

Mr. Rick Taintor, Planning Director City of Portsmouth Municipal Complex Planning Department 1 Junkins Avenue Portsmouth, NH 03801

November 30, 2016

### Re: Request for Planning Board Design Review, 165 Deer Street - Lot 2

Dear Rick:

On behalf of Deer Street Associates, JSA Inc respectfully submits this request for Planning Board Design Review, for the development at 165 Deer St - Lot 2. Enclosed please find the following plans and supporting documents (12 copies each):

Supporting Documents:

- Incentives to Development Standards Summary
- Sustainability Goals Summary
- Variances and Easements Summary

Drawings:

- Civil
- Site Electrical
- Landscape

We look forward to working with the Planning Department as this project evolves.

Sincerely,

tray & Kozak

Tracy S. Kozak Principal

Enclosures Cc: Kim Rogers and Ania Rogers, DSA

### Deer Street Development

### Lot 2

### Incentives to Development Standards

10.5A47.10

### Planning Board Design Review

11/30/2016

	Total Lot Area	COMMUNITY SPACE REQUIRED FOR INCENTIVES	Community Open Space Provided	Community space incentive taken	Community space excess (deficit) after incentives taken	WorkForce Housing	Remarks
Lot	area (sf)	20%	area (sf)	Y/N	area (sf)	Y/N	
2		-	8,521	-	8,521	-	open space plaza, no buildings
3	26,488	5,298	2,044	Y	(3,254)	N	open space incentive taken for footprint, height & parking
4	18,371	3,674	1,493	Ν	1,493	N	no incentives taken
5	22,734	4,547	1,847	Ν	1,847	Y	workforce housing incentive taken for height & parking
6	22,538	4,508	1,397	Y	(3,111)	N	open space incentive taken for height & parking
Total	90,131	18,026	6,781		5,497		Excess community space beyond incentive requirements



### **Deer Street Development**

Planning Board, Design Review 11-30-2016

### Sustainability Goals Summary – Lot 2

### SITE

- **Prevent Erosion /** Sedimentation of neighboring waterways Meet NH-DEP wetlands & EPA SWWPP requirements.
- **Redevelop a brownfield** qualified site with soils removal, treatment, and/or containment strategies.

### WATER

• **Protect water quality** – engineered storm water systems

### ENERGY

- **Conserve Energy** -- Achieve 50% Energy Use Index (EUI) Reduction over code compliance (IECC2009). Commission all energy using systems. LED lighting throughout.
- **Reduce Low level ozone** (smog) -- Provide safe and secure bicycle storage.

### **MATERIALS & RESOURCES**

- Minimize waste (during construction and operation)
- Use regional materials



### **Deer Street Development**

Planning Board, Design Review

11-30-2016

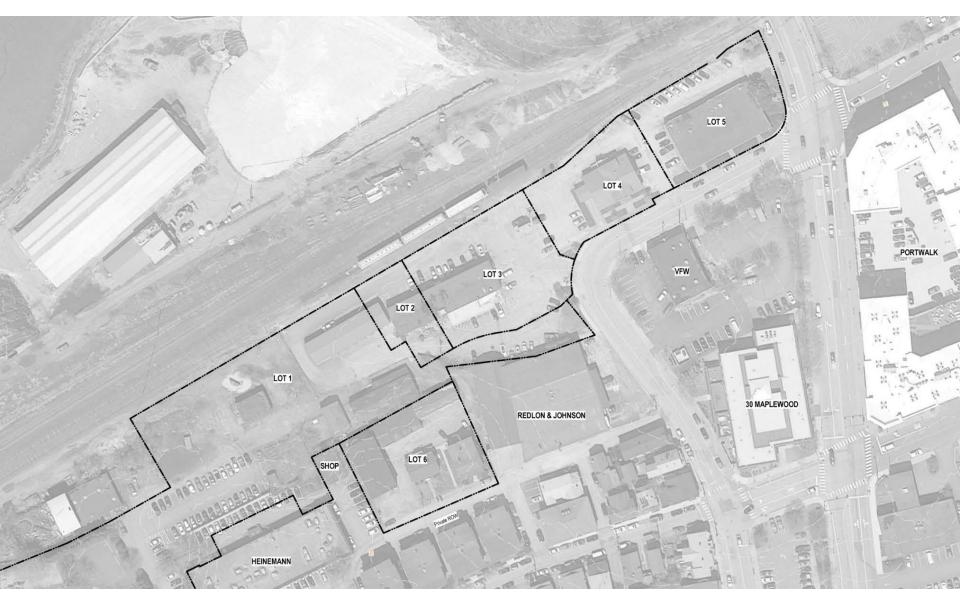
### Variances & Easements Summary – Lot 2

### Lot 2 –

• Easement for underground storm-water system, to serve Lot 3

### Lot 3 –

• Easement/Variance for underground storm-water system at abutting Lot 2



### **EXISTING CONDITIONS LOT PLAN**

<u>Deer Street Lots 2-6</u>





### **EXISTING CONDITIONS**

Deer Street Lots 2-6





### NORTH END VISION PLAN

Deer Street Lots 2-6 Planning Board, Design Review December 15, 2016





### NORTH END VISION PLAN

<u>Deer Street Lots 2-6</u>





### Brismouth Portsmouth Athenaeum

### HISTORIC CONDITIONS

Deer Street Lots 2-6



Portsmouth, N. H. Railroad Station.





