Public Participation

- Study Circles Phase 1
- Interactive workshops
- Study Circles – Phase 2 (?)
- Public Forums/Hearings
Neighborhoods
Corridors
2015 Master Plan

- Functional Chapters ("Elements")
  - Land Use
  - Housing
  - Economic Development
  - Transportation
  - Etc.

2016 Master Plan

- 5 Themes
  - Goals
  - Priority Actions
- 5 Focus Areas
  - Applications, examples
- Cross-reference to elements
Themes

VIBRANT
“A CITY THAT PROVIDES A HIGH QUALITY OF LIFE WITH AN ABUNDANCE OF OPPORTUNITIES FOR LIVING, WORK AND PLAYING”

AUTHENTIC
“A CITY THAT TREASURES ITS UNIQUE CHARACTER, NATURAL RESOURCES AND HISTORIC ASSETS”

DIVERSE
“A CITY THAT WELCOMES RESIDENTS OF ALL AGES, Backgrounds & Economic Levels & SUPPORTS A WIDE VARIETY OF BUSINESSES”

CONNECTED
“A CITY THAT PROVIDES STRONG LINKS THROUGHOUT THE COMMUNITY, SUPPORTS ALL FORMS OF MOBILITY, & ENCOURAGES WALKING, BICYCLING & TRANSIT”

RESILIENT
“A CITY THAT CONSIDERS AND VALUES THE LONG TERM HEALTH OF ITS NATURAL & BUILT ENVIRONMENT”
## Themes and Goals

<table>
<thead>
<tr>
<th><strong>VIBRANT</strong></th>
<th>A city that provides a high quality of life with an abundance of opportunities for living, work and playing</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Support the continued vitality of downtown using public investment and land use regulations.</td>
<td>• Encourage walkable mixed-use development along existing commercial corridors.</td>
</tr>
<tr>
<td>• Support the arts as a vital part of the community and local economy.</td>
<td>• Improve access to indoor and outdoor recreation facilities throughout the city.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>AUTHENTIC</strong></th>
<th>A city that treasures its unique character, natural resources and historic assets</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Ensure that new development complements and enhances its surroundings.</td>
<td>• Protect and enhance the integrity of historic landmarks, cherished views and open spaces.</td>
</tr>
<tr>
<td>• Maintain and establish physical public access to and along the waterfront.</td>
<td>• Ensure that the supply and character of commercial space can adapt to a changing economy.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>DIVERSE</strong></th>
<th>A city that welcomes residents of all ages, backgrounds and economic levels and supports a wide variety of businesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Adapt existing housing stock to accommodate changing demographics.</td>
<td>• Ensure that transportation improvements are designed to create convenient, safe and accessible streets for all users.</td>
</tr>
<tr>
<td>• Address the housing needs of low and moderate income residents.</td>
<td>• Ensure that biking and walking are safe, convenient and comfortable throughout the city.</td>
</tr>
<tr>
<td>• Ensure that the supply and character of commercial space can adapt to a changing economy.</td>
<td>• Manage public and private parking supply to serve development needs without compromising community character.</td>
</tr>
<tr>
<td>• Promote mixed-use development for more efficient land use.</td>
<td>• Support a strong local and regional transit system.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>CONNECTED</strong></th>
<th>A city that provides strong links throughout the community, supports all forms of mobility, and encourages walking, cycling and transit</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Ensure that transportation improvements are designed to create convenient, safe and accessible streets for all users.</td>
<td>• Manage public and private parking supply to serve development needs without compromising community character.</td>
</tr>
<tr>
<td>• Ensure that biking and walking are safe, convenient and comfortable throughout the city.</td>
<td>• Ensure that transportation improvements are designed to create convenient, safe and accessible streets for all users.</td>
</tr>
<tr>
<td>• Promote mixed-use development for more efficient land use.</td>
<td>• Support a strong local and regional transit system.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>RESILIENT</strong></th>
<th>A city that considers and values the long-term health of its natural and built environment</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Implement best management practices and site design standards to ensure sustainability and resilience of public and private infrastructure.</td>
<td>• Promote effective stewardship to enhance the City’s natural resources.</td>
</tr>
<tr>
<td>• Manage public open spaces for passive recreation and environmental preservation.</td>
<td>• Promote efficient use and management of resources.</td>
</tr>
<tr>
<td>• Incorporate climate change impacts and adaption into all development review and planning efforts.</td>
<td>• Support a strong local and regional transit system.</td>
</tr>
</tbody>
</table>
Focus Areas

**URBAN CORE AREA VISION**

By 2035, the Urban Core area in Portsmouth should be a vibrant place with a mix of housing, retail, and employment opportunities that includes a walkable street network, diverse commercial activity, and a variety of public spaces.

**CORRIDOR AREA VISION**

By 2035, the Corridor area should be a mix of residential, commercial, and institutional uses that includes a walkable street network, diverse commercial activity, and a variety of public spaces.

