONACHLOR	ND					
1,2-DIBROMOETHANE(EDB)	ND	1,3-DICHLOROBENZENE	ND	CIS-1,2-DICHLOROETHENE	ND	TETRACHLOROETHENE	ND	4,4'-ODT	ND	ENDRN	ND	TRIFLURALIN (TRIFLUX)	ND					
Analytical Method: 585	1,3-DICHLOROPROPANE	ND	CIS-1,3-DICHLOROPROPENE	ND	TETRAHYDROFURAN(THF)	ND	ACENAPHTHENE	ND	ENDRN ALDEHYDE	ND	Analytical Method: 531.2	FLUORANTHENE	ND					
CHLORDANE	ND	1,4-DICHLOROBENZENE	ND	DIBROMOCHLOROMETHANE	ND	TOLUENE	ND	ACENAPHTHYLENE	ND	FLUORENE	ND	ALDICARB	ND					
TOXAPHENE	ND	2,2-DICHLOROPROPANE	ND	DIBROMOMETHANE	ND	TOTAL XYLENES	ND	ALACHLOR	ND	GAMMA-CHLORDANE	ND	ALDICARB SULFONE	ND					
Analytical Method: 524.2	2-BUTANONE(MEK)	ND	2-CHLOROTOLUENE	ND	DICHLOROFLUOROMETHAN E	ND	TRANS-1,2-DICHLOROETHENE	ND	ALDRIN	ND	ALPHA-CHLORDANE	ND	ALDICARB SULFOXIDE	ND				
1,1,1,2-TETRACHLOROETHANE	ND	2-HEXANONE	ND	DIISOPROPYL ETHER (DIPE)	ND	TRANS-1,3-DICHLOROPROPENE	ND	ALPHA-CHLORDANE	ND	ANTHRACENE	ND	HEPTACHLOR EPOXIDE	ND	CARBARYL	ND			
1,1,1,1-TRICHLOROETHANE	ND	2-METHOXY-2-METHYLBUTANOLAMINE	ND	ETHYL-T-BUTYL ETHER (ETBE)	ND	TRICHLOROETHENE	ND	ATRAZINE	ND	HEXACHLOROXYCLOPENTADIENE	ND	CARBOPURAN	ND	CARBOPURAN	ND			
1,1,2,2-TETRACHLOROETHANE	ND	4-CHLOROTOLUENE	ND	ETHYLBENZENE	ND	TRICHLOROFLUOROMETHAN E	ND	BENZOVANTRACENE	ND	HEXACHLOROXYCLOPENTADIENE	ND	METHOMYL	ND	METHOMYL	ND			
1,1,2-TRICHLOROETHANE	ND	4-METHYL-2-PENTANONE (MIBK)	ND	HEXACHLOROBUTADIENE	ND	VINYL CHLORIDE	ND	BENZO(A)PYRENE	ND	INDENO(1,2,3-CD)PYRENE	ND	OXAMYL	ND	OXAMYL	ND			
1,1-DICHLOROETHANE	ND	ACETONE	ND	ISOPROPYLBENZENE	ND	Analytical Method: 525.2	BENZO(B)FLUORANTHENE	ND	ISOPHORONE	ND	Analytical Method: 547	LINDANE	ND	GLYPHOSATE	ND			
1,1-DICHLOROETHENE	ND	BENZENE	ND	MP-XYLENE	ND	2,2,3,4,5-PENTACHLOROBIPHENYL	ND	BENZO(G,H)PERYLENE	ND	METHOXYCHLOR	ND	Analytical Method: 555	METOLACHLOR	ND	2,4-D	ND		
1,1-DICHLOROPROPENE	ND	BROMOBENZENE	ND	METHYL-T-BUTYLETHER (MTBE)	ND	2,2,3,7,8-PENTACHLOROBIPHENYL	ND	BENZO(K)FLUORANTHENE	ND	METHOXYCHLOR	ND	METRIBUZIN	ND	2,4-D	ND	ACIFLUORFEN	ND	
1,2,3-TRICHLOROBENZENE	ND	BROMOCHLOROMETHANE	ND	METHYLENE CHLORIDE	ND	2,2,3,4,4,5-HEPTACHLOROBIPHENYL	ND	BENZYL BUTYL PHTHALATE	ND	METHOXYCHLOR	ND	NAPHTHALENE	ND	NAPHTHALENE	ND	DICAMBA	ND	
1,2,3-TRICHLOROPROPANE	ND	BROMODICHLOROMETHANE	ND	N-BUTYLBENZENE	ND	2,2,4,4-TETRACHLOROBIPHENYL	ND	(S)-2-ETHYLHEXYL PHTHALATE	ND	METHOXYCHLOR	ND	DIACAMB	ND	DIACAMB	ND	DINOSEB	ND	
1,2,4-TRICHLOROBENZENE	ND	BROMOFORM	ND	N-PROPYLBENZENE	ND	2,2,4,4,5-PENTACHLOROBIPHENYL	ND	BUTACHLOR	ND	CHRYSENE	ND	PHENANTHRENE	ND	PHENANTHRENE	ND	PICLORAM	ND	
1,2,4-TRIMETHYLBENZENE	ND	BROMOMETHANE	ND	NAPHTHALENE	ND	0-XYLENE	ND	CHRYSENE	ND	DI(2-ETHYLHEXYL)ADIPATE	ND	PROPACHLOR	ND	PROPACHLOR	ND	SILVEX	ND	
1,2-DIBROMO-3-CHLOROPROPANE	ND	CARBON DISULFIDE	ND	0-XYLENE	ND	2,3-DICHLOROBIPHENYL	ND	DI(2-ETHYLHEXYL)ADIPATE	ND	DI-N-BUTYL PHTHALATE	ND	PYRENE	ND	PYRENE	ND	SILVEX	ND	
1,2-DIBROMOETHANE(EDB)	ND	CARBON TETRACHLORIDE	ND	P-ISOPROPYLTOLUENE	ND	2,4-DICHLOROBIPHENYL	ND	DIBENZO(A,H)ANTHRACENE	ND	DIELDRN	ND	Analytical Method: LADHAT 16-109-12-2-A	FLUORIDE	FLUORIDE	ND	FLUORIDE	ND	
1,2-DICHLOROBENZENE	ND	CARBON BROMIDE	ND	SEC-BUTYLBENZENE	ND	2-METHYLNAPHTHALENE	ND	DIELDRN	ND									
1,2-DICHLOROETHANE	ND	CHLOROETHANE	ND	STYRENE	ND													
1,2-DICHLOROPROPANE	ND																	



AMINANTS

SUMMIT

Haven Well Shutdown: Chronology of Events

- April 2014 – City Contacted by EPA regarding their request that Air Force sample the Pease Wells for PFCs
- Air Force Consultant sampled all three Pease wells in mid-April 2014 for PFCs
- May 12, 2014 – City staff are notified that PFC levels in Haven Well exceeded the EPA’s Health Advisory Standard for PFOS
 - 2.5 ug/L (Preliminary Health Advisory = 0.2 ug/L)
- May 12, 2014 - Haven Well is shut down
- Since May 12, 2014 - Pease water system is supplemented with water from Portsmouth’s water system (50% of demand supplied by Portsmouth)

The Key Questions:

1. What are these contaminants?
2. What are their levels?
3. Where did they come from?
4. What are the health effects?
5. How will the water system replace the lost water?
6. Have other water systems been contaminated?
7. What are the treatment options?



1 – What are these Contaminants?

Perfluorinated Hydrocarbons – In a Lot of Everyday Products

- Furniture and carpets treated for stain resistance, adhesives, food packaging materials, heat-resistant non-stick cooking surfaces, and electrical wiring insulation.
- PFCs have also been used in the production of firefighting foams.

2 – What are their Levels?

Sample Location	Collection Date	Perfluorobutane sulfonate	Perfluorodecanoic acid	Perfluorododecanoic acid	Perfluoroheptanoic acid	Perfluorohexane sulfonate	Perfluorohexanoic acid	Perfluorononanoic acid	Perfluorooctane sulfonate (PFOS)	Perfluorooctanoic acid (PFOA)	Perfluoropentanoic acid	Perfluoroundecanoic acid
PHA (µg/L)		--	--	--	--	--	--	--	0.2	0.4	--	--
HAVEN	16-Apr-14	0.051	0.0049 J	ND	0.12	0.83	0.33	0.017	2.5	0.35	0.27	ND
HAVEN	14-May-14	0.051	0.0043 J	ND	0.12	0.96	0.35	0.017	2.4	0.32	0.26	ND
HARRISON	16-Apr-14	0.002 J	ND	ND	0.0046 J	0.036	0.0087	ND	0.048	0.009	0.0079	ND
HARRISON	14-May-14	0.0019 J	ND	ND	0.0042 J	0.032	0.01	ND	0.041	0.0086	0.0084	ND
SMITH	16-Apr-14	0.00094 J	0.0044 J	0.012	0.0025 J	0.013	0.0039 J	ND	0.018	0.0035 J	0.0035 J	0.017
SMITH	14-May-14	0.00087 J	ND	ND	0.002 J	0.013	0.004 J	ND	0.015	0.0036 J	0.0034 J	ND

Notes:

Grey text indicates the parameter was not detected.

Indicates concentration above PHA

J - estimated value

all results in µg/L

ND - non detect

PHA - Provisional Health Advisory

-- indicates no established PHA

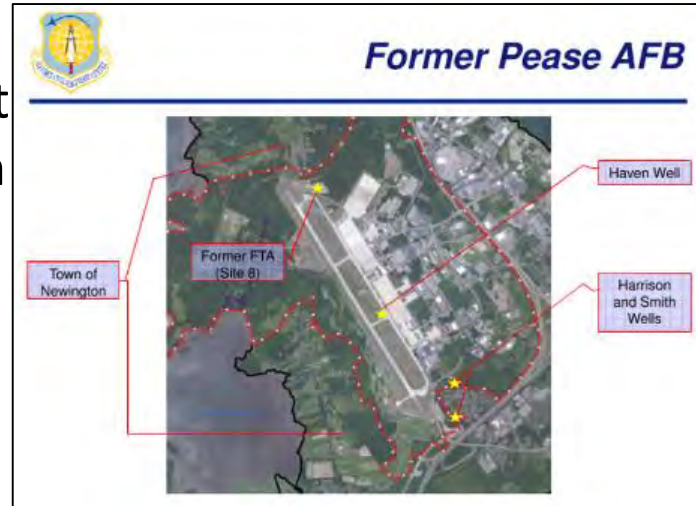
Haven Well – above the Preliminary Health Advisory (PHA) for PFOS

Harrison and Smith Wells – below the PHA for PFOS



3 – Where Did They Come From?

- In 1970, the Air Force began using Aqueous Film Forming Foam (AFFF), a firefighting agent that contains PFCs, to extinguish petroleum fires.
- A few reported fires prior to 1992
- Potential releases and spills



4 – What Are the Health Effects?

New Hampshire Department of Environmental Services:

Studies have shown that nearly all people have some level of PFCs in their blood. Potential health effects from exposure to low levels of PFCs are not well understood. To date studies have been inconclusive as to whether PFCs can affect growth and development, hormone levels including thyroid hormone, liver enzyme levels, cholesterol levels, immune function or occurrence of certain types of cancer. Further research is needed to determine whether PFCs can cause health changes in humans. The EPA states that existing evidence is too limited to support a strong link between PFCs and cancer in people.

<http://des.nh.gov/media/pr/2016/20160304-saint-gobain.htm>

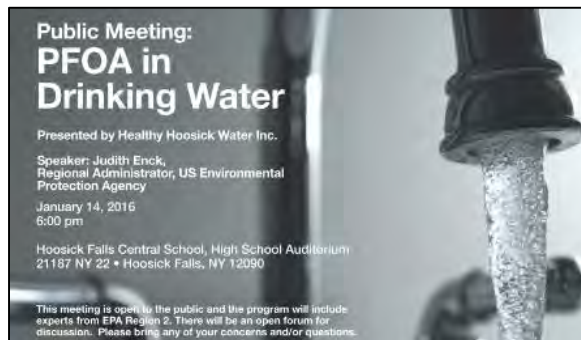


5 – How Will the Water System Replace the Loss of the Haven Well?

- Loss of the largest water source serving the Pease Tradeport:
 - Safe yield of 534 Gallons per minute (GPM) – 769,000 Gallons per day (GPD)
- Portsmouth water system has been supplementing Pease through booster pumps:
 - Reduces the available water to Portsmouth's core water system by nearly 10%

6 – Have Other Water Systems Been Contaminated by PFCs?

