May 5, 2025



Peter Stith, AICP, Planning Manager Portsmouth Planning & Sustainability Department City of Portsmouth 1 Junkins Avenue Portsmouth, NH 03801

SUBJECT: Preliminary Planning Board Hearing Proposed Workforce Housing Development 126 Lang Road (Tax Map 291 Lot 1-1)

Dear Mr. Stith,

On behalf of Service Credit Union (SCU), the owner, and Preservation of Affordable Housing (POAH), the developer of Phase 1, **McClure** has submitted a conceptual phased site plan to be heard informally at the May 15<sup>th</sup> Planning Board hearing.

SCU and POAH's vision is to create affordable, desirable housing to serve the community as the cost of living continues to rise. The wish is to provide housing opportunities for members of the workforce including our teachers, firefighters, police officers, small business owners, artists, chefs, caregivers, and bankers to name a few. A master plan of the site has been created which includes approximately 170 workforce housing units, 30 workforce/veteran housing units, a potential non-profit daycare facility, and 35 market rate townhouses which will be used to subsidize the affordability of the entire development.

The development will be separated into two applications, which will be described as "phases" below. For the first phase, POAH is proposing two, 70-unit workforce housing apartment buildings with associated utilities and parking. Special attention has been given to provide community space with a shared concrete courtyard at the building entrances, smaller concrete patio areas for smaller gatherings adjacent to the buildings, and a common green area for more gathering and recreational activities. Stone dust paths will connect the buildings with natural walking paths that are proposed to be constructed in the initial stages of phase 2. A Conditional Use Permit will be required to allow more than 24-units within an apartment building and modifications will need to be provided for building length and setbacks per building height. The Conditional Use and modifications will be required to make the cost of the workforce housing feasible.

The second phase consists of a 30-unit workforce housing building to the north; a 30-unit workforce/veteran housing building to the south with a potential first floor, non-profit, daycare facility; and 35 market rate townhouses along a private road from Longmeadow to Lang Road. A new sidewalk will be constructed along the new private road that will connect each of the residential areas. A Conditional Use Permit will be required to allow disturbances within the Wetland Protection Area.

25 New Hampshire Ave, Suite 255, Portsmouth, New Hampshire 03801 **P** 603.766.0435 | mcclurevision.com



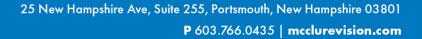
The intent is to apply for this year's Low-Income Housing Credit (LIHTC) for Phase 1; therefore, we are requesting to separate the timelines of the two applications. The LIHTC application process requires obtaining state and local planning permits by the end of September. Since no Wetland Protection area disturbances are requested in phase 2, we are hoping to permit Phase 1 with the site plan application submission for phase 2 following shortly after.

If you have any questions or comments, please feel free to contact me by email at <u>nduquette@mcclurevision.com</u> or by phone at 207-370-0948.

