

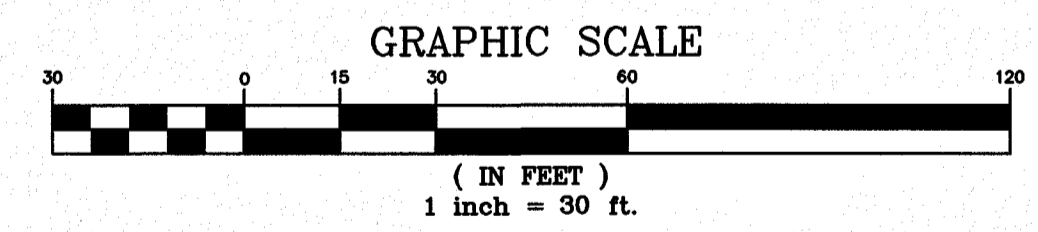
LOCATION MAP
(NOT TO SCALE)

NOTES:

- CURRENT ZONE IS GATEWAY NEIGHBORHOOD MIXED USE CENTER (G2). REFER TO CITY OF PORTSMOUTH ZONING DISTRICTS AND USE REGULATIONS FOR ADDITIONAL INFORMATION.
- PARKING REQUIREMENTS:
 DWELLING UNITS > 750 SF = 1.3 SPACES/UNIT
 VISITOR PARKING = 1 SPACE/ 5 DWELLING UNITS
 REQUIRED PARKING = 54 UNITS * 1.3 SP/UNITS
 + 54 UNITS * 1 SP/5 UNITS
 = 81 SPACES REQUIRED

 PROPOSED PARKING = 34 GARAGE SPACES (TOWNHOUSE STYLE)
 + 46 GARAGE SPACES (TOWNHOUSE STYLE)
 (INCLUDES 2 GARAGE SPACES/UNIT)
 + 31 EXTERIOR SPACES
 = 111 SPACES PROPOSED

