

# DISCUSSION OF POTENTIAL INCENTIVE AMENDMENTS IN THE CHARACTER DISTRICTS

Portsmouth Land Use Committee  
Work Session  
June 2<sup>nd</sup>, 2023



# AMENDMENTS TO THE DENSITY INCENTIVES

- PART 1 — DENSITY INCENTIVES IN THE OVERLAY DISTRICTS
- PART 2 — DENSITY INCENTIVES FOR LARGE BUILDING FOOTPRINTS
- PART 3 — DENSITY INCENTIVES FOR PARCELS OVER 1 ACRE IN SIZE
- PART 4 — ADDING NEW COMMUNITY SPACE TYPES
- PART 5 — EXEMPTING COMMUNITY SPACE FROM BUILDING FOOTPRINT
- PART 6 — BUILDING HEIGHT MAP CHANGE TO BOW STREET

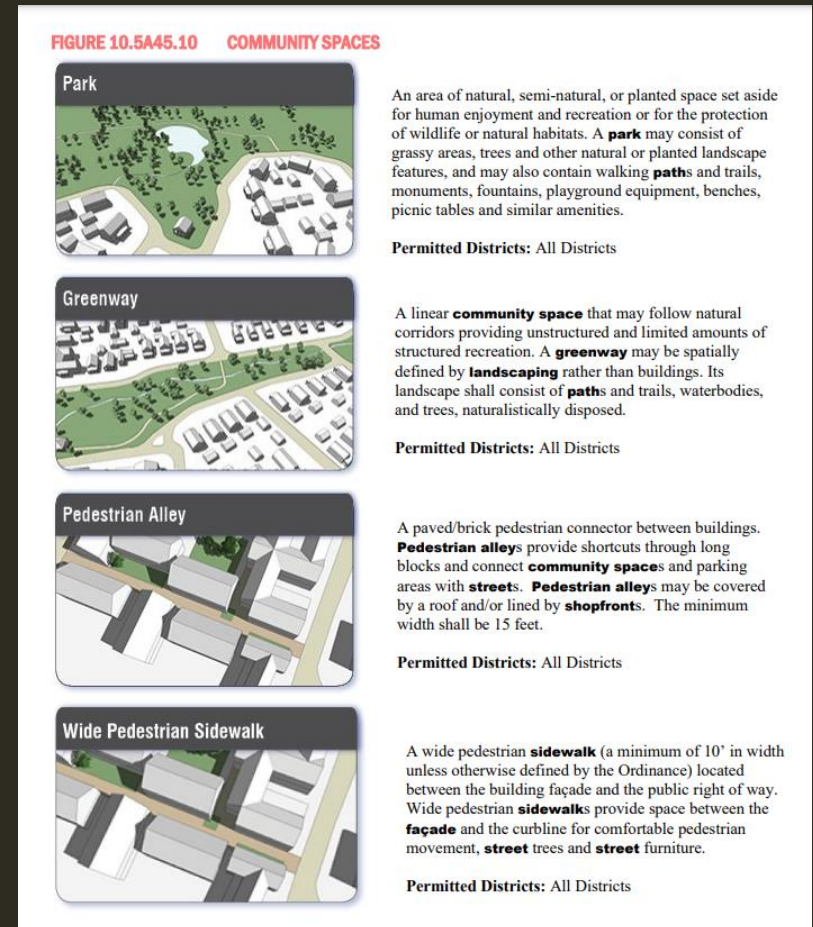
# PART 1 - DENSITY INCENTIVES IN THE OVERLAY DISTRICTS

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# WHAT ARE THE EXISTING DENSITY INCENTIVES IN THE OVERLAY DISTRICTS?

- Applies to parcels of any size located within the North End and West End Overlay Districts:
- Incentives:
  - Increased Building Height (1 Story / 10')
  - Increased Building Footprint (20,000 – 30,000 SF)
- Requirements:
  - At least 20% Community Space (13 Types) or
  - Workforce Housing (30% Ownership or 10% Rental)



