

HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC

ATTORNEYS AT LAW

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Telephone: 603.436.0666 | Facsimile: 603.431.0879 | www.hpgrlaw.com

September 21, 2020

HAND DELIVERED

Dexter Legg, Chair
Portsmouth Planning Board
City Hall
1 Junkins Avenue
Portsmouth, NH 03801

Re: Foundry Place, LLC
Request for Planning Board Approval Extension &
Request for Site Plan Amendment Approval
89 -99 Foundry Place (Previously 181 Hill Street)
Lot 6 of the DSA 2017 Site Plan Approval - Land Use Application LU-19-154

Dear Mr. Legg and Planning Board Members:

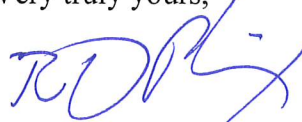
Please accept this supplement to Foundry Place LLC's ("Foundry Place") July 31, 2020 request for a 12 month extension (to 11/15/21) of the Site Plan Approval granted by the Planning Board on November 16, 2017, presently due to expire on November 15, 2020. The reason for this supplement is to document the status and correct the statement in my July 31, 2020 request letter that there were no changes from the November 16, 2017 site plan approved by the Planning Board. There are actually a number of minor changes that will be reviewed in public hearings at TAC on October 8, 2020 and the Planning Board on October 15, 2020.

Pre-Covid-19, members of the Foundry Place team met with Planning Director Juliet Walker who then thought that she could likely approve discussed sketch changes administratively. Foundry Place intended to proceed in early spring with detailed plans in advance of Planning Director Walker's administrative review approval. Unfortunately, the architect Foundry Place was working with at the time experienced production challenges related to Covid-19, leading Foundry Place to hire Market Square Architects. Between starting anew with the architects, Covid-19's effects on Foundry Place's business and the overall devastated business/construction/financing climate, this project has been delayed for over 6 months.

DANIEL C. HOEFLE	R. PETER TAYLOR	KEVIN M. BAUM	ERICA A. DUMORE
R. TIMOTHY PHOENIX	JOHN AHLGREN	GREGORY D. ROBBINS	OF COUNSEL:
LAWRENCE B. GORMLEY	KIMBERLY J.H. MEMMESHEIMER	MONICA F. KIESER	SAMUEL R. REID
STEPHEN H. ROBERTS	MATTHEW G. STACHOWSKE	SAMUEL HARKINSON	

Ultimately, in part because we are before the Planning Board with a request for extension, Ms. Walker recommended that, rather than her administrative review, the plan changes also be placed before the Planning Board so that the extension request is undertaken with knowledge and review of the proposed changes. Foundry Place, LLC looks forward to presenting both the extension request and site plan amendment approval request at the public hearings before TAC and the Planning Board in October. Despite our July 31, 2020 extension request, the City was only able to schedule our TAC and Planning Board hearings for the extension in early/mid-October. Because the present extension expires on November 15, 2020, we will be seeking immediate approval from TAC and the Planning Board.

Very truly yours,



R. Timothy Phoenix

RTP/msw

cc: Juliet T.H. Walker, Planning Director
Foundry Place, LLC
Gregg Mikolaities



August 24, 2020

Ms. Juliet Walker
Planning director city of Portsmouth
City Hall 3rd Floor
1 Junkins Avenue
Portsmouth, NH 03801

Re: Administrative approval review LU-19-154
Residence's at Foundry Place, Lot 6
Foundry Place and Hill Street
181 Hill Street, Tax Map 138 Lot 62
Portsmouth, NH 03801

Dear Ms. Walker,

On Behalf of Deer Street Associates, LLP (DSA), Market Square Architects (MSA) and Gorill Palmer are pleased to submit revised plans and Narrative for Administrative approval for 88-99 Foundry Place (Lot 6) LU-19-154. If you need any additional information or have any questions please let us know.

T.01T - Cover sheet

- Updated Submitted plans 08/20/2020

T.02T – Zoning Requirements – updated Area and Use Summary Table and Parking Summary Table

Area and Use Summary Table

- Eliminated Penthouse and added Rooftop Area (Terrace)
- Revised Unit Count from 43 to 55
- Revised total area from 83,313 to 75,059

Parking Summary

- Revised total required from 53 to 65 due to increase in residential unit from 43 to 55.
- Reduced Parking on site from 50 to 34, Added Municipal from 15 to 35.
- Totaling 69 parking spaces provided.

Character Zoning revisions:

- Proposed Building foot print reduce to 16,196sqft
- Proposed Building height reduce to 53'-9".
- Proposed Minimum Commercial Second Story Height revised to 20'-2-3/4".

C3.0 - Site Plan

- Updated building, added planter and curb along West side of building
- Added stairs for egress path



- Eliminated garage entrance on the South/Hill street side and replaced with sidewalk.

C3.1 - Development Incentives Plan

- Updated building

C3.2 – Open space plan

- Updated Building

C4.0 – Grading and Drainage Plan

- Added Planter and Curb along west side of building; revised alley grading along east side of building

C4.1 – Grading Detail

- Updated spot grades based upon changes made to C4.0

C4.2 – Average Grade Plane

- Updated grade plane elevations based upon changes made to C4.0

C5.0 – Utility Plan

- Updated building

A1.01T Ground Level (Foundry Place) Plan

- Garage reduced to 1 story at Foundry Place with 31 parking spaces.
- Northwest corner straightened to 9'-8" to give Transformer more clearance.
- East side Stair door recessed into building
- Balcony post and screen extended to the ground on south side; overall width dimension is reduced from face of foundation wall.
- Added bike rack on south wall of garage.
- Reduced building foot print by eliminating brick shelf on North, East and South end.

A1.02T Level 1 floor (Hill Street) Plan

- Revised landscaping in courtyard to be planters on top of garage roof deck.
- Added bike rack near stair entry of the building.
- Removed second parking level to be all residential use R-2.

A1.03T Roof Plan

- Removed penthouse and added roof terrace with a portion being covered under roof.
- Showed condensing units in lieu of cooling tower and generator.

A2.01T – Exterior Elevations

- Removed penthouse level and reduced building height to 53'-9", which includes a 3'-0" parapet wall at Northeast corner. Remainder of roof has a 2'-0" parapet wall.



- Revised Garage floor level to 9'-11" and Level 1 floor to 21'-2".

A2.02T – Exterior Elevations

- Removed penthouse level and reduced building height to 53'-9", which includes a 3'-0" parapet wall at Northeast corner. Remainder of roof has a 2'-0" parapet wall.
- Revised Garage floor level to 9'-11" and Level 1 floor to 21'-2".

A2.03T – Exterior Elevations

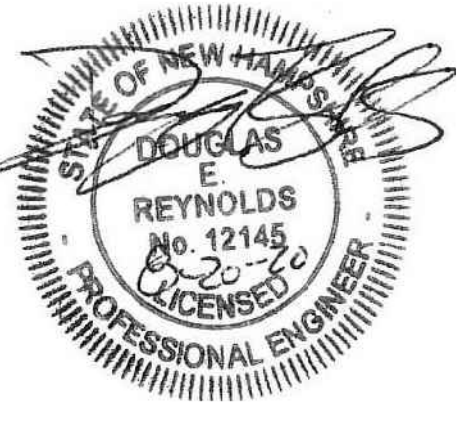
- Removed penthouse level and reduced building height to 53'-9", which includes a 3'-0" parapet wall at Northeast corner. Remainder of roof has a 2'-0" parapet wall.
- Revised Garage floor level to 9'-11" and Level 1 floor to 21'-2".

Sincerely,

A handwritten signature in black ink, appearing to read "Sothea Cheney", written over a light blue horizontal line.

Sothea Cheney, AIA
Market Street Architects
Project Architect

RESIDENCES AT FOUNDRY PLACE, DEER STREET ASSOCIATES SUBDIVISION LOT 6 MAP 138 LOT 62



DRAWING SHEET LIST		3/17/2017	6/15/2017	8/21/2017	8/29/2018	8/20/2020
SHEET NO.	NAME					
COVER SHEETS						
T.01 T	COVER SHEET					
T.02 T	ZONING ORDINANCE REQUIREMENTS					
CIVIL						
X5	EXISTING CONDITIONS SITE PLAN					
C1.0	GENERAL NOTES SHEET 1 OF 2					
C1.1	GENERAL NOTES SHEET 2 OF 2					
C2.0	DEMOLITION PLAN					
C3.0	SITE PLAN					
C3.1	SITE PLAN - BUILDING HEIGHT INCENTIVE CALCULATION					
C3.2	OPEN SPACE PLAN					
C4.0	GRADING & DRAINAGE PLAN					
C4.1	GRADING DETAIL					
C4.2	AVERAGE GRADE PLANE CALCULATION					
C5.0	UTILITIES PLAN					
C5.1	OFFSITE ELECTRICAL IMPROVEMENTS PLAN					
C6.0	EROSION & SEDIMENT CONTROL PLAN					
C6.1	DRAINAGE & EROSION CONTROL DETAILS					
C7.0	TRAFFIC AND PAVEMENT DETAILS					
C7.1	STANDARD DETAILS					
C7.2	STANDARD DETAILS					
C7.3	STANDARD DETAILS					
C7.4	STANDARD DETAILS					
C8.0	DRAIN PROFILES AND CROSS-SECTIONS					
E4	EASEMENT PLAN					
C3.1-	LAYOUT & MATERIALS PLAN					
C3.2-	SITE PLAN - INCENTIVE COMMUNITY SPACE CALCULATION					
C3.3	PROPOSED EASEMENT PLAN (PRELIMINARY)					
SITE ELECTRIC						
SE1.1	BUILDING #6 ELECTRICAL & COMMUNICATION PLAN					
SE1.2	BUILDING #6 LIGHTING PLAN					
SE1.3	BUILDING #6 PHOTOMETRIC PLAN					
SE1.4	SITE STREET LIGHTING PLAN					
SE2.1	SITE ELECTRICAL DETAILS					
SE2.2	SITE ELECTRICAL DETAILS					
SE2.3	SITE ELECTRICAL DETAILS					
SE3.1	SITE ELECTRICAL PLAN					
SE3.2	SITE COMMUNICATION PLAN					
SED1.1	SITE ELECTRICAL DEMOLITION PLAN - EXISTING CONDITIONS					
SE1.4-	ELECTRIC METERING LOCATIONS					
LANDSCAPE						
L1	MATERIALS PLAN					
L2	PLANTING PLAN AND DETAILS					
L3	DETAILS AND SECTIONS					
L-1	OVERALL HARDSCAPE PLAN (OFFSITE)					
L-2	OVERALL LANDSCAPE PLAN (OFFSITE)					
ARCHITECTURE						
A1.01 T	GROUND LEVEL (FOUNDRY PL) PLAN					
A1.02 T	LEVEL 1 FLOOR (HILL ST) PLAN					
A1.03 T	ROOF PLAN					
A2.01 T	EXTERIOR ELEVATIONS					
A2.02 T	EXTERIOR ELEVATIONS					
A2.03 T	EXTERIOR ELEVATIONS					
A3.00 T	3D VIEWS					

THE RESIDENCES AT
FOUNDRY PLACE
DEER STREET ASSOCIATES SUBDIVISION LOT 6
88 and 89 Foundry Place, Portsmouth, NH 03801
(FORMER ADDRESS: 181 Hill St.)

Revisions:	1 TAC PUBLIC HEARING	6/15/17
	2 TAC PUBLIC HEARING	8/21/17
	3 TAC PUBLIC HEARING	8/28/19
	4 PLANNING ADMINISTRATIVE APPROVAL	8/20/20

Scale:	N/T
Drawn By:	CG
Checked By:	DER
Project No.:	2020048
Date:	08/20/20

SITE PLAN REVIEW AUGUST 20, 2020

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

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON _____ DATE _____



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Title: COVER SHEET
T.01 T

Residences at Foundry Place - Area and Use Summary

August 20, 2020		AREA ANALYSIS							
Building Name	Use	Ground Floor (below grade) Area SF	1st Floor Area SF	2nd Floor Area SF	3rd Floor Area SF	4th Floor Area SF	Rooftop Area SF	Total Gross Floor Area - to exterior face of stud	Total Unit Count
Building 6 (development incentive 10.5A47.10)		Building 6							
	Parking Garage	11,914							0
	Parking easement for Hill Hanover Group								0
	Multi-Family Dwelling		13,015	14,280	14,280	14,280			55
	Multi-Family Decks / Balconies		180	180	180	180	2,288		0
	Office/Commercial space	4,282							0
	total area	16,196	13,195	14,460	14,460	14,460	2,288	75,059	55

Residences at Foundry Place - Parking Summary

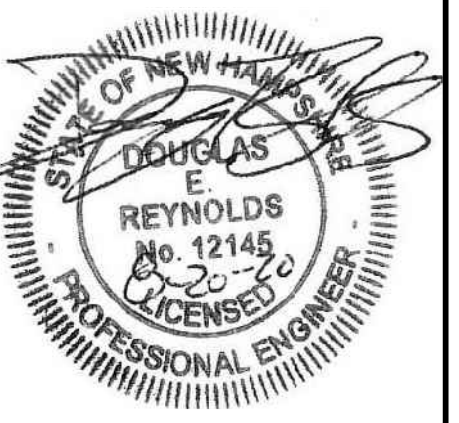
August 20, 2020		PARKING ANALYSIS									
Building Name	Use	Parking required - Downtown Overlay District 10.1115.20		Parking required - Development Incentive 10.5A47.10		Downtown overlay district - 10.1115.23	Total parking spaces required	Parking spaces provided on site	Parking spaces provided at Municipal Garage (see references below)	Total parking spaces provided	Surplus Parking Spaces
		Spaces per residential unit	Quantity	Spaces per residential unit	Quantity						
Building 6 (development incentive 10.5A47.10)		Building 6									
	Parking Garage	-	-	-	-	-	-	17.00	-	17.00	-
	Parking easement for Hill Hanover Group	-	-	-	-	-	14.00	14.00	-	14.00	-
	Exterior Parking	-	-	-	-	-	-	3.00	-	3.00	-
	Multi-Family Dwelling	-	-	1.00	55.00	4.00	51.00	-	-	-	-
	Municipal Garage	-	-	-	-	-	-	-	35	35.00	-
	Office	-	-	-	-	-	-	-	-	-	-
	Retail Sales	-	-	-	-	-	-	-	-	-	-
	total area	-	-	-	55	4.00	65	34	35	69	4

New Municipal Foundry Place Parking Garage

Reference City/DSA Post Closing Obligations Agreement & Parking Agreement documents dated 9/09/2016, and per Section 10.1113.111 Municipal Garage Spaces qualify as "off-street parking" as held by City Legal Department.

