

MEMORANDUM

TO: Portsmouth Zoning Board of Adjustment (“ZBA”)
FROM: Kevin M. Baum, Esquire
DATE: September 27, 2023
RE: Portsmouth Submarine Memorial Association
Albacore Park
569 Submarine Way
Tax Map 209/Lot 87
SRB Zone

Dear Chair Eldredge and Zoning Board Members:

On behalf of the Portsmouth Submarine Memorial Association (“PSMA”), we are pleased to submit this memorandum and attached exhibits in support of Zoning Relief to be considered by the Zoning Board of Adjustment (“ZBA”) at its October 18, 2023 meeting.

I. EXHIBITS

- A. ZBA Site Plan Set – by Ambit Engineering, Inc.
 - Cover Sheet
 - Existing Conditions Plans (Sheets C1-C2)
 - Site Layout Plan (Sheet C3) – showing proposed new museum addition.
- B. Architectural Plans by Port One Architects.
 - Floor Plan Conceptual Design (Sheet A1.1)
 - Exterior Elevations (Sheet A2.1) (conceptual)
- C. Parking Demand Analysis – by Ambit Engineering, Inc.
- D. City GIS Map – showing locus and surrounding area.
- E. Site Photographs.

II. PROPERTY/PROJECT

The subject property is an approximately 302,176 square foot (6.9370± acre) parcel located at 569 Submarine Way (the “Property”).¹ Exhibit A (Sheets C1-C3). The Property, also identified as Albacore Park, is home to the USS Albacore Submarine Museum and Memorial Garden. Albacore Park was originally approved by Special Exception granted by this Board in 1983 and the experimental USS Albacore submarine established on the Property in 1985, following its 575 mile, 70 hour trip from Philadelphia to Portsmouth. The existing one-story, 1,600± square foot visitor center was constructed in approximately 1986.

Albacore Park operates seven days a week with the majority of visitors during the summer months. Attractions include the USS Albacore submarine, the Ghost Ship, Memorial

¹ The Property was previously identified as 600 Market Street prior to the replacement of the Sarah Long Bridge and construction of Submarine Way.

Gardens and exhibits within the existing visitor center building, which houses various items and artifacts, and supports PSMA's on-site educational programs. There are 37 lined off-street parking spaces available on the Property, with space for up to 119 spaces in the unlined portion of the lot. Id. Between 2-4 staff members are present at the Property daily depending on the season and museum event schedule.

PSMA currently has access to more exhibits than there is space available to comfortably display within the existing building and limits its ability to devote more items relating to the maritime history of the Piscataqua River region. Meeting and office space is severely limited. Accordingly, PSMA proposes to construct an approximately 1,588 square foot addition to the existing visitors center building. Exhibit B.² The proposal will also include improvements to the walkway and ramp adjacent to the building for improved accessibility. Id. Based upon the Parking Demand Analysis³ prepared for the project, no additional parking spaces will be required. Exhibit C. In fact, peak use based on the existing and proposed building, and including the submarine, is 37 vehicles. Id. Based on prior experience, use of the parking lot is generally low and limited to the just apportion of the lined spaces closest to the building.

The Property is located in a transitional area with frontage on both the US Route 1 By-Pass and Market Street. Exhibit D. It is within the SRB Zoning District, adjacent to the Business, General Residence A and Waterfront Industrial Districts. Id. It is surrounded by a mix of uses, with residences to the west and east (across Route 1 By-Pass), commercial fueling uses to the south and Bohenko Gateway Park to the north (across Market Street). Id.

While the proposed addition will increase the overall square footage of the building, it is intended primarily to allow for improved exhibit space and use of the museum and is not expected to cause any significant change to the overall use the Property. The hours of operation will remain the same and peak visitor use will remain primarily during the summer and weekends, consistent with its prior 35+ years of operation. Although the addition will improve visitor experience at Albacore Park, the primary attraction is and can be expected to remain the USS Albacore, which will remain unchanged. Nevertheless, because the current museum use is a pre-existing permitted non-conforming use through the issuance of the 1983 special exception,

² The site and architectural plans remain conceptual as of the date of this application. The final layout and design are subject to change pending site plan review and construction conditions.

³ Pursuant to Portsmouth Zoning Ordinance ("PZO") Section 10.1112.321 (Use No. 3.40), the required minimum number of off-street parking for museum use is determined by parking demand analysis.

the creation of additional museum space is considered an expansion of that non-conforming use, requiring zoning relief. The proposed addition meets all dimensional requirements of the zoning ordinance.

III. RELIEF REQUIRED

After conferring with the City Planning Department staff, it has been determined that the following is required:

<u>PZO Requirement</u>	<u>Existing</u>	<u>Proposed</u>
PZO § 10.440 (Table of Uses)	Museum Use per 1983 special Exception	Expansion of lawful non-conforming use to construct ±1,588 s.f. addition to existing museum building

IV. VARIANCE REQUIREMENTS

- 1. The variances will not be contrary to the public interest.**
- 2. The spirit of the ordinance is observed.**

The first step in the ZBA’s analysis is to determine whether granting a variance is not contrary to the public interest and is consistent with the spirit and intent of the ordinance, considered together pursuant to Malachy Glen Associates, Inc. v. Town of Chichester, 155 N.H. 102 (2007) and its progeny. Upon examination, it must be determined whether granting a variance “would unduly and to a marked degree conflict with the ordinance such that it violates the ordinance’s basic zoning objectives”. Id. “Mere conflict with the zoning ordinance is not enough”. Id.

The purpose of the Portsmouth Zoning Ordinance as set forth in PZO §10.121 is “to promote the health, safety and the general welfare of Portsmouth and its region in accordance with the City of Portsmouth Master Plan... [by] regulating”:

- 1. The use of land, buildings and structures for business, industrial, residential and other purposes** – The proposal permits the construction of an addition to a long existing museum with little to any increased use of the Property within a transitional area between residential, commercial and industrial uses.
- 2. The intensity of land use, including lot sizes, building coverage, building height and bulk, yards and open space** – The proposed addition meets all dimensional requirements of the PZO. No additional parking is needed.

3. The design of facilities for vehicular access, circulation, parking and loading – Per the parking demand analysis, adequate space is available to account for the proposed addition. The long-existing parking and driveway layout will remain unchanged.
4. The impacts on properties of outdoor lighting, noise, vibration, stormwater runoff and flooding – The museum has been in operation since approximately 1986. The use and overall layout of the Property will not change, only the addition of exhibit space for the museum/visitor center building.
5. The preservation and enhancement of the visual environment – The Project will improve and update the existing museum/visitor center on the Property and improve adjacent walkways. The remainder of the lot will remain unchanged.
6. The preservation of historic districts, and buildings and structures of historic or architectural interest – The Property is not located in the Historic District; however, the Project will preserve the existing building, memorial garden and other on-site amenities.
7. The protection of natural resources, including groundwater, surface water, wetlands, wildlife habitat and air quality – The proposal allows a ±1,588 s.f. addition to existing museum building on a 6.9370± acre parcel. To the extent the proposed addition may impact natural resources, stormwater, drainage and similar potential impacts will be vetted by the TAC and Planning Board should the ZBA grant its approval.

PSMA's proposal, to construct a modest addition to allow more exhibit space within and improve the use of the longstanding visitor center building, clearly fulfills the purposes of the Ordinance.

In considering whether variances “in a marked degree conflict with the ordinance such that they violate the ordinance’s basic zoning objectives”. Malachy Glen, supra, also held:

One way to ascertain whether granting the variance would violate basic zoning objectives is to examine whether it would alter the essential character of the locality.... Another approach to [determine] whether granting the variance violates basic zoning objectives is to examine whether granting the variance would threaten the public health, safety or welfare. (emphasis added)

There will be no change to the essential character of the locality by granting the requested variance. The use of the Property will remain as it has for the past three and a half decades. No appreciable increase in use is anticipated as a result of the addition. Rather, it will allow PSMA to make better use of the space and improve the visitor experience. The proposed improvements and existing attractions are located towards Route 1 Bypass, with the closest residential properties to the east and buffered by the parking lot and existing vegetative buffer, both of

which will remain unchanged. The addition will be constructed to current building code. Access to and from the Property will remain via Submarine Way, connecting Market Street and US Route 1, respectively. Given the results of the Parking Demand Analysis and past experience, use of the Property is not overly intensive. Accordingly, granting the variance to permit the museum addition will neither “alter the essential character of the locality nor threaten the public health, safety or welfare.”

3. Substantial justice will be done by granting the variance.

If “there is no benefit to the public that would outweigh the hardship to the applicant” this factor is satisfied. Harborside Associates, L.P. v. Parade Residence Hotel, L.L.C., 162 N.H. 508 (2011). That is, “any loss to the [applicant] that is not outweighed by a gain to the general public is an injustice”. Malachy Glen, supra at 109.

“The right to use and enjoy one's property is a fundamental right protected by both the State and Federal Constitutions.” N.H. CONST. pt. I, arts. 2, 12; U.S. CONST. amends. V, XIV; Town of Chesterfield v. Brooks, 126 N.H. 64 (1985) at 68. Part I, Article 12 of the New Hampshire Constitution provides in part that “no part of a man's property shall be taken from him, or applied to public uses, without his own consent, or that of the representative body of the people.” Thus, our State Constitutional protections limit the police power of the State and its municipalities in their regulation of the use of property. L. Grossman & Sons, Inc. v. Town of Gilford, 118 N.H. 480, 482 (1978). “Property” in the constitutional sense has been interpreted to mean not the tangible property itself, but rather the right to possess, use, enjoy and dispose of it. Burrows v. City of Keene, 121 N.H. 590, 597 (1981). (emphasis added).

