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HAND DELIVERED

February 13, 2018

Mayor Jack Blalock and Portsmouth City Council
City of Portsmouth
1 Junkins Ave.
Portsmouth, New Hampshire, 03801

Re: Request of Clipper Traders, LLC for Zoning Change from Office Research (OR) and
Transportation Corridor (TC) to Character District 4 West End (CD4-W)
Property Location: 105 Bartlett Street Tax Map 157, Lot 1, 2; Map 164, Lot 1, 4 (also
shown on Tax Maps 139 and 144)

Dear Mayor Blalock and Members of the Council:

On behalf of Clipper Traders, LLC ("Clipper"), please accept this letter and the attached exhibits in support of Clipper's request to initiate the Planning Board and City Council zoning change procedure for land between Bartlett Street and Maplewood Avenue, abutting the Boston and Maine railroad tracks, the North Mill Pond and the existing CD4-W zone, presently under contract for purchase from the Boston and Maine R.R.

I. EXHIBITS

1. Portsmouth Zoning Ordinance -- Office Research Dimensional Standards (§10.531 and §10.532).
2. Portsmouth Zoning Ordinance Character District 4-West End Provisions.
 - Figure 10.5A41.10B (CD4-W Development Standards)
 - §10.5A42.10 (Façade Types)
 - §10.5A42.12 (Building Placement)
 - §10.5A43.20 (Façade Modulation)
 - §10.5A43.30 (Building and Story Heights)
 - §10.5A43.40 (Maximum Building Footprint)

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- §10.5A43.60 (Building Types)
 - §10.5A44.30 (Parking)
 - §10.5A45 (Community Space)
 - Map 10.5A21.B (Building Height Standards)
3. Area of Rezoning Request -identifying surrounding zones including CD4-W abutting the subject parcel.
 4. 2/9/18 Concept Site Plan-by Winter Holben Architecture & Design.
 5. 1/30/18 Neighborhood PowerPoint presentation (partial).
 6. Tax Maps 139, 144, 157, 164.
 7. Site photographs.

II. PROJECT/SITE HISTORY

The subject parcel is currently owned by Boston and Maine R.R. At about 10.67 acres, it abuts the North Mill Pond to the southwest, the Boston and Maine railroad tracks to the southeast, the Granite State Mineral storage yard to the northeast, Ricci Lumber Buildings and CD4-W zone to the northwest. Clipper is under contract to purchase a portion¹ of the property from the railroad. Located upon the site are several Ricci Lumber buildings, the remains of the old locomotive turntable and roundhouse, and a functional machine shop. The northeastern portion of the site has traditionally been used by the railroad for railcar storage.

III. ZONING DISTRICT ANALYSIS/DEVELOPMENT PLAN

Presently zoned Office Research and a sliver of Transportation Corridor (see **Exhibit 3**), Clipper is of the understanding that the OR designation is simply a placeholder, that an appropriate zoning district designation has not until now been particularly important because it has been used by and for the railroad for well over 100 years. The Office Research district purposes are "to provide for campus-style development of office buildings, research and development facilities, and complementary uses." (PZO section 10.410) Permitted in the OR

¹ Clipper is in discussions with Boston and Maine concerning the purchase of the remainder of the property.

zone are such uses as residential care facilities, schools, museums, offices, hospitals, general service establishments, hotels, indoor and outdoor motor vehicle storage. (PZO section 10.440, Table of Uses) Residential uses are prohibited. Dimensionally, the OR zone adjacent to North Mill Pond requires large lots of 2 acres, 200' of frontage, and yards of 70 feet front, 50 feet rear and on the side. (PZO section 10.532) Building heights of up to 60 feet are permitted. (PZO section 10.531) (See **Exhibit 1**). Surrounded by CD4-W and other residential zones (See **Exhibit 3**), clearly the parcel should not be zoned OR. In addition to the railroad property, several other parcels including Ricci Lumber and Great Rhythm Brewing are in the OR/TC zones.

Clipper envisions a multi-building residential project. Still in the development stages, the present plans include a multilevel residential apartment building and several townhouse style buildings, the latter likely developed as condominiums. (See **Exhibit 4**).² Access to the site will be over the road from Bartlett Street, past Ricci Lumber and Great Rhythm to a roundabout, with driveways then servicing the buildings. *Id.* A preliminary neighborhood meeting was held at Great Rhythm on January 30, 2018, at which a PowerPoint presentation detailed the reasoning behind Clipper's request for a zoning change as well as exhibiting the site history and present plans. (See **Exhibit 4**). Attended by approximately 50 neighbors as well as several city councilors and planning staff members, Clipper believes that the preliminary presentation was enthusiastically well received. Of particular interest was Clipper's proposed public "Greenway" along the North Mill Pond for the entire length of the parcel to Bartlett Street.

In order to proceed with the intended redevelopment, it is necessary to rezone the OR/TC zones to permit residential use. After considering the zoning district options, including discussions with the Planning Department staff, Clipper believes that the most appropriate

² Clipper submitted a subdivision plan for the portion of the property currently under agreement to the Planning Department on February 12, 2018.

zoning district for the parcel is CD4-W with the existing development incentives for providing the Greenway, simply requiring an extension of the existing CD4-W zone and West End Incentive Overlay District abutting the parcel to the southwest. (See **Exhibit 3**). This would also include an amendment to Map 10.5A21B to extend the adjacent 2-3 story (short 4th) height requirement area (45' maximum building height) over the rezoning area. (See **Exhibit 2**, Map 10.5A21B).

The purpose of character based zoning is:

to encourage development that is compatible with the established character of its surroundings and consistent with the City's goals for the preservation and or enhancement of the area. This is accomplished by providing a range of standards for the elements of development and buildings that define a place.
(PZO section 10.5A 11)

The provisions of Article 5A character based zoning “shall take precedence over all other provisions of the zoning ordinance that are in conflict with Article 5A.” (PZO section 10.5 A 14.10) The recently enacted (June 19, 2017) CD4-W district, developed after a lengthy period of vetting, including community input,

consists of a medium to high density area with a mix of building types and residential, retail and other commercial uses. There are shallow or no front yards and medium to no side yards, with variable private landscaping and on-site accessory parking. Streets have sidewalks and street trees or other pedestrian amenities and defined medium blocks.
(PZO section 10.5 A 41. 10 B)

Development standards include yards from 5 to 15 feet, 50% front-line buildout, minimum lot area of 5000 s.f., lot area per dwelling unit 2500 s.f. and 15% minimum open space. The maximum building footprint is 15,000 s.f. Building heights of up to 45 feet are permitted. (PZO Sections 10.5 A 41.10 B; 10.5 a 43. 31; Map 10.5 A 20 1B.) The West End Incentive Overlay District amends these development standards to include: maximum building

footprint of 30,000 s.f.; minimum lot area of 2,000 s.f.; lot area per dwelling unit with no minimum; and an increase of 1 additional story up to 10 ft. in height. (PZO Section 10.5 A 46.10).

Based upon its investigation of the proposed rezoning area, the existence of the CD4-W zone on a portion of the property to be acquired, surrounding zoning districts, discussions with Planning Department staff and the neighborhood PowerPoint presentation, Clipper believes that the parcel and its proposed project fits best with the purposes of the CD4-W zoning district and its with incentives. Clipper also believes that an extension of that district to rezone the parcel is both reasonable and in keeping with the requirements of the City Zoning Ordinance, Master Plan and development regulations.

Clipper respectfully requests that the City proceed as required to rezone the identified parcel CD4-W with West End Overlay and 2-3 story (short 4th) height requirements incentives, with staff recommendation for approval. The development team would be happy to meet further with City staff and/or provide any needed or requested additional exhibits, materials, or information.

Respectfully submitted,



R. Timothy Phoenix

cc: Juliet Walker, Planning Director
Clipper Traders, LLC
Winter Holben Architecture + Design
Ambit Engineering
Terra Firma Landscape Architecture

Exhibit 1

Portsmouth Zoning Ordinance - Office Research
Dimensional Standards

Section 10.530 Business and Industrial Districts

10.531 Table of Dimensional Standards – Business and Industrial Districts ¹

	B	GB	WB	I	WI	OR
Minimum Lot Dimensions						
Lot Area	20,000 sf	43,560 sf	20,000 sf	2 acres	2 acres	3 acres ²
Lot Area per dwelling unit	2,500 sf	NR	NR	NA	NA	NA
Continuous street frontage	100'	200'	100'	200'	200'	300' ²
Depth	80'	100'	100'	200'	200'	300' ²
Minimum Yard Dimensions						
Front	20'	30'	30'	70'	70'	30' ²
Side	15'	30'	30'	50'	50'	73' ²
Rear	15'	50'	20'	50'	50'	30'
Maximum Structure Dimensions						
Structure height	50'	60'	35'	70' ³	70' ³	60' ³
Roof appurtenance height	10'	10'	10'	10'	10'	10'
Building coverage	35%	30%	30%	50%	50%	30%
Floor Area Ratio	NR	NR	NR	NR	NR	NR
Minimum open space	15%	20%	20%	20%	20%	30%

Notes:

1. See Article 5A and Article 5B for dimensional standards in Character and Gateway Neighborhood Mixed Use Districts.
2. See Section 10.532.10 for requirements for lots adjacent to North Mill Pond.
3. See Section 10.532.20 for reduced structure height within 200' of North Mill Pond or Piscataqua River.

NA = Not Applicable NR = No Requirement



10.532 Exceptions to Dimensional Standards for Certain Lots in the Industrial and OR Districts

10.532.10 North Mill Pond

In the Office Research district, **lots** in the area bounded by North Mill Pond, Maplewood Avenue, Islington Street and Bartlett Street shall be subject to the requirements of the Industrial district with respect to minimum **lot area, street frontage, lot depth, and yards.**

10.532.20 Building Height Setback from Waterfront

In the Industrial, Waterfront Industrial and Office Research districts, no portion of a **building** that is less than 200 feet from the **highest observable tide line** of the Piscataqua River or the North Mill Pond shall exceed 45 feet in height. Docking and offloading **structures** and equipment (such as cranes) are exempt from this restriction.

10.533 Special Yard Requirements on Lafayette Road

Notwithstanding the minimum **front yard** requirements specified in Section 10.521 or Section 10.531, for any **lot** adjoining Lafayette Road between the Route 1 Bypass and the Rye town line, no **building, structure,** parking area, or display or storage area shall be located less than 80 feet from the centerline of Lafayette Road or 30 feet from the sideline of Lafayette Road, whichever represents the greater **setback,** except as otherwise permitted by this Ordinance.

10.534 Inclusion of Waterfront Public Access in Open Space

In a Business or Industrial District, a portion of a **lot** that is used to provide public access along a waterfront shall be counted as **open space** for the purpose of satisfying the requirement for minimum **open space** on a **lot,** as follows:

10.534.10 Each square foot of **lot area** that is duly recorded and enforceable by the City as waterfront public access shall be counted as 1.5 square feet of required **open space.**

10.534.20 Each square foot of **lot area** that is used for, but not enforceable by the City as, waterfront public access shall be counted as 1.0 square foot of required **open space.**

Section 10.540 Airport Districts

In the Airport, Airport Industrial, Pease Industrial and Airport Business Commercial districts, land use controls are governed by State statute. The statute provides that land acquired by the Pease Development Authority (PDA) from the federal government is not subject to the City of Portsmouth's land use controls, including the Zoning Ordinance, but instead is subject to land use controls adopted by the PDA, consistent with the City's Master Plan. The dimensional regulations in the following table therefore have no direct

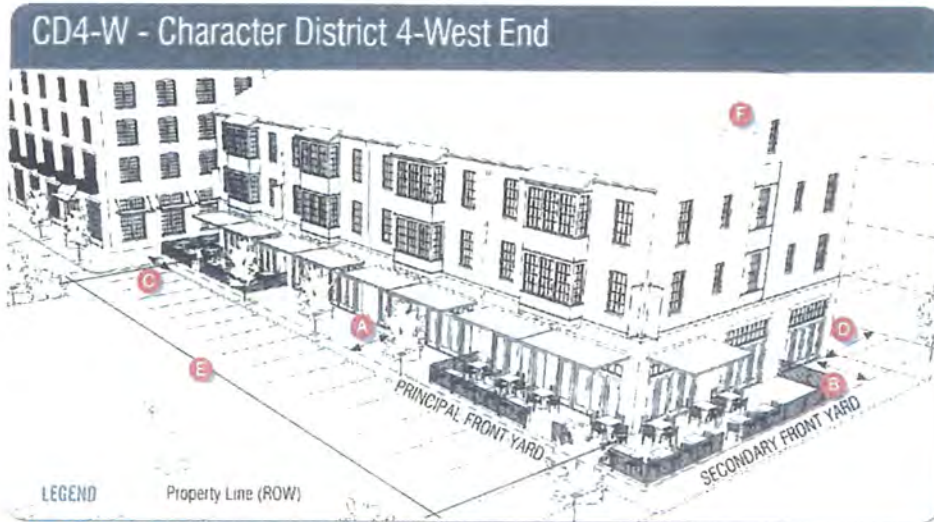
Exhibit 2
Portsmouth Zoning Ordinance
Character District 4-West End Provisions

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

This district consists of a medium-to-high density area with a mix of **building** types and residential, retail, and other commercial **uses**. There are shallow or no **front yards** and medium to no **side yards**, with variable private **landscaping** and on-site accessory parking. **Streets** have **sidewalks** and **street trees** or other pedestrian amenities, and define medium **blocks**.