- Oakdale, Minnesota – 3M Manufacturing
- Newcastle, Delaware – Air Base
- Paulsboro, New Jersey – PFC Manufacturing
- Hoosick Falls, New York – PFC Manufacturing
- Merrimack, New Hampshire – PFC Manufacturing



**Public Meeting:
PFOA in
Drinking Water**

Presented by Healthy Hoosick Water Inc.

Speaker: Judith Enck,
Regional Administrator, US Environmental
Protection Agency

January 14, 2016
6:00 pm

Hoosick Falls Central School, High School Auditorium
21187 NY 22 • Hoosick Falls, NY 12090

This meeting is open to the public and the program will include experts from EPA Region 2. There will be an open forum for discussion. Please bring any of your concerns and/or questions.

7 – What are the Treatment Options?

- Activated Carbon Filtration is most widely accepted for drinking water applications
- Membrane Filtration
- Anion Exchange
- Advanced Oxidation



MDH

<http://www.health.state.mn.us/index.html>

Minnesota Department of Health

Oakdale and 3M Work Together to Remove Perfluorochemicals

From the Spring 2010 Minnesota Department of Health Public Water Supply Unit, © Waterline, Minnesota Department of Health



EMERGING CONTAMINANTS
SUMMIT

May 2014:

Technical Response Team Forms

- Weekly meetings (initially) either in-person or via teleconference:
 - City of Portsmouth Staff
 - City consultants
 - Pease Development Authority
 - Environmental Protection Agency
 - New Hampshire Department of Environmental Services
 - Waste Division
 - Drinking Water and Groundwater Bureau
 - Air Force Civil Engineering
 - Air Force Consultants
 - New Hampshire Health and Human Services
 - Agency for Toxic Substances and Disease Registry (ATSDR)
 - Others, depending on topic



EMERGING CONTAMINANTS
SUMMIT

The Response and Action Plan

- Data Collection
- Forensic Analysis on Contamination
- Health Information
- Water System Operational Changes
 - Existing Supplies
 - Alternative Supplies
 - Treatment Options
- Public Outreach

Volumes of Information...



May 22, 2014 – Press Release



4 A A *an official NEW HAMPSHIRE government website*

dhhs New Hampshire Department of
HEALTH AND HUMAN SERVICES

Families & Children Women Teens Adults Seniors People with Disabilities

Translate this page

Home
About DHHS
Divisions/Offices
Media
Statistics
Online Tools
Vendors / RFP
Job Opportunities
Topics A to Z
Contact

Press Release

Unregulated Contaminant Found In Pease Tradeport Water System

Publish Date:
May 22, 2014

Contact:
Public Information Office

Concord, NH – The New Hampshire Department of Health and Human Services (DHHS), Division of Public Health Services, and the Division of Environmental Services (DES) are today announcing the discovery of an unregulated contaminant, perfluorooctanesulfonic acid (PFOS) from a well that serves the Pease Tradeport Water System. PFOS is one of a class of chemicals known as PFCs. The discovery of PFOS in the water system is a "provisional health advisory" set by the U.S. Environmental Protection Agency. The City of Portsmouth has immediately shut down by the City of Portsmouth.

The water in the other two wells servicing Pease Tradeport Water System is at a provisional health advisory level. Out of an abundance of caution, the City of Portsmouth has immediately tested, since the systems at Pease and Portsmouth are interconnected. The results of the testing used to service the city of Portsmouth. The results of the testing of the wells or surface water sources that serve the Port



Pease Tradeport Water Information

On Monday May 12, 2014, City of Portsmouth staff were notified by the New Hampshire Department of Environmental Services (NHDES) that water sampling results for the Haven Well showed that perfluorooctanesulfonic acid, an unregulated contaminant, exceeded the provisional health advisory levels recommended by the Environmental Protection Agency. The Smith and Harrison wells also had levels of this unregulated contaminant in their water but they were well below the advisory levels. As a precautionary measure, the City took the Haven Well immediately off line as recommended by NHDES Drinking Water and Groundwater Bureau. Therefore, all sources of supply currently serving the Pease Tradeport Water System are below the provisional standard.

[May 22, 2014 News Release and Information regarding Pease International Tradeport Water System](#)

[City of Portsmouth Information Regarding Pease International Tradeport Water System](#)

[Additional information related to this issue can be found by clicking here.](#)

[Union Leader Article - May 22, 2014](#)



May 28, 2014: State, Health and Water System Officials Hold First Public Meeting



Air Force Involvement

- Funding all the technical work and site monitoring
- September 2014 agreement with City to fund:
 - City's technical support
 - Search for replacement groundwater source

U.S. Air Force Civil Engineer Center

HOME NEWS LIBRARY PARTICIPATES QUESTIONS MAIL/DFP/AF

Home » Environment » Perfluorinated Compounds

Air Force Response to perfluorinated Compounds (PFCs)

PERFLUORINATED COMPOUNDS

Learn more about PFCs and what the Air Force is doing to address this emerging contaminant.

PLAY VIDEO

Perfluorinated compounds, or PFCs, are a group of manmade chemicals that have been used for a wide variety of residential, commercial and industrial uses. PFCs are difficult to break down naturally and because they do not have metabolites, regulatory agencies, including several federal and state agencies, are beginning to regulate their use. The Air Force Civil Engineer Center is aware of PFC releases on its military and civilian facilities and is working in cooperation with state and federal regulators to identify affected sites and, when necessary, take corrective action.

Useful Links

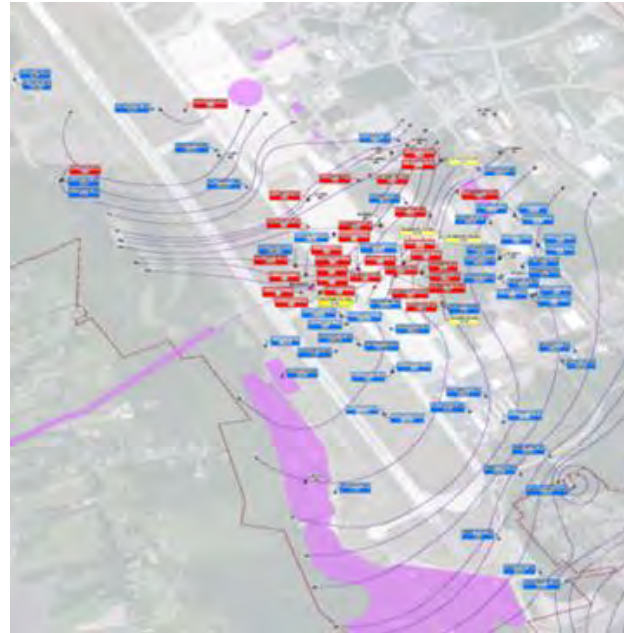
- Environmental Protection Agency
 - Peer review of health effects documents for PFOA and PFOS
 - PFOA and PFOS Environmental Toxicology
 - Emerging Contaminants: PFOA and PFOS
- Center for Disease Control and Prevention
 - Perfluorooctanoic acid
 - Toxicological profile for Perfluorooctanoic acid
- National Institute of Environmental Health Sciences
 - Perfluorinated Chemicals
- Other information sources
 - Health effects assessment for Perfluorooctanoic acid (PFOA)
 - Health effects assessment for Perfluorodecanoic acid (PFDA)

Air Force Response

- PFC Testing Priority
- Frequently Asked Questions
- Installation Specific Information
 - Internet Public AFCL New Dispensary
- About PFCs
 - Base Response Department of Health & Human Services
 - Air Force Response to PFCs at Fort St. Vrain AFB
 - Press Release: Air Force Testing Phase 1/2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000
- Former Wurtsmith AFB, Michigan

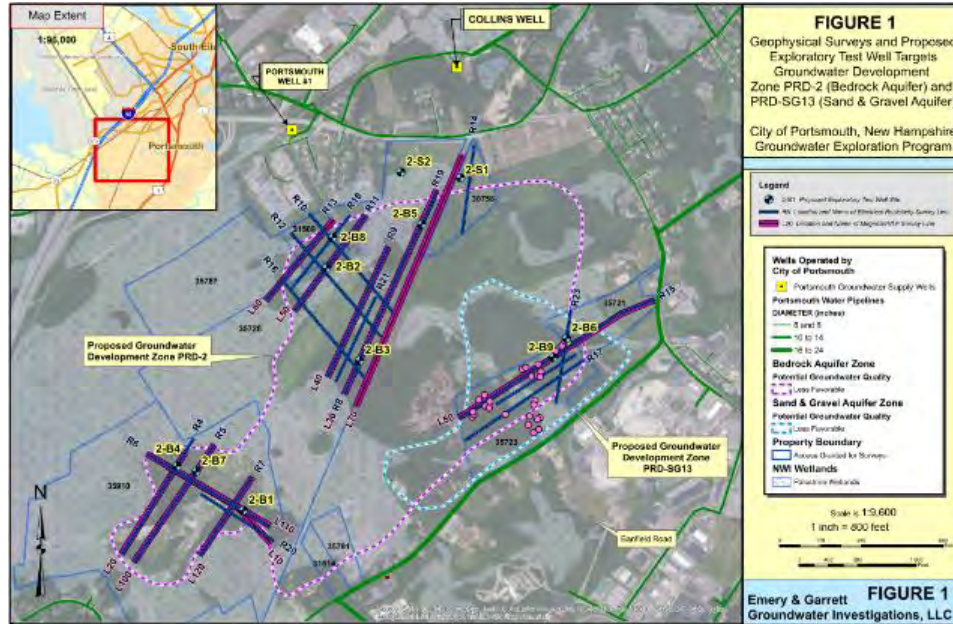
Extensive Monitoring Program Developed

- Weekly PFC sampling of water supply wells
- Sentry well network sampling
- Installation of new sentry wells to fill data gaps
- Hydrogeological evaluations



Fall 2014

Replacement Well Study



Continued Public Outreach Throughout 2014

- City Website
 - Water System Status
 - Water Quality Monitoring Data
 - Public Meetings
- New Hampshire Department of Health and Human Services
 - Health Effects

Congressional Delegation Support for:

- 1) Treatment of Wells
- 2) Aquifer Restoration
- 3) Biomonitoring of those effected

The screenshot shows the official website of Senator Kelly Ayotte for New Hampshire. The header includes her name and title, along with social media icons for Facebook, YouTube, and Twitter. The main navigation bar lists: HOME, ABOUT KELLY, THE GRANITE STATE, NEWS CENTER, ISSUES, and AT YOUR SERVICE. The article headline is "Shaheen, Ayotte Call for Air Force to Immediately Comply with EPA Order on Haven Well Contamination", dated July 24, 2015. The article text begins: "(WASHINGTON, D.C.) - U.S. Senators Jeanne Shaheen (D-NH) and Kelly Ayotte (R-NH) today called on the U.S. Air Force to immediately comply with the Environmental Protection Agency (EPA) administrative order that requires the cleanup of perfluorochemicals (PFCs) that contaminate the Haven Well in Portsmouth. Last week, the Senators applauded the directive from the EPA that requires the U.S. Air Force to begin restoration of the Haven Well and to prevent the further spread of contamination. The letter reads in part:

The video player shows Senator Jeanne Shaheen in a blue suit speaking at a hearing table. A nameplate in front of her reads "MS. SHAHEEN". To her right, another nameplate reads "MR. BLOMQUIST". The video title is "Shaheen Questions Nominee to Serve as Under Secretary of the Air Force on Pease Well Contamination". The channel is "SenatorShaheen" with a "Subscribe" button and "171" subscribers. The video has "23 views".

