

12 August 2025

Rick Chellman, Planning Board Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

**RE: Request for Co-Living Development at 1 Congress Street and 15 Congress Street,
Conditional Use Permit Application**

Dear Mr. Chellman and Planning Board Members:

On behalf of One Market Square LLC, we are pleased to submit the attached for **Conditional Use Permit (CUP) Approval** for **Coliving** at the above-mentioned project and request that we be placed on the agenda for your **August 21, 2025**, Planning Board Meeting. The property is shown on the City of Portsmouth Assessors Map 117 as Lots 12 and 14. The lots will be merged into one parcel, under a separate request to the Planning Board. The project will be located at 1 Newberry Way, 10 High Street and 25 Congress Street (formerly known as 1-15 Congress Street). The property has frontage on Congress Street, High Street and Fleet Street, and is within the City of Portsmouth Character District 4 (CD4) and Character District 5 (CD5) Zoning Districts. The site is currently mostly developed with existing buildings and a surface parking lot. Project Development was approved by the Planning Board on January 16, 2025, as follows:

The Planning Board, at its regularly scheduled meeting of Thursday, January 16, 2025, considered your application for Site Plan Approval to construct an addition onto the previously approved project at 1 Congress Street and re-development of 15 Congress into a mixed-use building with associated site improvements; a Parking Conditional Use Permit from Section 10.1112.14 of the Zoning Ordinance to allow 21 parking spaces where 53 parking spaces are required. Said property is shown on Assessor Map 117 Lots 12-15 and lies within the Character District 5 (CD-5), Historic and Downtown Overlay Districts. As a result of said consideration, the Board voted to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented.

Project Overview

The proposal presented herein involves revisions to the plan to invoke the recently adopted **Section 10.815 Coliving** revision to the Portsmouth Ordinance, and to incorporate **Coliving** as a part of the project.



Existing Site Approvals

The One Market Square project includes the renovation of existing commercial buildings located at 1 and 3 Congress Street, demolition to portions of existing buildings, and new construction of a 3-story building with Attic Hip Top Mansard Roof to the rear of the existing buildings and site improvements. The area behind the existing building is currently a surface parking lot. One level of vehicular parking will be provided underground and accessed by a car elevator. The JJ Newberry project includes rehabilitation and adaptive reuse of the existing structure with minor accessory additions. New projecting storefronts with recessed entrance stoops are proposed along the north elevation of the property to create a retail experience in a re-imaged, pedestrian friendly corridor connecting High Street and Fleet Street. This area, previously known as Haven Court, is proposed to be re-named Newberry Way. The surface elevation of the corridor will be lowered to create an ADA compliant pedestrian space open to the public, extending the pedestrian experience from the McIntyre Building along Commercial Alley, Ladd Street, and Newberry Way to Fleet Street, with an enhanced pedestrian experience on High Street. One Market Square, LLC is committed to the previously stated commitment to include renovating Ladd Street and High Street as a part of the project.

The upper floor uses in the JJ Newberry Building will remain residential, but will be revised to create **Coliving**. The first-floor space along Congress Street will remain retail and restaurant use. The first-floor space along Fleet Street will be changed from office to retail uses. An egress stair tower, accessible elevator, and main entrance for the upper floors of residential use will be accessed from Newberry Way, in the vicinity of the One Market Square building connection with the JJ Newberry building. A rooftop penthouse and secondary egress stairs are proposed on the existing roof. The existing flat roof will accommodate a roof deck with extensive green landscape plantings for residential use, solar PV array, and mechanical equipment.

Plan Submission

The submission herein reflects the requested interior revisions to create **Coliving** for the project.

Site Zoning

The revision to Coliving reduces the parking required under the Portsmouth Zoning Ordinance (PZO), as the Coliving component, under Section 10.815.31.1, does not require parking, since the facility is within 600 feet of a public parking garage. Please see the attached Parking Calculation. The calculation shows that the remaining apartments (not Coliving) will require 32 parking spaces where 20 are proposed. The site has a Parking CUP to provide 21 parking spaces where 53 were required.

No changes to the existing and proposed impervious surface areas on the combined lot are proposed. In our opinion, no variances are required for the project revision.



This revision to the proposed building use meets the criteria as follows:

In order to provide additional affordable and innovative living options within the City, and to allow the adaptive reuse of some existing buildings, Coliving is defined and created as a special use, subject to the provisions and requirements of the Portsmouth Ordinance Sections 10.815.20 through 70.

10.815.20 Standards and Requirements 10.815.21 through 10.815.29

21. Coliving Units shall not be rented for less than 30 days continuous occupancy.
22. Coliving Units shall be for not more than two-person (double) occupancy.
23. Coliving Units may include private sanitation facilities but shall not include permanent cooking facilities.
24. Coliving Units shall be at least 100 square feet of Gross Living Area (GLA) for single occupancy and 120 square feet of GLA for double occupancy. GLA for Coliving Units shall be measured in the same manner as for Accessory Dwelling Units.
25. Coliving Facilities shall include at least one full-time manager on site at all times for every 40 residents.
26. Coliving Facilities shall not exceed: 80 residents per building; or 40 residents/floor (*can be waived by the Planning Board*).
27. Ownership of a Coliving Facility shall include all of the Coliving Units within that Coliving Facility.
28. Coliving Units may be rented or leased by the owner of a Coliving Facility, but the ownership of Coliving Units shall not be severed from the Coliving Facility of which they are a part.
29. Coliving Common Areas shall comprise at least 1,200 square feet of gross floor area plus 20 square feet per Coliving Unit.

Parking Requirements 10.815.30: Under Section 10.815.31, if any part of the Coliving Facility is located within 600 feet (approximately a 2.5-minute walk) of a public parking garage, No parking required. **That is the case with this project.**

Review and Approval Process 10.815.40: Under Section 10.815.41, in granting a conditional use permit for a Coliving Facility, the Planning Board may modify a specific standard set forth in Sections 10.815.20 and 10.815.30, provided that the Board finds such modification will promote design flexibility and overall project quality. **Please see the attached request to modify the required standards under 10.815.26** (noted above).

Permitting System for Coliving Facilities - Permit Requirement 10.815.50

No Coliving Facility shall operate in the City without a valid permit issued by the City Clerk's office. Permits will only be issued for lawfully existing Coliving Facilities that comply with the standards and requirements outlined in this Section 10.815, as well as all other applicable laws, ordinances, and regulations. Receipt of a permit under this section shall be a condition precedent to issuance of a Certificate of Occupancy for any Coliving Facility. This shall be a requirement whether or not it is made an express condition of approval by the Planning Board in granting a CUP for a Coliving Facility. The permitting system for a Coliving Facility shall be administered by the City Clerk's office. The City Clerk shall maintain records of all issued permits and ensure compliance with all necessary conditions outlined in this Section. An application for a Coliving Facility permit shall be submitted to the City Clerk's office shall include the following:

A copy of the validly issued CUP for the Coliving Facility, accompanied by an affidavit certifying compliance with any conditions contained within the CUP. Contact information for the full-time manager or managers who are located on site at all times, including verification that the minimum number of on-site managers is met. Proof that exterior signage in compliance with Section 10.815.55. Affidavit certifying compliance with all applicable health, safety, zoning, and building codes. Any necessary inspection reports confirming compliance with City regulations. An annual inspection report by the property manager(s) indicating continuing compliance with the Conditional Use Permit (CUP) and the requirements of this Section.

The City Clerk shall not issue a permit or renew any permit for a Coliving Facility unless the City Clerk has received certification from the Director of Planning and Sustainability, or their designee, certifying that application in question complies with the provisions of Article 10.815 and the conditions, if any, of the CUP. The Code Official may make such investigation as necessary to confirm the property is in compliance with this section. The City Clerk may issue the permit only upon confirmation that the Coliving Facility complies with all applicable City regulations, and after any necessary inspections or investigations by the City.

A permanent sign must be posted on the Coliving Facility that includes the name and contact information of the property management responsible for the facility. This contact must be available on a 24-hour, 7-day a week basis for the duration of the facility's operation. This contact information must be on file with the City Clerk and updated within 7 days of any change. Signage required by this section shall be in a form acceptable to the Director of Planning and Sustainability and shall be exempt from the requirements of Article 12.

Coliving Facilities shall be inspected in accordance with local Fire and Housing Codes and subject to fees as outlined in Chapter 1 of the City Code. These inspections shall occur regularly to ensure that the facility is compliant with all applicable safety standards.

The developer understands and intends to comply with all the requirements herein.

Approval Criteria 10.243

A conditional use permit shall be granted only if the Planning Board or other such Board or person as may have jurisdiction determines that the proposal conforms to all applicable conditional use permit criteria, as set forth below or in other sections of this Ordinance. This proposed design will be compatible with, will complement or enhance the character of, and will encourage appropriate and orderly development of surrounding properties, under Section 10.243.21 through 26 as follows:

21. The proposed design has been fully vetted and approved by **Historic District Commission** as appropriate and compatible with surrounding properties. The height and scale of existing historic buildings along Congress and Fleet Streets and Newberry Way will not change. The proposed addition at the current parking lot at corner of High Street and Newberry Way is the same or slightly lower than adjacent properties. Retail and restaurant at street levels are existing uses to remain, and are common first floor uses throughout the area. The office use at Fleet Street first floor will be replaced with Retail, to be consistent with surrounding properties. Residential use at upper floors is a long-established use pattern throughout this area. Specifically, Coliving residential will comply with zoning requirements for density and management. Newberry Way will be improved as an accessible pedestrian way, parking will be provided below grade, with utilities and site amenities improved as proposed and previously approved.
22. Public infrastructure is available to serve the proposed uses.
23. The surrounding streets have the capacity to service the proposed use. The proposed Newberry Way pedestrian connection is supported by the Master Plan as part of an overall connection running from McIntyre, potentially to Vaughan Mall.
24. Traffic impacts have been studied and are non-existent. The previous application package included a Technical Memorandum prepared by Greenman-Pedersen, Inc. (GPI), the project Traffic Consultant, calculating site Trip Generation and Institute of Traffic Engineers (ITE) Parking Calculations. The changes in traffic generation due to the project revision are expected to be a reduction, as the Coliving is intended for residents who do not need, or want, their own vehicles.

