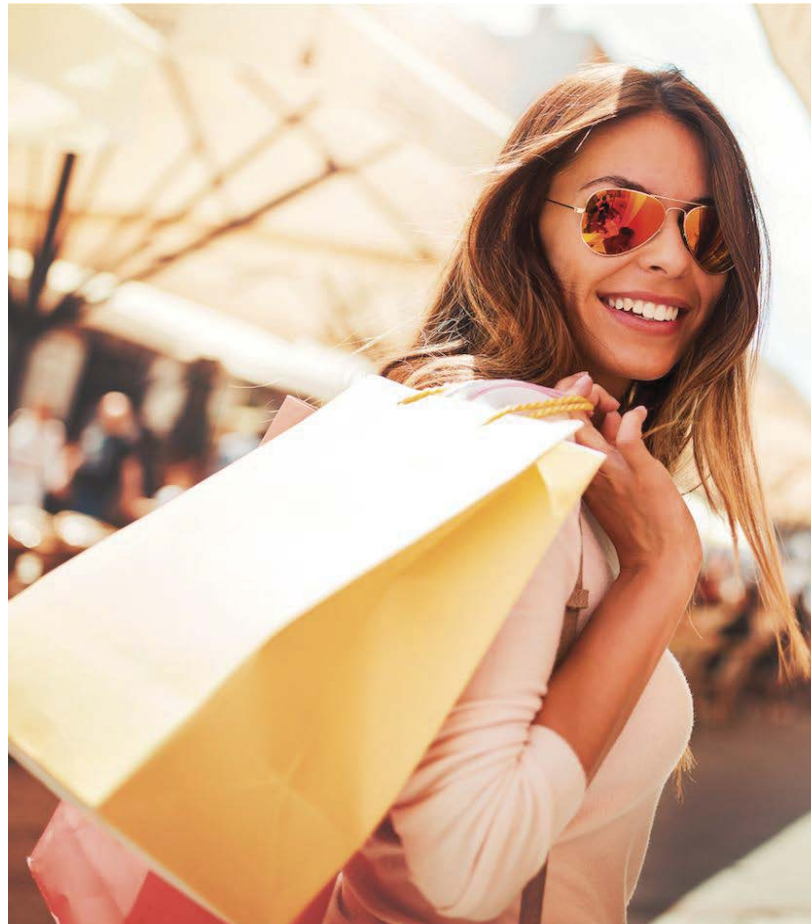




WEST END YARDS




TORRINGTON
 PROPERTIES

WATERSTONE
 PROPERTIES GROUP

PLANNING BOARD PRESENTATION
 2019.01.08

PCA





EXISTING CONDITIONS



VIEW A



VIEW B





PROJECT METRICS	
RESIDENTIAL:	237,000 GSF 242 RENTAL UNITS 255 PARKING SPACES
RETAIL/REST.:	20,000 GSF
OFFICE:	20,000 GSF 145 PARKING SPACES
TOTAL GSF:	277,000 GSF
TOTAL PARKING:	400 SPACES



