

C0960-011
January 11, 2021

Mr. Dexter Legg, Chairman
City of Portsmouth Planning Department
1 Junkins Avenue
Portsmouth, New Hampshire 03801

Re: **Preliminary Conceptual Consultation Phase
Proposed Mixed Use Development, 53 Green Street, Portsmouth, NH**

Dear Chairman Legg:

On behalf of Stone Creek Realty, LLC (owner), and CPI Management, LLC (applicant), we are pleased to submit the following information to support a request for a Preliminary Conceptual Consultation for the above referenced project:

- One (1) copy of the Conceptual Site Plan Set, dated January 11, 2021;
- One (1) application fee check in the amount of \$200.00

The proposed project consists of a 5-story mixed-use residential building at 53 Green Street with below ground parking, first floor residential lobby, commercial space and parking, upper floor residential, and associated site improvements. The project is proposing over 20% community space in order to meet the incentive requirements to construct an additional story on the building. A Conditional Use Permit for Wetland Buffer Impact will be required for the project.

As per Section 2.4.2.1 of the Site Plan Regulations, the proposed project is required to meet with the Planning Board for Preliminary Conceptual Consultation Phase. Thus, the applicant respectfully requests to be placed on the January 21, 2021 Planning Board meeting agenda for the Preliminary Conceptual Consultation Phase. If you have any questions or need any additional information, please contact Patrick Crimmins by phone at (603) 433-8818 or by email at pmcrimmins@tighebond.com.

Sincerely,

TIGHE & BOND, INC.



Patrick M. Crimmins, PE
Senior Project Manager



Neil A. Hansen, PE
Project Engineer

Copy: Stone Creek Realty, LLC
CPI Management, LLC



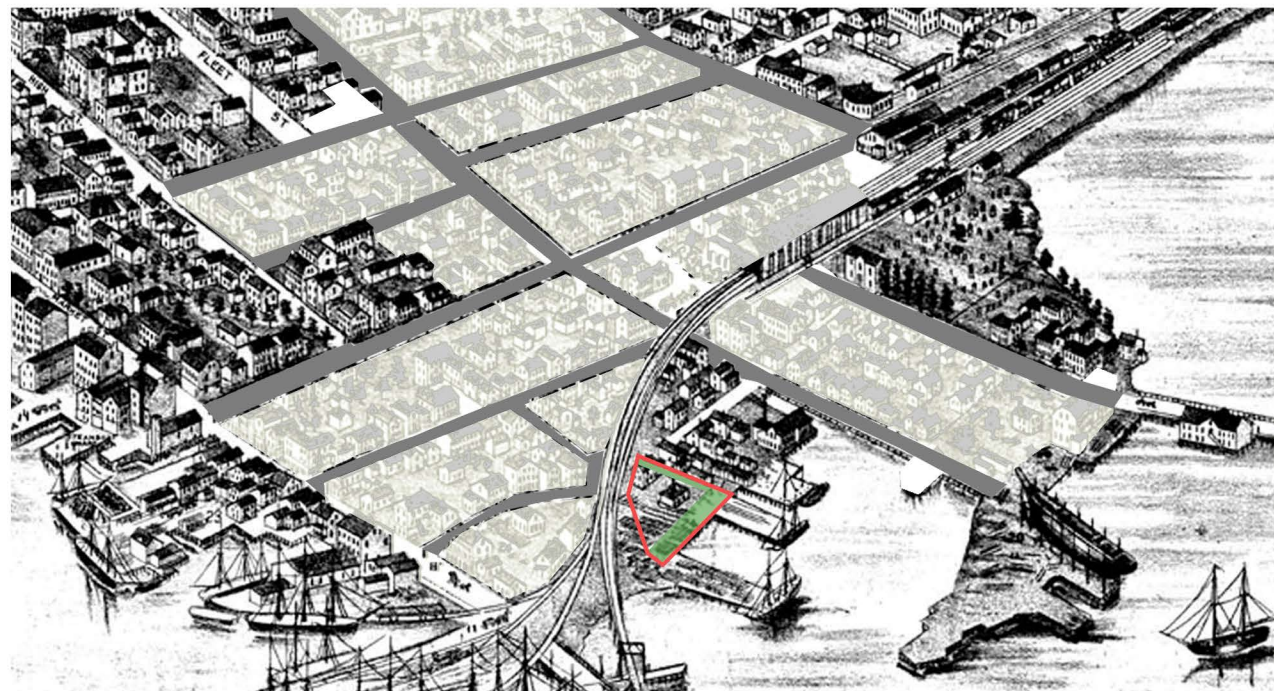


53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW OF
SITE AND SURROUNDINGS

