

M-5131-01
June 1, 2023

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

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

Dear Chairman Chellman:

On behalf of Prospect North 815, LLC (owner/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 June 1, 2023;
- Conceptual Aerial Overlay Exhibit, dated June 1, 2023;
- Owners Authorization, dated June 1, 2023

The proposed project is located at 815 Lafayette Road (US Route 1) which is identified as Map 245 Lot 3 on the City of Portsmouth Tax Maps. The site was previously home to the WHEB radio station which no longer operates at this location. The property is a 19.6-acre parcel of land that is located in the Gateway District (G1). The property is bound to the west by Route 1 and the abutting Lafayette Plaza shopping center property, to the north and east by the Winchester Place property and to the south by Sagamore Creek.

The proposed project consists of the demolition of the existing building and tower along Sagamore Creek and the construction of three 4-story, 24-unit multi-family buildings (72 total units) with first floor parking and a 2-story, 15,000 SF office building. The project will include associated site improvements such as parking, pedestrian access, utilities, stormwater management, lighting and landscaping. The site will be accessed via the driveway on Route 1. The proposed concept will be an environmental improvement from the existing condition. This concept eliminates approximately 12,000 SF of existing impervious surface that is located in the 100-foot wetland buffer by removing the existing building, tower and pavement located along Sagamore Creek. These previously disturbed areas will be re-established with vegetation to provide buffer enhancement and all of the new buildings and pavement have been located outside of the 100-foot buffer. In addition, the project will enhance the quality of runoff discharged to Sagamore Creek with the addition of stormwater treatment practices that do not currently exist on the site.

The applicant respectfully requests to be placed on the June 15, 2023, 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 pmcrimmins@tighebond.com.

Sincerely,
TIGHE & BOND, INC.