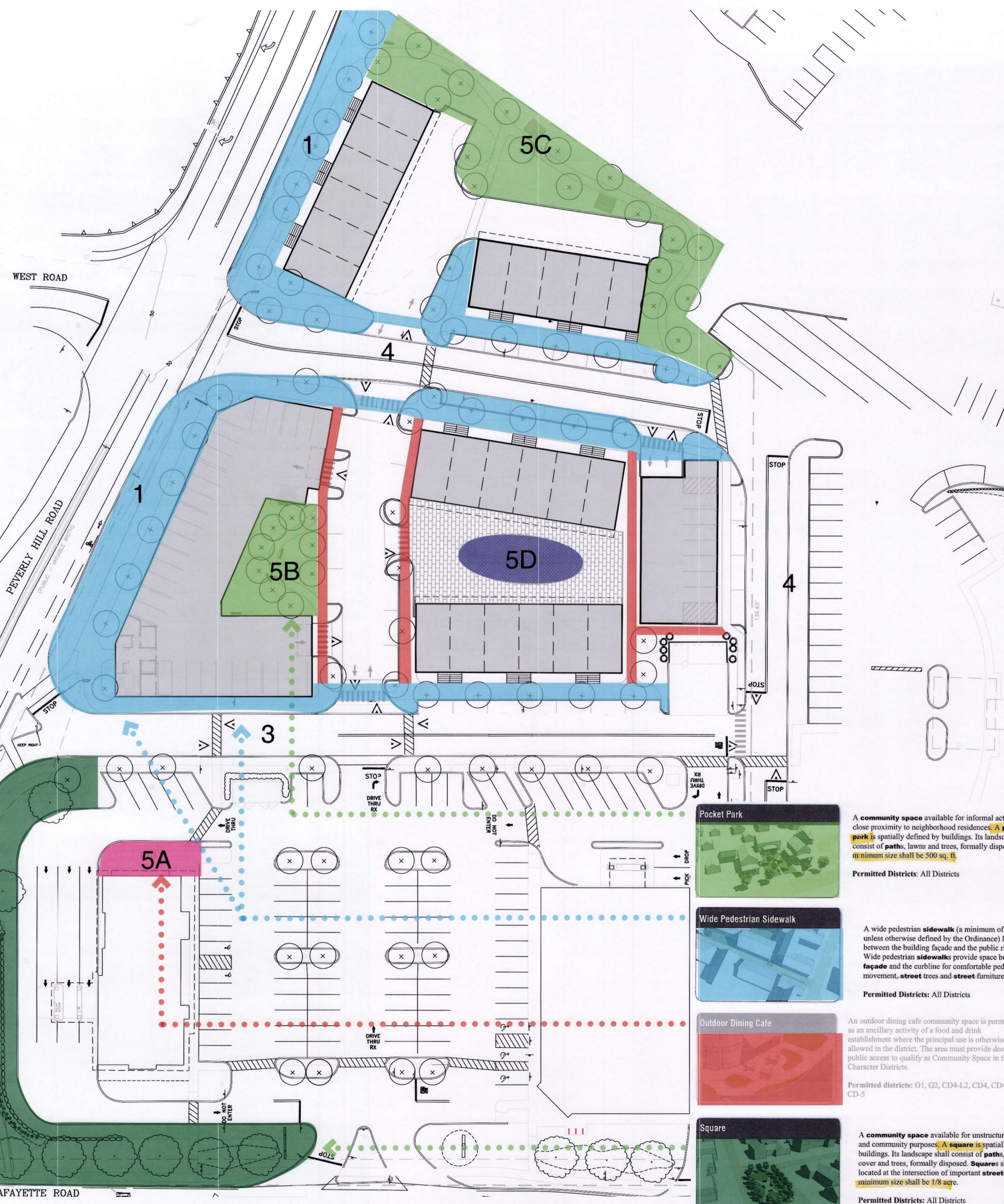
 (MAXIMUM ALLOWED PARKING IS 120% OF MIN. REQUIRED = 98 SPACES MAX, 111 SPACES PROPOSED - (VARIANCE MAY BE REQUIRED)
 PROPOSED EXTERIOR PARKING ONLY:
 (EXCLUDING GARAGE OR UNDERGROUND PARKING) = 31 SPACES
 (LESS THAN 98 MAX ALLOWED - NO VARIANCE REQUIRED)
- DENSITY REQUIREMENTS:
 MAX. ALLOWED IN G2 DISTRICT: 20 UNITS/ ACRE (MIXED USE DEVELOPMENT)
 TOTAL 3 LOT DEVELOPMENT AREA = 5.7 ACRES
 MAX. ALLOWABLE DENSITY = 5.7 AC * 20 UNITS/AC = 114 UNITS ALLOWED
 PROPOSED DENSITY = 54 UNITS
- TOTAL REQUIRED OPEN SPACE/COMMUNITY SPACE = 20% (49,738 SF)
 TOTAL PROVIDED = 21.3% (53,013 SF)



NO.	DESCRIPTION	BY	DATE
REVISIONS			
PRELIMINARY SITE OVERVIEW PLAN			
ASSESSORS MAP 252 - LOTS 4, 5 & 9			
1400 LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHIRE			
PREPARED FOR:			
4 AMIGOS, LLC			
321 LAFAYETTE ROAD UNIT D HAMPTON, NEW HAMPSHIRE 03842			
GPI Formerly MHP Design Consultants, Inc.		Greenman-Pedersen, Inc.	
603.893.0720		44 Stiles Road	
GPI.NET.COM		Suite One	
		Salem, NH 03079	
SCALE: 1"=30'	DATE: OCTOBER 24, 2019	DRAWING NO. 4582PSP5.DWG	
DRAWN BY: CCC	CHECKED BY: CMT	PROJECT NO. 458219	SHEET NO. 1 OF 1

F:\Projects\CAD\4582PSP5.dwg OVER 10/24/19 2:07pm ccoall
 EXISTING SIDEWALK EASEMENT TO BENEFIT THE CITY OF PORTSMOUTH BOOK 3386 PAGE 484
 HIGHWAY EASEMENT TO THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDT)
 HIGHWAY EASEMENT TO THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDT)
 Copyright © 2019 by Greenman-Pedersen, Inc. All Rights Reserved.