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



BUILDING PLACEMENT – PRINCIPAL BUILDING*

Maximum principal front yard	10 ft	A
Maximum secondary front yard	15 ft	B
Side yard	NR	C
Minimum rear yard	Greater of 5 ft from rear lot line or 10 ft from center line of alley	D
Minimum front lot line buildout	50%	

* Except for items listed under Section 10.5A42.12

BUILDING AND LOT OCCUPATION

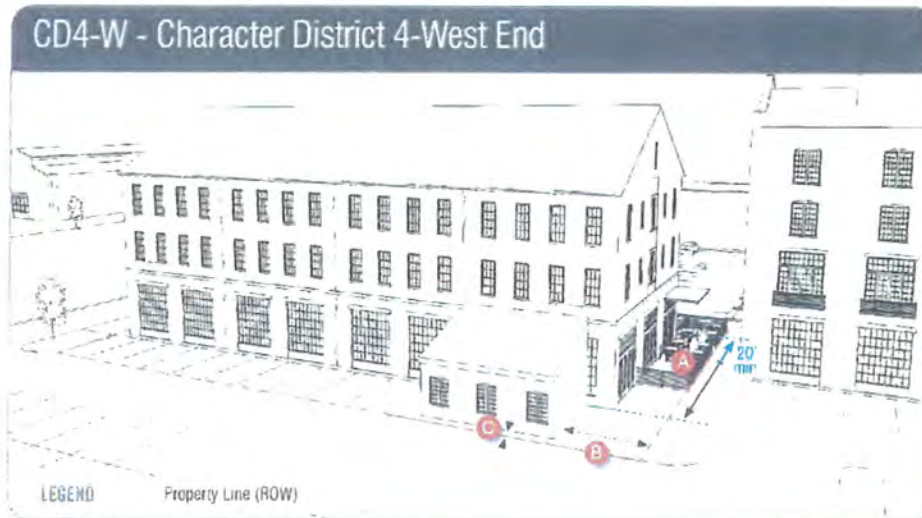
Maximum building block length	200 ft	E
Maximum façade modulation length	80 ft (see Section 10.5A43.20)	
Maximum entrance spacing	50 ft	
Maximum building coverage	60%	
Maximum building footprint	15,000 sf (or as allowed by Section 10.5A43.40)	

Minimum lot area	5,000 sf
Minimum lot area per dwelling unit	2,500 sf
Minimum open space	15%
Maximum ground floor GFA per use	15,000 sf

BUILDING FORM – PRINCIPAL BUILDING

Building height	See Map 10.5A21.B & Section 10.5A43.30	F
Maximum finished floor surface of ground floor above sidewalk grade	36"	
Minimum ground story height	12 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.	

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



BUILDING PLACEMENT – OUTBUILDING

Minimum front yard	20 ft behind a façade of a principal building	A
Minimum side yard	0 ft	B
Minimum rear yard	3 ft	C

BUILDING TYPES

See Figure 10.5A43.60 for **building** type definitions

House	not permitted
Duplex	not permitted
Rowhouse	permitted
Apartment building	permitted
Live/work building	permitted*
Small commercial building	permitted
Large commercial building	permitted

*Residential **uses** are not permitted on the **ground floor**

BUILDING & LOT USE

See Sections 10.5A30 and 10.440

FAÇADE TYPES

See Figure 10.5A43.10 for **façade** type definitions
Except where required **façade** types are indicated on Map 10.5A21C, the below standards apply:

Porch	not permitted
Stoop	permitted
Step	permitted
Shopfront	permitted
Officefront	permitted
Forecourt	not permitted
Recessed-entry	permitted

PARKING

See Section 10.5A44.30

COMMUNITY SPACE

See Section 10.5A45

10.5A42 Building Placement

10.5A42.10 Yards

10.5A42.11 **Yards** shall be as required in Figures 10.5A41.10A-D (Development Standards).

10.5A42.12 **Yards** may be increased above the maximum permitted for truncated corners or other subtractive massing techniques, alleys, vehicular **accessways**, increased **sidewalk** width or **community spaces**.

10.5A42.20 Façade Alignment

The **façade** facing the **principal front yard** shall be parallel to the **front lot line**. Where the **front lot line** is curved, the **façade** shall be parallel to a straight line connecting the points of intersection of the **front lot line** and the **side lot lines**.

10.5A42.30 Outbuildings and Backbuildings

A detached **outbuilding**, or an **outbuilding** attached to a **principal building** with a **backbuilding**, may be built on each **lot** to the rear of the **principal building**, as illustrated generally in Figure 10.5A42.10 (Principal Building/Backbuilding/Outbuilding).

FIGURE 10.5A42.10 PRINCIPAL BUILDING/BACKBUILDING/ OUTBUILDING

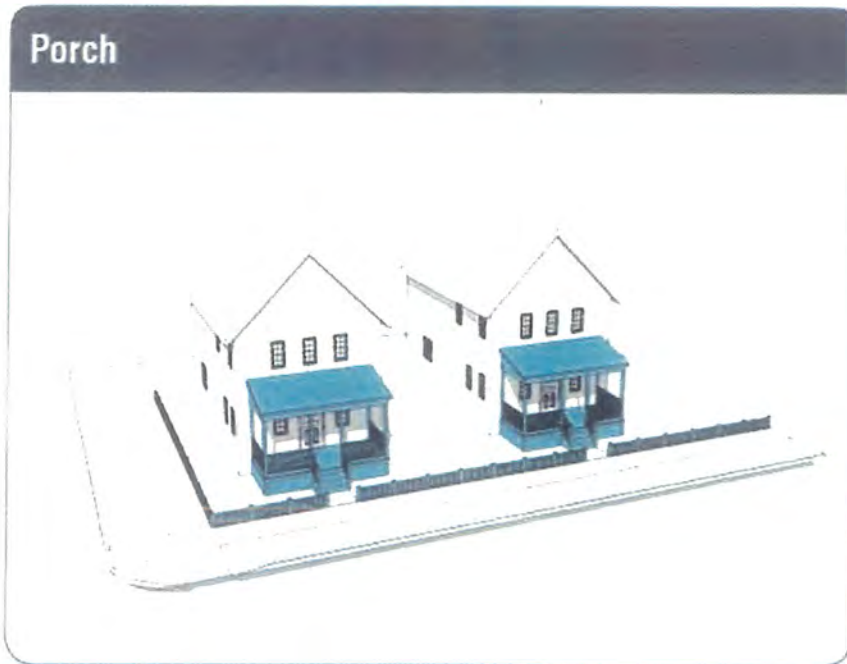


10.5A43 Building Form and Façades

10.5A43.10 Façade Types

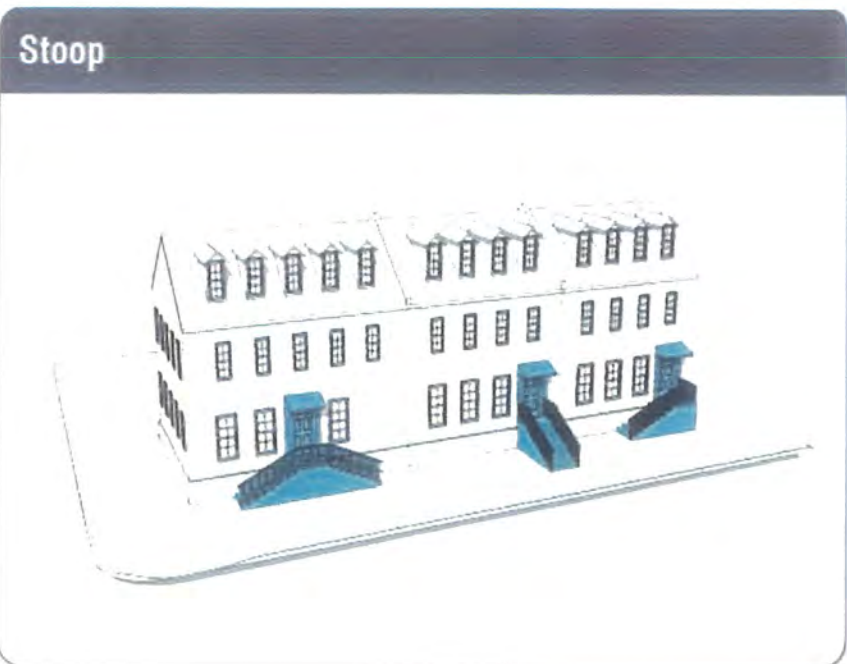
The **façade** facing the **principal front yard** shall conform to Figure 10.5A43.10 (Façade Types) and Figures 10.5A41.10A-D (Development Standards), and to any applicable **façade** type requirements indicated on the **Regulating Plan**. Permitted **building** form and **façade** types may be combined.

FIGURE 10.5A43.10 FAÇADE TYPES



The **façade** is set back from the **front lot line** with an attached porch or stoop permitted to **encroach**. This may be used with or without a fence to maintain **street** spatial definition.

Permitted districts:
CD4-L1, CD4-L2, G1, G2



The **façade** is aligned close to the **front lot line** with the **ground floor** elevated from the **sidewalk** for privacy. The entrance has an exterior stair and landing.

This type is recommended for **ground floor residential use**.

Permitted districts:
CD5, CD4, CD4-W, CD4-L1,
CD4-L2, G1, G2

FIGURE 10.5A43.10 FAÇADE TYPES (CONTINUED)

Step



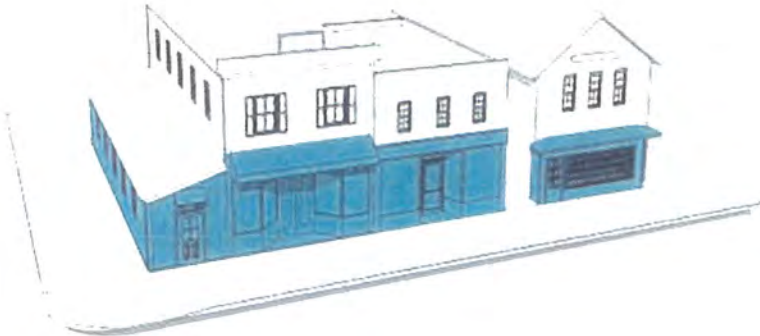
The **façade** is aligned close to the **front lot line** with the **ground floor** elevated from the **sidewalk** for privacy. The entrance has an exterior single step without a landing.

This type is recommended for **ground floor** residential, **office** or retail **use**.

Permitted districts:

CD5, CD4, CD4-W, G1, G2
Only permitted in CD4-L1 &
CD4-L2 where indicated on
Map 10.5A21C.

Shopfront



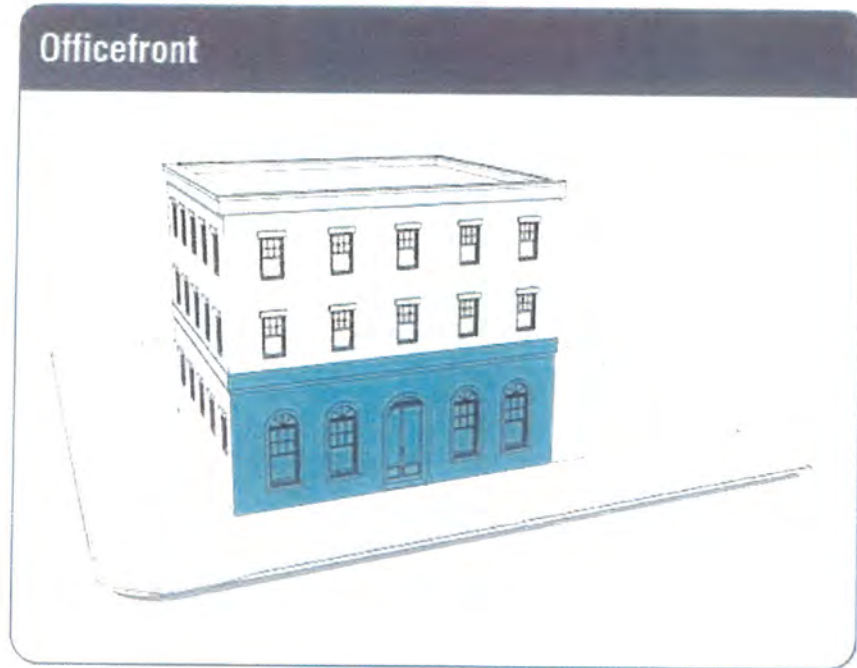
The **façade** is aligned close to the **front lot line** with the **building** entrance at **sidewalk** grade and with substantial glazing on the **ground floor**.

This type is conventional for retail, **office** or **restaurant use**.

Permitted districts:

CD5, CD4, CD4-W, CD4-L2,
G1, G2
Only permitted in CD4-L1 where
indicated on Map 10.5A21C.

