

G-5088-01
June 1, 2023

Ms. Samantha Collins, Chair
City of Portsmouth Conservation Commission
1 Junkins Avenue
Portsmouth, New Hampshire 03801

Re: **Request for Conservation Commission Work Session
505 U.S. Route 1 Bypass - Proposed Redevelopment**

Dear Chair Collins:

On behalf of Giri Hotel Management (owner/applicant) we are pleased to submit the following information to support a request for a Work Session with the Conservation Commission for the above referenced project:

- Conceptual Site Plan, dated May 2, 2023;
- Conceptual Aerial Overlay Exhibit, dated May 2, 2023;

The proposed project is located at 505 U.S. Route 1 Bypass which is identified as Map 234 Lot 5 on the City of Portsmouth Tax Maps and currently consists of a 56-room motel with associated parking. This parcel of land is located in the General Business district and is bound to the north by Coakley Road, the east by U.S. Route 1 Bypass and south & west by Hodgson Brook.

The proposed project consists of the demolition of the existing motel and the construction of a 5-story, 122-key hotel (Cambria) with first floor parking and a 1-story fast food restaurant/coffee shop with an accessory drive-through (Starbucks). The project will include associated site improvements such parking, pedestrian access, utilities, stormwater management, lighting and landscaping.

As currently conceptually designed, this project would require a Conditional Use Permit (CUP) for improvements within the 100-foot wetland buffer. In addition, the project will require relief from the Zoning Board of Adjustment (ZBA) for efforts to pull buildings and pavement closer to the roads and further away from Hodgson Brook than the existing condition. As such, we are seeking to meet with the Conservation Commission for a Work Session to obtain initial feedback on the concept in advance of formally submitting the various land-use applications that will be required for this project.

This property has unique site constraints in that it is a corner lot bound by two streets to the front and Hodgson Brook to the rear. The project team feels the relief that would be sought for this concept will be reasonable requests given the site's existing condition and the significant environmental benefit the project will provide for Hodgson Brook.

The proposed parking and buildings have been situated in a manner such that all impervious surfaces will be removed within at 25-feet of Hodgson Brook and all buildings will be removed within at 150-feet of Hodgson Brook. The project will require a CUP from the Planning Board for a reduction in the parking requirement through use of a parking demand analysis. Per the City of Portsmouth zoning, this concept would require 177 parking spaces. Utilizing data from the the Institute of Transportation Engineers (ITE) Parking Generation Manual for a preliminary parking demand analysis, the average peak parking demand for this conceptual program is 111 spaces where 115 are provided in this concept. This reduction in the parking



required will not only eliminate unnecessary impervious surface but also will be beneficial for the implementation of buffer improvements along Hodgson Brook.

Overall, this concept will reduce impervious surface within the 100-foot buffer by approximately 12,500 SF and will enhance water quality with the addition of stormwater treatment practices that do not currently exist on the site. In addition to removing pavement that goes right up to the edge of the brook, the concept identifies opportunities for buffer enhancement along the brook.

On behalf of the applicant, we respectfully request to be placed on the June 14, 2023, Conservation Commission meeting agenda for a Work Session. Based on coordination with the Planning Department, we understand the commission will be performing site walks on June 7, 2023, and have confirmed a site walk on that day for this project in advance of the June 14 meeting.

If you have any questions or need any additional information, please contact me by phone at (603) 433-8818 or by email at pmcrimmins@tighebond.com.

