

OPEN CONCEPTS REALTY & CO.

369 Islington Street
Portsmouth, NH 03801

Narrative For CUP

The subject property 833 Islington Street, consists of an existing one-story retail/office building totaling 3,790 SF. Under the current zoning requirements, the existing use requires thirteen (13) parking spaces. Under the proposed mixed commercial, restaurant, and office use, the site would be required to provide twenty (20) parking spaces.

Currently, there are seven (7) striped parking spaces utilized on-site; however, a portion of these spaces extends into “Frenchmans Lane,” which is owned by the State of New Hampshire. The property owner is actively coordinating with the State to acquire “Frenchman's Lane” in order to formalize the existing parking configuration and increase the number of compliant on-site parking spaces available to the property. It is understood that the State’s land disposition process may take approximately three to twelve months to complete. Historically, these seven (7) spaces have consistently been used by both the public and prior property owners without issue. The existing parking arrangement has functioned as the practical parking layout for the property for many years.

At this time, we are respectfully requesting that the City recognize nine (9) parking spaces for the property. The site has the capacity to accommodate five (5) additional striped parking spaces along the rear of the building. We are proposing a revised parking layout that relocates four (4) of the existing spaces entirely onto the subject property as compliant parallel parking spaces.

The City of Portsmouth Zoning Ordinance requires one (1) parking space per 100 SF of gross floor area for restaurant uses. Based on the proposed restaurant area of 1,128 SF, a total of 11.28 parking spaces are required.

For office use, the ordinance requires one (1) parking space per 350 SF of gross floor area. With 1,975 SF of office space proposed, 5.64 parking spaces are required.

For retail use, the ordinance requires one (1) parking space per 300 SF of gross floor area. Based on 687 SF of retail space, 2.29 parking spaces are required.

Along Islington Street, several established restaurant uses operate successfully with parking provisions comparable to or less than those proposed for the subject property. The Getty, located at 361 Islington Street, contains approximately 3,348 SF and accommodates 43 indoor seats and 31 outdoor seats. The restaurant provides 12 vehicle parking spaces and 5 moped/motorcycle spaces, despite a zoning requirement of approximately 33 parking spaces. The Getty supplies approximately 36% of its required

parking demand. By comparison, the proposed will provide approximately 45% of its calculated parking requirement.

Similarly, The Kitchen Restaurant, located at 171 Islington Street, contains 39 indoor seats and 22 outdoor seats and operates without any dedicated on-site customer parking. The continued success of these nearby establishments demonstrates that restaurant uses along Islington Street rely on a combination of walkability, shared parking resources, and on site parking.

Proposed Use:

The proposed mixed-use development includes office space, a retail showroom, and a restaurant component. The retail space will function primarily as a showroom displaying products and materials related to residential construction and home improvement. The restaurant is designed primarily as a grab-and-go establishment offering items such as coffee, sandwiches, and other quick-service food options.

Given the operational characteristics of the restaurant, parking demand is anticipated to be substantially lower than that of a traditional full-service, sit-down restaurant. Customer visits are expected to be short in duration, through takeout, walk-in, and quick-turnover. As a result, the proposed use is expected to generate a lower parking demand than would typically be associated with restaurant uses of a similar size.

Additionally, office-related parking demand is expected to remain relatively low and consistent throughout the day and is not anticipated to generate the peak parking demands typically associated with higher-intensity commercial uses. The office component employs fewer than ten staff members, including several part-time and remote employees, which further reduces on-site parking demand. Moreover, the office space is generally not occupied during the restaurant's peak operating hours, resulting in minimal overlap between office and restaurant parking demand.

Despite the reduction in formally recognized on-site parking, several factors support the requested Conditional Use Permit for reduced parking including:

- A Hannaford parking plaza is located directly across the street, providing substantial surrounding overflow parking availability if needed and within immediate walking distance of the restaurant.
- The proposed use is expected to have short-duration visits and a significant percentage of customers utilizing takeout services rather than extended occupancy.
- Office users generally experience staggered parking demand throughout the day, reducing peak overlap with the proposed operations.
- The building has historically operated with fewer spots that meet the current conforming requirements without significant parking impacts to surrounding properties or traffic circulation.

