

RE: 111 State St
 Meeting: Technical Advisory Committee
 Date: Sept 5, 2023

Dear Members of TAC,

Sept 1, 2023

There seem to be some math discrepancies in this proposal which may impact the actual number of parking spaces needed. This math uses the City of Portsmouth rules and regulations.

- Notice 2 things. 1. Zero spaces are shown required for the "new" apartment (R2-Apt 203)
 2. Square feet for the restaurant are understated (3740 sf-actual 5236 sf)

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| Proposed | | | | | | | total area per floor (sf) | delta - old to new |
|-----------------------|--------------------|-----------------------------|-----------------------------|-----------|--|-------------------------------|---------------------------------|-----------------------|
| Level | Occupancy | Occupied Floor Area (sf) | Qty Residential Units | Unit size | Parking spaces per area or unit | Parking spaces required | | |
| 3 | Apartment 303 | 750 | 1 | 750 | 1.0 | 1.0 | 1,591 | (142) |
| 3 | Apartment 302 | 456 | 1 | 456 | 0.5 | 0.5 | | |
| 3 | Apartment 301 | 385 | 1 | 385 | 0.5 | 0.5 | | |
| 2 | R2 - Apartment 203 | 2,612 | 0 | 2612 | 1.3 | 0.0 | 3,614 | (239) |
| 2 | R2 - Apartment 202 | 476 | 1 | 476 | 0.5 | 0.5 | | |
| 2 | R2 - Apartment 201 | 526 | 1 | 526 | 1.0 | 1.0 | | |
| 1 | Restaurant | 3,740 | 0 | 0 | 100.0 | 37.4 | 3,740 | 114 |
| TOTAL proposed | | 8,945 | | | | 40.9 | 8,945 | (267) |
| | | | | | | 41.0 | | |

The apartment with zero value is a 4 bedroom, 5 bath 2612 sf unit. It should minimally have a value of 1.3. The restaurant area on the first floor adds up to 3740 sf but the basement area (1496 sf) is missing.

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| BUILDING SUMMARY | GSF | % BUILDING | RSF |
|----------------------------|--------|------------|-------|
| TOTAL BUILDING AREA | 13,423 | | |
| TOTAL BUILDING TENANT AREA | 10,439 | 77.8% | |
| TOTAL BUILDING COMMON AREA | 2,984 | 22.2% | |
| COMMON AREA | 1,526 | 11.4% | |
| Restaurant | 1,496 | 14.3% | 1,924 |

P1.00 BASEMENT PLAN
111 STATE STREET
 SCALE: 1/8" = 1'-0"
 8/16/23

Packet

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First

| BUILDING SUMMARY | GSF | % BUILDING | RSF |
|----------------------------|--------|------------|-------|
| TOTAL BUILDING AREA | 13,423 | | |
| TOTAL BUILDING TENANT AREA | 10,439 | 77.8% | |
| TOTAL BUILDING COMMON AREA | 2,984 | 22.2% | |
| COMMON AREA | 389 | 2.9% | |
| Restaurant | 3,740 | 27.9% | 4,809 |

P1.01 FIRST FLOOR PLAN
111 STATE STREET
 SCALE: 1/8" = 1'-0"
 8/16/23

The totals being (without using the RSF):
 5236 sf of restaurant area. 1 per 100 sf = 52 spaces
 3.5 + 1.3 = 4.8 spaces required for residents

The total parking spaces needed are: 57 spaces, taking off 4 for the DOD = 53 spaces

Where are the people who live there and the employees going to park? Payments to a new garage fund on Pease??

Sincerely,
 Elizabeth Bratter,
 159 McDonough St, Property Owner