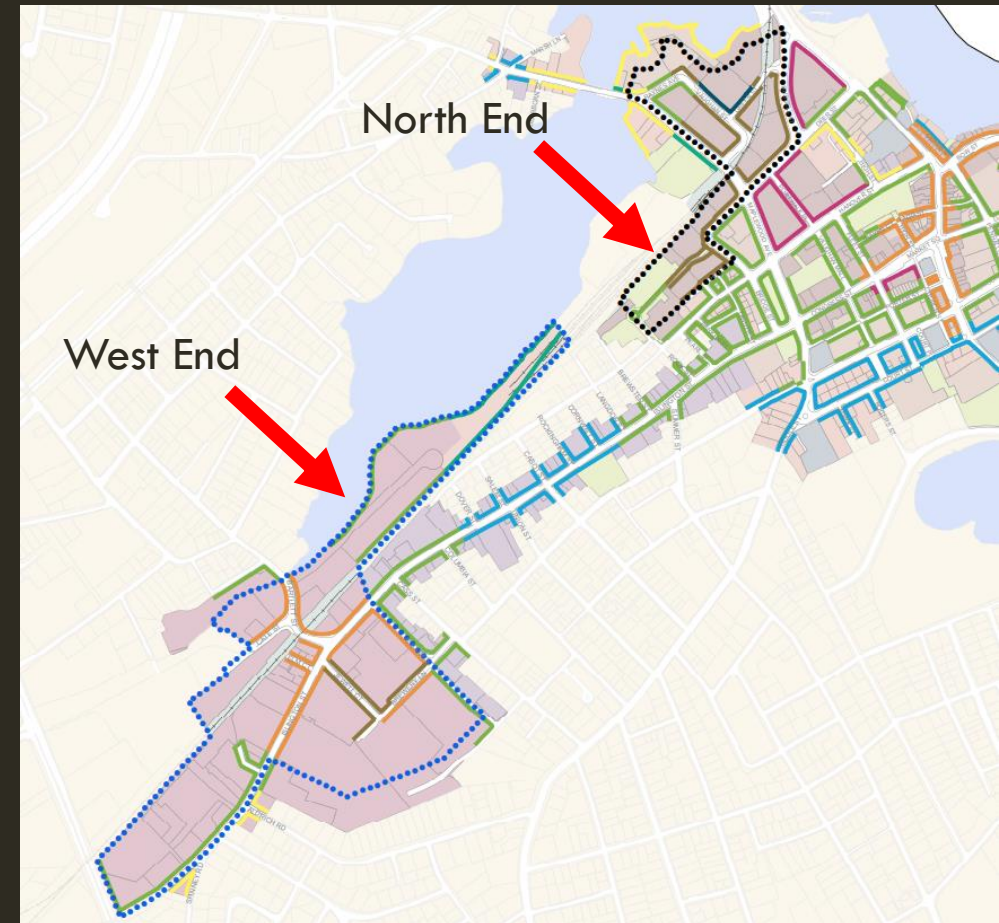
# WHO HAS USED THE DENSITY INCENTIVES IN THE OVERLAY DISTRICTS?

- 1 Raynes Ave.
- 53 Green Street
- 105 Bartlett Street
- 145 Maplewood Ave.
- 161 Deer Street
- 165 Deer Street
- 2 Russell Street
- 89 Foundry Place



# WHAT ARE THE PROPOSED CHANGES TO THE DENSITY INCENTIVES IN THE OVERLAY DISTRICTS?

1. Require a Conditional Use Permit issued by the Planning Board.
2. Requires lots greater than 100 feet from the North Mill Pond to provide both Community Space and Workforce Housing.
3. Adjust the Community Space and Workforce housing requirements to be more equitable and effective.