FIGURE 10.5A43.10 FAÇADE TYPES (CONTINUED)

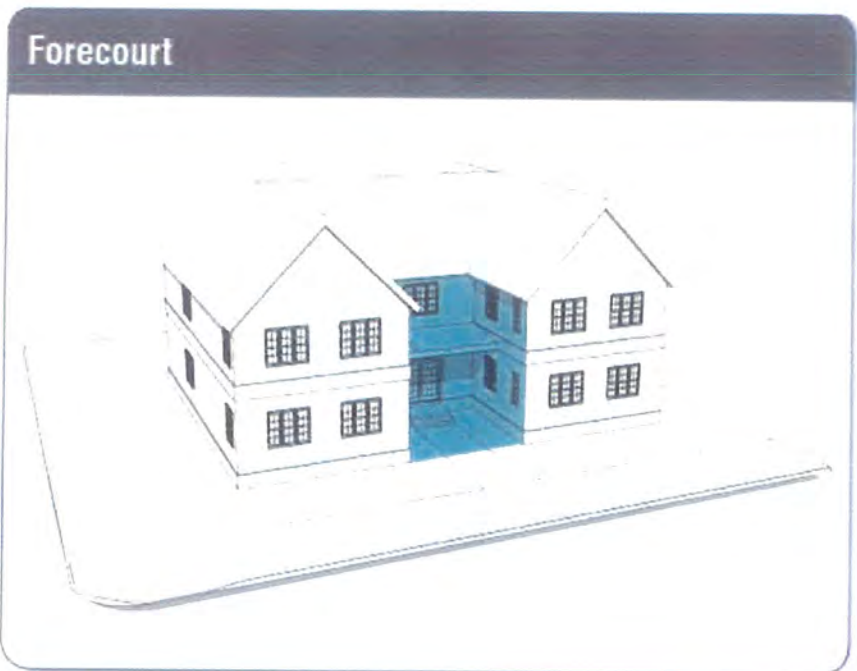


The **façade** is aligned close to the **front lot line** with the building entrance at or elevated above **sidewalk** grade. It may have substantial glazing on the **sidewalk** level.

This type is conventional for **office use**.

Permitted districts:

CD5, CD4, CD4-W, G1, G2
Only permitted in CD4-L1 & CD4-L2 where indicated on Map 10.5A21C.



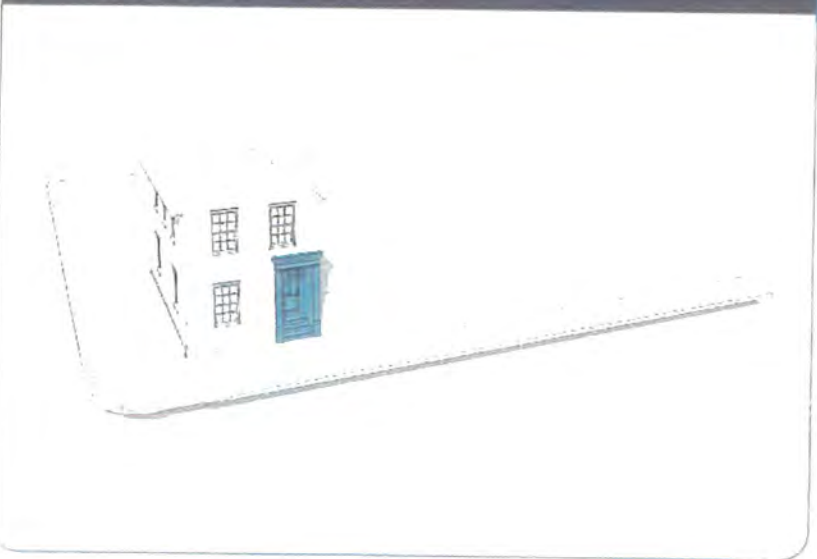
The two ends of the **façade** are close to the **front lot line** and the central portion is set back.

Permitted districts:

CD4-L1, CD4-L2, G1, G2
This **façade** type is not permitted in the Downtown Overlay District.

FIGURE 10.5A43.10 FAÇADE TYPES (CONTINUED)

Recessed-Entry

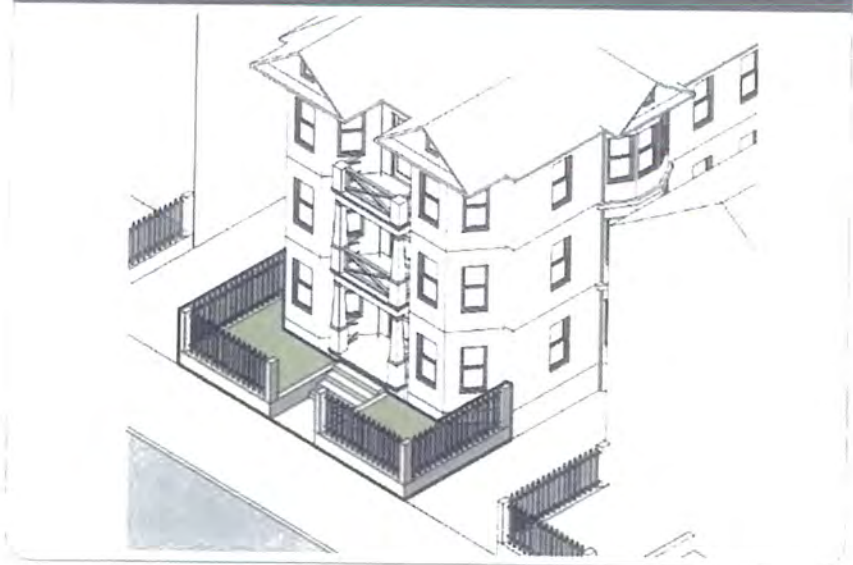


The **façade** is aligned close to the **front lot line** and the primary **building** entrance is recessed within the **façade**.

This type is conventional for residential **use**.

Permitted districts:
CD4-L1, CD4-L2, CD4,
CD4-W, CD5, G1, G2

Dooryard

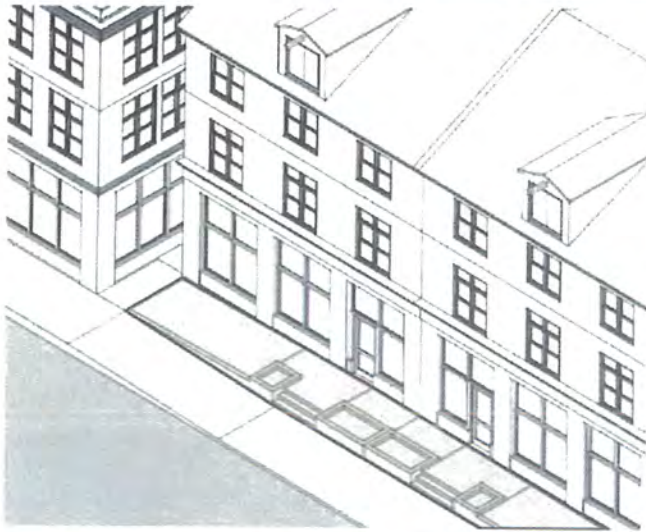


The **building** facade is aligned close to the **street** line, and the **frontage** is defined by a low wall, decorative fence or hedge providing a strong spatial definition from the public **sidewalk**. The result is a small semi-private yard containing the principal entrance. The yard may be slightly raised, sunken, or at-grade, and may be planted or landscaped. A paved walkway from the **sidewalk** to the front door is required. This type is commonly associated with **ground floor** residential **use**.

Permitted districts: G1, G2

FIGURE 10.5A43.10 FAÇADE TYPES (CONTINUED)

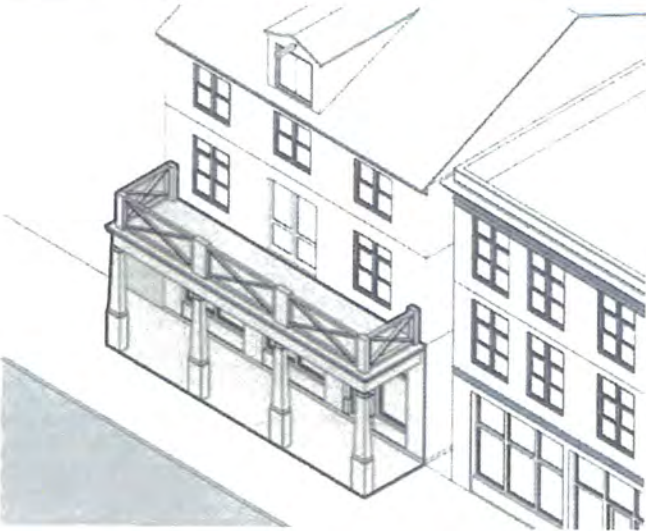
Terrace



Building facade is at or near the **street** line with an elevated terrace that may encroach into the **front yard** or **setback** providing level or terraced public circulation along the façade. This type can be used to provide at-grade access while accommodating a grade change along a **street** line. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access. This type is required to be used in conjunction with other facade types to define individual or shared entries facing the **street**.

Permitted districts: G1, G2

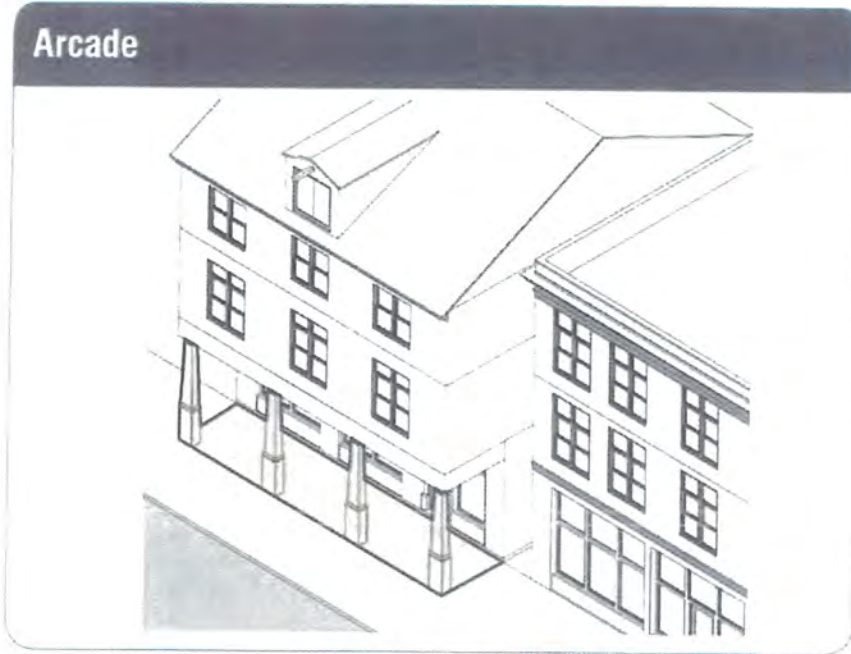
Gallery



The **building** facade is set back from the **street** line with an attached one or two **story** cantilevered shed or a lightweight colonnade that is built to the **street** line. This type is intended for **buildings** with **ground floor** commercial, hospitality or retail uses. This facade type is required to be used in conjunction with other types to define individual or shared first floor entries facing the street.

Permitted districts: G1, G2

FIGURE 10.5A43.10 FAÇADE TYPES (CONTINUED)



Only the **ground floor** level of the **building** facade is set back from the **street** line. The **building** facade for the upper floors is at the **street** line and is supported by a colonnade with habitable space above. This façade type is intended for **buildings** with **ground floor** commercial, hospitality or retail uses. This type is required to be used in conjunction with other facade types to define individual or shared first floor entries facing the street.

Permitted districts: G1, G2

10.5A43.20 Façade Modulation

10.5A43.21 Except as listed in 10.5A43.22, a **façade** shall be modulated by major breaks in the **façade** plane and/or changes in exterior materials or rooflines. No individual section of a **façade** shall be longer than the maximum **façade** modulation length listed in Figures 10.5A41.10A-D (Development Standards).

10.5A43.22 In the Historic District, **Façades** that have a high degree of fenestration, traditional masonry detailing, and traditional window styling (including windows recessed in the openings and with multiple panes) shall be exempt from the **façade** modulation requirements listed in Figures 10.5A41.10A-D (Development Standards).

10.5A43.30 Building and Story Heights

10.5A43.31 Specific height requirement areas are designated on Map 10.5A21B. The maximum **building height** in each height requirement area shall be as follows:

Height Requirement Area	Minimum Height in Stories	Maximum Height in Stories	Maximum Height in Feet
1 story	1	1	20
2 stories	2	2	35
2 stories (short 3 rd)	2	2 + short 3 rd	35
2-3 stories	2	3	40
2-3 stories (short 4 th)	2	3 + short 4 th	45
2-4 stories	2	4	50
2-4 stories (short 5 th)	2	4 + short 5 th	60
2-5 stories	2	5	60

10.5A43.32 A **roof appurtenance** may exceed the maximum allowed **building height** as specified on Map 10.5A21B (Building Height Standards) by 10 feet, subject to the following:

- (a) All **roof appurtenances** and other features that exceed the allowed **building height** for the zoning district shall not exceed 33 percent of the total roof area of the **structure** and, except for elevators and stair towers, shall be set back at least 10 feet from any edge of the roof.
- (b) Solar energy panels shall not be subject to the 33 percent limitation provided that they are not visible from a point 20 feet above the edge of the **street** right-of-way on the opposite side of the **street**.
- (c) The area of **roof appurtenances** that comply with this section shall not be considered as part of the **building's gross floor area** calculations.

10.5A43.33 A **development** that is not located in an incentive overlay district and that contains at least one acre of **lot area** shall be allowed an additional **story** in height (up to 10 feet) if at least 20% of the property is assigned and

improved as a **community space**. Such **community space** shall count toward the required **open space** listed in Figures 10.5A41.10A-D (Development Standards). The size, location and type of the **community space** shall be based on the size and location of the **development**, and the proposed and **adjacent uses**.

10.5A43.40 Maximum Building Footprint

10.5A43.41 No **building** or **structure** footprint shall exceed the applicable maximum **building footprint** listed in Figures 10.5A41.10A-D (Development Standards) except as provided in Sections 10.5A43.42-44 below.