### HISTORIC CONDITIONS

### <u>Deer Street Lots 2-6</u>





### **VISION PLAN**

<u>Deer Street Lots 2-6</u>

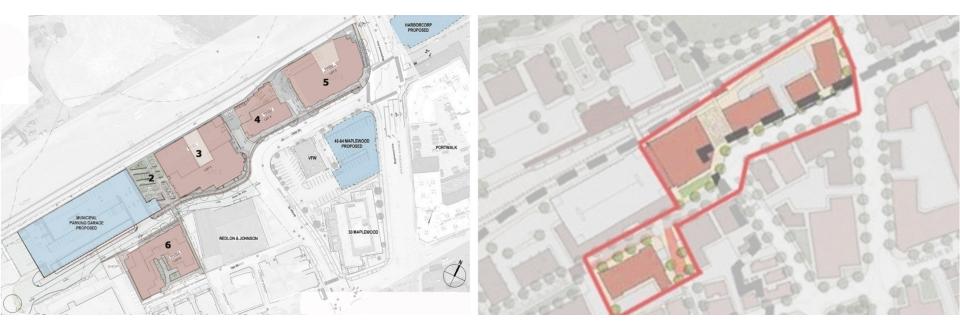




### **MASTER & VISION PLAN**

Deer Street Lots 2-6

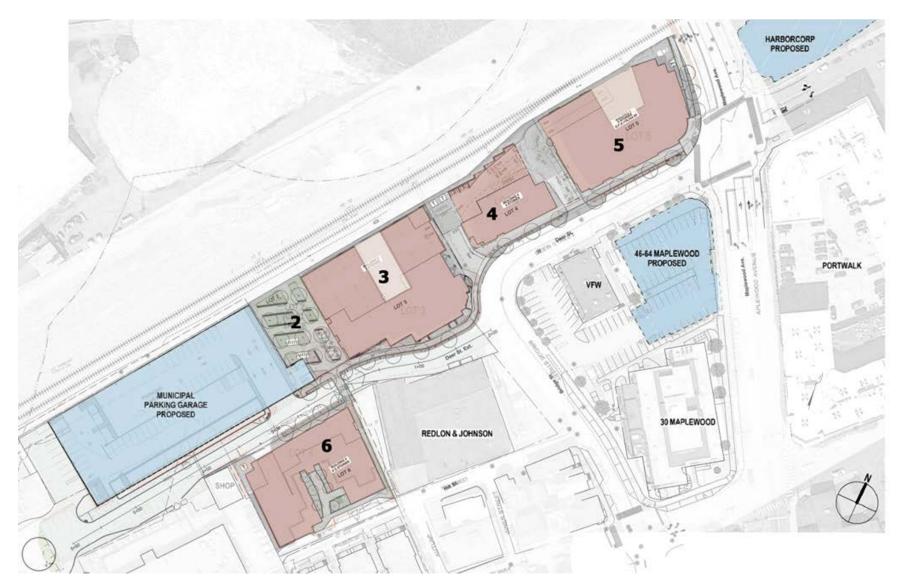




### **MASTER & VISION PLAN**

Deer Street Lots 2-6





### **MASTER PLAN**

<u>Deer Street Lots 2-6</u>



### A PALETTE OF PORTSMOUTH MATERIALS: CITY LIGHTING, PAVERS AND SITE FURNITURE

### LANDSCAPE MATERIALS AT CIVIC SPACE AND BUILDING FRONTAGES

### STORMWATER TREATMENT



### LANDSCAPE MATERIALS & TECHNIQUES



JSA

ARCHITECTS INTERIORS PLANNERS

Deer Street Lots 2-6

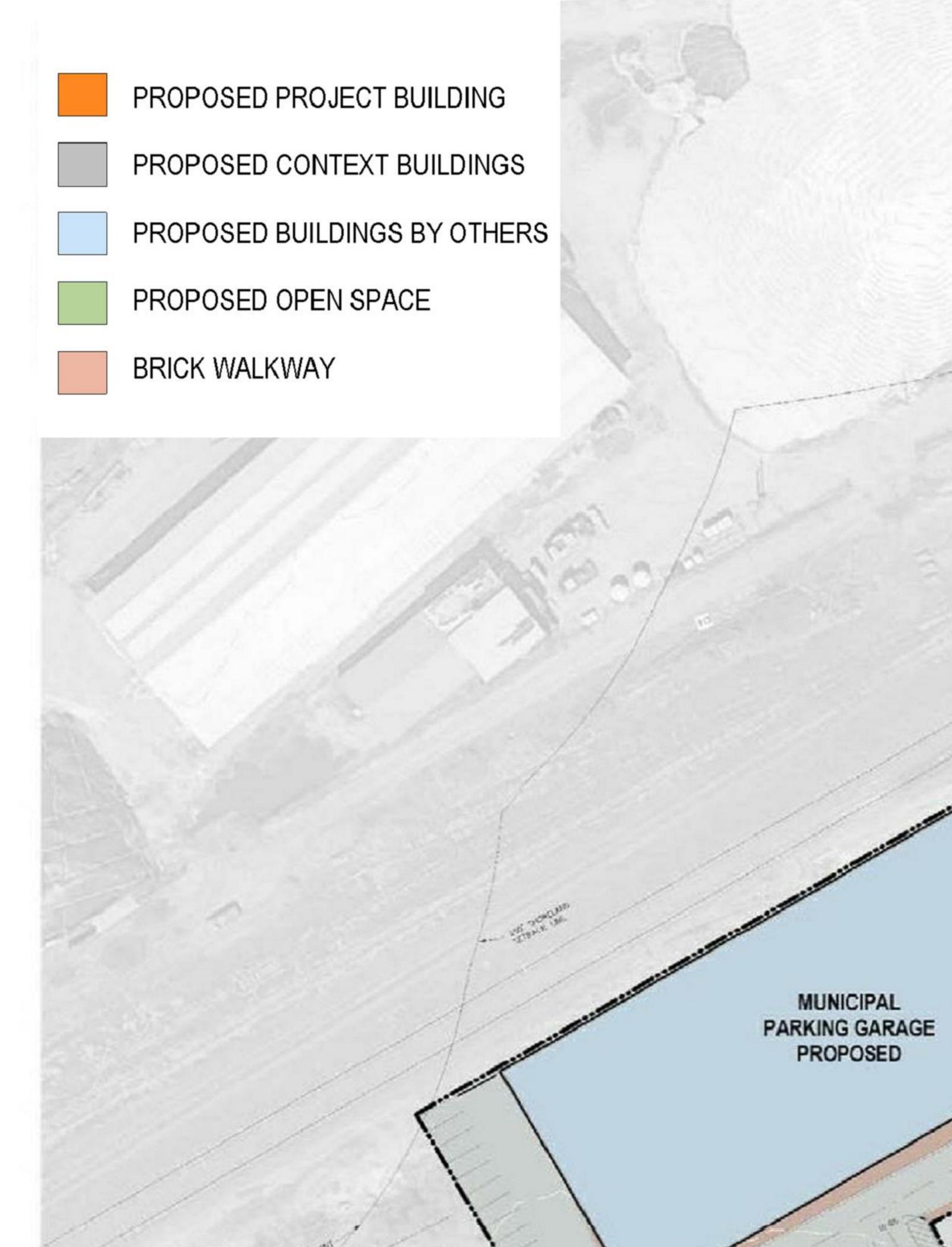


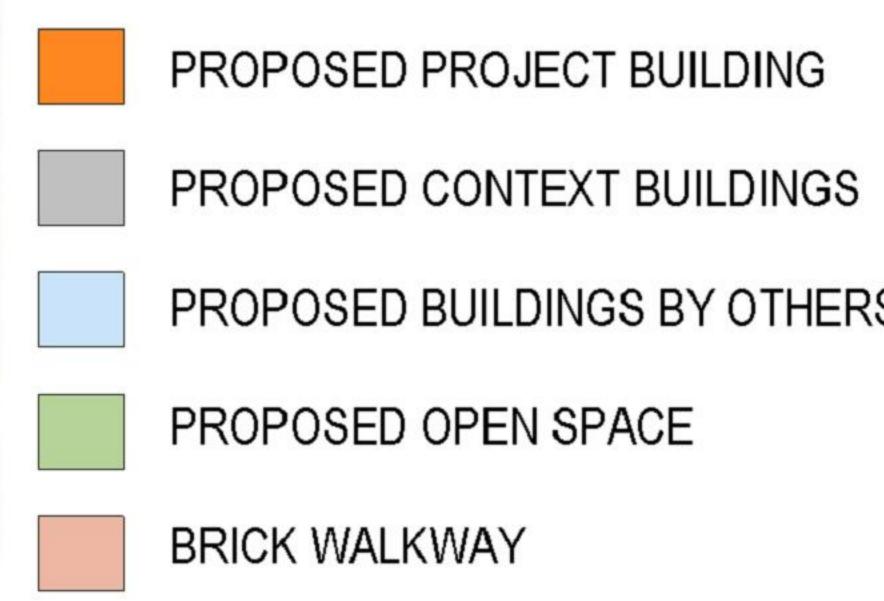
### **MASTER PLAN**

Deer Street Lots 2-6









GRAPHIC SCALE: 1" = 100'-0"-

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PROPOSED CONTEXT BUILDINGS PROPOSED BUILDINGS BY OTHERS PROPOSED OPEN SPACE BRICK WALKWAY

MUNICIPAL

PARKING GARA



# **DEER CTREFTINT?**





DRAWING SHEET LIST			
SHEET NO.	NAME		
Cover Sheet			
T.01	COVER SHEET		
Civil			
C1.0	SITE PLAN		
C2.0	GRADING & DRAINAGE		
Site Electric			
SE1.1	SITE ELECTRICAL PLAN		
SE1.2	SITE LIGHTING PLAN		
SED1.1	SITE ELECTRICAL DEMOLITION PLAN - EXISTING CONDITIONS		
Landscape			
L1	OVERALL HARDSCAPE PLAN		
L2	OVERALL LANDSCAPE PLAN		
L3.1	LOT 2 DETAIL PLAN		
L4	DETAILS		



PLANNERS 273 CORPORATE DRIVE PORTSMOUTH, NH 03801 T 603.436.2551 F 603.436.6973 www.jsainc.com