DSA Parking Garage spaces - interior	58
DSA Flex Parking Spaces - exterior / interior	10
Total spaces	68

PORTSMOUTH CHARACTER ZONING - D5 - Deer Street Assoc. Subdivision Lot 6, 89 and 99 Foundry Place		
	PER CD5	PROPOSED
BUILDING PLACEMENT - PRINCIPLE BUILDING*		
MAXIMUM PRINCIPLE FRONT YARD	5 FT	> 5 FT
MAXIMUM SECONDARY FRONT YARD	5 FT	> 5 FT
SIDE YARD	NR	NR
MINIMUM REAR YARD	GREATER OF 5 FT FROM REAR LOT LINE OR 10 FT FROM CENTER LINE OF ALLEY	5 FT
* EXCEPT FOR ITEMS LISTED UNDER SECTION 10.5A42.12		
BUILDING AND LOT OCCUPATION		
MAXIMUM BUILDING BLOCK LENGTH	225 FT	152 FT
MAXIMUM FAÇADE MODULATION LENGTH	100 FT	60 FT
MAXIMUM ENTRANCE SPACING	50 FT	MAX <50 FT
MAXIMUM BUILDING COVERAGE	95%	73%
MAXIMUM BUILDING FOOTPRINT (INCLUDES INCREASED FOOTPRINT INCENTIVE)	20,000 SF ³	16,196 FT
MINIMUM LOT AREA	NR	NR
MINIMUM LOT AREA PER DWELLING UNIT	NR	NR
MINIMUM OPEN SPACE	5%	18%
BUILDING FORM - PRINCIPLE BUILDING		
*BUILDING HEIGHT (INCLUDES INCREASED HEIGHT INCENTIVE)	50 FT + 10 FT + 2 FT ³	53'-9"
BUILDING STORIES (INCLUDES INCREASED HEIGHT INCENTIVE)	4 STORIES + 1 STORY	4 STORIES
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE	36 INCHES ³	< 36 INCHES
MINIMUM GROUND STORY HEIGHT	12 FT	20 FT 2 3/4 INCHES
MINIMUM SECOND STORY HEIGHT	10 FT	11 FT
FAÇADE GLAZING - SHOPFRONT FAÇADE	70% MIN.	72%



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Revisions:
 1 TAC PUBLIC HEARING 6/15/17
 2 TAC PUBLIC HEARING 8/21/17
 3 PLANNING/ADMINISTRATIVE APPROVAL 8/20/20

NTS: CG DER
 2020048
 08/20/20
 Scale: Drawn By: Checked By: Project No.: Date:

Title: ZONING ORDINANCE REQUIREMENTS
 T.O2 T



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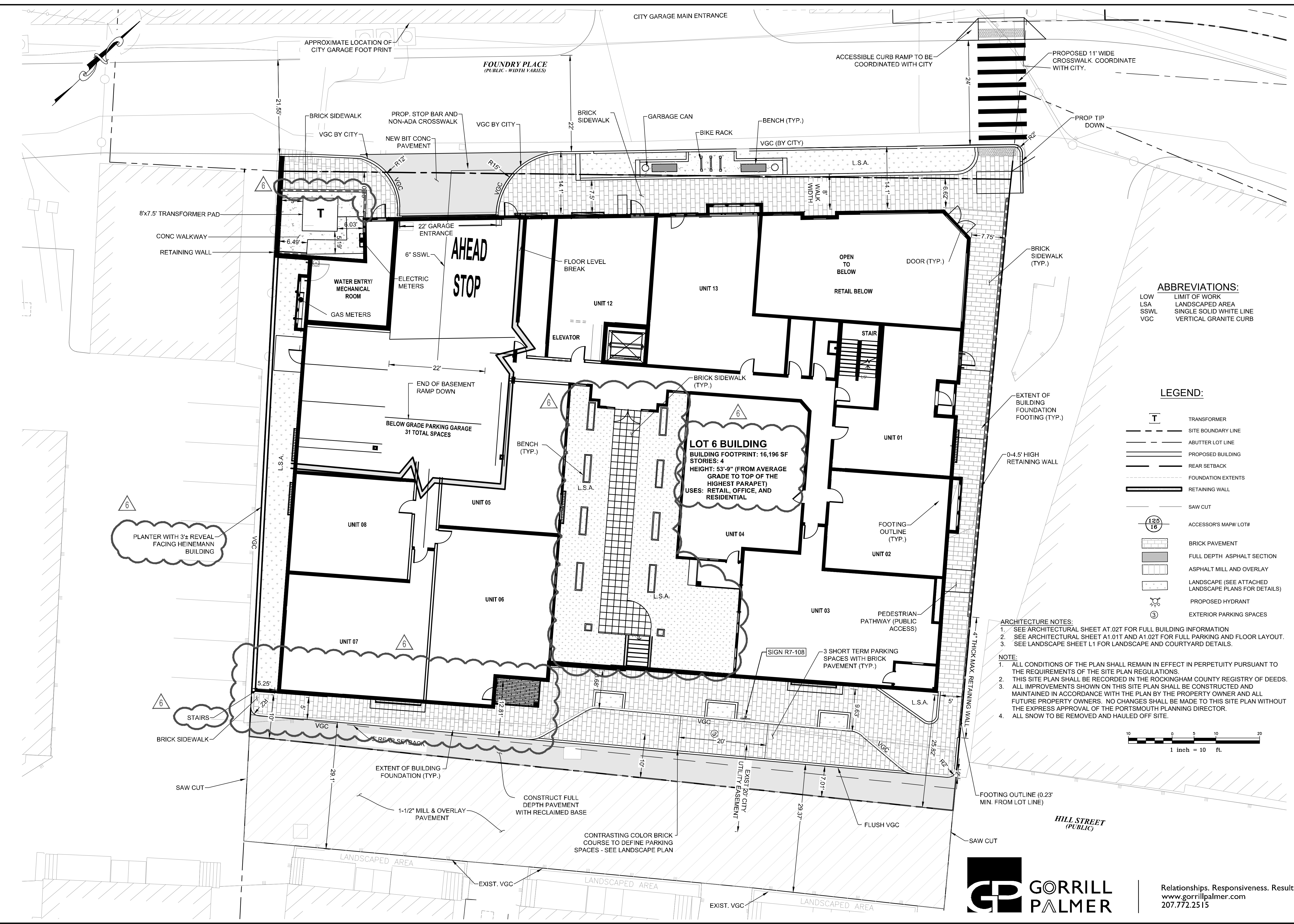
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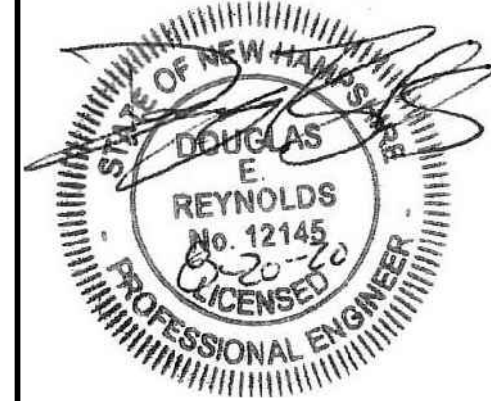
1	TAC PUBLIC HEARING	6/15/17
2	TAC PUBLIC HEARING	8/21/17
3	PB SUBMISSION	10/10/17
4	PB#2 SUBMISSION	11/07/17
5	TAC PUBLIC HEARING	8/28/19
6	PLANNING/ADMINISTRATIVE APPROVAL	8/20/20

Scale:	1"=10'
Drawn By:	CG
Checked By:	DER
Project No.:	2020048
Date:	08/20/20

Title:	SITE PLAN
	C3.0



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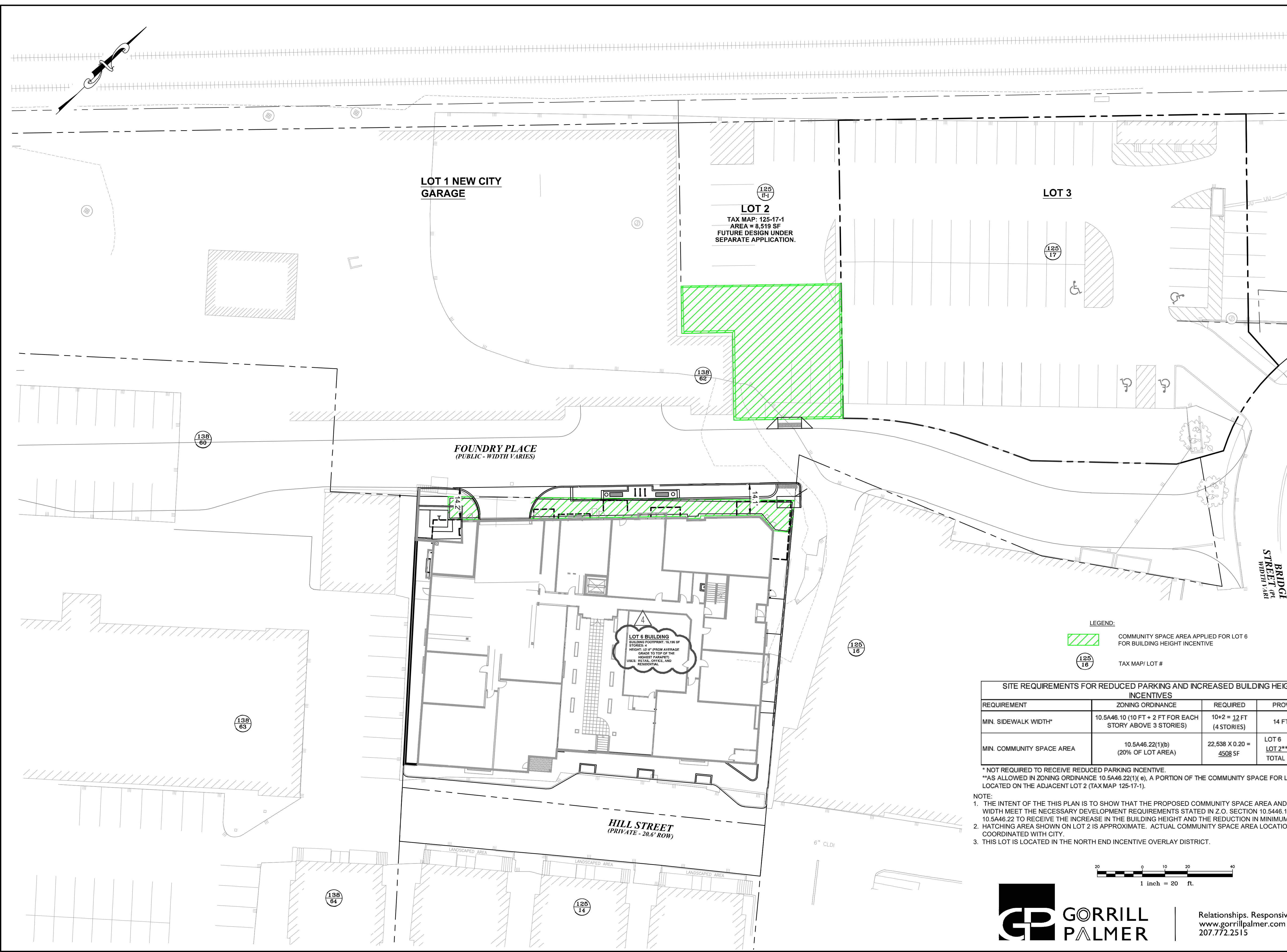


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Scale: 1"=20'
 Drawn By: CG
 Checked By: DER
 Project No.: 2020048
 Date: 08/20/20

Title: DEVELOPMENT INCENTIVES PLAN
 C3.1



LOT 2
 TAX MAP: 125-17-1
 AREA = 8,519 SF
 FUTURE DESIGN UNDER
 SEPARATE APPLICATION.

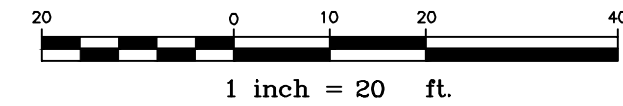
LOT 6 BUILDING
 BUILDING FOOTPRINT: 18,148 SF
 STORIES: 4
 HEIGHT: 32' 0" (FROM AVERAGE
 GRADE TO TOP OF THE
 HIGHEST PARAPET)
 USE: RETAIL, OFFICE AND
 RESIDENTIAL