10.5A43.42 In the CD5 district, a detached **liner building** may have a **building footprint** of up to 30,000 sq. ft. if it meets all other **development** standards and is integrated into a **parking structure** through the provision of **community space** or shared access.

10.5A43.43 For a **building** that contains **ground floor** parking, a **parking garage** or **underground parking levels**, and is not subject to Section 10.5A43.42, the Planning Board may grant a conditional use permit to allow a **building footprint** of up to 30,000 sq. ft. in the CD4 or CD4-W districts, and up to 40,000 sq. ft. in the CD5 district, if all of the following criteria are met:

- (a) No **story** above the **ground floor** parking shall be greater than 20,000 sq. ft. in the CD4 or CD4-W districts or 30,000 sq. ft. in the CD5 district.
- (b) All **ground floor** parking areas shall be separated from any public or private **street** by a **liner building**.
- (c) At least 50% of the **gross floor area** of the **ground floor** shall be dedicated to parking.
- (d) At least 30% of the property shall be assigned and improved as **community space**. Such **community space** shall count toward the required **open space** listed under Figures 10.5A41.10A-D (Development Standards) and **community space** required under Section 10.5A46.20. The size, location and type of the **community space** shall be determined by the Planning Board based on the size and location of the **development**, and the proposed and **adjacent uses**.
- (e) The **development** shall comply with all applicable standards of the ordinance and the City's land use regulations.

10.5A43.44 The **building footprint** of a **parking structure** shall be no greater than 40,000 sq. ft., and the **façade** length shall be no greater than 300 feet.

10.5A43.50 Streetscreens

Any **streetscreen** in a **front yard** shall be built on the same plane as the **façade** of the **principal building** and shall be between 3.5 and 4.0 feet in height.

10.5A43.60 Building Types

Buildings in each Character district shall be of one or more of the **building** types specified for such Character district in Figure 10.5A43.60 (Building Types).

FIGURE 10.5A43.60 BUILDING TYPES

House



A residential **building** that has the appearance of a **single-family dwelling**, with **yards** on all sides.

Permitted districts:

CD4-L1, CD4-L2

This **building** type is not permitted in the Downtown Overlay District.

Duplex



A residential **building** with two vertically-separated units with separate entrances. The **building** may have **yards** on all sides, or it may be divided along the party wall by a **lot line** where permitted by the standards of the Character district.

Permitted districts:

CD4-L1, CD4-L2

This **building** type is not permitted in the Downtown Overlay District.

Rowhouse



A **building** that may occupy the full width of the **lot** and shares a party wall with one or more **buildings** of the same type, with a minimal **front yard**.

Permitted districts:

CD4, CD4-W, CD4-L1, CD4-L2

This **building** type is not permitted in the Downtown Overlay District.

FIGURE 10.5A43.60 BUILDING TYPES (CONTINUED)

Apartment Building



A **building** that has the appearance of a **multifamily dwelling**, with **yards** on all sides.

Permitted districts:

CD4, CD4-W, CD4-L1, CD4-L2, G1, G2

This **building** type is not permitted in the Downtown Overlay District.

Live / Work Building



A **building** designed to accommodate a **ground floor commercial use** and a residential **use** above or beside.

Permitted districts:

CD5, CD4, CD4-W, CD4-L1, CD4-L2, G1, G2

Residential **uses** are not permitted on the **ground floor** in the Downtown Overlay District.

Small Commercial Building



A **building** with a **shopfront** or **officefront facade** type and minimal or no **front yard**, and that is no more than 3 **stories** in height.

Permitted districts:

CD5, CD4, CD4-W, CD4-L2, G1, G2

FIGURE 10.5A43.60 BUILDING TYPES (CONTINUED)

Large Commercial Building



A **building** with a shopfront or **officefront façade** type and minimal or no **front yard**, and that is 4 or more **stories** in height.

Permitted districts:
CD5, CD4, CD4-W, G1, G2

Cottage



A small detached **single family dwelling** with narrow massing.

Permitted districts: G1, G2

Paired House



A residential building type with narrow massing and horizontally attached or semi-attached **dwelling units** generally perpendicular to the **front lot line**. These **buildings** contain up to 3 **dwelling units** and are often designed to resemble large farmhouses with attached carriage houses.

Permitted districts: G1, G2

FIGURE 10.5A43.60 BUILDING TYPES (CONTINUED)

Gateway Townhouse



These small footprint attached **single family** residential **buildings** have narrow massing and may be located on individual or common **lots**. Each unit is separated horizontally by a common wall and groups of buildings may be separated by a common driveway or **community space**.

Permitted districts: G1, G2

Mixed Use Building



A variable footprint **building type** that typically accommodates a variety of **ground floor** commercial uses and upper residential and office uses at the scale that compliments the historic character of the neighborhood.

Permitted districts: G1, G2

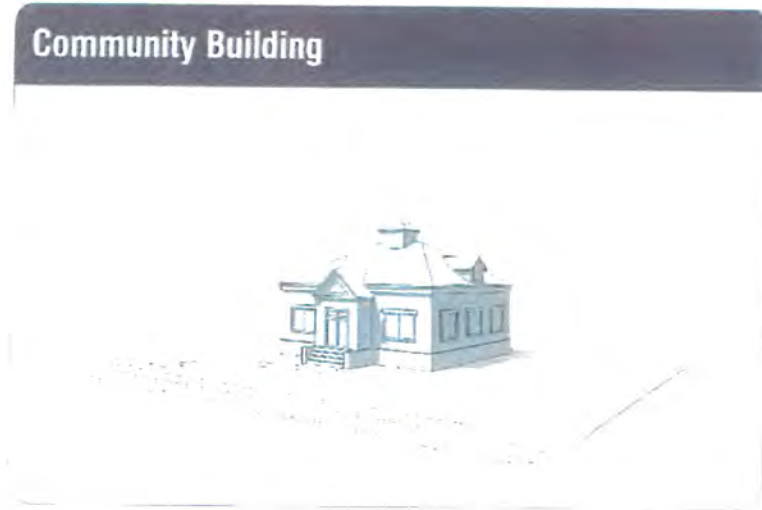
Flex Space / Fabrication Building



A **building** located and designed to accommodate a small footprint for fabrication and light industrial uses. Flex buildings are also used to provide affordable space to small and creative business enterprises.

Permitted districts: G1, G2

FIGURE 10.5A43.60 BUILDING TYPES (CONTINUED)



A **building** located and designed to accommodate public or civic uses such as a neighborhood center and similar public gathering facilities and spaces. Community Buildings may be privately owned and operated as an accessory **building** and amenity for a residential and mixed use developments.

Permitted districts: G1, G2

10.5A44 Off-Street Parking and Loading Requirements

10.5A44.10 General

10.5A44.11 Except as otherwise provided in this Section, all **buildings, structures** and **uses** in the Character districts and Civic districts shall comply with the **off-street parking** requirements set forth in Section 10.1110.

10.5A44.12 **Buildings, structures** and **uses** in the Character districts and Civic districts that are also within the Downtown Overlay District shall comply with the additional standards in Section 10.643.

10.5A44.20 Number of Required Spaces

10.5A44.21 **Uses** in the Character districts and Civic districts that are not located in the Downtown Overlay District shall provide **off-street parking** in accordance with Section 10.1112.

10.5A44.22 **Uses** in the Character districts and Civic districts that are included in the Downtown Overlay District shall comply with the **off-street parking** requirements for the Downtown Overlay District in accordance with Section 10.1115.

10.5A44.23 Subject to approval by the Planning Board, any portion of the required **off-street parking** spaces may be dedicated to public use.

10.5A44.30 Parking, Loading, and Driveway Locations and Standards

10.5A44.31 All **off-street parking** spaces shall be located at least 20 feet behind any **façade** of a **principal building**, except when in an **underground parking level**. This restriction shall not apply to **off-street parking** for a **single-family** or **two-family dwelling**.

10.5A44.32 **Parking lots** and loading areas shall be screened from the **street** by a **building** or **streetscreen** except for any **driveway**.

10.5A44.33 **Driveways** at the **street** and within a required **front yard** shall be no wider than 24 feet.

10.5A44.34 All **parking lots, garages, and parking structures** shall include a pedestrian exit directly to a **front lot line**.

10.5A44.35 The above-ground portion of a **parking structure** or **garage** shall have a **liner building** at least the height of the **ground floor** along the entire width of any **front yard** except for **driveways** and pedestrian entrances.

10.5A44.36 A **parking lot** containing more than 75 parking spaces shall have least one internal pedestrian walkway at least 8 feet wide that is paved differently from the parking spaces with respect to texture, material, style, and/or color.

10.5A44.40 Parking Lot Landscaping

Parking lots that contain 10 or more spaces shall conform to the following:

10.5A44.41 Landscape islands:

- (a) **Parking lots** shall contain one landscaped island for every 10 parking spaces.
- (b) A **parking lot** with more than one landscaped island shall have such islands distributed throughout the **parking lot**.
- (c) Each landscaped island shall be a minimum of 325 square feet.

10.5A44.42 Trees:

- (a) **Parking lots** shall contain at least one tree for every 7 parking spaces.
- (b) No parking space shall be more than 75 feet from a tree within the **lot**, as measured from the center of the tree to the nearest line demarcating the space.
- (c) All trees shall be separated from paved surfaces by at least 3 feet.

10.5A44.43 All **landscaping** required pursuant to this Section 10.5A44.40 shall be located and designed in a manner to protect the vegetation from vehicular damage.

10.5A44.50 Loading Docks, Storage and Service Areas

Loading docks, storage and service areas shall not be permitted between the **principal building** and any **front lot line**.

10.5A45 Community Spaces

10.5A45.10 Figure 10.5A45.10 (Community Spaces) describes the types of **community spaces** that may be provided as part of a **development** in accordance with Sections 10.5A42, 10.5A43 or 10.5A46.10.

10.5A45.20 A **community space** that is provided on site and otherwise qualifies as **open space** shall count towards the **open space** requirement for the **development**.

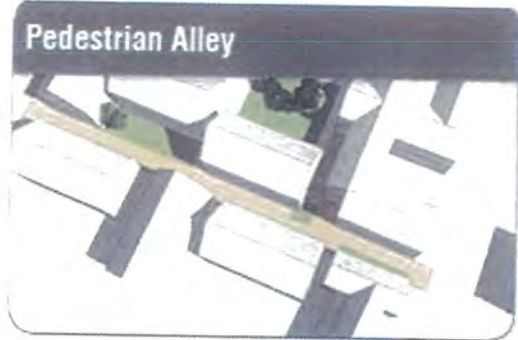
FIGURE 10.5A45.10 COMMUNITY SPACES



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.



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.



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.



A wide pedestrian **sidewalk** 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.

FIGURE 10.5A45.10 COMMUNITY SPACES (CONTINUED)



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.



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.



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.



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.

FIGURE 10.5A45.10 COMMUNITY SPACES (CONTINUED)

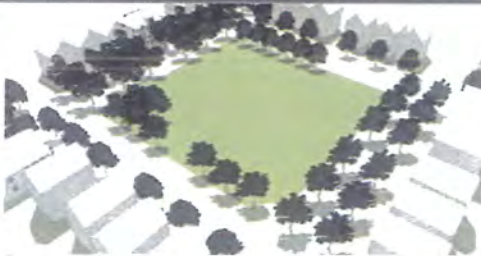
Recreation Field or Court



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: G1, G2

Common or Green



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: G1, G2

Community Garden or Farm



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: G1, G2

Outdoor Dining Cafe



Outdoor dining cafes are permitted as an ancillary activity of any restaurant, pub, or other food and drink establishment. The operator of the outdoor dining cafe may be granted permission from the City for locations on the public sidewalk.

Permitted districts: G1, G2

FIGURE 10.5A45.10 COMMUNITY SPACES (CONTINUED)

Courtyard



A courtyard or court is an enclosed area, often surrounded by a **building** or complex that is open to the sky.

Permitted districts: G1, G2

10.5A46 Incentive Overlay Districts

The Incentive Overlay Districts are designated on Map 10.5A21B. In such areas, certain specified **development** standards may be modified as set forth in Section 10.5A46.10 below, if the **development** provides **community space** or **workforce housing** in accordance with Section 10.5A46.20, as applicable:

10.5A46.10 Incentives to Development Standards

DEVELOPMENT STANDARDS	INCENTIVES	
	North End Incentive Overlay District	West End Incentive Overlay District
Maximum building coverage	No Change	80%
Maximum building footprint	30,000 sf	30,000 sf
Minimum lot area	No Change	2,000 sf
Minimum lot area per dwelling unit	No Change	No minimum
Maximum building height	Plus 1 story up to 10 ft ¹	Plus 1 story up to 10 ft ^{1,2}
Minimum off-street parking	Residential: 1 space per dwelling unit 0.5 space per micro-unit	Residential: 1 space per dwelling unit 0.5 space per micro-unit Non-residential: 25% reduction from underlying standard

¹ In order to receive the **building height** incentive, the **sidewalk** width in front of any **façade** shall be at least 10 feet plus two feet for each story of **building height** above three stories. Any property area needed to comply with this requirement shall count as **open space** as listed in Figures 10.5A41.10A-D (Development Standards) as **community space**; even if less than 15 feet in width.

² For parcels over 80,000 sq. ft. in area that are located south of Islington Street, up to two stories or 20 feet may be added to the maximum **building height** provided both requirements listed under Section 10.5A46.22 (1) and (2) are met.