Sincerely,

Nicole Duquette

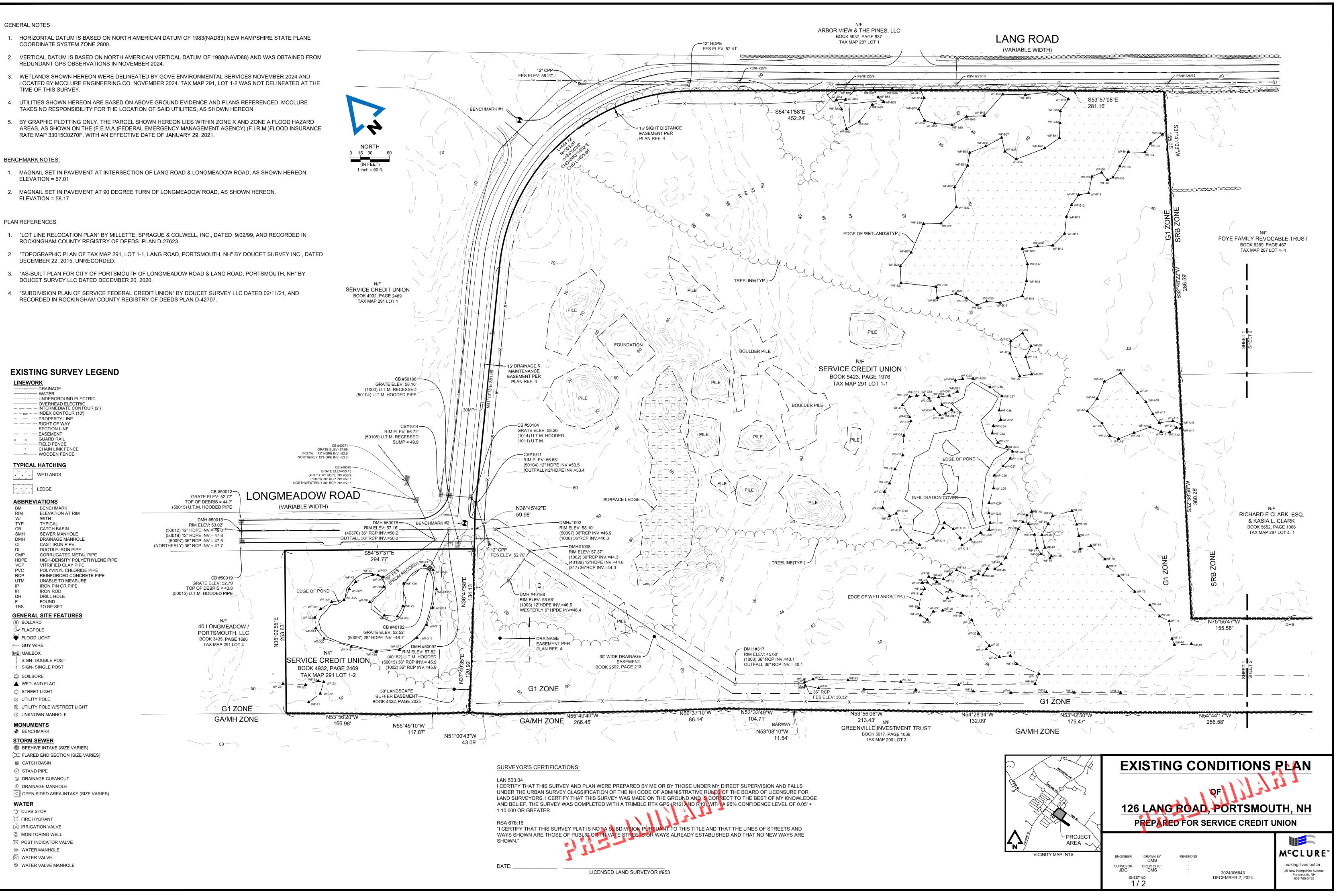
Nicole Duquette, P.E., LEED AP Senior Project Manager