NO.	DESCRIPTION	BY	DATE
REVISIONS			
COMMUNITY SPACE DIAGRAM			
ASSESSORS MAP 252 - LOTS 4, 5 & 9			
1400 LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHIRE			
PREPARED FOR: 4 AMIGOS, LLC 321 LAFAYETTE ROAD UNIT D HAMPTON, NEW HAMPSHIRE 03842			
GPI Formerly MHF Design Consultants, Inc. 603.893.0720 GPINET.COM		Greenman-Pedersen, Inc. 44 Stiles Road Suite One Salem, NH 03079	
SCALE: NTS	DATE: OCTOBER 24, 2019	DRAWING NO. 4582LADWG	
DRAWN BY: CCC	CHECKED BY: CMT	PROJECT NO. 458219	SHEET NO. 1 OF 1



Defining Community Space:

The gateway zoning district requires a clear definition of community space area as well as the typology of community space, based upon defined types in the Gateway Zoning District in the project's design. There is an overall requirement of 20% open space - which the project complies with a recent calculation at 21.3% of the total site is proposed as non-paved and non-building space, but there is not an actual numerical value required for community space. At the same time, the community space requirements mandates an acceptable percentage of open space must have a viable function for the aesthetic and social life of the project. The Planning process will make a determination on the appropriateness of the community space, but the objective of the projects design is to maximize that opportunity in balance with the projects density and development pattern.

The approach for community space in the project design is first to make all public street frontages community space in the form of Widened Sidewalks with street trees and sidewalk amenities and street furniture. Additional landscaped areas can have added Community Space values in smaller discrete locales.

1. Frontage on Peverly Hill Road:
We initially considered that we could use this frontage as a Greenway designation, but we perceived that the Greenway typology in the community space assumed something greater in width. Therefore we have used the **Wide Pedestrian Sidewalk**. The current plan shows 25 feet from the right of way to the face of the building, so the 10 foot sidewalk and landscaping along the building more than adequately fits. Entrances to the building doorways are shown on each of the corners. Wide Pedestrian Sidewalks can have parallel garden spaces as linear rain gardens to capture, detain, and treat roof runoff from the buildings and the sidewalks. Street tree plantings in the 10 foot sidewalk can use Flexi pave, a pervious surfacing material that also functions to protect the tree roots.

The city has planned a sidewalk and striped bicycle lanes along this whole frontage. It's assumed that the city will basically require the project to build this sidewalk and it is proposed to be done at 10'. There are questions if the widened sidewalk should be within or outside of the city right of way.

2. Frontage on Lafayette Road to Rite Aid / Five Guys and Newburyport Bank property:
We are not anxious to make major changes to the parking areas because of lease requirements for Rite Aid. The percentage of building and parking is at somewhat a disadvantage except for the frontage along Lafayette Road because of the high percentage of building and parking coverage and the layout. Nevertheless, the project must integrate the entire property area for open space and community space.

The landscape frontage on Lafayette Road around the corner onto Peverly Hill Road has opportunities for landscaping to activate the space for social uses. The plan shows the corner area incorporating the attractive stone wall with a patio and walkway for seating areas. Designated as a **Square** the prominent street frontage location - although it is not square shaped is a landmark public space location.

3. Frontage Road facing Rite Aid and Five Guys:
This is the project's principal view from Lafayette Road and represents the transition from the commercial frontage to the residential neighborhood development as proposed. The previous project layout had 10 feet from the curb to the face of the buildings. In recognition that the entrance stairs for each of the townhouse unit pairs are not public space - the plan has been revised to set the bottom stair at the 10' edge, and to position the frontage gardens as 6' of additional streetscape space. Parallel on - street parking has also been located along this frontage for visitor parking.

The most appropriate community space for this street frontage is the **Wide Pedestrian Sidewalk**. That requires a minimum 10 foot space for widened paved sidewalk with street trees and street furniture. It's kind of a downtown street like experience and there are plenty of examples of this scale and character throughout the city in attractive neighborhoods. Wide Pedestrian Sidewalks can have parallel garden spaces as linear rain gardens to capture, detain, and treat roof runoff from the buildings and the sidewalks. Street tree plantings in the 10 foot sidewalk can use Flexi pave, a pervious surfacing material that also functions to protect the tree roots.