March 2015 – Blood Testing Program Announced



By Jennifer
Crompton
BIO »

Blood tests planned for those concerned about Pease contamination

Well shut down after contaminants found

UPDATED 6:21 PM EDT Mar 25, 2015

Text Size A A



SHOW TRANSCRIPT »



MERGING CONTAMINANTS
SUMMIT

May 2015

Community Advisory Board Forms 14 Meetings Held in 2015



June 17, 2015 Public Meeting – First Blood Test Results

Perfluorochemical (PFC) Testing Program: Summary of the First 98 Test Results

Benjamin P. Chan, MD, MPH
NH State Epidemiologist
Department of Health & Human Services
June 17, 2015



July 8, 2015

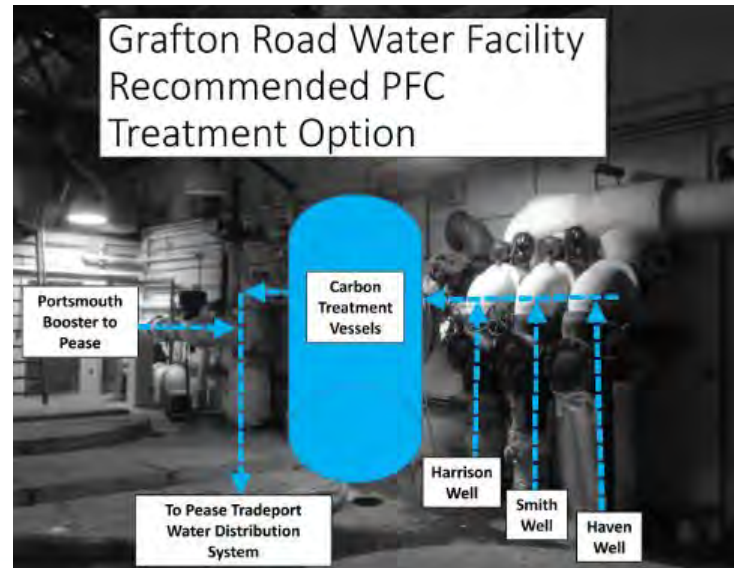
EPA Issues Administrative Order to Air Force:

- Treat Haven Well
- Aquifer Restoration



September 1, 2015 Meeting with Air Force and Senator Shaheen

- City presses for treatment of all three Pease Wells
 - Haven to address PFOS PHA exceedance
 - Smith and Harrison to demonstrate treatment and as a contingency



September 9, 2015

Community Advisory Board

Pediatric Blood Testing Results



9.9.15 Community Advisory Board Haven Well Contamination

October 14, 2015

Community Advisory Board Meeting with ATSDR

Agency for Toxic Substances and Disease Registry (ATSDR)

Haven Well
Community Advisory Board Meeting
City of Portsmouth, NH

October 14, 2015

National Center for Environmental Health
Agency for Toxic Substances and Disease Registry

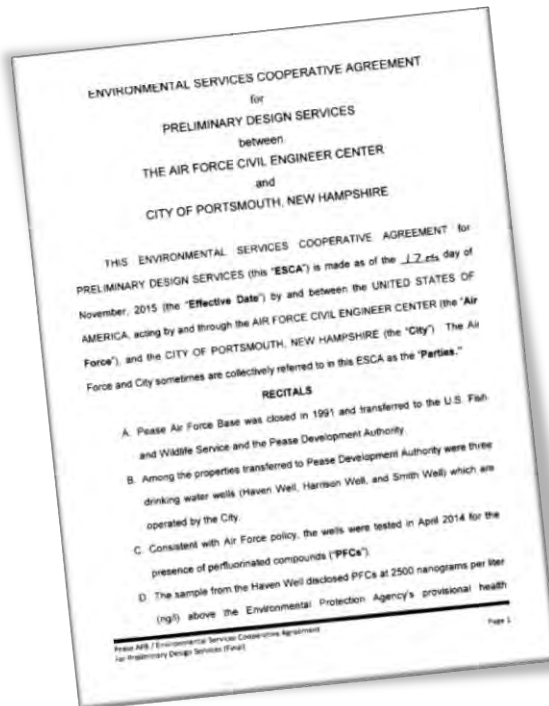


- **New Hampshire Department of Health and Human Services (NH DHHS) requested**
 - scientific and technical assistance
 - comments on their biomonitoring protocol and
 - CDC laboratory analysis of serum samples collected in the community
- **New Hampshire Department of Environmental Services (NH DES) identified**
 - a need to evaluate people's exposures to Perfluorinated Chemicals (PFCs) contamination in drinking water



EMERGING CONTAMINANTS
SUMMIT

November 2015 Air Force Agreement to Treat All Three Pease Wells



Well Treatment

- Preliminary Design – Complete (\$60,000)
- Within Six Months of next Air Force Agreement:
 - Piloting - \$59,000
 - Harrison/Smith Carbon Filters - \$837,000
 - Final Design of full treatment system upgrades - \$587,000
- Construction of all treatment system upgrades (8 to 12 months)
 - Current cost estimate of \$8 to \$9 million

Looking Ahead for 2016

- Design and construction of treatment systems
- Continued monitoring of PFCs aquifer cleanup
- Spring – Release of Final Round of Blood Testing
 - 471 Tested during first round
 - 1,107 Tested during second round
- Blood Testing and Biomonitoring Follow-up

Restoration Advisory Board (RAB)

March 16, 2016 – First Meeting



Restoration Advisory Board (RAB) Factsheet

What is a RAB?

A restoration advisory board, or RAB, is a stakeholder group that meets regularly to discuss environmental restoration at a specific property that is currently or was formerly owned by the Department of Defense, or DOD, where the DOD oversees the environmental restoration process.

Who participates in a RAB?

A RAB provides an interactive and focused forum for interested individuals and groups to exchange information with representatives of regulatory agencies; the installation and the community.

- Brian Goetz, Deputy Director of Public Works, is the staff representative coordinating the City's Involvement

Community Assistance Panel (CAP)

- ATSDR establishing CAP in Portsmouth to address questions and concerns about health impacts related to the PFC contamination at Pease
- The CAP provides an avenue for ATSDR to inform the community of site-specific findings as they become available.
- Kim McNamara, Health Officer, is the staff representative coordinating the City's Involvement

Questions?





Portsmouth Municipal Complex

Strategies for programmatic and physical plant improvements
to better serve the public

HISTORY



The Municipal Complex buildings occupied by various City Hall departments were built in 1929, 1950 and 1962.

After minor renovations, the City Hall departments moved into the Municipal Complex in 1988.

The Portsmouth Police Department moved into the 1962 building in 1991.



HISTORY



- In 2011 the Police Department Organizational Review cited the need for additional PD storage.
- In August 2014 the P.D. followed up with a partial Facility Study that did not include remaining in the complex.
- Simultaneously, The City ordered a comprehensive Facility Condition Assessment of the entire complex in 2014, identifying \$11,000,000 in upgrades and repairs.
- After assessing the facility, the City commissioned a programmatic needs study in 2015 for every department that occupied the complex.

POLICE DEPARTMENT

The 2011 PD Organizational Review cited the need to reorganize the PD and its physical space to assure maximum efficiency.

In 2014 the PD commissioned a Facility Study to determine the suitability of the complex for its future needs.

The PD Facility Study estimated spatial needs through 2035, focusing on the concept of a new, 66,000 square foot stand alone building and did not consider renovation of the existing space.

The Facility Study, done by Lavallee Brensinger Architects with ADG, indicated that PPD renovation could not be limited to the PD alone, but would require bringing the entire wing and facility up to code.



FACILITY CONDITION ASSESSMENT

- This ISES Corp. Facility Condition Assessment addressed the physical condition of the Complex. \$11,000,000 in short term needs were identified, with an additional \$4,000,000 over ten years.
- Of immediate concern was the failure of the building envelope at the north wall of the 1962 building.
- The City subsequently retained the services of Gale Associates to inspect and report on failures in the building envelope on the north wall of the 1962 building.



NORTH WALL FACADE

- Gale Associates inspected the failed masonry and windows and prescribed a temporary stabilization plan, implemented by the City immediately.
- The permanent repair is to be put in place in 2017, with an estimated cost of \$1.3M to \$2M including soft costs.



CITY HALL PROGRAMMATIC NEEDS



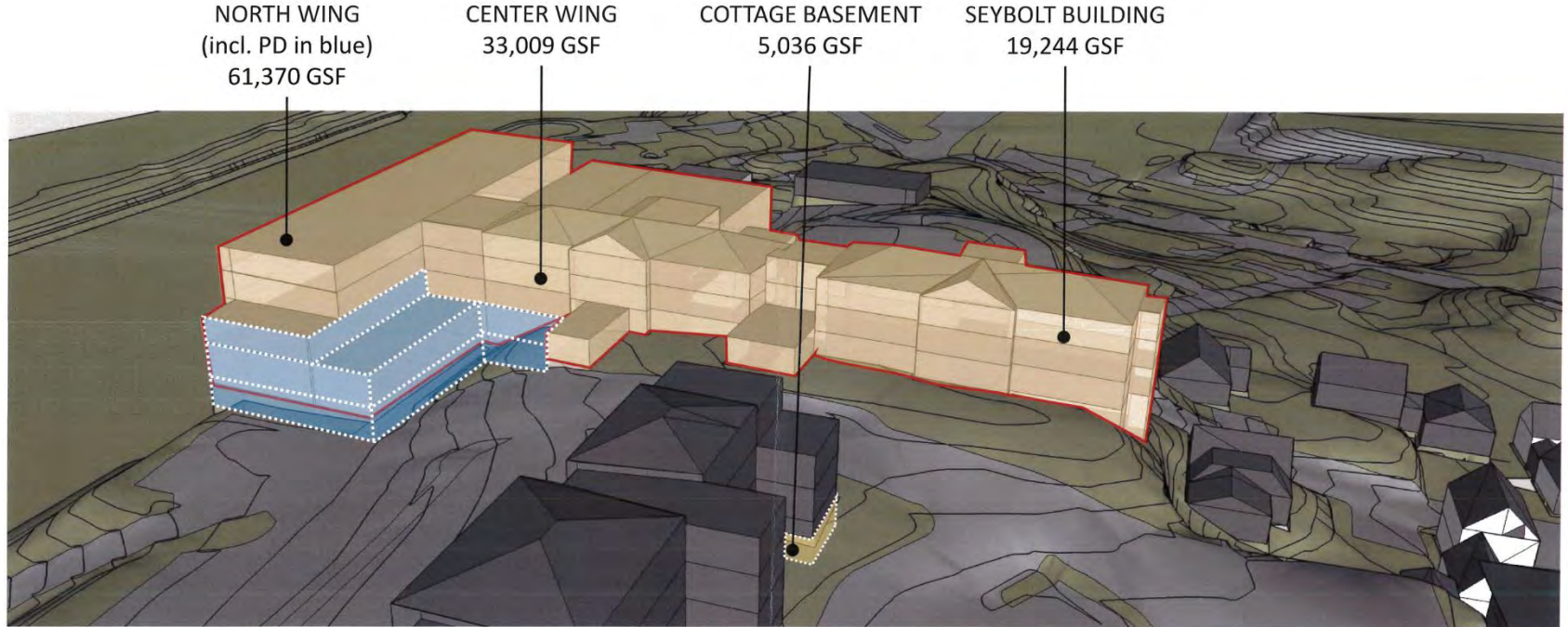
- The City engaged LBA to conduct a comprehensive study of each department within the complex.
- This information was used to determine if City investment in the complex would suit the future needs of the public.
- It was determined that the 118,000 SF complex has sufficient space to accommodate future needs for all departments, including the PD, projecting to 2035.

CONSTRUCTION OPTIONS

- Relocate the PD to a 4 acre site.
- Renovate Municipal Complex, without PD.
- Renovate PD at existing site to address 2035 projected needs.
- Renovate CH to address 2035 projected needs in the existing complex.
- Sell Municipal complex, relocate CH and PD.