LEGEND:
 COMMUNITY SPACE AREA APPLIED FOR LOT 6 FOR BUILDING HEIGHT INCENTIVE
 TAX MAP/ LOT #

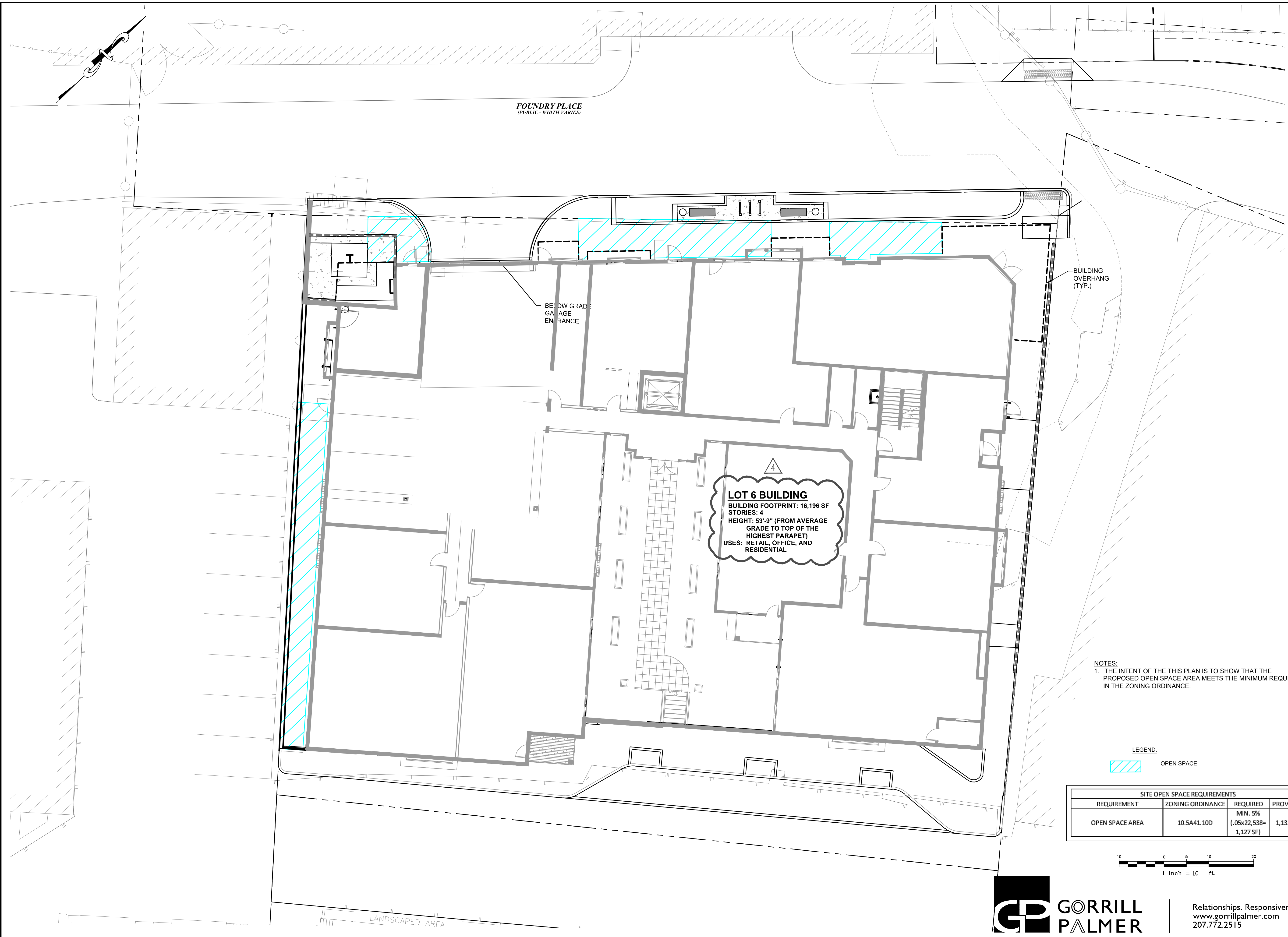
SITE REQUIREMENTS FOR REDUCED PARKING AND INCREASED BUILDING HEIGHT INCENTIVES			
REQUIREMENT	ZONING ORDINANCE	REQUIRED	PROVIDED
MIN. SIDEWALK WIDTH*	10.5A46.10 (10 FT + 2 FT FOR EACH STORY ABOVE 3 STORIES)	10+2 = 12 FT (4 STORIES)	14 FT MIN.
MIN. COMMUNITY SPACE AREA	10.5A46.22(1)(b) (20% OF LOT AREA)	22,538 X 0.20 = 4508 SF	LOT 6 1134 SF LOT 2** 3374 SF TOTAL 4508 SF

* NOT REQUIRED TO RECEIVE REDUCED PARKING INCENTIVE.
 **AS ALLOWED IN ZONING ORDINANCE 10.5A46.22(1)(e), A PORTION OF THE COMMUNITY SPACE FOR LOT 6 IS LOCATED ON THE ADJACENT LOT 2 (TAX MAP 125-17-1).

NOTE:
 1. THE INTENT OF THIS PLAN IS TO SHOW THAT THE PROPOSED COMMUNITY SPACE AREA AND SIDEWALK WIDTH MEET THE NECESSARY DEVELOPMENT REQUIREMENTS STATED IN Z.O. SECTION 10.5446.10 AND 10.5A46.22 TO RECEIVE THE INCREASE IN THE BUILDING HEIGHT AND THE REDUCTION IN MINIMUM PARKING.
 2. HATCHING AREA SHOWN ON LOT 2 IS APPROXIMATE. ACTUAL COMMUNITY SPACE AREA LOCATION IS TO BE COORDINATED WITH CITY.
 3. THIS LOT IS LOCATED IN THE NORTH END INCENTIVE OVERLAY DISTRICT.



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FOUNDRY PLACE
(PUBLIC - WIDTH VARIES)

BELOW GRADE
GARAGE
ENTRANCE

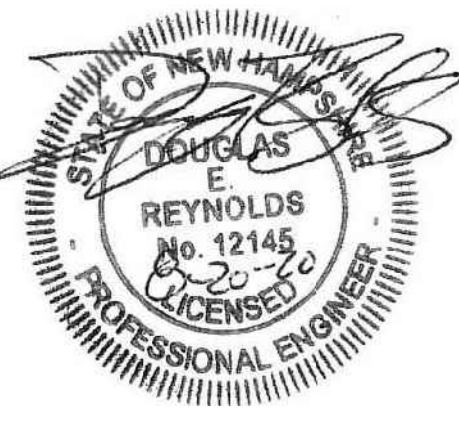
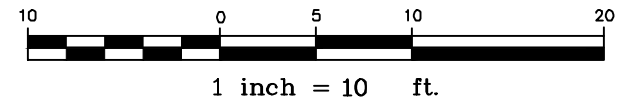
BUILDING
OVERHANG
(TYP.)

LOT 6 BUILDING
BUILDING FOOTPRINT: 16,196 SF
STORIES: 4
HEIGHT: 53'-9" (FROM AVERAGE
GRADE TO TOP OF THE
HIGHEST PARAPET)
USES: RETAIL, OFFICE, AND
RESIDENTIAL

NOTES:
1. THE INTENT OF THIS PLAN IS TO SHOW THAT THE
PROPOSED OPEN SPACE AREA MEETS THE MINIMUM REQUIRED
IN THE ZONING ORDINANCE.

LEGEND:
[Hatched Box] OPEN SPACE

SITE OPEN SPACE REQUIREMENTS			
REQUIREMENT	ZONING ORDINANCE	REQUIRED	PROVIDED
OPEN SPACE AREA	10.5A41.10D	MIN. 5% (.05x22,538= 1,127 SF)	1,135 SF



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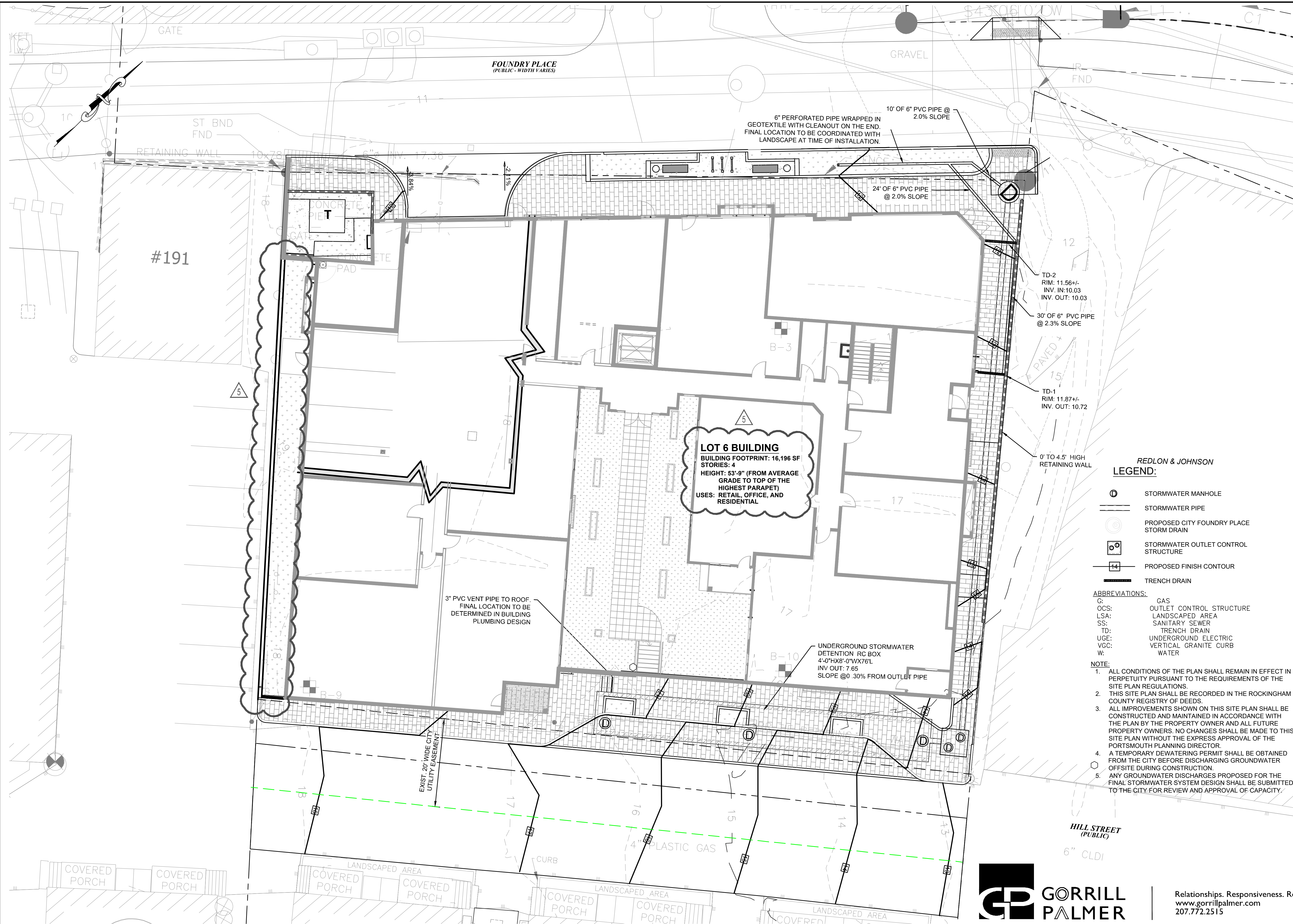
Scale: 1"=10'
Drawn By: CG
Checked By: DER
Project No.: 2020048
Date: 08/20/20

Title: OPEN SPACE PLAN

C3.2



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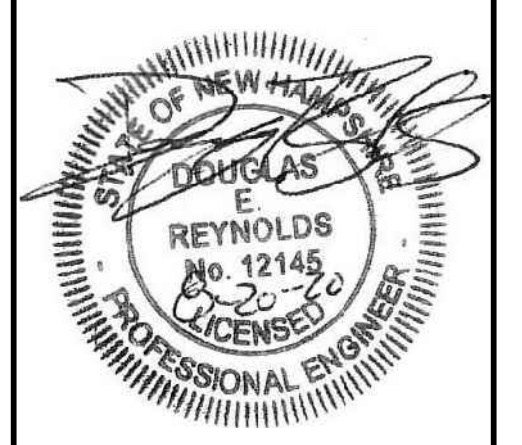
LOT 6 BUILDING
 BUILDING FOOTPRINT: 16,196 SF
 STORIES: 4
 HEIGHT: 53'-9" (FROM AVERAGE GRADE TO TOP OF THE HIGHEST PARAPET)
 USES: RETAIL, OFFICE, AND RESIDENTIAL

**REDLON & JOHNSON
 LEGEND:**

- STORMWATER MANHOLE
- STORMWATER PIPE
- PROPOSED CITY FOUNDRY PLACE STORM DRAIN
- STORMWATER OUTLET CONTROL STRUCTURE
- PROPOSED FINISH CONTOUR
- TRENCH DRAIN

- ABBREVIATIONS:**
- G: GAS
 - OCS: OUTLET CONTROL STRUCTURE
 - LSA: LANDSCAPED AREA
 - SS: SANITARY SEWER
 - TD: TRENCH DRAIN
 - UGE: UNDERGROUND ELECTRIC
 - VGC: VERTICAL GRANITE CURB
 - W: WATER

- NOTE:**
1. ALL CONDITIONS OF THE PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REGULATIONS.
 2. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
 3. ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
 4. A TEMPORARY DEWATERING PERMIT SHALL BE OBTAINED FROM THE CITY BEFORE DISCHARGING GROUNDWATER OFFSITE DURING CONSTRUCTION.
 5. ANY GROUNDWATER DISCHARGES PROPOSED FOR THE FINAL STORMWATER SYSTEM DESIGN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL OF CAPACITY.