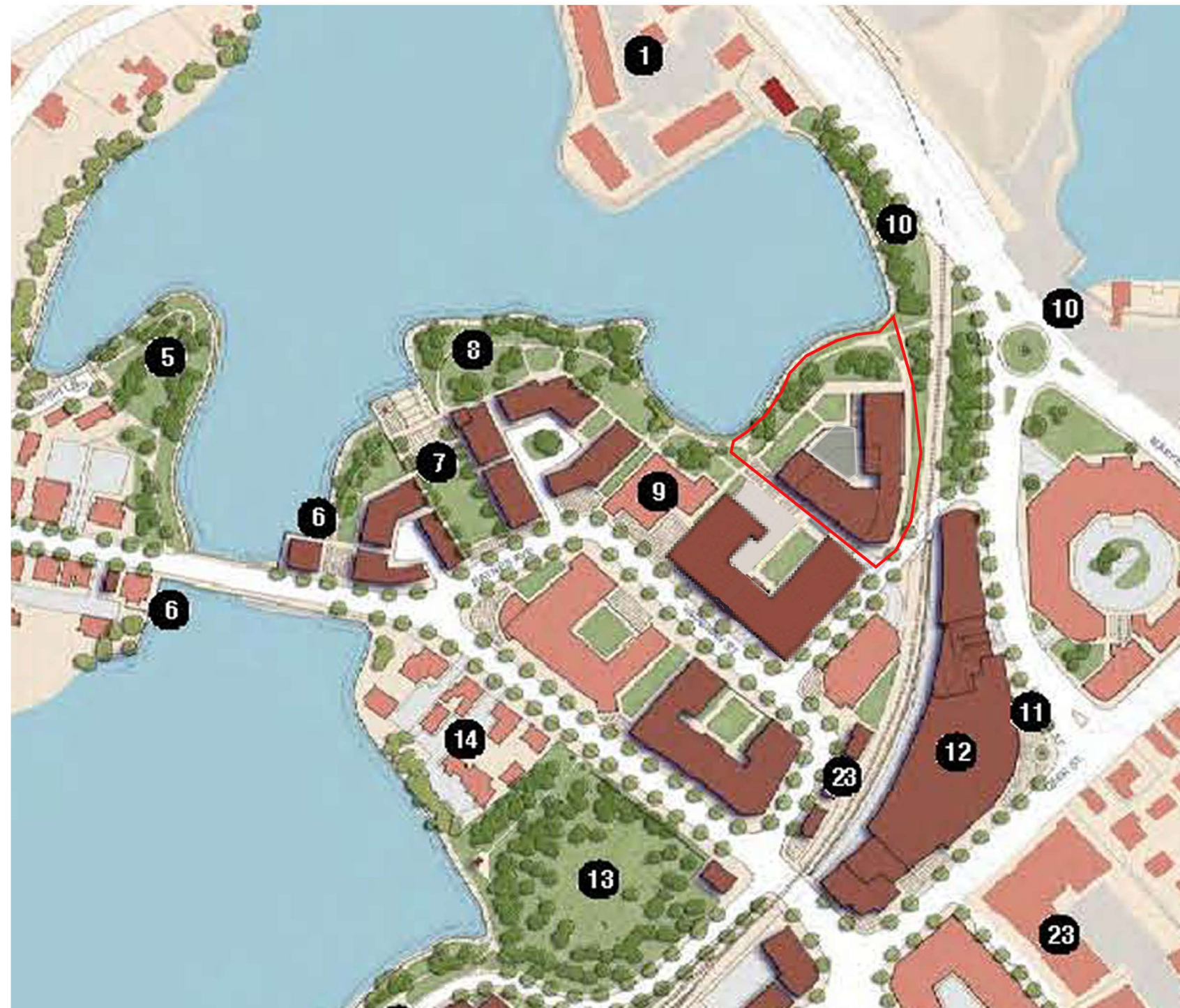
 **CATHARTES**
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CJ ARCHITECTS