EXISTING GSF



Portsmouth City Hall Programmatic Needs Evaluation

Test Fits – Departmental Plan Options
11/30/2015

LAVALLEE BRENSINGER ARCHITECTS

TOTAL AVAILABLE SQUARE FOOTAGE: 118,659 GSF

TOTAL PROGRAM AREA 30% EFFICIENCY FACTOR: 111,179

TOTAL PROGRAM AREA 50% EFFICIENCY FACTOR: 117,424

Includes 66,005 sf Police Department – 2014 Program Study

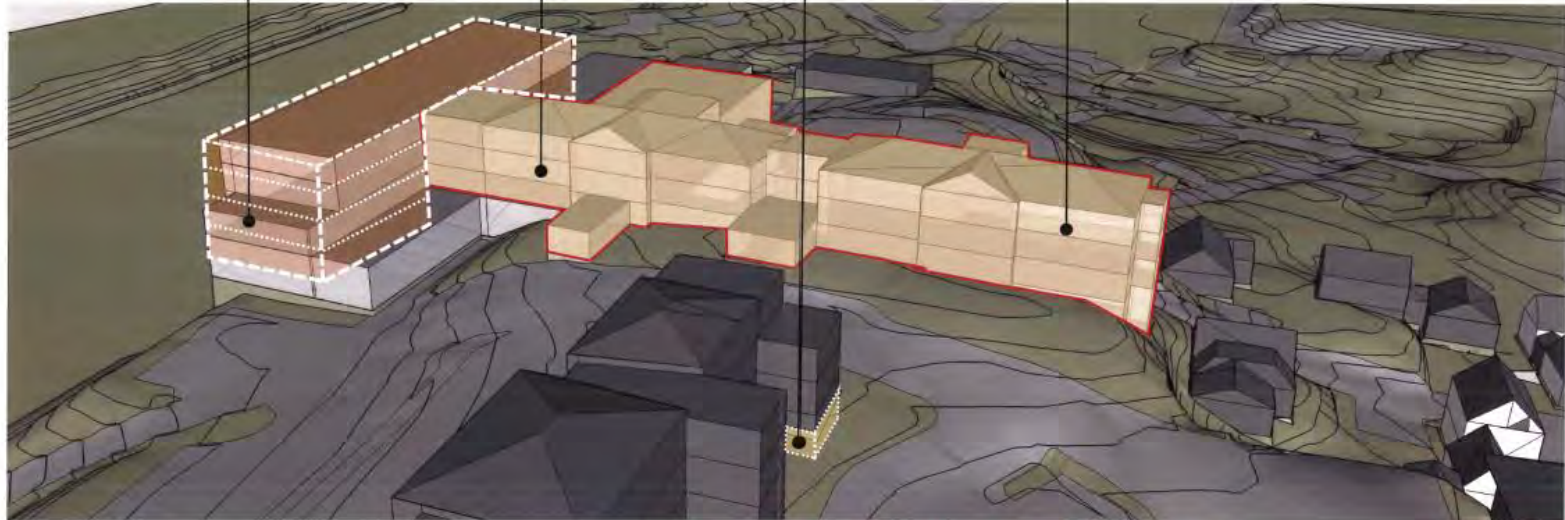
DEMOLISH & REPLACE NORTH WING – ALL DEPARTMENTS REMAIN AT CITY HALL COMPLEX

ADDITION/NEW CONSTRUCTION
REQUIRED:
UP TO 60,135 GSF
(0 IF PD ACCOMMODATED ELSEWHERE)

CENTER WING
33,009 GSF

COTTAGE BASEMENT
5,036 GSF

SEYBOLT BUILDING
19,244 GSF



Portsmouth City Hall Programmatic Needs Evaluation

Test Fits – Departmental Plan Options
11/30/2015

LAVALLEE BRENSINGER ARCHITECTS

TOTAL AVAILABLE SQUARE FOOTAGE (Existing): 57,289 GSF

TOTAL PROGRAM AREA 30% EFFICIENCY FACTOR: 111,179

TOTAL PROGRAM AREA 50% EFFICIENCY FACTOR: 117,424

ADDITION(S)/NEW CONSTRUCTION REQUIRED: 53,980-60,135

CONSTRUCTION COST ESTIMATES

Construction Cost estimates vary depending on the extent of work and phasing.

2015 NH benchmark construction costs were:

Mid range interior renovation - City Hall	\$125/SF
Mid range interior renovation – PD	\$150/SF
New Construction – Additions	\$400/SF

Other Cost factors-

- Land acquisition
- Demolition
- Sitework
- Commissioning
- Projected annual cost escalation is currently 5% to 6%.
- Soft costs (design, engineering, CM, testing) add 18- 20% to the construction costs
- Major MEP alterations/upgrades/system replacement



CONSTRUCTION COST COMPARISONS

	Square Feet	2016 Cost	Projected 8 year Escalated Cost	+20% Soft Costs
Stand Alone PD new construction	66,000	\$24.8m	\$36.6m	\$43.9m
Renovations/Additions- City Hall (less PD)	64,620	\$11.3m	\$13.1m	\$15.7m
Renovations – PD	57,756	\$11.1m	\$13.0m	\$15.6m
Combined Renovations /additions CH and PD	122,376	\$22.4m	\$26.0m	\$31.2m
Sell Municipal Complex and build new (excluding land)	100,000	\$37.5M	\$55.4M	\$66.5M

2016 Costs/SF applied, excluding soft costs and escalation:

Additions to City Hall/PD	\$400/SF	
CH Renovations		\$125/SF
PD Renovations		\$150/SF
North wall Façade		\$1.39m Allowance – Demolition & Replacement (budget \$2M)
Renovations-Storage/Utility	\$ 75/SF	
New Construction off site	\$375/SF	



Questions?

Update on Recreation Fields

David Moore, Assistant City Manager

Rus Wilson, Recreation Director

Peter Rice, Director of Public Works

Key concepts and findings

- 2010 Recreation Needs Study - 4 and 5 outdoor multi-use recreation fields are needed in the City
- Many youth and adult leagues
 - cannot **practice** (due to the availability of fields number)
 - cannot **play competition games** (due to under sizing)
 - cannot **play at all** (due to weather and poor drainage)
 - **play on substandard** fields (due to turf condition)
- Synthetic turf along with related amenities (lighting, parking, concession/storage) are recommended.

Former Stump Dump at Greenland Road

- City controls the site and ground work has been laid
- One regulation-sized multi-purpose field
- Adjacent to the Hampton Branch Rail Trail
- Near neighborhoods and the Plains Park and Ball Field
- Estimated cost for synthetic turf field, parking, building, and lighting
 - \$2 million



Stump Dump Site Cost Estimate w/ Synthetic Turf and Gravel Parking

Park Improvement Element	Budget Cost	Notes
Contractor's General Conditions	\$90,000	
Site Preparation	\$50,000	
Fine Grading	\$50,000	
Parking Area	\$100,000	(Gravel parking Area)
Multiuse Field w/ Synthetic Turf	\$886,000	1 full size field
Sports Field Lighting	\$350,000	
Remaining Lawn	\$60,000	
Support Building	\$100,000	Restroom, storage
Subtotal	\$1,596,000	
Design, Engineering, Testing and Survey	\$191,520	
Contingency (10%)	\$159,600	
Grand Total	\$2,037,120	



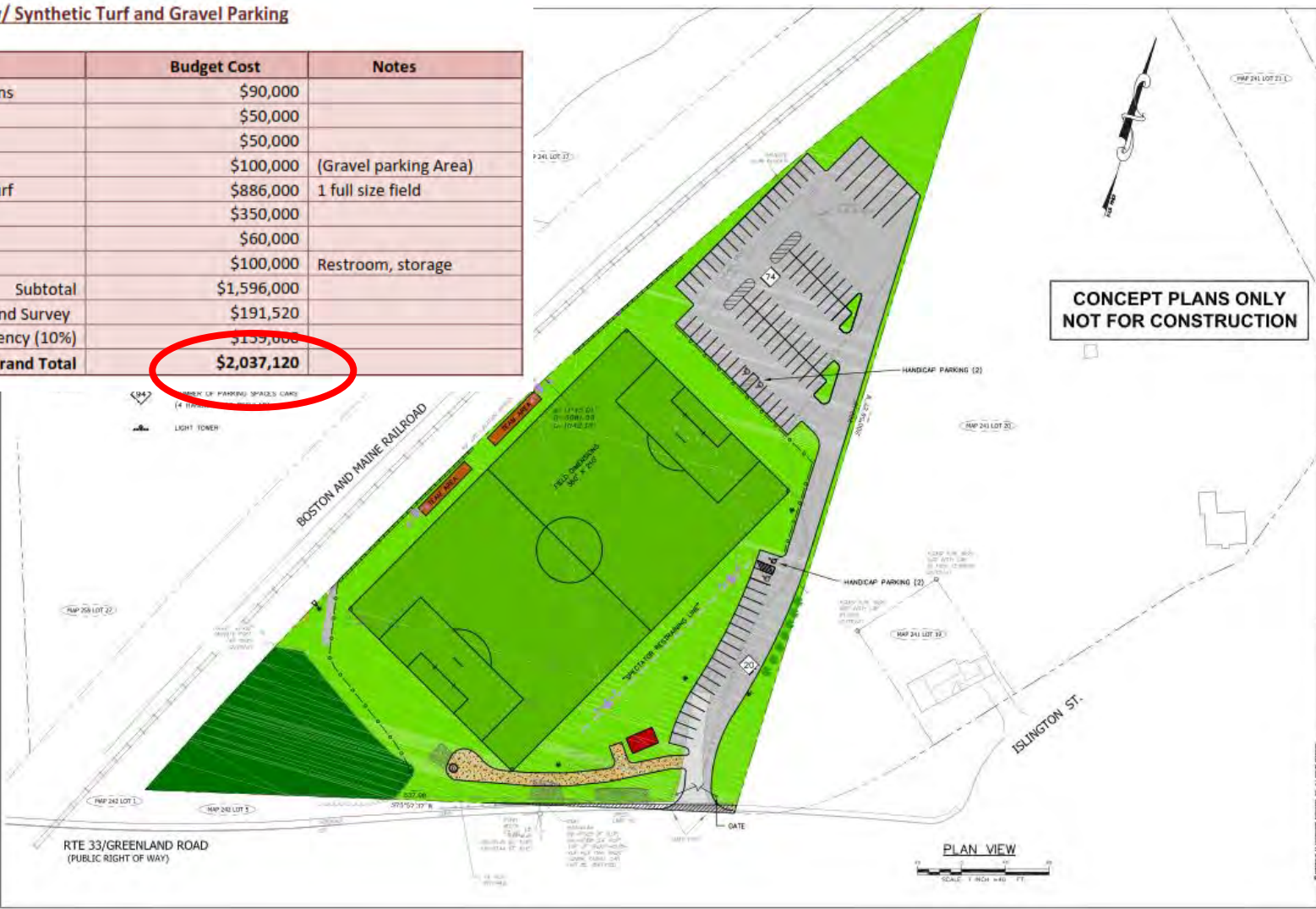
**CONCEPT PLANS ONLY
NOT FOR CONSTRUCTION**

RTE 33/GREENLAND ROAD
(PUBLIC RIGHT OF WAY)

PLAN VIEW
SCALE: 1" = 40' FT

Stump Dump Site Cost Estimate w/ Synthetic Turf and Gravel Parking

Park Improvement Element	Budget Cost	Notes
Contractor's General Conditions	\$90,000	
Site Preparation	\$50,000	
Fine Grading	\$50,000	
Parking Area	\$100,000	(Gravel parking Area)
Multiuse Field w/ Synthetic Turf	\$886,000	1 full size field
Sports Field Lighting	\$350,000	
Remaining Lawn	\$60,000	
Support Building	\$100,000	Restroom, storage
Subtotal	\$1,596,000	
Design, Engineering, Testing and Survey	\$191,520	
Contingency (10%)	\$191,520	
Grand Total	\$2,037,120	