PROPOSED LAND SWAP

SCALE 1:100



- 136,919 SF OWNERS TO CITY
- 395,659 SF OWNERS
- 47,470 SF CITY TO OWNERS

MAKE A PLACE WHERE
PEOPLE LOVE TO LIVE
WITH CHARACTER,
IDENTITY, AND
HUMAN SCALE



FOSTER A
COMMUNITY
OF PRIDE AND
OWNERSHIP

PROMOTE
YEAR ROUND
ACTIVITIES



CREATE A WALKABLE
AND BIKABLE
COMMUNITY THAT
ENCOURAGES AN
ACTIVE AND HEALTHY
LIFESTYLE

COMMUNITY

HEALTHY LIFESTYLE

PROJECT GOALS

CONNECTION

ECO-CONSCIOUS

DESIGN A
DESTINATION FOR
THE NEIGHBORING
COMMUNITY, A
NEW MODERN
PORTSMOUTH



CONNECT TO
DOWNTOWN
PORTSMOUTH
AND BEYOND

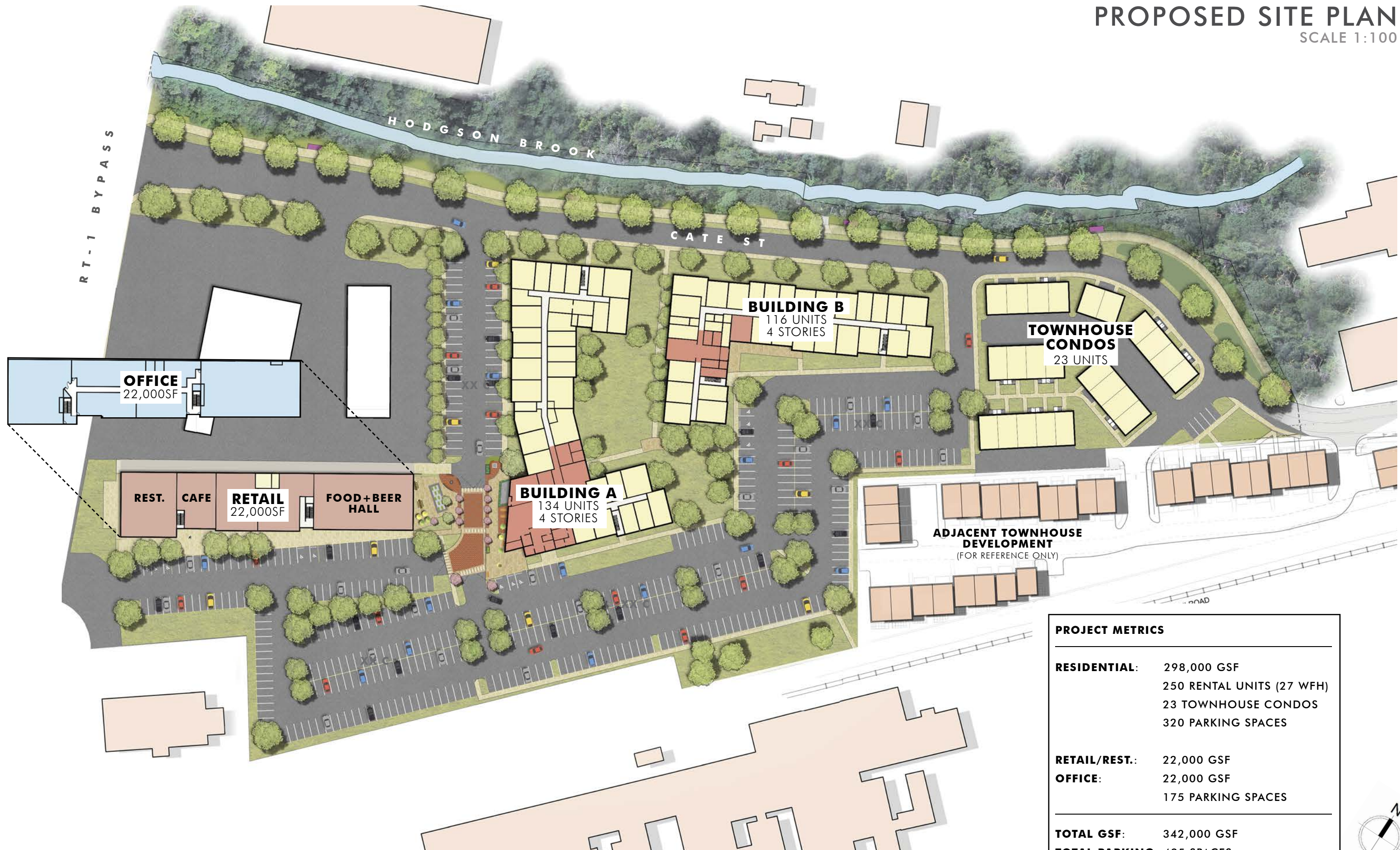
IMPROVEMENT
TO EXISTING SITE
& HODGSON
BROOK