Proposed uses and their associated sounds are consistent with surrounding uses. On site residential managers, as required by zoning, will ensure compliance with property usage and noise regulations. Retail and restaurant uses existing to remain are consistent with surrounding uses. Residential use is not anticipated to produce any adverse conditions. Waste management procedures will follow plans as previously approved for all uses. Odors, vibrations, dust & fumes are not expected with the conversion to co-living from the approved housing use. Retail and restaurant hours of operation exist and will remain as is and be consistent with surrounding uses. Dark sky compliant and pedestrian friendly lighting is proposed as previously approved.

25. There are no wetlands or natural resource areas in the project vicinity.

26. Property values will not decrease as a result of the shift to interior Coliving, as the exterior quality of construction is consistent with the previous approval.

The intent is that One Congress, LLC will still be responsible to pay the entire cost of design and construction of the High Street and Ladd Street improvements, as previously agreed to in the signed Memorandum of Understanding.

Screening and Landscaping

The site landscaping will remain as detailed on the approved Landscape Plans.

Water and Sewage Systems

The site municipal water and sewer will not be impacted by the change in the proposed residential use to Coliving.

Stormwater Management

The site drainage patterns, and infrastructure improvements will remain as approved by the Planning Board in January of 2025.

Site Lighting

The lighting introduced on the street and pedestrian corridors to provide a welcoming and safe pedestrian and vehicular experience will also remain as previously approved.

Site Utilities and Solid Waste

Site utilities include natural gas, underground electric and communications services will not be altered by the revisions herein.

Plans

The following plans are included in our submission:

- Cover Sheet: This shows the Development Team, Legend, Site Location, and Site Zoning.
- 1 Congress Boundary Plan: This plan shows the existing 1 Congress Street property boundaries.
- 15 Congress Street Standard Boundary Survey and Existing Conditions Plan - Development Parcel V101: This plan shows the 15 Congress Street Boundary and the existing development area conditions in detail.
- Architectural Plans - Floor Plans showing the proposed revision to Coliving.

Also please find a Table of uses and square footage associated with the development.



We respectfully request that the Planning Board waive strict compliance with the following. The proposed design does not meet the Coliving zoning Standards 10.815.26 for the following items, for which **we seek relief from Planning Board:**

A. 3rd floor: 3 Coliving suites, with a total of **34** sleeping units (double occupancy = 68 Coliving residents) plus 4 one-bedroom apartments, one of which may be a manager's apartment. ***Relief is needed for 68 Coliving residents per floor where 40 are allowed.***

B. 2nd floor: 4 Coliving suites, with a total of **49** sleeping units (double occupancy = 98 Coliving residents) plus 4 one-bedroom apartments, one of which may be a manager's apartment. ***Relief is needed for 98 Coliving residents per floor where 40 are allowed.***

We look forward to the Planning Board review of this submission and look forward to an in-person presentation at your meeting.

Sincerely,



John R. Chagnon, PE

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12 August 2025

Rick Chellman, Planning Board Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for Conditional Use Permit for Change of Use from Office to Co-Living at 1 & 15 Congress Street, Assessors Map 117, Lot 14, and Assessors Map 0107, Lot 0029.

Dear Mr. Chellman and Planning Board Members:

On behalf of One Market Square LLC, we are pleased to submit this Coliving Area Analysis for **Conditional Use Permit**.

The connected buildings at 1 and 15 Congress Street are proposed to have 7 Coliving suites with a combined total of 83 sleeping units and a maximum of 166 residents; plus 26 one and two bedroom apartments.

The proposed design complies with following zoning requirements:

1. Common Area minimum size of 1,200 sf + 20SF per sleeping unit.
 - Required: $(7 \text{ suites} * 1,200 \text{ sf}) + (20 * 83) = 10,060 \text{ sf minimum}$
 - Proposed: 15,686 sf (complies)
2. Sleeping unit minimum size
 - Required: 120 sf for double occupancy.
 - Proposed: All sleeping units exceed 200 sf, plus private bathrooms at many units. (complies)

The proposed design does not meet the coliving zoning Standards 10.815.26 for the following items, for which **we seek relief from Planning Board:**

1.

3rd floor: 3 Coliving suites, with a total of **34** sleeping units (double occupancy = 68 coliving residents) plus 4 one bedroom apartments, one of which may be a manager's apartment. **Relief is needed for 68 coliving residents per floor where 40 are allowed.**



2.

2nd floor: 4 Coliving suites, with a total of **49** sleeping units (double occupancy = 98 coliving residents) plus 4 one bedroom apartments, one of which may be a manager's apartment. ***Relief is needed for 98 coliving residents per floor where 40 are allowed.***

The connected buildings which make up this project are historic structures built over time, with varying floor heights at each area varying between 4 inches and 6 feet. The area calculations herein reflect combining the varying floor height areas throughout each level. Each coliving suite is contained within its own floor height area (ie 1 suite per floor height area). In effect, this helps to visually and functionally subdivide the coliving spaces.

We look forward to your review and consideration at the Planning Board meeting.

Sincerely,

A handwritten signature in black ink that reads "Tracy Kozak".

Tracy Kozak, AIA
Principal
ARCOVE Architects



BUILDING SUMMARY	Area (sf)
TOTAL PARKING	8,796
TOTAL SOLAR & MECHANICAL	16,418
TOTAL BUILDING COMMON	36,666
TOTAL BUILDING TENANT AREA	117,410
TOTAL BUILDING AREA	179,290

FIRST FLOOR SUMMARY	Area (sf)
COMMON	5,529
PARKING	382
KITCHEN	2,067
RESTAURANT	6,318
RETAIL 1	3,086
RETAIL 2	1,856
RETAIL 3	1,572
RETAIL 4	1,301
RETAIL 5	1,255
RETAIL 6	2,010
RETAIL 7	3,483
RETAIL 8	2,679
RETAIL 9	2,757
RETAIL 10	1,822
SUBTOTAL	35,735


THIRD FLOOR SUMMARY	Area (sf)
COMMON	4,536
301 Apartment	1,700
302 Apartment	1,368
303 Apartment	1,019
304 Apartment	1,047
305 Apartment	700
306 Apartment	1,394
307 Apartment	1,291
308 Coliving (12 units)	5,903
309 Apartment	920
310 Apartment	601
311 Apartment	602
312 Apartment	597
313 Coliving (12 units)	6,449
314 Coliving (10 units)	5,470
SUBTOTAL	33,597

ROOF SUMMARY	Area (sf)
COMMON	13,637.162
SOLAR & MECHANICAL	16,418.431
SUBTOTAL	30,055.593

LOWER LEVEL SUMMARY	Area (sf)
COMMON	6,904
RETAIL STORAGE	2,502
PARKING	8,414
LAUNDRY	619
TENANT RESTAURANT	8,405
SUBTOTAL	26,844

SECOND FLOOR SUMMARY	Area (sf)
COMMON	4,402
201 Coliving (15 units)	8,967
202 Apartment	1,458
203 Apartment	1,289
204 Coliving (12 units)	5,929
205 Apartment	920
206 Apartment	603
207 Apartment	602
208 Apartment	594
209 Coliving (12 units)	6,451
210 Coliving (10 units)	5,517
SUBTOTAL	36,731

FOURTH FLOOR SUMMARY	Area (sf)
COMMON	1,658
401 Apartment	1,666
402 Apartment	1,316
403 Apartment	1,009
404 Apartment	1,040
405 Apartment	674
406 Apartment	1,379
407 Apartment	1,270
408 Apartment	3,061
409 Apartment	2,873
SUBTOTAL	15,945

	1 & 15 Congress Street				
	Unit/Parking Analysis				
	August 12, 2025				
parking					
Level	Unit No.	# bedrooms	Area (sf)	spaces/unit	
2	201 Coliving (15 units)		8,967	0.0	
2	202 Apartment		1,458	1.3	
2	203 Apartment		1,289	1.3	
2	204 Coliving (12 units)		5,929	0.0	
2	205 Apartment		920	1.3	
2	206 Apartment		603	1.0	
2	207 Apartment		602	1.0	
2	208 Apartment		594	1.0	
2	209 Coliving (12 units)		6,451	0.0	
2	210 Coliving (10 units)		5,517	0.0	
3	301 Apartment		1,700	1.3	
3	302 Apartment		1,368	1.3	
3	303 Apartment		1,019	1.3	
3	304 Apartment		1,047	1.3	
3	305 Apartment		700	1.0	
3	306 Apartment		1,394	1.3	
3	307 Apartment		1,291	1.3	
3	308 Coliving (12 units)		5,903	0.0	
3	309 Apartment		920	1.3	
3	310 Apartment		601	1.0	
3	311 Apartment		602	1.0	
3	312 Apartment		597	1.0	
3	313 Coliving (12 units)		6,449	0.0	
3	314 Coliving (10 units)		5,470	0.0	
4	401 Apartment		1,666	1.3	
4	402 Apartment		1,316	1.3	
4	403 Apartment		1,009	1.3	
4	404 Apartment		1,040	1.3	
4	405 Apartment		674	1.0	
4	406 Apartment		1,379	1.3	
4	407 Apartment		1,270	1.3	
4	408 Apartment		3,061	1.3	
4	409 Apartment		2,873	1.3	
Subtotal					31.40
Total Units			Parking Req.		
Total	33		31.40		
Visitor Parking - 1 space per every 5 dwellings				6.60	
Downtown Overlay District deduct				(4.00)	
Subtotal - Residential automobile parking required, round up				34.00	

