



AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
801 Islington Street, Suite 31, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

5 March 2018

Mr. Dexter Legg, Chair
City of Portsmouth Planning Board
1 Junkins Avenue
Portsmouth, NH 03801

RE: Submittal for Preliminary Conceptual Consultation; Lot Line Relocation and Site Plan at 140 Court Street for Portsmouth Housing Authority

Dear Mr. Legg and Planning Board Members:

We hereby submit, on behalf of the Portsmouth Housing Authority, the attached **Preliminary Conceptual Consultation Plans** for consideration at your March 15 Planning Board meeting. This request is made under the City of Portsmouth Site Plan Review Regulations, Section 2.42; Preliminary Conceptual Consultation Phase. The project will be submitted to the City of Portsmouth Technical Advisory Committee for their review, subsequent to our meeting with the Planning Board. The properties are shown on Assessors Map 116 as Lots 37 & 38 and the properties are located within the Character District 4 (CD4) Zoning District. The proposal involves the relocation of the lots lines between land of the Portsmouth Housing Authority of land owned by ED PAC, LLC. The sites currently are used as residential (Feaster Apartments) and office (152 Court Street). Some of the existing building on the 152 Court Street property will be removed, and the lot line between the two parcels will be relocated so as to create a larger building envelope on the Portsmouth Housing Authority property. The Lot Line Relocation involves the re-sizing of the existing lots as follows:

- (1) Map 116 Lot 38 having an existing area of 59,976 \pm s.f. and a proposed area of 62,718 \pm s.f.
- (2) Map 116 Lot 37 having an existing area of 4,587 \pm s.f. and a proposed area of 1,844 \pm s.f.

The existing street (front) section of 152 Court Street will remain and be re-purposed to commercial first floor with residential above. The Portsmouth Housing Authority seeks approval to construct a new 10,935 +/- SF mixed use building to contain a significant amount of workforce housing units; with street level commercial space. Also included in this site plan approval request will be a proposed 1,584 +/- SF commercial building, to be constructed after the completion of the mixed use building.

The attached plan set consist of the following plans showing the proposed development:

- Cover Sheet: This sheet shows the Project Team members, the overall project area (in relation to the surrounding neighborhoods), and the plan set Legend. Also shown is the current parcel(s) zoning as depicted on the City Zoning Map.
- Existing Conditions Plan: The plan show the existing conditions, including the topography in the project area.
- Lot Line Relocation Plan: This plan shows the proposed lot line to be relocated, with existing and proposed lot areas.
- Parking Plan: This plan shows the two levels of proposed parking within the building. Also included is a Shared Parking Analysis; as required by the City of Portsmouth Zoning Ordinance. The site seeks relief from the total parking required as allowed under a Conditional Use Permit with the Planning Board. Based on our experience with workforce housing; we believe that the parking provided is sufficient to accommodate the proposed uses at the site. Recently, in addition to the requirements for residential parking, the City adopted a visitor parking space requirement of 1 per 5 units. Given the location of this project in the urban core, we believe that this requirement is satisfied off-site in the adjacent downtown area.
- The Preliminary Landscape Plan shows the proposed Community and Pedestrian areas associated with the project.

We look forward to meeting with the Planning Board to discuss the project at your March 15, 2018 meeting. Please feel free to call to discuss any question that you might have about this project.

Sincerely,



John Chagnon, PE; Ambit Engineering, Inc.

Enclosures: 12 Plan Sets (plus 1 small set), PDF of files on a disc
CC: Portsmouth Housing Authority, John Bosen, Peter Roche, CJ Architects

J:\JOBS2\JN2700's\JN 2790's\JN 2790\2017 Site Planning\Applications\Portsmouth Site Plan\Planning Board Submittal Letter 3.05.2018.doc



WORKFORCE HOUSING DEVELOPMENT

140 COURT STREET

PORTSMOUTH, NEW HAMPSHIRE

PRELIMINARY CONCEPTUAL CONSULTATION PLANS

PERMIT LIST:
NHDES SEWER DISCHARGE PERMIT: TO BE SUBMITTED

OWNERS:

PORTSMOUTH HOUSING AUTHORITY
245 MIDDLE STREET
PORTSMOUTH, NH 03801
TEL. (603) 436-4310

ED PAC, LLC
242 CENTRAL AVENUE
DOVER, NH 03820

CIVIL ENGINEER & LAND SURVEYOR:

AMBIT ENGINEERING, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801
Tel. (603) 430-9282
Fax (603) 436-2315

ARCHITECT:

CJ ARCHITECTS
233 VAUGHN STREET
PORTSMOUTH NH, 03801
TEL.(603) 431-2808

LANDSCAPE ARCHITECT:

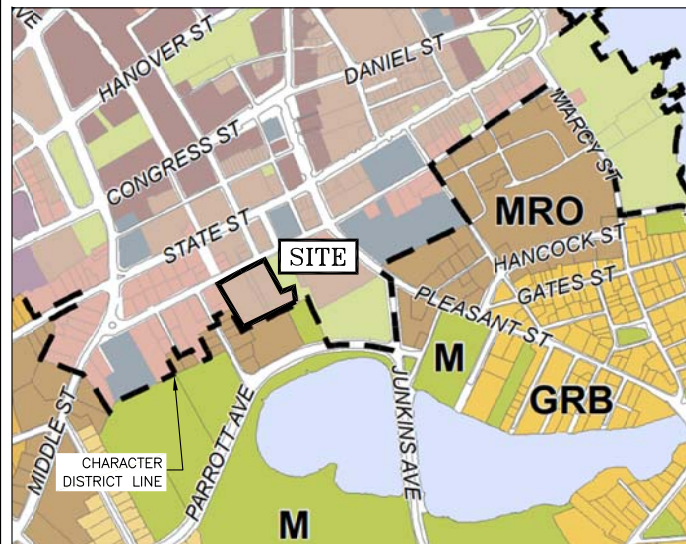
G2+1 LLC
70 NEW ROAD
SALISBURY, NH 03268
TEL./FAX. (603) 648-6434

GEOTECHNICAL:

JOHN TURNER CONSULTING
19 DOVER STREET
DOVER, NH 03820
(603) 749-1841

ARCHAEOLOGICAL:

INDEPENDENT ARCHAEOLOGICAL
801 ISLINGTON STREET #31
PORTSMOUTH NH 03801
(603) 430-2970



Map 10.5A21A
Character Districts and Civic Districts

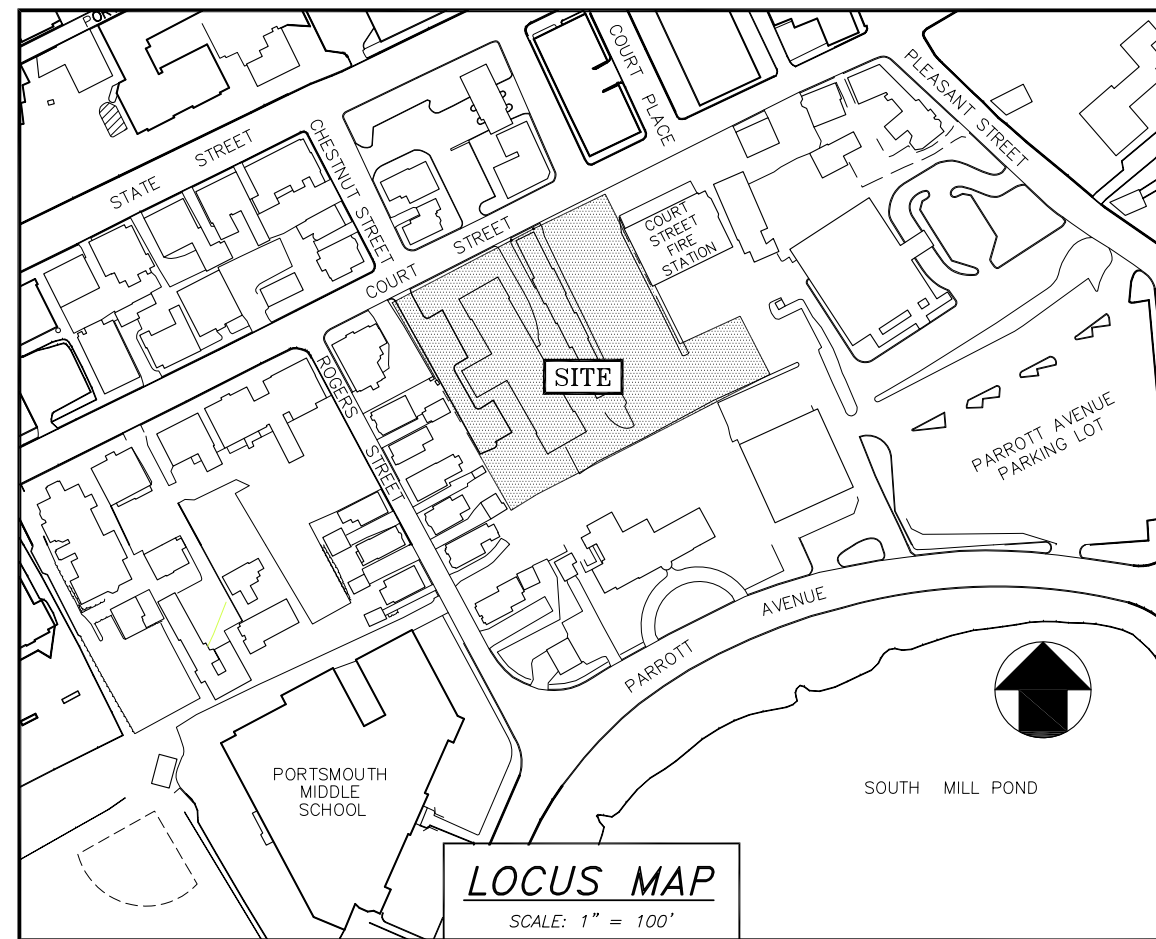
Legend

Overlay Districts
 DOD Downtown Overlay District
 HD Historic District

Character Districts
 CD5 Character District 5
 CD4 Character District 4
 CD4-W Character District 4-W
 CD4-L1 Character District 4-L1
 CD4-L2 Character District 4-L2

Civic District
 CIVIC Civic District

Other Districts
 M Municipal District
 TC Transportation Corridor



LOCUS MAP

SCALE: 1" = 100'

LEGEND:

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	SETBACK
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
UGE	UGE	UNDERGROUND ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC/WIRES
---	UD	FOUNDATION DRAIN
100	100	EDGE OF PAVEMENT (EP)
97x3	98x0	CONTOUR
○	○	SPOT ELEVATION
○	○	UTILITY POLE
⊙	⊙	WALL MOUNTED EXTERIOR LIGHTS
⊙	⊙	TRANSFORMER ON CONCRETE PAD
⊙	⊙	ELECTRIC HANDHOLD
⊙	⊙	SHUT OFFS (WATER/GAS)
⊙	⊙	GATE VALVE
⊙	⊙	HYDRANT
⊙	⊙	CATCH BASIN
⊙	⊙	SEWER MANHOLE
⊙	⊙	DRAIN MANHOLE
⊙	⊙	TELEPHONE MANHOLE
⊙	⊙	PARKING SPACE COUNT
⊙	⊙	PARKING METER
LSA	LSA	LANDSCAPED AREA
TBD	TBD	TO BE DETERMINED
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
AC	-	ASBESTOS CEMENT PIPE
VC	VC	VITRIFIED CLAY PIPE
EP	EP	EDGE OF PAVEMENT
EL	EL	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL



UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436-7708, Ext. 555.5678
ATTN: MICHAEL BUSBY, P.E. (MANAGER)

NATURAL GAS:
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 294-5144
ATTN: DAVE BEAULIEU

CABLE:
COMCAST
155 COMMERCE WAY
PORTSMOUTH, N.H. 03801
Tel. (603) 679-5695 (X1037)
ATTN: MIKE COLLINS

SEWER & WATER:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 427-1530
ATTN: JOHN ADAMS (SEWER)
ATTN: TERRY DESMARAIS (WATER)