4. Side connecting streets:
The street frontage connecting to the estate lot and the frontage to the hotel have a similar condition of being a pre - existing condition to which we must adapt the neighborhood design. On the Estate frontage the use of the **Wide Pedestrian Sidewalk** is the best and most efficient community space because it is the front door to all the new housing and a public streetscape. The hotel facing directional only has room for a 5' wide walk but it is a lesser perspective.

- 5. Within the project itself there are also some additional community spaces:**
- A. Outdoor dining patio for Five Guys fits into a community space category of **Outdoor Dining cafe**.
 - B. The interior space of the larger condominium building is a **Pocket Park** due to its building enclosure
 - C. The western corner and boundary area of Peverly Hill Road is a natural woodland area of native trees and ground covers - is also best designated as a **Pocket Park**.
 - D. Some of the parking areas can have pervious pavements so that they look more like a plaza and function to detain stormwater.

Pocket Park

A **community space** available for informal activities in close proximity to neighborhood residences. A **pocket park** is spatially defined by buildings. Its landscape shall consist of **paths**, lawns and trees, formally disposed. The minimum size shall be 500 sq. ft.

Permitted Districts: All Districts

Wide Pedestrian Sidewalk

A wide pedestrian **sidewalk** (a minimum of 10' in width unless otherwise defined by the Ordinance) located between the building facade and the public right of way. Wide pedestrian **sidewalks** provide space between the **façade** and the curbline for comfortable pedestrian movement, **street trees** and **street furniture**.

Permitted Districts: All Districts

Outdoor Dining Cafe

An outdoor dining cafe community space is permitted as an ancillary activity of a food and drink establishment where the principal use is otherwise allowed in the district. The area must provide deeded public access to qualify as Community Space in the Character Districts.

Permitted districts: G1, G2, CD4-L2, CD4, CD4-W, CD-5

Square

A **community space** available for unstructured recreation and community purposes. A **square** is spatially defined by buildings. Its landscape shall consist of **paths**, ground cover and trees, formally disposed. **Squares** shall be located at the intersection of important **streets**. The minimum size shall be 1/8 acre.

Permitted Districts: All Districts



A Portsmouth street scene that is comparable to the **Wide Sidewalk** community space - 10' wide sidewalk with street trees, the front gardens are set back 6' more.



Cross - block walkways offer pedestrian connectivity and can have attractive gardens.