Based on the nature and scale of the proposed uses, the surrounding parking resources, and the operational characteristics of the site, the requested parking reduction is reasonable and appropriate for the property. The proposal is not expected to create adverse impacts on neighboring properties, traffic circulation, or public safety.

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443

PARKING ANALYSIS

May 22, 2026

OVERVIEW/PURPOSE:

Civilworks New England (CNE) has prepared this parking analysis regarding the redevelopment project proposed within the building existing at 833 Islington Street in Portsmouth, NH.

The redevelopment involves the conversion of the building housing a television, computer and phone service and sales business and a furniture restoration and sales business, both classified as “retail” according to City assessor information, to a mixed use development containing a restaurant, office space and a small retail space.

Portsmouth Assessor information indicates that the building gross floor area (GFA) = 3,790 SF. City records also classify the building as “Retail”. An unfinished basement space of equal size also exists according to City records. For purposes of this analysis, it is presumed that this unfinished space does not count towards required parking space numbers for either the existing uses or the proposed uses.

EXISTING PARKING:

Uses:

- Experimax Computer & Phones – Buy, Sell, Repair (former use = Tony’s Television & Video)
- Salvage Modern – Vintage Furniture Restoration & Sales
- Total GFA = 3,790 SF

Parking Requirements:

- Portsmouth Assessor information describes the existing building as “Retail”
- Per Portsmouth Zoning Article 11: Retail parking requirement = 1 space / 300 SF GFA
- $3,790 \text{ SF} \times 1 \text{ space} / 300 \text{ SF GFA} = 12.63 \text{ spaces} = \underline{13 \text{ spaces}}$
(one of which = van accessible per ADA)

PROPOSED PARKING:

Uses:

- Restaurant = 1,128 SF GFA
- Office = 1,975 SF GFA (including
- Retail = 687 SF
- Total GFA = 3,790 SF

Parking Requirements:

- Per Portsmouth Zoning Article 11:
 - Restaurant parking requirement = 1 space / 100 SF
 - Office parking req. = 1 space / 350 SF (professional, business or financial service)
 - Retail parking requirement = 1 space / 300 SF

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Proposed Parking Cont.:

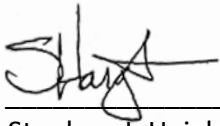
- Parking By Use:
 - Restaurant = 1,128 SF X 1 space / 100 SF = 11.28 spaces
 - Office = 1,975 SF X 1 space / 350 SF = 5.64 spaces
 - Retail = 687 SF X 1 space / 300 SF = 2.29 spaces
- Total = 11.28 + 5.64 + 2.29 = 19.21 spaces = 20 spaces
(one of which = van accessible per ADA)

CONCLUSION:

The proposed re-use of the building is projected to require an additional seven (7) parking spaces than the existing use.

