

P5118-001
April 4, 2024

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

Re: **Preliminary Conceptual Consultation**
1035 Lafayette Road – Proposed Mixed-Use Development

Dear Chairman Chellman:

On behalf of Portsmouth Housing Authority (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, dated April, 2024;
- Parking Demand Memo, dated April 4, 2024
- Owners Authorization, dated March 25, 2024

The proposed project is located at 1035 Lafayette Road (US Route 1) which is identified as Map 246 Lot 1 on the City of Portsmouth Tax Maps. The property is bound to the west by Route 1 and to the North, East, and South by a State of New Hampshire Conservation Urban Forestry Center parcel. The sites current uses include the Christ Episcopal Church and Little Blessings Child Care Center. The site is accessed by two driveways on Route 1, a right in / right out at the center of the property and a signalized intersection at Mirona Road on the north side of property.

The property is a 3.49-acre parcel of land that at this time is located in the Single Residence B District (SRB). This property is currently included in a proposed amendment to the Zoning Ordinance that would rezone this parcel's designation to Gateway District (G2). It is our understanding that the second reading for this proposed zoning amendment is on the agenda for the April 15th City Council Meeting. For the purposes of developing the enclosed Conceptual Site Plan, the applicant has assumed the parcel to be rezoned to Gateway District (G2).

For the proposed project, the Portsmouth Housing Authority will construct a 4-story, 44-unit multi-family residential building to the south of the existing church building. In addition, HAVEN will convert and renovate the first-floor of the existing church into office space and will construct a 7-unit transitional housing building to the north of their new office. The lower level of the existing church will be renovated for Little Blessings Child Care Center. The Christ Episcopal Church will be relocated to the existing rectory building on the southern portion of the site. The project will include associated site improvements such as parking, pedestrian connections, access to public transportation, utilities, stormwater management, lighting, and landscaping. The site will continue to be accessed via the existing driveways on Route 1.



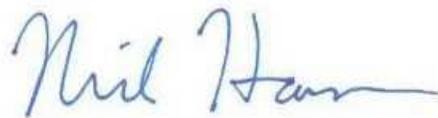
The applicant respectfully requests to be placed on the April 18, 2024, Planning Board meeting agenda for the Preliminary Conceptual Consultation Phase. If you have any questions or need any additional information, please contact me by phone at (603) 433-8818 or by email at NAHansen@tighebond.com.

Sincerely,

TIGHE & BOND, INC.