# POTENTIALLY AFFECTED PARCELS IN THE NORTH END OVERLAY DISTRICT

- 111 Maplewood Ave.
- 163 Deer Street
- 126 Bridge Street
- 361 Hanover Street



Source: MapGeo / Assessor's Data

# PART 2 - DENSITY INCENTIVES FOR LARGER BUILDING FOOTPRINTS

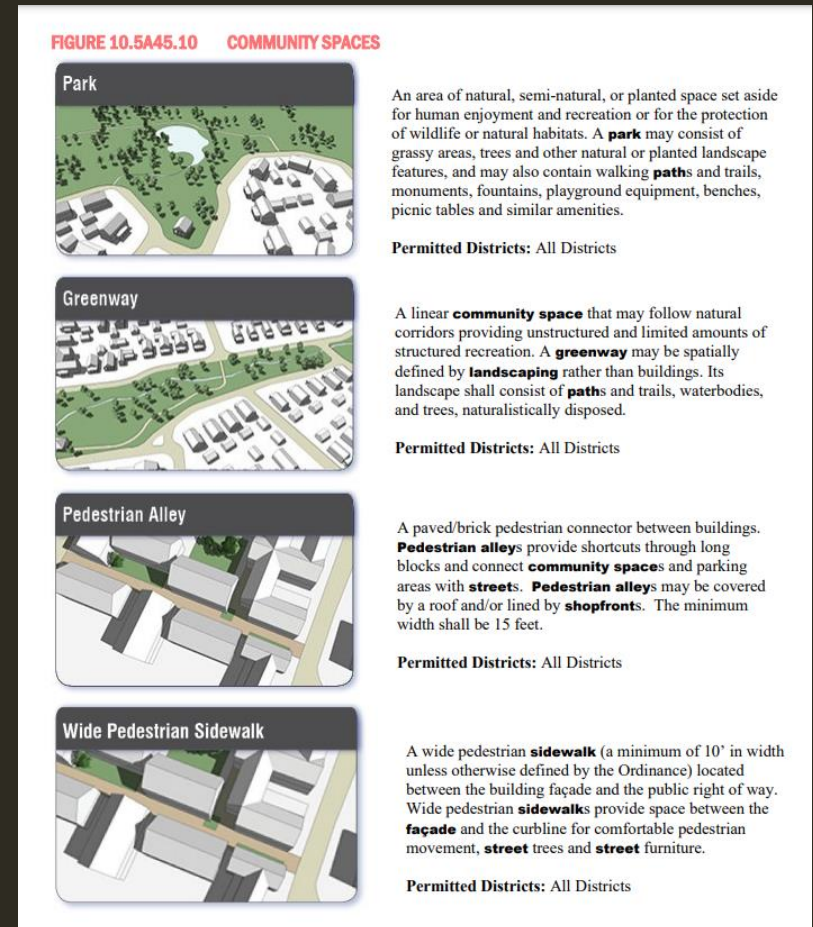
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# WHAT IS THE EXISTING DENSITY INCENTIVE FOR LARGER BUILDING FOOTPRINTS?

- Applies to parcels of any size located within or outside the North End and West End Overlay Districts:
- Incentive:
  - Increased Building Footprint (30,000 – 40,000 SF)
- Requirements:
  - Conditional Use Permit
  - Liner Building
  - At least 30% Community Space (13 Types)



# WHO HAS USED THE DENSITY INCENTIVE FOR LARGE BUILDING FOOTPRINTS?

- 299 Vaughan Street
- 60 Penhallow Street
- 160 Court Street



# WHAT ARE THE PROPOSED CHANGES TO THE DENSITY INCENTIVE FOR THE LARGE BUILDING FOOTPRINTS?

1. Requires future projects to provide both Community Space and Workforce Housing.
2. Adjust the Community Space and Workforce Housing requirements to be more equitable and effective.
3. Consider maintaining the 30% requirement for projects without housing.



# CONSIDER PROJECTS WITHOUT HOUSING?

(d) For development with dwelling units At least **31**0% of the property shall be assigned and improved as **Community space** and comply with the workforce housing requirements listed in (e). All other **development** shall have at least 30%.



# POTENTIALLY AFFECTED PARCELS FOR LARGE BUILDING FOOTPRINTS

- 62 Daniel Street
- 143 Pleasant Street
- 361 Hanover Street
- 124 Bartlett Street