EXTENT OF URBAN RENEWAL IN THE 1960'S
PROPOSED PROJECT SITE AND COMMUNITY SPACE

- 1 NOBLE'S ISLAND
- 5 MARSH LANE PARK
- 6 WATERFRONT DINING
- 7 MILL POND CIVIC PLAZA & GREEN
- 8 MILL POND WATERFRONT PARK & GREENWAY
- 9 3S ARTSPACE
- 10 MARKET STREET ROUNDABOUT & PARKS
- 11 NORTH END PLAZA
- 12 FUTURE HARBORCORP/WHOLE FOODS CONVENTION CENTER
- 13 UNION CEMETERY/NORTH CEMETERY
- 14 MAPLEWOOD HISTORIC HOMES
- 23 FUTURE INFILL & LINER BUILDINGS



NORTH END VISION PLAN
PROPOSED PROJECT SITE AND COMMUNITY SPACE

53 GREEN STREET
 PORTSMOUTH, NEW HAMPSHIRE

NORTH END HISTORY
 AND NORTH END VISION PLAN





NORTH END VISION PLAN
AND *COMMUNITY SPACE*



PROPOSED PROJECT SITE
AND *COMMUNITY SPACE*

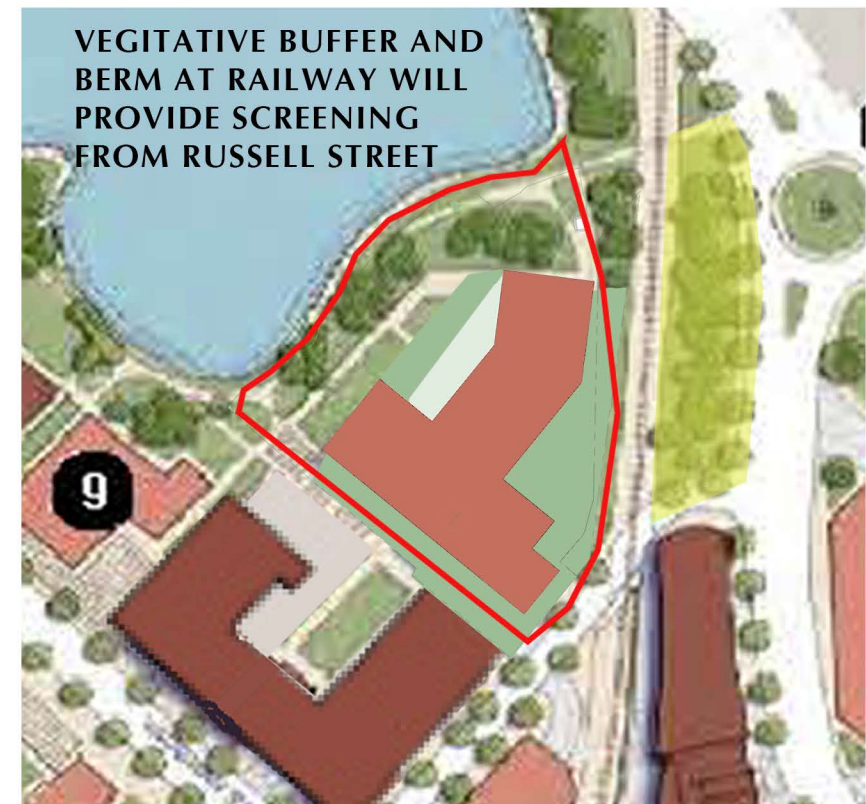
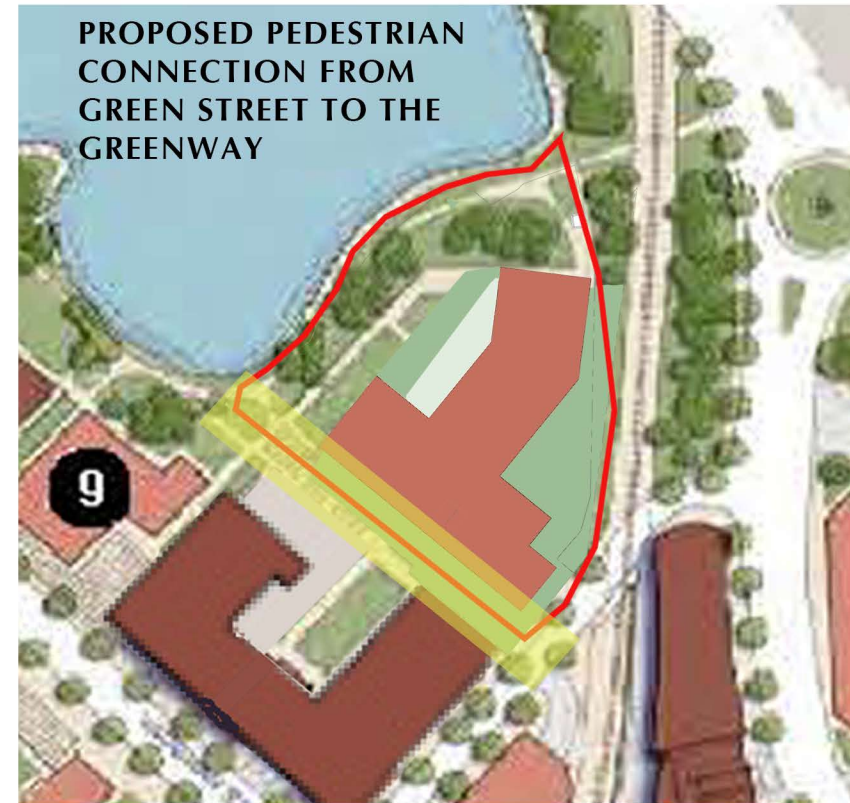
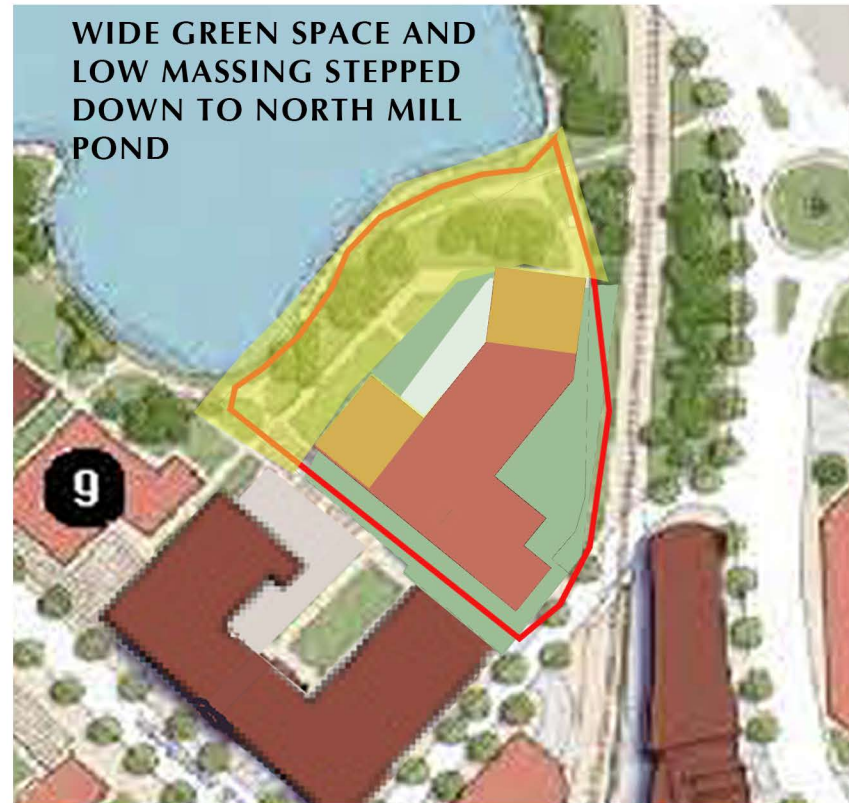