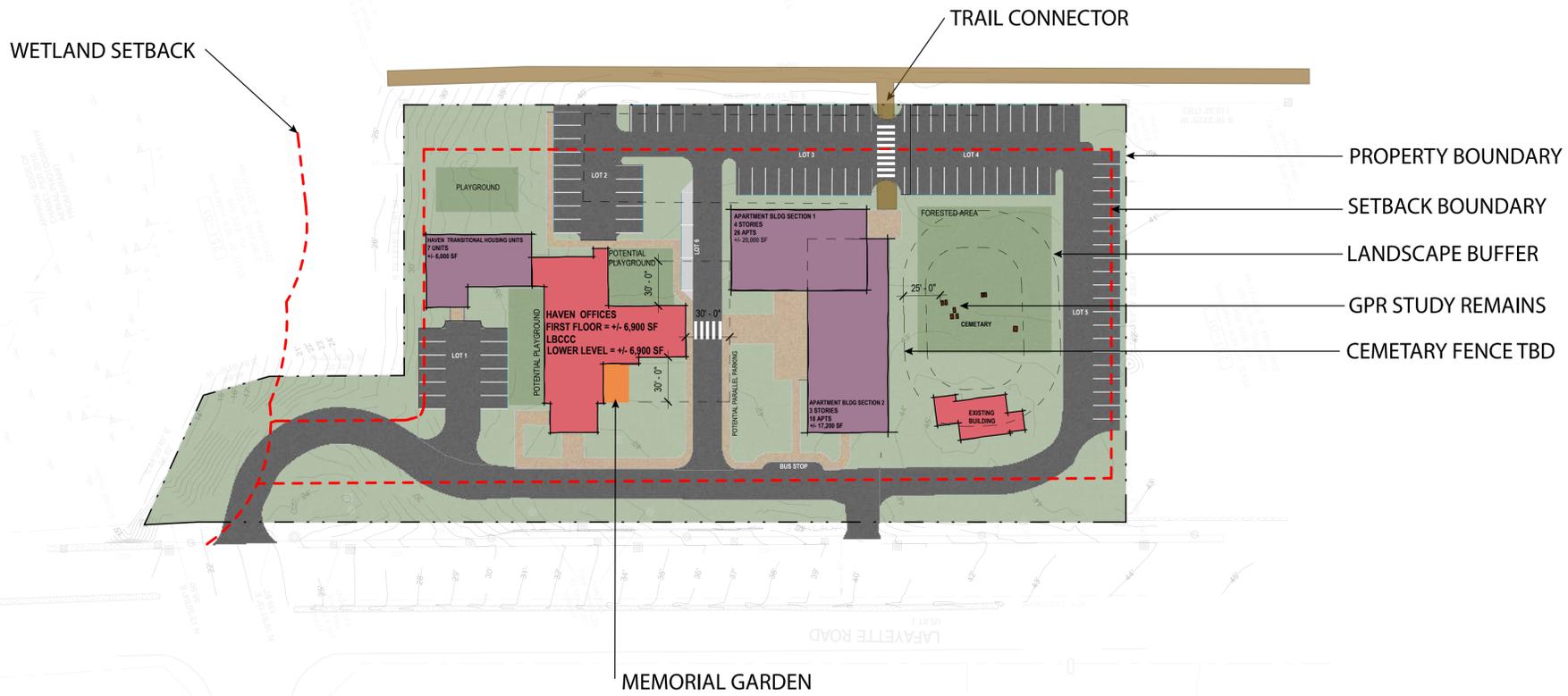
Patrick M. Crimmins, PE
Vice President



Neil A. Hansen, PE
Project Manager

Copy: Portsmouth Housing Authority

QUANTITIES MATRIX		
	AREA	QTY.
BUSINESS USE	13,800 SQ.FT.	-
HAVEN OFFICES	6,900 SQ.FT.	-
DAYCARE	6,900 SQ.FT.	-
RESIDENTIAL USE	43,200 SQ.FT.	51
HAVEN TOWNHOUSE 3-BED UNITS	6,000 SQ.FT.	7
APT. BUILDING 1 1-BED, 2-BED, 3-BED	37,200 SQ.FT.	44
PARKING	28,746 SQ.FT.	99
LOT 1	3,260 SQ.FT.	12
LOT 2	4,332 SQ.FT.	14
LOT 3	6,103 SQ.FT.	25
LOT 4	7,235 SQ.FT.	24
LOT 5	7,216 SQ.FT.	21
LOT 6	600 SQ.FT.	3



- LANDSCAPED AREA
- PUBLIC GATHERING SPACE
- PROPOSED BUILDINGS
- RE-PURPOSED EXISTING BUILDINGS

② SITE PLAN
 1" = 50'-0"

1035 LAFAYETTE ROAD

PROJECT NUMBER: 23.30	NORTH: 	DRAWING NAME: SITE PLAN
DATE: APR 2024		DRAWING NUMBER:
SCALE: 1"=50'-0"		
REVISION:		

4/3/2024 4:16:21 PM S:\FILES\CURRENT\23.30_1035 Lafayette Road - Portsmouth6.DRW\1035 Lafayette Road - SD - OPTION 11 REV1.dwg

1035 Lafayette Rd Redevelopment – Parking Demand Memo

To: City of Portsmouth Planning Board
FROM: Patrick M. Crimmins, PE
Neil A. Hansen, PE
COPY: Portsmouth Housing Authority
DATE: April 4, 2024

Tighe & Bond, Inc. (Tighe & Bond) has prepared this Parking Demand Memo to summarize the parking demand calculations related to the conceptual redevelopment of the parcel located at 1035 Lafayette Road (Route 1) in Portsmouth, New Hampshire.

The Project conceptually includes 4 proposed uses consisting of residential, office space, daycare facility, and a place of worship. The preliminary residential building and addition to the existing church includes 51 total units consisting of a mix of 500-750 SF and >750 SF units. The existing Church is anticipated to be converted to 6,900 SF of first-floor office space and 6,900 SF of lower-level daycare which has a max licensed enrollment capacity of 71 students. The existing single-family dwelling located in the southern portion of the lot would be converted to a chapel and place of assembly with an anticipated maximum occupancy of 72 people. This chapel has been calculated utilizing the place of assembly use identified as Use No. 3.10 from Portsmouth Zoning Ordinance Section 10.1112.32.

To calculate the project's parking requirement, parking demand was first calculated by the minimum parking requirements defined in the City of Portsmouth Zoning Ordinance Section 10.1112.30.

