

**SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE
PORTSMOUTH, NEW HAMPSHIRE**

WORK SESSION

**Conference Room A
City Hall, Municipal Complex, 1 Junkins Avenue**

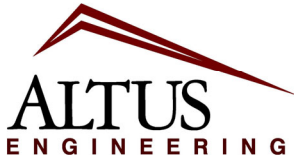
2:00 PM

February 11, 2025

AGENDA

2:00 PM 96 State Street
96 State Street LLC, Owner
Durbin Law, Representative
(LUTW-25-1)

Parking Demand Analysis



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

PARKING DEMAND ANALYSIS

**96 State Street
TAX MAP 107, LOT 52
PORTSMOUTH, NH
January 28, 2025**

96 State Street, LLC owns the property located at 96 State Street. A commercial building is sited on the 0.07-acre (per City GIS) downtown, urban parcel. The parcel is located on the corner of State and Atkinson Streets. The building has three levels. A restaurant, Domo, occupies the first and second floor. The third floor is currently used as accessory space/storage for the restaurant. A spa previously occupied the third floor.

The Owner is proposing to convert the second and third floors to residential uses. The second and third floor will each have a single apartment in excess of 750 SF.

Altus prepared this Parking Demand Analysis based on the following uses:

CURRENT SPACE ALLOCATION

Basement	accessory storage	2,245 SF GFA
First floor	restaurant	2,630 SF GFA
Second floor	restaurant	1,750 SF GFA
Third floor	personal services	1,750 SF GFA

PROPOSED SPACE ALLOCATION

Basement	accessory storage	2,245 SF GFA
First floor	restaurant	2,630 SF GFA
Second floor	1 dwelling unit (> 750 SF GFA)	2,320 SF GFA
Third floor	1 dwelling unit (> 750 SF GFA)	2,100 SF GFA

Basement accessory storage has no requirements and does create any parking demand.

Parking spaces required for the City of Portsmouth Zoning Ordinance Section 10.1110 Off Street Parking

All eating and drinking places	1 space per 100 SF GFA
Personal services	1 space per 400 SF GFA
Dwelling units over 750 SF	1.3 spaces per unit

Existing Parking Stalls required

Restaurant 4,380 SF GFA/100 SF GFA	43.8 spaces
Personal services 1,750 SF GFA/400 SF GFA	<u>4.4</u> spaces
	48.2 spaces
	49 spaces required ¹

Proposed Parking Stalls required

Restaurant 2,630 SF GFA/100 SF GFA	26.3 spaces
1, 2 nd floor apartment (over 750 SF)	1.3 spaces
1, 3 rd floor apartment (over 750 SF)	<u>1.3</u> spaces
	28.9 spaces
	29 spaces required ¹

Based on the City Ordinance alone, the parking spaces required for Tax Map 107, Lot 52 is reduced from 49 spaces to 29 spaces, a 41 percent reduction. There is one alley/loading space on the property.

There is parallel parking along State Street as well as a small public parking lot between Dutton and Scott Avenues. Additionally, the High Hanover Street parking garage is within 0.25 miles of the site. The Parrott Avenue surface parking lot is less than 0.5 miles from the site.

To determine the expected parking that will be generated by the existing/proposed uses, Altus normally utilizes the ITE Parking Generation Manual, 6th Edition. It is our opinion that the setting/location falls under the General Urban/Suburban category. However, the manual has limitations when it comes to small traffic generators and unique end users like 2-unit apartment buildings. Additionally, ITE states that “it contains information that can also easily be misinterpreted without sound professional judgement...”

Land Use Code 931 Quality Restaurant

Peak Period Parking Demand on a Saturday 7:00 to 8:00 PM

Setting/Location: General Urban/Suburban

Average rate 18.23 vehicles per 1,000 SF GFA

¹ See Section 10.1112.22: “Where the computation of required off-street parking spaces results in a fractional number, the computation shall be rounded up to the next whole number.”

Land Use Code Residential 220 Multifamily housing (Low-Rise)

Peak Period Parking Demand on a Saturday

Average rate 1.18 spaces per dwelling unit

There is no Land Use Code in the Parking Generation Manual for spas or any similar type of use. It is a low turnover use. It is presumed that the maximum employees is 2 and maximum number of customers/clients would be 2.