GEOINSIGHT, INC. GEOTECH & CIVIL MANCHESTER, NEW HAMPSHIRE

GREENMAN-PEDERSEN, INC. LANDSCAPE DESIGN PORTSMOUTH, NEW HAMPSHIRE

JSN ASSOCIATES, INC. STRUCTURAL ENGINEER PORTSMOUTH, NEW HAMPSHIRE

ENGINEERED SYSTEMS INC. MPFP ENGINEER WOBURN, MASSACHUSETTS

ENGINEERED BUILDING SYSTEMS ELECTRICAL ENGINEER DERRY, NEW HAMPSHIRE

### **DEER STREET LOT 2**

PORTSMOUTH, NH 03801

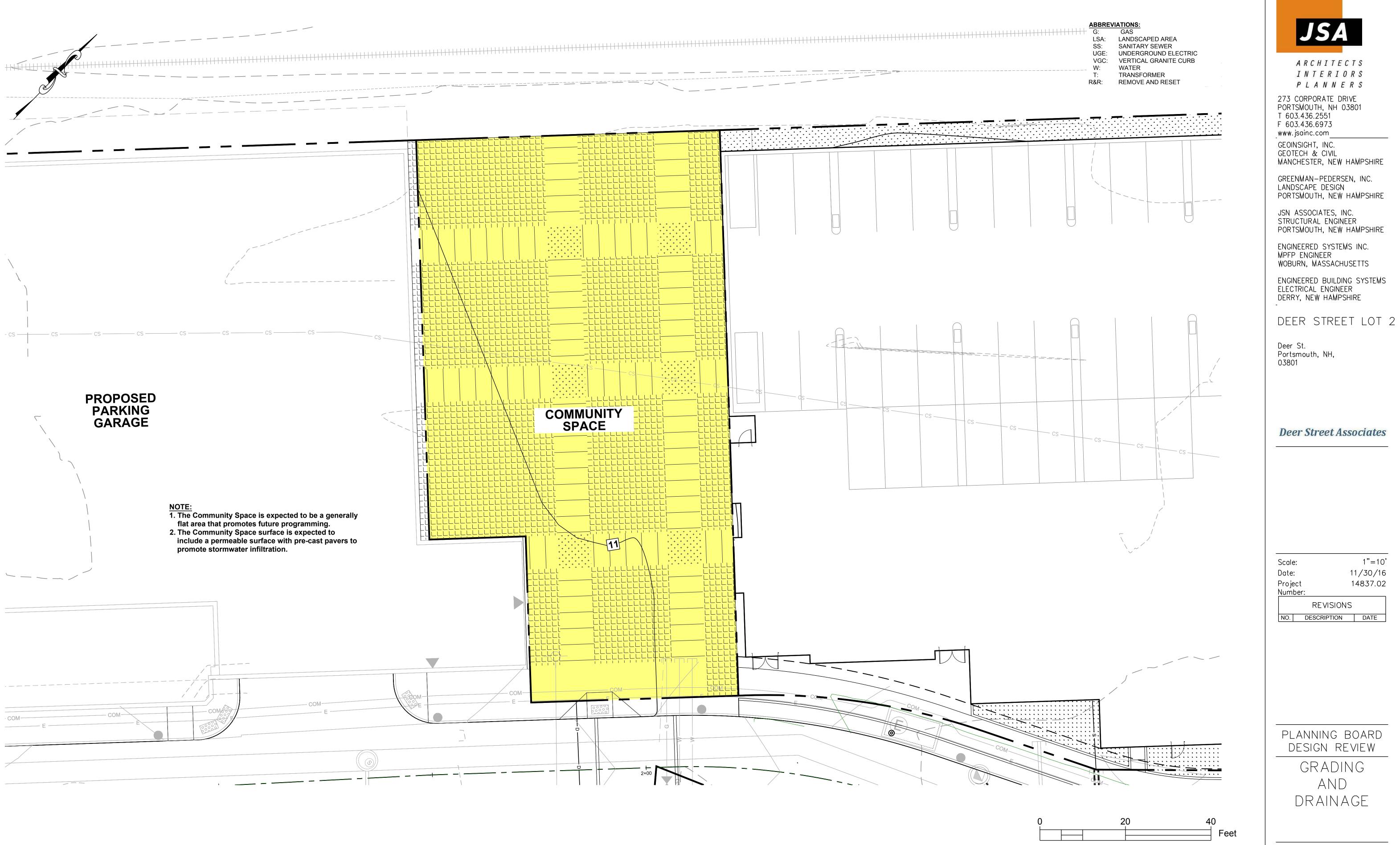
## **Deer Street Associates**

Scale: Date: **Project Number:** 

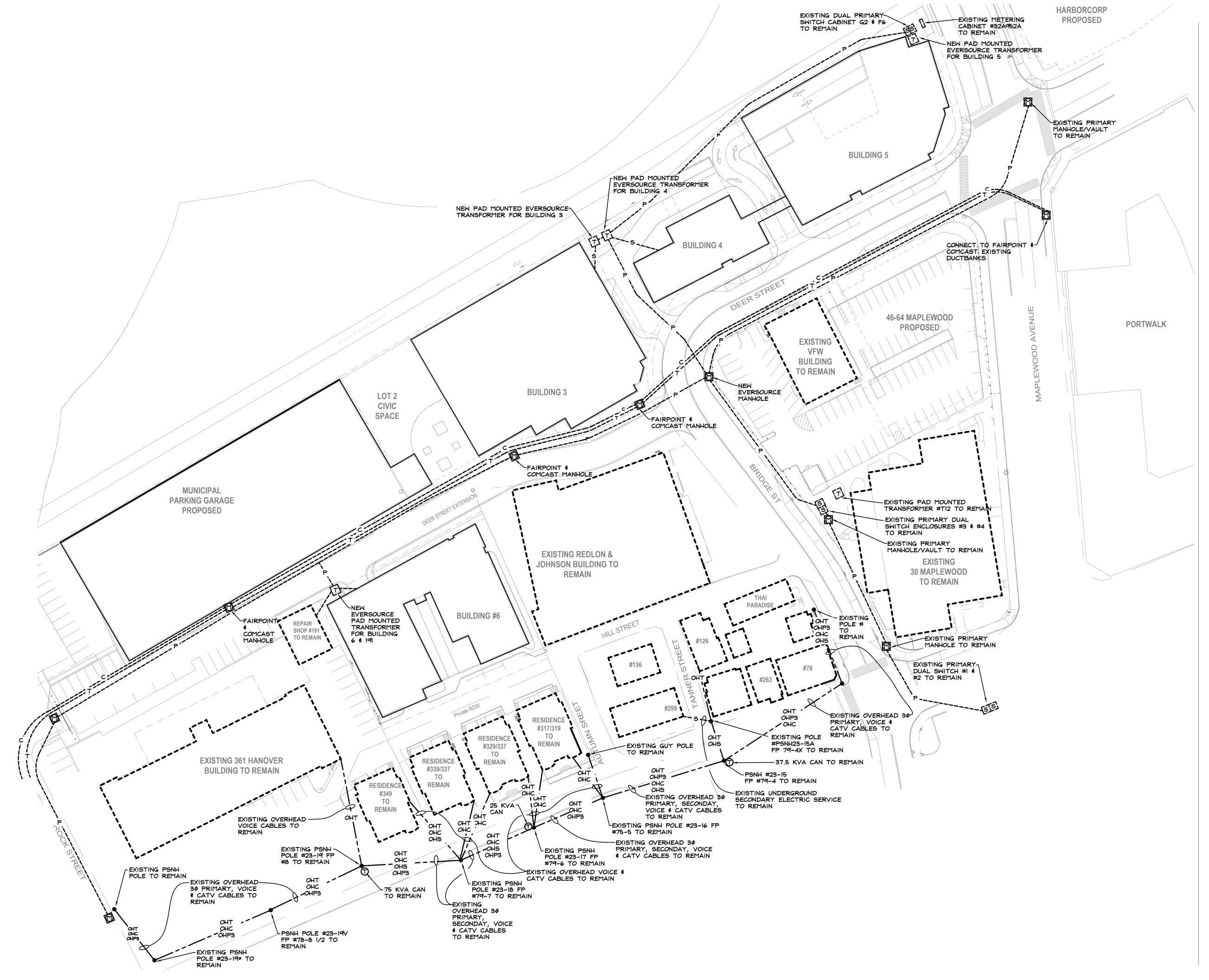
As indicated 11/30/2016 14837.03

REVISIONS			
NO.	DESCRIPTION	DATE	





1"=10'