10.5A46.20 Requirements to Receive Incentives to the Development Standards

10.5A46.21 For a **lot** located **adjacent** to, or within 100 feet of, North Mill Pond, Hodgson Brook or the Piscataqua River, the **development** shall include a **community space** consisting of a continuous public **greenway** at least 20 feet in width that is parallel to the waterfront for the entire length of the **rear** or **side lot line**. The **greenway** shall include legal and physical access to abutting **lots** or public ways. When access is not available due to current conditions on an abutting **lot**, provisions shall be made for future access in a location determined by the Planning Board.

10.5A46.22 For a **lot** that is more than 100 feet from North Mill Pond, Hodgson Brook or the Piscataqua River, the **development** shall include either a **community space** or **workforce housing** as specified below:

(1) **Community space** option – All of the following criteria shall be met:

- (a) The **community space** shall be a **community space** type that is permitted within the applicable Character district.
- (b) The **community space** shall constitute at least 20% of the gross area of the **lot** and shall not have any dimension less than 15 feet.
- (c) The **community space** shall adjoin the public **sidewalk** and shall be open on one or more sides to the **sidewalk**.
- (d) The **community space** shall include trees and other **landscaping** to provide shade and reduce noise, and pedestrian amenities such as overlooks, benches, lighting and other **street** furniture.
- (e) The **community space** shall be located on or **adjacent** to the same **lot** as the **development**, except as provided in (f) below.
- (f) The Planning Board may grant a conditional use permit to allow a proposed **community space** to be located on a different **lot** than the **development** if it finds that all of the following criteria will be met:
 - (i) An appropriate **community space** cannot feasibly be provided on the same **lot** as the **development**.
 - (ii) The proposed **community space** is within the same Incentive Overlay District as the **development**.
 - (iii) The proposed **community space** is suited to the scale, density, **uses** and character of the surrounding properties.

(2) **Workforce housing** option – One or more of the following criteria shall be met:

- (a) At least 30% of the **dwelling units** within a **building**, but no less than three units, shall be **workforce housing units** for sale (**affordable** to a household with an income of no more than 100 percent of the **area median income** for a 4-person household). Such units shall be at least the average **gross floor area** of the proposed units in the **building** or 1,000 sq. ft., whichever is greater. The **workforce housing units** shall be distributed throughout the **building** wherever **dwelling units** are located; or
- (b) At least 10% of the **dwelling units** within a **building**, or at least two units, shall be **workforce housing units** for rent (**affordable** to a household with an income of no more than 60 percent of the **area median income** for a 3-person household). Such units shall be at least the average **gross floor area** of the proposed units in the **building** or 800 sq. ft., whichever is greater. The **workforce housing units** shall be distributed throughout the **building** wherever **dwelling units** are located.

10.5A46.23. When a proposed **development** in an Incentive Overlay District includes **community space** in excess of the amount required to support a proposed incentive under Section 10.5A43.43 or Sections 10.5A46.10 through 10.5A46.22, the Planning Board may grant a conditional use permit to allow the excess **community space** to be credited to the developer or its assigns for use in another **development** in the same Incentive Overlay District.

- (1) The conditional use permit shall specify the total amount of **community space** provided, the portion of such **community space** to be credited toward incentives in the proposed **development**, and the amount of excess **community space** that may be credited toward a future project in accordance with the standards set forth in Section 10.5A43.43 or Sections 10.5A46.10 through 10.5A46.22.
- (2) The conditional use permit may allow for conveyance to the City of unimproved land in lieu of **community space** that conforms to the types shown in Figure 10.5A45.10, subject to the following:
 - (a) The application for a conditional use permit to credit unimproved land in lieu of **community space** shall include a complete site plan and design for the proposed **community space**.
 - (b) In order for a future **development** to receive incentive credit for the excess unimproved land, the future developer will be required to improve the land to be a conforming **community space** as determined by the Planning Board at the time of site plan approval, except as provided in (c) below.
 - (c) At any time after receiving title to such unimproved land, the City may, at its option, improve such land to be a conforming **community space**. If the City exercises this option, in order for a future **development** to receive the incentive credit, the future developer shall pay to the City an amount representing the cost to the City of carrying out the improvements that were required to improve the land to be a conforming **community space**.
- (3) The terms of the conditional use permit shall be documented in a Prospective Development Incentive Agreement (PDIA) to be entered into between the developer and the Planning Department. The maximum term of a PDIA shall not exceed fifteen (15) years, following which the rights to any unused incentive shall become null and void.
- (4) The only effect of a conditional use permit and PDIA under this section shall be to increase the allowable **building footprint** or **building height**, or to reduce the required **off-street parking**, in accordance with Section 10.5A43.43 or Sections 10.5A46.10 through 10.5A46.22.

- (5) The granting of a conditional use permit and the execution of a PDIA under this Section 10.5A46.23 shall not be deemed to supersede or waive any of the other provisions of this Article 5A or other applicable provisions of this Ordinance, nor shall such approval be considered to represent the granting of land use approval for any future **development**.
- (6) Future use of the excess **community space** to support a future project shall require the granting of a conditional use permit by the Planning Board, whether or not the **community space** is on the same parcel as the future project.

Section 10.5A50 Civic Districts

10.5A51 Purpose

- 10.5A51.10 Civic districts are designated to preserve existing **buildings** and **uses** which are open to the general public and owned and operated by a not-for-profit organization or entity other than the City of Portsmouth.

10.5A52 Standards

- 10.5A52.10 Permitted **uses** in the Civic district are **uses** open to the general public and dedicated to arts, culture, education, religion, recreation, government, transit, gardening, horticulture, public gathering, assembly or meeting.
- 10.5A52.20 **Structures** may be converted to other civic **uses** permitted under 10.5A52.10.
- 10.5A52.30 When specified in the Site Plan Review Regulations, **Site Plan** approval is required for changes made to existing **structures** or the **lot**.
- 10.5A52.40 New **structures**, **alterations** and expansions of existing **structures** in the Civic district are exempt from the requirements of 10.5A42 and 10.5A43 provided that all **uses** remain civic.
- 10.5A52.50 **Structures** in the Civic district that are proposed for and/or converted to non-civic **uses** permitted under 10.5A30 shall require **Regulating Plan** amendment as set forth in Section 10.5A22.

Section 10.5A60 Definitions

This Section provides definitions for certain terms in Article 5A and Article 5B that are not otherwise defined in Article 5A, Article 5B, or Article 15:

Backbuilding

A single-story **structure** connecting a **principal building** to an **outbuilding**. See Figure 10.5A42.10 (Principal Building/Backbuilding/Outbuilding).

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 building height by 2 feet

1. A short story includes either 1) use of a top story below the cornice line of a sloped roof that is at least 20% shorter in height than the story below, or 2) a story within a mansard roof with a pitch no greater than 30:12

2. When a lot is assigned to more than one height requirement standard refer to the requirements listed in Section 10.5A21.22

3. Attic space within either a gable, gambrel, hip or hip-top mansard roof or a penthouse level on a flat roof is not considered a story. Attic space is permitted above the top story provided the proposed building is no greater than the maximum building height

Incentive Overlay Districts

Within the Incentive Overlay Districts, certain specified development standards including height, density and parking, may be modified pursuant to Section 10.5A4.7

•••• North End Incentive Overlay District

Between Maplewood Avenue and Russell Street, the boundary of the North End Incentive Overlay District is established at 100 feet from the mean high water line

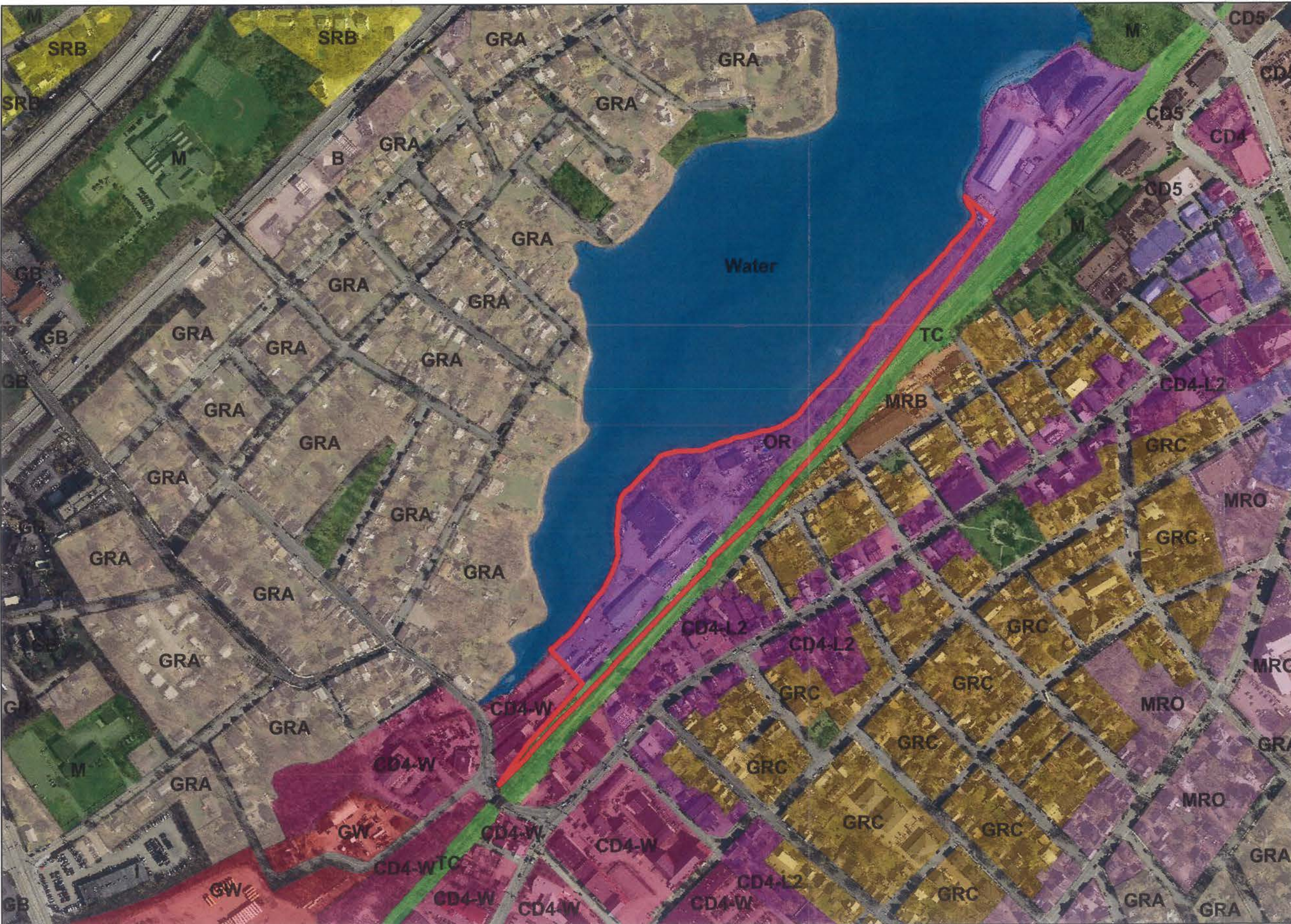
•••• West End Incentive Overlay District

The boundary of the West End Incentive Overlay District is established at 200 feet from the rear lot lines of the abutting Atlantic Road lots and/or 100 feet from the rear lot lines of lots that abut the public or private portions of Chevrolet Avenue whichever is greater



Exhibit 3
Area of zoning request




















AREA OF REZONING REQUEST



Legend

 AREA OF REZONING REQUEST

ZONING DISTRICTS

-  B
-  CD4
-  CD4-L1
-  CD4-L2
-  CD4-W
-  CD5
-  Civic
-  GRA
-  GRB
-  GRC
-  GW
-  M
-  MRB
-  MRO
-  NRP
-  OR
-  SRB
-  TC
-  Water

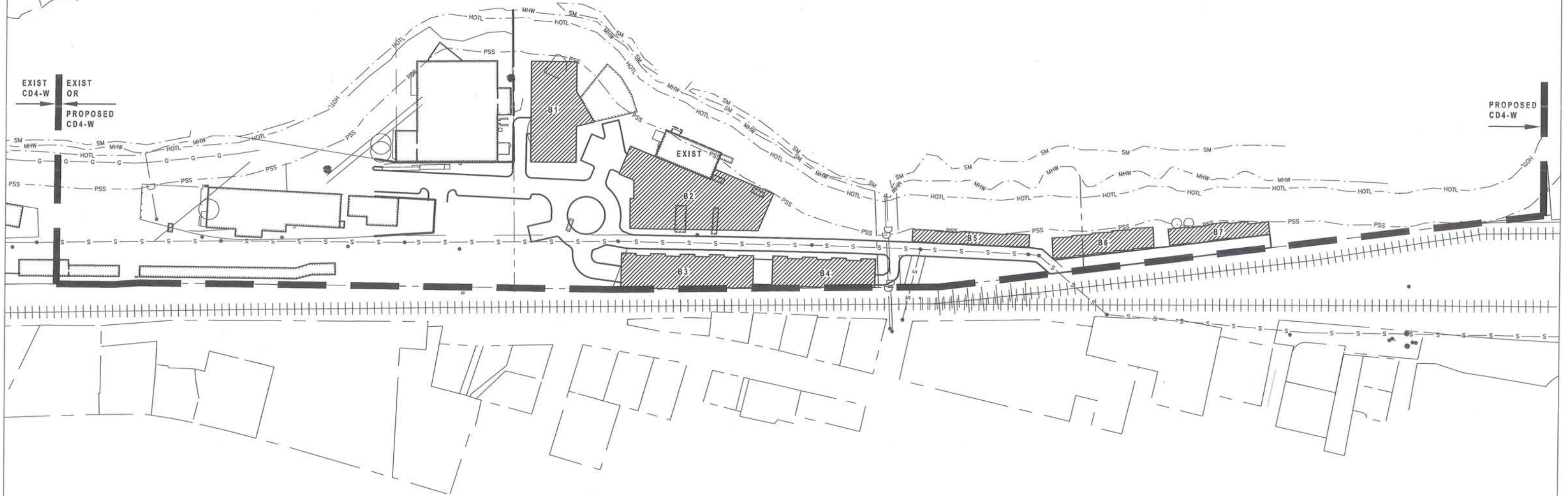


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 **AMBIT ENGINEERING, INC.**
 Civil Engineers & Land Surveyors
 200 Griffin Road, Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9252
 Fax (603) 436-2315

Exhibit 4
2/9/18 Site Plan

FEBRUARY 9TH, 2018



CLIPPER TRADERS, LLC
FORMER RAILYARD SITE

CONCEPT SITE PLAN

7 WALLINGFORD SQUARE
UNIT 2099
KITTEERY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

09FEB2018
WINTER HOLBEN: BH/MR
SCALE: NTS

PROJECT NO: 17112

DRAWING NO.