Granting the variance allows PSMA better use of the building for exhibits, to permit more exhibits to be displayed, useable meeting space and an improved visitor experience. Little to any increased use of the Property is anticipated. There is unlikely to be any noticeable difference to anyone other than staff and visitors. Denial to results in significant loss to the applicant as it forces PSMA to maintain its existing undersized building and limits available exhibits. Clearly, there is no benefit to public outweighing the hardship to the applicant if the variance is denied. Accordingly, substantial justice is done by granting the variance.

4. Granting the variance will not diminish surrounding property values.

Albacore Park has been in operation since approximately 1986. The use will remain the same post-addition, albeit with a large and more useable visitors center. The overall layout of the 6.9370± acre lot will remain unchanged. The hours of operation will also remain unchanged. Accordingly, there will be little to no noticeable difference to surrounding property owners, many if not most of whom have presumably lived next to the museum for their entire period of ownership. The addition will improve the existing building and therefore the value of the Property. Light of these circumstances, granting the requested variance to permit the proposed addition will not diminish surrounding property values.

5. Denial of the variances results in an unnecessary hardship.

a. Special conditions distinguish the property/project from others in the area.

The Property is large for the area at 6.9370± acres. It is in a transition area, both by zoning district and geographically given the proximity to the Route 1 Bypass, Market Street and the Piscataqua River. It is buffered by two large roadways and tidal wetlands on two sides. The museum has been in operation since approximately 1986, including the existing visitors center and USS Albacore. In light of these factors, special conditions exist on the property distinguishing it from others in the area.

b. No fair and substantial relationship exists between the general public purposes of the ordinance and its specific application in this instance.

Museum use is generally not permitted in the SRB District. The reason for this restriction is to maintain the area for single-family residential use. However, such restriction is not applicable in this instance or for this particular lot. The Property has long been developed and utilized as Albacore Park. Although there are residential uses nearby, none have direct access from the Bypass or Market Street as does the Property. It has more in common with the other abutting commercial uses southerly on US Route 1 Bypass and northerly along Market Street.

Given the proximity of those uses and the significant traffic along both roadways, the Property is poorly suited for the type of single-family residential use intended for the SRB Zone. The current use, on the other hand, acts as a buffer between the traffic and commercial/industrial uses and the residential uses in this transitional area. Moreover, the existing use, which has been in place since approximately 1986, will not be significantly changed or increased by granting the

variance. It will simply allow PSMA to continue its longstanding use of the property with an improved visitor center building. Accordingly, there is no reason to apply the strict use requirements of the SRB District to the Property in this instance.

c. The proposed use is reasonable.

The variance simply allows for an improved structure while continuing a longstanding use of the Property. The addition allows for more exhibit space and better use of the building, which is currently poorly laid out for visitors, meetings and similar museum uses. No additional hours of operation are proposed. The primary attraction is and will remain the USS Albacore. Sufficient parking exists on-site both currently and post-addition. Thus, the addition is expected to result in little noticeable difference for abutting property owners, while improving the overall visitor experience. For these reasons, the proposed use is reasonable, and denial results in an unnecessary hardship.

V. CONCLUSION

For all of the reasons stated, PSMA respectfully requests that the Portsmouth Zoning Board of Adjustment grant the submitted variance request to permit the construction of an approximately 1,588 square foot addition to the existing visitors center building on the Property.

Respectfully submitted,
PORTSMOUTH SUBMARINE
MEMORIAL ASSOCIATION


By: _____
Kevin M. Baum

PROPOSED MUSEUM BUILDING ALBACORE PARK 569 SUBMARINE WAY PORTSMOUTH, NEW HAMPSHIRE ZBA SITE PLANS

REQUIRED PERMITS:
PORTSMOUTH ZONING BOARD: PENDING
PORTSMOUTH PLANNING BOARD: PENDING

Exhibit A

OWNER:

**PORTSMOUTH SUBMARINE
MEMORIAL ASSOCIATION**
569 SUBMARINE WAY
PORTSMOUTH, NH 03801
TEL: (603) 436-3680

LAND SURVEYOR & CIVIL ENGINEER:

AMBIT ENGINEERING
A DIVISION OF HALEY WARD, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, NH 03801
(603) 430-9282

ARCHITECT:

PORT ONE ARCHITECTS
959 ISLINGTON STREET
PORTSMOUTH, NH. 03801
TEL: (603) 436-8891

LAND USE ATTORNEY:

**HOEFLE, PHOENIX, GORMLEY &
ROBERTS, PLLC**
127 PARROTT AVENUE
PORTSMOUTH, NH 03801
TEL. (603) 436-0666

INDEX OF SHEETS

C1 - EXISTING CONDITIONS PLAN
C2 - EXISTING CONDITIONS PLAN
C3 - SITE LAYOUT PLAN
ARCHITECTURAL PLANS

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
74 OLD DOVER ROAD
ROCHESTER, N.H. 03867
Tel. (603) 332-4227,
Ext. 555.5325
ATTN: MARK COLLINS
EMAIL:
mark.collins@eversource.com

NATURAL GAS:
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 6294-5147
ATTN: SUSAN DUPLISA
dupliseas@unitil.com

CABLE:
XFINITY BY COMCAST
180 GREENLEAF AVE.
PORTSMOUTH, N.H. 03801
Tel. (603) 266-2278
ATTN: MIKE COLLINS

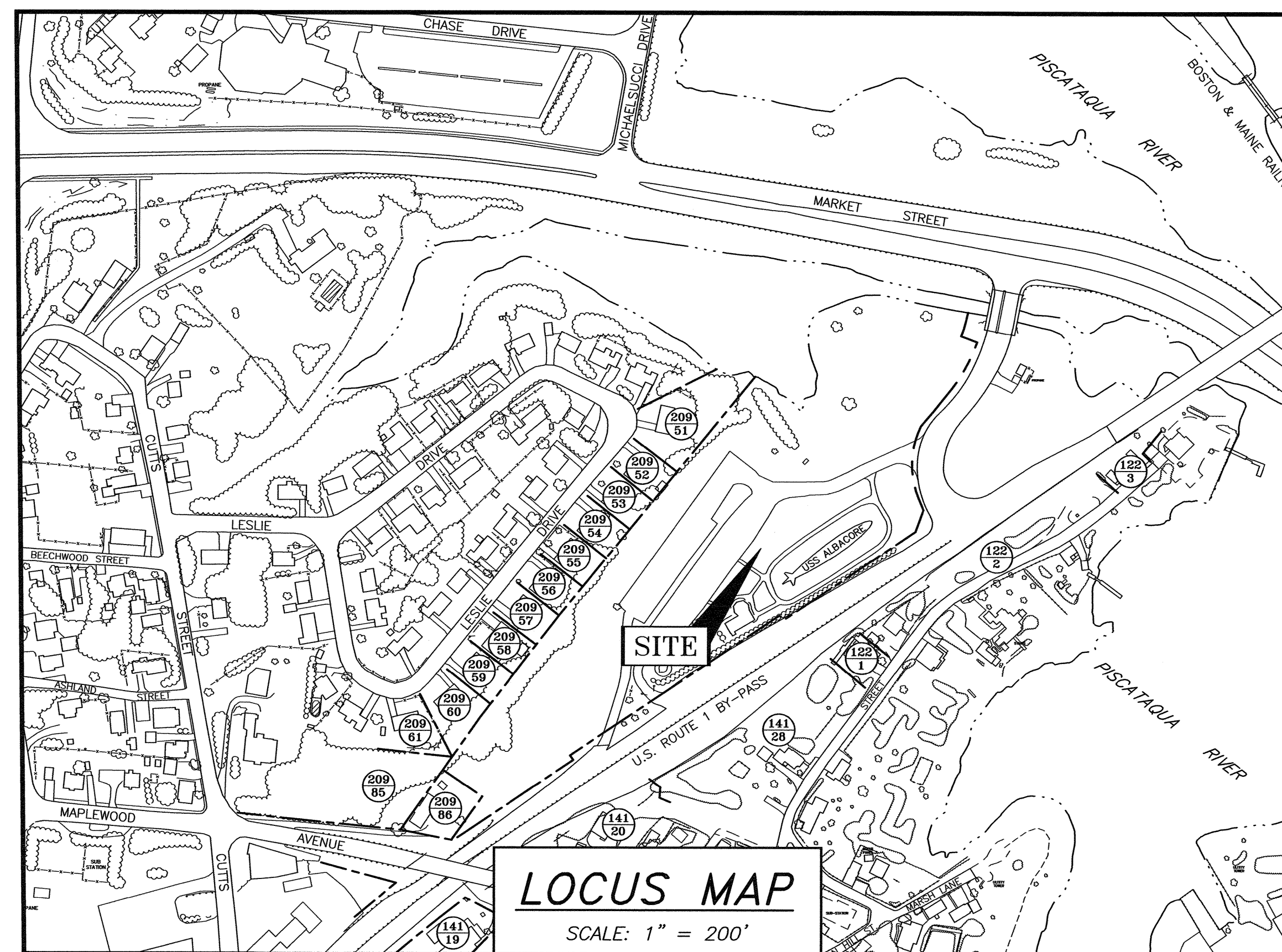
SEWER & WATER:
PORTSMOUTH DEPARTMENT
OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 427-1530
ATTN: JIM TOW

COMMUNICATIONS:
FAIRPOINT
COMMUNICATIONS
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525
ATTN: JOE CONSIDINE
EMAIL:
jconsidine@fairpoint.com

APPROVED BY THE PORTSMOUTH ZBA

CHAIRMAN

DATE



PROJECT ABUTTERS:

141 19	122 1	209 51	209 54	209 57	209 60	209 86
N/F 1010 US ROUTE 1 BYPASS, LLC 720 LAFAYETTE ROAD SEABROOK, NH 03874 5828/0945	N/F ANDREA L. ARDITO & BRAD R. LERO 121 NORTHWEST STREET PORTSMOUTH, NH 03801 5646/0912	N/F DONNA J. FLAGG LIVING TRUST DONNA J. FLAGG, TRUSTEE 920 SE 46TH STREET APT 2A CAPE CORAL, FL 33904 4235/1400	N/F JAMES J. & CARLA J. MURPHY REV TRUST & CARLA J. MURPHY TRUSTEES 214 LESLIE DRIVE PORTSMOUTH, N.H. 03801 5967/2916	N/F GERALD R. & DOLORES BROWN IRREVOCABLE TRUST GERALD R. & DOLORES BROWN TRUSTEES 174 LESLIE DRIVE PORTSMOUTH, N.H. 03801 4860/0981	N/F JEFFREY J. & KELLY L. MEE 130 LESLIE DRIVE PORTSMOUTH, N.H. 03801 6084/1599	N/F STATE OF NEW HAMPSHIRE P.O. BOX 483, 7 HAZEN DRIVE CONCORD, N.H. 03302 5014/1442
141 20	122 2	209 52	209 55	209 58	209 61	122 2-1
N/F ALLAN I. PECHNER 399 MAPLEWOOD AVENUE #3 PORTSMOUTH, N.H. 03801 5573/1754	N/F AMANDA B. MORNEAULT 137 NORTHWEST STREET PORTSMOUTH, N.H. 03801 6479/2400	N/F MATTHEW C. BEAL & HEIDI L. MEDLYN 242 LESLIE DRIVE PORTSMOUTH, N.H. 03801 5766/2758	N/F SAMANTHA SMART & DEREK SWEITZER 202 LESLIE DRIVE PORTSMOUTH, N.H. 03801 6452/2890	N/F WILLIAM & MARTHA BOULANGER 354 POST ROAD GREENLAND, N.H. 03840 4614/0005	N/F JEANE CLEMENTS 122 LESLIE DRIVE PORTSMOUTH, N.H. 03801 5313/1380	N/F DAR BUILDERS LLC 305 MASSABESIC STREET MANCHESTER, N.H. 03103 6397/0611
141 28	122 3	209 53	209 56	209 59	209 85	122 4-2
N/F JULIANN C. LEHNE & WILLIAM A. LEHNE JR. 73 NORTHWEST STREET PORTSMOUTH, N.H. 03801 6198/2447	N/F MICHAEL GEORGE PETRIN KATIE MARIE LAVERRIERE 239 NORTHWEST STREET PORTSMOUTH, N.H. 03801 2304/1890	N/F JOSEPH F. & ROSE M. CALDERARA 230 LESLIE DRIVE PORTSMOUTH, N.H. 03801 2320/1967	N/F PAMELA EIFFE 186 LESLIE DRIVE PORTSMOUTH, NH 03801 6098/2784	N/F JEFFREY J. MEE & KELLY L. MICHAUD MEE TRUST JEFFREY J. MEE & KELLY L. MEE TRUSTEES 146 LESLIE DRIVE PORTSMOUTH, N.H. 03801 6497/2676	N/F CUTTS MANSION CONDOMINIUM 525 MAPLEWOOD AVENUE PORTSMOUTH, N.H. 03801 5549/413 D-38356	N/F BRIAN BLANCHETTE 250B NORTHWEST STREET PORTSMOUTH, NH 03801 4298/2699
						122 4
						N/F CHRISTIAN SHORE CONDOMINIUM 250 NORTHWEST STREET PORTSMOUTH, NH 03801

LEGEND:

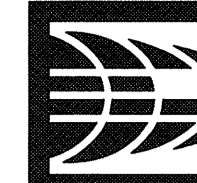
EXISTING	PROPOSED	
N/F		NOW OR FORMERLY
RP		RECORD OF PROBATE
RCRD		ROCKINGHAM COUNTY
		REGISTRY OF DEEDS
		MAP 11/LOT 21
11 21		
IR FND		IRON ROD FOUND
IP FND		IRON PIPE FOUND
IR SET		IRON ROD SET
DH FND		DRILL HOLE FOUND
DH SET		DRILL HOLE SET
		GRANITE BOUND w/IRON ROD FOUND
FM	FM	PROPERTY LINE
S	S	SETBACK LINE
SL	SL	FORCE MAIN
G	PG	SEWER PIPE
D	D	SEWER LATERAL
FD	FD	GAS LINE
W	W	STORM DRAIN
FS	FS	FOUNDATION DRAIN
UE	UGE	WATER LINE
		FIRE SERVICE LINE
		UNDERGROUND ELECTRIC SUPPLY
		UNDERGROUND ELECTRIC SERVICE
		OVERHEAD ELECTRIC/WIRES
		RETAINING WALL
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		UTILITY POLE
		ELECTRIC METER
		TRANSFORMER ON CONCRETE PAD
		ELECTRIC HANDHOLD/PULLBOX
		WATER SHUT OFF/CURB STOP
		PIPE CLEANOUT
		GATE VALVE
		HYDRANT
		CATCH BASIN
		SEWER MANHOLE
		DRAIN MANHOLE
		WATER METER MANHOLE
		TEST BORING
		TEST PIT
		LANDSCAPED AREA
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
CMP	CMP	CORRUGATED METAL PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
HYD	HYD	HYDRANT
EL	EL	CENTERLINE
EP	EP	EDGE OF PAVEMENT
EL	EL	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL



**PROPOSED MUSEUM BUILDING
ALBACORE PARK
569 SUBMARINE WAY
PORTSMOUTH, N.H.**



200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM
PLAN SET SUBMITTAL DATE: 27 SEPTEMBER 2023



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

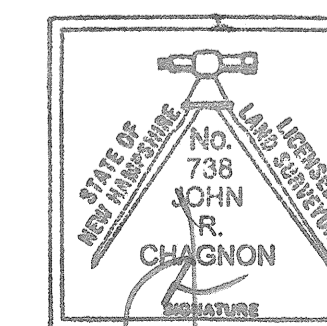
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 209 AS LOT 87.
- 2) OWNERS OF RECORD:
PORTSMOUTH SUBMARINE MEMORIAL ASSOCIATION
569 SUBMARINE WAY
PORTSMOUTH, N.H. 03801
2532/1623, 5551/1278
- 3) PARCEL IS PARTIALLY IN SPECIAL FLOOD HAZARD AREA (AE) AS SHOWN ON FIRM PANEL 33015C0259F. DATED JANUARY 29, 2021.
- 4) EXISTING LOT AREA:
372,600 S.F.±
8.5537 AC.±
EXISTING LOT AREA AFTER TAKING:
302,176 S.F.±
6.9370 AC.±
- 5) PARCEL IS LOCATED IN SINGLE RESIDENCE B DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 15,000 S.F.
FRONTAGE: 100 FEET
SETBACKS: FRONT 30 FEET
SIDE 10 FEET
REAR 30 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 20%
MINIMUM OPEN SPACE: 40%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS AT ALBACORE PARK.
- 8) SOURCES OF DATA:
* 1995 CITY OF PORTSMOUTH AERIAL TOPOGRAPHIC MAPS & CITY UTILITY MAPS.
* NHDOT ROUTE ONE BY-PASS PLAN (NH PROJECT 13455)
* "PORTSMOUTH MARITIME MUSEUM" PLAN BY AMBIT ENGINEERING, INC. (WETLANDS), MAY 1996.
* ON-SITE SURVEYING.
* WETLAND LOCATION BY McFARLAND JOHNSON.
- 9) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 10) UNDERGROUND PARKING LOT LIGHTING CONDUITS ARE NOT SHOWN HEREON (LOCATION UNKNOWN).

**PROPOSED
MUSEUM BUILDING
ALBACORE PARK
569 SUBMARINE WAY
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	ISSUED FOR COMMENT	5/7/21