Existing Parking Demand

Restaurant

4,380 SF GFA x 18.23 vehicles per 1,000 SF GFA = 79.8 spaces

Personal services

Assume 2 employees and 2 clients/customers
4.0 spaces
83.8 spaces

Existing 84 spaces demand

Proposed Parking Demand

Restaurant

2,630 SF GFA x 18.23 vehicles per 1,000 SF GFA = 47.9 spaces

2 dwelling units x 1.18 spaces per dwelling unit = 2.4 space demand
50.3 spaces

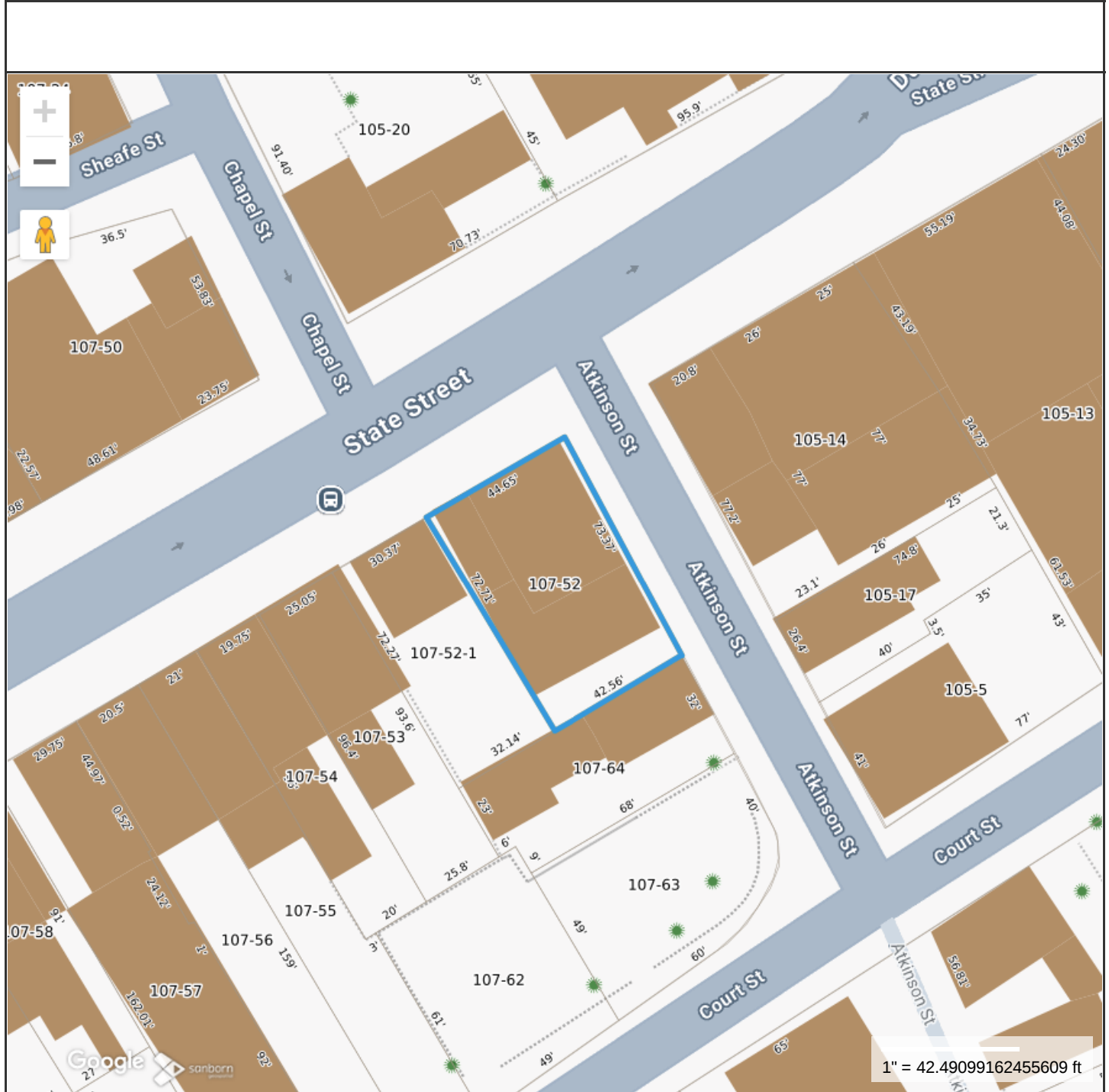
Proposed 51 space demand

Based on ITE, it is reasonable to believe that the parking demand will be reduced by 33 spaces.

With the approval of this project, the parking demand will decrease. Thus, it is Altus' opinion that the existing building can function adequately without adverse impacts to the community with the conversion of the second and third floor spaces to two residential dwelling units.



Wde/5637 parking demand analysis.docx



Property Information

Property ID 0107-0052-0000
Location 96 STATE ST
Owner 96 STATE LLC



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/26/2024

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.