COMMUNICATIONS:
FAIRPOINT COMMUNICATIONS
JOE CONSIDINE
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525

INDEX OF SHEETS

DWG No.	
C1	EXISTING CONDITIONS PLAN
C2	LOT LINE RELOCATION PLAN
C3	SITE LAYOUT PLAN
C4	PARKING PLAN
C5	LANDSCAPE PLAN

PORTSMOUTH APPROVAL CONDITIONS NOTE:
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

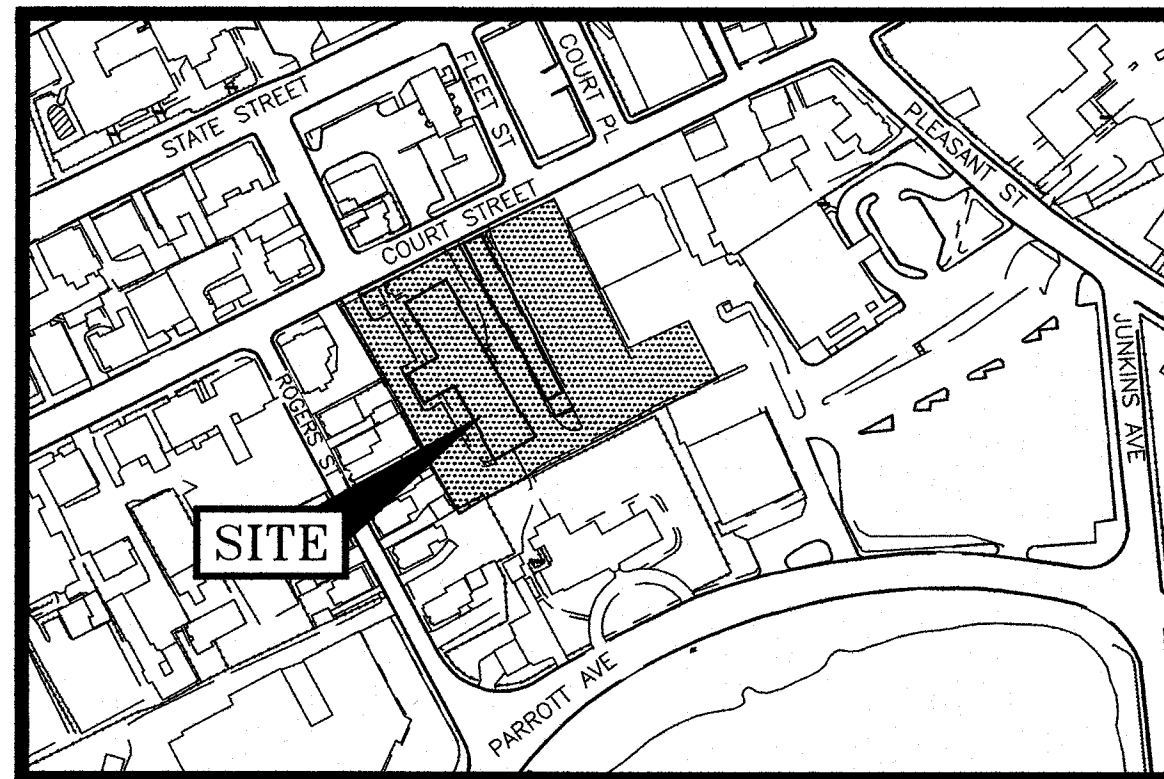
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

PRELIMINARY CONCEPTUAL CONSULTATION PLANS
PORTSMOUTH HOUSING AUTHORITY
WORKFORCE HOUSING DEVELOPMENT
140 COURT STREET
PORTSMOUTH, N.H.



