

K0076  
March 6, 2025

Mr. Rick Chellman, Chair  
City of Portsmouth Planning Board  
1 Junkins Avenue  
Portsmouth, New Hampshire 03801

Re: **Preliminary Conceptual Consultation  
Map 213 Lot 12 – Proposed Multifamily Development**

Dear Chairman Chellman:

On behalf of Brora, LLC (owner) and The Kane Company (applicant) we are pleased to submit one (1) set of hard copies and one electronic file (.pdf) of the following information to support a request for a Preliminary Conceptual Consultation for the above referenced project:

- Conceptual Site Plan Package, dated March 6, 2024;
- Owners Authorization, dated March 6, 2024

The proposed project is located on a parcel of land along Portsmouth Boulevard that is identified as Map 213 Lot 12 on the City of Portsmouth Tax Maps. The property is bound to the north by Portsmouth Boulevard, to the west by the Hilton Homewood Suites, to the south by residences on Osprey Drive and to the east by residences on Dunlin Way. The site is currently undeveloped. This property is an 8.4-acre parcel of land located in the Office Research District and the Gateway Neighborhood Overlay District (GNOD). The northern portion of the parcel along Portsmouth Boulevard gently slopes up from north to south and then approximately one-third of the way into the parcel the topography changes to a steep slope that plateaus in the south corner of the site after grade change of approximately 50-feet in elevation.

The proposed project will be permitted under the recently adopted GNOD Overlay District regulations. As conceptually designed, the project will include three (3), six (6) story multifamily residential buildings consisting of approximately 270 dwelling units. The three (3) proposed buildings will be located along the frontage of Portsmouth Boulevard with associated parking located at the rear of buildings. Tenant amenity areas are anticipated to be provided on the first floor of the buildings with the primary amenities being centrally located in the middle building. The buildings will be connected by attractively landscaped and hardscaped outdoor amenity areas. The south portion of the site, where there is a significant change in grade, will remain undeveloped to provide a buffer between the proposed development and the existing residences along Osprey Drive. This south portion of the site is anticipated to be improved with walking paths and landscape features for outdoor recreation.



The applicant respectfully requests to be placed on the March 20, 2025 Planning Board meeting agenda for a Preliminary Conceptual Consultation. If you have any questions or need any additional information, please contact me by phone at (603) 433-8818 or by email at [pmcrimmins@tighebond.com](mailto:pmcrimmins@tighebond.com).