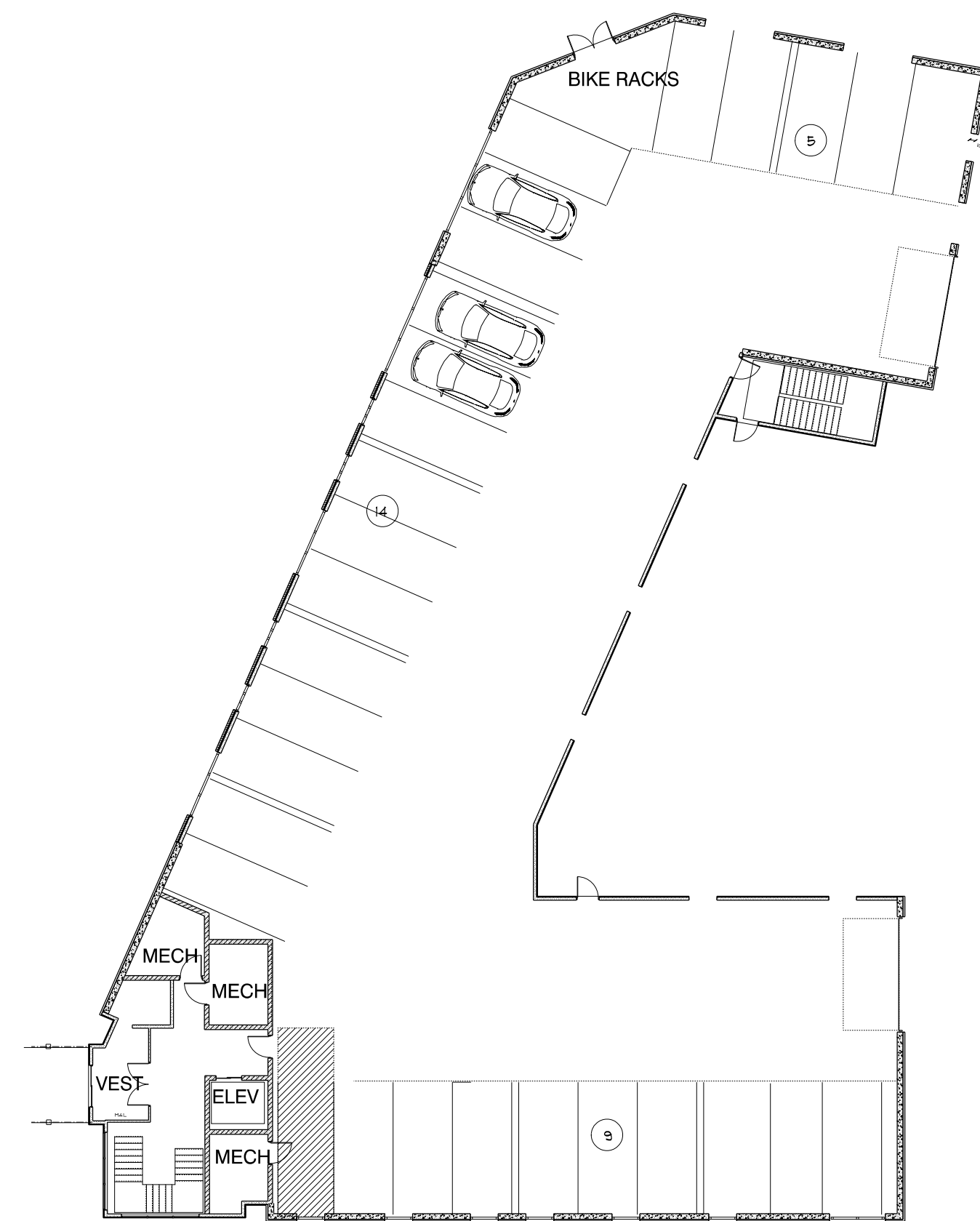


Portsmouth Pocket Park



Outdoor cafe space in Portsmouth.

F:\Projects\CAD\458219_4582LADWG.SP_10/24/19_1:34pm.cool



CONCEPT PARKING LEVEL PLAN
SCALE: 1" = 20'-0"

mjk

Michael J. Keane
Architects, PLLC

ARCHITECTURE
PLANNING
DESIGN

101 Kent Place
Newmarket, NH
03857

603-292-1400
mjkarchitects.com

All drawings and written materials appearing herein constitute original unpublished work of Michael J. Keane Architects, PLLC and may not be duplicated, used, or disclosed without the written consent of Michael J. Keane Architects, PLLC, Newmarket, NH. © 2018

CONSULTANTS

REVISIONS

NO.	DATE	DESCRIPTION

APPROVALS

CONCEPT NOT FOR CONSTRUCTION
10/24/2019

Accept: only original stamp and signature
copies may contain unauthorized modifications

PROJECT

MAP 252-LOTS 4, 5 & 9
140 LAFAYETTE ROAD
PORTSMOUTH NH

FOR

4 AMIGOS, LLC
321 LAFAYETTE ROAD
HAMPTON, NH 03842,

TITLE

BUILDING A CONCEPT

DRAWN BY:

CHECKED BY:

DATE:

SCALE: AS NOTED

DRAWING NO.