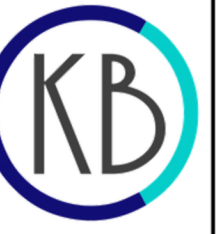
CIVILWORKS NEW ENGLAND

Sincerely,



Stephen J. Haight, PE

Cc: Open Concepts Realty & Co. | Rafferty Investment Group



NO.	DESCRIPTION	DATE
00	PROPOSAL DRAFT	JDA
		05-20-2026

BY: JDA

SHEET TITLE: **PLAN VIEW**

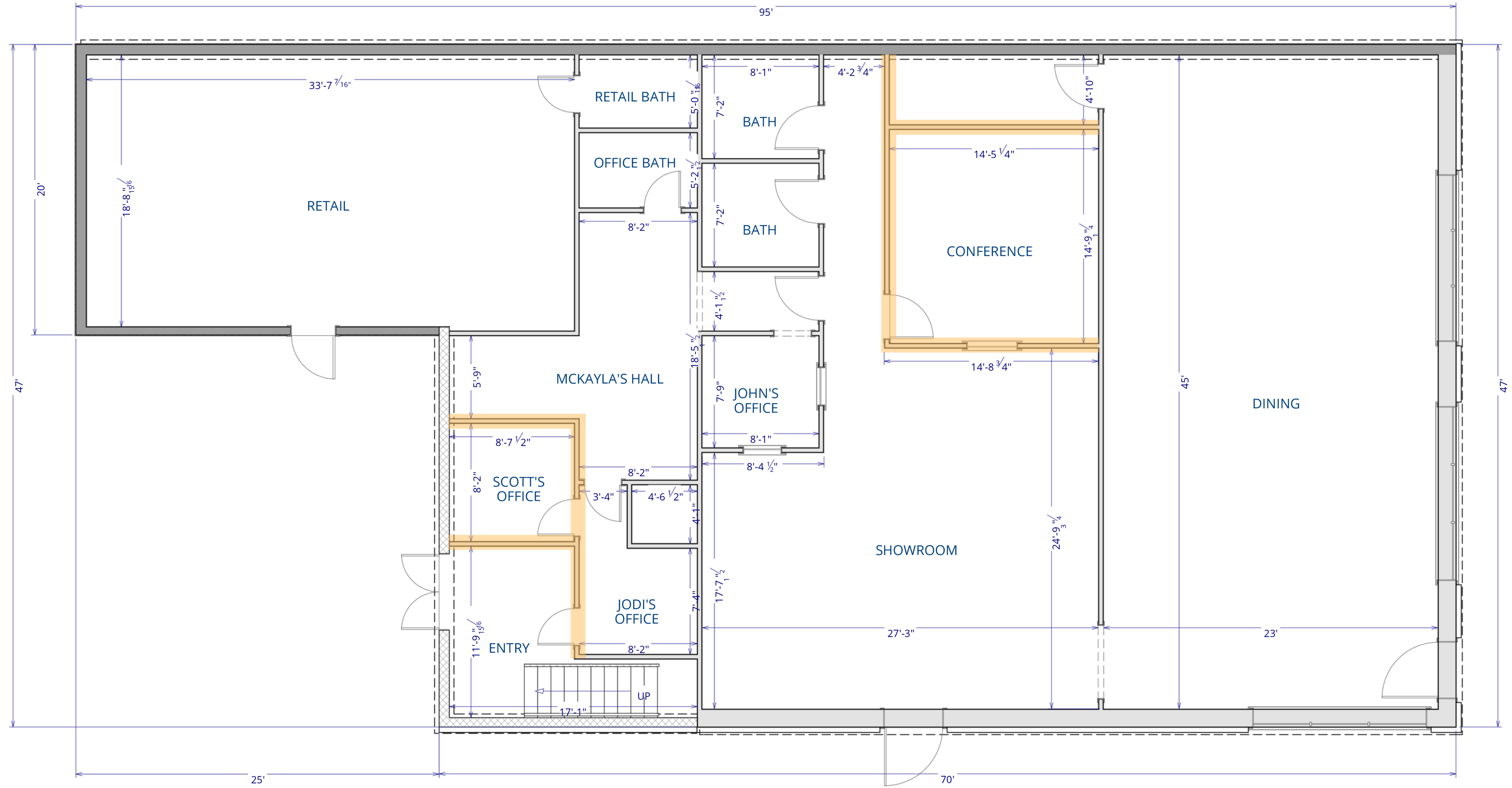
PROJECT DESCRIPTION: **NEW OFFICE OPEN CONCEPTS**