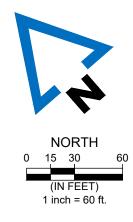


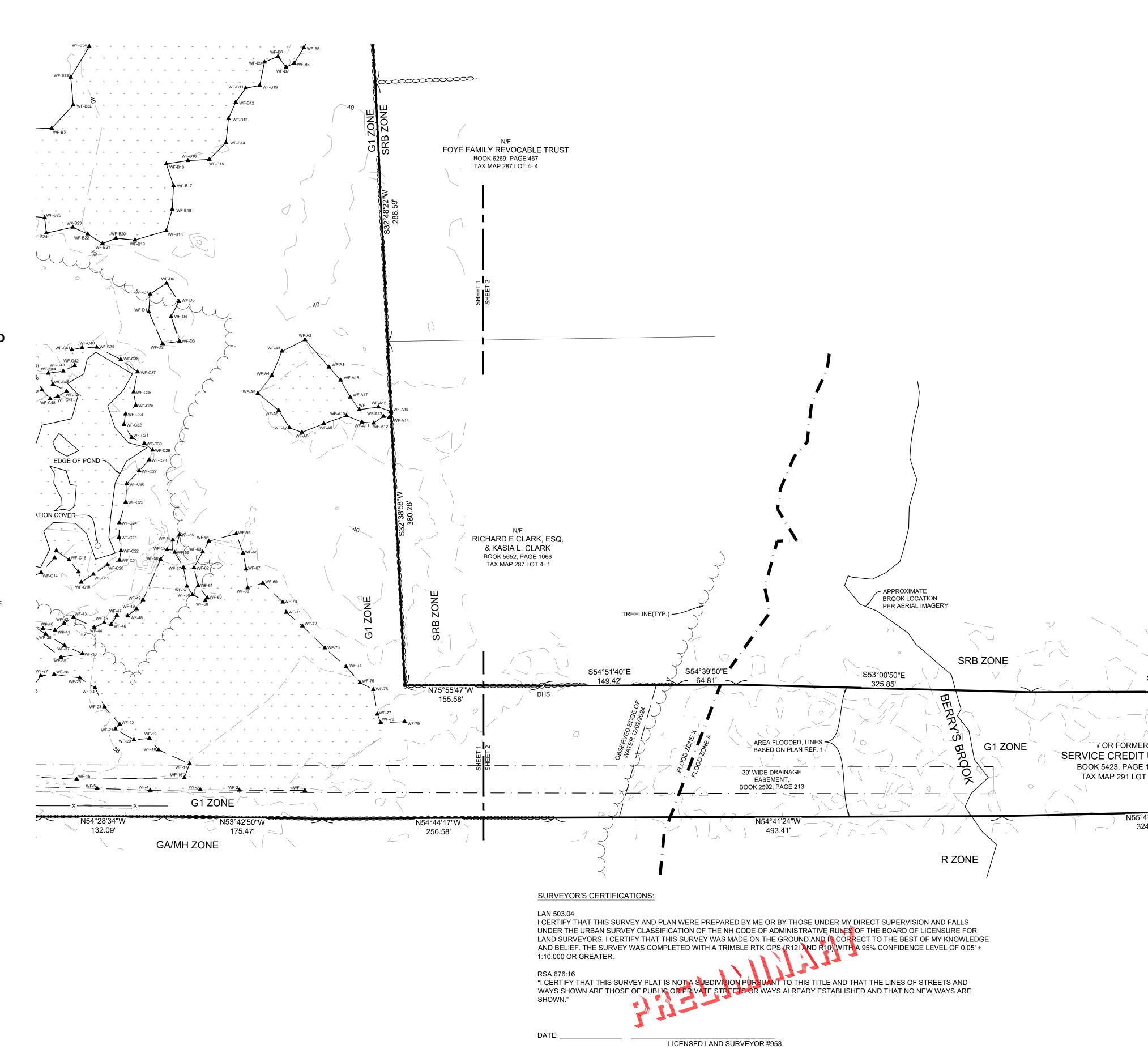
- **REDUNDANT GPS OBSERVATIONS IN NOVEMBER 2024.**
- TIME OF THIS SURVEY.
- TAKES NO RESPONSIBILITY FOR THE LOCATION OF SAID UTILITIES, AS SHOWN HEREON.
- RATE MAP 33015C0270F, WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.

- ELEVATION = 67.01
- ELEVATION = 58.17

- ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN D-27623.
- DECEMBER 22, 2015, UNRECORDED.
- DOUCET SURVEY LLC DATED DECEMBER 20, 2020.







# EXISTING SURVEY LEGEND

	– DRAINAGE
w	- WATER
——— E ———	- UNDERGROUND ELECTRIC
OHE	– OVERHEAD ELECTRIC – INTERMEDIATE CONTOUR (2')
— — 950 — ·	– INDEX CONTOUR (10')
_ · · _ · · ·	- PROPERTY LINE
	- RIGHT OF WAY - SECTION LINE
· ·	- SECTION LINE - EASEMENT
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x	– FIELD FENCE – CHAIN LINK FENCE
	– WOODEN FENCE
TYPICAL	<u>_ HATCHING</u>
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	LEDGE
ABBRE	/IATIONS
BM	BENCHMARK
RIM	ELEVATION AT RIM
W/	WITH
TYP CB	TYPICAL CATCH BASIN
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DMH	
CI DI	CAST IRON PIPE DUCTILE IRON PIPE
CMP	CORRUGATED METAL PIPE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
VCP PVC	VITRIFIED CLAY PIPE POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
UTM	UNABLE TO MEASURE
IP IR	IRON PIN OR PIPE IRON ROD
DH	DRILL HOLE
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TBS	TO BE SET
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GENERAL NOTES