Car Parking Spaces Required per Unit Size				
0-500	0.5			
500-750	1.0			
751+	1.3			

Coliving

.25/sleeping unit

None required when next to municipal parking garage

Bicycle Parking Required		
use	spaces required per use	total required
multifamily	1 bicycle for every 5 dwelling units	7
TOTAL Required		7
Total Provided (in building, basement)		36
Total Provided (outside)		0
Total Provided, inside & outside		36
Excess Provided (beyond required)		29
Scooter parking provided (none required)		
Motorcycle parking provided (none required)		

CAR SPACES

DEDUCTED @

1:6

		# excess bike spaces		# car spaces deducted		
Bicycle parking deduction 1 space for 6 bikes, max 5%:		29.0				
max 5% allowed =	1.7	parking spaces			Rounded dn	(2.00)
Total Residential Auto Parking Required (adjusted)					Rounded Up	32

Restaurant/Retail/Office - No Parking Required in Downtown Overlay District					
Building	level	Room No.	use	sf	TOTAL
1 Congress	2		Office	8,426	
total office use					8,426
1 Congress	1		Restaurant	474	
15 Congress	1		Restaurant	8,663	
total restaurant use					9,137
1 Congress	0		Retail	2,502	
1 Congress	1	1	Retail	1,268	
1 Congress	1	2	Retail	1,251	
1 Congress	1	3	Retail	1,572	
1 Congress	1	4	Retail	1,856	
1 Congress	1	5	Retail	3,083	
15 Congress	1	6	Retail	1,946	
15 Congress	1	7	Retail	2,749	
15 Congress	1	8	Retail	2,714	
15 Congress	1	9	Retail	3,551	
15 Congress	1	10	Retail	1,824	
total retail use					24,318

Total parking proposed	20
EXCESS (Defecit)	(12)

MIXED USE DEVELOPMENT

1 CONGRESS STREET/15 CONGRESS STREET

PORTSMOUTH, NEW HAMPSHIRE CONDITIONAL USE PERMIT COLIVING PLANS

OWNER 1-15 CONGRESS:

ONE MARKET SQUARE LLC
10 PLEASANT STREET
SUITE #300
PORTSMOUTH, NH 03801
TEL. (603) 427-0725

ARCHITECT:

ARCOVE LLC
767 ISLINGTON STREET
PORTSMOUTH, NH 03801
TEL. (603) 731-5187

LAND SURVEYOR & CIVIL ENGINEER:

HALEY WARD
200 GRIFFIN ROAD, UNIT 14
PORTSMOUTH, N.H. 03801
Tel. (603) 430-9282
Fax (603) 436-2315

LANDSCAPE ARCHITECT:

TERRA FIRMA LANDSCAPE
ARCHITECTURE
163A COURT STREET
PORTSMOUTH, NH 03801
TEL. (603) 531-9109

GEOTECHNICAL:

GEOTECHNICAL SERVICES INC.
18 COTE AVENUE, UNIT 11
GOFFSTOWN, N.H. 03045
Tel. (603) 624-2722

LEGEND:

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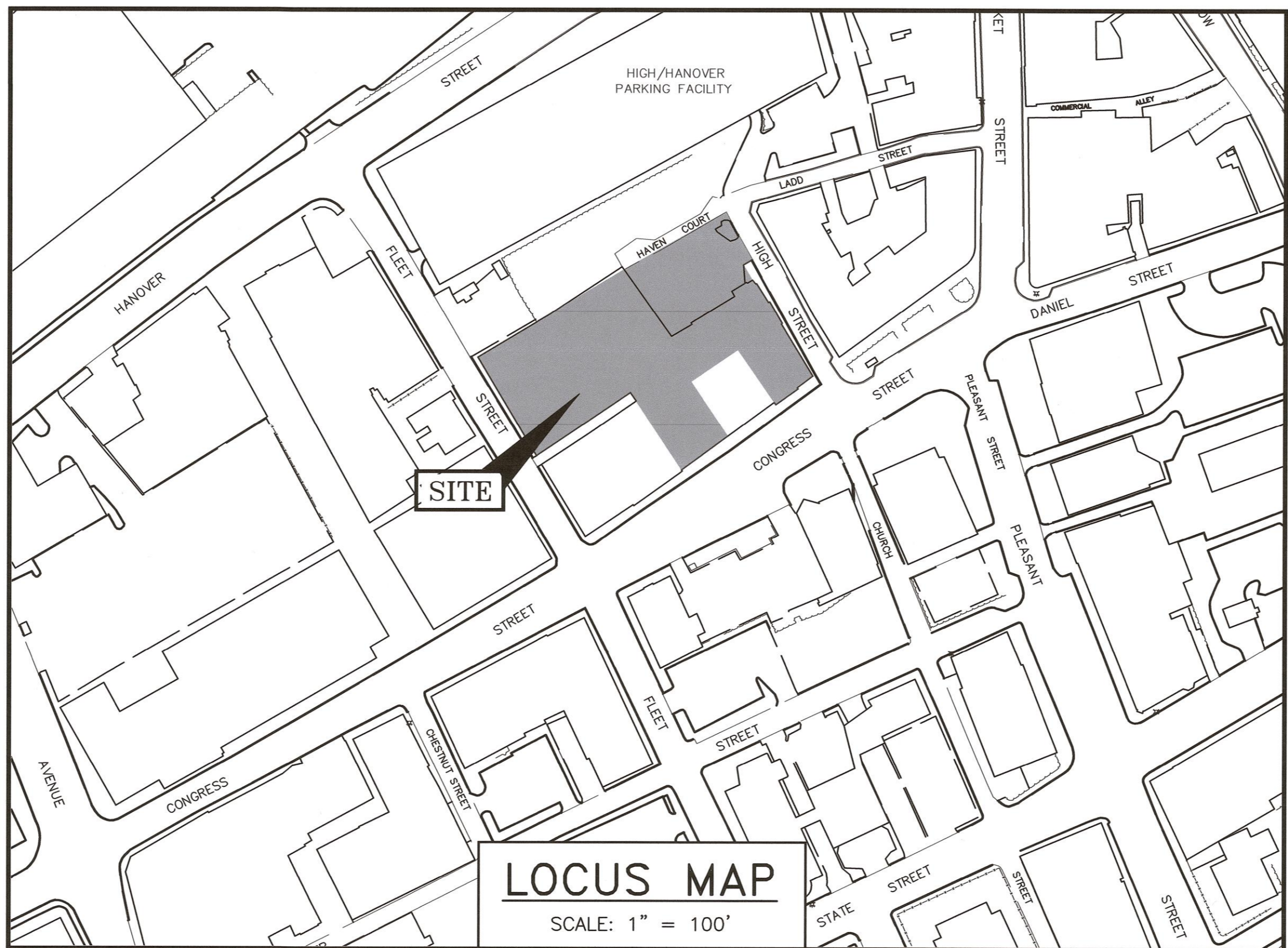
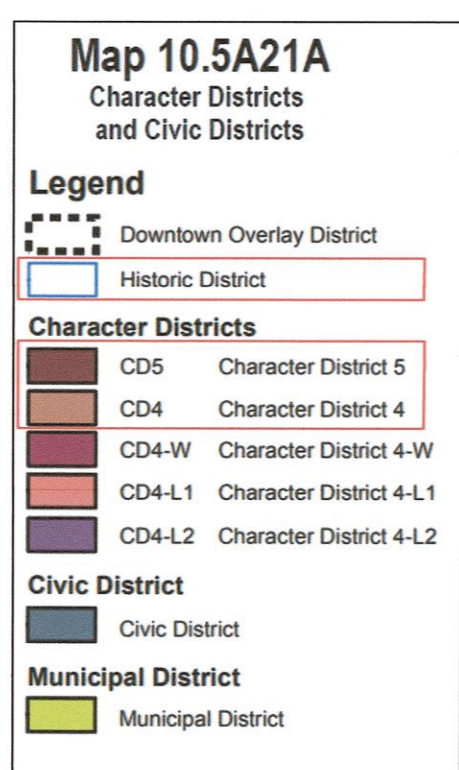
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--- 14 ---