DRAWINGS PROVIDED BY: **JOHN ADAMS**

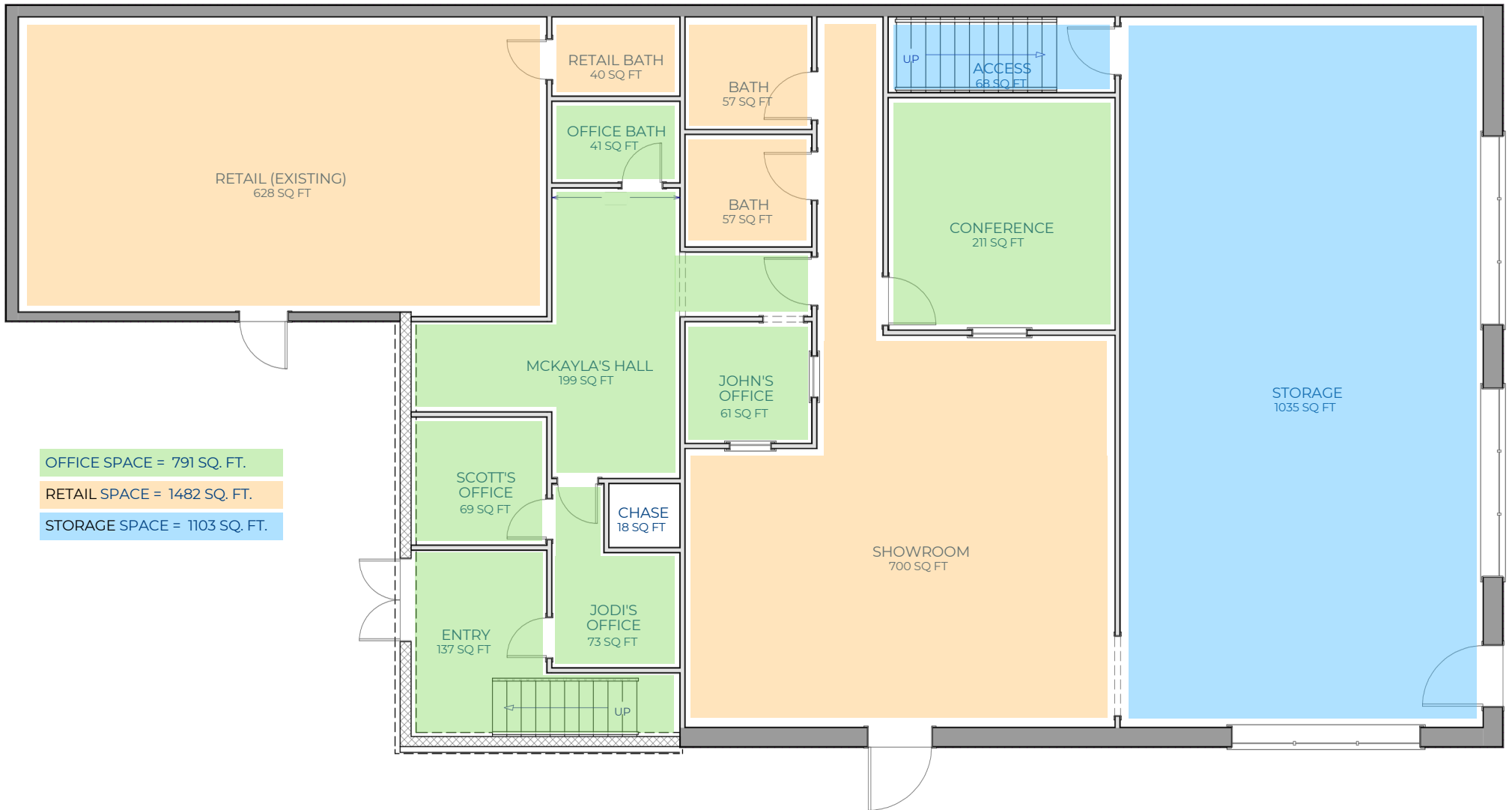
DATE: 05/20/2026

SCALE: 3/16" = 1'

SHEET: **A-1**



MAIN FLOOR Walls being added in orange





Current Parking
at 833 Islington



Proposed Parking
at 833 Islington