A-1A

DO NOT SCALE PRINTS



mjk

Michael J. Keane
Architects, PLLC

ARCHITECTURE
PLANNING
DESIGN

101 Kent Place
Newmarket, NH
03857

603-292-1400
mjkarchitects.com

All drawings and written materials appearing herein constitute original unpublished work of Michael J. Keane Architects, PLLC and may not be duplicated, used, or disclosed without the written consent of Michael J. Keane Architects, PLLC, Newmarket, NH. © 2018

CONSULTANTS

REVISIONS

APPROVALS

CONCEPT NOT FOR CONSTRUCTION
10/24/2019

Accept only original stamp and signature
copies may contain unauthorized modifications

PROJECT

MAP 252- LOTS 4,5 &9
1400 LAFAYETTE ROAD
PORTSMOUTH NH

FOR

4 AMIGOS, LLC
321 LAFAYETTE ROAD
HAMPTON NH 03842,

TITLE

CONCEPT BUILDING B

DRAWN BY:

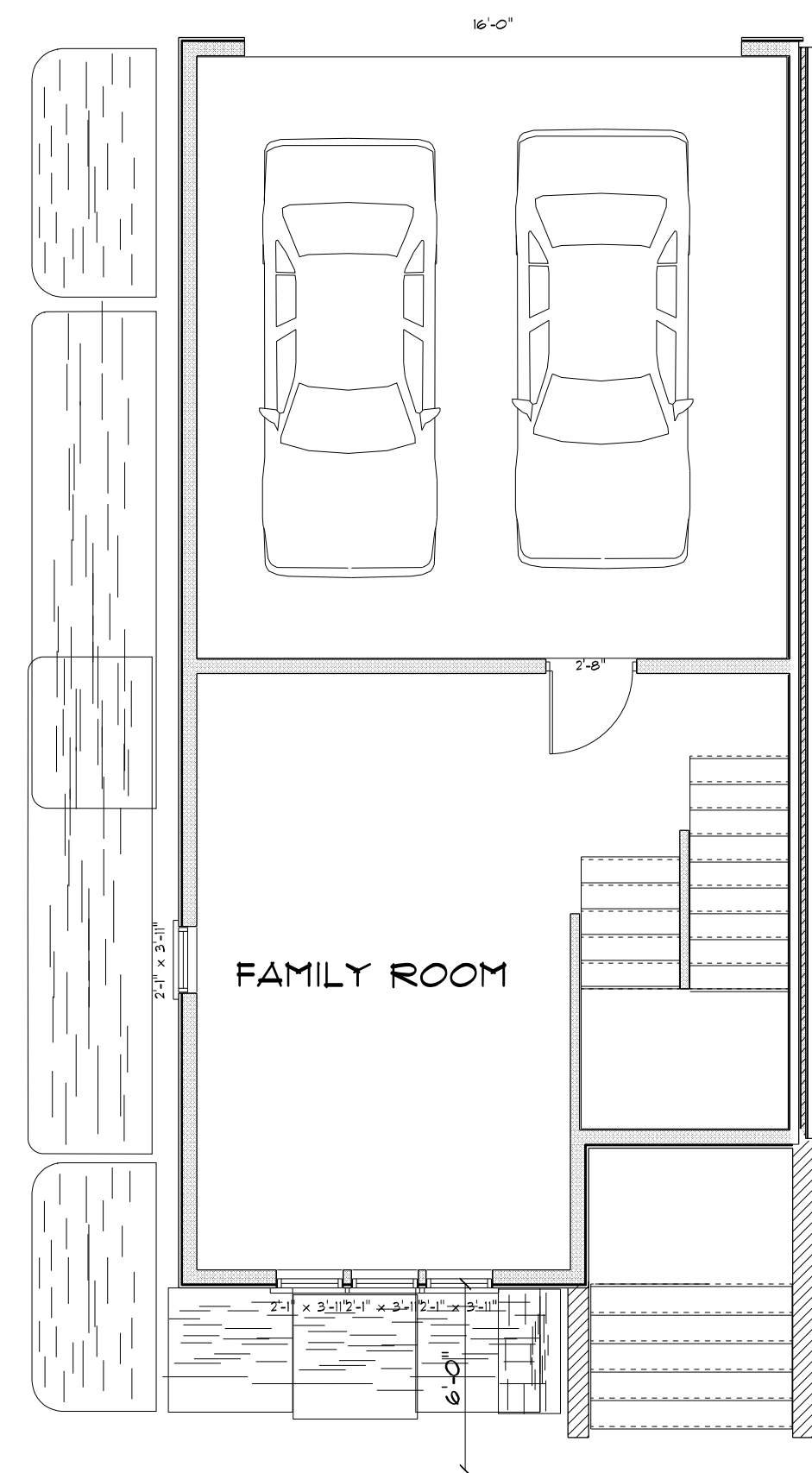
CHECKED BY:

DATE:

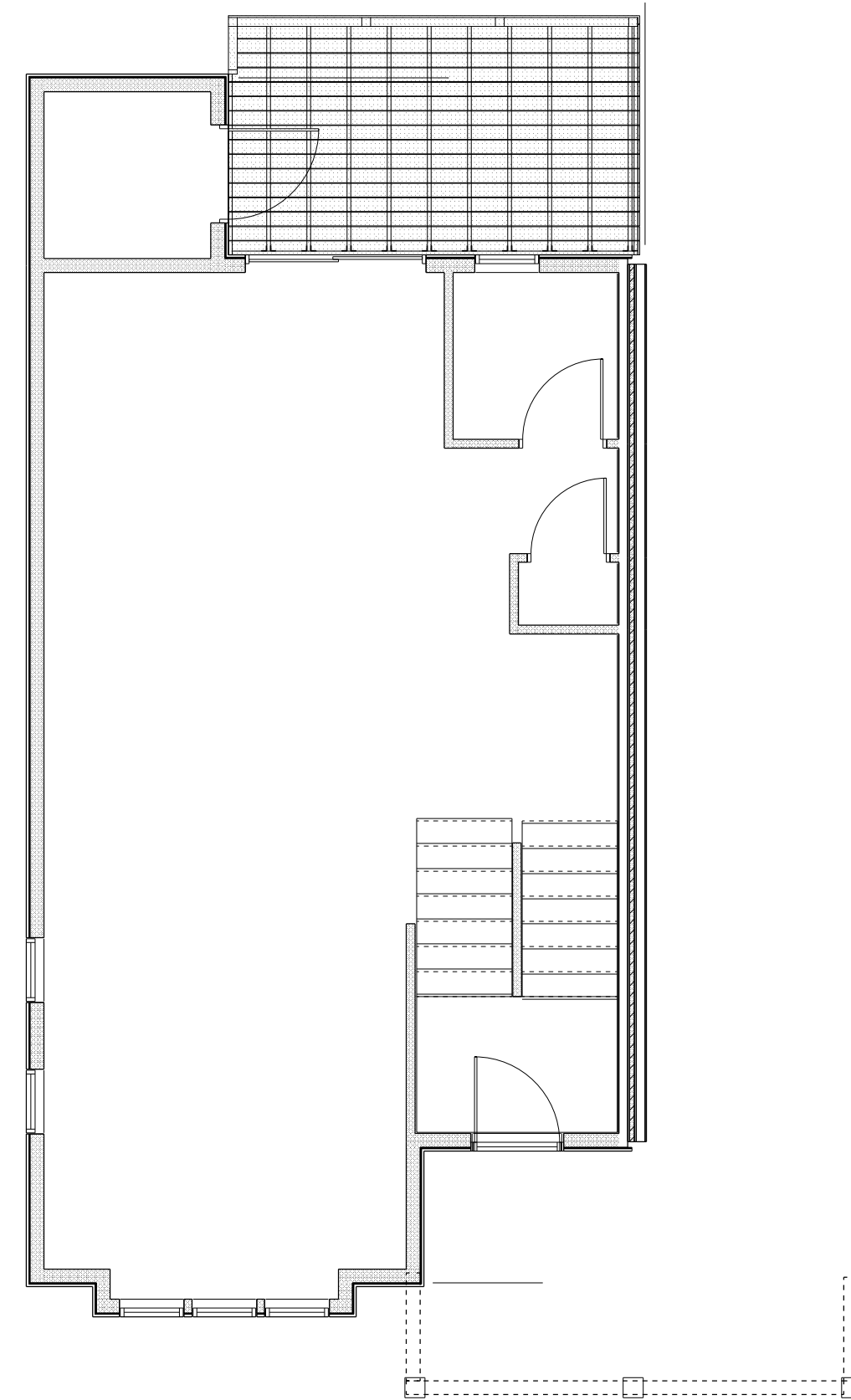
SCALE: AS NOTED

DRAWING NO.