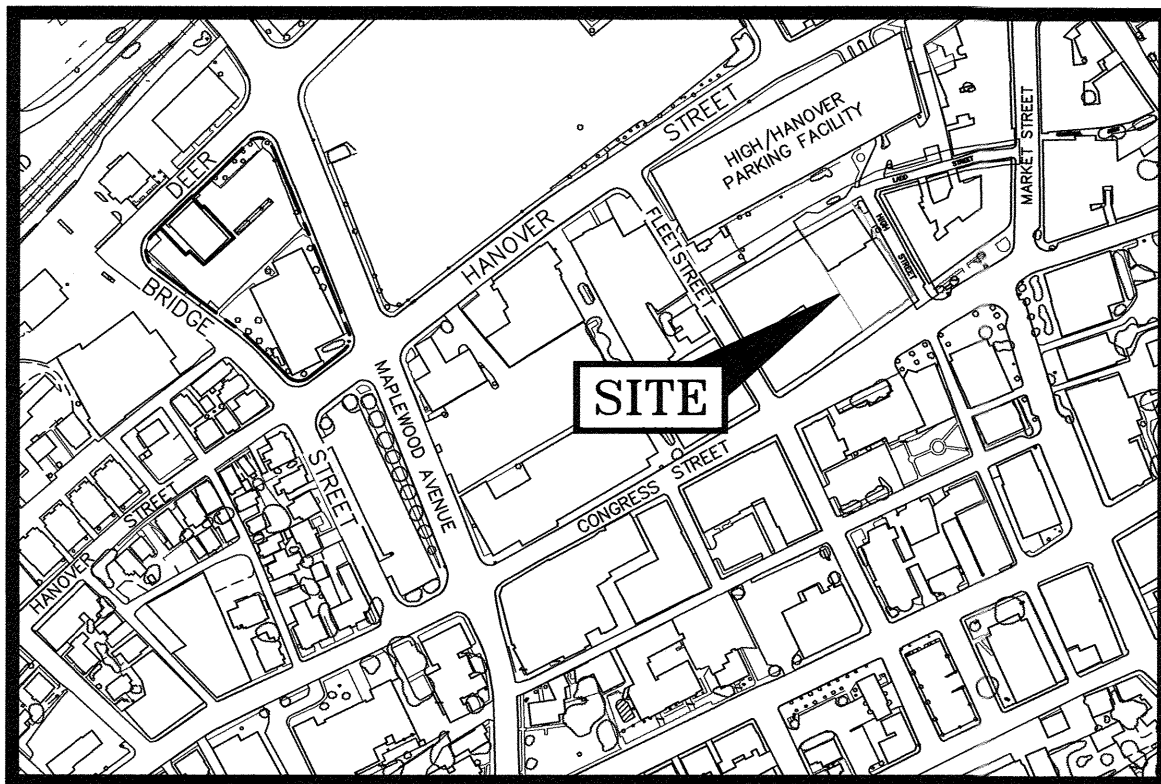
--- 14 ---

--- 14 ---

CATCH BASIN
SEWER MANHOLE
DRAIN MANHOLE
TELEPHONE MANHOLE
PARKING SPACE COUNT
PARKING METER
LANDSCAPED AREA
TO BE DETERMINED
CAST IRON PIPE
COPPER PIPE
DUCTILE IRON PIPE
POLYVINYL CHLORIDE PIPE
REINFORCED CONCRETE PIPE
ASBESTOS CEMENT PIPE
VITRIFIED CLAY PIPE
EDGE OF PAVEMENT
ELEVATION
FINISHED FLOOR
INVERT
SLOPE FT/FT
TEMPORARY BENCH MARK
TYPICAL



LOCUS MAP



LOCATION MAP

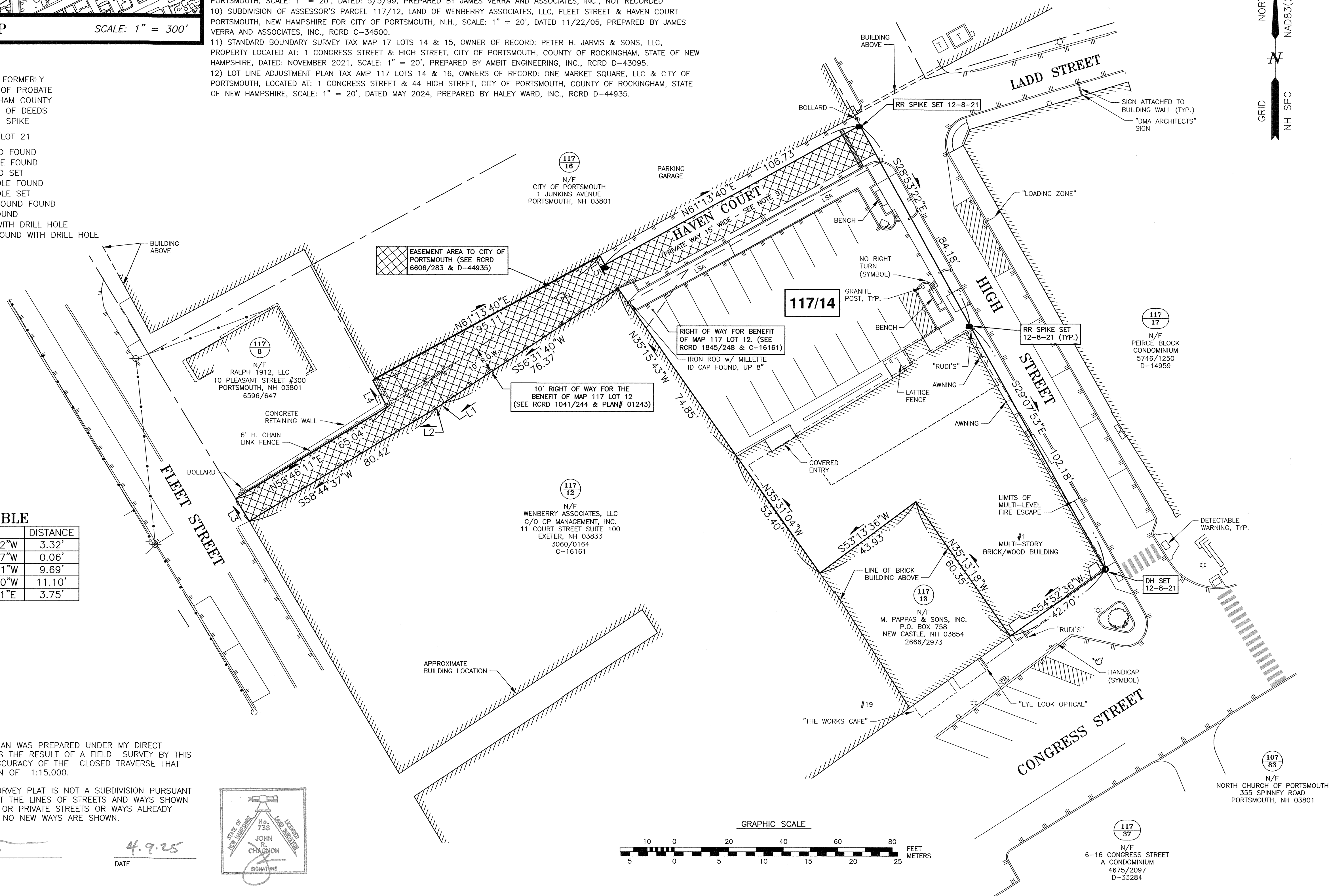
SCALE: 1" = 300'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
RR SPK	RAILROAD SPIKE
11/21	MAP 11/LOT 21
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
IR SET	IRON ROD SET
DH FND	DRILL HOLE FOUND
DH SET	DRILL HOLE SET
NHNB	NHDOT BOUND FOUND
TB	TOWN BOUND
BND w/DH	BOUND WITH DRILL HOLE
ST BND w/DH	STONE BOUND WITH DRILL HOLE

PLAN REFERENCES:

- 1) PLAN OF A LOT OF LAND IN PORTSMOUTH N.H. BELONGING TO THE ESTATE OF CHAS. H. MENDUM, SCALE: 1 IN = 20 FT, DATED JULY 1, 1908, PREPARED BY WM. A. GROVER CIVIL ENGINEER, RCRD 00469.
- 2) LAND ON HAVEN COURT PORTSMOUTH, N.H., F.W. HARTFORD TO HISLOP GARAGE CO., SCALE: 1IN. = 20FT., DATED FEB. 1926, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 00376.
- 3) LOT PLAN NOS. 7-13 CONGRESS ST. PORTSMOUTH, N.H., SCALE: 1/4 INCH = 1 FOOT, DATED MAR. 1937, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
- 4) PLAN OF LOT NOS. 173 - 181 FLEET ST. PORTSMOUTH, N.H., SCALE: 1IN. = 20FT., DATED NOV. 1945, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED
- 5) LAND IN PORTSMOUTH, N.H., RALPH T. WOOD & IRA A. NEWICK TO J.J. NEWBERRY CO., SCALE: 1IN. = 20FT., DATED MAY 1946, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 01243.
- 6) PLAN OF LOT PORTSMOUTH, N.H., NEWICK & WOOD INC. TO CITY OF PORTSMOUTH, SCALE 1IN. = 40FT., DATED MAR. 1956, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD 02537
- 7) PLAN OF LOT 26 - 30 HIGH ST. PORTSMOUTH, N.H., SCALE: 1IN. = 10FT., DATED OCT. 1961, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, NOT RECORDED
- 8) PLAN OF LAND FOR RICHARD A. CABRAL & BRUCE E. NADEAU CONGRESS/FLEET ST. COUNTY OF ROCKINGHAM PORTSMOUTH, N.H., SCALE: 1" = 20', DATED JANUARY 1987, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATED, RCRD C-16161
- 9) EXISTING CONDITIONS PLAN HIGH/HANOVER PARKING FACILITY, HANOVER STREET, PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, SCALE: 1" = 20', DATED: 5/5/99, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., NOT RECORDED
- 10) SUBDIVISION OF ASSESSOR'S PARCEL 117/12, LAND OF WENBERRY ASSOCIATES, LLC, FLEET STREET & HAVEN COURT PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, N.H., SCALE: 1" = 20', DATED 11/22/05, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., RCRD C-34500.
- 11) STANDARD BOUNDARY SURVEY TAX MAP 17 LOTS 14 & 15, OWNER OF RECORD: PETER H. JARVIS & SONS, LLC, PROPERTY LOCATED AT: 1 CONGRESS STREET & HIGH STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, DATED: NOVEMBER 2021, SCALE: 1" = 20', PREPARED BY AMBIT ENGINEERING, INC., RCRD D-43095.
- 12) LOT LINE ADJUSTMENT PLAN TAX AMP 117 LOTS 14 & 16, OWNERS OF RECORD: ONE MARKET SQUARE, LLC & CITY OF PORTSMOUTH, LOCATED AT: 1 CONGRESS STREET & 44 HIGH STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, SCALE: 1" = 20', DATED MAY 2024, PREPARED BY HALEY WARD, INC., RCRD D-44935.