Source: MapGeo / Assessor's Data

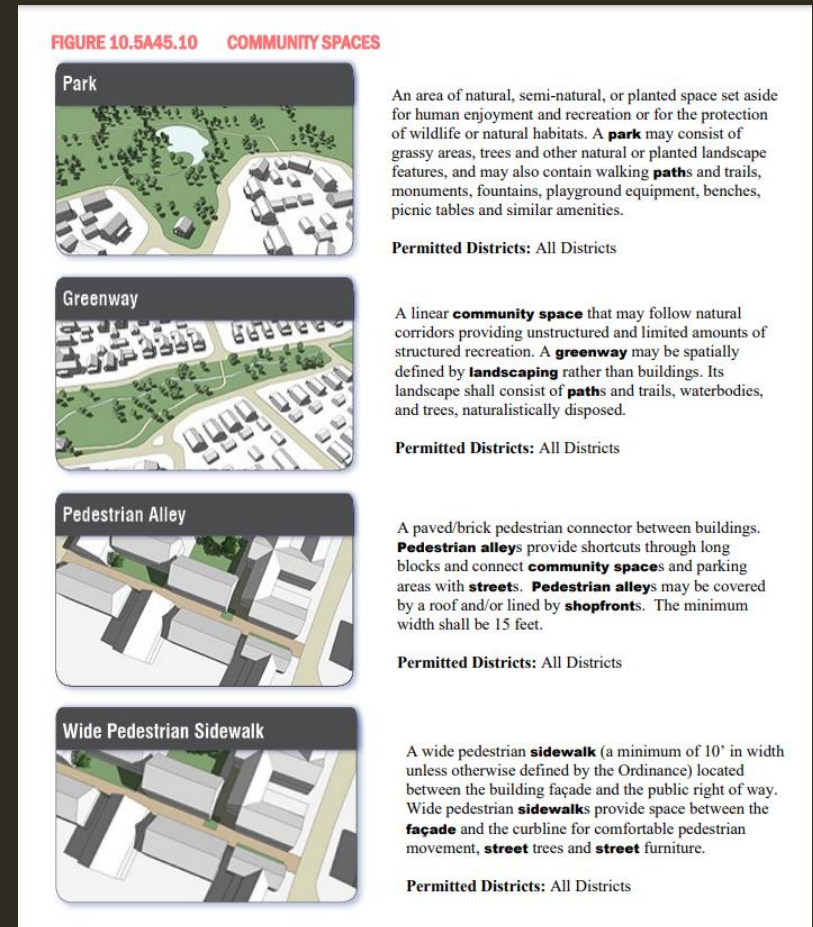
# PART 3 - DENSITY INCENTIVES FOR LARGE PARCELS

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# WHAT IS THE EXISTING DENSITY INCENTIVE FOR LARGER BUILDING FOOTPRINTS?

- Applies to parcels over 1 acre in size located outside the North and West End Overlay Districts:
- Incentive:
  - Increased Building Height (1 Story or 10')
- Requirement:
  - At least 20% Community Space (13 Types)



# WHO HAS USED THE DENSITY INCENTIVE FOR PARCELS OVER 1 ACRE IN SIZE?

- 160 Court Street





# POTENTIALLY AFFECTED PARCELS FOR LARGE BUILDING FOOTPRINTS

- 101 Chapel Street
- 62 Daniel Street
- 143 Pleasant Street
- 361 Hanover Street
- 124 Bartlett Street
- 404 The Hill
- 501 Islington Street
- 16 Court Street
- 500 Market Street
- 235 Maplewood Ave.

Note: Excludes potential lot mergers



Source: MapGeo / Assessor's Data

# EXISTING PARCELS OVER 1 ACRE IN SIZE

Table 1 - Existing Parcels over 1 Acre Located within the Character Districts

Property	Address	Name	Lot Area	Lot Coverage	Character District	DOD	HD
1	404 the Hill	The Hill	1.4	0.28	CD4L-1	Y	Y
2	195 Hanover Street	Portwalk Phase 3	1.9	0.85	CD5	Y	Y
3	100 Deer Street	Portwalk Phase 2	1.5	0.34	CD5	y	y
4	154 Market St.	Moffit Ladd	1	0.1	Civic	y	y
5	62 Daniel Street	McIntyre Project	2.2	0.36	CD4 & CD5	y	y
6	250 Market Street	Sheraton Hotel	1.85	0.43	CD5	y	y
7	101 Chapel Street	St. John's Church	1.3	0.23	Civic / CD4 / CD5	y	y
8	1 Harbor Place	Harbor Place	1.3	0.41	CD5	y	y
9	143 Pleasant Street	Langdon House	2.3	0.07	Civic	N	y
10	134 Pleasant Street	Citizen's Bank	1.22	0.26	CD4	N	Y
11	146 Court Street	PHA	1.44	0.4	CD4	N	y
12	16 Court Street	Baptist Church	1.11	0.18	Civic	N	Y
13	361 Hanover Street	Heinneman Building	1	0.38	CD5	Y	N
14	500 Market Street	Nobles island	2	0.3	CD4-L1	N	Y
15	235 Maplewood Ave.	Jackson Point Apts.	1.14	0.04	CD4-L1	N	Y
16	60 Penhallow Street	Brick Market	1.12	0.64	CD4 / CD5	Y	Y
17	501 Islington Street	Partner's Bank	1.1	0.23	CD4-L2	N	Y
18	124 Bartlett Street	Makers Space	2.3	0.16	CD4W	N	N