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ENGINEERED BUILDING SYSTEMS ELECTRICAL ENGINEER DERRY, NEW HAMPSHIRE

DEER STREET LOT 2

Deer St. Portsmouth, NH, 03801

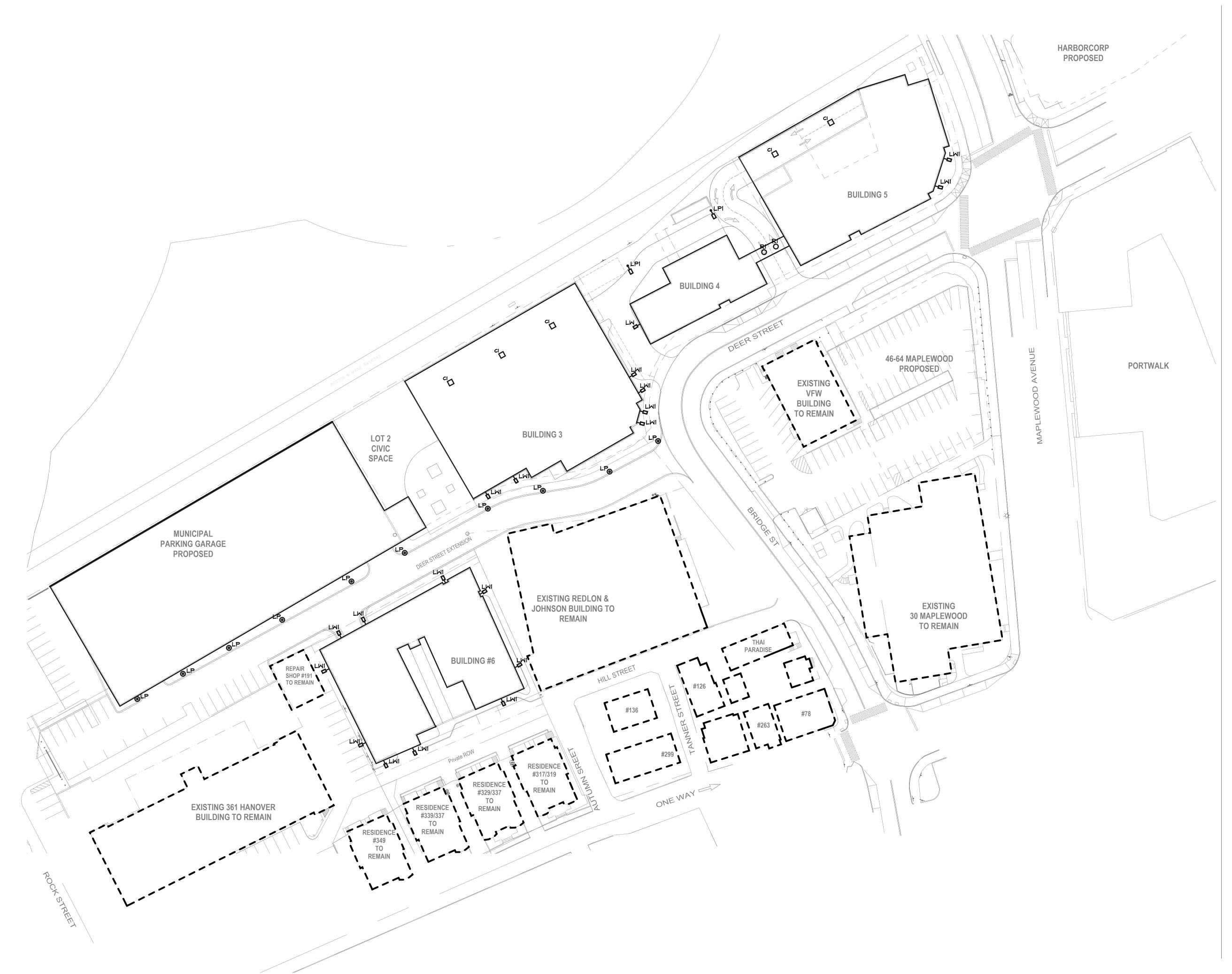
Deer Street Associates

Scale	e:		1"=40'
Date:		1	1"=40' <b>1/30/16</b>
Proje	ct Number:	1	4837.02
[		(EBS	216214)
	REV	ISIONS	
NO.	DESCRI	PTION	DATE

PLANNING BOARD DESIGN REVIEW SITE ELECTRICAL PLAN



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### DEER STREET LOT 2

Deer St. Portsmouth, NH, 03801

Deer Street Associates

Scale:	1"=40' <b>11/30/16</b>
Date:	
Project Number:	14837.02 (EBS 216214)
REV	ISIONS
NO. DESCRI	PTION DATE

PLANNING BOARD DESIGN REVIEW SITE LIGHTING PLAN



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**ENGINEERED BUILDING SYSTEMS** ELECTRICAL ENGINEER DERRY, NEW HAMPSHIRE