Exhibit 5

1/30/18 Town Meeting Presentation (partial)

The background features a stylized map of a city area. A large, irregularly shaped area is highlighted in a darker brown color, representing the former rail yard property. Within this area, a specific section is highlighted in a bright orange color, indicating the focus of the rezoning discussion. The rest of the map is a lighter orange color with faint grid lines representing city blocks.

welcome

FORMER RAILYARD PROPERTY

REZONING DISCUSSION



LOCAL PROJECT TEAM

Doug Pinciario

Clipper Traders

Ed Hayes

Ricci Lumber

Terrence Parker ASLA

terrafirma landscape
architecture

John Chagnon

Ambit Engineering

Brandon Holben AIA

Elisa Winter Holben

WINTER HOLBEN
architecture + design

Stephen G. Pernaw, P.E., PTOE

Stephen G. Pernaw & Company, Inc.
Traffic Engineer

Tim Phoenix

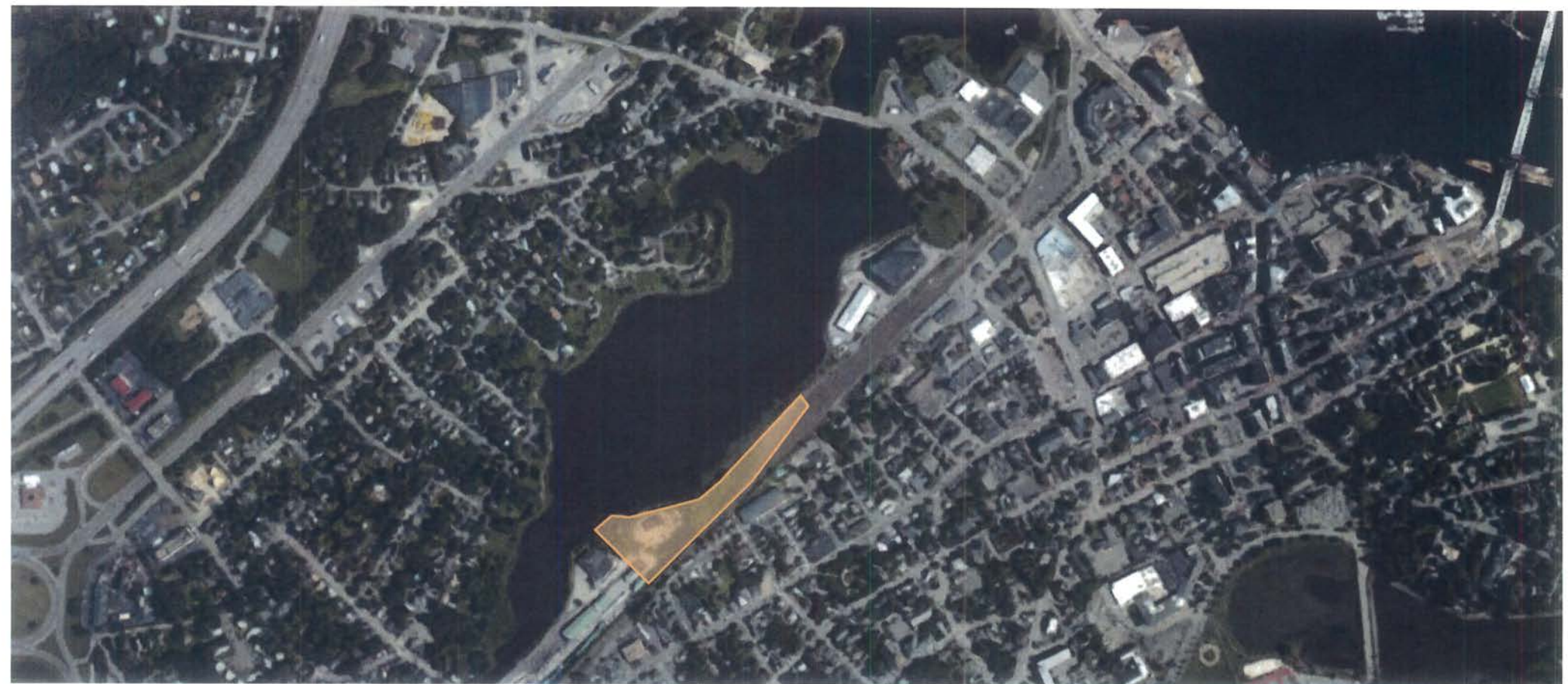
Hoefle Phoenix Gormley & Roberts, P.A.
Attorneys at Law

The background features a stylized map with various colored regions. A large orange area covers the left and bottom portions. A brown region is located in the upper right. A red, hatched area is situated in the middle right, overlapping the brown and orange regions. The text 'project overview' is centered in white.

project overview

PROJECT OVERVIEW

railyard site





project goals

- 1) TO COLLABORATE WITH THE CITY IN A REZONING EFFORT**
- 2) TO CREATE A COMMUNITY EXTENSION OF THE WEST END NEIGHBORHOODS**
- 3) TO OPEN UP SAFE PUBLIC ACCESS THROUGH A PUBLIC GREENWAY**

PRESENTATION

- 1) site history**
- 2) current zoning**
- 3) future vision**
- 4) Q & A**



The background features a stylized map with various colored regions: a large orange area on the left, a brown area in the upper right, and a red area in the lower right. A light orange grid pattern is overlaid on the bottom right portion of the map. The text 'site history' is centered in white.

site history

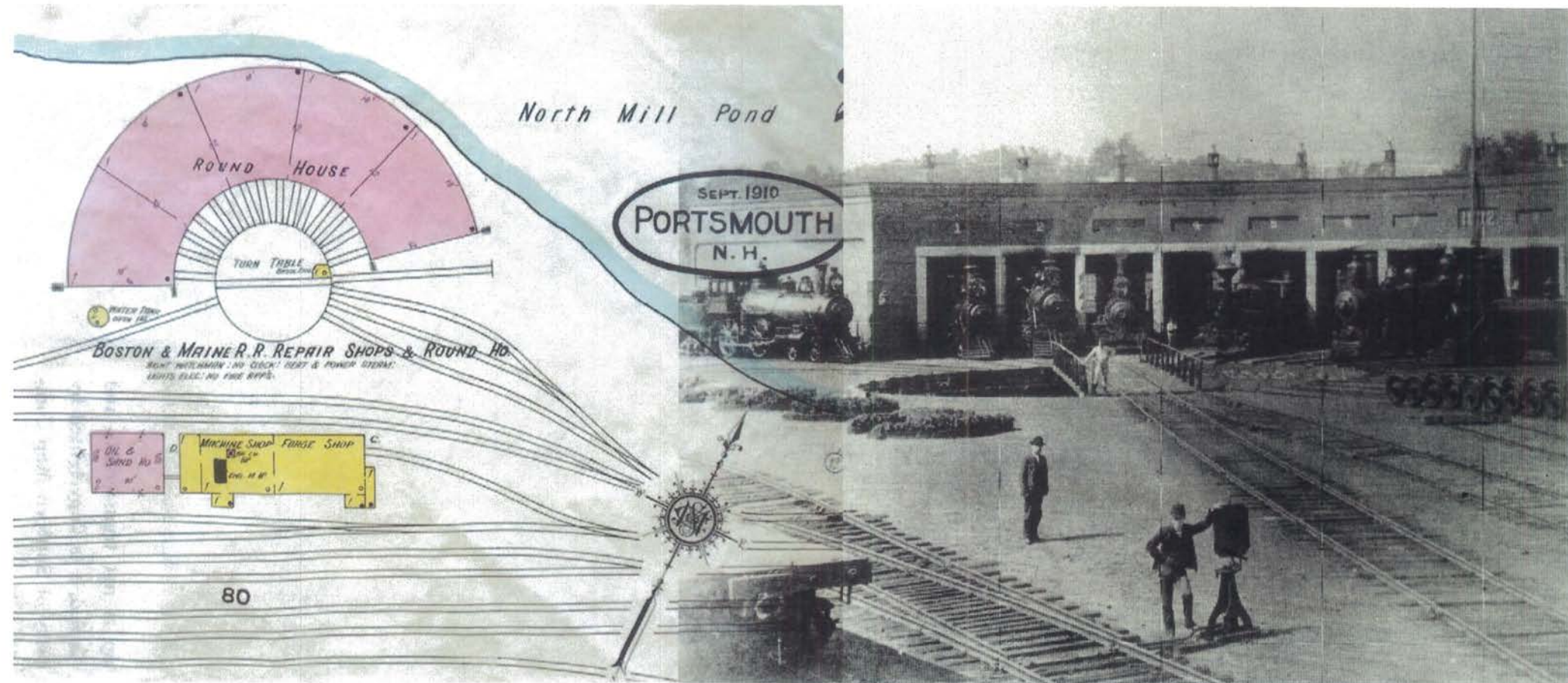
SITE HISTORY

1840's historic portsmouth



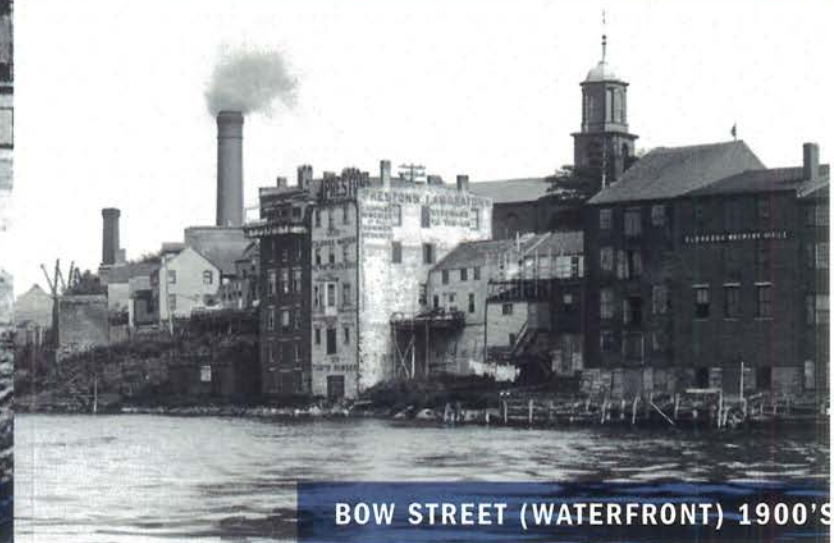
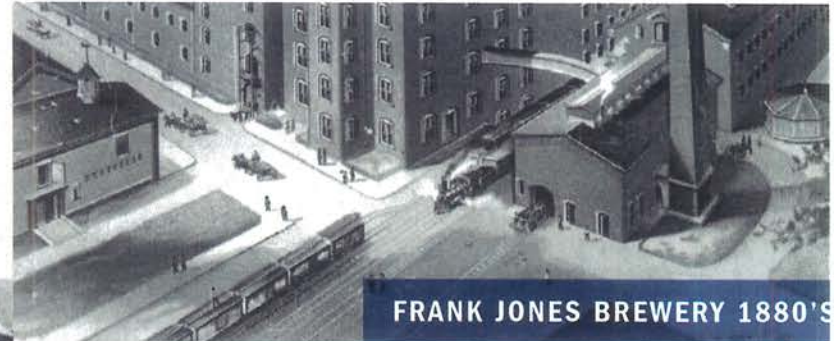
SITE HISTORY

1910 railyard



SITE HISTORY

industrial heritage



SITE HISTORY

industrial heritage



SITE HISTORY

summary

1) industrial heritage

2) connectivity between areas of town



A map with an orange background showing a street grid. A large, irregularly shaped area in the upper right is shaded in a darker brownish-orange. Within this shaded area, a smaller, elongated region is highlighted in a bright red color. The text "current zoning" is overlaid in white, bold, lowercase letters across the center of the map.

current zoning

CURRENT ZONING

zoning map

office research zone (OR)

OR – “To provide for campus-style development of office buildings, research and development facilities, and complementary uses.”



character based zoning (CD4-W)

CD4-W – “To promote the development of walkable, mixed-use, human-scaled places by providing standards for building form and placement and related elements of development.”