- 1. HORIZONTAL DATUM IS BASED ON NORTH AMERICAN DATUM OF 1983(NAD83) NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM ZONE 2800.
- 2. VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD88) AND WAS OBTAINED FROM REDUNDANT GPS OBSERVATIONS IN NOVEMBER 2024.
- 3. WETLANDS SHOWN HEREON WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES NOVEMBER 2024 AND LOCATED BY MCCLURE ENGINEERING CO. NOVEMBER 2024. TAX MAP 291, LOT 1-2 WAS NOT DELINEATED AT THE TIME OF THIS SURVEY.
- 4. UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE AND PLANS REFERENCED. MCCLURE TAKES NO RESPONSIBILITY FOR THE LOCATION OF SAID UTILITIES, AS SHOWN HEREON.
- 5. BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN ZONE X AND ZONE A FLOOD HAZARD AREAS, AS SHOWN ON THE (F.E.M.A.)FEDERAL EMERGENCY MANAGEMENT AGENCY) (F.I.R.M.)FLOOD INSURANCE RATE MAP 33015C0270F, WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.

BENCHMARK NOTES:

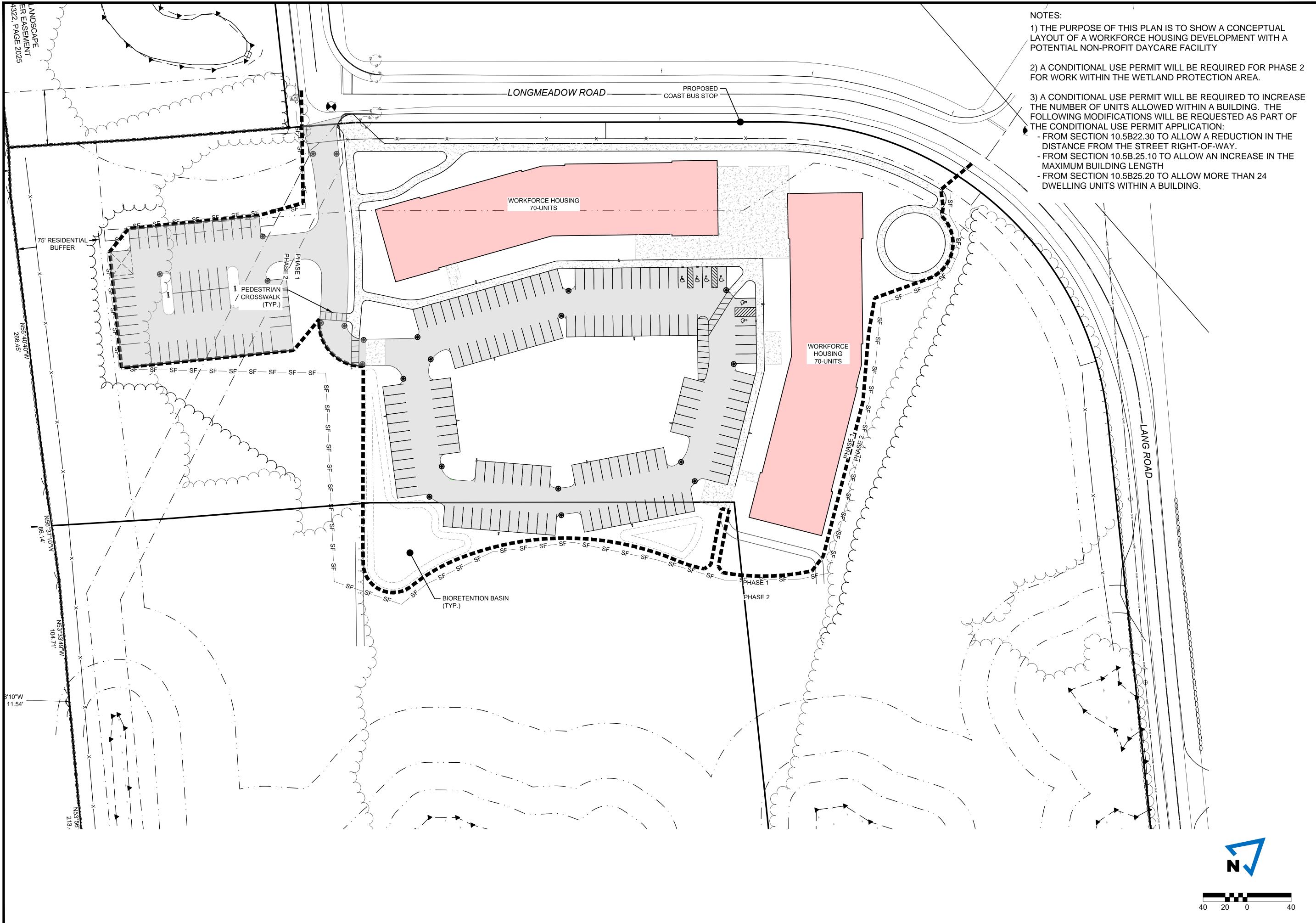
- 1. MAGNAIL SET IN PAVEMENT AT INTERSECTION OF LANG ROAD & LONGMEADOW ROAD, AS SHOWN HEREON. ELEVATION = 67.01
- 2. MAGNAIL SET IN PAVEMENT AT 90 DEGREE TURN OF LONGMEADOW ROAD, AS SHOWN HEREON. ELEVATION = 58.17