LENGTH TABLE

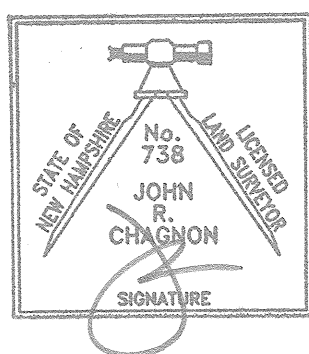
LINE	BEARING	DISTANCE
L1	S56°30'22"W	3.32'
L2	S88°45'27"W	0.06'
L3	N31°12'31"W	9.69'
L4	N28°32'20"W	11.10'
L5	S28°46'21"E	3.75'

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

JOHN R. CHAGNON, LLS 738

DATE



HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOT 14 & AND AN UNNUMBERED PARCEL OF LAND DEPICTED AS A PORTION OF HAVEN COURT.
- 2) OWNER OF RECORD:
ONE MARKET SQUARE, LLC
3 PLEASANT STREET, SUITE 400
PORTSMOUTH, NH 03801
6363/31 PARCEL 1 & PARCEL 2
6381/1527 NOTICE OF MERGER
6523/28, 6523/32, 6523/2286, 6605/2986
- 3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 AND CHARACTER DISTRICT 5.
- 4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.
- 5) LOT AREA:
18,225 S.F.
0.4184 ACRES
- 6) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF AN UPDATED STANDARD BOUNDARY SURVEY OF ASSESSORS MAP 117 LOT 14 AND AN UNNUMBERED PARCEL OF LAND SITUATED ADJACENT AND WESTERLY OF A PRIVATE WAY OVER LOT 14 KNOWN AS HAVEN COURT.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.
- 9) HAVEN COURT IS A PRIVATE WAY 15 FEET WIDE. ALL RIGHTS, TITLE AND INTEREST UNTO SAID HAVEN COURT WERE CONVEYED WITH ASSESSOR'S MAP 117 LOT 14, AS DESCRIBED IN RCRD 983/179, SUBJECT TO RIGHTS OF OTHERS (OTHERS NOT DEFINED ON THIS SURVEY).

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/9/25
REVISIONS		

STANDARD BOUNDARY SURVEY
TAX MAP 117 LOT 14

OWNER OF RECORD:
ONE MARKET SQUARE, LLC

PROPERTY LOCATED AT:

1 CONGRESS STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 20'

APRIL 2025

FB 309 PG 15

5010156.3406

PLAN REFERENCES:

- 1) PLAN OF A LOT OF LAND IN PORTSMOUTH, N.H. BELONGING TO THE ESTATE OF CHAS. H. MENDUM, SCALE: 1 IN. = 20 FT., DATED JULY 1, 1908, PREPARED BY WM. A. GROVER CIVIL ENGINEER, RCD 00468.
- 2) LAND ON HAVEN COURT PORTSMOUTH, N.H., F.W. HARTFORD TO HISLOP GARAGE CO., SCALE: 1 IN. = 20 FT., DATED FEB. 1926, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCD 00376.
- 3) LOT PLAN NOS. 7-13 CONGRESS ST. PORTSMOUTH, N.H., SCALE: 1/4 INCH = 1 FOOT, DATED MAR. 1937, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
- 4) PLAN OF LOT NOS. 173 - 181 FLEET ST. PORTSMOUTH, N.H., SCALE: 1 IN. = 20 FT., DATED NOV. 1945, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
- 5) LAND IN PORTSMOUTH, N.H., RALPH T. WOOD & IRA A. NEWICK TO J.J. NEWBERRY CO., SCALE: 1 IN. = 20 FT., DATED MAY 1946, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCD 01243.
- 6) PLAN OF LOT PORTSMOUTH, N.H., NEWICK & WOOD INC. TO CITY OF PORTSMOUTH, SCALE: 1 IN. = 40 FT., DATED MAR. 1956, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCD 02537.
- 7) PLAN OF LOT 26 - 30 HIGH ST. PORTSMOUTH, N.H., SCALE: 1 IN. = 10 FT., DATED OCT. 1961, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, NOT RECORDED.
- 8) PLAN OF LAND FOR RICHARD A. CABRAL & BRUCE E. NADEAU CONGRESS/FLEET ST. COUNTY OF ROCKINGHAM PORTSMOUTH, N.H., SCALE: 1" = 20', DATED JANUARY 1987, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATED, RCD C-16161.
- 9) EXISTING CONDITIONS PLAN HIGH/HANOVER PARKING FACILITY, HANOVER STREET, PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, SCALE: 1" = 20', DATED: 5/5/99, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., NOT RECORDED.
- 10) SUBDIVISION OF ASSESSOR'S PARCEL 117/12, LAND OF WENBERRY ASSOCIATES, LLC, FLEET STREET & HAVEN COURT PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, N.H., SCALE: 1" = 20', DATED 11/22/05, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., RCD C-34500.
- 11) STANDARD BOUNDARY SURVEY TAX MAP 17 LOTS 14 & 15, OWNER OF RECORD: PETER H. JARVIS & SONS, LLC, PROPERTY LOCATED AT: 1 CONGRESS STREET & HIGH STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, DATED: NOVEMBER 2021, SCALE: 1" = 20', PREPARED BY AMBIT ENGINEERING, INC., RCD D-43095.
- 12) SITE PLAN FOR HOUSE-GOODMAN LIMITED PARTNERSHIP 43-49 CONGRESS STREET PORTSMOUTH, N.H. PREPARED BY: RICHARD P. MILLETTE AND ASSOCIATES, SCALE: 1"=10', DATED: NOVEMBER 15, 1983, NOT RECORDED.

LEGEND:

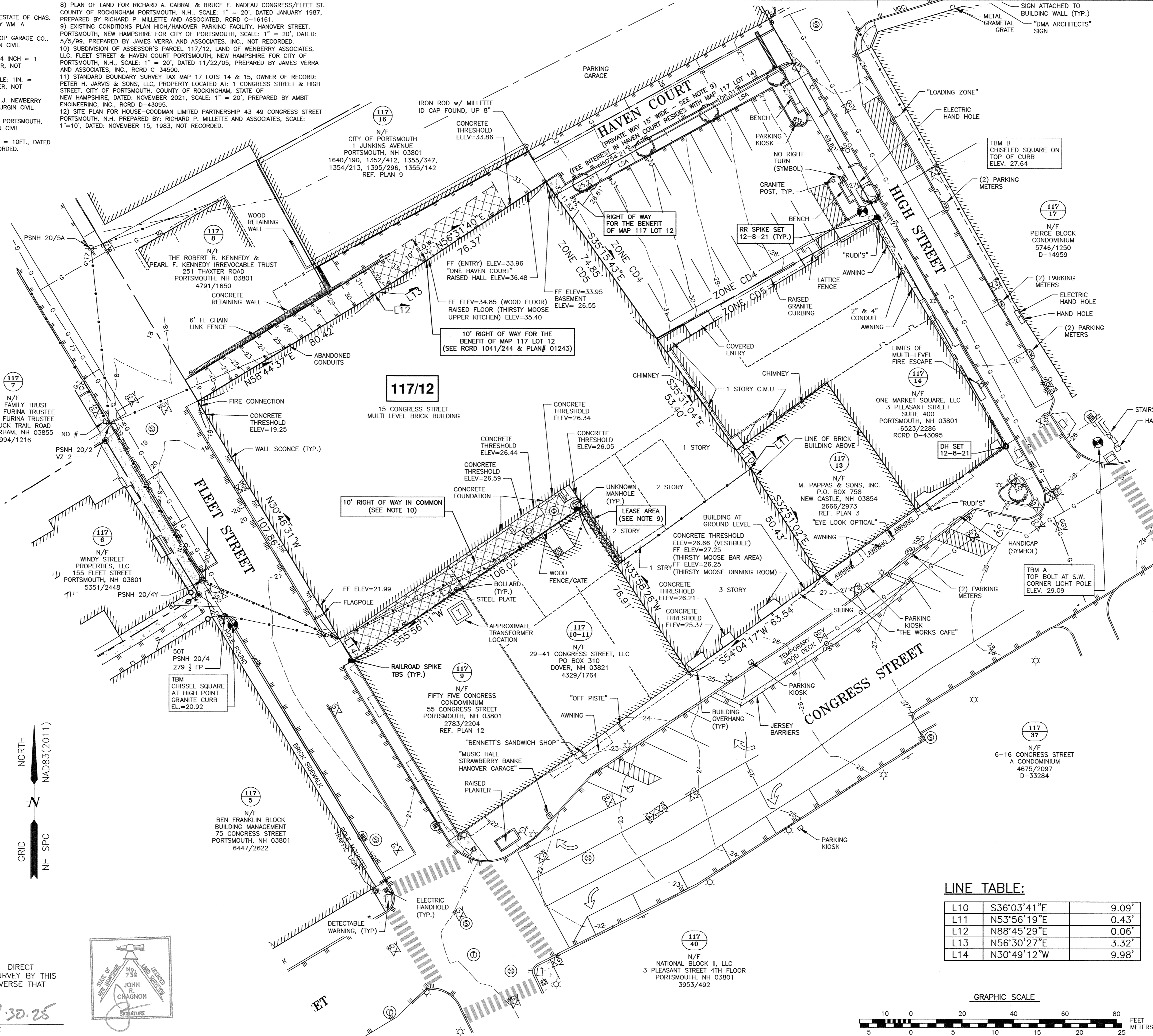
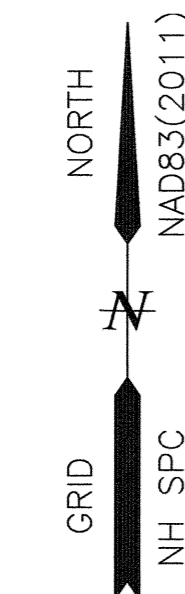
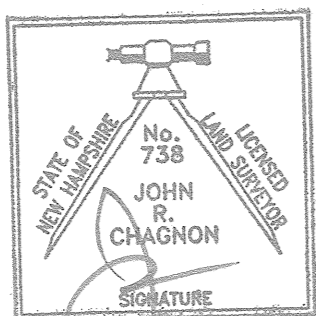
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
RR SPK	RAILROAD SPIKE
11/21	MAP 11/LOT 21
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
IR SET	IRON ROD SET
DH FND	DRILL HOLE FOUND
DH SET	DRILL HOLE SET
	BOUND FOUND
S	SEWER LINE
G	GAS LINE
D	STORM DRAIN
W	WATER LINE
UE	UNDERGROUND ELECTRIC
100	OVERHEAD ELECTRIC WIRES
97x3	CONTOUR
	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	UTILITY POLE
	WATER SHUT OFF/CURB STOP
	GAS SHUT OFF
	GATE VALVE
HYD	HYDRANT
	METER (GAS, WATER, ELECTRIC)
	CATCH BASIN
	TELEPHONE MANHOLE
	SEWER MANHOLE
	DRAIN MANHOLE
EL	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
INV	INVERT
TBM	TEMPORARY BENCH MARK
TYP	TYPICAL
VGC/SGC	VERTICAL/SLOPED GRANITE CURB