# SUGGESTED REVISIONS TO THE AMENDMENT

1. **Consider REMOVING properties located in the Civic Districts and the CD4L-1 and CD4L-2.**

10.5A43.33 For a development located within a CD4, CD4W, or CD5 Character District that is not located in an incentive overlay district, and that



235 Maplewood  
Ave. (CD4-L1)



143 Pleasant St.  
(Civic)



16 Court St.  
(Civic)



400 The Hill  
(CD4-L1)

# SUGGESTED REVISIONS TO THE AMENDMENT

## 2. Consider adding incentives for smaller scale redevelopment.

contains at least one acre of **lot area** the Planning Board may grant a conditional use permit to allow one or more of the following: an additional **story** in height (up to 150 feet); a house or duplex building type; and a building footprint of up to 50,000 SF for a mixed-use building, if both of the following requirements are met:



Existing Conditions for 134 Pleasant St.  
(Large-Scale Development)



Concept - 400 The Hill  
(Small-Scale  
Development)



Alternative for 134 Pleasant St.  
(Small-Scale Development)

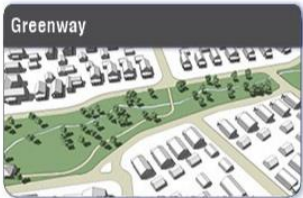
# PART 4 — ADDING NEW COMMUNITY SPACE TYPES

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# WHAT ARE THE EXISTING COMMUNITY SPACE TYPES?

FIGURE 10.5A45.10 COMMUNITY SPACES



An area of natural, semi-natural, or planted space set aside for human enjoyment and recreation or for the protection of wildlife or natural habitats. A **park** may consist of grassy areas, trees and other natural or planted landscape features, and may also contain walking **paths** and trails, monuments, fountains, playground equipment, benches, picnic tables and similar amenities.

**Permitted Districts:** All Districts

A linear **community space** that may follow natural corridors providing unstructured and limited amounts of structured recreation. A **greenway** may be spatially defined by **landscaping** rather than buildings. Its landscape shall consist of **paths** and trails, waterbodies, and trees, naturalistically disposed.

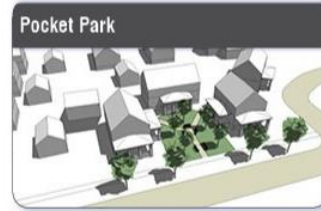
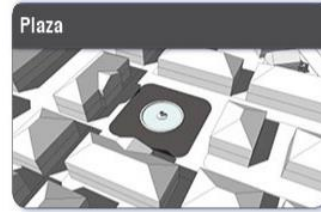
**Permitted Districts:** All Districts

A paved/brick pedestrian connector between buildings. **Pedestrian alleys** provide shortcuts through long blocks and connect **community spaces** and parking areas with **streets**. **Pedestrian alleys** may be covered by a roof and/or lined by **shopfronts**. The minimum width shall be 15 feet.

**Permitted Districts:** All Districts

A wide pedestrian **sidewalk** (a minimum of 10' in width unless otherwise defined by the Ordinance) located between the building **façade** and the public right of way. Wide pedestrian **sidewalks** provide space between the **façade** and the curbline for comfortable pedestrian movement, **street** trees and **street** furniture.

**Permitted Districts:** All Districts



A **community space** available for unstructured recreation and community purposes. A **square** is spatially defined by buildings. Its landscape shall consist of **paths**, ground cover and trees, formally disposed. **Squares** shall be located at the intersection of important **streets**. The minimum size shall be 1/8 acre.

**Permitted Districts:** All Districts

A **community space** available for community purposes and commercial activities. A **plaza** should be spatially defined by buildings. Its landscape should 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.

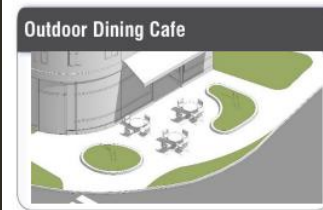
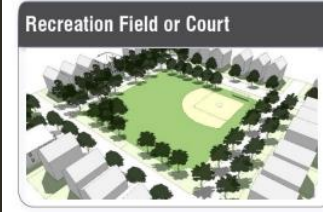
**Permitted Districts:** All Districts

A **community space** available for informal activities in close proximity to neighborhood residences. A **pocket park** is spatially defined by buildings. Its landscape shall consist of **paths**, lawns and trees, formally disposed. The minimum size shall be 500 sq. ft.