4 SPACES OF PARKING SPACES CARS
(4 TOTAL)

LIGHT TOWER

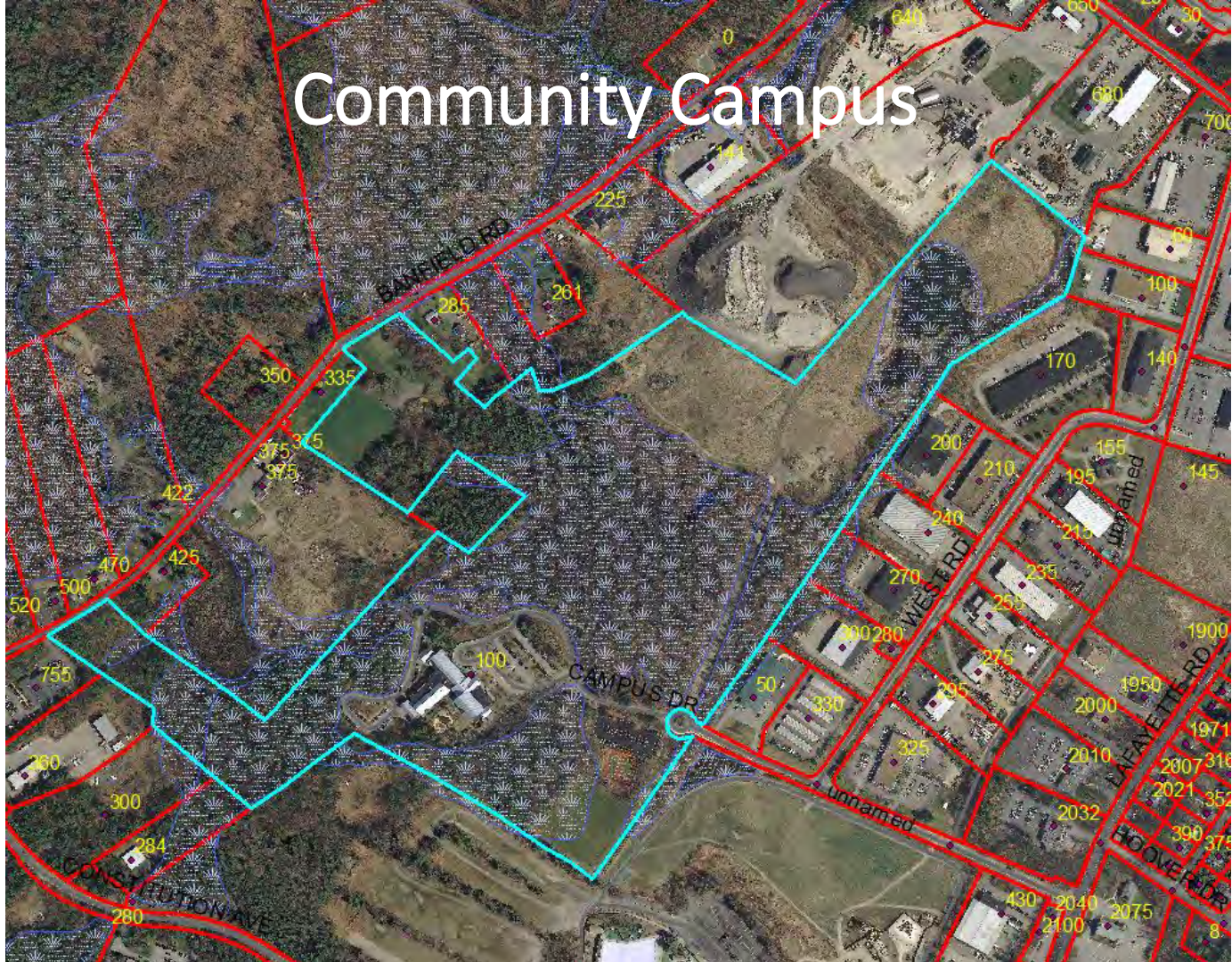
RTE 33/GREENLAND ROAD
(PUBLIC RIGHT OF WAY)

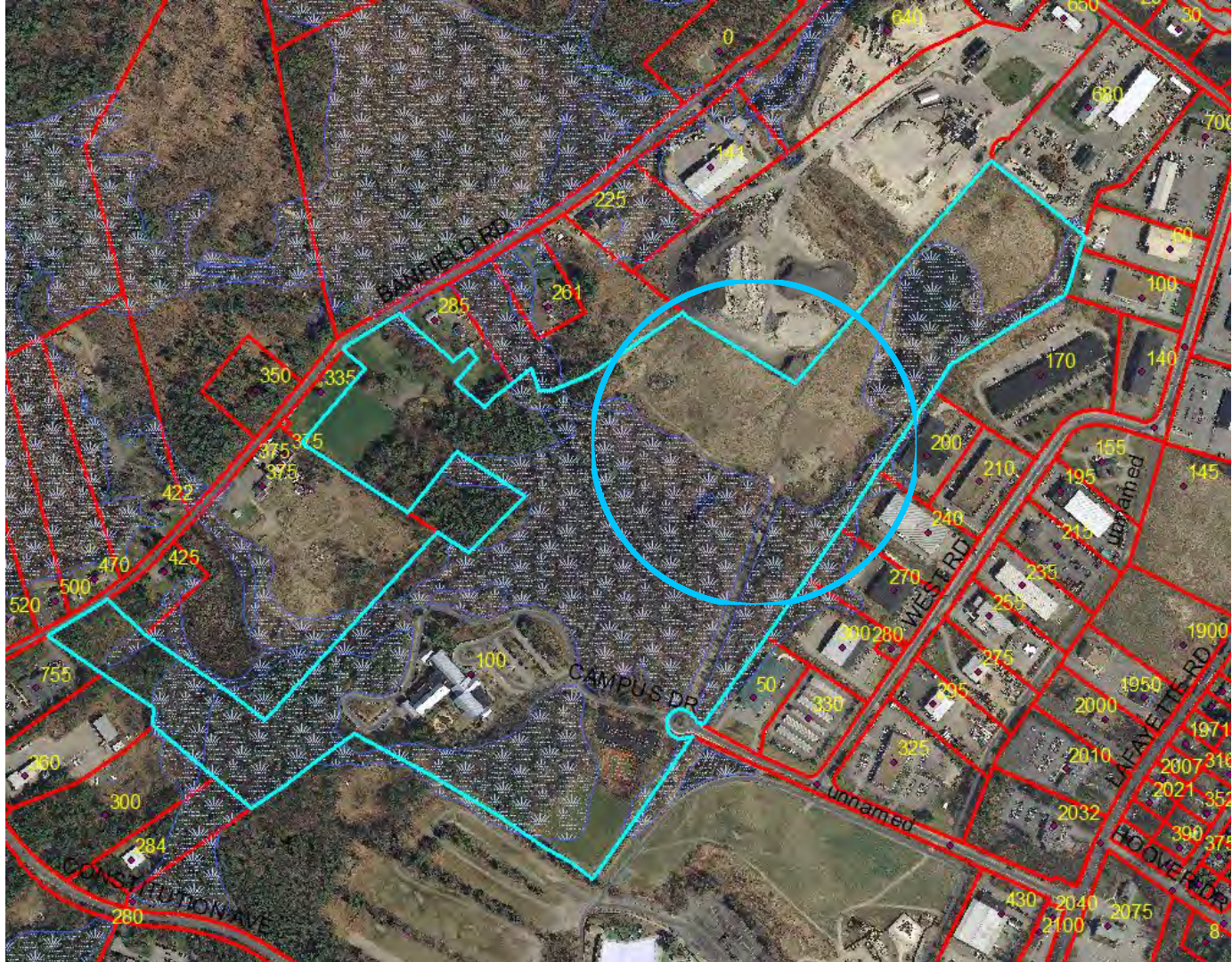


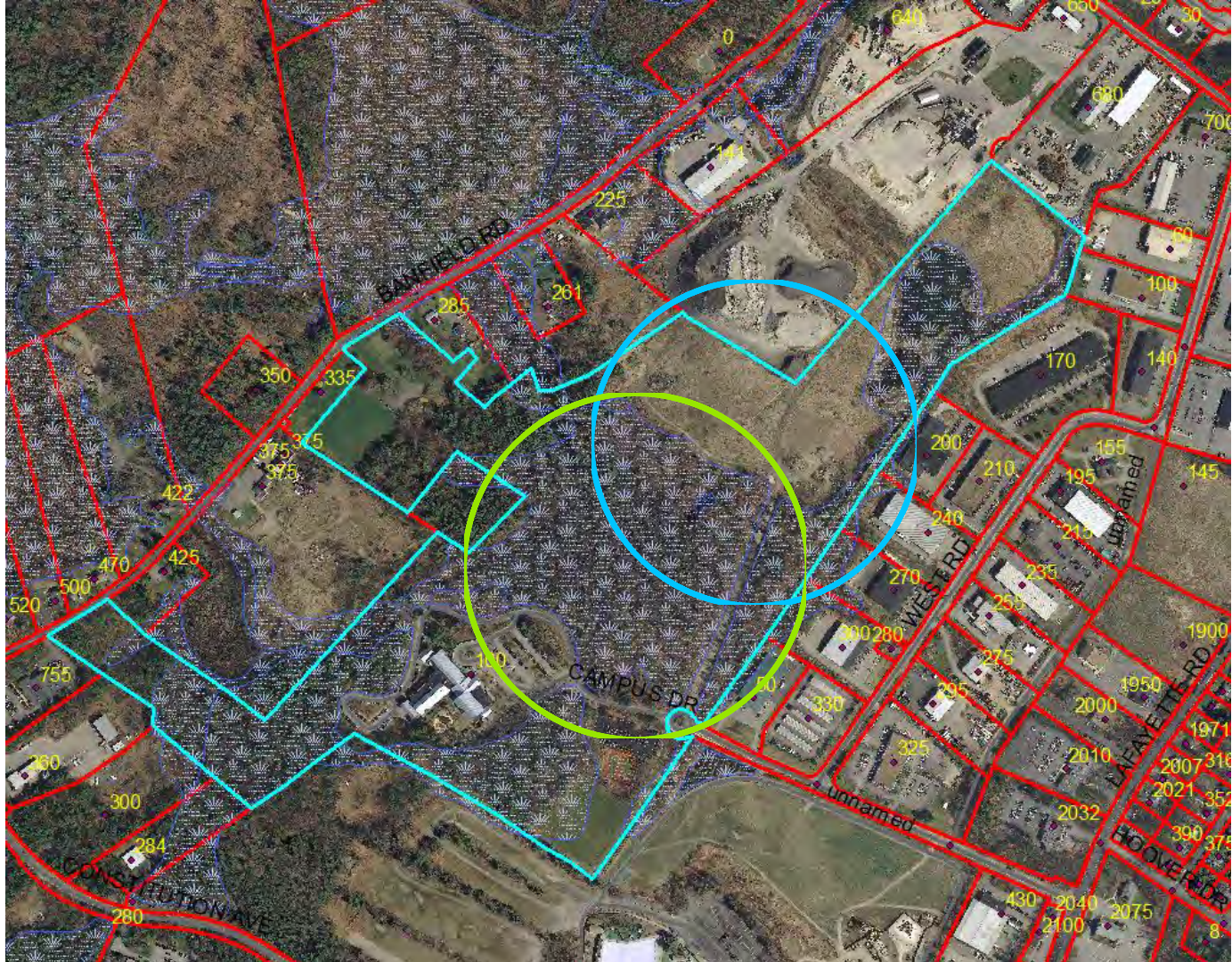
Multi-Field Complex Development

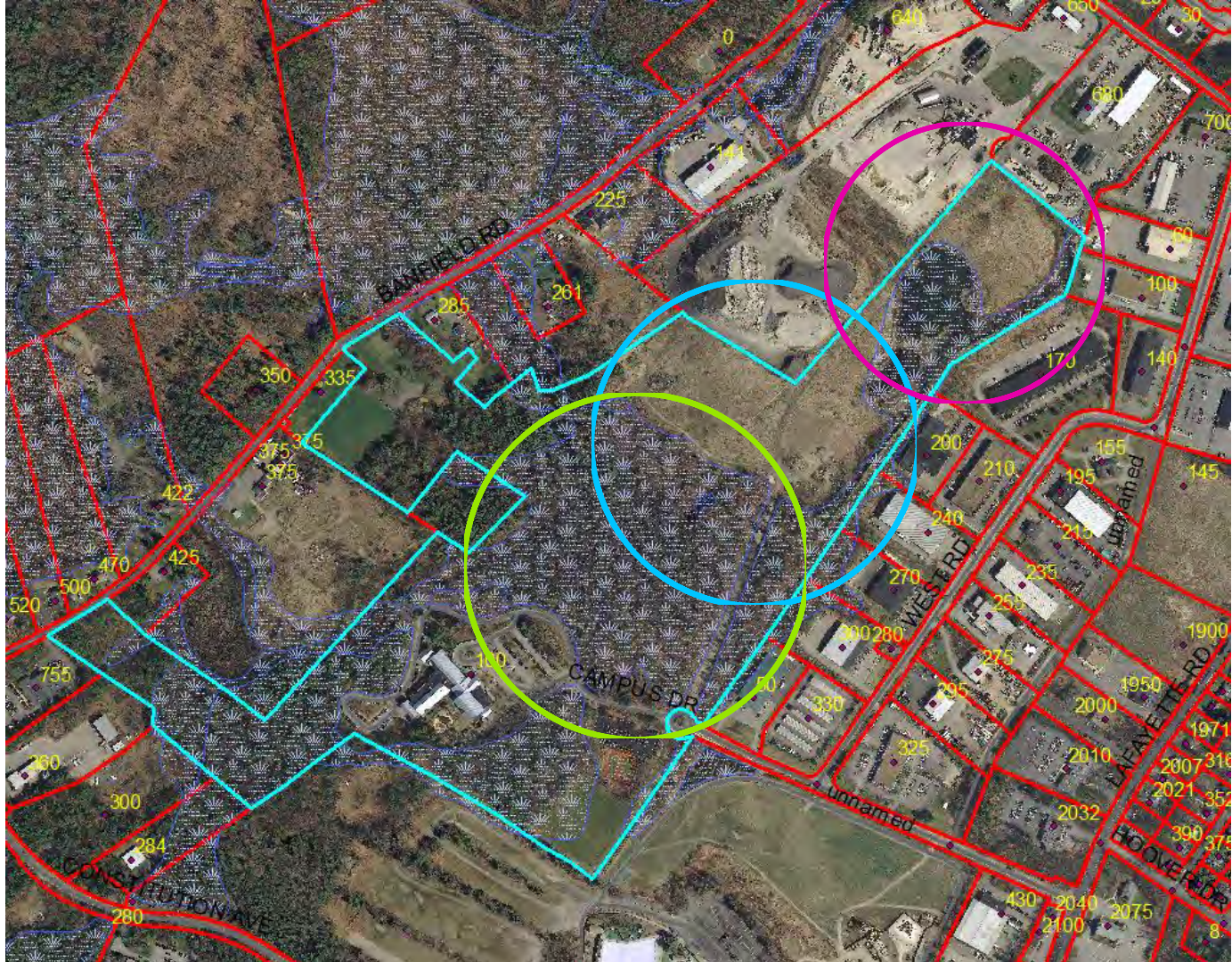
- Co-locating field facilities has many benefits from operations to convenience for families.
- Limited large tracks of buildable land are available to meet the multi-field goal.