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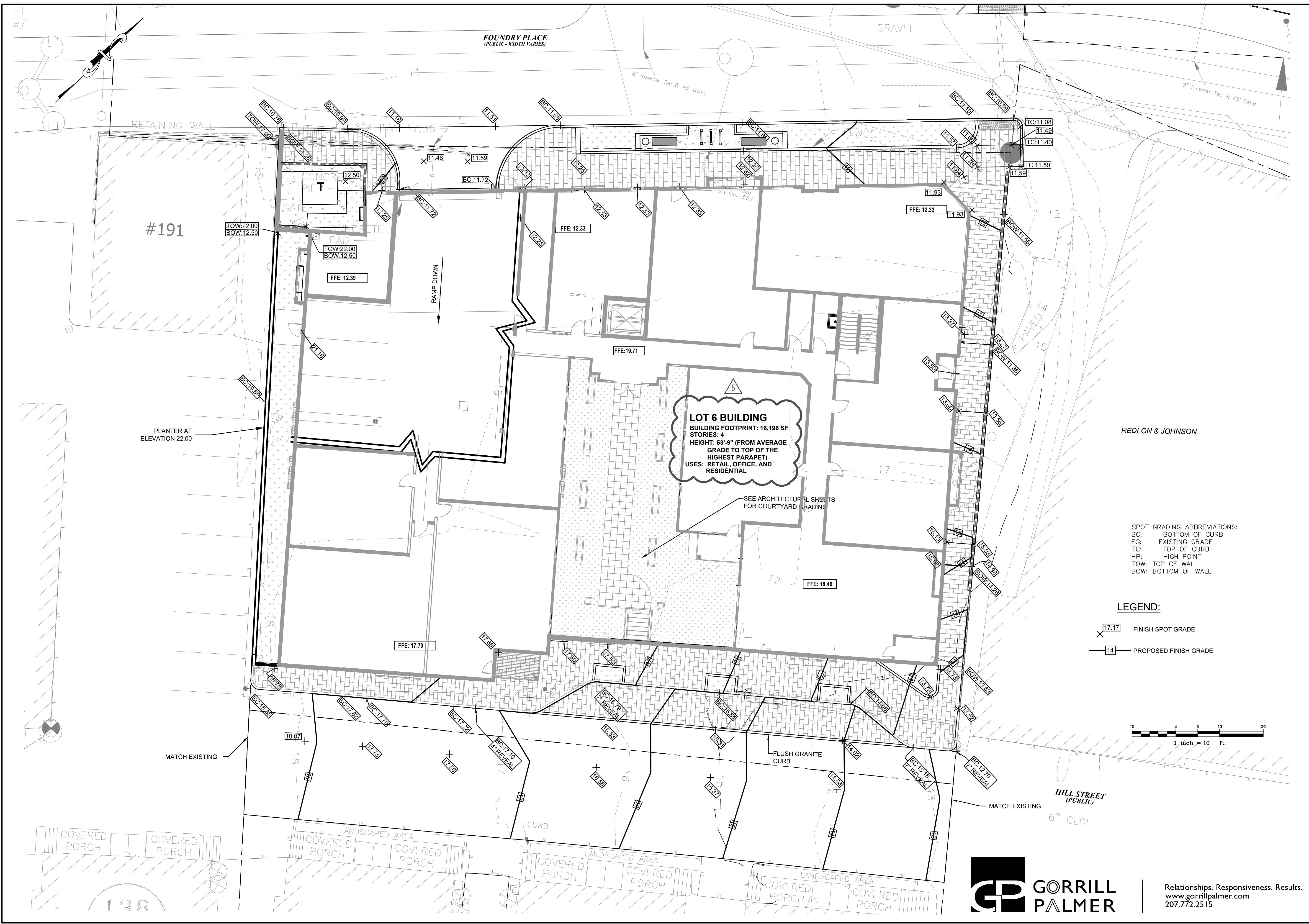
Scale:	1"=10'
Drawn By:	CG
Checked By:	DER
Project No.:	2020048
Date:	08/20/20

Title: **GRADING AND DRAINAGE PLAN**

C4.0



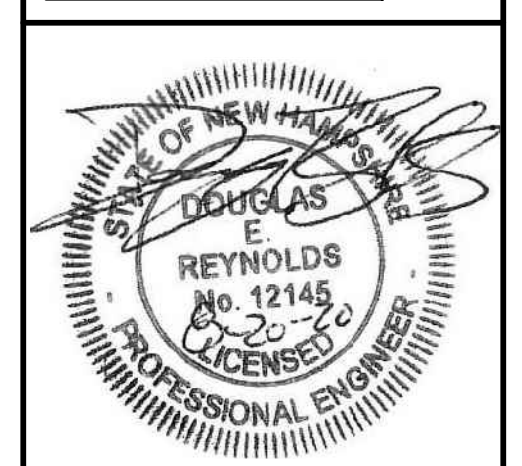
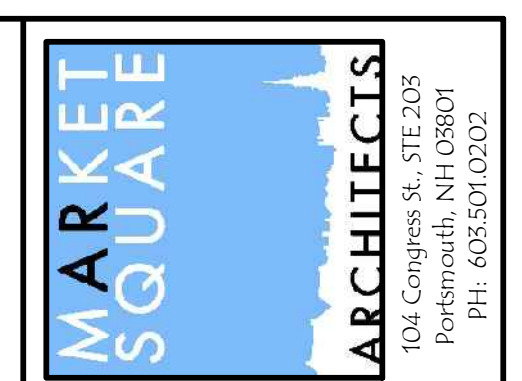
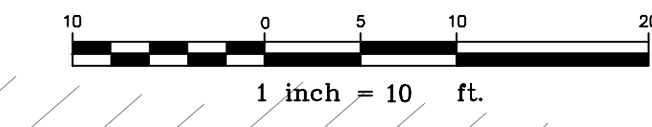
Relationships. Responsiveness. Results.
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 207.772.2515



LOT 6 BUILDING
 BUILDING FOOTPRINT: 16,196 SF
 STORIES: 4
 HEIGHT: 53'-9" (FROM AVERAGE GRADE TO TOP OF THE HIGHEST PARAPET)
 USES: RETAIL, OFFICE, AND RESIDENTIAL

SPOT GRADING ABBREVIATIONS:
 BC: BOTTOM OF CURB
 EG: EXISTING GRADE
 TC: TOP OF CURB
 HP: HIGH POINT
 TOW: TOP OF WALL
 BOW: BOTTOM OF WALL

LEGEND:
 X 17.17 FINISH SPOT GRADE
 14 PROPOSED FINISH GRADE



**THE RESIDENCES AT
 FOUNDRY PLACE**
 DEER STREET ASSOCIATES SUBDIVISION LOT 6
 88 and 89 Foundry Place, Portsmouth, NH 03801
 (FORMER ADDRESS: 181 Hill St.)

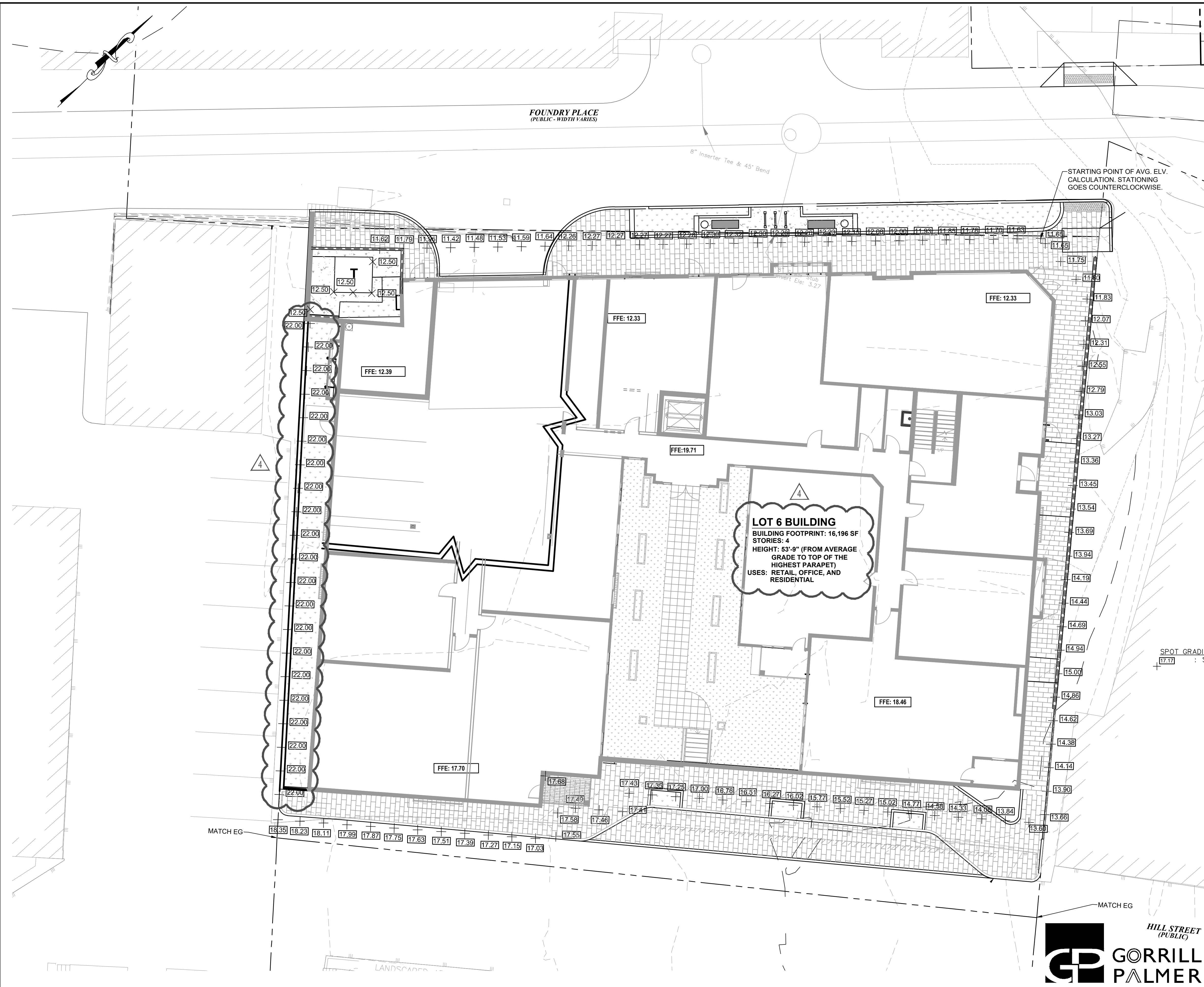
Revisions:
 1 TAC PUBLIC HEARING 6/15/17
 2 TAC PUBLIC HEARING 8/21/17
 3 PB SUBMISSION 10/10/17
 4 TAC PUBLIC HEARING 8/28/19
 5 PLANNING ADMINISTRATIVE APPROVAL 8/20/20

Scale: 1"=10'
 Drawn By: CG
 Checked By: DER
 Project No.: 2020048
 Date: 08/20/20

Title: GRADING DETAIL
 C4.1



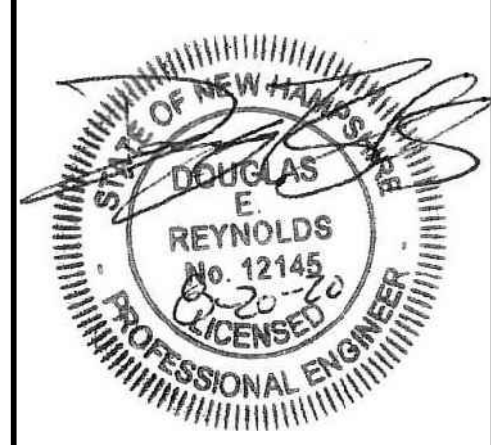
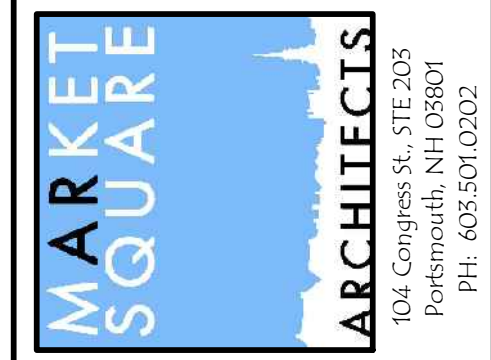
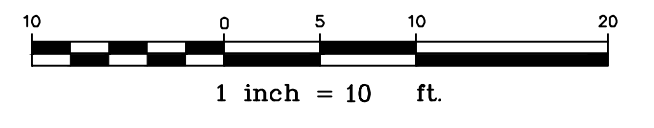
Relationships. Responsiveness. Results.
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 207.772.2515



STATION	ELEVATION	STATION	ELEVATION
0+00	11.65	2+90	17.99
0+05	11.63	2+95	17.87
0+10	11.7	3+00	17.75
0+15	11.78	3+05	17.63
0+20	11.85	3+10	17.51
0+25	11.93	3+15	17.39
0+30	12	3+20	17.27
0+35	12.08	3+25	17.15
0+40	12.15	3+30	17.03
0+45	12.23	3+35	17.55
0+50	12.26	3+40	17.58
0+55	12.28	3+45	17.49
0+60	12.3	3+50	17.46
0+65	12.32	3+55	17.41
0+70	12.3	3+60	17.43
0+75	12.28	3+65	17.35
0+80	12.27	3+70	17.25
0+85	12.27	3+75	17
0+90	12.27	3+80	16.76
0+95	12.27	3+85	16.51
1+00	12.26	3+90	16.27
1+05	11.64	3+95	16.02
1+10	11.59	4+00	15.77
1+15	11.53	4+05	15.52
1+20	11.48	4+10	15.27
1+25	11.42	4+15	15.02
1+30	11.95	4+20	14.77
1+35	11.79	4+25	14.58
1+40	11.62	4+30	14.33
1+45	12.5	4+35	14.08
1+50	12.5	4+40	13.84
1+55	12.5	4+45	13.6
1+60	12.5	4+50	13.66
1+65	12.5	4+55	13.9
1+70	22	4+60	14.14
1+75	22	4+65	14.38
1+80	22	4+70	14.62
1+85	22	4+75	14.86
1+90	22	4+80	15
1+95	22	4+85	14.94
2+00	22	4+90	14.69
2+05	22	4+95	14.44
2+10	22	4+00	14.19
2+15	22	4+05	13.94
2+20	22	4+10	13.69
2+25	22	4+15	13.54
2+30	22	4+20	13.45
2+35	22	4+25	13.36
2+40	22	4+30	13.27
2+45	22	4+35	13.03
2+50	22	4+40	12.79
2+55	22	4+45	12.55
2+60	22	4+50	12.31
2+65	22	4+55	12.07
2+70	22	4+60	11.83
2+75	18.35	4+65	11.8
2+80	18.23	4+70	11.75
2+85	18.11	4+75	11.65
		AVERAGE:	15.54

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 USES: RETAIL, OFFICE, AND RESIDENTIAL

SPOT GRADING ABBREVIATIONS:
 +17.17 : SPOT GRADE



**THE RESIDENCES AT
 FOUNDRY PLACE**
 DEER STREET ASSOCIATES SUBDIVISION LOT 6
 88 and 89 Foundry Place, Portsmouth, NH 03801
 (FORMER ADDRESS: 181 Hill St.)