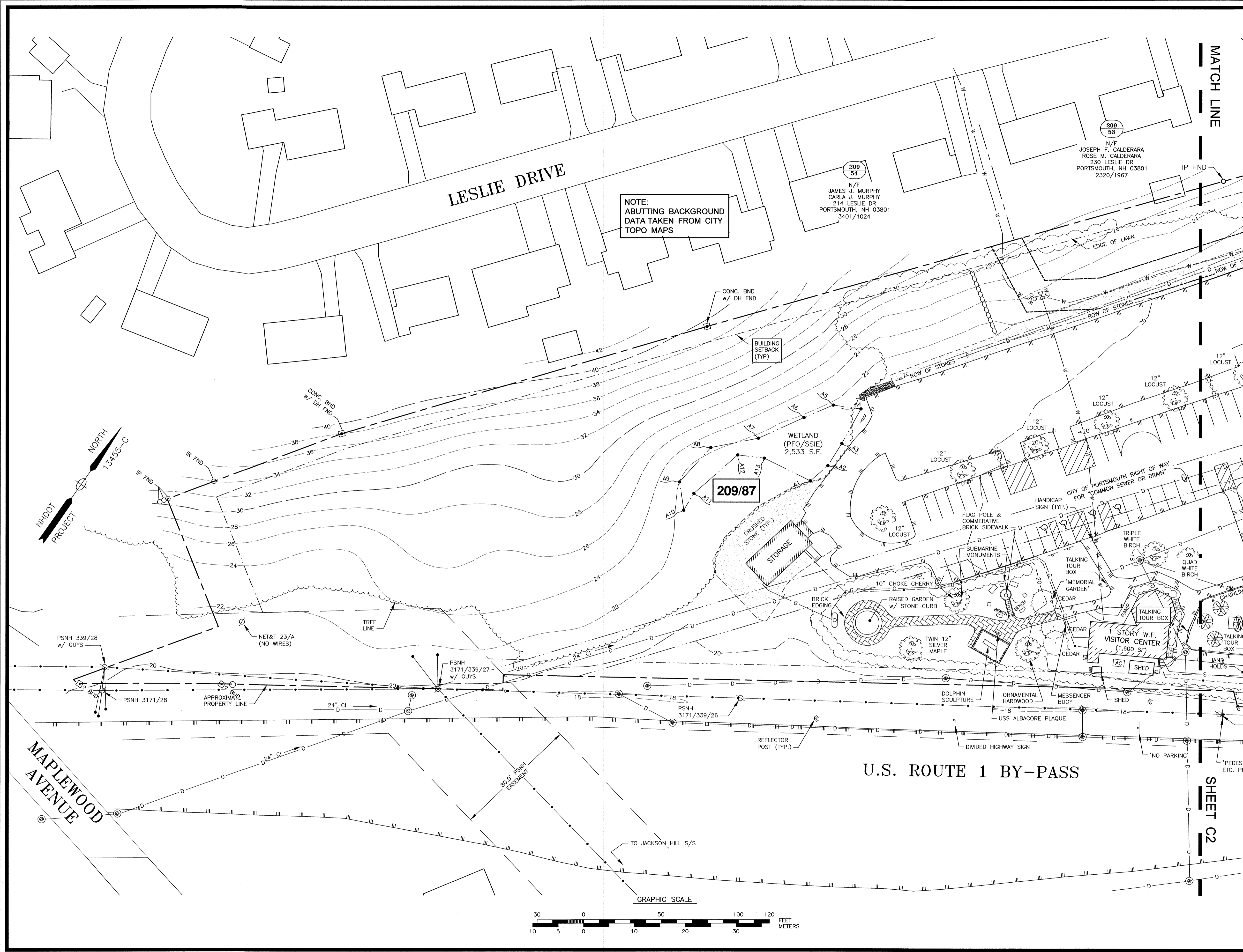


SCALE: 1" = 30' JANUARY 2020

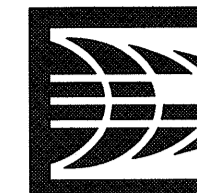
**EXISTING CONDITIONS
PLAN**

SHEET 1 OF 2

C1



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AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

**PROPOSED
MUSEUM BUILDING
ALBACORE PARK
569 SUBMARINE WAY
PORTSMOUTH, N.H.**

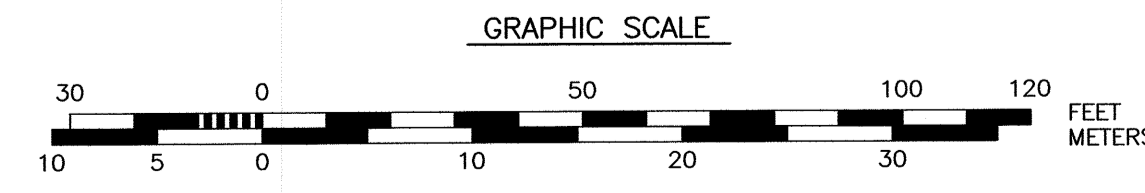
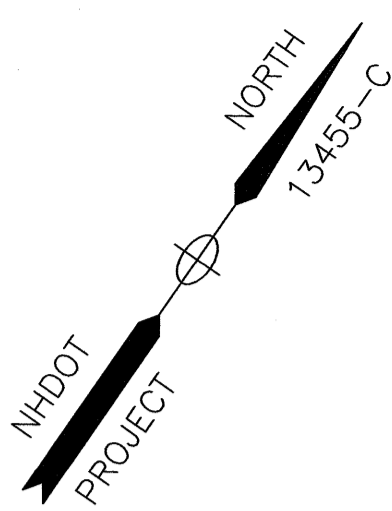
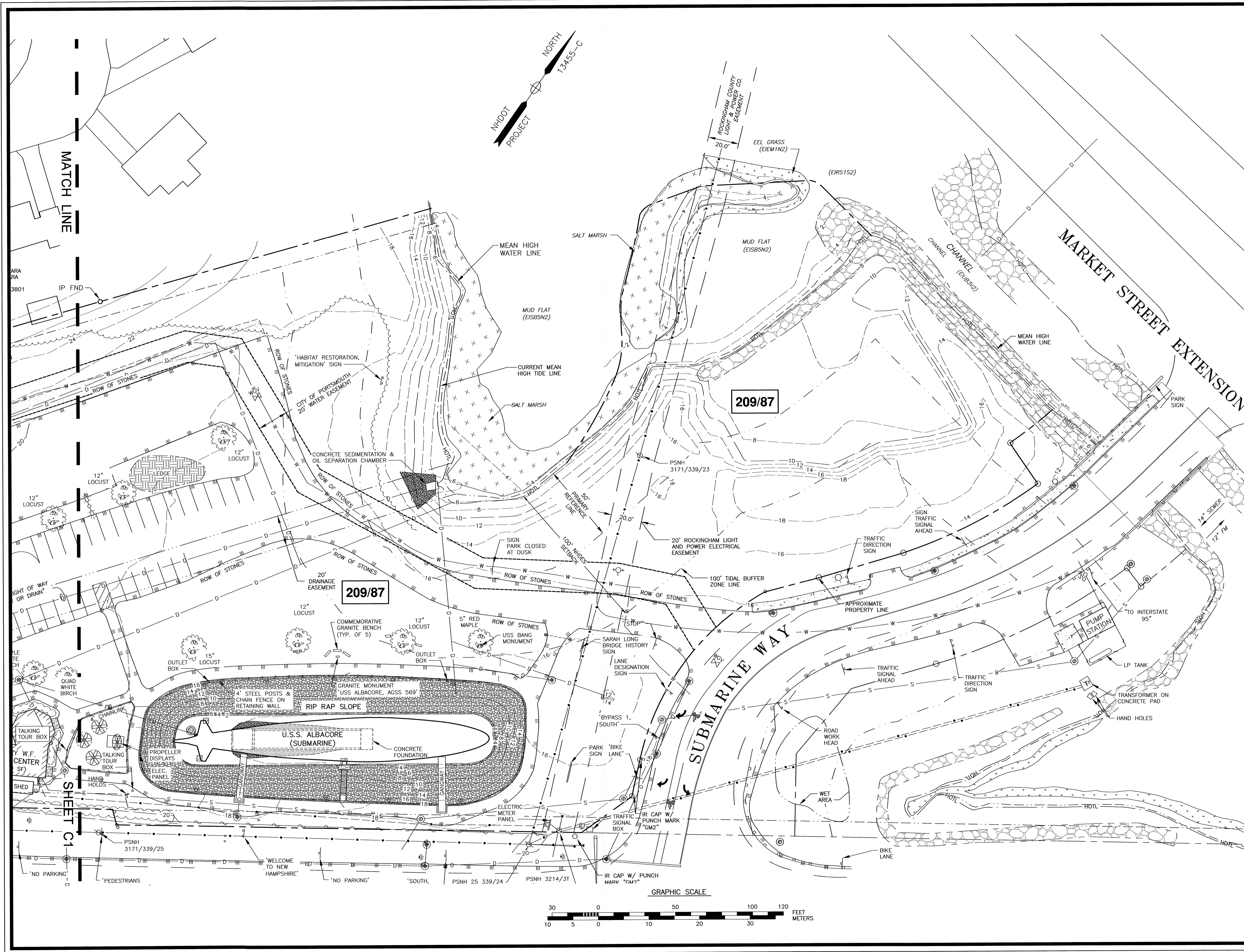
NO.	DESCRIPTION	DATE
0	ISSUE FOR COMMENT	5/7/21