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

JOHN R. CHAGNON, LLS 738

DATE

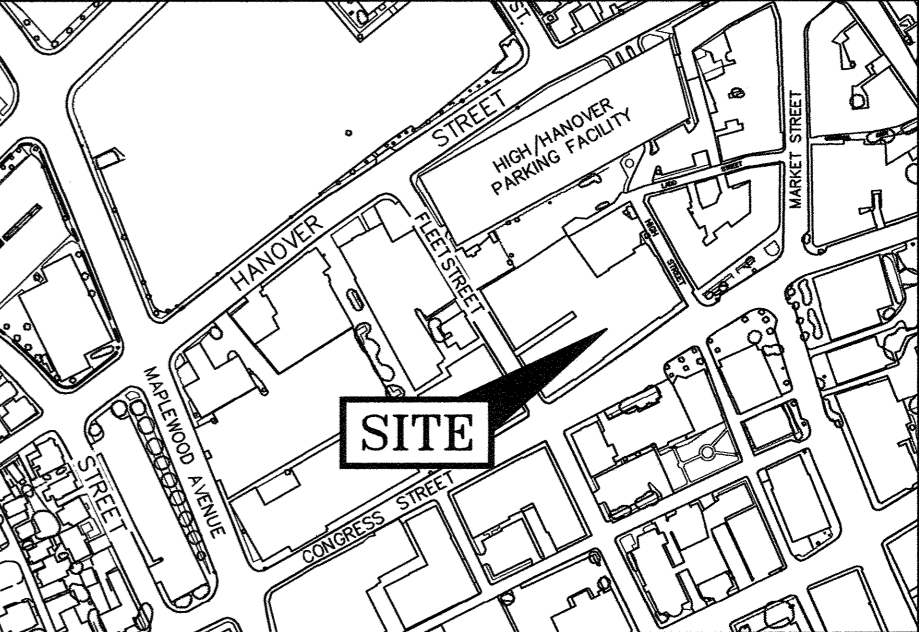
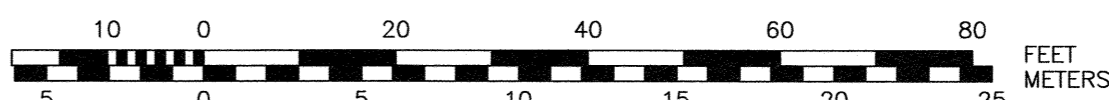
7.30.25



LINE TABLE:

L10	S36°03'41"E	9.09'
L11	N53°56'19"E	0.43'
L12	N88°45'29"E	0.06'
L13	N56°30'27"E	3.32'
L14	N30°49'12"W	9.98'

GRAPHIC SCALE



LOCATION MAP

1" = 300'

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOT 12.
- 2) OWNER OF RECORD: ONE MARKET SQUARE, LLC 3 PLEASANT STREET, SUITE 400 PORTSMOUTH, NH 03801 6637/2224
- 3) PARCEL IS LOCATED IN CHARACTER DISTRICT 5.
- 4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.
- 5) EXISTING LOT AREA:
LOT 12 AREA: 23,704 S.F. 0.5442 ACRES
LOT 14 AREA (AFTER LLR): 18,225 S.F. 0.4184 ACRES
PROPOSED COMBINED LOT AREA: 41,929 S.F. 0.9626 ACRES
- 6) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 3301500259F, EFFECTIVE JANUARY 29, 2021
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY AND EXISTING CONDITIONS ON ASSESSORS MAP 117 LOT 12.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.
- 9) PARCEL IS SUBJECT TO A LEASE AGREEMENT FOR A PORTION OF LESSEE'S WALL IS ENCRANCHING ON SUBJECT PARCEL. SEE RCD 1512/410 & 1690/130.
- 10) PARCEL IS SUBJECT TO A RIGHT OF WAY IN COMMON FOR PASSAGE AND UTILITIES AND GENERAL PURPOSES PER DEEDS. SEE RCD 322/318, 322/380, 322/381, 348/80, 348/81, 348/82, 1484/44, 2713/797, AND RCD C-16161.
- 11) PARCEL IS SUBJECT TO A UTILITY EASEMENT TO P.S.N.H. FROM UTILITY POLE 20/4 ON FLEET STREET EASTERLY TO GRANTORS EASTERLY BOUNDARY. SEE RCD 3124/695.
- 12) HAVEN COURT IS A PRIVATE WAY 15 FEET WIDE. ALL RIGHTS, TITLE AND INTEREST UNTO SAID HAVEN COURT WERE CONVEYED WITH ASSESSOR'S MAP 117 LOT 15, AS DESCRIBED IN RCD 983/179, SUBJECT TO RIGHTS OF OTHERS (OTHERS NOT DEFINED ON THIS SURVEY).

0	7/30/25	ISSUED FOR COMMENT	RJB	JRC
No.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

SITE SURVEY



HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

ONE MARKET SQUARE, LLC
1-15 CONGRESS STREET PORTSMOUTH, N.H.

TITLE

15 CONGRESS
STANDARD BOUNDARY SURVEY &
EXISTING CONDITIONS PLAN
OF THE MERGED PARCEL

DATE	JULY 2024	SCALE	1" = 20'
DRAWN BY	RJB	DESIGNED BY	---
PROJECT NO.	5010156.01	CHECKED BY	JRC
SHEET NO.	FB 309 PG 54	FIELD BOOK & PAGE	

V101

0



3 CONGRESS ST., SUITE 1
PORTSMOUTH, NH 03801
603.988.0042
www.ARCove.com

ONE MARKET SQUARE, LLC

1 & 15 CONGRESS STREET
PORTSMOUTH, NH, 03801

PROJECT NO: 1002.1

OWNER
ONE MARKET SQUARE, LLC
10 PLEASANT STREET, SUITE 3
PORTSMOUTH, NH 03801
603.427.0725

CIVIL ENGINEERING
AMBIT ENGINEERING, A DIVISION OF
HALEY WARD
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, NH 03801
603.430.9282
<https://www.haleyward.com/>

LANDSCAPE ARCHITECTURE
TERRAFIRMA
163-A Court Street
Portsmouth, NH 03801
603.531.9109
www.terrafirmalandarch.com

SITE PLAN REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

BASEMENT PLAN

4'

16'

0'

8'

32'

SCALE: 3/32" = 1'-0"

DATE: 8/12/2025

DRAWN: Author

CHECKED: Checker

N

PBN.A0





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PORTSMOUTH, NH 03801
603.988.0042
www.ARCove.com

ONE MARKET SQUARE, LLC

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SITE PLAN REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

FIRST FLOOR PLAN



SCALE: 3/32" = 1'-0"

DATE: 8/12/2025

DRAWN: HA

CHECKED: TK

PBN.A1



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PORTSMOUTH, NH 03801
603.988.0042
www.ARCove.com

ONE MARKET SQUARE, LLC

1 & 15 CONGRESS STREET
PORTSMOUTH, NH, 03801

PROJECT NO: 1002.1

OWNER

ONE MARKET SQUARE, LLC
10 PLEASANT STREET, SUITE 3
PORTSMOUTH, NH 03801
603.427.0725

CIVIL ENGINEERING

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LANDSCAPE ARCHITECTURE

TERRAFIRMA
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SITE PLAN REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