PLAN SET SUBMITTAL DATE: 5 MARCH 2018

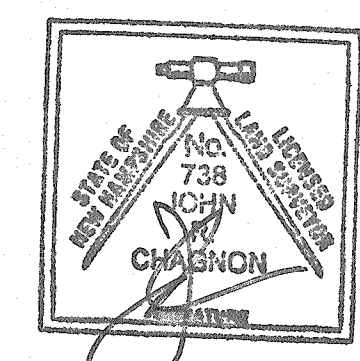
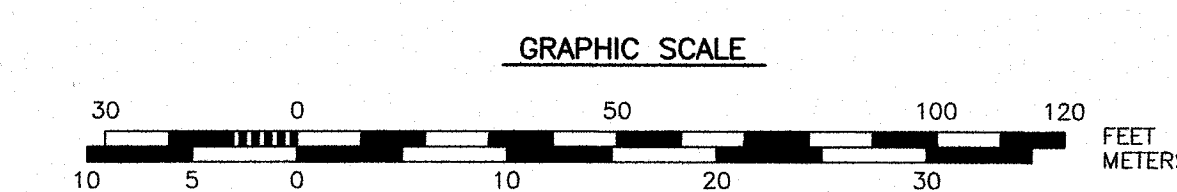
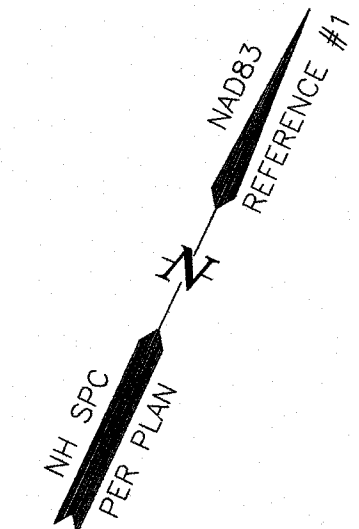
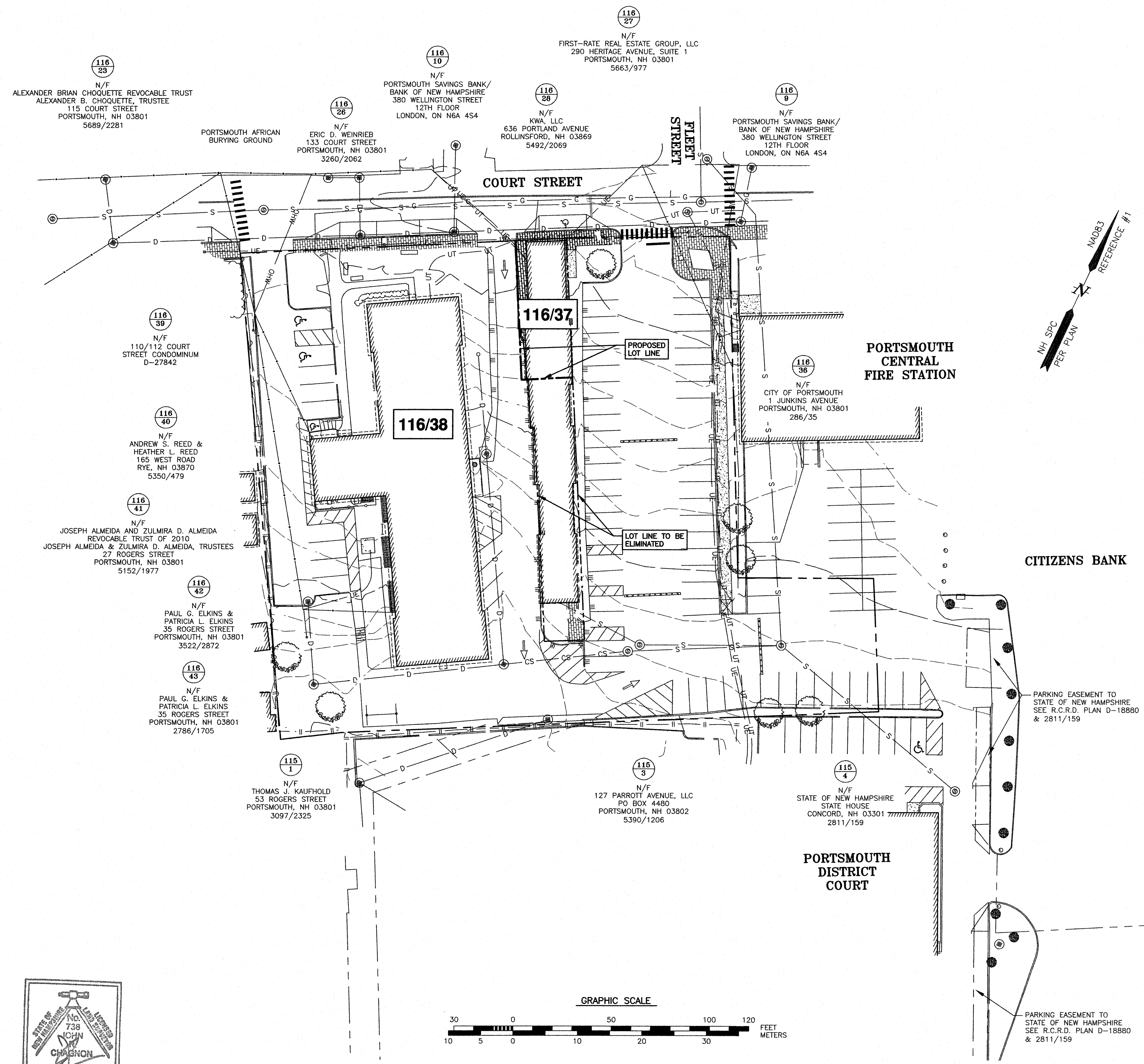


LOCATION MAP

SCALE: 1"=200'

LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- RR SPK RAILROAD SPIKE
- 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



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 438-2315

- NOTES:**
- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 116 AS LOT 38 AND LOT 37.
 - 2) OWNERS OF RECORD:
 116/38
 PORTSMOUTH HOUSING AUTHORITY
 245 MIDDLE STREET
 PORTSMOUTH, NH 03801
 R.C.R.D BK 1736, PG 386, BK 1797 PG 20 AND BK 1920, PG 47

 116/37
 ED PAC, LLC
 242 CENTRAL AVENUE
 DOVER, NH 03820
 BK 4679, PG 151
 - 3) PARCEL 116/38 AND 116/37 ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 3301SC0259E. EFFECTIVE 5/17/2005
 - 4) LOT AREAS:
 LOT 11/38
 EXIST: 59,976 (S.F.) 1.3769 ACRES
 PROPOSED: 62,718 (S.F.) 1.4393 ACRES

 LOT 11/37
 EXIST: 4,587 (S.F.) 0.105 ACRES
 PROPOSED: 1,844 (S.F.) 0.0423 ACRES
 - 5) PARCELS ARE LOCATED IN CHARACTER DISTRICT 4 (CD4)
 - 6) THE PURPOSE OF THIS PLAN IS TO SHOW THE RELOCATION OF A LOT LINE BETWEEN TAX MAP 116 LOTS 38 AND 37.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/5/17
REVISIONS		