**Permitted Districts:** All Districts

A **community 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. The minimum size shall be 500 sq. ft.

**Permitted Districts:** All Districts



A publicly accessible **open space** designed and equipped for active recreation and organized sports. Playing fields and courts may include grass, artificial turf, clay, dirt, stone dust, concrete, asphalt, ice or other pervious or impervious materials to support various sporting events.

**Permitted districts:** All Districts

A space for active and passive recreation and gathering purposes. A common or green is a free-standing site with thoroughfares on all sides and landscape consisting of naturally disposed lawns, paths, and trees.

**Permitted districts:** All Districts

A space designed as individual garden plots available to residents for urban agriculture purposes, including storage facilities for necessary equipment. Community gardens may be freestanding or incorporated as a subordinate feature of a community park, neighborhood park, or pocket park.

**Permitted districts:** All Districts

An outdoor dining cafe community space is permitted as an ancillary activity of a food and drink establishment where the principal use is otherwise allowed in the district. The area must provide deeded public access to qualify as Community Space in the Character Districts.

**Permitted districts:** G1, G2, CD4-L2, CD4, CD4-W, CD-5

# WHAT NEW COMMUNITY SPACE TYPES ARE PROPOSED?

## **Pedestrian Passageway**

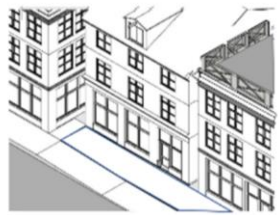


### **Pedestrian Passageway**

A covered pedestrian passageway (a minimum of 8 feet in width) located on the ground floor with street level access to the storefronts and connects to **community space** areas within the development and to adjacent public ways.

**Permitted Districts: All Districts**

## **Public Observation Deck**



### **Public Observation Deck**

An open or covered observation deck that provides public access and amenities on either a waterfront boardwalk or deck or, on the roof of a building. The minimum size shall be 500 SF.

**Permitted Districts: All Districts**

## **Pedestrian Arcade**



### **Pedestrian Arcade**

A covered pedestrian arcade within the ground floor or street level of a building that provides public access to the storefronts and connects to **community space** areas within the development and to adjacent public ways.

**Permitted Districts: All Districts**



# ADDING OTHER NEW COMMUNITY SPACE TYPES?

Shared Pedestrian Street



## **Shared Pedestrian Street**

A pedestrian-priority street design to allow for slow travel speeds where pedestrian, cyclists and motorists all share the right-of-way. A shared street shall include decorative pavers and street furniture, signage and plantings commensurate to allow the entire street to function effectively as public space.

**Permitted Districts: All Districts**

Community Building



## **Community Building**

A building or portion thereof, designed to accommodate public or civic uses such as but not limited to, museums, historical associations, a post office or other similar public gathering spaces.

**Permitted Districts: All Districts**

# PART 5 — BUILDING FOOTPRINT EXEMPTION FOR COMMUNITY SPACES

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# WHAT NEW EXEMPTIONS ARE PROPOSED?

- Exempt uncovered ground floor community spaces located over a parking level(s) from counting as Building Footprint.
- Examples include pedestrian sidewalks, plazas, and other park areas located over underground parking levels.