SECOND FLOOR PLAN



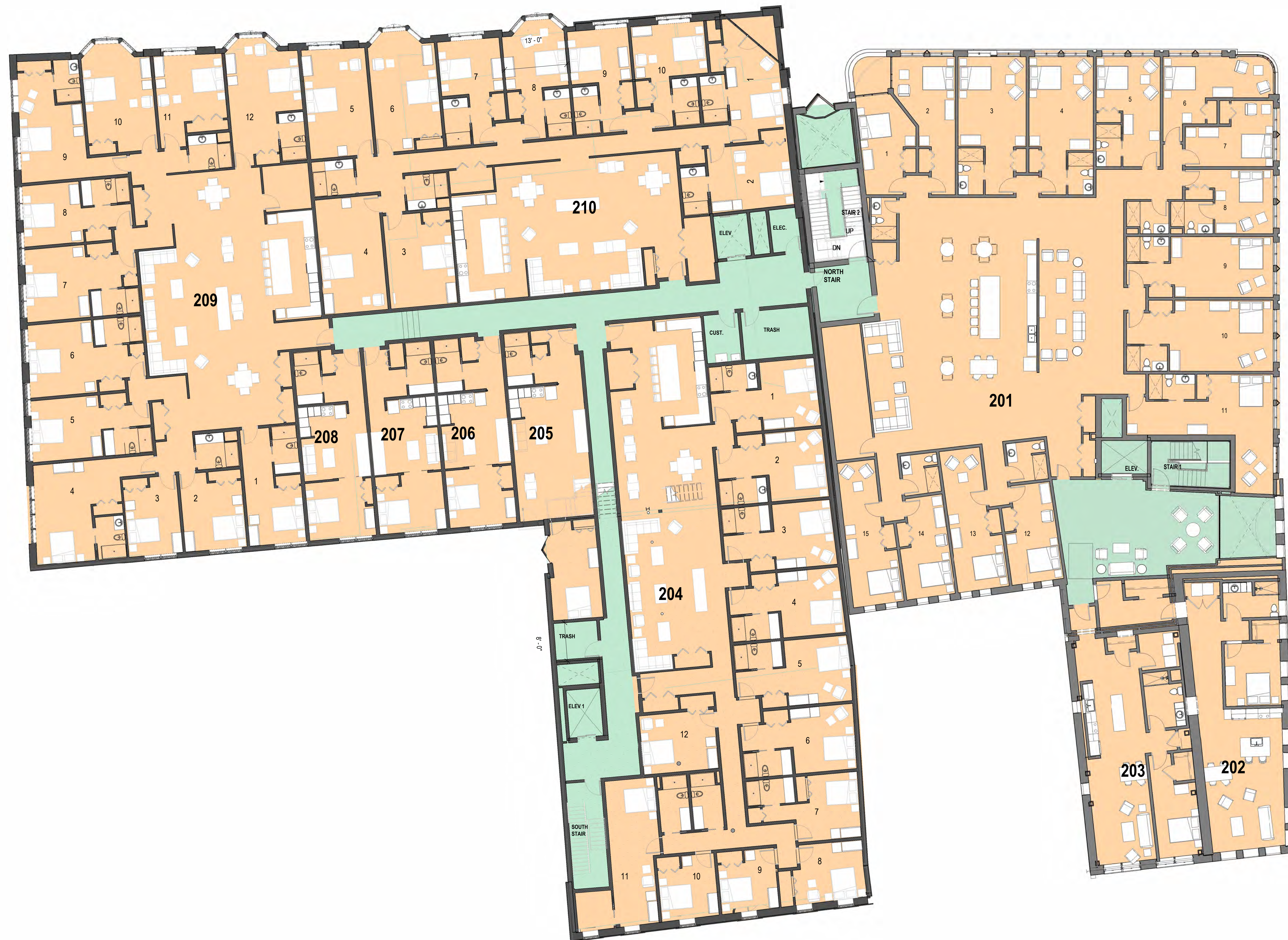
SCALE: 3/32" = 1'-0"

DATE: 8/12/2025

DRAWN: Author

CHECKED: Checker

PBN.A2





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PORTSMOUTH, NH 03801
603.988.0042
www.ARCove.com

ONE MARKET SQUARE, LLC

1 & 15 CONGRESS STREET
PORTSMOUTH, NH, 03801

PROJECT NO: 1002.1

OWNER

ONE MARKET SQUARE, LLC
10 PLEASANT STREET, SUITE 3
PORTSMOUTH, NH 03801
603.427.0725

CIVIL ENGINEERING

AMBIT ENGINEERING, A DIVISION OF
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LANDSCAPE ARCHITECTURE

TERRAFIRMA
163-A Court Street
Portsmouth, NH 03801
603.531.9109
www.terrafirmalandarch.com

SITE PLAN REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

THIRD FLOOR PLAN



SCALE: 3/32" = 1'-0"

DATE: 8/12/2025

DRAWN: Author

CHECKED: Checker

PBN.A3





3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

ONE MARKET
SQUARE, LLC

1 & 15 CONGRESS STREET
PORTSMOUTH, NH, 03801

PROJECT NO: 1002.1

OWNER
ONE MARKET SQUARE, LLC
10 PLEASANT STREET, SUITE 3
PORTSMOUTH, NH 03801
603.427.0725

CIVIL ENGINEERING
AMBIT ENGINEERING, A DIVISION OF
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LANDSCAPE ARCHITECTURE
TERRAFIRMA
163 A Court Street
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www.terrafirmalandarch.com

SITE PLAN REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

PENTHOUSE-ATTIC
PLAN

4'8'16'32'

0"8"32"

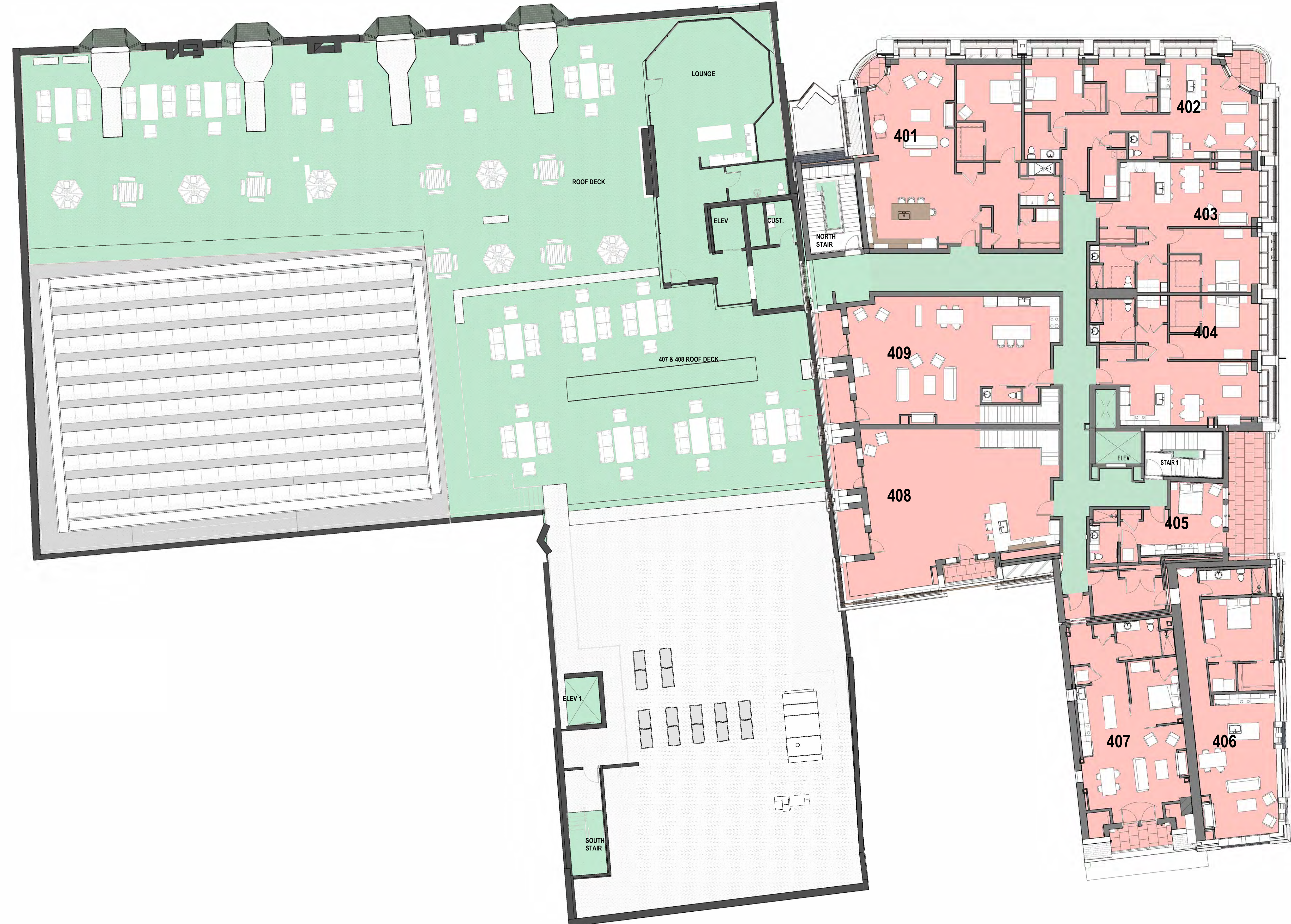
SCALE: 3/32" = 1'-0"

DATE: 8/12/2025

DRAWN: Author

CHECKED: Checker

PBN.A4





3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

ONE MARKET SQUARE, LLC
1 & 15 CONGRESS STREET
PORTSMOUTH, NH, 03801

PROJECT NO: 1002.1

OWNER
ONE MARKET SQUARE, LLC
10 PLEASANT STREET, SUITE 3
PORTSMOUTH, NH 03801
603.427.0725

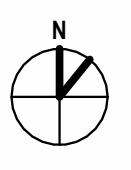
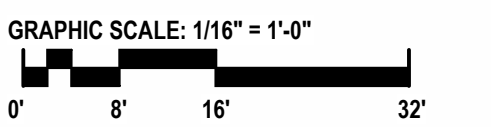
CIVIL ENGINEERING
AMBIT ENGINEERING, A DIVISION OF
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LANDSCAPE ARCHITECTURE
TERRAFIRMA
163 A Court Street
Portsmouth, NH 03801
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www.terrafirmalandarch.com