CURRENT ZONING

summary

- 1) current zoning could allow for a use that would need **more parking and create more traffic**
- 2) character based zoning allows for a **residential neighborhood**

A stylized map of Michigan is centered on a textured orange background. The map is composed of several overlapping shapes: a large light orange shape for the main body, a darker brownish-orange shape for the western and northern parts, and a bright red shape for the Lower Peninsula. The text "future vision" is overlaid in white, bold, lowercase letters across the center of the map.

future vision

FUTURE VISION

west end vision plan



FUTURE VISION

west end vision plan - **live, work, play**

Land Use

- **Diversity** of uses and housing types

Civic Space

- create plazas, paths, parks, trails and **greenways**

Transportation Infrastructure

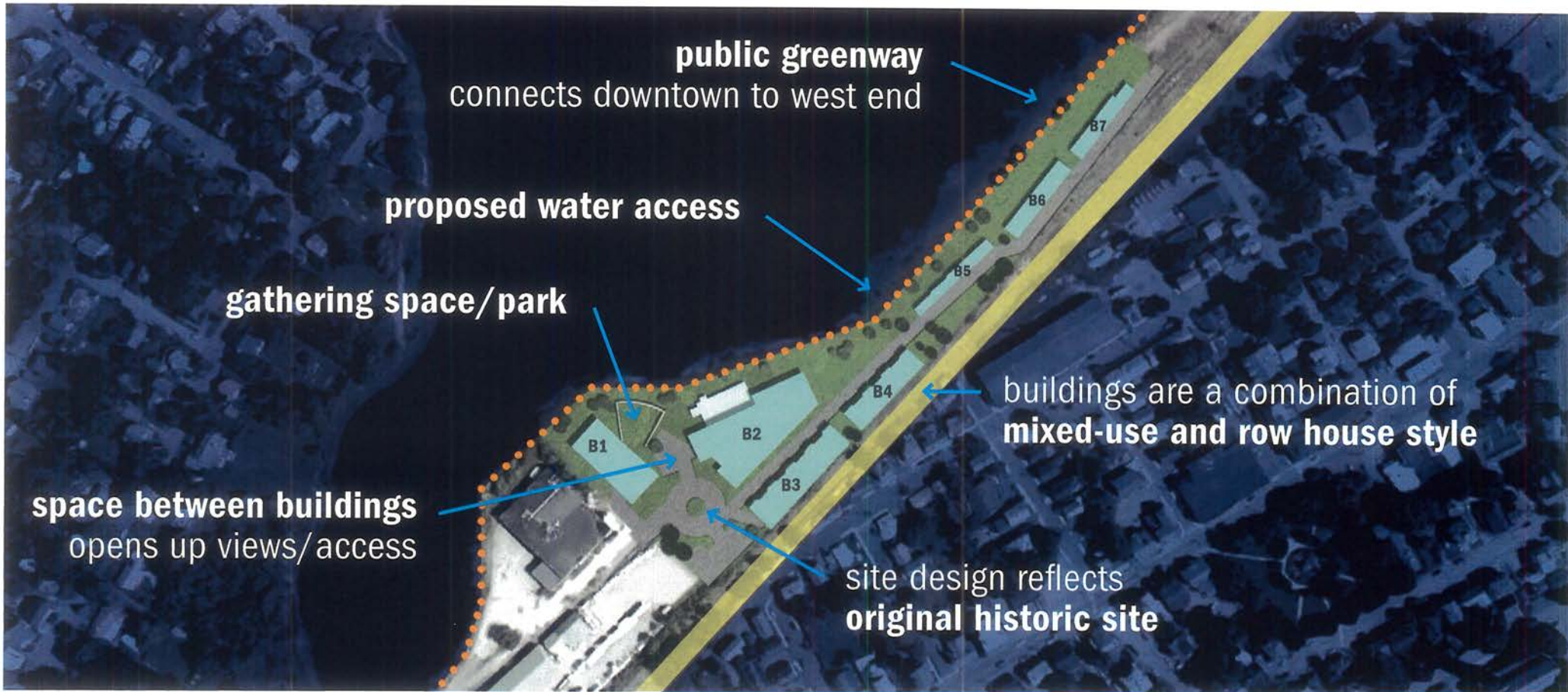
- **Multi-modal** transportation and generous sidewalks, rail trails and bike facilities

Building Design

- respond to surrounding context and views by **stepping down** building heights

FUTURE VISION

connected neighborhood experience



FUTURE VISION

greenway concept

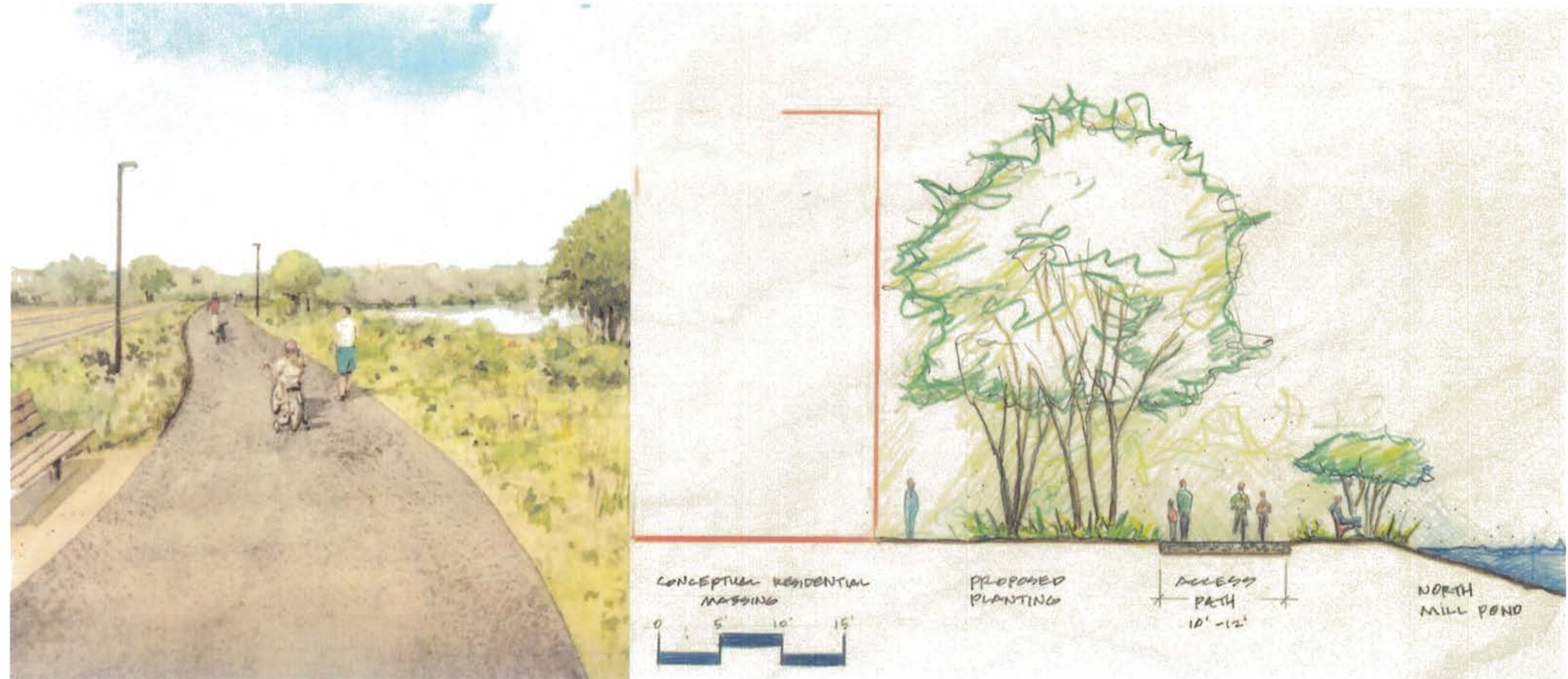
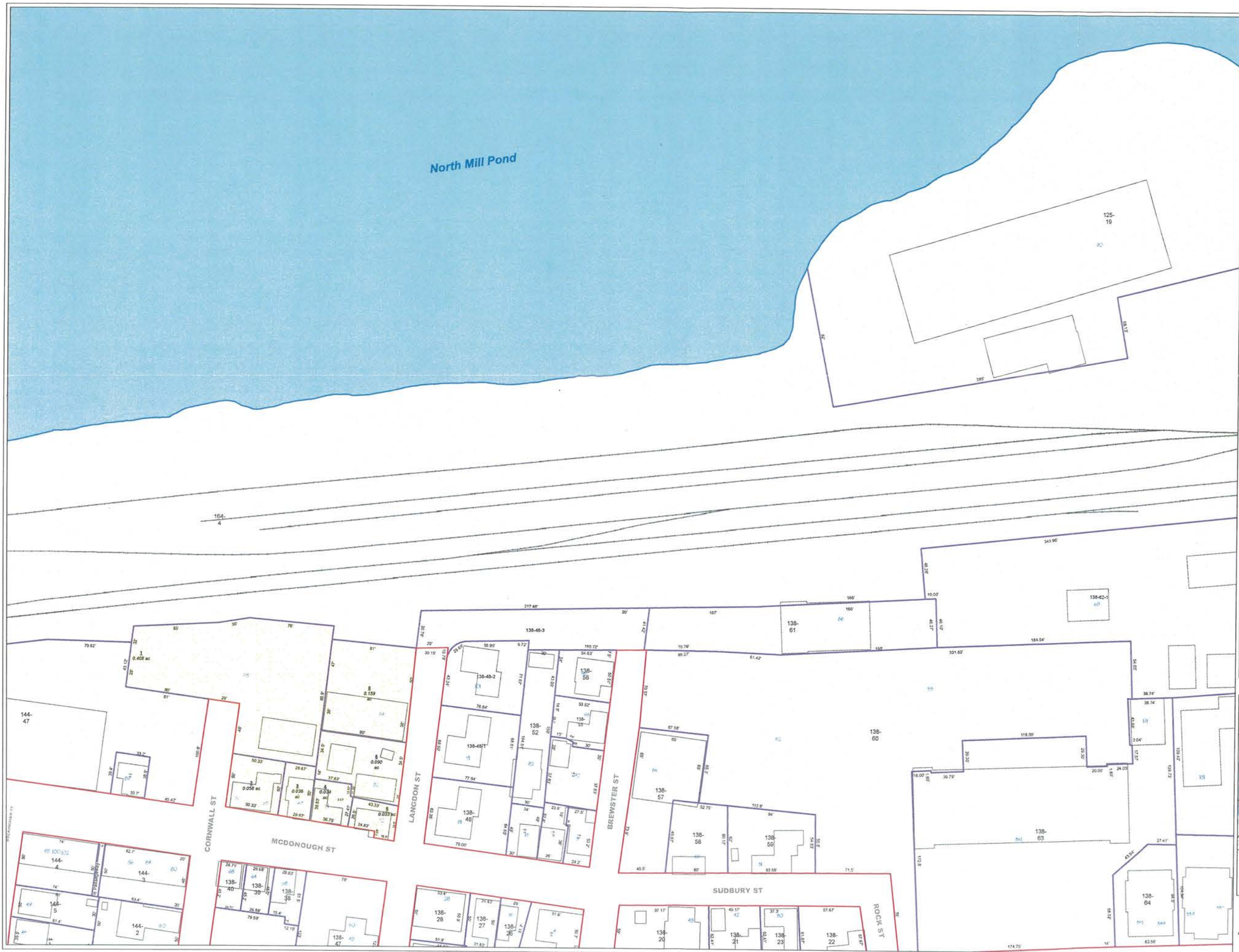
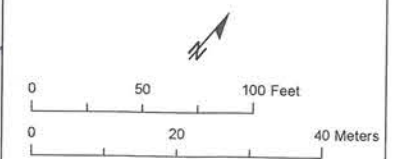


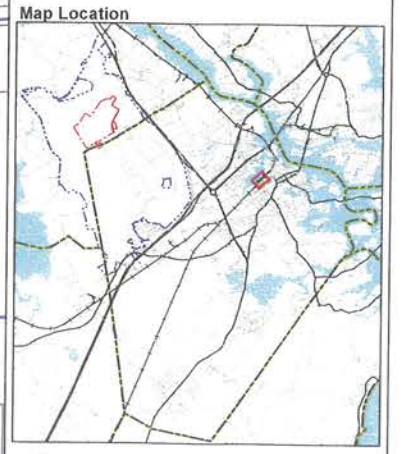
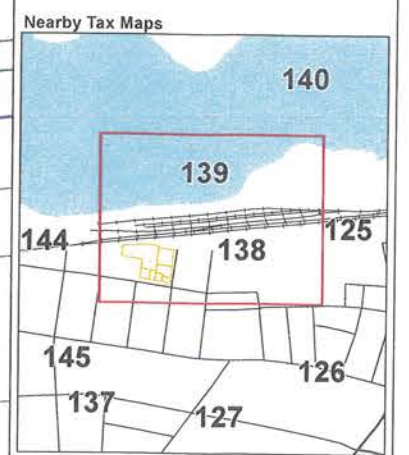
Exhibit 6
Tax Maps