- Revisions:
- 1 TAC PUBLIC HEARING 6/15/17
 - 2 TAC PUBLIC HEARING 8/21/17
 - 3 TAC PUBLIC HEARING 8/28/19
 - 4 PLANNING ADMINISTRATIVE APPROVAL 8/20/20

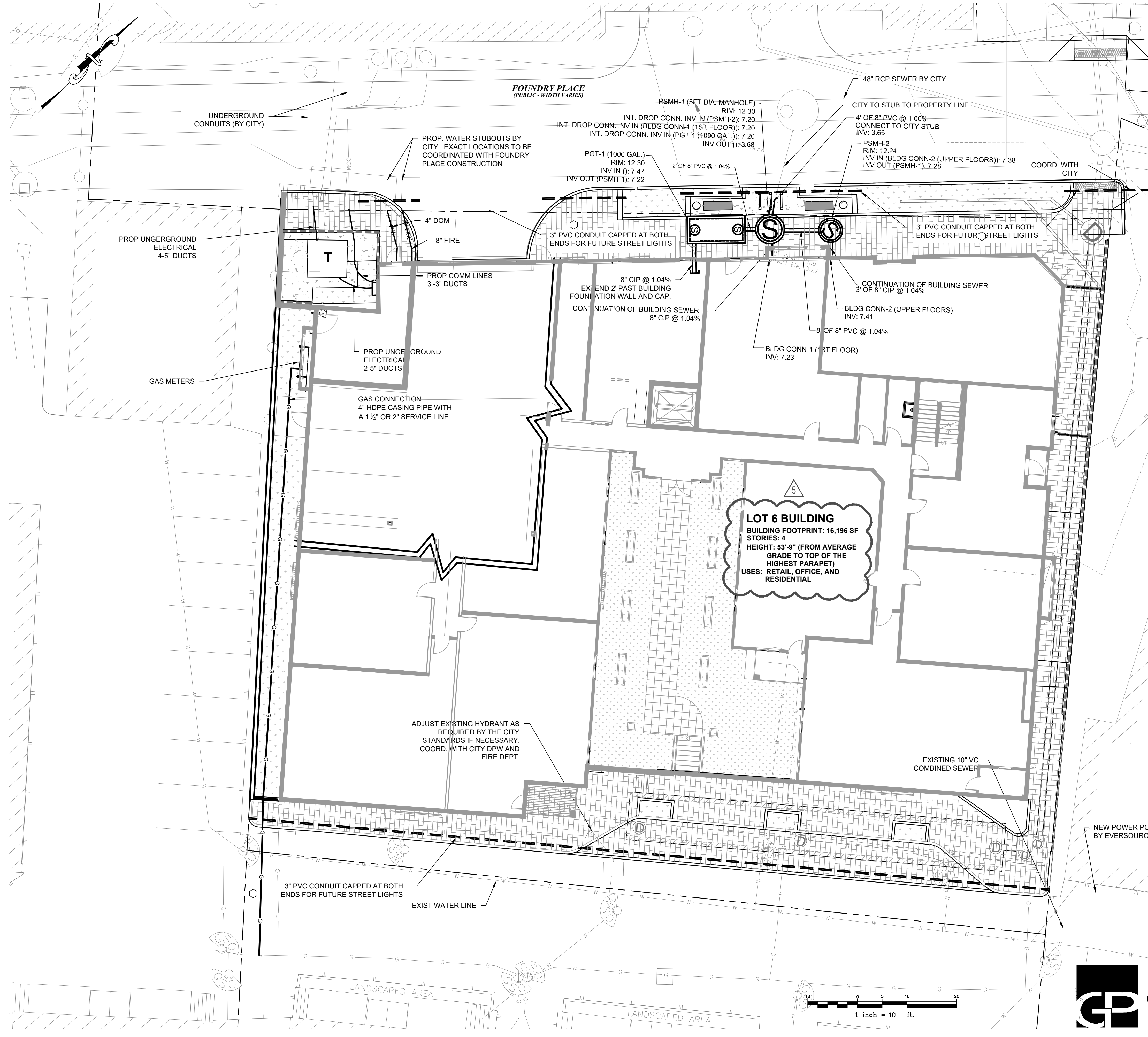
Scale: 1"=10'
 Drawn By: CG
 Checked By: DER
 Project No.: 2020048
 Date: 08/20/20

Title: AVERAGE GRADE PLAN CALCULATION

C4.2



Relationships. Responsiveness. Results.
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GENERAL NOTES:
 1. SEE SHEET C1.0 AND C1.1 FOR GENERAL UTILITY NOTES.
 2. SEE SHEET C5.1 FOR OFF SITE ELECTRICAL IMPROVEMENTS.

WATER NOTES:
 1. INSTALLATION PERIOD. THE UTILITY'S PORTION OF A SERVICE PIPE SHALL BE INSTALLED DURING THE PERIOD OF MID-APRIL TO MID-NOVEMBER AS FROST AND WEATHER CONDITIONS.
 2. IN AN EMERGENCY AND UPON THE CUSTOMER'S REQUEST, THE UTILITY IN ITS SOLE DISCRETION MAY AUTHORIZE SERVICE INSTALLATION DURING WINTER MONTHS.
 3. SHUT OFFS. THE CUSTOMER SHALL INSTALL AND MAINTAIN ON THAT PORTION OF THE SERVICE PIPE LOCATED ON OR WITHIN THE PREMISES SERVED TWO (2) SHUT OFFS, ONE ON EITHER SIDE OF THE METER. THE SHUT OFFS SHALL BE OF A TYPE ACCEPTABLE TO THE UTILITY. THE UTILITY MAY USE THE SHUT OFF FOR SERVICE, MAINTENANCE AND OTHER PURPOSES.
 4. ALL WATER MAIN AND SERVICE PIPE SHALL BE DUCTILE IRON CEMENT LINED (DICTL) CLASS 52.

SEWER NOTES:
 1. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE PROJECT BENCHMARK AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE RESTORATION AND CLEAN UP UPON COMPLETION OF ITS WORK.
 3. WATER AND SEWER TESTING TO CONFORM TO CITY OF PORTSMOUTH REGULATIONS, REQUIREMENTS, AND SPECIFICATIONS. COORDINATE TESTING OF SEWER AND WATER LINE CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
 4. ALL MECHANICAL JOINTS TO BE MEGALUG SERIES 1100 INSTALLED IN ACCORDING WITH MANUFACTURER RECOMMENDATIONS OR APPROVED EQUAL.
 5. ALL SEWER AND WATER PIPE MATERIALS, STRUCTURES, APPURTENANCES AND INSTALLATION SHALL BE IN ACCORDANCE TO THE CITY OF PORTSMOUTH CONSTRUCTION SPECIFICATIONS AND REQUIREMENTS.
 6. ALL GRAVITY SEWER PIPE SHALL BE PVC (SDR35) AND BE GREEN IN COLOR. PIPE THROUGH FOUNDATION WALL SHALL BE CIP OR PER BUILDING PLUMBING PLANS.
 7. ALL WATER MAIN AND SERVICE PIPE SHALL BE DUCTILE IRON CEMENT LINED (DICTL) CLASS 52.
 8. ALL HYDRANTS, VALVES, AND FITTINGS SHALL MEET CITY OF PORTSMOUTH SPECIFICATIONS AND REQUIREMENTS.
 9. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, COVERS, PLATES, ANCILLARY MATERIALS AND HARDWARE, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION COMPLETE AND OPERATIONAL AND ACCEPTABLE TO THE CITY OF PORTSMOUTH AND PRIVATE UTILITIES.

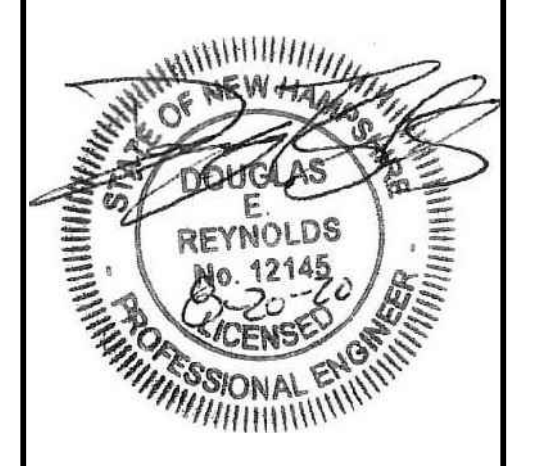
RADIO SURVEY NOTE:
 1. THE APPLICANT SHALL HAVE A COMMUNICATIONS SITE SURVEY CONDUCTED BY A MOTOROLA COMMUNICATIONS CARRIER APPROVED BY THE CITY'S COMMUNICATIONS DIVISION. THE RADIO COMMUNICATIONS CARRIER MUST BE FAMILIAR AND CONVERSANT WITH THE PORTSMOUTH POLICE AND FIRE RADIO SYSTEMS CONFIGURATION. IF THE SITE SURVEY INDICATES THAT IT IS NECESSARY TO INSTALL A SIGNAL REPEATER EITHER ON OR NEAR THE PROPOSED PROJECT, THOSE COSTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER WILL BE REQUIRED TO MAINTAIN ANY INSTALLED EQUIPMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE TO PAY FOR THE SITE SURVEY WHETHER OR NOT THE SURVEY INDICATES THAT EQUIPMENT IS NECESSARY. THE OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR THE CITY. THE SURVEY SHALL BE COMPLETED AND ANY REQUIRED EQUIPMENT INSTALLED, TESTED, AND ACCEPTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

LEGEND

	SEWER MANHOLE BY CITY
	WATER LINE BY CITY
	GAS LINE BY CITY
	ELECTRIC LINE BY CITY
	SEWER LINE BY CITY
	COMMUNICATION LINE BY CITY
	EXISTING SEWER MANHOLE
	EXISTING COMBINED SEWER LINE
	WATER VALVE
	GAS VALVE
	PROP WATER LINE
	PROP GAS LINE
	PROP UNDERGROUND ELECTRIC
	PROP UNDERGROUND COMMUNICATIONS

ABBREVIATIONS:
 CIP: CAST IRON PIPE
 CONN: CONNECTION
 CS: COMBINED SEWER
 DOM: DOMESTIC WATER SERVICE
 G: GAS
 LSA: LANDSCAPED AREA
 S: SANITARY SEWER
 SS: UNDERGROUND ELECTRIC
 VGC: VERTICAL GRANITE CURB
 W: WATER
 PGT: PROPOSED GREASE TRAP

LOT 6 BUILDING
 BUILDING FOOTPRINT: 16,196 SF
 STORIES: 4
 HEIGHT: 53'-9" (FROM AVERAGE GRADE TO TOP OF THE HIGHEST PARAPET)
 USES: RETAIL, OFFICE, AND RESIDENTIAL



**THE RESIDENCES AT
 FOUNDRY PLACE**
 DEER STREET ASSOCIATES SUBDIVISION LOT 6
 88 and 89 Foundry Place, Portsmouth, NH 03801
 (FORMER ADDRESS: 181 Hill St.)

Revisions:

1	TAC PUBLIC HEARING	6/15/17
2	TAC PUBLIC HEARING	8/21/17
3	PB SUBMISSION	10/10/17
4	PB#2 SUBMISSION	11/07/17
5	TAC PUBLIC HEARING	8/28/19
6	PLANNING ADMINISTRATIVE APPROVAL	8/20/20

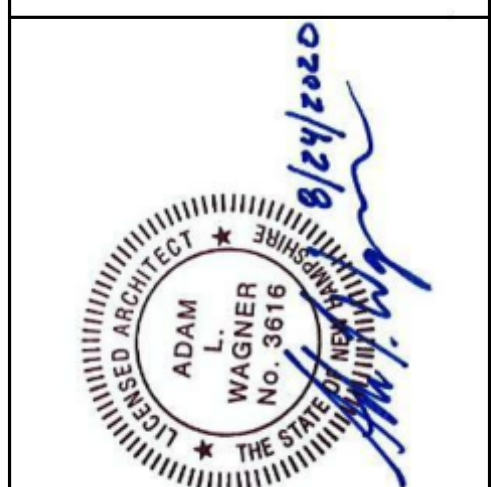
Scale: 1"=10'

Drawn By:	CG
Checked By:	DER
Project No.:	20200048
Date:	08/20/20

UTILITIES PLAN
C5.0



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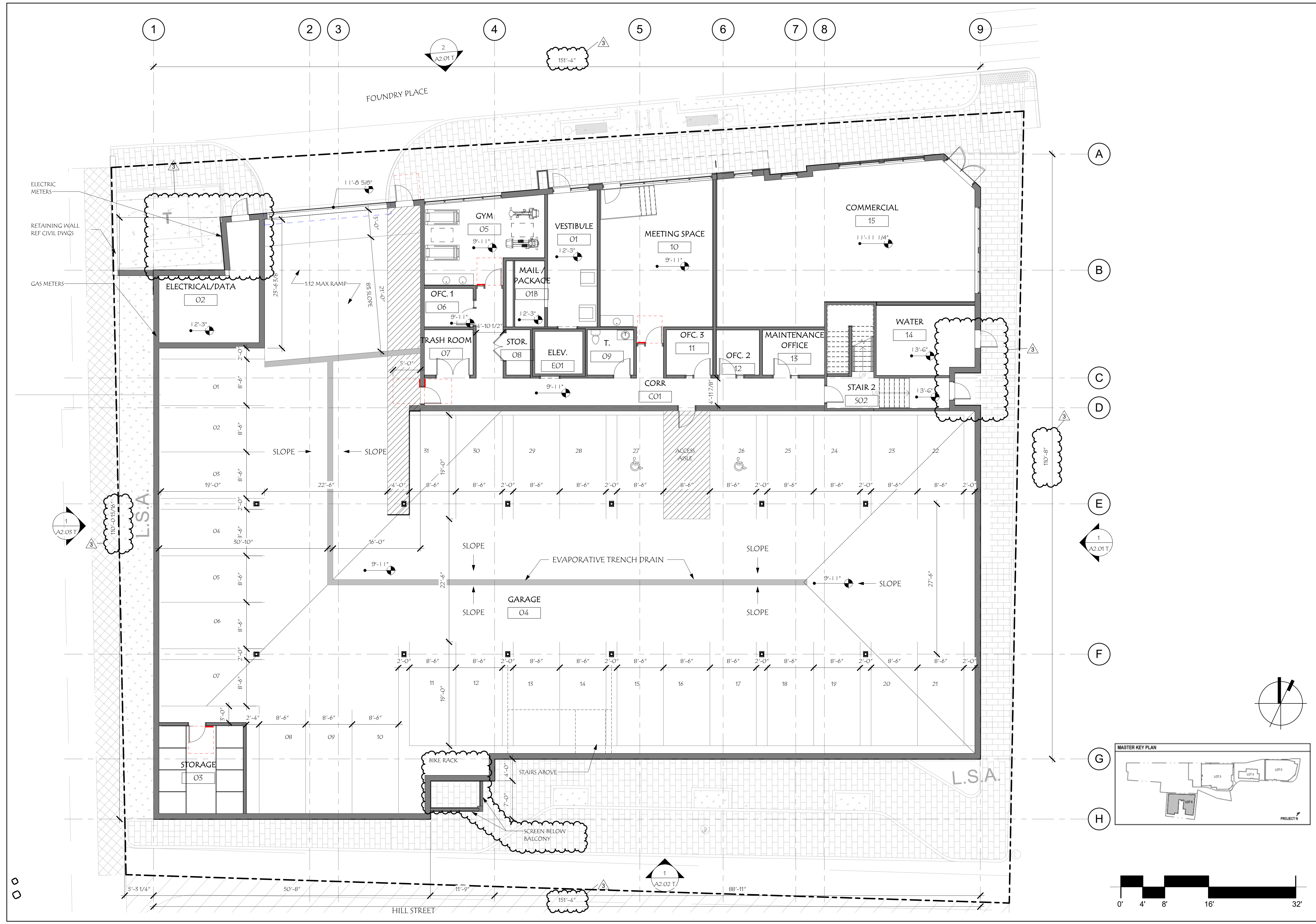


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 (FORMER ADDRESS: 18 HILL ST.)