Community Campus

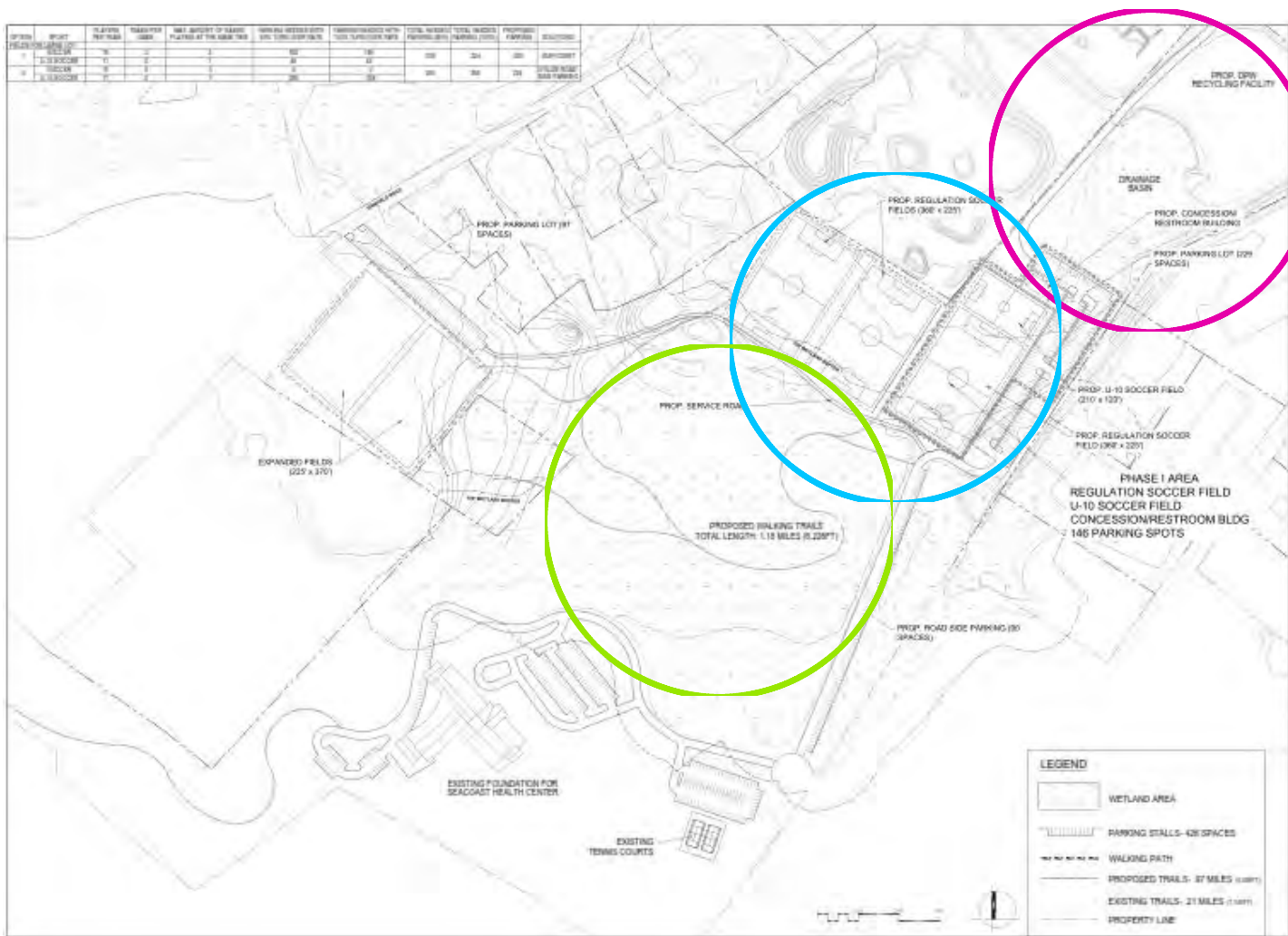






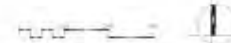


OFFICE	SPORT FIELD OR COURT TYPE	PLANNED FOOTBALL PRACTICE FIELDS	BASEBALL FIELDS	SOFTBALL FIELDS	NETBALL COURTS	AMPHITHEATRE	STADIUM	CONCOURSE	RESTROOM	OTHER
1	SOCCER FIELD	2	1	1	1	1	1	1	1	1
2	SOCCER FIELD	2	1	1	1	1	1	1	1	1
3	SOCCER FIELD	2	1	1	1	1	1	1	1	1
4	SOCCER FIELD	2	1	1	1	1	1	1	1	1
5	SOCCER FIELD	2	1	1	1	1	1	1	1	1
6	SOCCER FIELD	2	1	1	1	1	1	1	1	1
7	SOCCER FIELD	2	1	1	1	1	1	1	1	1
8	SOCCER FIELD	2	1	1	1	1	1	1	1	1
9	SOCCER FIELD	2	1	1	1	1	1	1	1	1
10	SOCCER FIELD	2	1	1	1	1	1	1	1	1
11	SOCCER FIELD	2	1	1	1	1	1	1	1	1
12	SOCCER FIELD	2	1	1	1	1	1	1	1	1
13	SOCCER FIELD	2	1	1	1	1	1	1	1	1
14	SOCCER FIELD	2	1	1	1	1	1	1	1	1
15	SOCCER FIELD	2	1	1	1	1	1	1	1	1
16	SOCCER FIELD	2	1	1	1	1	1	1	1	1
17	SOCCER FIELD	2	1	1	1	1	1	1	1	1
18	SOCCER FIELD	2	1	1	1	1	1	1	1	1
19	SOCCER FIELD	2	1	1	1	1	1	1	1	1
20	SOCCER FIELD	2	1	1	1	1	1	1	1	1
21	SOCCER FIELD	2	1	1	1	1	1	1	1	1
22	SOCCER FIELD	2	1	1	1	1	1	1	1	1
23	SOCCER FIELD	2	1	1	1	1	1	1	1	1
24	SOCCER FIELD	2	1	1	1	1	1	1	1	1
25	SOCCER FIELD	2	1	1	1	1	1	1	1	1
26	SOCCER FIELD	2	1	1	1	1	1	1	1	1
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28	SOCCER FIELD	2	1	1	1	1	1	1	1	1
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31	SOCCER FIELD	2	1	1	1	1	1	1	1	1
32	SOCCER FIELD	2	1	1	1	1	1	1	1	1
33	SOCCER FIELD	2	1	1	1	1	1	1	1	1
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35	SOCCER FIELD	2	1	1	1	1	1	1	1	1
36	SOCCER FIELD	2	1	1	1	1	1	1	1	1
37	SOCCER FIELD	2	1	1	1	1	1	1	1	1
38	SOCCER FIELD	2	1	1	1	1	1	1	1	1
39	SOCCER FIELD	2	1	1	1	1	1	1	1	1
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41	SOCCER FIELD	2	1	1	1	1	1	1	1	1
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49	SOCCER FIELD	2	1	1	1	1	1	1	1	1
50	SOCCER FIELD	2	1	1	1	1	1	1	1	1



LEGEND

- WETLAND AREA
- PARKING STALLS - 426 SPACES
- WALKING PATH
- PROPOSED TRAILS - 87 MILES (0.226mi)
- EXISTING TRAILS - 21 MILES (0.149mi)
- PROPERTY LINE



PROP. REGULATION SOCCER
FIELDS (360' x 225')

PROP. CONCESSION/
RESTROOM BUILDING

PROP. PARKING LOT (229
SPACES)

100' WETLAND BUFFER

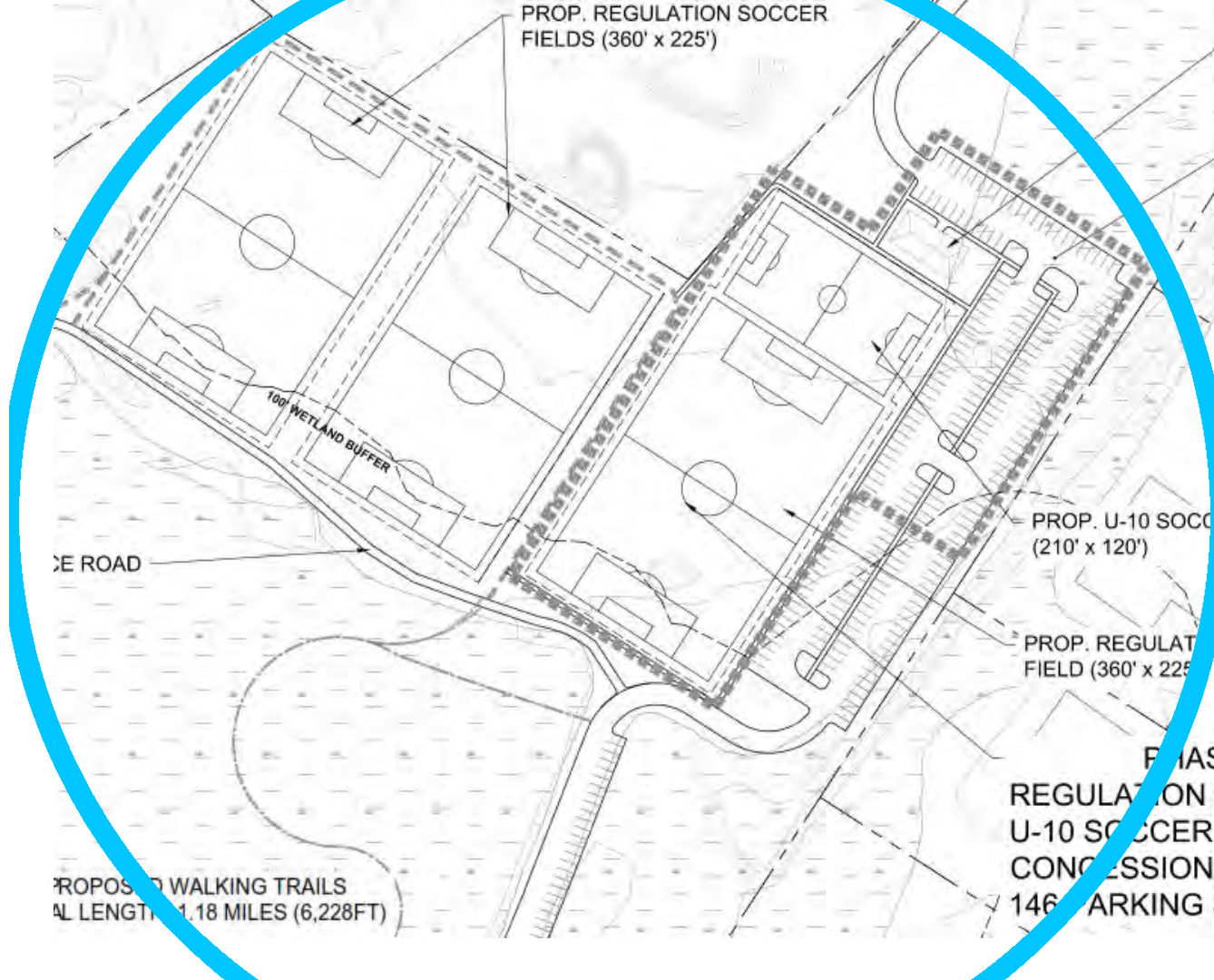
SE ROAD

PROP. U-10 SOCCER FIELD
(210' x 120')

PROP. REGULATION SOCCER
FIELD (360' x 225')

PROPOSED WALKING TRAILS
TOTAL LENGTH: 1.18 MILES (6,228FT)

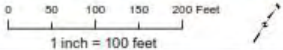
PHASE I AREA
REGULATION SOCCER FIELD
U-10 SOCCER FIELD
CONCESSION/RESTROOM BLDG
146 PARKING SPOTS





The City of Portsmouth provides these Geographic Information System maps and data as a public information service. Every reasonable effort has been made to ensure the accuracy of these maps and associated data. The maps and data being provided herein are intended for informational purposes only. No guarantee is made as to the accuracy of the maps and data and they should not be relied upon for any purpose other than general information.