Sincerely,

**TIGHE & BOND, INC.**



Patrick M. Crimmins, PE  
Vice President

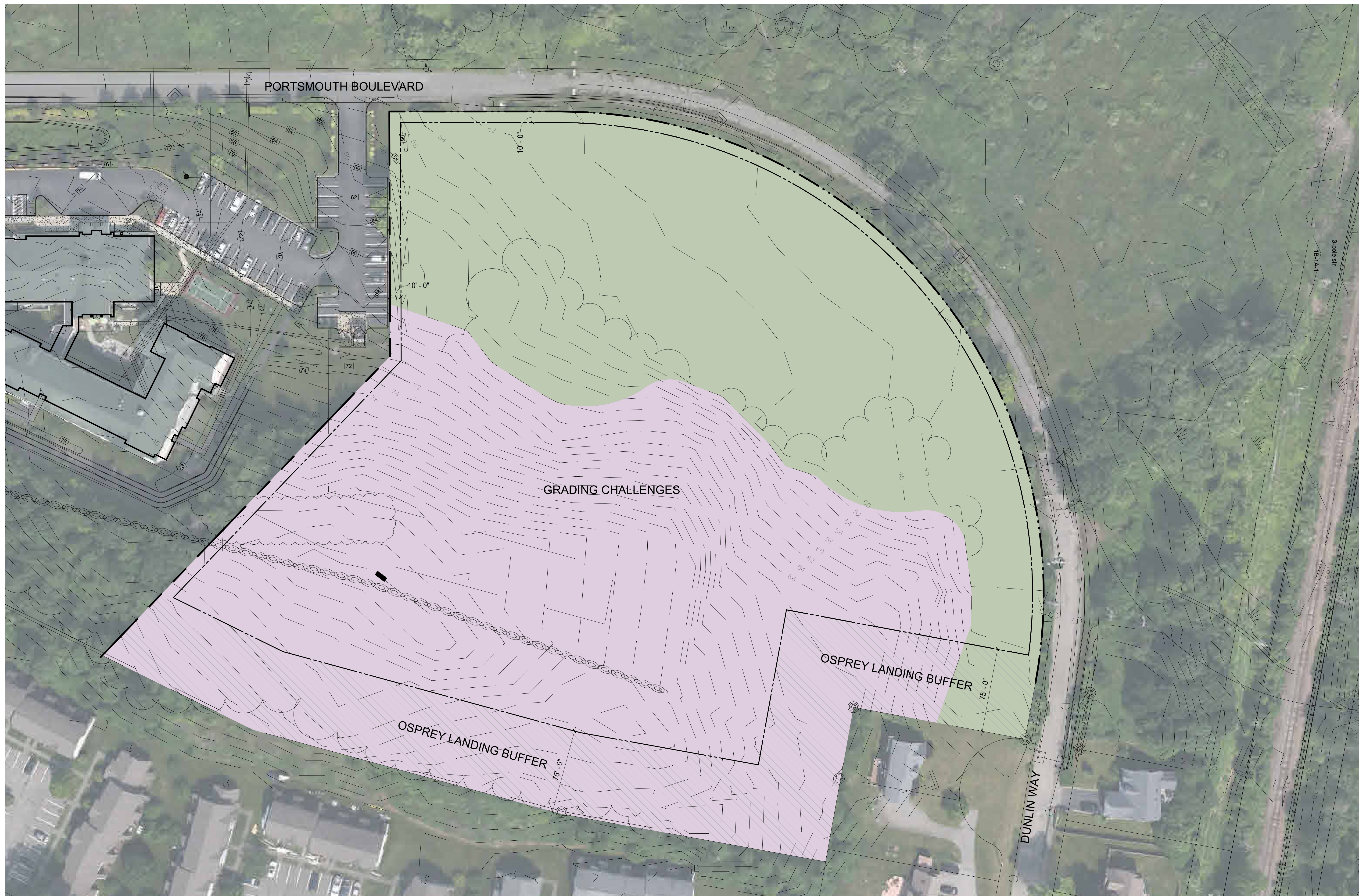




PROPOSED SITE

EXISTING CONDITIONS





**PLAN NOTES**

- SITE CONSIDERATIONS:**
1. OSPREY LANDING BUFFER
  2. STEEP EXISTING GRADING
  3. SHALLOW LEDGE AND CLAY
  4. GNOD ZONING OVERLAY

1 EXISTING SITE  
 SCALE: 1" = 40'-0"





1 SCHEMATIC SITE PLAN  
SCALE: 1" = 40'-0"

REQUIRED PARKING			
TENANT PARKING	VISITOR PARKING	TOTAL REQUIRED SPACES	
270.2	53.8	336 SPACES PROVIDED	324

BUILDING A			
Name	Area	Count	% OF TOTAL
ONE BEDROOM UNIT	643 SF ... 647 SF	41	40.2%
STUDIO UNIT	431 SF ... 534 SF	24	23.5%
TWO BEDROOM UNIT	918 SF ... 1069 SF	37	36.3%
Grand total: 102			

BUILDING B			
Name	Area	Count	% OF TOTAL
ONE BEDROOM UNIT	642 SF ... 753 SF	20	30.8%
STUDIO UNIT	446 SF ... 474 SF	20	30.8%
TWO BEDROOM UNIT	888 SF ... 1068 SF	25	38.5%
Grand total: 65			

BUILDING C			
Name	Area	Count	% OF TOTAL
ONE BEDROOM UNIT	643 SF ... 647 SF	41	40.2%
STUDIO UNIT	423 SF ... 534 SF	24	23.5%
TWO BEDROOM UNIT	918 SF ... 1069 SF	37	36.3%
Grand total: 102			