DEER STREET LOT 2

Deer St. Portsmouth, NH, 03801

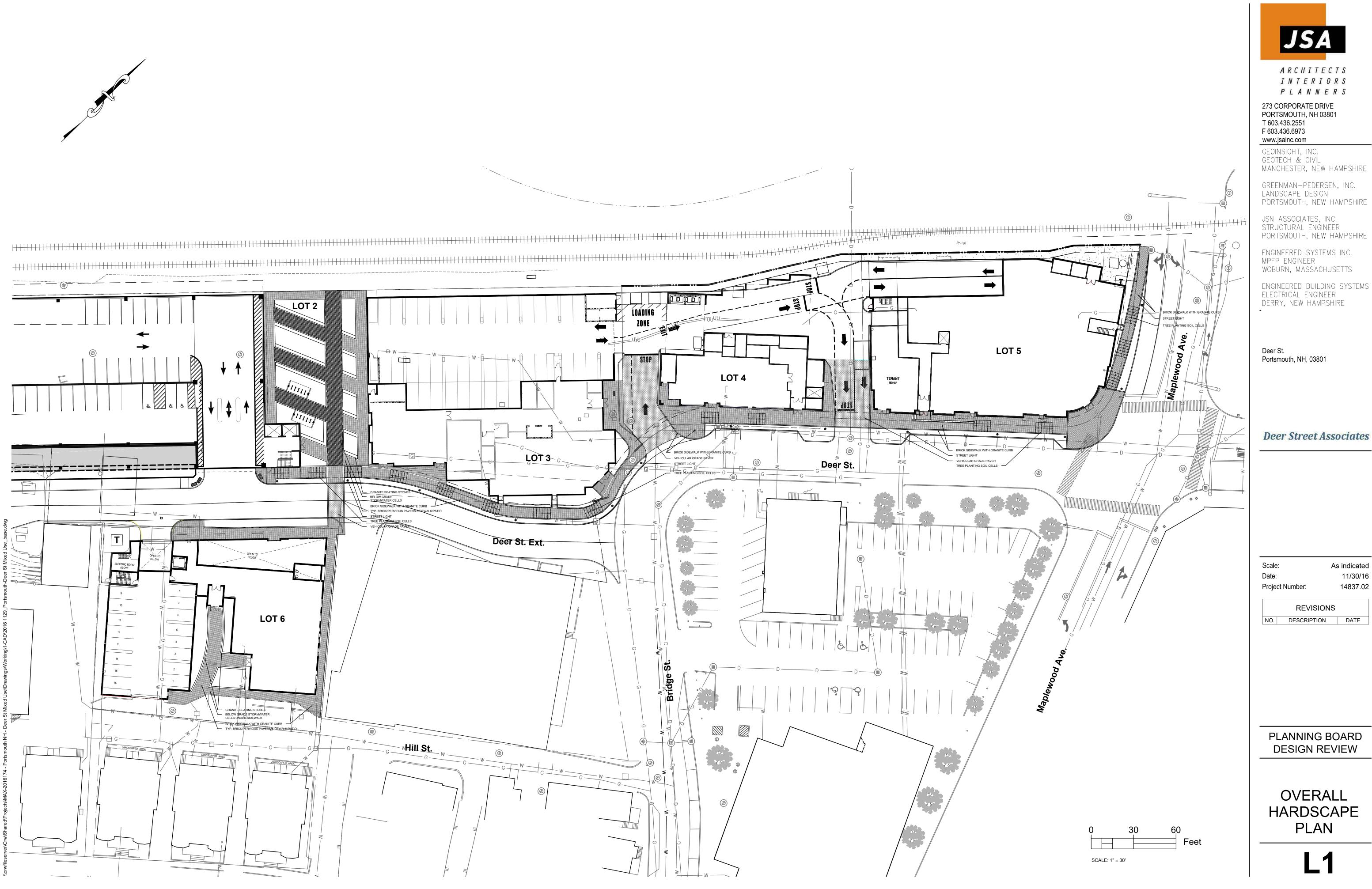
Deer Street Associates

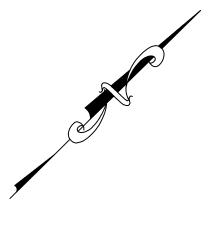
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Project Number:	14837.02 (EBS 216214)
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NO. DESCRI	PTION DATE

PLANNING BOARD DESIGN REVIEW SITE ELECTRICAL DEMOLITION PLAN - EXISTING CONDITIONS



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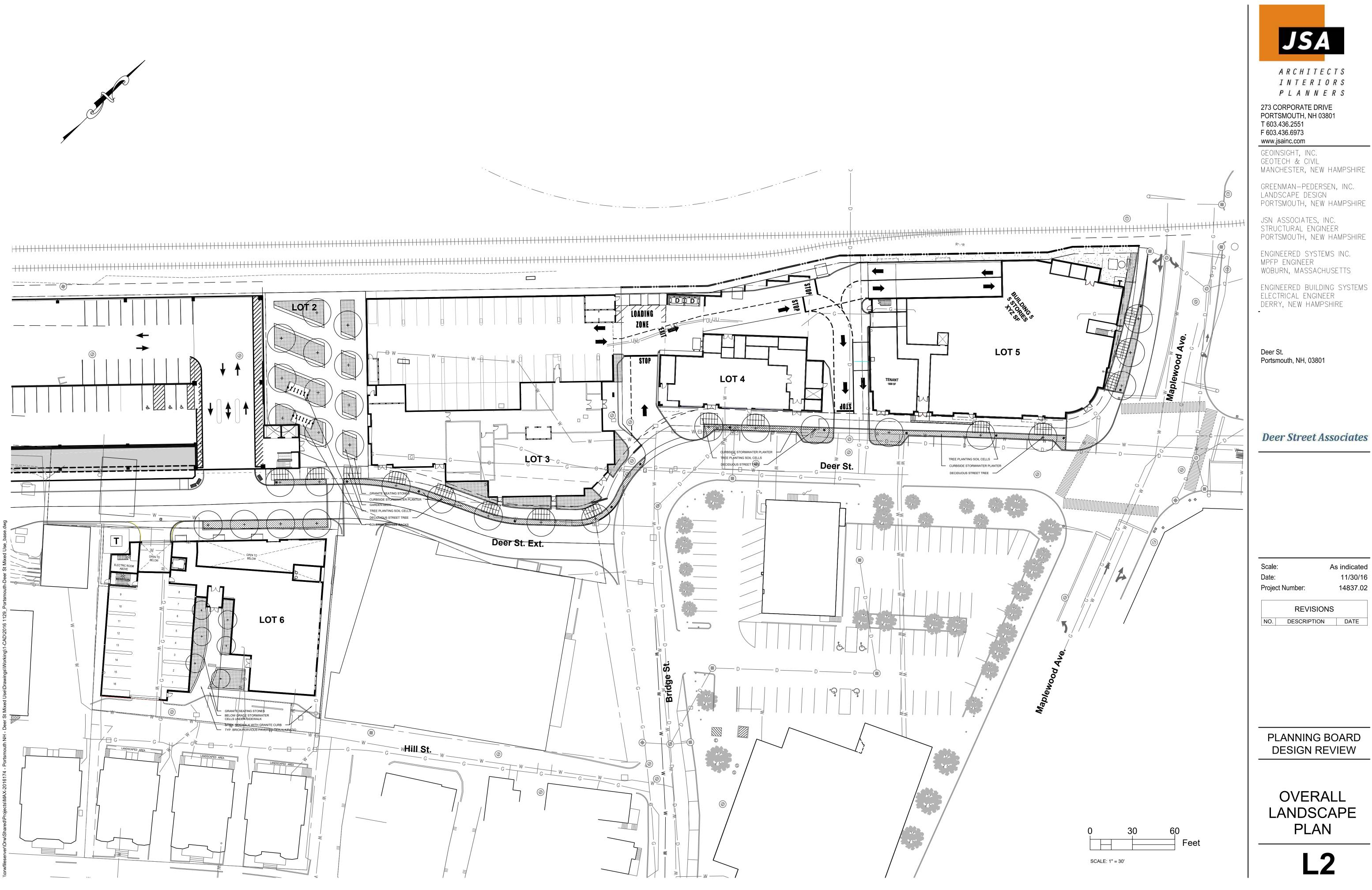