REVISIONS

SCALE: 1" = 30' JANUARY 2020

**EXISTING CONDITIONS
PLAN**
SHEET 2 OF 2

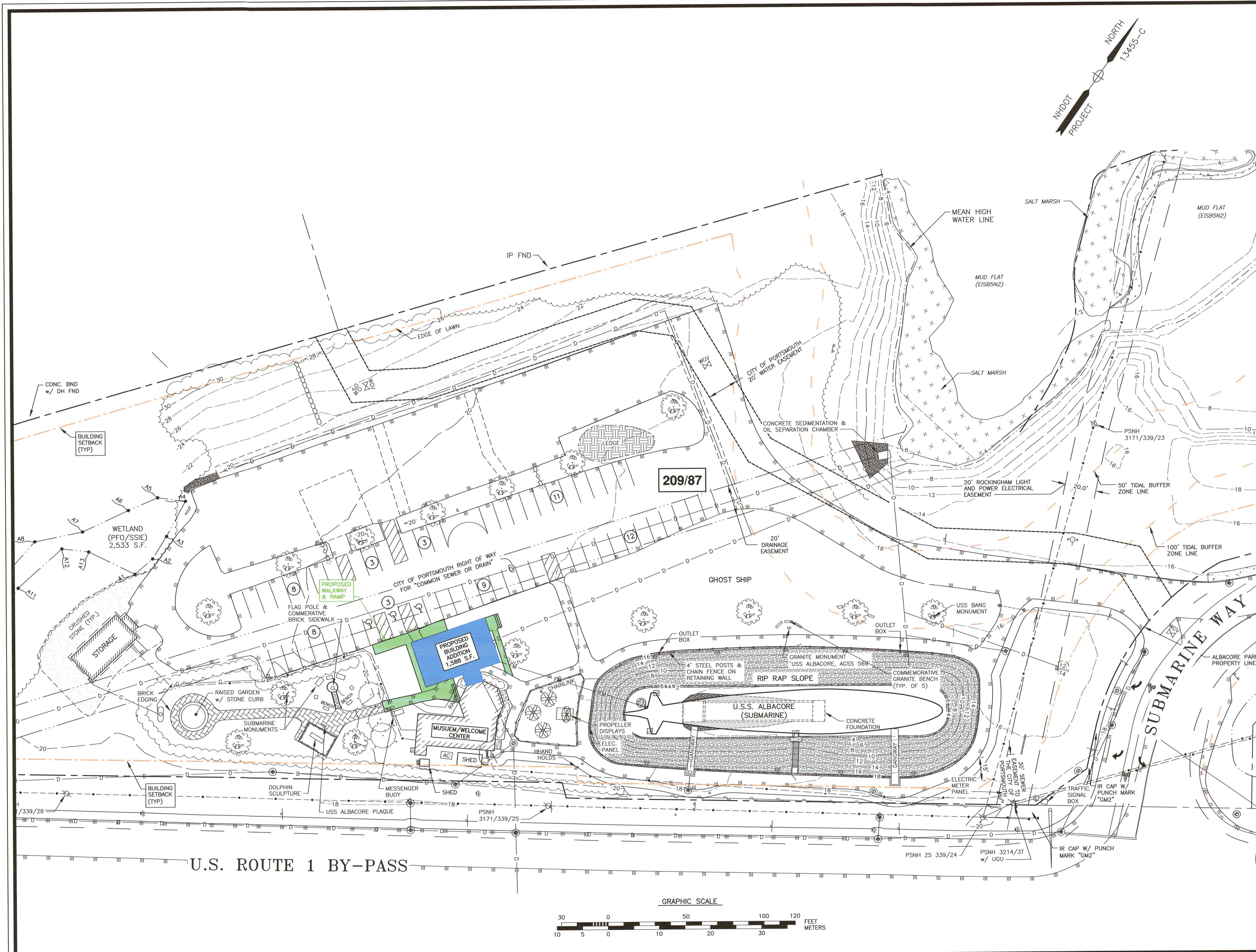
C2



J:\05\UN405\UN405\UN452\2020 Site Plans\Plans & Specs\Site\452.02 EXISTING CONDITIONS 2020.dwg, 6/1/2021 2:56:00 PM, Canon TX-3000.pc3

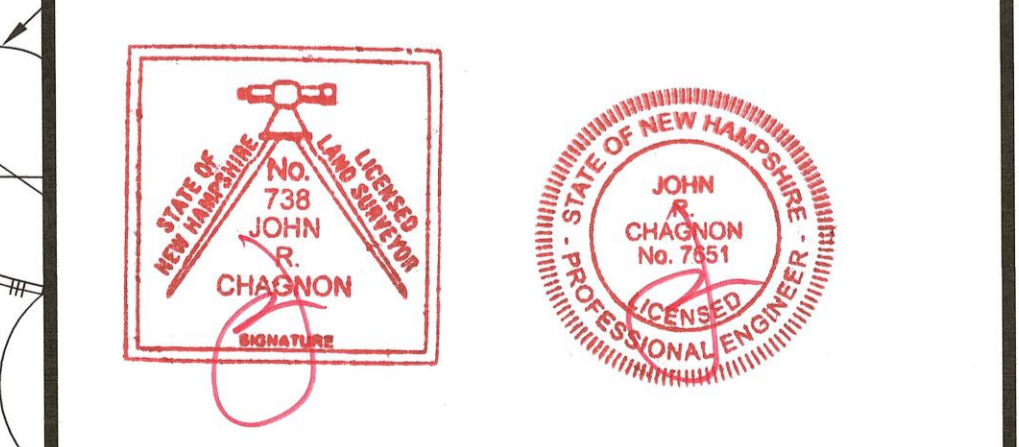
NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 209 AS LOT 87.
- 2) OWNERS OF RECORD:
PORTSMOUTH SUBMARINE MEMORIAL ASSOCIATION
569 SUBMARINE WAY
PORTSMOUTH, N.H. 03801
2532/1623, 5551/1278
- 3) PARCEL IS PARTIALLY IN SPECIAL FLOOD HAZARD AREA (AE) AS SHOWN ON FIRM PANEL 33015C0259E. DATED MAY 17, 2005.
- 4) EXISTING LOT AREA:
302,176 S.F.±
6.9370 AC.±
- 5) PARCEL IS LOCATED IN SINGLE RESIDENCE B DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 15,000 S.F.
FRONTAGE: 100 FEET
SETBACKS: FRONT 30 FEET
SIDE 10 FEET
REAR 30 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 20%
MINIMUM OPEN SPACE: 40%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED IMPROVEMENTS AT ALBACORE PARK.
- 8) BUILDING FROM PLANS DATED 12 JULY 2023 BY PORT ONE ARCHITECTS.
- 9) PROPOSED PARKING: NO CHANGES TO THE EXISTING PARKING LOT. 57 STRIPED SPACES PROVIDED.



**PROPOSED MUSEUM BUILDING ADDITION
ALBACORE PARK
569 SUBMARINE WAY
PORTSMOUTH, N.H.**

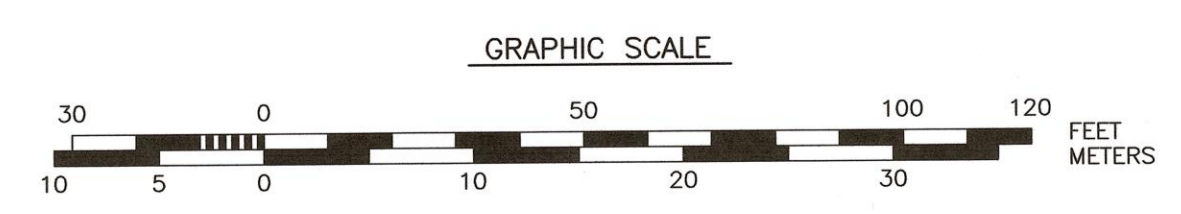
NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	9/27/23
REVISIONS		



SCALE: 1" = 30' SEPTEMBER 2023

SITE LAYOUT PLAN

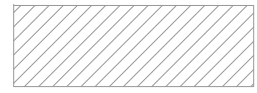
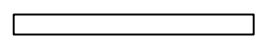

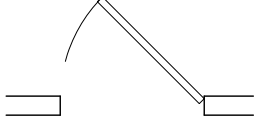
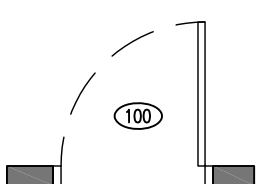
C3



10/15/2023 10:00 AM: 339/26, 339/25, 339/24, 339/23, 339/22, 339/21, 339/20, 339/19, 339/18, 339/17, 339/16, 339/15, 339/14, 339/13, 339/12, 339/11, 339/10, 339/9, 339/8, 339/7, 339/6, 339/5, 339/4, 339/3, 339/2, 339/1, 339/0
 10/15/2023 10:00 AM: 339/26, 339/25, 339/24, 339/23, 339/22, 339/21, 339/20, 339/19, 339/18, 339/17, 339/16, 339/15, 339/14, 339/13, 339/12, 339/11, 339/10, 339/9, 339/8, 339/7, 339/6, 339/5, 339/4, 339/3, 339/2, 339/1, 339/0
 10/15/2023 10:00 AM: 339/26, 339/25, 339/24, 339/23, 339/22, 339/21, 339/20, 339/19, 339/18, 339/17, 339/16, 339/15, 339/14, 339/13, 339/12, 339/11, 339/10, 339/9, 339/8, 339/7, 339/6, 339/5, 339/4, 339/3, 339/2, 339/1, 339/0