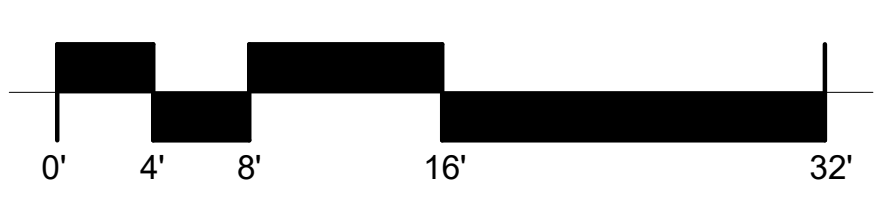
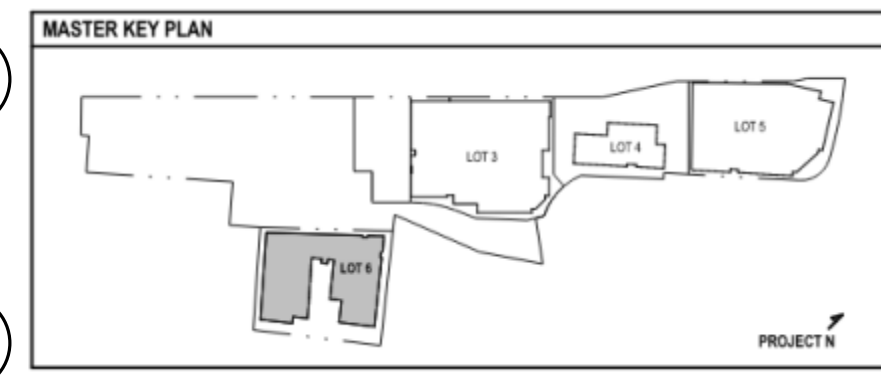
Revisions:	Date:
# Description	06/15/2017
1 TAC PUBLIC HEARING	08/21/2017
2 TAC PUBLIC HEARING	08/20/2020
3 PLANNING ADMIN APPROVAL	

Scale:	1/8" = 1'-0"
Author:	
Checked By:	
Project No.:	2020048
Date:	08/20/20

Title: **GROUND LEVEL
 (FOUNDRY PLACE)
 PLAN**
A1.01 T



- (A)
- (B)
- (C)
- (D)
- (E)
- (F)
- (G)
- (H)

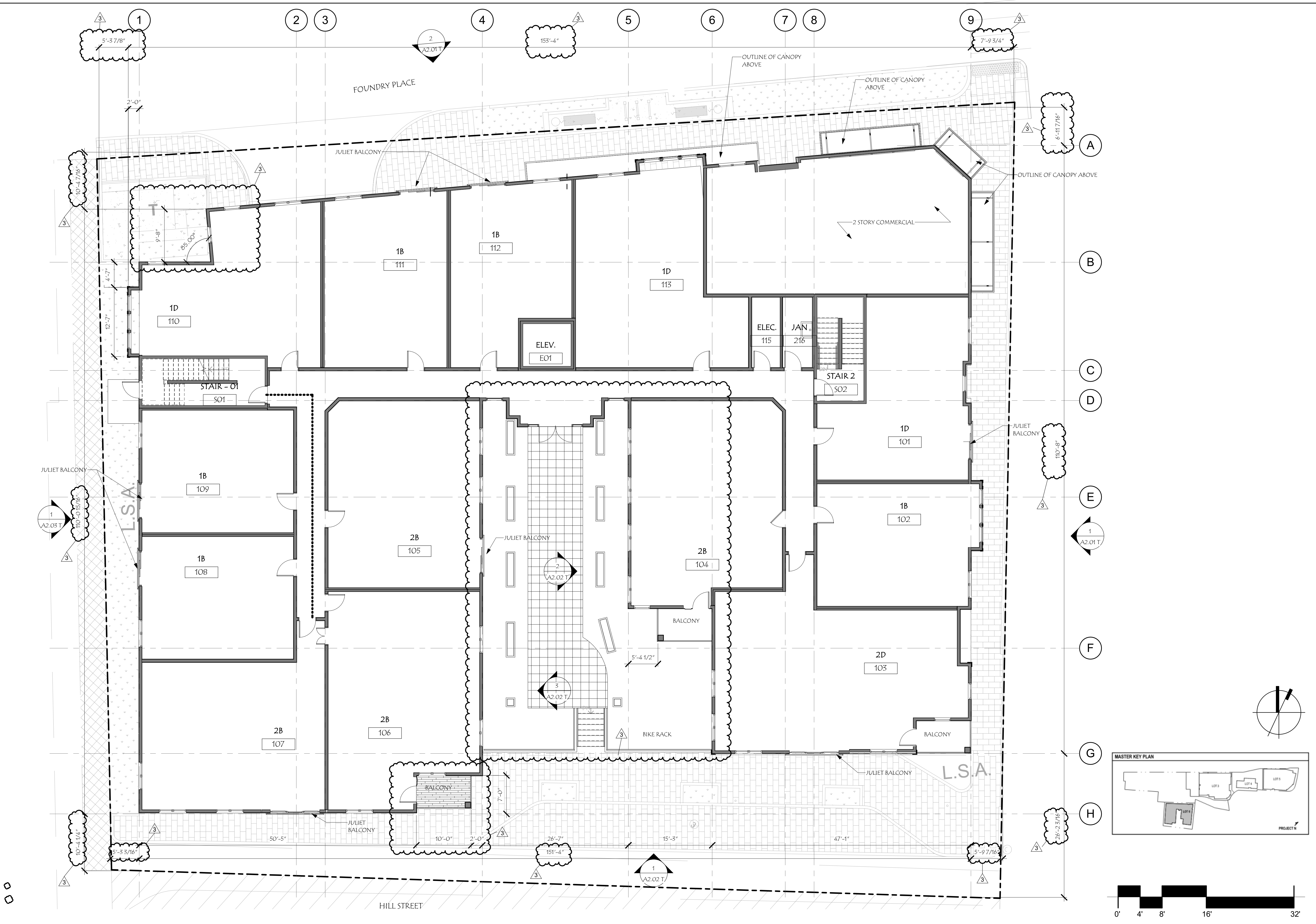


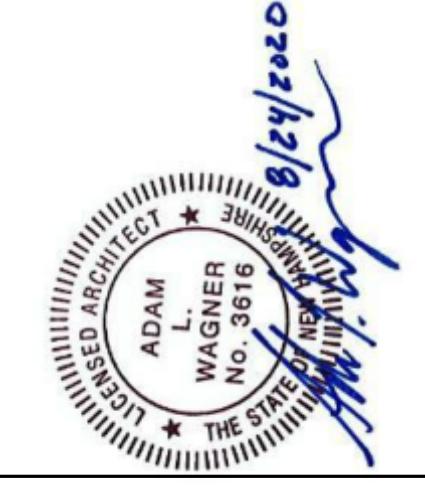
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 88 and 89 Foundry Place, Portsmouth, NH 03801
 (FORMER ADDRESS: 18 HILL ST.)

Revisions:	Date:
# 1 TAC PUBLIC HEARING	06/15/2017
2 TAC PUBLIC HEARING	08/21/2017
3 PLANNING ADMIN	08/20/2020
APPROVAL	

Scale:	1/8" = 1'-0"
Drawn By:	SC
Checked By:	ALW
Project No.:	2020048
Date:	08/20/20

Title:	LEVEL 1 FLOOR (HILL STREET) PLAN
Project No.:	A1.02 T



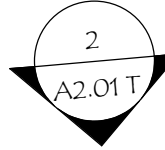
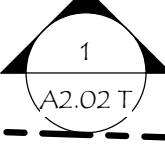
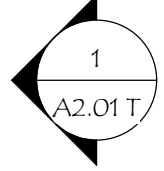
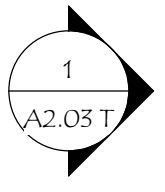
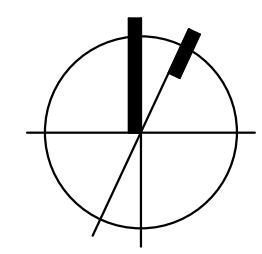
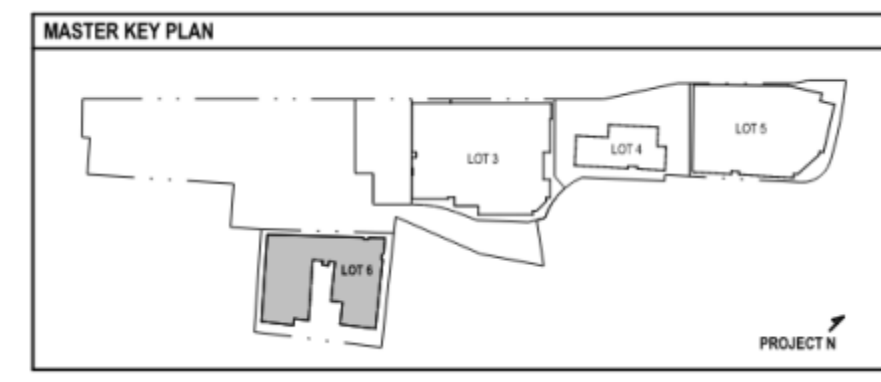
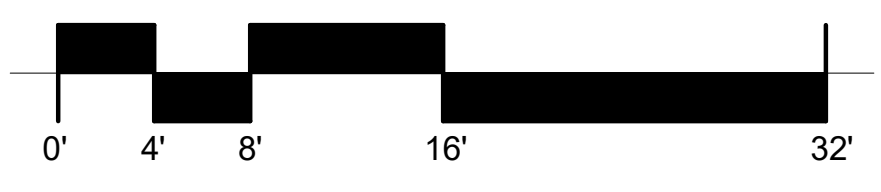
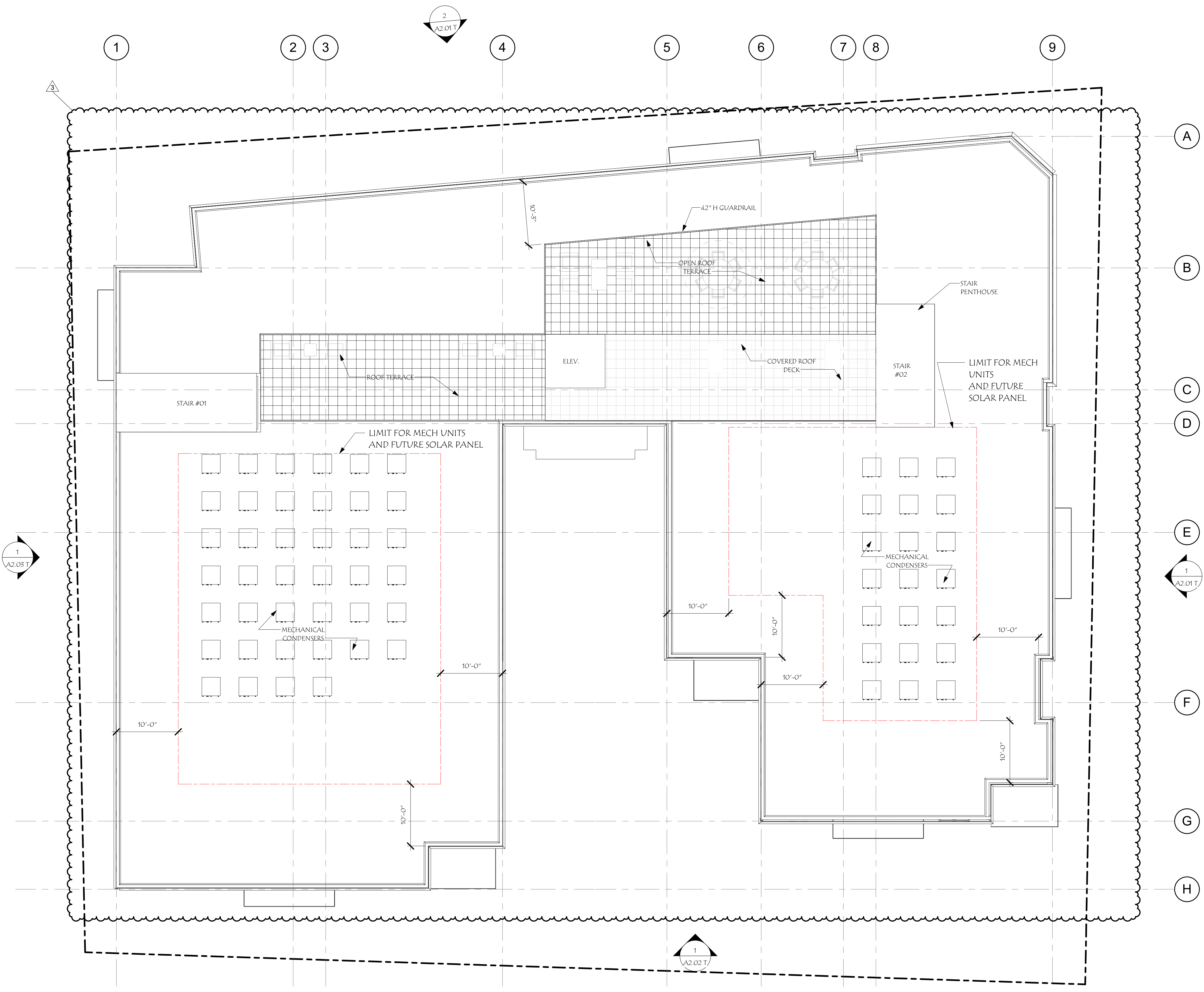


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Revisions:	Description	Date
# 1	TAC PUBLIC HEARING	06/15/2017
2	TAC PUBLIC HEARING	08/21/2017
3	PLANNING ADMIN APPROVAL	08/20/2020

Scale:	1/8" = 1'-0"
Drawn By:	MAB
Checked By:	ALW
Project No.:	2020048
Date:	08/20/20

Title: **ROOF PLAN**
A1.03 T



1

2

3

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A

B

C

D

E

F

G

H

1

1

2

3

STAIR #01

ROOF TERRACE

LIMIT FOR MECH UNITS AND FUTURE SOLAR PANEL

MECHANICAL CONDENSERS

ELEV.