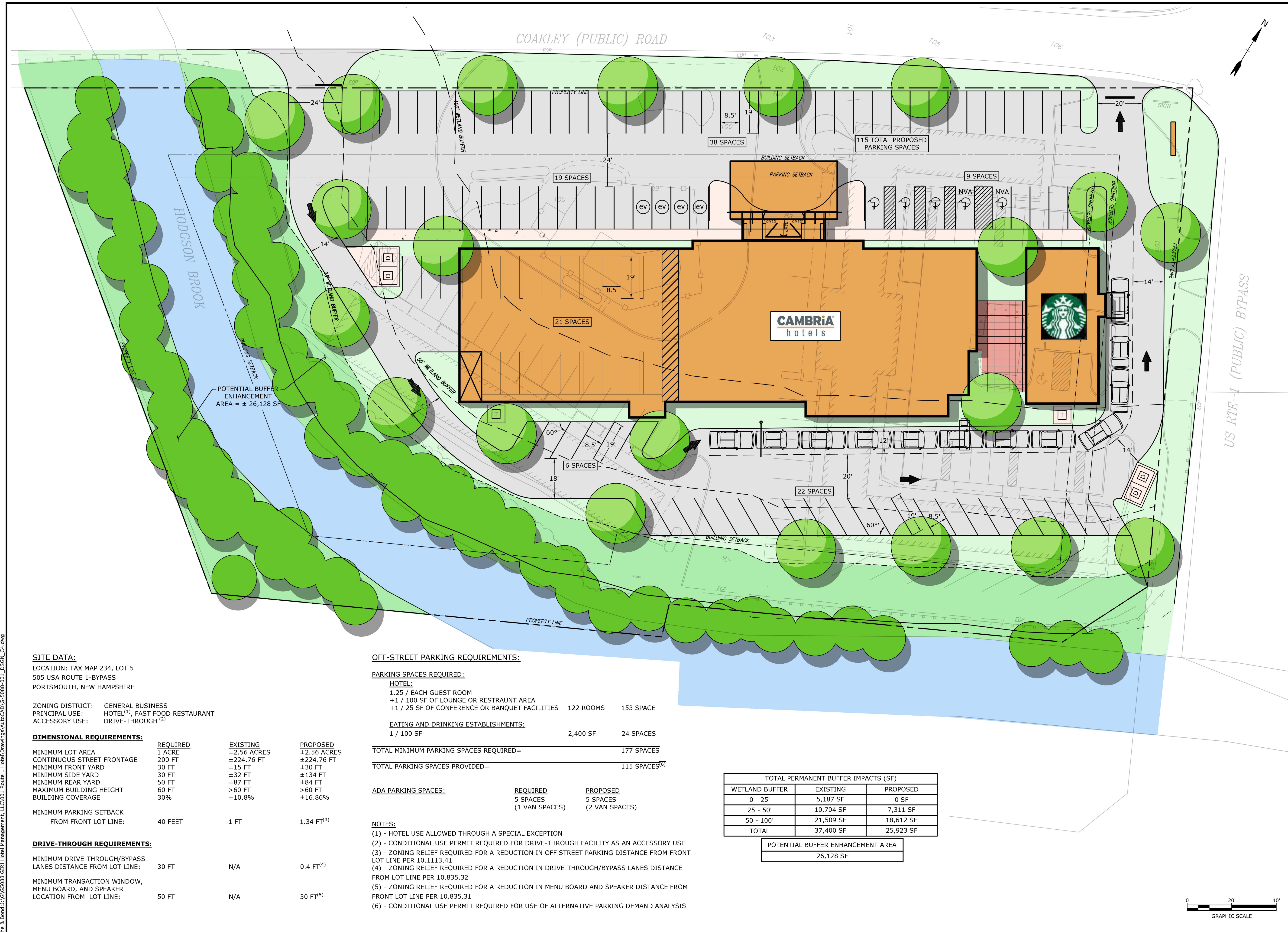
Sincerely,

TIGHE & BOND, INC.

A handwritten signature in blue ink, appearing to read 'P. M. Crimmins', with a horizontal line extending to the right.