LOT LINE RELOCATION PLAN
TAX MAP 116 - LOTS 38 & 37
FOR
PORTSMOUTH HOUSING AUTHORITY

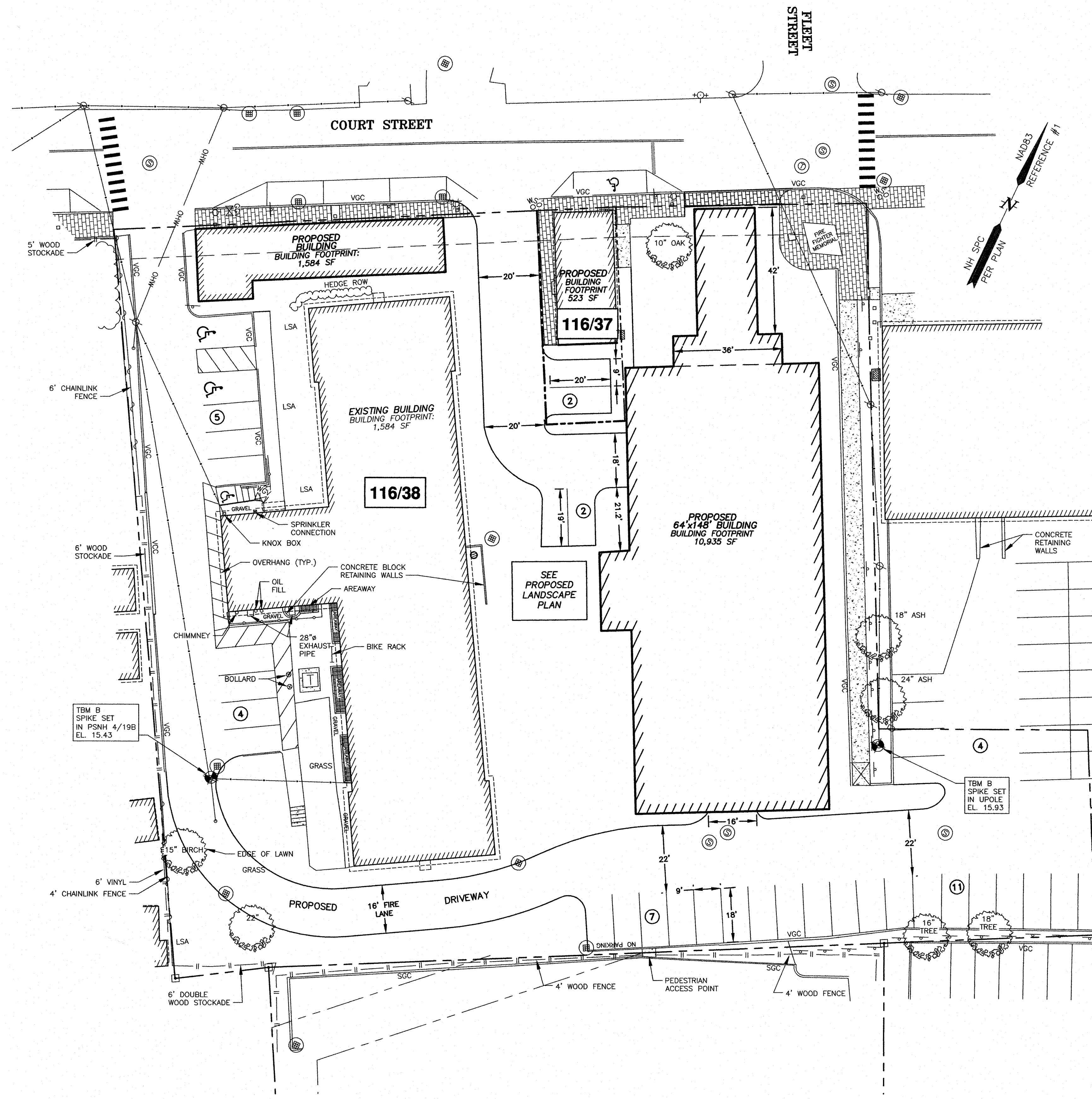
OWNERS
PORTSMOUTH HOUSING AUTHORITY
 245 MIDDLE STREET
 PORTSMOUTH NH 03801

ED PAC, LLC
 242 CENTRAL AVENUE
 DOVER NH 03820

PARCEL LOCATION
 140 COURT STREET
 CITY OF PORTSMOUTH
 COUNTY OF ROCKINGHAM
 STATE OF NEW HAMPSHIRE

J:\JOBS2\IN2700 & \IN 2790\IN 2790\Site Planning\Plans & Specs\Site\2790SITE2.dwg, LOT LINE RELOCATION

J:\JOBS2\VIN2700\N 2790\N 2790\Site Planning\Plans & Specs\Site\2790SITE2.dwg, SITE_C3



ZONING DEVELOPMENT STANDARD						
CD4: CHARACTER DISTRICT 4						
BUILDING PLACEMENT (PRINCIPLE):						
	REQUIRED	116/38			116/37	
		EXISTING	BUILDING A	BUILDING B	EXISTING	PROPOSED
MAX. PRINCIPLE FRONT YARD:	10 FEET	27 FEET	0 FEET	1 FOOT	0.9 FEET	0.9 FEET
MAX. SECONDARY FRONT YARD:	15 FEET	USE PRINCIPLE	USE PRINCIPLE	USE PRINCIPLE	USE PRINCIPLE	USE PRINCIPLE
MIN. SIDE YARD:	NR	26 FEET	55 FEET	26 FEET	1 FOOT	1 FOOT
MIN. REAR YARD:	>5 FEET	32 FEET	46 FEET	228 FEET	20 FEET	26 FEET
FRONT LOT LINE BUILDOUT:	50% MIN	0%		45.7%	73.0%	73.0%
BUILDING TYPES:						
ALLOWED BUILDING TYPES: ROWHOUSE, APARTMENT, LIVE/WORK, SMALL/LARGE COMMERCIAL. PROHIBITED: HOUSE & DUPLEX						
ALLOWED FACADE TYPE: STOOP, STEP, SHOPFRONT, OFFICEFRONT, RECESSED-ENTRY. PROHIBITED: PORCH & FORECOURT						
BUILDING FORM:						
	REQUIRED	EXISTING	BUILDING A	BUILDING B	EXISTING	PROPOSED
MAX. STRUCTURE HEIGHT:	35 FEET	N/A	<60 FEET	<35 FEET	TO REMAIN	TO REMAIN
MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 INCHES	N/A	<35 INCHES	<36 INCHES	TO REMAIN	TO REMAIN
MIN. GROUND STORY HEIGHT:	12 FEET	N/A	TBD	12 FEET	TO REMAIN	TO REMAIN
FACADE GLAZING (WINDOW/PERIMETER):	70% SHOP 20-50% OTHER	N/A	TBD	TBD	TO REMAIN	TO REMAIN
ROOF TYPE ALLOWED: FLAT, GABLE, HIP, GAMBREL, MANSARD						
BUILDING PLACEMENT OUTBUILDING:						
	REQUIRED					
MIN. FRONT YARD:	20 FT BEHIND FACADE OF PRINCIPLE BUILDING					
MIN. SIDE YARD:	0 FT					
MIN. REAR YARD:	3 FT					
LOT OCCUPATION:						
	REQUIRED	EXISTING	BUILDING A	BUILDING B	EXISTING	PROPOSED
MAX. BUILDING BLOCK:	200 FEET	223 FEET	223 FEET	26 FEET	26 FEET	26 FEET
MAX. FACADE MOD. LENGTH:	80 FEET	47 FEET	102 FEET	19 FEET	19 FEET	19 FEET
MIN. ENTRANCE SPACING:	50 FEET	>15 FEET	>15 FEET	>15 FEET	>15 FEET	>15 FEET
MAX. BUILDING COVERAGE:	90%	15.7%	35.1%	80.5 %	46.0 %	46.0 %
MAX. BUILDING FOOTPRINT:	15,000 SF	9,446 SF	22,022 SF	3,693 SF	848 SF	848 SF
MIN. LOT AREA:	NR	59,976 SF	62,718 SF	4,587 SF	1,845 SF	1,845 SF
MIN. LOT AREA/DWELLING (LOT AREA/# OF UNITS):	NR	TBD	TBD	TBD	TBD	1,845 SF
MIN. OPEN SPACE COVERAGE:	10%	TBD	TBD	TBD	TBD	TBD
MAX. GROUND FLOOR GFA/USE:	15,000 SF	TBD	TBD	TBD	TBD	TBD