- 100' Wetlands Buffer
- Wetlands
- Proposed Plot
- Proposed Expansion Area
- Existing Facility



Proposed Recycling Center Expansion

Map prepared by Portsmouth Department of Public Works
6/25/2019

Community Campus – Recreation Fields

- Three areas of interest
 - Recycling Center Addition
 - Recreation Fields with amenities
 - Wetland and Trails system
- Approximately 45 acres in total
- Parking, Lighting, Concession
- Stormwater management benefits
- Co-location with trail system

Stokel Property/Peaverly Hill Road



Peverly Hill Road/Route 33 Site

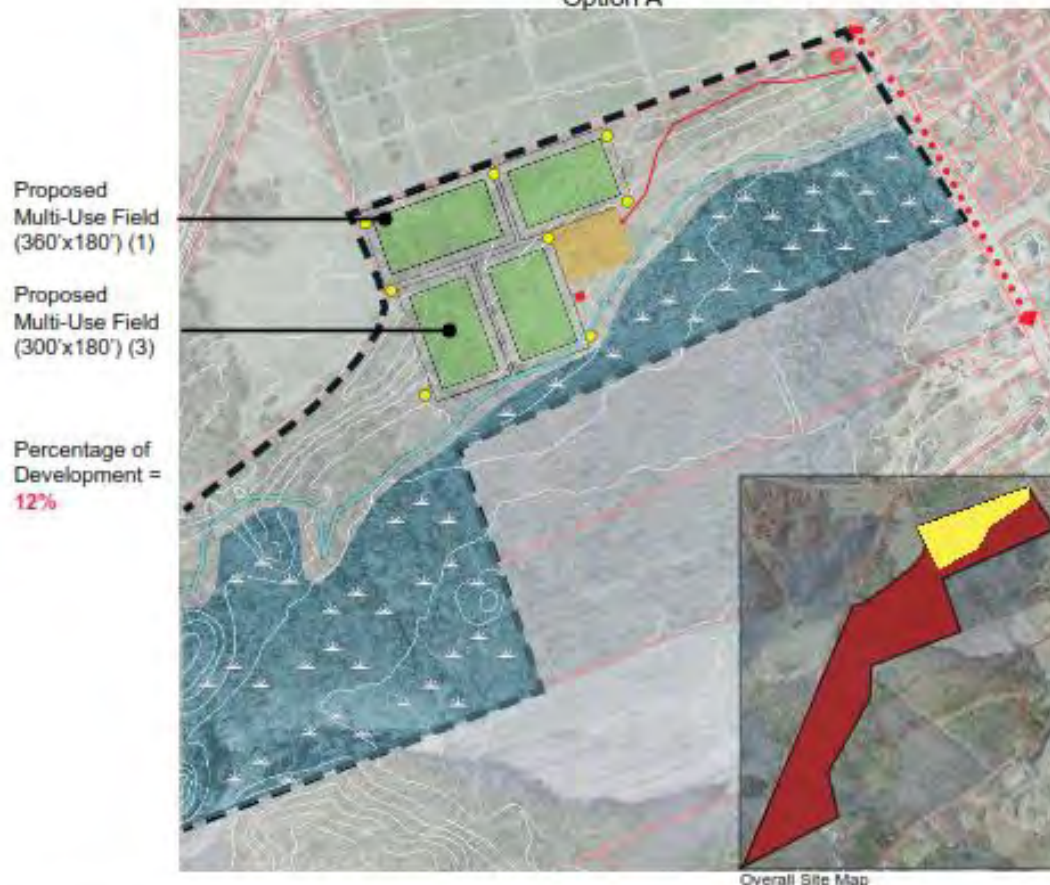
Site Context



Overall Site Map

Peverly Hill Road/Route 33 Site

Option A



Discussion

1. Former Stump Dump on Greenland Road
2. Multi-Field Complex

Senior Center Update & Next Steps

Brinn Chute, Senior Services Coordinator

Rus Wilson, Recreation Director

David Moore, Assistant City Manager

Today's Presentation

1. Update on Transfer
2. Policy guidance to Date on Reuse of Doble
3. Vision for the Future of Senior Services
4. Policy Options and Next Steps

Status of Transfer

- Memorandum of Agreement (MOA) – Section 106 Process
- Recordation Survey approach
- Transfer costs & MOA implementation
- Environmental studies renewed



Guidance on Policy



Blue Ribbon Committee on Seniors – Dec 2013:

- Continue to pursue acquisition of the Doble Army reserve as a dedicated space for seniors.
- Pursue best practices for modern senior services
- Explore (at the Doble Center) the creation of a multi-generational community center that serves all age groups.

Subcommittee of Recreation Board Recommendations – May 2015:

- While maintaining the needs of the senior population as the top priority, meet the community-wide need for additional programming.
 - o Create “Levenson-esque” type room for community use
 - o Build a comprehensive gym with walking loop that meets the needs of seniors and the community
 - o Ensure building accessible to all members of the community



Existing Senior Facility (we've learned a lot)

- 2-room activity space with office space (not big enough); Use of bigger rooms and gym from Community Campus for additional programming

Room 1: Drop in Lounge

Room 2: Activity Room

2 Offices: one for Supervisor and one for

- Big windows with ^{storage} natural light; modern feel
- Free Parking; long walk; fills up at times
- Back of Building; long walk/hard to find
- Accessible via public transportation/ Senior Transportation
- Dedicated space for seniors within a large community space

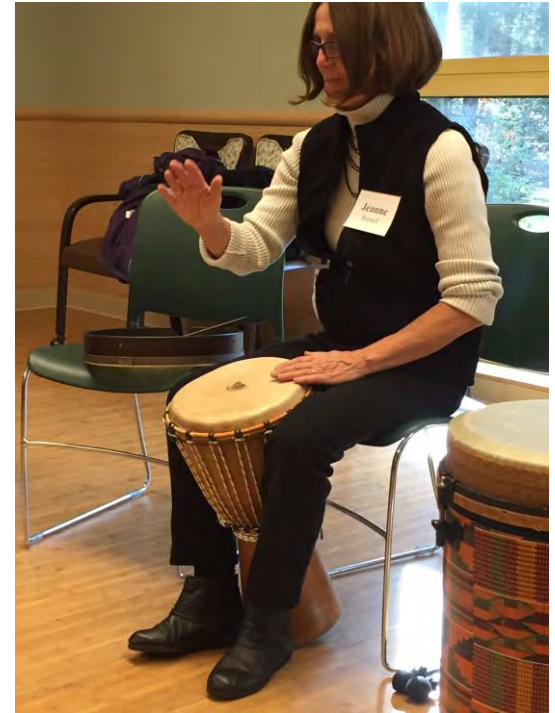


Healthy Aging

Attendance FY15: 3,600
Attendance FY16: 6,000 (66%
↑)



Social Engagement



Fun Programs

Activities FY15: 20
Activities FY16: 40 (100%
↑)

Overall Vision for Future

- Portsmouth's senior center will be the "next generation" of senior centers; vibrant hub, inclusive, multigenerational, myriad of programs, attractive, technology friendly, and modern
- Serve senior during daytime hours. Open to the community during afterschool, evening & weekend
- Return of 5-day a lunch program
- Accessible parking and public transportation
- Resources & Partnerships
- Activity rooms, drop-in lounge, meal area, meeting rooms, offices, current technology, fitness area, welcoming entrance, outdoor space



How else can this building serve the Community?

- A Community Center for public programs and meetings
- A meeting place for Portsmouth-based groups
 - Mommy and me class
 - Portsmouth Adult Education
 - Girl Scout robotics
 - Preschool Story hour on Mondays with senior-reading volunteers
 - Intergenerational gardening afterschool
 - Special event rentals: Sports banquets, birthday parties, baby showers, soap box derby, community meeting space, sports club board meetings, veterans clubs