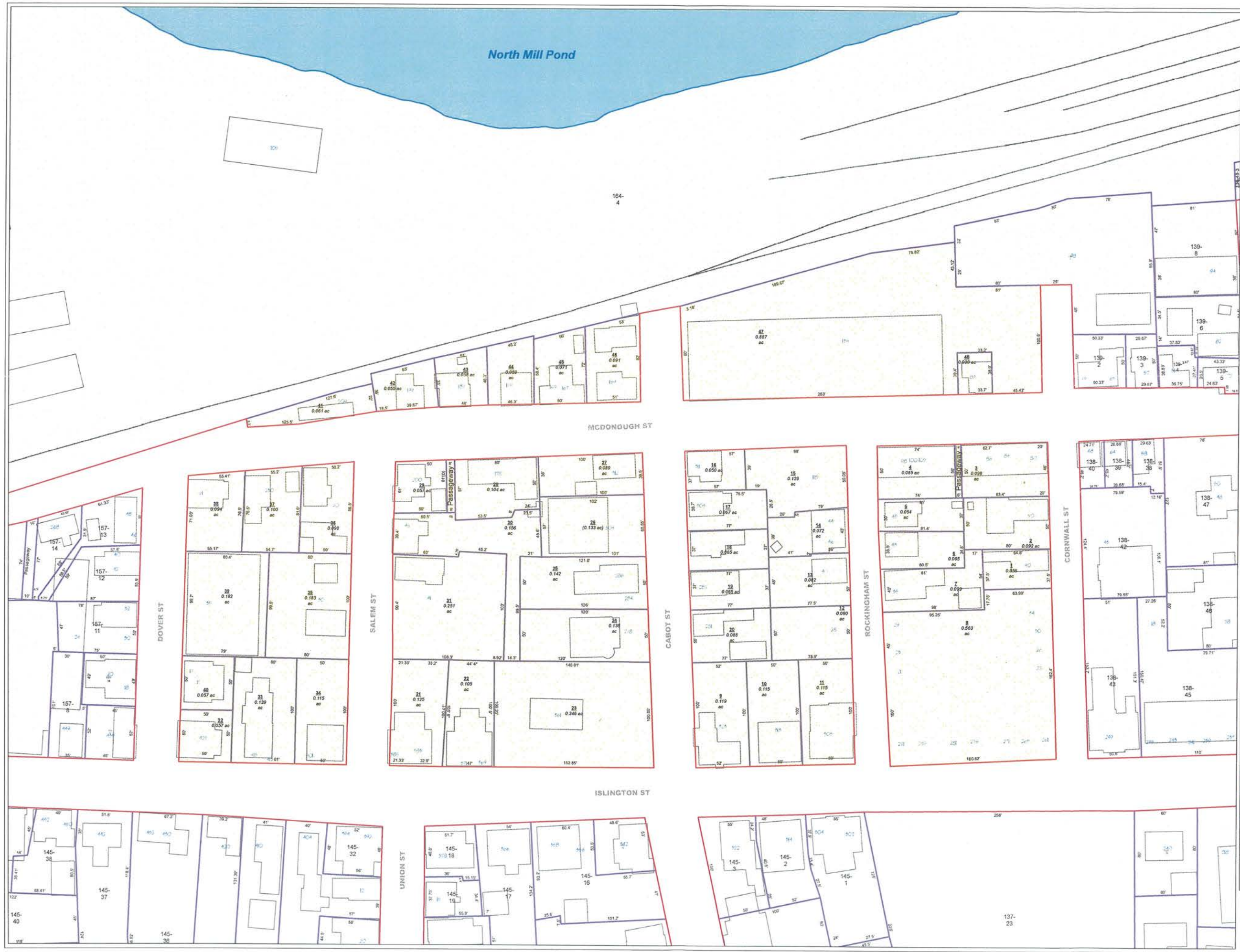
- Partial Legend**
 See the cover sheet for the complete legend
- 7-5A Lot or lot-unit number
 - 2.56 ac Parcel area in acres (ac) or square feet (sf)
 - 25 Address area in acres (ac) or square feet (sf)
 - 233-137 Parcel number from a neighboring map
 - 68 Parcel line dimension
- SIMS AVE Street name
- Parcel boundary
 - Parcel/ROW boundary
 - Water boundary
 - Structure (1994 data)
- Parcel covered by this map
 - Parcel from a neighboring map (see other map for current status)



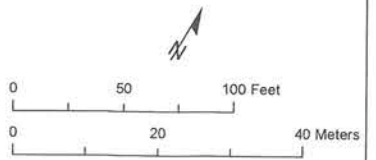
This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.



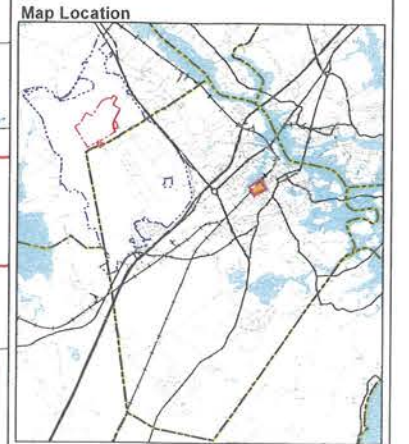
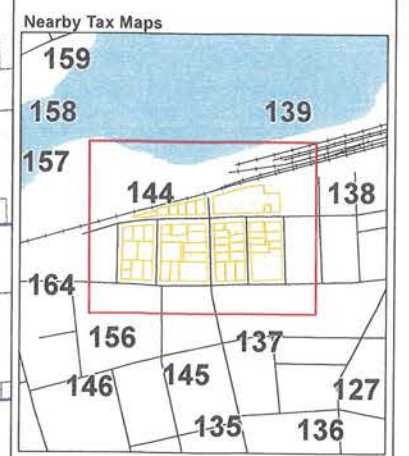
Portsmouth, New Hampshire
 2017
Tax Map 139



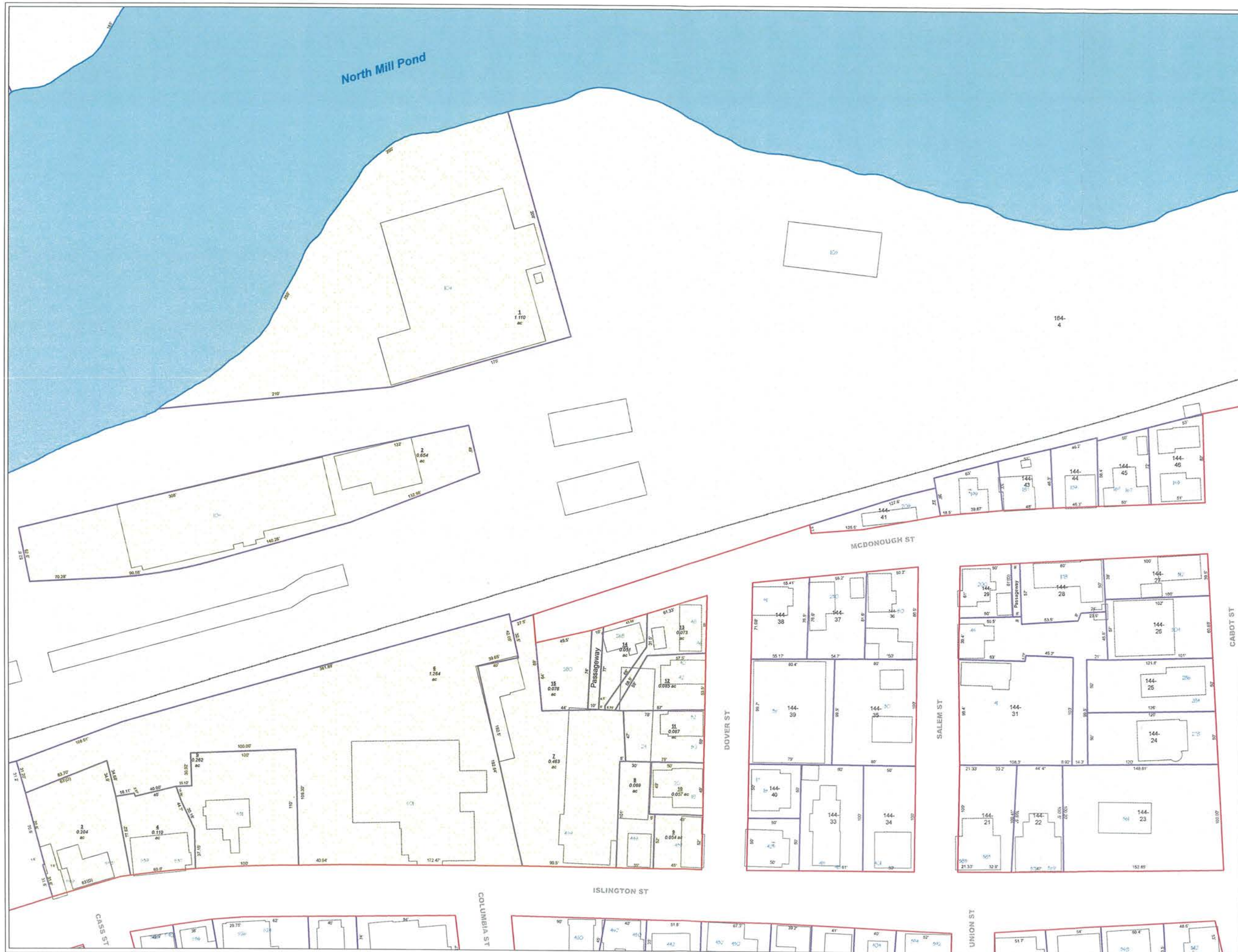
- Partial Legend**
 See the cover sheet for the complete legend
- 7-5A Lot or lot-unit number
 - 2.56 ac Parcel area in acres (ac) or square feet (sf)
 - 24 Address number
 - 233-137 Parcel number from a neighboring map
 - 68' Parcel line dimension
 - SIMS AVE Street name
 - Parcel boundary
 - Parcel ROW boundary
 - Water boundary
 - Structure (1994 data)
 - Parcel covered by this map
 - Parcel from a neighboring map (see other map for current status)



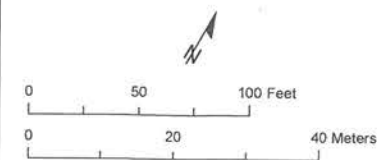
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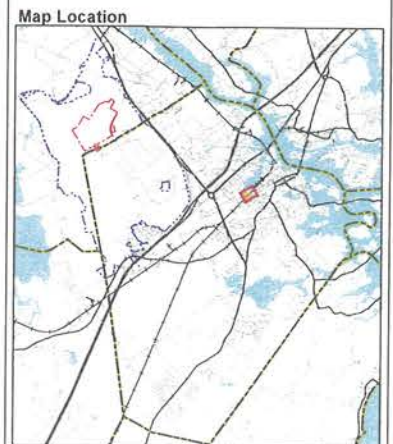
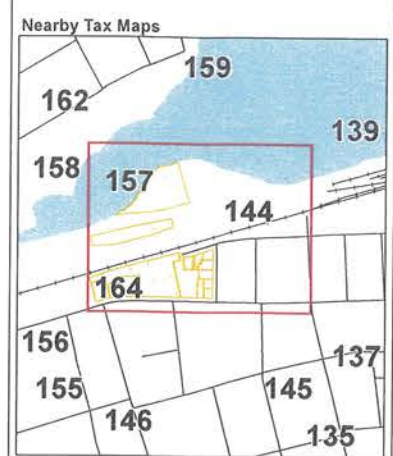
Portsmouth, New Hampshire
 2017
Tax Map 144



- Partial Legend**
 See the cover sheet for the complete legend
- 7-5A Lot or lot-unit number
 - 2.56 ac Parcel area in acres (ac) or square feet (sf)
 - 23 Address number
 - 233-137 Parcel number from a neighboring map
 - 68' Parcel line dimension
 - SIMS AVE Street name
 - Parcel/Parcel boundary
 - Parcel/ROW boundary
 - Water boundary
 - Structure (1994 data)
 - Parcel covered by this map
 - Parcel from a neighboring map (see other map for current status)



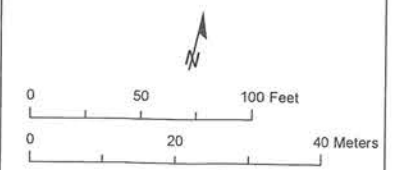
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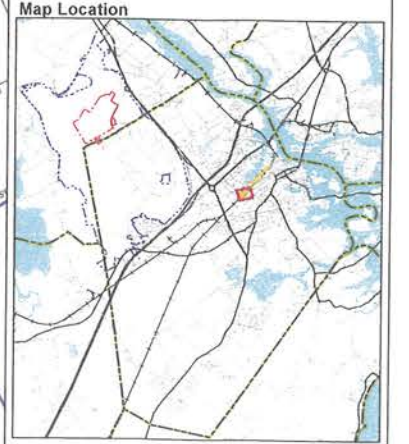
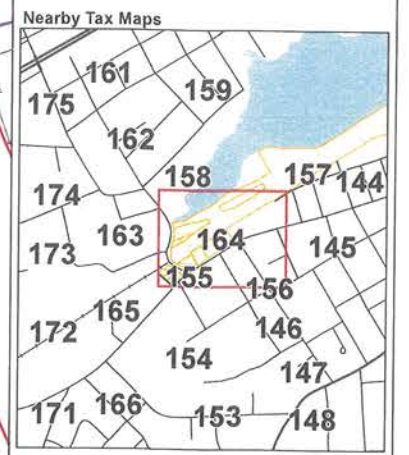
Portsmouth, New Hampshire
 2017
Tax Map 157



- Partial Legend**
 See the cover sheet for the complete legend.
- 7-5A Lot or lot-unit number
 - 2.56 ac Parcel area in acres (ac) or square feet (sf)
 - 25 Address number
 - 233-137 Parcel number from a neighboring map
 - 68 Parcel line dimension
 - SIMS AVE Street name
 - Parcel/Parcel boundary
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Portsmouth, New Hampshire
 2017
Tax Map 164

Exhibit 7
Site Photographs