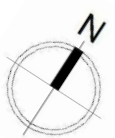
SUNLIGHT, SHADE,
VENTILATION,
GARDENS, GREEN
BUFFERS, SMART SITE
DESIGN

PROPOSED SITE PLAN

SCALE 1:100

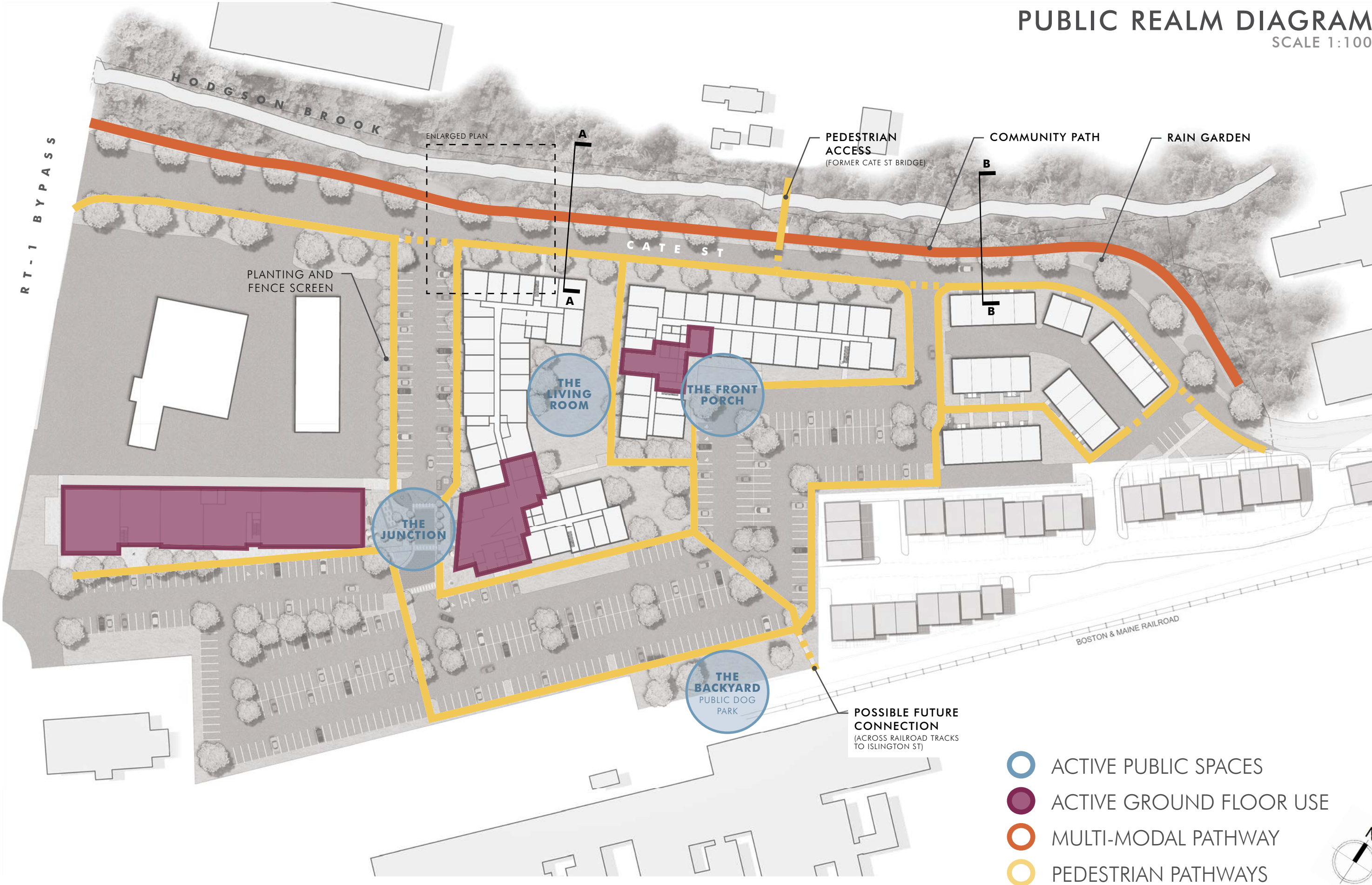


PROJECT METRICS	
RESIDENTIAL:	298,000 GSF 250 RENTAL UNITS (27 WFH) 23 TOWNHOUSE CONDOS 320 PARKING SPACES
RETAIL/REST.:	22,000 GSF
OFFICE:	22,000 GSF 175 PARKING SPACES
TOTAL GSF:	342,000 GSF
TOTAL PARKING:	495 SPACES