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 438-2315

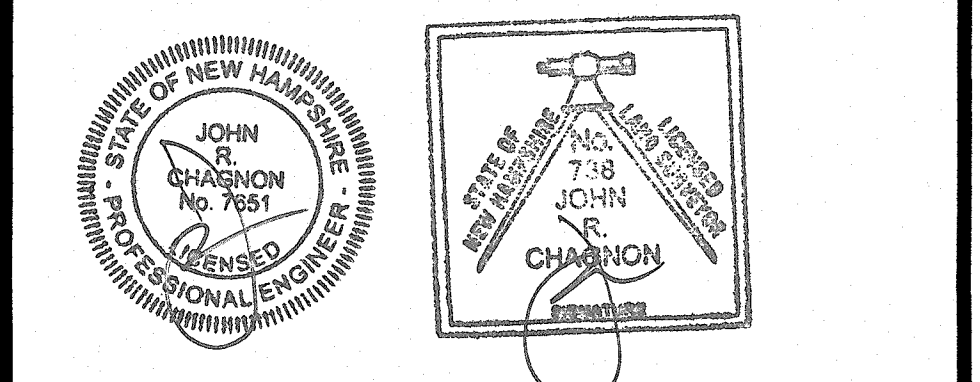
- NOTES:**
- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 116 AS LOT 38 AND LOT 37.
 - 2) OWNERS OF RECORD:
116/38
PORTSMOUTH HOUSING AUTHORITY
245 MIDDLE STREET
PORTSMOUTH, NH 03801
R.C.R.D BK 1736, PG 386, BK 1797 PG 20 AND BK 1920, PG 47

116/37
ED PAC, LLC
242 CENTRAL AVENUE
DOVER, NH 03820
BK 4679, PG 151
 - 3) PARCEL 116/38 AND 116/37 ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 3301SC0259E. EFFECTIVE 5/17/2005
 - 4) LOT AREAS:
LOT 11/38
EXIST: 59,976 (S.F.) 1.3769 ACRES
PROPOSED: 62,718 (S.F.) 1.4393 ACRES

LOT 11/37
EXIST: 4,587 (S.F.) 0.105 ACRES
PROPOSED: 1,844 (S.F.) 0.0423 ACRES
 - 5) PARCELS ARE LOCATED IN CHARACTER DISTRICT 4 (CD4)
 - 6) THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL LAYOUT ON THE SITE.

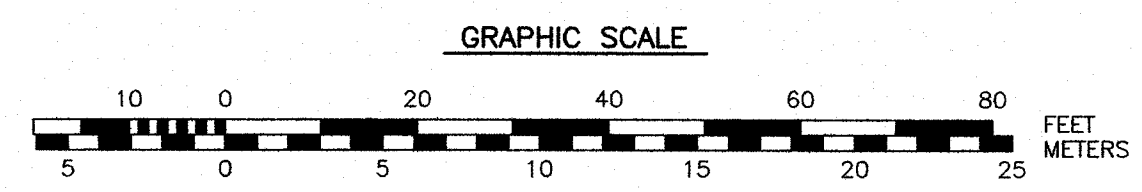
PORTSMOUTH HOUSING AUTHORITY
140 COURT STREET
PORTSMOUTH, N.H.

1	ISSUED FOR APPROVAL	3/5/18
0	ISSUED FOR COMMENT	2/20/17
NO.	DESCRIPTION	DATE
REVISIONS		



SCALE: 1"=20' FEBRUARY 2018

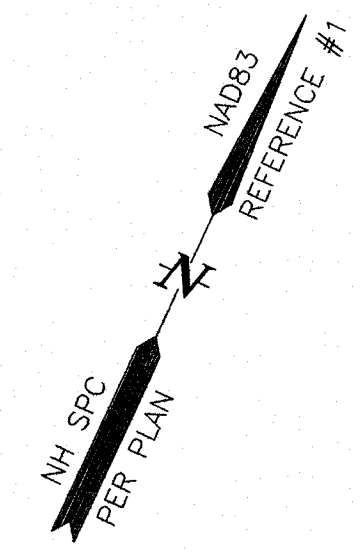
SITE LAYOUT PLAN **C3**



(A) Land Use	Parking Rate per sq. ft. GFA	Gross Floor Floor (Sq. Ft)	Require d # Spaces	Weekday		Weekend		Nighttime							
				(B) Daytime (8:00 AM- 5:00 PM)	(C) Evening (6:00 PM- Midnight)	(D) Daytime (8:00 AM- 5:00 PM)	(E) Evening (6:00 PM- Midnight)	(F) Nighttime (Midnight- 6:00 AM)	(F) Nighttime (Midnight- 6:00 AM)						
Residential 10.1112.31		104,204	130	60%	78.0	100%	130	80%	104	100%	130	100%	130	100%	130
Office/ Industrial	0.00286 1/350 SF GFA	1152	3.3	100%	3.3	20%	0.7	10%	0.3	5%	0.2	5%	0.2	5%	0.2
Recreational			0	60%	-	90%	-	100%	-	70%	-	5%	-	5%	-
Hotel/Motel		0	0	70%	-	100%	-	75%	-	100%	-	100%	-	100%	-
Restaurant		0	0	70%	-	100%	-	80%	-	100%	-	10%	-	10%	-
Entertainment		0	0	40%	-	100%	-	80%	-	100%	-	10%	-	10%	-
Conference/ Convention		0	0	100%	-	100%	-	100%	-	100%	-	5%	-	5%	-
Place of Worship*		0	0	10%	-	5%	-	100%	-	50%	-	5%	-	5%	-
Other Institutional		0	0	100%	-	20%	-	10%	-	10%	-	5%	-	5%	-
Totals					81.3		130.7		104.3		130.2		130.2		130.2
Round Up					82		131		105		131		131		131