COVERED ROOF DECK

42" H GUARDRAIL

OPEN ROOF TERRACE

STAIR PENTHOUSE

STAIR #02

LIMIT FOR MECH UNITS AND FUTURE SOLAR PANEL

MECHANICAL CONDENSERS

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-3"



1 OVERALL EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 OVERALL NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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Revisions:	Description	Date
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2	TAC PUBLIC HEARING	08/21/2017
3	PLANNING ADMIN APPROVAL	08/20/2020

Scale:	1/8" = 1'-0"
Drawn By:	MAB
Checked By:	SC
Project No.:	2020048
Date:	08/20/20

Title:	EXTERIOR ELEVATIONS
A2.01 T	



1 OVERALL SOUTH ELEVATION (HILL STREET)
SCALE: 1/8" = 1'-0"



3 ENLARGED ELEVATION - 2
SCALE: 1/8" = 1'-0"



2 ENLARGED ELEVATION - 4
SCALE: 1/8" = 1'-0"

Revisions:	Description	Date
# 1	TAC PUBLIC HEARING	06/15/2017
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3	PLANNING ADMIN APPROVAL	08/20/2020

Scale:	1/8" = 1'-0"
Drawn By:	MAB
Checked By:	SC
Project No.:	2020048
Date:	08/20/20



1 OVERALL WEST ELEVATION
SCALE: 1/8" = 1'-0"

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3	PLANNING ADMIN APPROVAL	08/20/2020

Scale:	1/8" = 1'-0"
Drawn By:	MB
Checked By:	SC
Project No.:	2020048
Date:	08/20/20

Title:	EXTERIOR ELEVATIONS
A2.03 T	

HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC

ATTORNEYS AT LAW

127 Parrott Avenue, P.O. Box 4480 | Portsmouth, NH, 03802-4480
Telephone: 603.436.0666 | Facsimile: 603.431.0879 | www.hpgrlaw.com

July 31, 2020

HAND DELIVERED

Dexter, Legg, Chair
Portsmouth Planning Board
City Hall
1 Junkins Avenue
Portsmouth, NH 03801

Re: Foundry Place LLC
Site Plan Approval
181 Hill St. (Lot 6 of the DSA 2016 Subdivision)

Dear Mr. Legg and Planning Board Members,

On behalf of property owner Foundry Place, LLC, attached please find the following exhibits in support of this request for a 12 month extension (to 11/15/21) of the Site Plan approval granted by the Planning Board on November 16, 2017, presently due to expire on November 16, 2020.

1. 11/20/17 Site Plan Approval Notice of Decision on 11/16/17 Site Plan Approval, expiring 11/15/18
2. 7/30/18 Request for one-year extension
3. 8/27/18 Planning Board approval for extension to 11/15/ 19
4. 7/2/19 Request for 2nd one-year extension to 11/15/20
5. 9/24/19 Planning Board approval for extension to 11/15/20

The reasons for delay in proceeding with development are addressed in the attached 7/30/18 and 7/2/19 letters. In addition to the reasons set forth therein, the Covid-19 pandemic has caused a near stand-still of the project for nearly 5 months, and for some period of time in the future. Notwithstanding the foregoing, Foundry Place LLC is moving forward with its plans and believes it will proceed with the project within 12 months of the present extension 11/15/20.

We understand that an additional one-year extension will require TAC and Planning Board review and approval, pursuant to Portsmouth Site Plan Review Regulation Section 2.14.3.

We believe that the additional extension is reasonable and should be granted since there is to our knowledge no material change to the following pursuant to Portsmouth Site Plan Review Regulation section 2.14.5:

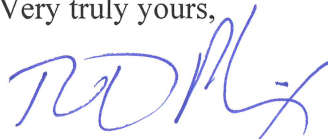
DANIEL C. HOEFLE	R. PETER TAYLOR	KEVIN M. BAUM	ERICA A. DUMORE
R. TIMOTHY PHOENIX	JOHN AHLGREN	GREGORY D. ROBBINS	OF COUNSEL:
LAWRENCE B. GORMLEY	KIMBERLY J.H. MEMMESHEIMER	MONICA F. KIESER	SAMUEL R. REID
STEPHEN H. ROBERTS	MATTHEW G. STACHOWSKE	SAMUEL HARKINSON	

- (a) traffic flow, volume or congestion;
- (b) pedestrian safety;
- (c) drainage;
- (d) water availability;
- (e) sewer capacity;
- (f) design standards;
- (g) landscape elements; and
- (h) zoning compliance

Per comment from Planning Director, Juliet T. H. Walker, the previously approved plans are on file so do not require resubmission.

From our perspective nothing has changed with respect to the 11/1617 Site Plan approvals.

Very truly yours,



R. Timothy Phoenix

RTP/msw
Encl.

cc: Juliet T.H. Walker, Planning Director
Foundry Place, LLC
Gregg Mikolaities

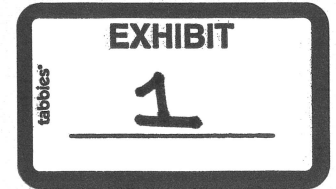


CITY OF PORTSMOUTH

Community Development Department
(603) 610-7281

Planning Department
(603) 610-7216

PLANNING BOARD



November 20, 2017

Kim Rogers
Deer Street Associates
P. O. Box 100
York Harbor, ME 03911

RE: Site Plan Application for Property Located at 181 Hill Street

Dear Mr. Rogers:

The Planning Board, at its regularly scheduled meeting of November 16, 2017, considered your application for Site Plan Approval for the construction of a 4-story mixed use building with a penthouse (including interior parking garages on two levels, retail space on the ground floor, office space on the first floor and 43 residential units on the second, third, fourth and penthouse floors) with a footprint of 12,574 ± s.f. and gross floor area of 81,498 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. As a result of said consideration, the Board voted to **grant** your application for Site Plan Approval, with the following stipulations:

Conditions Precedent (to be completed prior to the issuance of a building permit):

1. Any geohydrologic studies undertaken by the applicant to evaluate groundwater flow, shall require third party peer review, to be coordinated with DPW. Based on the results of the peer review, any permanent foundation dewatering system discharges to City's drainage system may require a storm drain permit and a capacity use surcharge.
2. The construction groundwater dewatering discharge shall require a temporary dewatering discharge permit. DPW shall determine if the groundwater needs to be sampled/tested for both the temporary and permanent connection to the City's drainage system to determine if any treatment is required prior to discharge
3. The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.
4. The applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review and approval by the City's Legal and Planning Departments.

Three complete sets of revised Site Plans must be provided to the Planning Department, along with a pdf version.

1 Junkins Avenue
Portsmouth, New Hampshire 03801
Fax (603) 427-1593

Page Two.
RE: 181 Hill Street
November 20, 2017

The Site Plan Review process is not complete until a Site Review Agreement has been fully executed and a Site Review bond (i.e. Irrevocable Letter of Credit, Surety Bond or cash) has been approved by the City.

As a reminder, digital as-built plans are required in a CAD or ESRI file format prior to the release of your Site Review Bond. Please refer to the Site Plan Review Regulations for special requirements.

The City's Land Use Compliance Agent, Vincent Hayes, will be inspecting the work during construction.

The minutes and audio recording of this meeting are available through the Planning Department.

Very truly yours,



Juliet T.H. Walker, Planning Director
for Dexter Legg, Chairman of the Planning Board
JTHW:jms

cc: Robert Marsilia, Building Inspector
Rosann Maurice-Lentz, City Assessor
Tracy Kozak, JSA, Inc.

HOEFLE, PHOENIX, GORMLEY & ROBERTS, P.A.

ATTORNEYS AT LAW

127 Parrott Avenue, P.O. Box 4480 | Portsmouth, NH, 03802-4480
Telephone: 603.436.0666 | Facsimile: 603.431.0879 | www.hpgrlaw.com



July 30, 2018

HAND DELIVERED

Dexter, Legg, Chair
Portsmouth Planning Board
City Hall
1 Junkins Avenue
Portsmouth, NH 03801

Re: Foundry Place, LLC
Site Plan Approval
181 Hill Street
Tax Map 125, Lot 14

Dear Mr. Legg:

The Planning Board granted Site Plan Approval to then-owner, Deer Street Associates on November 16, 2017. The approvals are valid for one (1) year, pursuant to Site Plan Review Regulations §2.14.1.

In December 2017, the parcel was converted⁷ to current owner, Foundry Place, LLC.

Building 6 is one of a 5 lot overall development plan along Foundry Place by Deer Street Associates. Although Building 6 Site Plan approval was granted, Deer Street Associates is still involved with design issues as well as coordination of the overall project. Additionally, Deer Street Associates seeks to avoid construction related conflict with the under-construction city parking garage.

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dhoefle@hpgrlaw.com

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lgormley@hpgrlaw.com

STEPHEN H. ROBERTS
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MONICA F. KIESER
mkieser@hpgrlaw.com

SAMUEL HARKINSON
sharkinson@hpgrlaw.com

OF COUNSEL:
SAMUEL R. REID

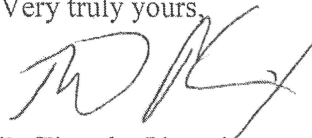
Dexter Legg, Chair
Portsmouth Planning Board

Page 2 of 2

July 30, 2018

Accordingly, and as permitted by §2.14.2 of the Site Plan Review Regulations, Deer Street Associates respectfully requests a one (1) year extension of the Site Plan approval.

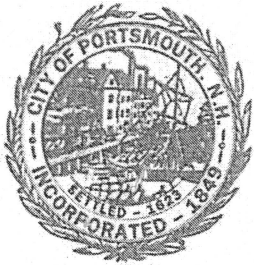
Very truly yours,

A handwritten signature in black ink, appearing to read 'RTP', written over a horizontal line.

R. Timothy Phoenix

RTP/msw
Encl.

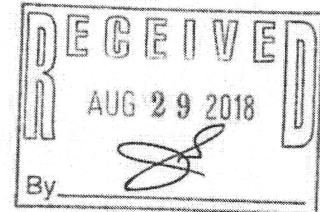
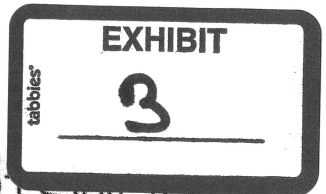
cc: Juliet T.H. Walker, Planning Director
Foundry Place, LLC
Gregg Mikolaities



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7281

Planning Department
(603) 610-7216



PLANNING DEPARTMENT

August 27, 2018

Kim Rogers
Foundary Place, LLC
P. O. Box 100
York Harbor, ME 03922

RE: Request for a One Year Extension of Site Plan Approval for Property Located at
181 Hill Street ("Lot 6")

Dear Mr. Rogers:

The Planning Board, at its reconvened meeting of August 23, 2018, considered your request for a one year extension of your Site Plan Review approval granted by the Planning Board on November 16, 2017.

As a result of said consideration, the Board voted to **grant** a one year extension. Your approval will now expire on November 15, 2019.

The minutes and audio recording of this meeting are available through the Planning Department.

Very truly yours,

Juliet T.H. Walker, Planning Director
for Dexter Legg, Chairman of the Planning Board
JTHW:jms

cc: Robert Marsilia, Building Inspector
Rosann Maurice-Lentz, City Assessor
R. Timothy Phoenix, Esq.
Gregg Mikolaities, August, PLLC

HOEFLE, PHOENIX, GORMLEY & ROBERTS, P.A.

ATTORNEYS AT LAW

127 Parrott Avenue, P.O. Box 4480 | Portsmouth, NH, 03802-4480
Telephone: 603.436.0666 | Facsimile: 603.431.0879 | www.hpgrlaw.com

July 2, 2019



HAND DELIVERED

Dexter, Legg, Chair
Portsmouth Planning Board
City Hall
1 Junkins Avenue
Portsmouth, NH 03801

Re: Foundry Place LLC
Site Plan Approval
181 Hill St. (Lot 6 of the DSA 2016 Subdivision)

Dear Mr. Legg and Planning Board members;

The Planning Board granted Site Plan approval with conditions to then-owner Deer Street Associates on November 16, 2017. The original approval was valid for one year pursuant to site plan regulation section 2.14.1. In December 2017, the parcel was conveyed to current Owner, Foundry Place, LLC. By letter dated July 30, 2018, Foundry Place, LLC requested a one-year extension of the site plan approval. On August 23, 2018, followed by letter dated August 27, 2018, the Planning Board granted a one-year extension of the site plan approval, expiring November 15, 2019.

To date, the building and lot development for 181 Hill St, known as Lot 6 of the 2016 Deer Street Associates Subdivision in the overall 6-Lot development plan along Foundry Place has not changed. Foundry Place LLC has experienced scheduling delays for several reasons. It became apparent to the Owner during construction of the City's Municipal Garage and Foundry Place street on Lot 1, that construction on Lot 6 could not reasonably occur simultaneously with the City projects. As the Owner waited for the City projects to be completed late last year, construction costs in Southern New Hampshire significantly increased, reducing the viability of the Lot 6 project. In 2019, the Owner and the architect went through a substantial value engineering process to reduce the costs of construction and to improve the economic viability of the project. Another reason for the delay has been the inability to date of the Owner and its leasing agents to pre-lease the commercial space. There has been interest to lease office space in the Lot 6 project, but two other developments that include future office space for lease have caused a temporary glut of available future office space in the Portsmouth Office Market. Foundry Place, LLC continues to seek commercial tenants. Meanwhile, Foundry Place LLC seeks to keep in place the original land use approvals. Accordingly, we request an additional one-year extension to November 15, 2020.