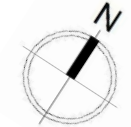


PUBLIC REALM DIAGRAM

SCALE 1:100



- ACTIVE PUBLIC SPACES
- ACTIVE GROUND FLOOR USE
- MULTI-MODAL PATHWAY
- PEDESTRIAN PATHWAYS





SITE SECTION A-A: BUILDING A @ CATE ST



SITE SECTION B-B: TOWNHOUSES @ CATE ST



THE JUNCTION

OUTDOOR SEATING & LANDSCAPING

FOOD AND BEER HALL

RAISED "WOONERF" BETWEEN BUILDINGS

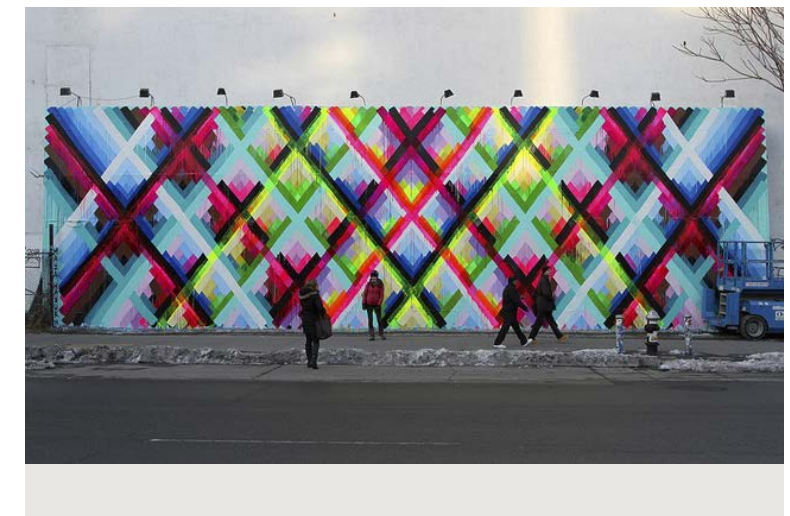
OUTDOOR SEATING & LANDSCAPING

RESIDENTIAL LOBBY AND AMENITIES

LEASING OFFICE



PUBLIC REALM INSPIRATION





THE JUNCTION: VIEW TOWARD RETAIL BUILDING



THE JUNCTION: VIEW TOWARD RESIDENTIAL BUILDING



PROJECT BENEFITS

AN INVESTMENT IN PORTSMOUTH

- NET GAIN OF 2 ACRES OF LAND TO THE CITY FOR THEIR USE IN THE CONSTRUCTION OF A NEW ROAD
- REDEVELOPMENT OF A BLIGHTED PROPERTY INTO AN ATTRACTIVE MIXED USE COMMUNITY
- INCREASED HOUSING SUPPLY INCLUSIVE OF 27 UNITS OF WORKFORCE HOUSING (80% AMI)
- APPROXIMATELY 300 PART TIME AND FULL TIME JOBS DURING CONSTRUCTION AND OPERATION
- SIZABLE INCREASE IN PROPERTY TAXES

BUILDING COMMUNITY

- NEW NEIGHBORHOOD RETAIL AND RESTAURANTS WITH OUTDOOR SEATING
- A NEW NEIGHBORHOOD DESTINATION @ THE JUNCTION INCLUSIVE OF COMMUNITY PROGRAMMING AND EVENTS
- A PUBLIC DOG PARK FOR THE COMMUNITY
- NEW PUBLIC AND PRIVATE GREEN SPACES
- PEDESTRIAN-FRIENDLY CONNECTIONS THROUGHOUT THE PROJECT SITE TO THE NEIGHBORHOOD BEYOND
- OPPORTUNITY FOR A NEW MULTI-USE PATH FOR COMMUNITY RECREATION AND TO ENCOURAGE BIKING AS TRANSIT

ENVIRONMENTAL

- CLEANING UP HODGSON BROOK
- A REDUCTION IN OVERALL IMPERVIOUS SURFACES, INCREASE IN GREEN SPACE, AND THE OPPORTUNITY TO PROPERLY TREAT RUNOFF FROM REMAINING IMPERVIOUS SURFACES

ZONING REGULATION ANALYSIS

COMPLIANCE

REGULATION	ALLOWED / REQ'D.	PROPOSED
• COMMERCIAL FOOTPRINT	40,000 GSF	22,000 GSF
• COMMERCIAL HEIGHT	4 ST. / 50 FT.	2 ST. / 32 FT.
• RESIDENTIAL HEIGHT	4 ST. / 50 FT.	4 ST. / 45 FT.
• BUILDING COVERAGE	70%	20%
• OPEN SPACE	20%	30%
• COMMUNITY SPACE	10%	10%
• PARKING SPACES	450	495
• DEVELOPMENT AREA	20,000 SF	537, 947 SF.
• STREET STEPBACK	APT. - 25 FT. / TH - 0 FT.	APT. - 25 FT. / TH - 5 FT.
• BLOCK LENGTH	800 FT.	550 FT.

RELIEF REQUESTED PER PLANNING BOARD CONDITIONAL USE

REG.	ALLOWED / REQ'D.	PROPOSED
• UNITS PER ACRE	20 (242 UNITS TOTAL)	22.5 (273 UNITS TOTAL)
• UNITS PER BUILDING	24	134 AND 116
• BUILDING LENGTH	200 FT.	340 FT. MAX

An aerial architectural rendering of a courtyard. The courtyard is paved with light-colored bricks and features several trees with autumn-colored foliage. There are two main outdoor seating areas: one on the left with yellow and green umbrellas, and one on the right with white and blue umbrellas. A building with a corrugated metal roof is on the left, and a modern multi-story building is on the right. A parking lot with several cars is visible at the bottom. The text "THANK YOU" is centered in the courtyard.