Minimum Parking Requirement 131
Maximum allowed Parking is Total x 1.20 (20%) 157
Approximate Proposed Parking Spaces 85

Apartment Categories By Sq. Ft.	Parking Spaces Required	#Units	Parking Spaces Required
> 500	0.5	156	78
500 to 750	1	16	16
Over 750	1.3	1	1.3
Visitor Parking = 173/5 =			34.6
Totals		173	130



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 430-2315

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL PARKING LAYOUT AT THE SITE.
 - PARKING REQUIREMENTS:
10.5A44.30: PARKING LOCATED 20 FT FROM PRINCIPLE BUILDING
10.544.32: PARKING AND LOADING SCREENED BY BUILDING EXCEPT DRIVEWAY
10.5A44.33: DRIVEWAYS NO WIDER THAN 24 FEET WIDE
10.5A44.35: ABOVE GROUND PARKING OF PARKING GARAGE REQUIRES A LINER BUILDING GROUND FLOOR LEVEL
10.5A44.36: PARKING LOT MORE THAN 75 SPACES SHALL HAVE INTERNAL PEDESTRIAN WALK WAY AT LEAST 8FT. PAVED DIFFERENTLY FROM PARKING LOT
- TOTAL PARKING SPACES PROVIDED: 85 SPACES

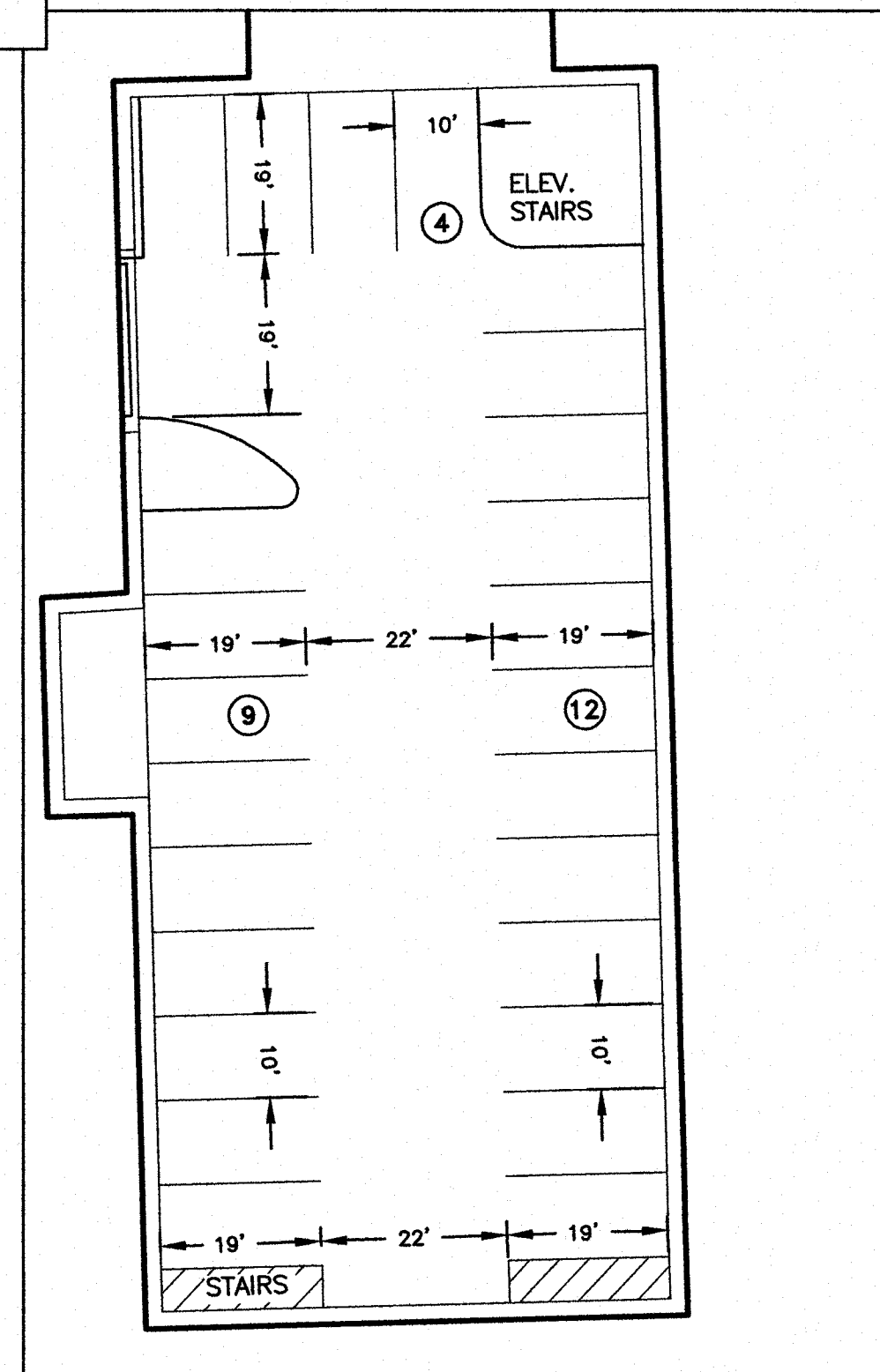
BUILDING DATA

BUILDING A:
10,932 SF FOOTPRINT / 5 STORIES
68 RESIDENTIAL UNITS AT 450 SF (61 1-BEDROOM / 7 2-BEDROOM)
NO COMMERCIAL SPACE
2 LEVELS OF PARKING