53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

NORTH END MASSING, FOOTPRINT
AND VISION PLAN

 **CATHARTES**
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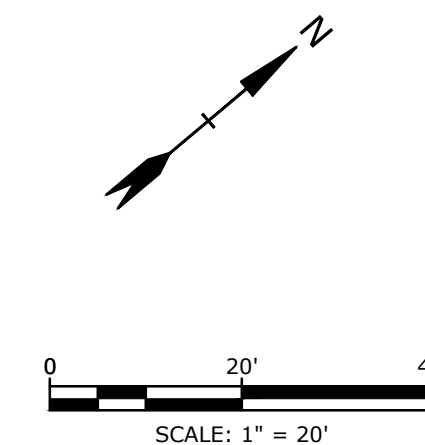
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

KEY MASSING CONSIDERATIONS

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Jan 11, 2021, 3:24pm Plotted By: NAHansen
Tighe & Bond, Inc. J:\C0960 Cathartes\C-0960-011 53 Green St, Portsmouth, NH\Drawings_Figures\AutoCAD\C0960-011_C-DSGN.dwg



PROPOSED MIXED USE DEVELOPMENT PORTSMOUTH, NH	
SITE OVERLAY EXHIBIT	
DATE:	1/11/2021
SCALE:	1" = 20'
FIGURE:	1