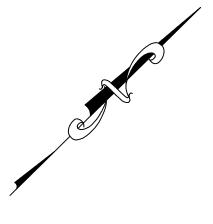
ENGINEERED BUILDING SYSTEMS

### Deer Street Associates

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Project Number:	14837.02

	REVISIONS	
NO.	DESCRIPTION	DATE





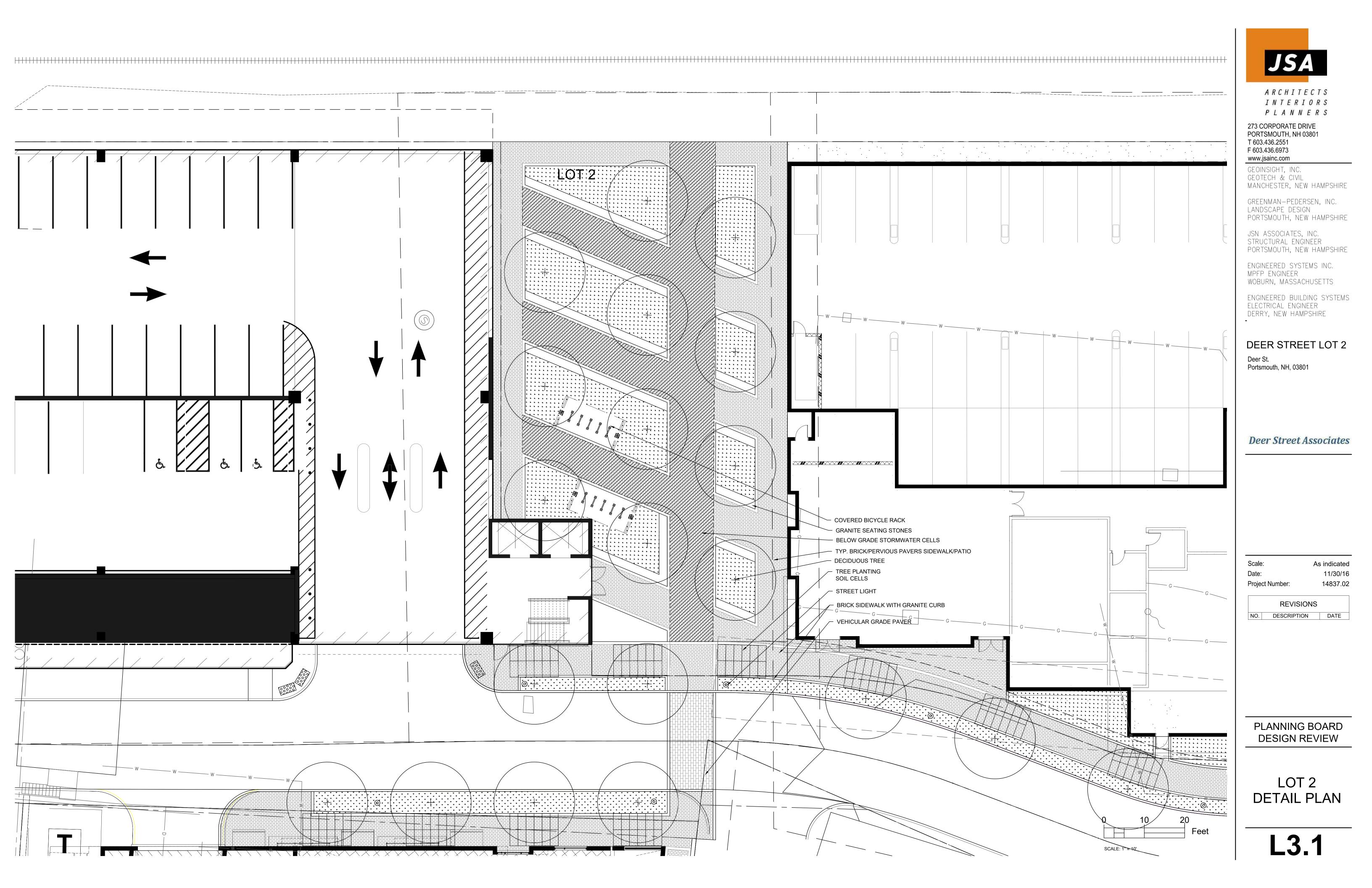
ENGINEERED BUILDING SYSTEMS

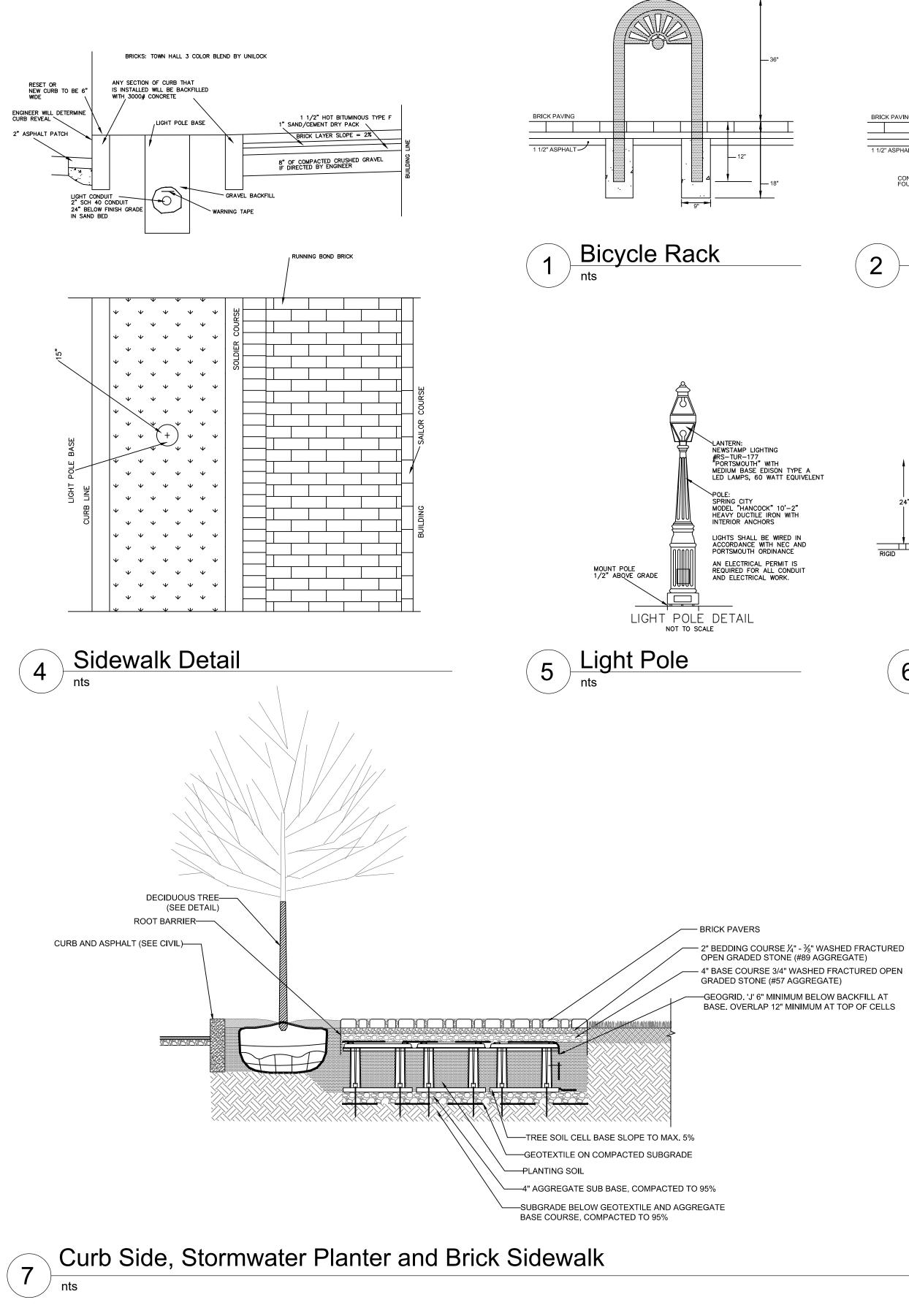
### Deer Street Associates

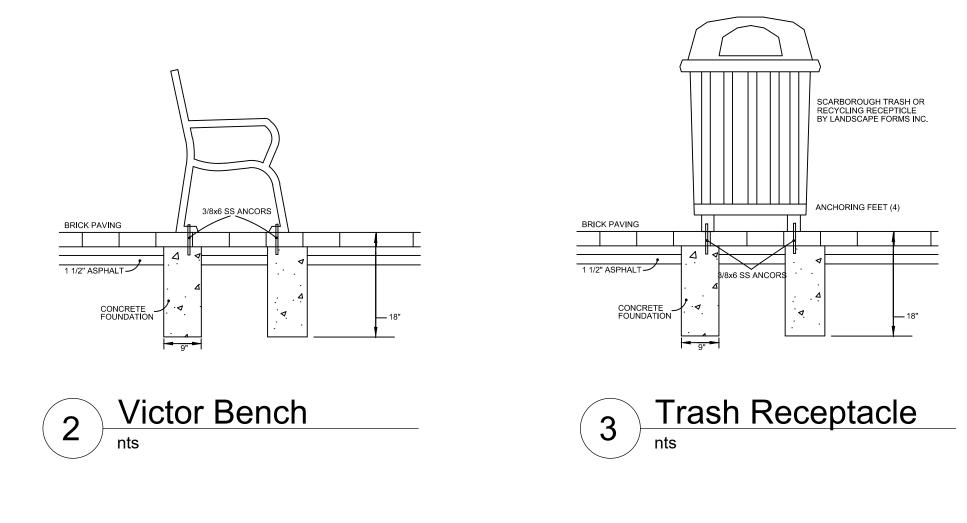
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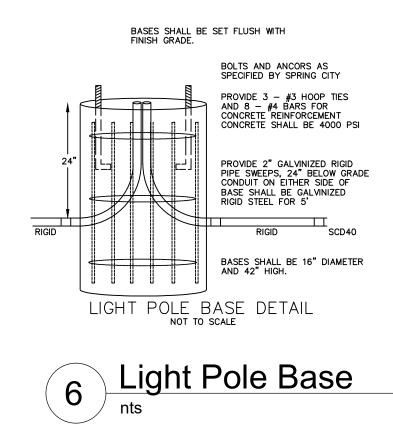
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### PLANNING BOARD













ARCHITECTS INTERIORS PLANNERS

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ENGINEERED BUILDING SYSTEMS ELECTRICAL ENGINEER DERRY, NEW HAMPSHIRE

### DEER STREET LOT 6

Deer St. Portsmouth, NH, 03801

### **Deer Street Associates**

Scale:	As indicate
Date:	11/30/10
Project Number:	14837.02
<b></b>	

REVISIONS	
NO. DESCRIPTION DATE	

### PLANNING BOARD **DESIGN REVIEW**





TYPICAL DETAILS DEPARTMENT OF PUBLIC WORKS CITY OF PORTSMOUTH NEW HAMPSHIRE