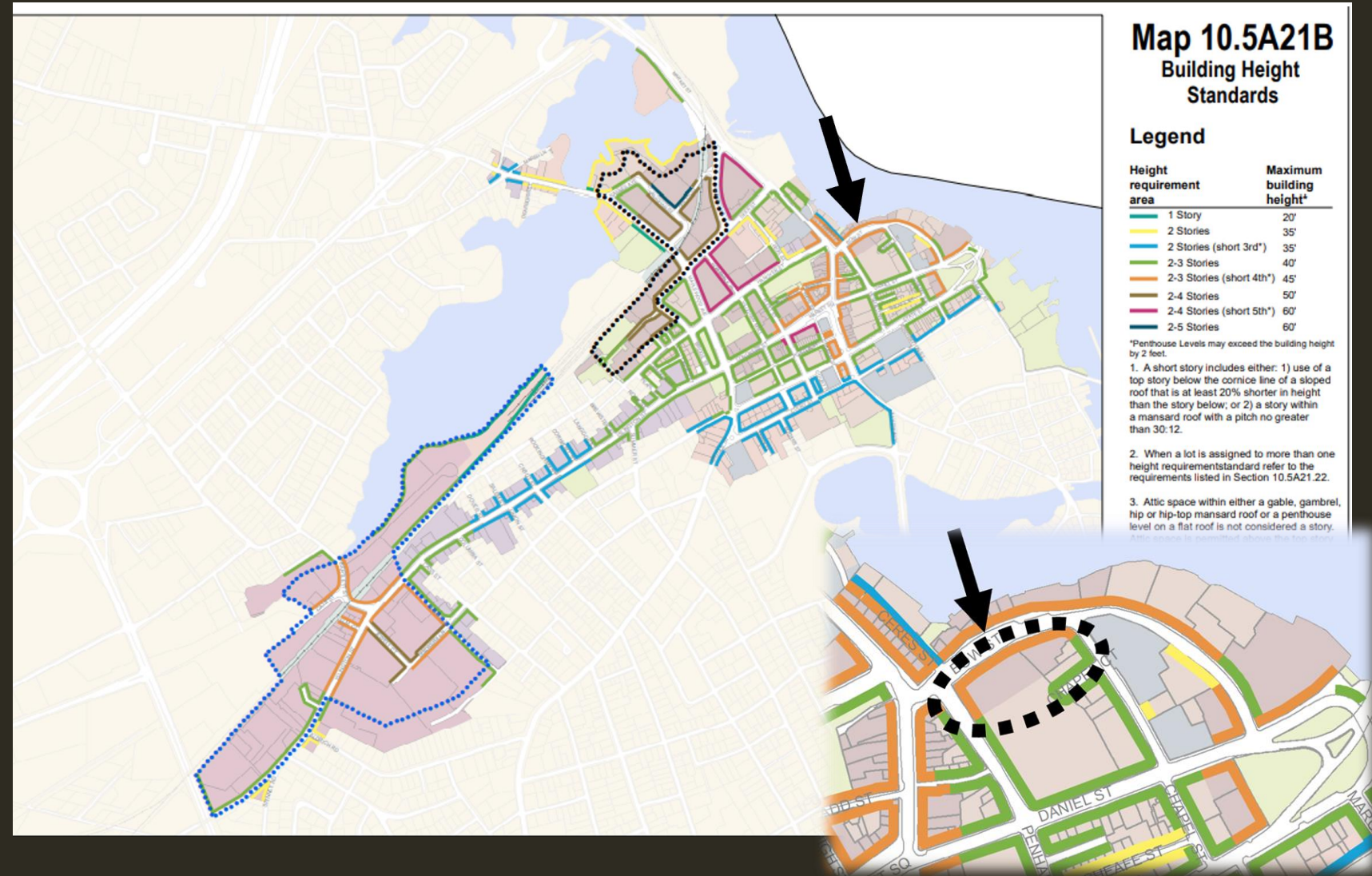
PART 6 — LOWER  
THE BUILDING  
HEIGHT STANDARD  
FOR THE  
SOUTHSIDE OF  
BOW STREET