Patrick M. Crimmins, PE
Vice President

Copy: Giri Hotel Management
Bosen & Associates



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CAMBRIA HOTEL

GIRI HOTEL MANAGEMENT, LLC

505 USA ROUTE 1-BYPASS
PORTSMOUTH, NH

SITE DATA:

LOCATION: TAX MAP 234, LOT 5
505 USA ROUTE 1-BYPASS
PORTSMOUTH, NEW HAMPSHIRE

ZONING DISTRICT: GENERAL BUSINESS
PRINCIPAL USE: HOTEL⁽¹⁾, FAST FOOD RESTAURANT
ACCESSORY USE: DRIVE-THROUGH⁽²⁾

DIMENSIONAL REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1 ACRE	±2.56 ACRES	±2.56 ACRES
CONTINUOUS STREET FRONTAGE	200 FT	±224.76 FT	±224.76 FT
MINIMUM FRONT YARD	30 FT	±15 FT	±30 FT
MINIMUM SIDE YARD	30 FT	±32 FT	±134 FT
MINIMUM REAR YARD	50 FT	±87 FT	±84 FT
MAXIMUM BUILDING HEIGHT	60 FT	>60 FT	>60 FT
BUILDING COVERAGE	30%	±10.8%	±16.86%
MINIMUM PARKING SETBACK FROM FRONT LOT LINE:	40 FEET	1 FT	1.34 FT ⁽³⁾

DRIVE-THROUGH REQUIREMENTS:

MINIMUM DRIVE-THROUGH/BYPASS LANES DISTANCE FROM LOT LINE:	30 FT	N/A	0.4 FT ⁽⁴⁾
MINIMUM TRANSACTION WINDOW, MENU BOARD, AND SPEAKER LOCATION FROM LOT LINE:	50 FT	N/A	30 FT ⁽⁵⁾

OFF-STREET PARKING REQUIREMENTS:

PARKING SPACES REQUIRED:

HOTEL:			
1.25 / EACH GUEST ROOM			
+1 / 100 SF OF LOUNGE OR RESTAURANT AREA	122 ROOMS	153 SPACE	
+1 / 25 SF OF CONFERENCE OR BANQUET FACILITIES			

EATING AND DRINKING ESTABLISHMENTS:			
1 / 100 SF	2,400 SF	24 SPACES	

TOTAL MINIMUM PARKING SPACES REQUIRED= 177 SPACES

TOTAL PARKING SPACES PROVIDED= 115 SPACES⁽⁶⁾

ADA PARKING SPACES:	REQUIRED	PROPOSED
	5 SPACES (1 VAN SPACES)	5 SPACES (2 VAN SPACES)

NOTES:

- (1) - HOTEL USE ALLOWED THROUGH A SPECIAL EXCEPTION
- (2) - CONDITIONAL USE PERMIT REQUIRED FOR DRIVE-THROUGH FACILITY AS AN ACCESSORY USE
- (3) - ZONING RELIEF REQUIRED FOR A REDUCTION IN OFF STREET PARKING DISTANCE FROM FRONT LOT LINE PER 10.1113.41
- (4) - ZONING RELIEF REQUIRED FOR A REDUCTION IN DRIVE-THROUGH/BYPASS LANES DISTANCE FROM LOT LINE PER 10.835.32
- (5) - ZONING RELIEF REQUIRED FOR A REDUCTION IN MENU BOARD AND SPEAKER DISTANCE FROM FRONT LOT LINE PER 10.835.31
- (6) - CONDITIONAL USE PERMIT REQUIRED FOR USE OF ALTERNATIVE PARKING DEMAND ANALYSIS

TOTAL PERMANENT BUFFER IMPACTS (SF)		
WETLAND BUFFER	EXISTING	PROPOSED
0 - 25'	5,187 SF	0 SF
25 - 50'	10,704 SF	7,311 SF
50 - 100'	21,509 SF	18,612 SF
TOTAL	37,400 SF	25,923 SF

POTENTIAL BUFFER ENHANCEMENT AREA
26,128 SF



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Tighe & Bond | 603.882.8288 | GIRI Hotel Management, LLC | 001 Route 1 Hotel Drawings\AutoCAD\G-5088-001_DSGN_C4.dwg

MARK	DATE	DESCRIPTION
PROJECT NO:	G5088-001	
DATE:	05/02/2023	
FILE:	G-5088-001_DSGN_C4.dwg	
DRAWN BY:	NHW/CJK	
DESIGNED/CHECKED BY:	NAH	
APPROVED BY:	PMC	

CONCEPTUAL SITE PLAN

SCALE: AS SHOWN