SITE PLAN REVIEW

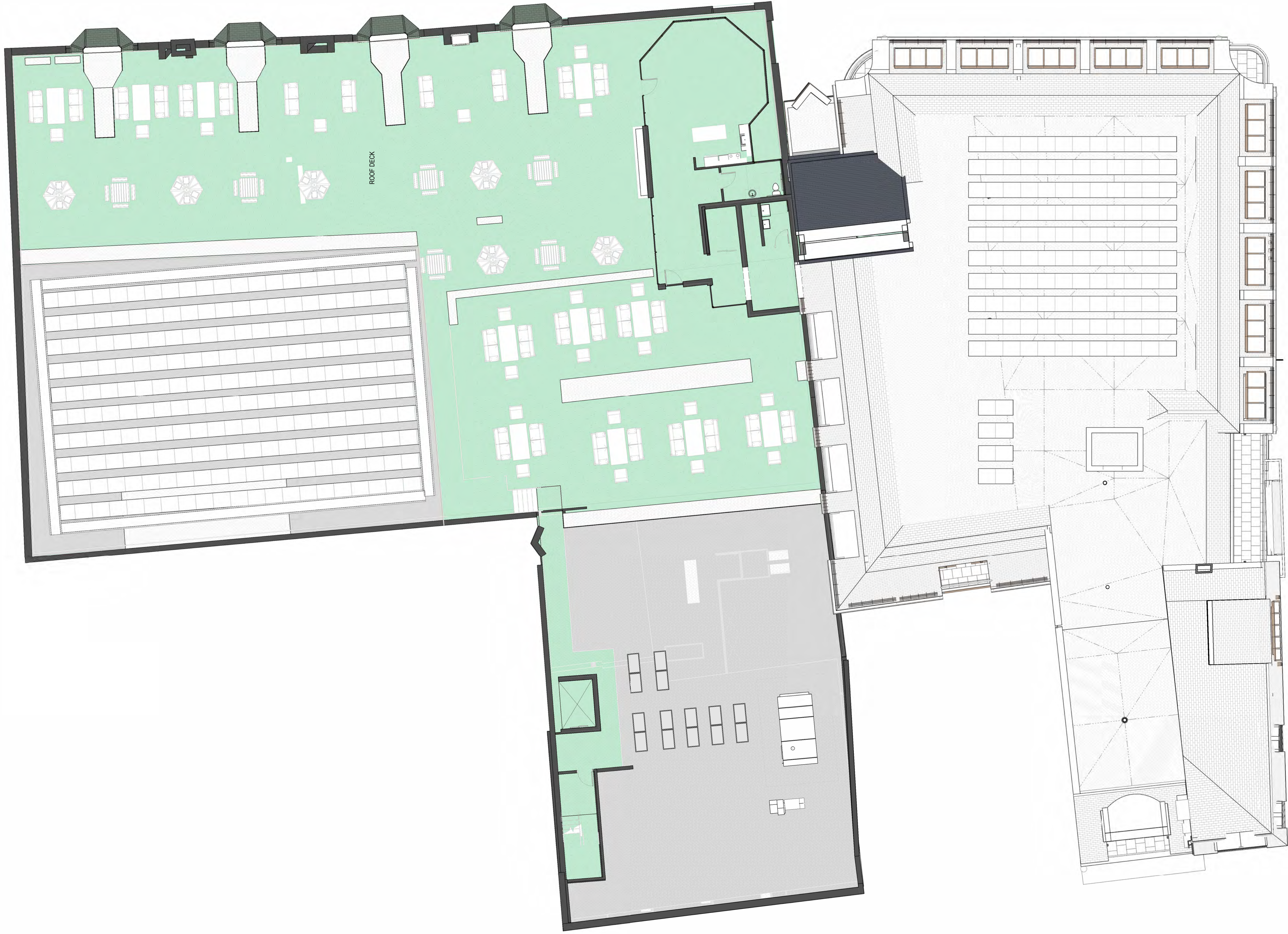
REVISIONS		
NO.	DATE	DESCRIPTION

ROOF PLAN



SCALE: 3/32" = 1'-0"
DATE: 8/12/2025
DRAWN: Author
CHECKED: Checker

PBN.A5





1 SOUTH ELEVATIONS - ALLEY & CONGRESS ST
3/32" = 1'-0"



2 WEST ELEVATION, FLEET STREET (15 CONGRESS)
3/32" = 1'-0"



3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

ONE MARKET SQUARE, LLC

1 & 15 CONGRESS STREET
PORTSMOUTH, NH, 03801

PROJECT NO: 1002.1

OWNER
ONE MARKET SQUARE, LLC
10 PLEASANT STREET, SUITE 3
PORTSMOUTH, NH 03801
603.427.0725

CIVIL ENGINEERING
AMBIT ENGINEERING; A DIVISION OF
HALEY WARD
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, NH 03801
603.430.9282
<https://www.haleyward.com/>

LANDSCAPE ARCHITECTURE
TERRAFIRMA
163.A Court Street
Portsmouth, NH 03801
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ELEVATIONS

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2 NORTH ELEVATION - HAVEN COURT
3/32" = 1'-0"



1 EAST ELEVATION - HIGH STREET (1 CONGRESS)
3/32" = 1'-0"



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SITE PLAN REVIEW

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TANGRAM 3DS



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REVISIONS

NO.	DATE	DESCRIPTION

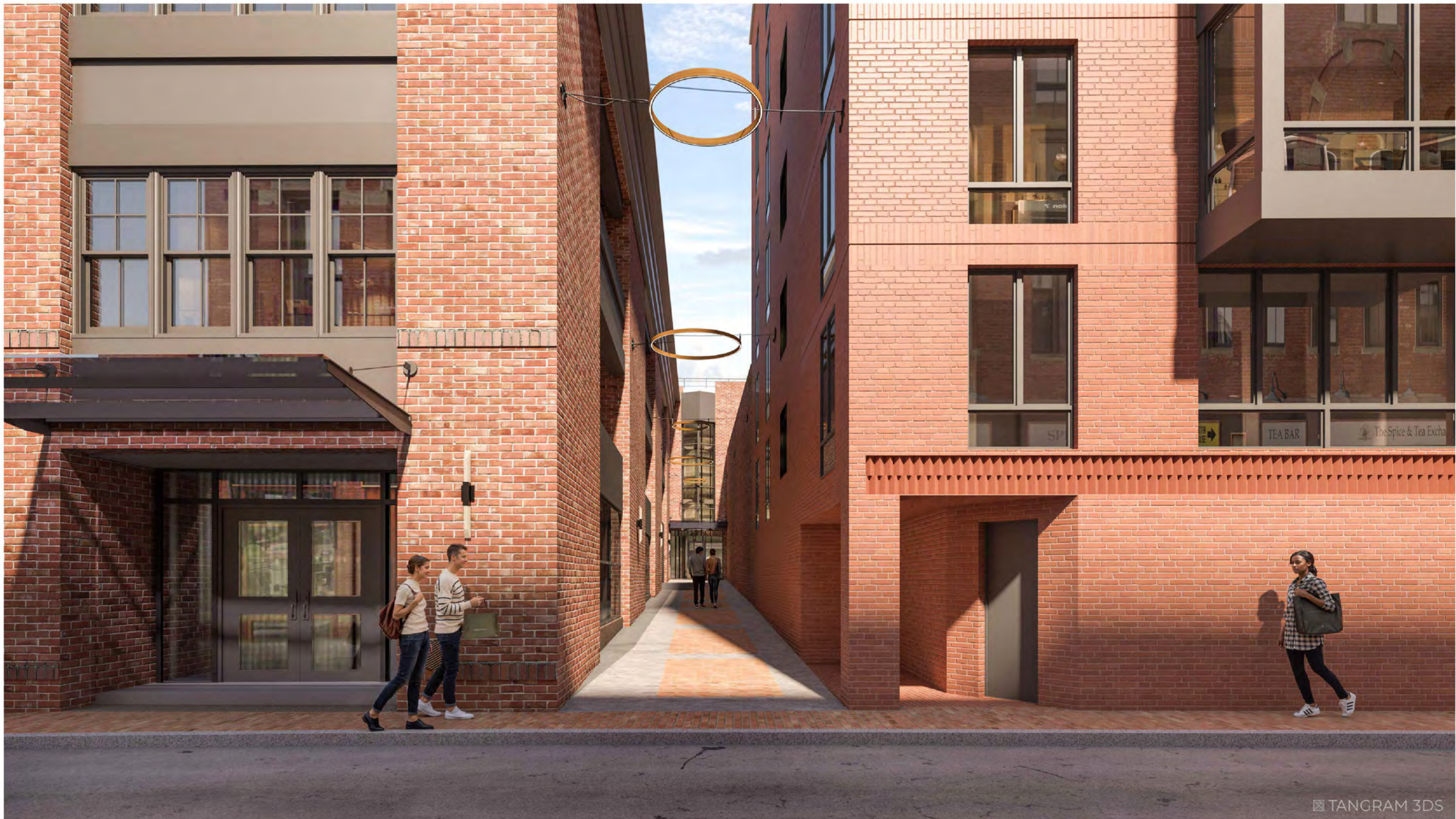
3D VIEW - BIRDSEYE

SCALE:
DATE: 8/12/2025
DRAWN: Author
CHECKED: Checker

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1 & 15 CONGRESS FROM HAVEN COURT, LOOKING WEST



15 CONGRESS, FROM FLEET STREET LOOKING EAST



15 CONGRESS FROM FLEET STREET, LOOKING SOUTHEAST



15 CONGRESS, FROM CONGRESS STREET LOOKING NORTH



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3D VIEWS - STREET LEVEL

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