Due to the mix in uses, a shared parking calculation was then applied as allowed by Section 10.1112.61 of the Zoning Ordinance. The shared parking occupancy rate for the residential, office space, and place of worship proposed uses have utilized the standard rates identified in section 10.1112.61. The daycare parking occupancy rates have been modified from the standard Retail/Service Use to better reflect the anticipated working hours of the proposed daycare of Monday through Friday 8 AM to 5PM. We have modified the weekday daytime rate to be 100%, weekday evening to be 10% and weekend and nighttime rates to be 0%.

Lastly, a 20% reduction was applied to the parking requirement calculation as allowed by Section 10.5B82.10 of the Zoning Ordinance when public transportation is within a ¼-mile of the property. The public transit reduction requirement states that *"For developments located on a public transit route with year-round, 5-days-per-week, fixed-route service and where at least 50% of the building(s) are within ¼ mile of a transit stop, the minimum offstreet parking required for motor vehicles shall be reduced by 20% of the total required for all uses."* The proposed parcel is located along the COAST route 41, Portsmouth-Lafayette Trolley, that runs along Lafayette Rd from Downtown Portsmouth to the Lafayette Road Residence Association at Bluefish Blvd. The applicant is currently working with COAST to provide a bus stop onsite along this route which would allow the project to utilize the 20% reduction.

Based on the above-described zoning requirements, the minimum required parking for the project is calculated at 84 spaces. The proposed project provides 99 spaces, which exceeds the minimum parking requirement. In addition, the project is promoting alternative modes of transportation such as walking, bicycling, and public transportation by incorporating pedestrian connections, bicycle storage and a bus stop.

MINIMUM PARKING REQUIRED PER CITY ZONING ORDINANCE						
Type of Use	Weekday		Weekend		Nighttime (Midnight– 6:00 AM)	
	Daytime (8:00 AM – 5:00 PM)	Evening (6:00 PM– Midnight)	Daytime (8:00 AM– 5:00 PM)	Evening (6:00 PM– Midnight)		
Residential	60%	100%	80%	100%	100%	
Daycare ⁽¹⁾	100%	10%	0%	0%	0%	
Office Space	100%	20%	10%	5%	5%	
Place of Worship	10%	5%	100%	50%	5%	
Use	Required Spaces per Section 10.1112.30	Required Shared Spaces per Section 10.1112.61				
PROPOSED RESIDENTIAL UNITS < 500 SF	0	0	0	0	0	0
PROPOSED RESIDENTIAL UNITS 500 - 750 SF	11	7	11	9	11	11
PROPOSED RESIDENTIAL UNITS >750 SF	52	32	52	42	52	52
SPACES FOR RESIDENTIAL VISITORS	11	7	11	9	11	11
PROPOSED OFFICE	20	20	4	2	1	1
PROPOSED DAYCARE	36	36	4	0	0	0
RELOCATED EXISTING CHAPEL	18	2	1	18	9	1
Total Required Shared Spaces:	104	83	80	84	76	
Public Transit 20% Reduction Spaces: (Per Section 10.5B82.10)	84	67	64	68	61	
Total Provided:			99			

⁽¹⁾ Daycare has been modified from the Retail/Service use based on conservative estimates of the business hours (M-F 8 am-5 pm) of the proposed daycare.

Owner Letter of Authorization

This letter is to authorize Portsmouth Housing Authority (Applicant), to represent the interest of Christ Church Parish (Owner), in all site design and permitting matters for the proposed redevelopment project located at 1035 Lafayette Road in Portsmouth, New Hampshire on parcel of land identified as Map 246 Lot 1. This project includes the construction of multifamily buildings, repurposing of an existing church for office and daycare uses, and associated on-site improvements. This authorization shall relate to those activities that are required for local, state and federal permitting for the above project and include any required signatures for those applications.



Signature

Benge Ambrogio, CFO
Print Name

Episcopal Diocese of NH

3/25/24
Date

Agent Letter of Authorization

This letter is to authorize Tighe & Bond, Inc. (Civil Engineer), to represent and submit on behalf of Portsmouth Housing Authority (Applicant), applications and materials in all site design and permitting matters for the proposed redevelopment project located at 1035 Lafayette Road in Portsmouth, New Hampshire on parcel of land identified as Map 246 Lot 1. This project includes the construction of multifamily buildings, repurposing of an existing church for office and daycare uses, and associated on-site improvements. This authorization shall relate to those activities that are required for local, state and federal permitting for the above project and include any required signatures for those applications.


Signature

Craig W. Welch
Print Name

3/24/24
Date