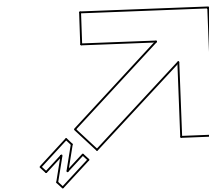
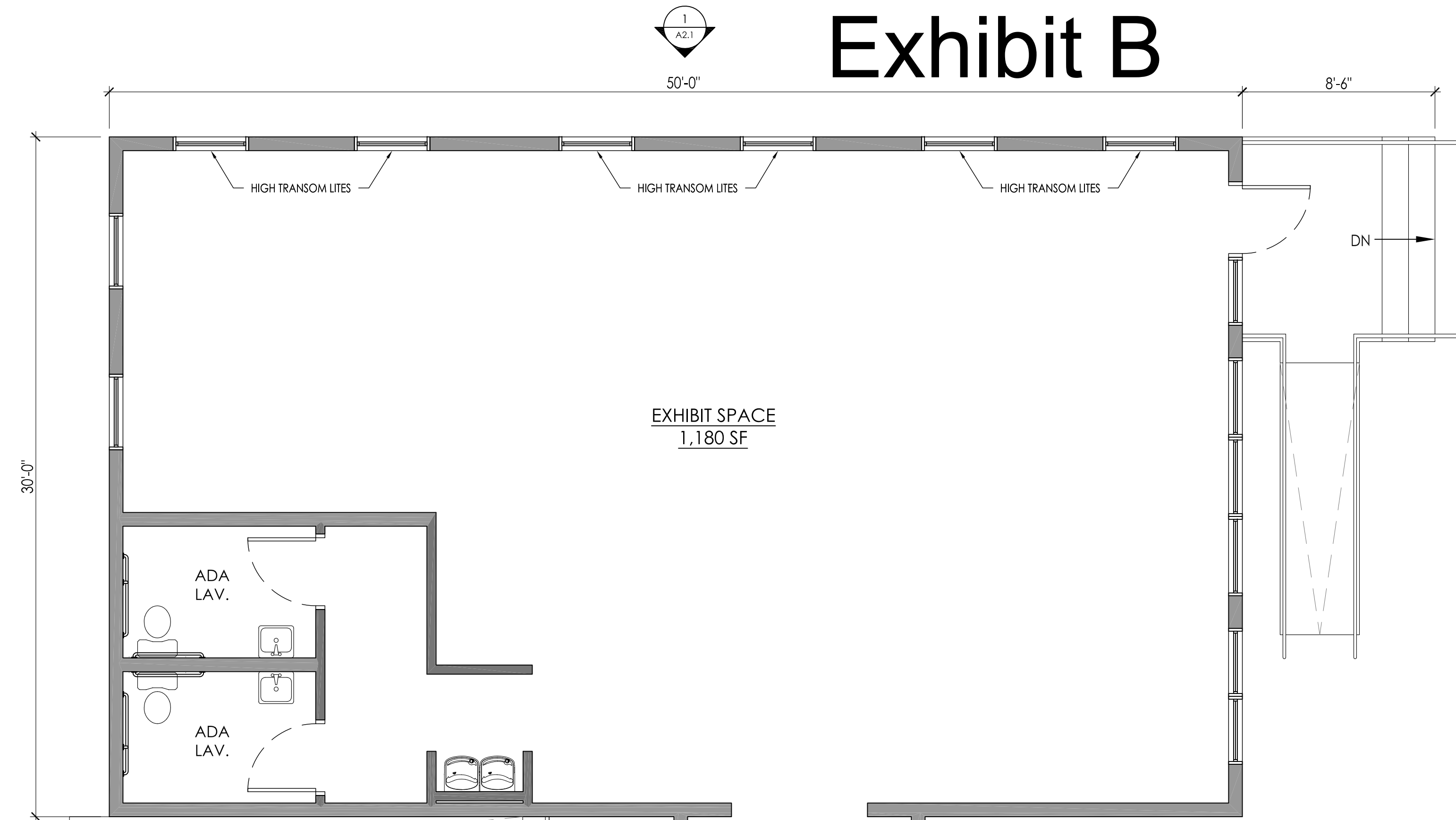
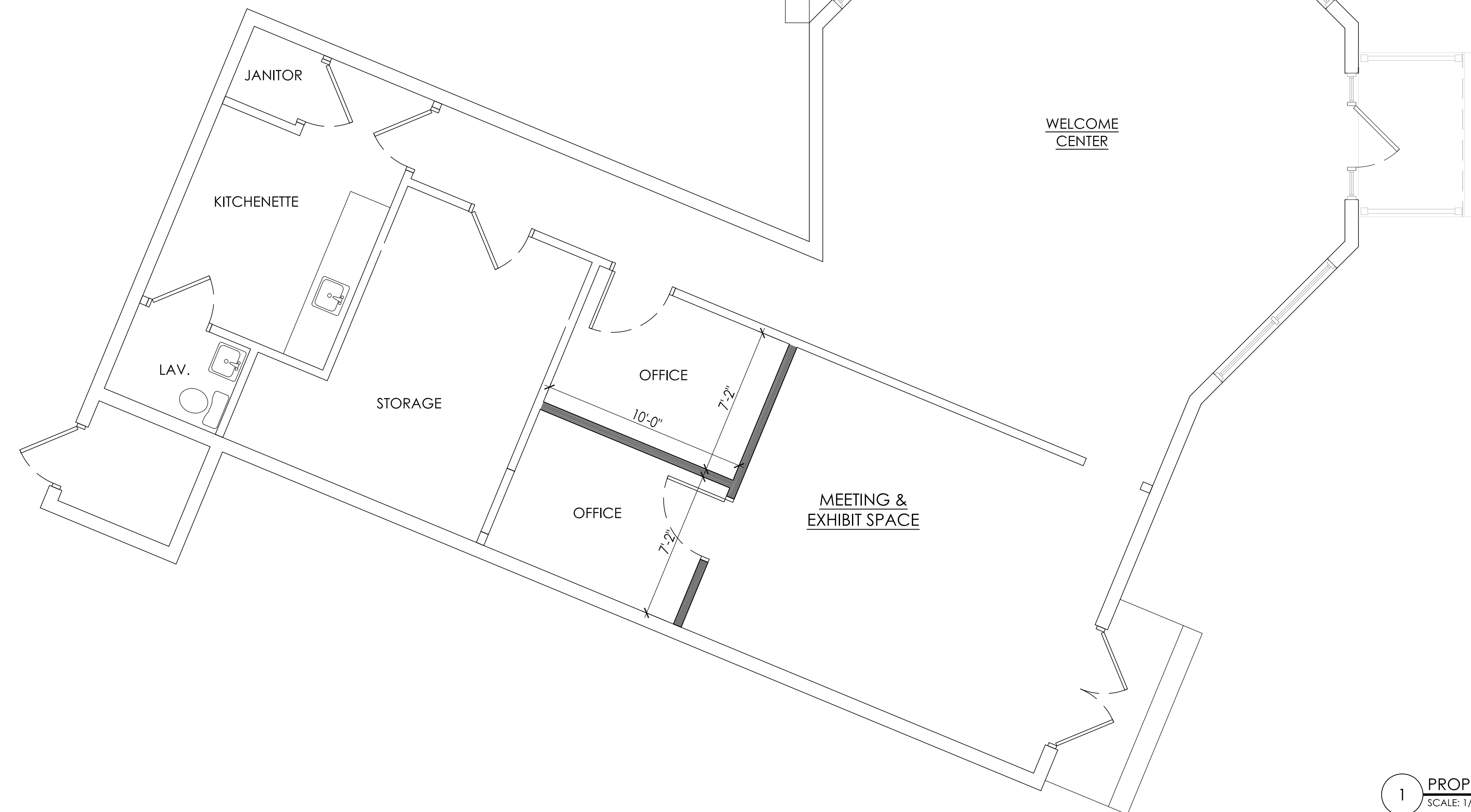
Exhibit B

FLOOR PLAN LEGEND

-  NOT IN CONTRACT (NIC)
-  EXISTING PARTITION TO REMAIN
-  NEW PARTITION
-  EXISTING DOOR TO REMAIN
-  NEW DOOR, FRAME AND/OR HARDWARE

SPACE USE PROGRAM:

1. A total of 1,500 square feet of exhibit space.
2. A multi-purpose meeting space of 600 square feet plus space for the storage of collapsible tables and chairs.
3. Two bathrooms one of which must be ADA compliant.
4. Retail and ticket sales area of 450 square-feet
5. Two 80-square foot offices.
6. A 144-square foot open office/break room.
7. Inventory storage space of 450-square feet.
8. Janitorial supply and equipment storage with set tub.



OWNER:
ALBACORE PARK
BUILDING COMMITTEE

ALBACORE PARK
PORTSMOUTH, NH

ARCHITECT:
PORT ONE
ARCHITECTS

959 Islington Street
Portsmouth, NH 03801

603.436.8891
info@portonearchitects.com

CONTRACTOR:

CIVIL / STRUCTURAL ENGINEER:

MEPPF ENGINEER:

Revision History		
#	Date	Issuance

SEAL

SCHEMATIC DESIGN

USE DISCLAIMER:
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NO RE-USE WITHOUT PERMISSION.

LOCUS MAP

PROJECT NAME:

ALBACORE PARK
WELCOME CENTER
ADDITION &
RENOVATIONS

DRAWING TITLE:

FLOOR PLAN
CONCEPTUAL DESIGN

PROJECT No:

22-0-

DATE:

SEPT 20, 2023

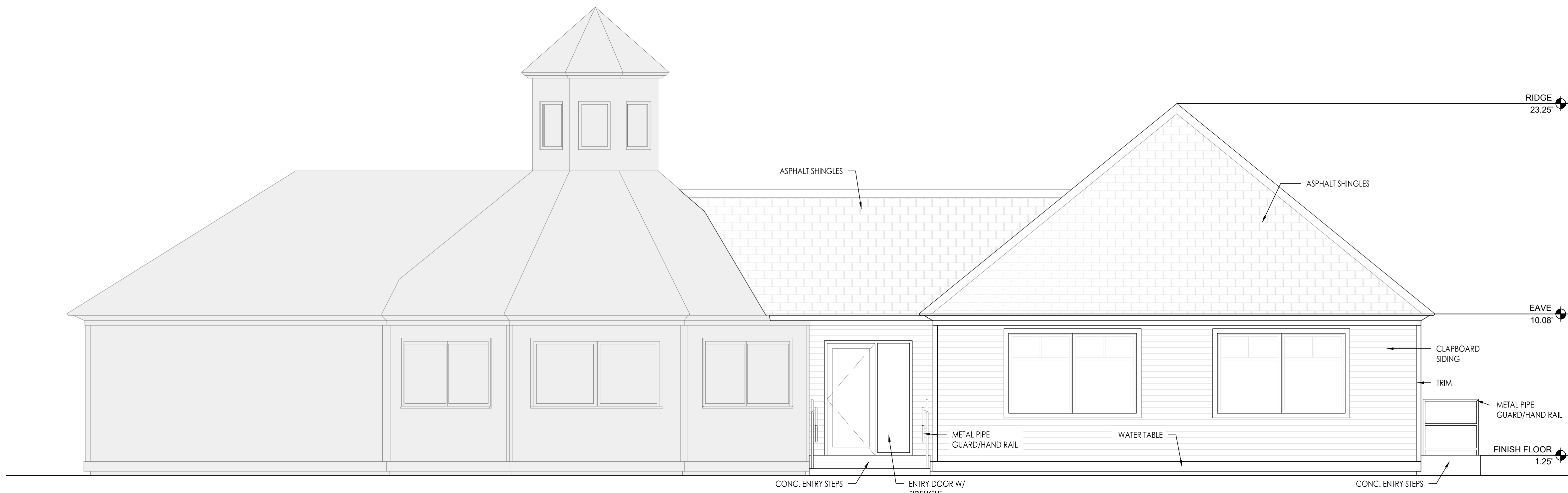
DRAWING SCALE:

As indicated

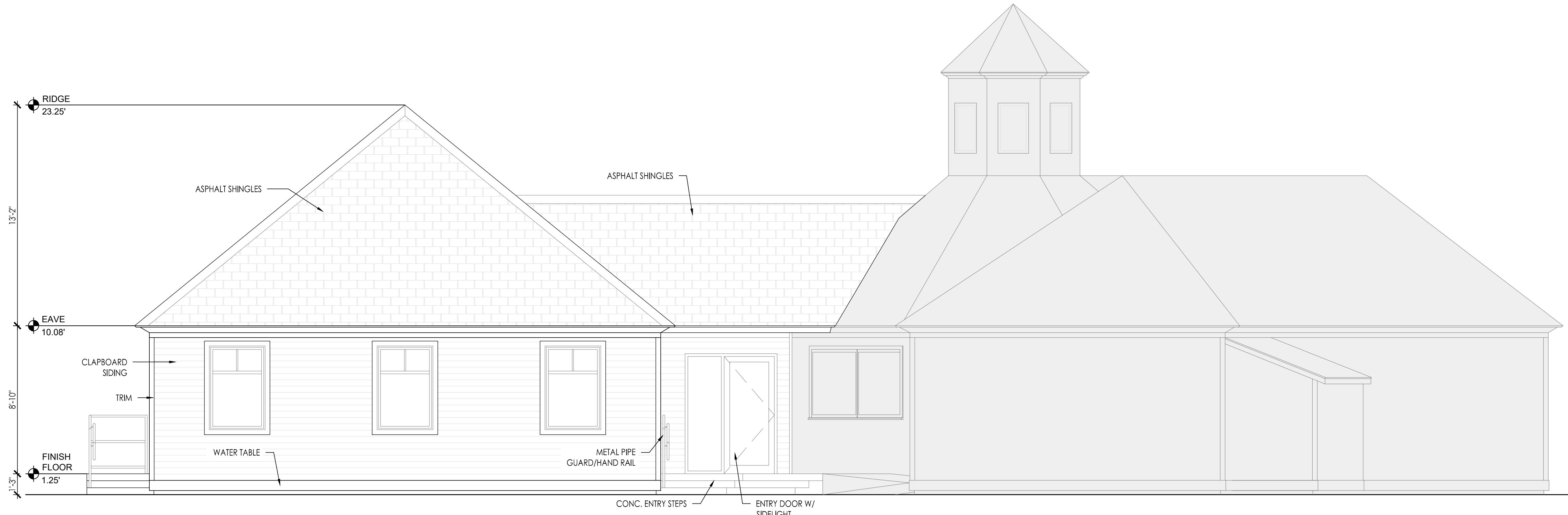
DRAWING No:

A1.1

1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

OWNER:
ALBACORE PARK
BUILDING COMMITTEE
ALBACORE PARK
PORTSMOUTH, NH
ARCHITECT:
X:_Office Mgt\PTA_Logo.jpg
959 Islington Street
Portsmouth, NH 03801
603.436.8891
info@portonearchitects.com
CONTRACTOR:

CIVIL / STRUCTURAL ENGINEER:
MEPFP ENGINEER:

Revision History		
#	Date	Issuance

SEAL
SCHEMATIC DESIGN
TEST-FITS
USE DISCLAIMER:
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LOCUS MAP

PROJECT NAME:
ALBACORE PARK
WELCOME CENTER
ADDITION &
RENOVATIONS
DRAWING TITLE:
EXTERIOR
ELEVATIONS
PROJECT No: 22-0--
DATE: JUNE 9, 2023
DRAWING SCALE: As indicated
DRAWING No:

Exhibit C



200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

23 September, 2023

**Parking Demand
Proposed Museum Addition
Albacore Park
569 Submarine Way
Portsmouth, NH**

The purpose of this calculation is to identify the proposed parking demand expected to be generated by the proposed Visitor Center addition at 569 Submarine Way in Portsmouth, NH. Currently, the site contains a 1,600 square foot Visitor Center with museum displays, the USS Albacore Submarine walk in exhibit, and a storage out building. The submarine has an estimated floor display area of 4,200 square feet. The project proposes to expand the Visitor Center building with a 1,600 +/- square foot addition.

In developing the expected parking demand Ambit Engineering considered the standard Parking Demand rates and equations published in the Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th Edition. The land use category that best correlates with the site use is Museum (ITE Land Use Code 580). The parking demand, based upon the GFA of the existing and proposed building addition and the added 4 museum staff, is summarized below for the **Average Peak Period of Parking Demand on a Weekday, Saturday, and Sunday:**

Parking Demand Summary – PROPOSED

Peak Period of Demand - Weekday

Museum (0.98 vehicles per 1,000 SF GFA)	$0.98 \times 7.4 \text{ KSF} = 8 \text{ vehicles}$
Staff	4 staff = 4 vehicles
<u>Total</u>	<u>12 vehicles</u>

Peak Period of Demand - Saturday

Museum (2.50 vehicles per 1,000 SF GFA)	$2.50 \times 7.4 \text{ KSF} = 19 \text{ vehicles}$
Staff	4 staff = 4 vehicles
<u>Total</u>	<u>23 vehicles</u>

Peak Period of Demand - Sunday

Museum (4.34 vehicles per 1,000 SF GFA)	$4.34 \times 7.4 \text{ KSF} = 33 \text{ vehicles}$
Staff	4 staff = 4 vehicles
<u>Total</u>	<u>37 vehicles</u>

Based on the calculation there is ample parking on the site to meet the peak demand of 37 vehicles. The site can easily accommodate the proposed museum addition.

Please feel free to call if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Chagnon', with a long horizontal flourish extending to the right.

John R. Chagnon, PE
Ambit Engineering – Haley Ward

Museum (580)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: Dense Multi-Use Urban

Peak Period of Parking Demand: 10:00 a.m. - 2:00 p.m.

Number of Studies: 2

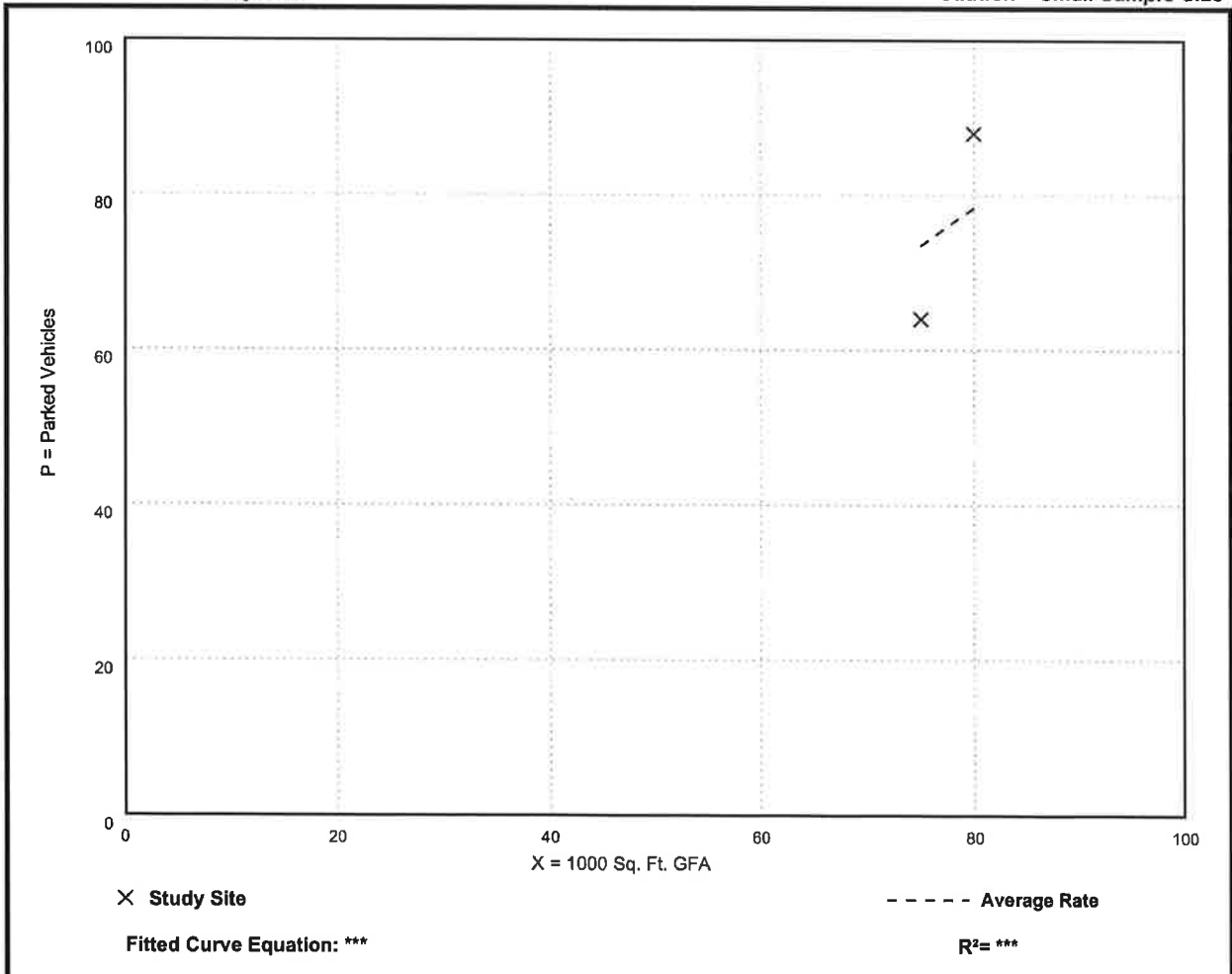
Avg. 1000 Sq. Ft. GFA: 78

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.98	0.85 - 1.10	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Museum (580)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Saturday

Setting/Location: Dense Multi-Use Urban

Peak Period of Parking Demand: 12:00 - 4:00 p.m.