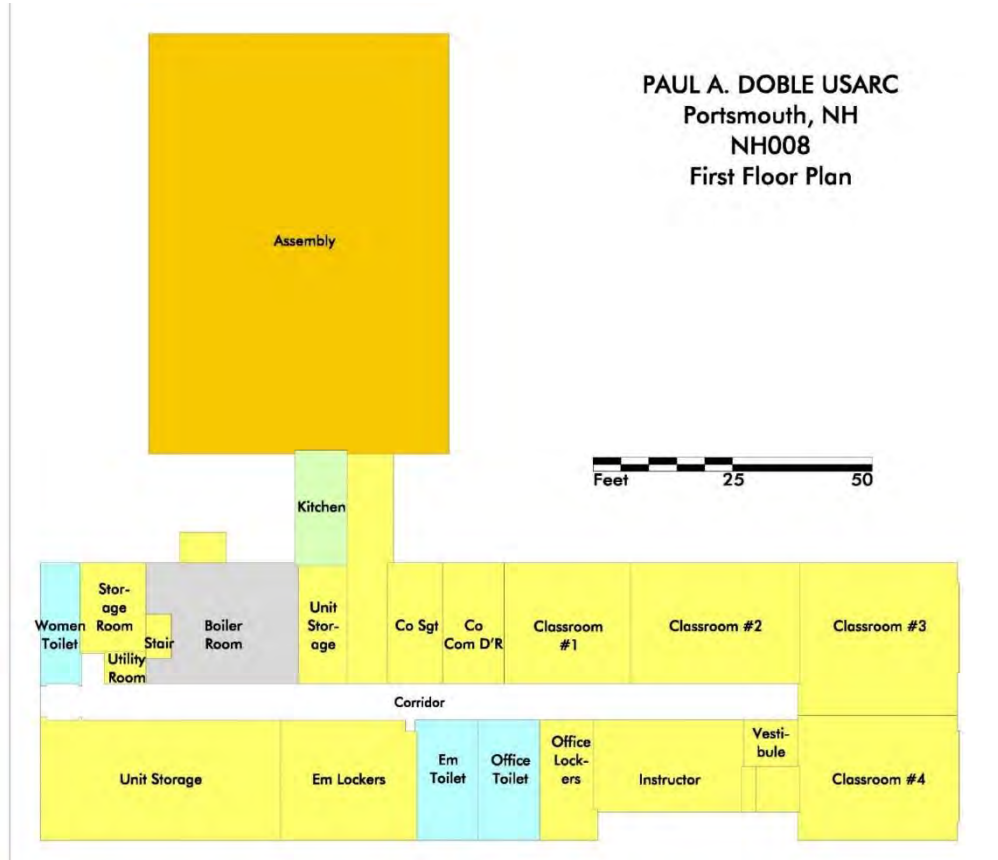








Doble Floor Plan







Classroom and Offices



Assembly



Restroom and Main Hallway

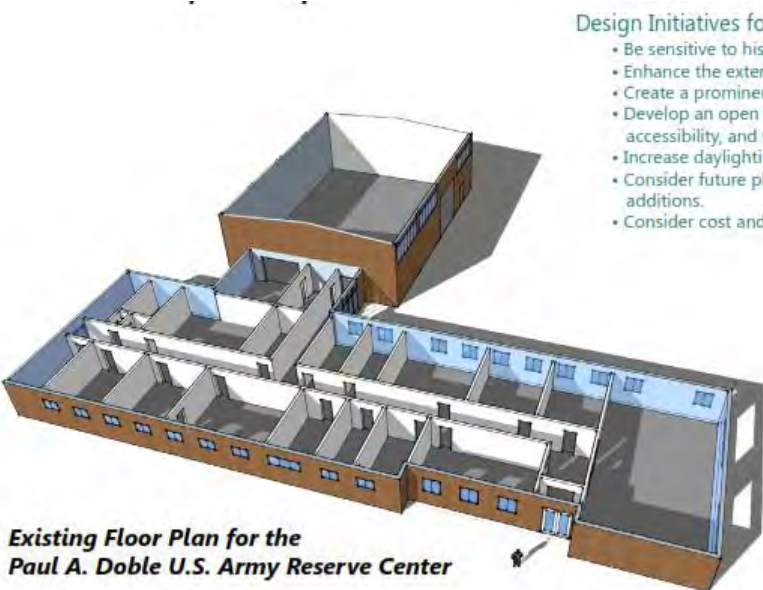


Kitchen

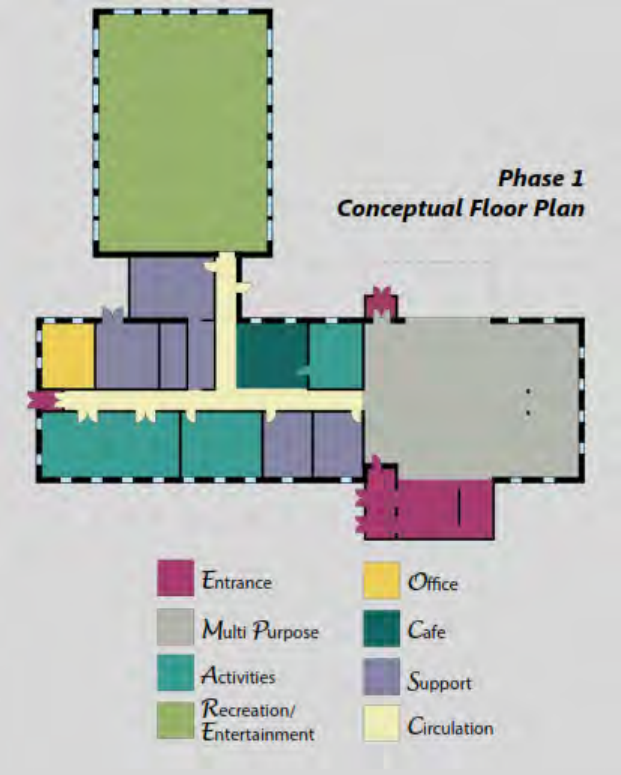
Policy Decisions and Discussion

- **Option 1** – Create the new Vision for a Senior Center at the Doble facility with substantial building modifications to promote light, air, and modern amenities. **Plan for later additions and modifications.**
- **Option 2** – At the Doble site, create a new facility through reuse or removal of the existing building, which would incorporate the new Vision for Senior programming as well as a build out the multi-generational community center concept with a variety for programs for all.

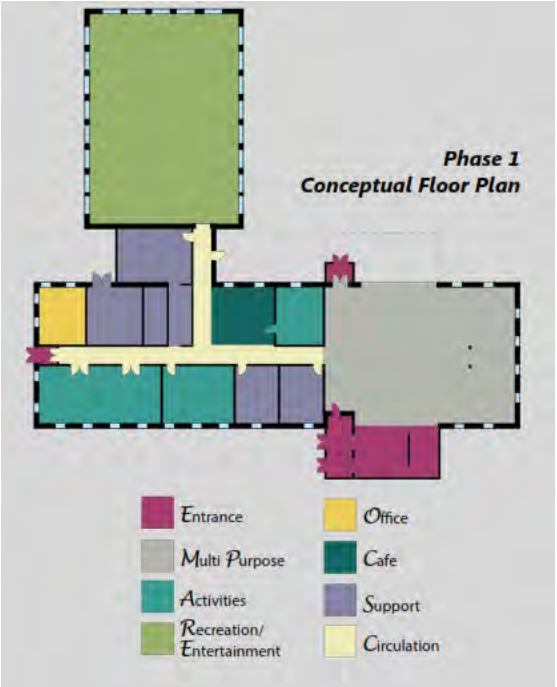
Option 1



- Design Initiatives for a Minimalist Concept:**
- Be sensitive to historic character.
 - Enhance the exterior features of the building.
 - Create a prominent and accessible entry/foyer.
 - Develop an open floor plan that improves flow, accessibility, and waypointing.
 - Increase daylighting into the space.
 - Consider future phasing for renovations and additions.
 - Consider cost and schedule constraints.



Option 1

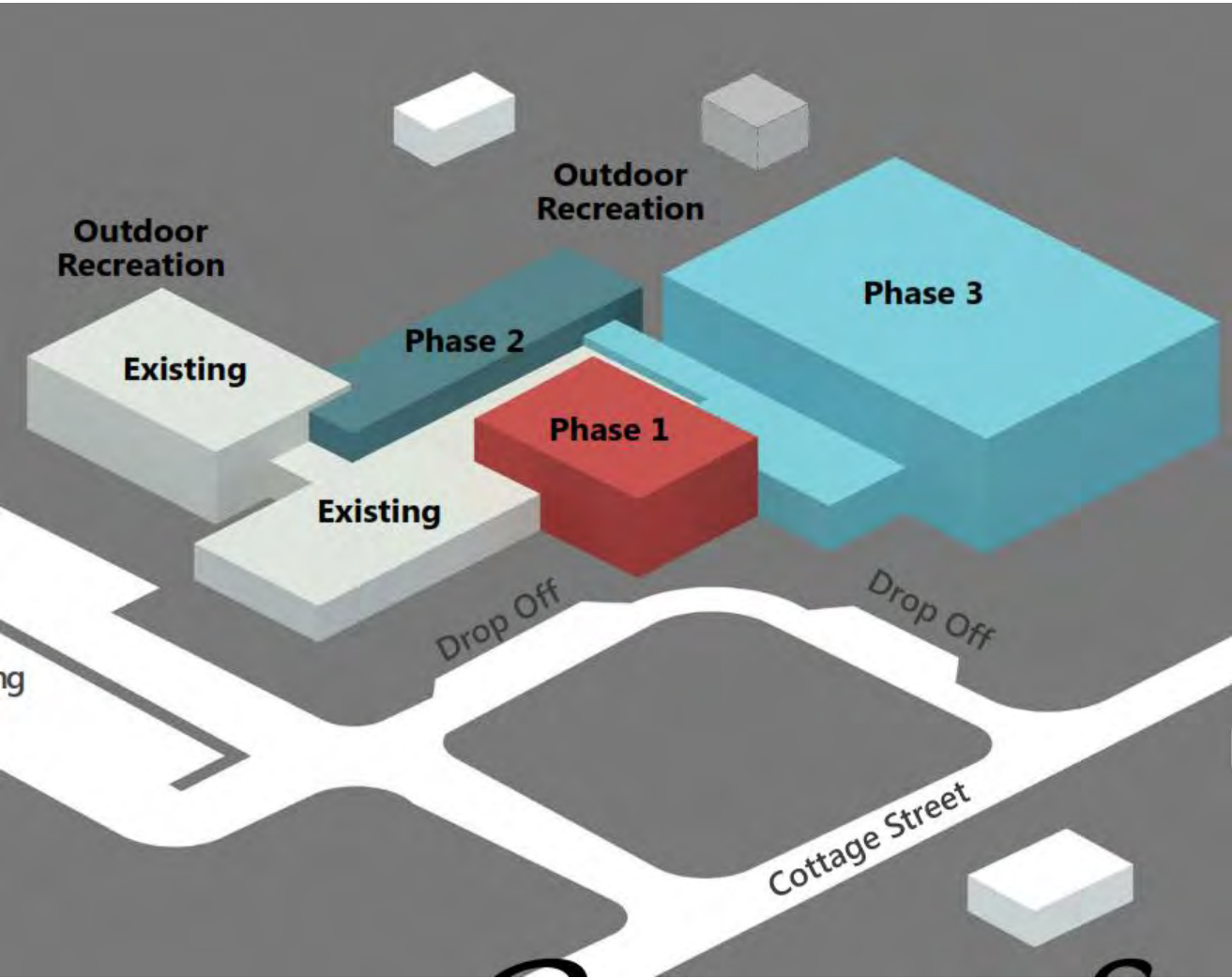


Option 1



Conceptual Perspectives

Option 2

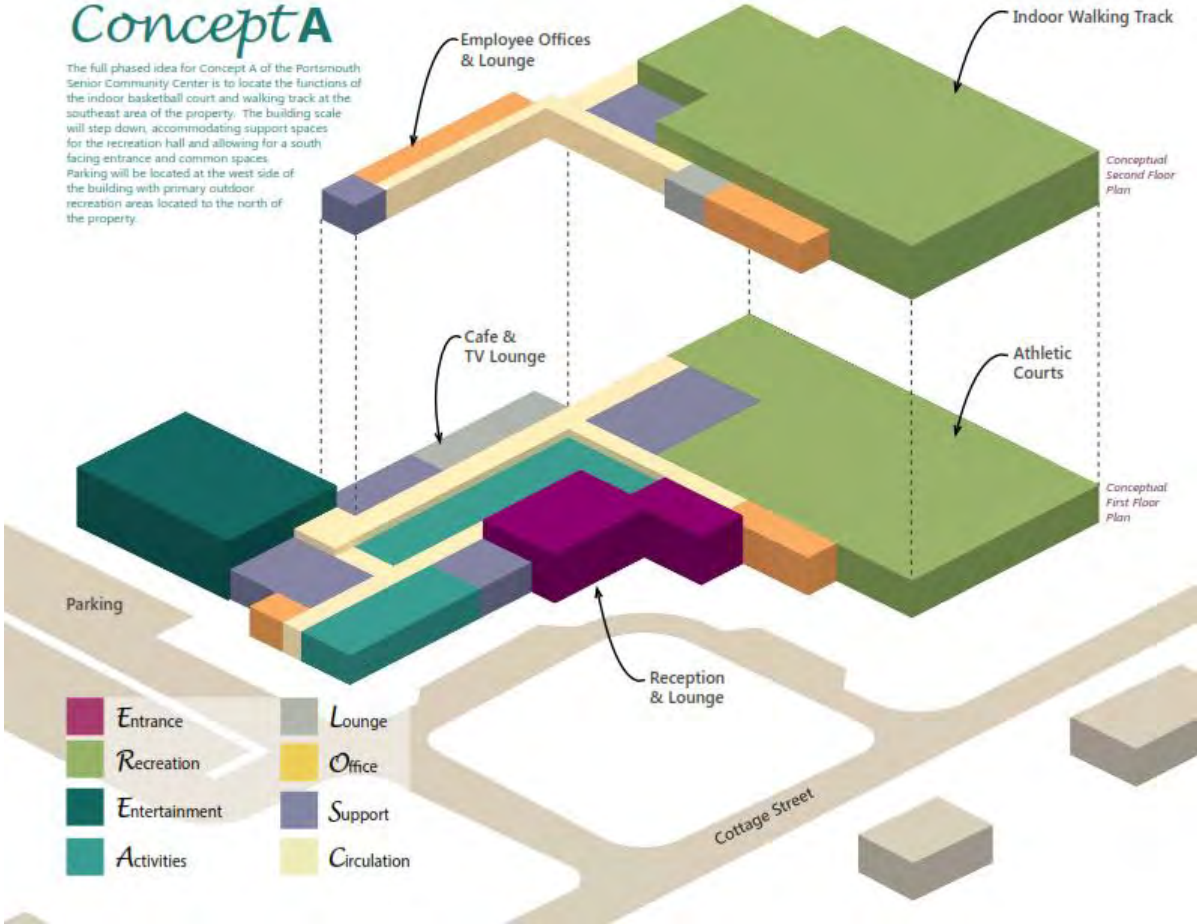


Option 2

Concept A

The full phased idea for Concept A of the Portsmouth Senior Community Center is to locate the functions of the indoor basketball court and walking track at the southeast area of the property. The building scale will step down, accommodating support spaces for the recreation hall and allowing for a south facing entrance and common spaces. Parking will be located at the west side of the building with primary outdoor recreation areas located to the north of the property.

125 Cottage Street Portsmouth, NH



Policy Decisions and Discussion

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