THANK YOU

BOSEN & ASSOCIATES, P.L.L.C.
ATTORNEYS AT LAW

John K. Bosen
Admitted in NH & MA

Christopher P. Mulligan
Admitted in NH & ME

David M. Howard
Admitted in NH

Molly C. Ferrara
Admitted in NH

January 7, 2019

Mr. Dexter Legg, Chair
City of Portsmouth Planning Board
One Junkins Ave
Portsmouth, NH 03801

Re: Submittal for 3rd Preliminary Conceptual Consultation: Cate Street
Development/Redevelopment

Dear Mr. Legg and Planning Board Members,

This office represents Torrington Properties, Inc. and Waterstone Properties Group, Inc., (“Torrington/Waterstone”) with respect to its plans to redevelop the property known as the Frank Jones Center. The project is called, “West End Yards”. As you may recall, this plan involves four separate parcels of real estate identified as follows:

- A. Map 172, Lot 1
- B. Map 173, Lot 2
- C. Map 165, Lot 2
- D. Map 163, Lots 33 & 34

The properties are located in the Gateway Corridor, Mixed Residential District, (the, “Ordinance”). This project is the first development under the Ordinance and while we have found some sections to be challenging, we are working closely with City Staff to come up with a plan that meets its purpose.

We met with the Planning Board on May 17th and November 15th, 2018 for Preliminary Conceptual Consultations under Section 2.4.2 of the Site Plan Review Regulations. However, given the complexity of the Ordinance and some of the unique features of our plan, we are requesting another Preliminary Conceptual Consultation at your January 17th meeting. We realize three Preliminary Consultations with the Planning Board is not typical, but our team continues to revise the plans based on valuable feedback from the City staff, Planning Board, Conservation Commission and abutters.

As you know, the City has had plans to develop a City street and multipurpose path through this property for many years. We have been working hard to preserve land for the City that will allow for the completion of its vision for this property in the coming years.

Per section 10.5B70 of the ordinance, this zone permits an applicant to create a “by right” plan or obtain Conditional Use from the Planning Board that incorporates Workforce Housing and Public Realm improvements into the development.

At the hearing on January 17th, we will present a power point presentation that includes the summary of our plans. See attached. The power point includes a “by right” site plan option that provides for 242 housing units with 255 parking spaces. In addition, there will be 20,000 square feet of retail/restaurant space and 20,000 square feet of office that will require another 145 parking spaces. This plan complies with the zoning ordinance but does not include the land swap for the creation of a new public road.

The power point will also include the “preferred plan” that provides 23 Townhouse condominiums and 250 market rate apartment units, of which 25 of the apartment units will be dedicated Affordable Housing units that will be rented at 80% area median income. This plan also provides significant Public Realm benefits to the City that include the following:

- Land for a multipurpose path.
- Land preserved for the city’s construction of a new City street. This will require a land swap with the City.
- Significant stormwater improvements will be made to stormwater that flows to Hodgson Brook
- Public dog park
- Significant increase in tax revenues to the City currently estimated at 10x the current assessment.

The preferred plan also includes 320 parking spaces and 44,000 square feet of retail and office space with an additional 175 parking spaces. This plan includes a land swap to enable the City to construct a public road in order to connect Cate Street with Borthwick Ave as shown in more detail on the land swap plan included herewith as Exhibit C. The land swap involves conveying to the City, for no consideration, approximately three acres of land in exchange for approximately one acre from the City. This land swap will require City Council approval.

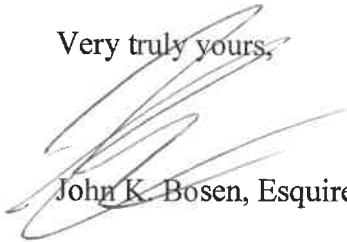
In order to provide the city with the land it needs to create the public road, we would need relief from the Ordinance under Section 10.5B25 for both building length, units per acre and units per building. Under Section 10.5B74.30, the Planning Board has authority to modify the standards

BOSEN & ASSOCIATES, P.L.L.C.
ATTORNEYS AT LAW

when it comes to granting a conditional use permit provided the Planning Board finds such modification will promote design flexibility and overall project quality.

We look forward to meeting with the Planning Board to discuss the project at your January 17, 2019 meeting. Please feel free to call to discuss any questions you may have about this project.

Very truly yours,



John K. Bosen, Esquire

cc: Waterstone Property Group, Inc.
Torrington Properties, Inc.
Gregg Mikolaities, P.E.
Prellwitz Chilinski Associates

BOSEN & ASSOCIATES, P.L.L.C.
ATTORNEYS AT LAW