PLAN REFERENCES

- 1. "LOT LINE RELOCATION PLAN" BY MILLETTE, SPRAGUE & COLWELL, INC., DATED 9/02/99, AND RECORDED IN ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN D-27623.
- 2. "TOPOGRAPHIC PLAN OF TAX MAP 291, LOT 1-1, LANG ROAD, PORTSMOUTH, NH" BY DOUCET SURVEY INC., DATED DECEMBER 22, 2015, UNRECORDED.
- 3. "AS-BUILT PLAN FOR CITY OF PORTSMOUTH OF LONGMEADOW ROAD & LANG ROAD, PORTSMOUTH, NH" BY DOUCET SURVEY LLC DATED DECEMBER 20, 2020.
- 4. "SUBDIVISION PLAN OF SERVICE FEDERAL CREDIT UNION" BY DOUCET SURVEY LLC DATED 02/11/21, AND RECORDED IN ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN D-42707.

S54°43'50"E 302.27' RLY UNION 1976 1-1 1-1 NOW OR FORMERLY SECOND NOW OR FORMERLY GREENVILLE INVESTMEN BOOK 5617, PAGE 103 TAX MAP 290 LOT 2	T TRUST
Image: state stat	<section-header><section-header>   EXISTING CONDITIONS PLAN   of   126 LANG ROAD, PORTSMOUTH, NH   DEPARED FOR SERVICE CREDIT UNION   PREPARED FOR SERVICE CREDIT UNION   MMER CREW CHIEF   JDG MS   MS CREW CHIEF   JDG MS   SHEET NO 2024006643   SHEET NO 2024006643   ZY 2 27 2</section-header></section-header>

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Solution of the plans and Specifications, and the intent they convey, which arise from failance to follow the esurveyors' guidance of any alleged errors inconsistences, am conflicts contain the plans and Specifications and	re Avenue 55 H 03801 0435 arroll,IA   Clive,IA ncil Bluffs,IA oux City,IA Macon,MO City,MO (S) Boston, MA :: ng Co. is not for any issues, , or losses s') which arise / these Plans, ne engineering or for Losses lure to obtain ngineers' or with respect to , omissions, nbiguities, or biguities, or he engineering	
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WORKFORCE HOUSING DEVELOPMENT 126 LANG ROAD PORTSMOUTH, NH 03801	CONCEPTUAL SITE PLAN - PH. 1 P:2024001787/04-DRAWINGS\DWG\PLANS\24-1787_PHASE-1/24-1787_SITE PLAN.DWG	
drawing no.		