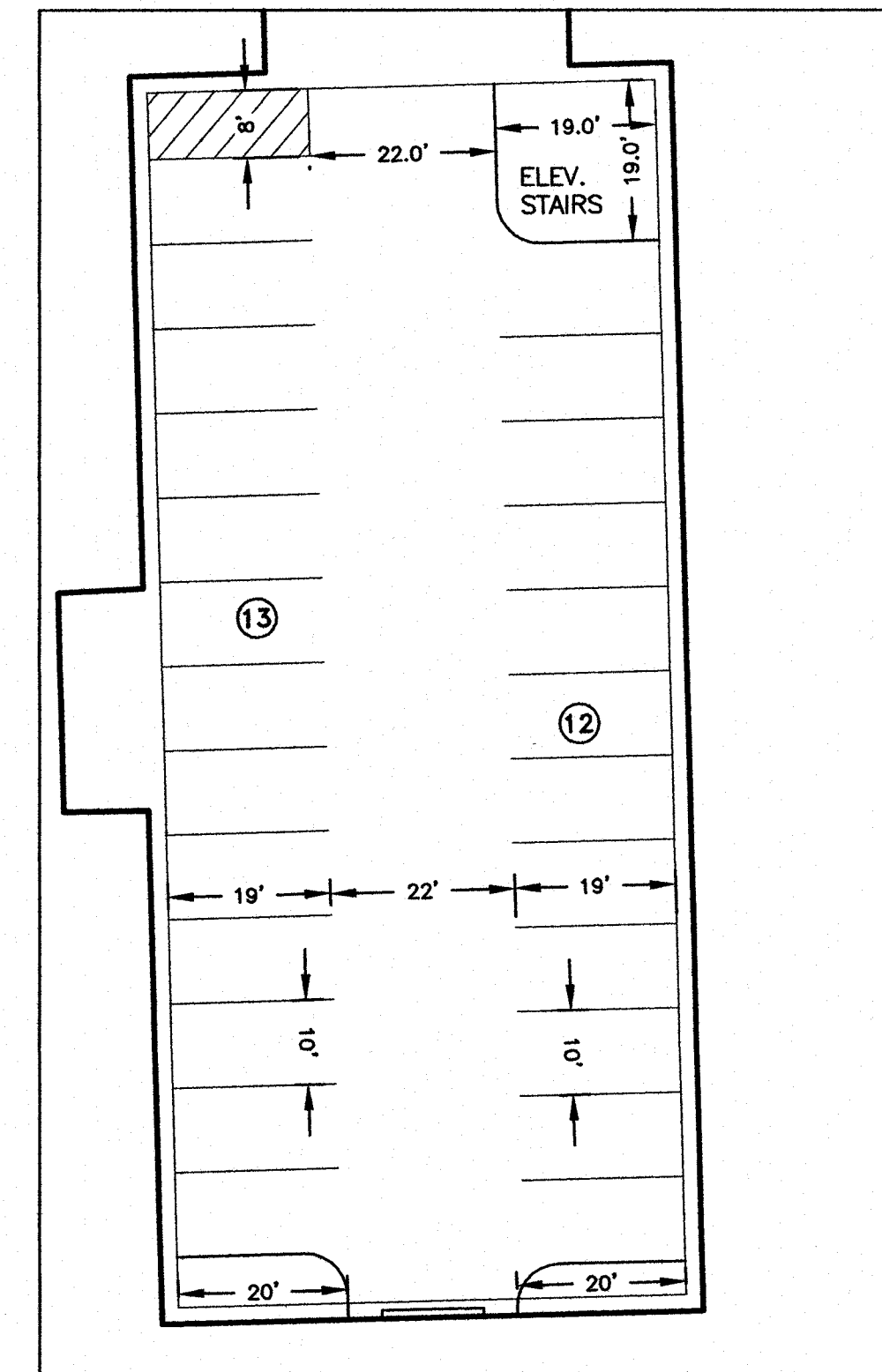
BUILDING B:
1,152 SF FOOTPRINT / 3 STORIES
4 RESIDENTIAL UNITS AT 500 SF
1,152 SF FIRST FLOOR COMMERCIAL SPACE

EXISTING FEASTER APARTMENTS:
6 STORIES
100 RESIDENTIAL UNITS (95 1-BEDROOM / 5 2-BEDROOM)

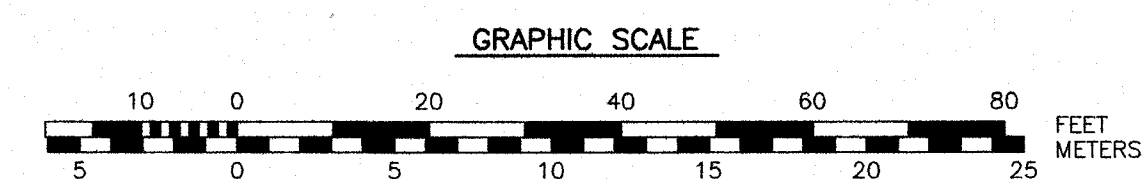
EXISTING 152 COURT STREET BUILDING:
2.5 STORIES
EXISTING RESIDENTIAL SINGLE FAMILY TO REMAIN.



UPPER LEVEL PARKING

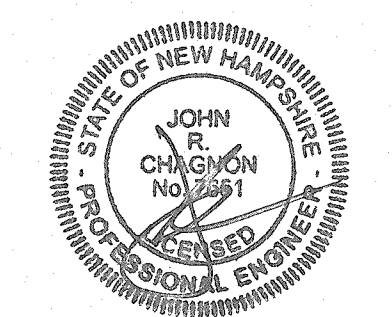


LOWER LEVEL PARKING



**PORTSMOUTH HOUSING AUTHORITY
140 COURT STREET
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	3/5/18
0	ISSUED FOR COMMENT	2/20/17



SCALE: 1"=20' MARCH 2018

PARKING PLAN **C4**

J:\JOBS2\142700's\14_2790's\14_2790\2017_Site_Planning\Plans & Specs\Site\2790SITE2.dwg, C4 PARKING



g2 + 1 LLC

Landscape Architecture Site Planning Graphics



COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

PRELIMINARY LANDSCAPE PLAN

PLANNING BOARD PRELIMINARY CONCEPTUAL CONSULTATION
MARCH 5, 2018



PORTSMOUTH
HOUSING

C5