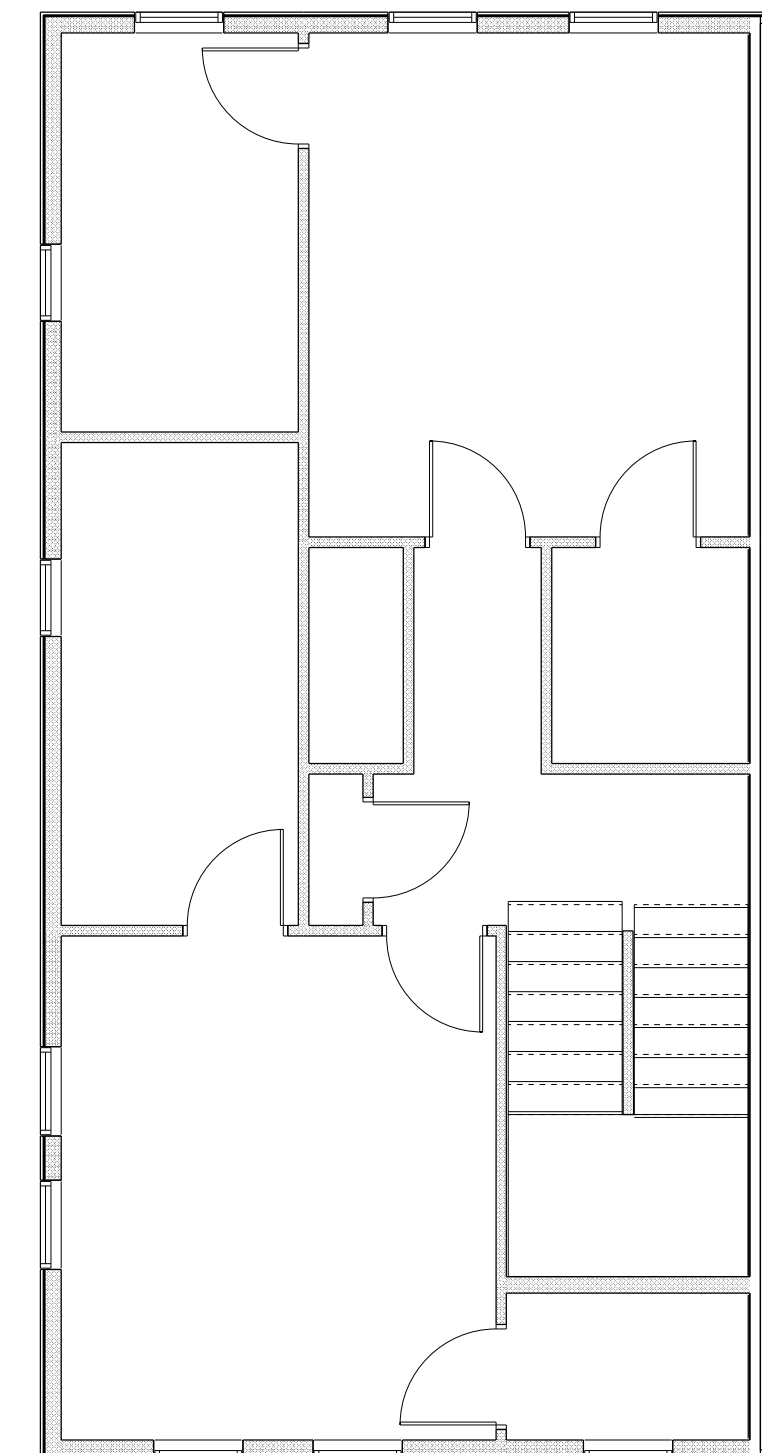
A-1B



townhouse garage
SCALE: 3/16" = 1'-0"



townhouse second floor
SCALE: 3/16" = 1'-0"



townhouse third floor
SCALE: 3/16" = 1'-0"

DO NOT SCALE PRINTS