Number of Studies: 1

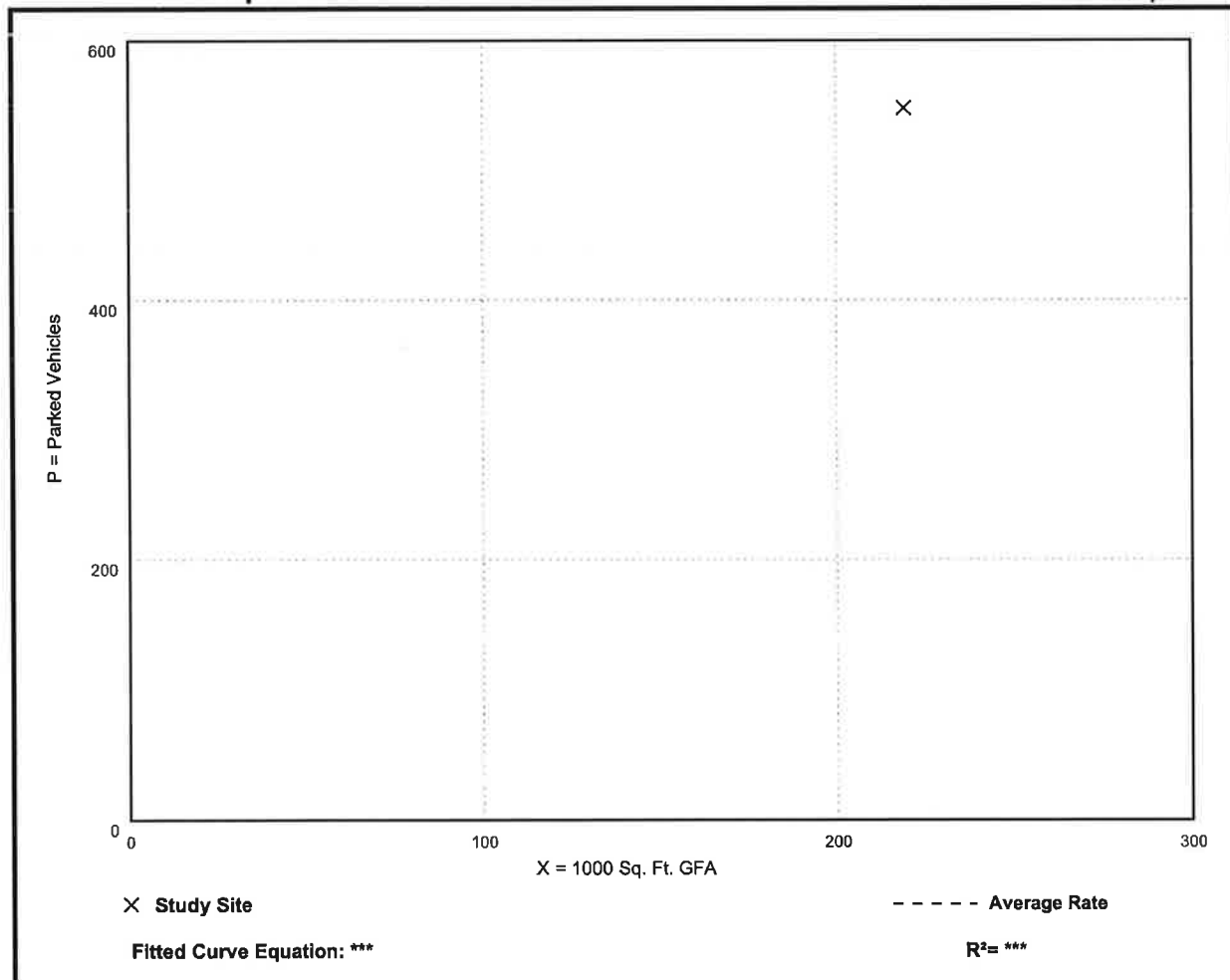
Avg. 1000 Sq. Ft. GFA: 219

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.50	2.50 - 2.50	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Museum (580)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Sunday

Setting/Location: Dense Multi-Use Urban

Peak Period of Parking Demand: 1:00 - 5:00 p.m.

Number of Studies: 2

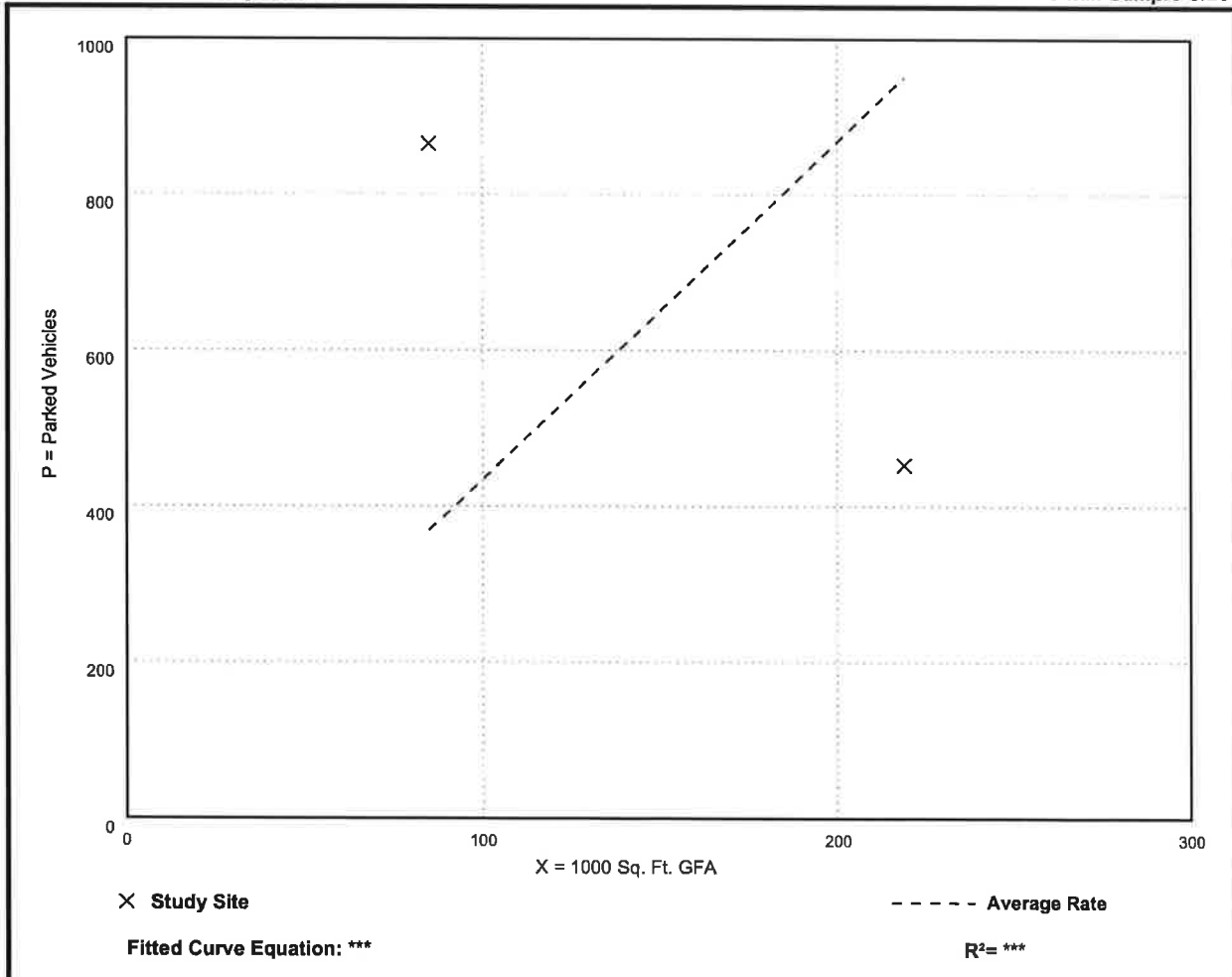
Avg. 1000 Sq. Ft. GFA: 152

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
4.34	2.07 - 10.18	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



569 Submarine Way



Property Information

Property ID 0209-0087-0000
 Location 569 SUBMARINE WAY
 Owner PORTS SUBMARINE MEMORIAL ASSN

Exhibit D



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 08/24/2023
 Data updated 3/9/2022

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

1" = 285.51407285502376 ft

Map Theme Legends

Zoning

Residential Districts

- R Rural
- SRA Single Residence A
- SRB Single Residence B
- GRA General Residence A
- GRB General Residence B
- GRC General Residence C
- GA/MH Garden Apartment/Mobile Home Park

Mixed Residential Districts

- MRO Mixed Residential Office
- MRB Mixed Residential Business
- G1 Gateway Corridor
- G2 Gateway Center

Business Districts

- GB General Business
- B Business
- WB Waterfront Business

Industrial Districts

- OR Office Research
- I Industrial
- WI Waterfront Industrial

Airport Districts

- AIR Airport
- AI Airport Industrial
- PI Pease Industrial
- ABC Airport Business Commercial

Conservation Districts

- M Municipal
- NRP Natural Resource Protection

Character Districts

- CD5 Character District 5
- CD4 Character District 4
- CD4W Character District 4-W
- CD4-L1 Character District 4-L1
- CD4-L2 Character District 4-L2

Civic District

- Civic District

Municipal District

- Municipal District

Overlay Districts

- OLOD Osprey Landing Overlay District
- Downtown Overlay District
- Historic District

City of Portsmouth

Exhibit E Site Photographs



Aerial Views of Property



Exhibit E
Site Photographs



View of Property from the North



View of Property from the North

Exhibit E
Site Photographs



View of the Property from the South



View of the Property from the East (towards Leslie Drive)

Exhibit E
Site Photographs



Visitors Center



Memorial Garden