DANIEL C. HOEFLE

R. PETER TAYLOR

KEVIN M. BAUM

OF COUNSEL:

R. TIMOTHY PHOENIX

JOHN AHLGREN

SAMUEL HARKINSON

SAMUEL R. REID

LAWRENCE B. GORMLEY

KIMBERLY J.H. MEMMESHEIMER

MONICA F. KIESER

STEPHEN H. ROBERTS

MATTHEW G. STACHOWSKE

GREGORY D. ROBBINS

Dexter Legg, Chair
Portsmouth Planning Board

Page 2 of 2

July 2, 2019

We understand that an additional one-year extension will require TAC and Planning Board review and approval, pursuant to Portsmouth Site Plan Review Regulation section 2.14.3. We believe that the extension is reasonable and should be granted since there is to our knowledge no material change to the following pursuant to Portsmouth Site Plan Review Regulation section 2.14.5:

- (a) traffic flow, volume or congestion;
- (b) pedestrian safety;
- (c) drainage
- (d) water availability;
- (e) sewer capacity;
- (f) design standards;
- (g) landscape elements; and
- (h) zoning compliance.

We are prepared to submit any additional materials required by the Planning Staff, TAC and/or the Planning Board; however, from our perspective nothing has changed with respect to the November 16, 2017 site plan approvals.

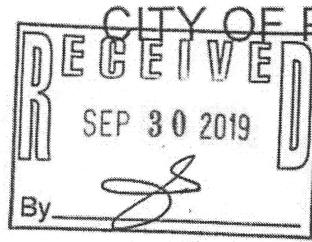
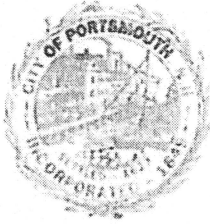
Very truly yours,



R. Timothy Phoenix

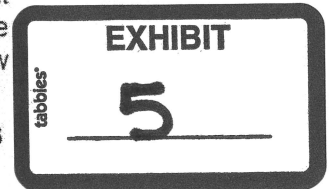
RTP/msw

cc: Juliet T.H. Walker, Planning Director
Foundry Place, LLC
Gregg Mikolaities



SCANNED

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216



PLANNING BOARD

September 24, 2019

Kim Rogers
Foundry Place, LLC
157 Deer Street
Portsmouth, NH 03801

RE: Site Plan approval extension request

Dear Owner:

The Planning Board, at its regularly scheduled meeting of Thursday, September 19, 2019, considered your request for a second 1-year extension of the Site Plan Review approval that was originally granted on November 16, 2017 and granted a 1-year extension on August 23, 2018 which will expire on November 15, 2019.

As a result of said consideration, the Board voted to approve a 1-year extension of the site plan to expire November 16, 2020 with the following stipulation:

- 1) The applicant shall work with DPW to determine how electrical/communication utility lines will be fed from Hanover Street and to verify removal or relocation of any utility poles or lines.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

for Elizabeth Moreau, Vice Chair of the Planning Board

cc: Robert Marsilia, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Gregg M. Mikolaities, P.E., August Consulting PLLC
R. Timothy Phoenix, Esq. Hoefle, Phoenix, Gormley & Roberts, P.A.

**Lot 6 Revised Trip Generation Evaluation
Deer Street Mixed Use Development
Portsmouth, New Hampshire**

Date: February 5, 2020
Subject: Lot 6 Revised Trip Generation Evaluation
Deer Street Mixed Use Development – Portsmouth, New Hampshire
To: Ania Rogers, DSA
From: Randy Dunton / Emily Leighton, Gorrill Palmer

Introduction

Lot 6 of the Deer Street Mixed Use Development was approved in June 2017 with the following proposed uses:

- 43 Apartment Units
- 4,296 sf Office Space
- 1,867 sf Retail Space

Since the time of the approval, the proposed site uses have been revised to be the following:

- 55 Apartment Units
- 0 sf Office Space
- 1,867 sf Retail Space

This proposed change results in an increase of 12 apartment units and a decrease of 4,296 sf of office space.

To ensure that the proposed change in site uses and sizes will not have a significant impact on the traffic on the adjacent roadway network, a trip generation evaluation has been completed. The following summarizes the methodology and results of the evaluation.

Revised Site Trip Generation

The trip generation for the previously approved Lot 6 has been based on the following uses and sizes:



- 43 Apartment Units
- 4,296 sf Office Space
- 1,867 sf Retail Space

Additionally, the trip generation for the proposed Lot 6 has been based on the following uses and sizes:

- 55 Apartment Units
- 0 sf Office Space
- 1,867 sf Retail Space

GP has updated the forecast Lot 6 trip generation by proportionally adjusting the trip generation from the Traffic Impact and Access Study (TIAS) completed by TEC Engineering for each use. The following table summarizes the previous trip generation and the updated Lot 6 trip generation:

Lot 6 Trip Generation Summary

Use	Size	Weekday	AM Peak Hour	PM Peak Hour	Saturday	Saturday Peak Hour
Approved						
Apartments	43 Units	286	23	28	276	23
Office	4,296 sf	47	6	6	10	2
Retail	1,867 sf	82	2	4	78	8
Total		415	31	38	364	33
Revised						
Apartments	55 Units	365	29	36	353	29
Office	0 sf	0	0	0	0	0
Retail	1,867 sf	82	2	4	78	8
Total		447	31	40	431	37

A trip end is a trip into or out of the site, thus a round trip is equal to two trip ends. Additionally, in the TEC TIAS trip generation, reductions were applied for; people walking and biking to the site, the use of transit, and a mixed-use reduction that captures shared trips between the different uses in the site. Additionally, the estimated number of pass-by trips was subtracted from the total trips to determine the primary trips. Pass-by trips are trips that are already on the roadway and decide to visit the site on their way to another location, while primary trips are new traffic that is being added to the roadway network by the development. GP forecast the updated primary trip generation by proportionally adjusting the reductions from the TEC TIAS based on the change in size of each use.



Lot 6 Primary Trip Generation Summary

Reduction	Overall Weekday	AM Peak Hour	PM Peak Hour	Overall Saturday	Saturday Peak Hour
Approved					
Subtotal	415	31	38	364	33
Walk/Bike	33	1	2	29	2
Transit	7	0	0	7	0
Mixed-Use	38	0	5	19	0
Pass-By	19	0	2	19	2
Total Primary	318	30	29	290	29
Revised					
Subtotal	447	31	40	431	37
Walk/Bike	36	1	2	34	2
Transit	7	0	0	8	0
Mixed-Use	41	0	5	22	0
Pass-By	20	0	2	22	2
Total Primary	343	30	31	345	33
Net Change	+25	0	+2	+55	+4

As shown in the table, the updated trip generation is slightly higher than the previously approved trip generation for all peak hours, except the AM weekday peak hour. The trip generation is forecast to be the same as the approved trip generation during the weekday AM peak hour. Since the increase of trip generation for the Weekday and Saturday occurs over a period of 24 hours, this increase would be considered insignificant. The AM, PM and Saturday changes of 0, +2, and +4 respectively would also be considered an insignificant change in volume.



GL ROGERS AND COMPANY

Sound Investments Build Thriving Communities

Manager of Foundry Place, LLC

9/16/2020

Juliet T. H. Walker, AICP
Planning Director, Portsmouth Planning Department
1 Junkins Ave
Portsmouth, NH 03801

RE: Administrative Approval of Site Plan Amendments for Lot 6; 89 and 99 Foundry Place (FKA 181 Hill Street)

Dear Juliet,

Just to confirm our conversation yesterday... You are not granting Administrative Approval of the Lot 6 site plan and project changes. Instead you are submitting our Administrative Approval request to the Planning Board (PB) and to its Technical Advisory Committee (TAC). The Site Plan Amendment review will be held at the TAC public hearing on October 6th, and if TAC agrees to recommend the Site Plan Amendments to the Planning Board, then the PB will consider the Site Plan Amendments at its October 15th public meeting. You have also previously informed Foundry Place LLC (FP LLC) that the request for an extension of the PB Site Plan Approval will be considered by TAC and the PB at those same meetings. Please provide confirmation that our application for Administrative Approval has been converted to an application to the Planning Board and TAC for Site Plan Amendment review.

We understand that the principal concern with the site plan changes by you and the City Manager is the elimination of the parking garage fronting on the Hill Street private right-of-way. Additionally, concerns by an abutter (Bruce Sommer) and interest in this area by the City Council also affected your decision. While we respect your decision-making process, we do not agree that a reduction in traffic on the Hill Street private right-of-way should create public challenges or concerns. And the abutter, Bruce Sommer, has been opposed to this project since its initial appearance before the Planning Board, as evidenced by the letter he wrote to the PB at that time.

You mentioned that the Planning Department does not require further documentation from Foundry Place LLC for the October TAC and PB meetings. Ania Rogers will upload the Gorrill Palmer traffic impact assessment on the changed uses to the Planning Dept website, if it has not already been uploaded. We can also provide this document in paper form for reviews by the TAC and PB members, which would seem necessary for their review of that specific document. Also, we are willing to provide additional paper forms of site plans for TAC and PB review as well, if it is determined to be necessary for the Site Plan Amendment review process. Please notify us in advance of any submittal requirements. We also request that you provide Foundry Place, LLC with correspondence from the public concerning our Site Plan Amendment application and/or Site Plan Approval Extension request.

157 Deer Street, Portsmouth, NH 03801

T (603)380-9530 F (603)380-7507 D (603)380-9534 E krogers@glrogers.com W www.glrogers.com

G L Rogers & Company, Inc.

Until we spoke yesterday, we were in the Design Development architectural phase of the revised project with a goal of submitting for a foundation permit in mid-October, and FP LLC was looking for your administrative approval at this time to justify both the time and work required for structural engineering and for other work necessary in advance of submitting for that foundation permit. Without your Administrative Approval and until such time Foundry Place LLC obtains Planning Board Site Plan Amendment approval, then FP LLC cannot submit to the Building Department for a foundation permit. The PB review of the site plan changes in October poses a significant challenge for Foundry Place LLC, as the current PB approval of this project expires on November 16th of this year. The FP LLC July 31st request to the PB for a site plan approval extension was pushed into October due to a cancelled TAC public hearing and due to an accidental delay in processing of the request by the City.

FP LLC firmly believes that the site plans as amended are in conformance with all aspects of the Zoning Ordinance and in conformance with the requirements of the TAC members. This project underwent extensive review by TAC and the PB during the original approval process. Recently, as an accommodation to neighborhood input, FP LLC reduced the proposed building by one story, where that story is allowed through a community space contribution - a contribution that we remain committed to. We have also maintained the 14' wide sidewalks on Foundry Place, where only 12' wide sidewalks are required for 4 stories.

Early this year, FP LLC dropped plans for a hotel use on Lot 6 based upon public objections to that use at a Zoning Board of Adjustment hearing. And while this amended project has increased the number of residential units from 43 to 55, the area of commercial space has been reduced by nearly 80% to offset the increase. With regards to locating parking in the Municipal Garage, the Post Closing Obligations Agreement with the City may not be a popular document, but it is binding on the City. We qualify to utilize offsite parking in the Municipal Garage due to a little-known section in the ZO that allows offsite parking where a parking garage is part of the overall development.

So, FP LLC hopes that you will assist the Planning Board in its review of the Site Plan Amendments. They will likely have many questions in response to the complex nature of this project and will likely want to better understand the zoning in place that led to the approved site plan design, uses, parking, and engineering. And as a reminder, please provide written confirmation that our Request for Administrative Approval has been converted to an application for Site Plan Amendment review by the Planning Board and TAC at their respective October meetings.

Best Regards,

Foundry Place, LLC
By: GL Rogers and Company, Inc., Its Manager



Kim S. Rogers, President of Manager

CC: Dexter Legg, Chairman of the Planning Board

Residences at Foundry Place - Parking Summary

Revised

October 9, 2020	
Building Name	Use

PARKING ANALYSIS based upon 2017 Zoning Ordinance									
Parking required - Downtown Overlay District 10.1115.20		Parking required per ZO (Development Incentive 10.5A47.10 for 2017 only)		Downtown overlay district - 10.1115.23	Total parking spaces required by ZO	Parking spaces provided on site	Parking spaces provided at Municipal Garage (see references below)	Total parking spaces provided	Surplus Parking Spaces
Spaces per residential unit	Quantity	Spaces per residential unit	Quantity	Reduction = 4 parking spaces	Quantity	Quantity	Quantity	Quantity	Quantity

October 9, 2020	
Building 6 - 2017 Z.O.	
	Onsite Parking Garage
	Parking for Hill Hanover Group by easement
	Exterior Parking
	Multi-Family Dwelling (2017 - 43 units)
	Municipal Garage
	Retail Sales
	Totals for 43 Units

PARKING ANALYSIS - 2017 Zoning Ordinance for original 43 Unit configuration									
Building 6									
-	-	-	-	-	-	17.00	-	17.00	-
-	-	-	-	-	-	14.00	-	14.00	-
-	-	-	-	-	-	-	-	-	-
-	-	1.00	43.00	(4.00)	39.00	-	-	-	-
-	-	-	-	-	-	-	21.00	21.00	-
-	-	-	-	-	-	-	-	-	-
-	-	-	43	(4.00)	39	31	21	52	13

October 9, 2020	
Building 6 2020 Z.O.	
	Added Dwelling 500-750 sqft* (7)
	Added Dwelling >750 sqft* (5)
	Visitor Parking for 12 Units
	Exterior Parking
	Totals for 12 Units

PARKING ANALYSIS - 2020 Zoning Ordinance for Additional 12 Residential Units									
Building 6									
1.00	7.00				7.00	-	7.00	7.00	
1.30	7.00				7.00	-	7.00	7.00	
1 per 5	3.00			-	3.00	-	-	-	-
-	-	-	-	-	-	3.00	-	3.00	-
-	17	-	-	-	17	3	14	17	0

Totals for 55 Units *

-	17	-	43	(4.00)	56	34	35	69	13
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*Parking Base calculation Per 2020 Zoning Ordinance for additional 12 units. 43 Units (17 < 750 SF and 26 > 750 SF are not a change in use and are grandfathered at 1 parking space per unit without visitor parking requirements.

New Municipal Foundry Place Parking Garage	
Reference City/DSA Post Closing Obligations Agreement & Parking Agreement documents dated 9/09/2016, and per Section 10.1113.111 Municipal Garage Spaces qualify as "off-street parking" as held by City Legal Department.	
DSA Parking Garage spaces - interior	58
DSA Flex Parking Spaces - exterior / interior	10
Total spaces **	68

** 33 of the 68 municipal parking spaces used in Lot 3 - 165 Deer Street Site Plan parking calculations