Patrick M. Crimmins, PE
Vice President

Copy: Prospect North 815, LLC

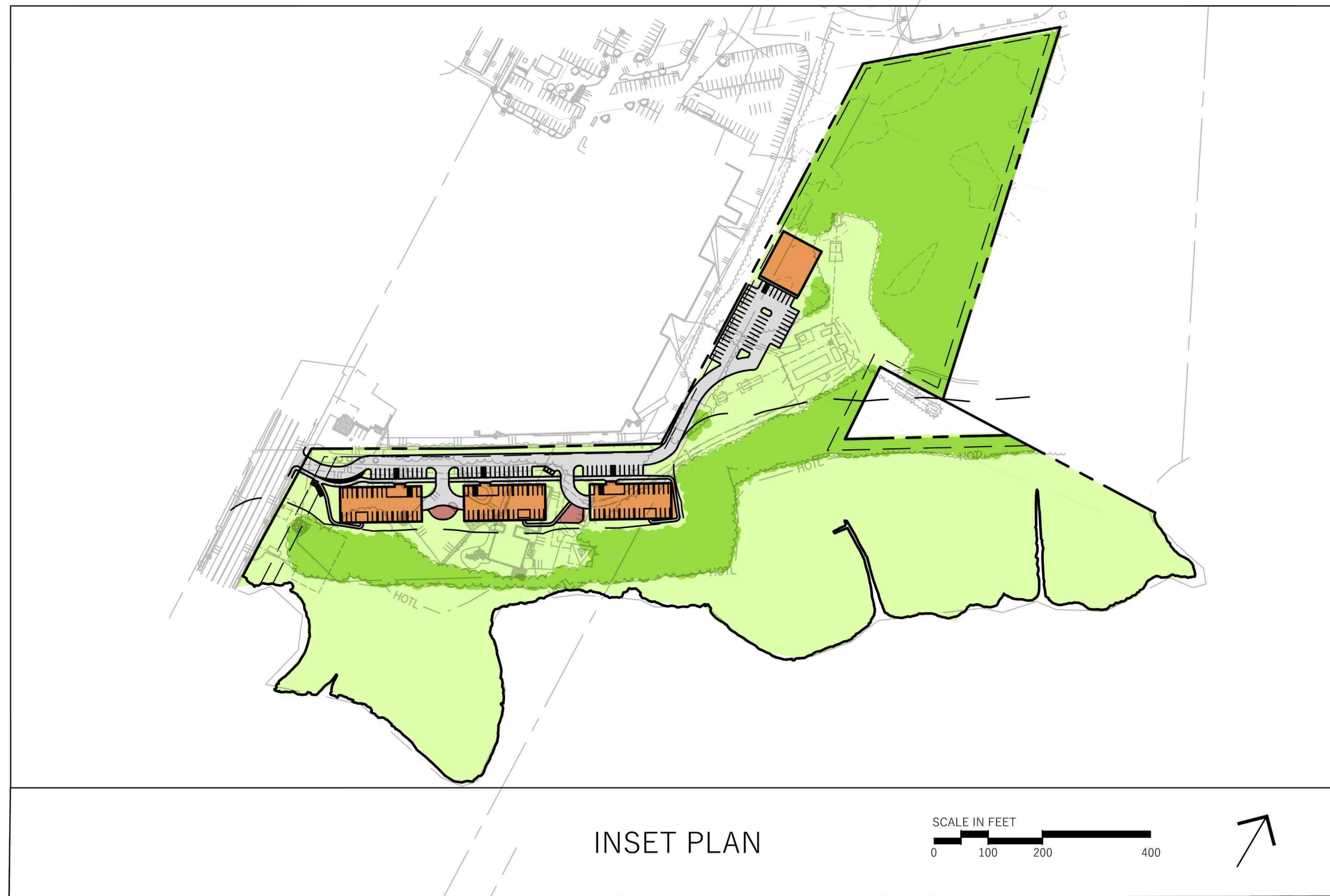


815 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

SITE DATA:
LOCATION: TAX MAP 245, LOT 3
 815 LAFAYETTE ROAD
 PORTSMOUTH, NEW HAMPSHIRE

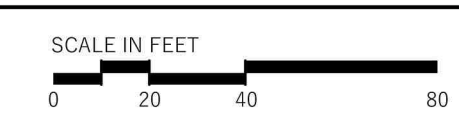
ZONING DISTRICT: GATEWAY DISTRICT (G1)
PROPOSED USE: MULTIFAMILY/OFFICE

DIMENSIONAL REQUIREMENTS:	REQUIRED	PROPOSED
MINIMUM LOT AREA:	20,000 SF	±855,567 SF
MINIMUM STREET FRONTAGE:		
APARTMENT BUILDING:	100 FT	±288 FT
SMALL COMMERCIAL BUILDING:	50 FT	±288 FT
FRONT YARD SETBACK:		
LAFAYETTE ROAD SETBACK:	70-90 FT	VARIES
MIN. SIDE YARD SETBACK:		
APARTMENT BUILDING:	15 FT	±52 FT
SMALL COMMERCIAL BUILDING:	10 FT	±15 FT
MIN. REAR YARD SETBACK:		
APARTMENT BUILDING:	20 FT	±332 FT
SMALL COMMERCIAL BUILDING:	15 FT	±200 FT
MAXIMUM BUILDING HEIGHT:		
APARTMENT BUILDING:	50 FT	<50 FT
SMALL COMMERCIAL BUILDING:	40 FT	<50 FT
MAXIMUM BUILDING COVERAGE:	70%	4.3%
MINIMUM OPEN SPACE:	20%	±89%
PARKING REQUIREMENTS:	REQUIRED	PROPOSED
PARKING STALL LAYOUT:		
• STANDARD 90°	WIDTH: 8.5' MIN LENGTH: 19' MIN	8.5' 19'
DRIVE AISLE WIDTH:		
• 90° (2-WAY TRAFFIC)	24 FT	24 FT (MIN)
PARKING SPACE REQUIREMENTS:		
MINIMUM APARTMENT PARKING		
1.3 SPACES PER UNIT x 72 UNITS = 94 SPACES		
+1 VISITOR PER 5 UNITS = 15 SPACES		
TOTAL APARTMENT PARKING REQUIRED = 109 SPACES		
TOTAL APARTMENT PARKING PROVIDED = 109 SPACES		
MINIMUM OFFICE SPACE PARKING		
1 PER 350 SF = 14,880 / 350 = 43 SPACES		
TOTAL OFFICE PARKING REQUIRED = 43 SPACES		
TOTAL OFFICE PARKING PROVIDED = 43 SPACES		
ADA PARKING REQUIREMENTS:		
1 / 25 STANDARD PARKING STALLS		
ADA SPACES REQUIRED = 7 SPACES		
ADA SPACES PROVIDED = 8 SPACES		



PARKING REQUIRED	152 SPACES
PARKING PROVIDED	152 SPACES

CONCEPTUAL SITE PLAN





CONCEPTUAL AERIAL OVERLAY EXHIBIT