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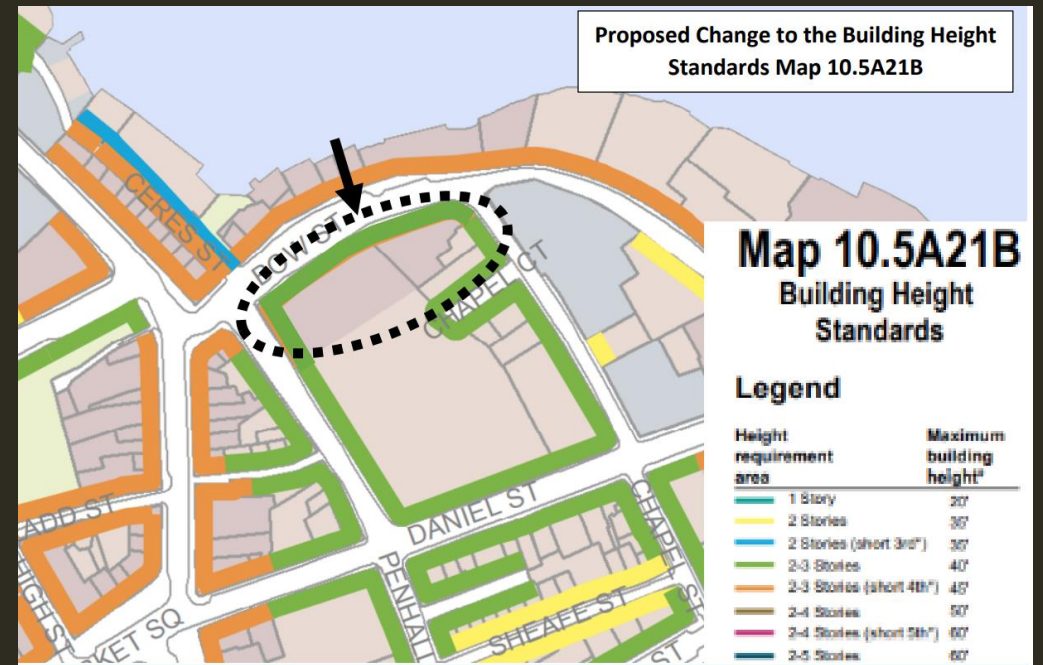
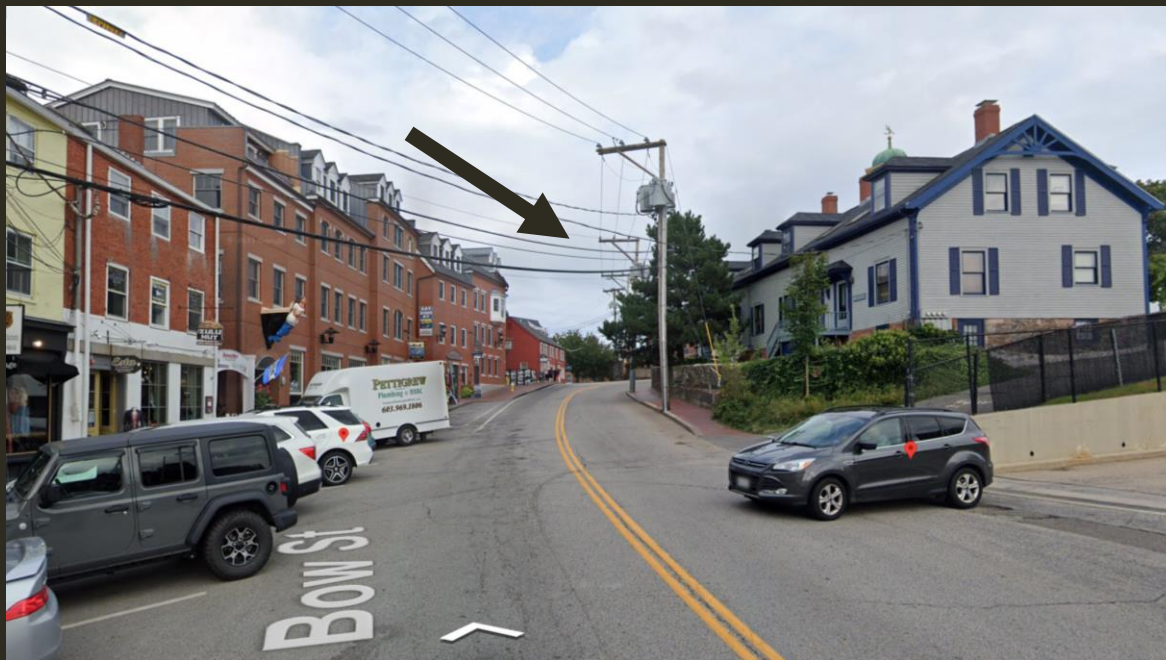
# WHAT IS THE EXISTING BUILDING HEIGHT STANDARD?

- The existing building height standard on the south side of Bow Street is 2-3 stories (or short 4<sup>th</sup>) or up to 45' (shown as an orange line on the building heights standards map).



# WHAT IS THE PROPOSED BUILDING HEIGHT STANDARD?

- Lower the building height standard to 2-3 stories or 40' (shown as a green line on the map) along the southside of Bow Street to be more consistent with existing conditions and the abutting properties along Penhallow and Chapel Streets.
- Continue to allow for taller buildings under the density incentive for large parcels.



# DISCUSSION OF POTENTIAL INCENTIVE AMENDMENTS IN THE CHARACTER DISTRICTS

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Questions and  
Comments