**NEIGHBORHOOD AREA VISION**

By 2035, Portsmouth’s Neighborhoods should be vibrant places with a mix of housing, retail, and employment opportunities that includes a walkable street network, diverse commercial activity, and a variety of public spaces.

**SUBURBAN NEIGHBORHOOD AREA VISION**

By 2035, Portsmouth’s Suburban Neighborhoods should be vibrant places with a mix of housing, retail, and employment opportunities that includes a walkable street network, diverse commercial activity, and a variety of public spaces.

**PARKS & OPEN SPACE VISION**

Portsmouth’s open spaces and parks should be vibrant places with a mix of housing, retail, and employment opportunities that includes a walkable street network, diverse commercial activity, and a variety of public spaces.
URBAN CORE

DOWNTOWN WILL CONTINUE TO BE PORTSMOUTH'S PRIMARY DESTINATION FOR DINING AND CULTURE SO NEW DEVELOPMENT WILL COMPLEMENT AND BE COMPATIBLE WITH THE CITY'S HISTORIC FABRIC AND SCALE.

EXISTING CONDITIONS ANALYSIS: KEY FINDINGS

Downtown Portsmouth is defined by dense and historic commercial and mixed-use districts with a wide range of commercial and residential uses and ages. As the downtown experiences increased development pressure, the North End has seen notable redevelopment while the West End expects to be the next neighborhood to feel development pressure. Fortunately, the city has ensured development safeguards for West and North End areas with either historic district designation or more recent Character Zoning districts. These regulations, while sometimes contentious, ensure a high level of oversight on change guided by a community-based planning process.

The Urban Core, including West and North Ends, has seen the largest number of new residential units in Portsmouth in the last ten years, nearly 3,000 units over the last 5 years. Regrettably for many advocates of affordable housing, few of the new units are within the reach of lower or middle-income residents. Due benefit of the transformation of the North End will be the first downtown supermarket in Portsmouth.

New Development, while no longer in height than some buildings in the downtown, is more monolithic in scale, leading to community concerns about the character of the downtown and concerns over the visibility of historic landmarks. At the same time, some existing historic resources in the downtown are considered at-risk due to poor maintenance and unsympathetic additions or alterations that have occurred in the past.

PUBLIC INPUT

Preservation and expansion of open spaces both Downtown and throughout the city blend of old and new while recognizing the need for but not sacrificing new construction.

Repurpose Federal building for affordable, demanding use to otherwise vacant or underused commercial.

Walkways along the waterfront and more streetscapes in this charming town of ours.

Would like for the downtown to be kept in mind as development occurs in the area and we bring together the various development that have appeared over years to our beautiful New England town.

Preserve historic character and historic design that keep Portsmouth's unique character. Keep vistas, working waterfront and undeveloped areas.'
URBAN CORE AREA VISION

Downtown Portsmouth will include both the future center of the City and the developed dense mixed-use districts such as the West End and the North End. The larger Urban Core will be welcoming to residents as much as visitors, with a wide range of commercial and cultural attractions and a sense of place that will not lose people's various social groups and tenures choices. Rental, condominiums, and affordable housing will be accommodated in existing and new multi-family buildings that will contribute to the vibrancy of the downtown. Unused or underutilized sites in the downtown, such as the Federal Building or along the Bunting Street Corridor, will be redeveloped for renovation with a mix of commercial and housing uses that complement its historic setting with the highest quality innovative design. The larger downtown will be accessible to neighborhoods with a greater emphasis on transit, cycling, and walking.
Corridors

roadway to support a more active street edge. Most participants also responded positively to heights along the roadways, of up to 4 stories before support would be needed for taller structures.

NOTE: Corridor roadways such as Lafayette (Route 1) and the Route 1 Bypass are state owned and maintained. Woodbury Ave is City owned and maintained. For the purposes of this plan, proposed design guidelines will be assumed to be the same, except for the fact that state and City standards may differ.

SPECIFIC SITE STUDIES

Design studies were conducted on diverse commercial sites within the corridor to illustrate the redevelopment potential of for mixed-use. Several of these sites were included in the community workshops and residents constructed redevelopment scenarios using LEGO blocks to represent commercial and residential land uses. Participants designed mixed-use development alternatives that combined commercial uses with retail or office uses. In many cases housing and retail were included in the same buildings, but in other cases in adjacent buildings on larger sites with open spaces for residents.

The Bowl-o-rama site (we could just say a "typical site") on Route 1 presents ample size for a hypothetical test case. At over 6 acres, the site is dominated by large parking areas, multiple owners, and parking areas that lie between the street and for retailers. Single-story retail uses cover less than 10% of the site and the remaining parking areas lack landscape or open space amenities. While recent roadway improvements on this site have included driveways, most similar sites have numerous curb cuts in the major roadways that congest traffic and endanger pedestrians.

For these reasons and a desire for more housing in Portsmouth, long term redevelopment of these sites is envisioned to include a wider range of uses including housing, office as well as retail uses. Gateway Zoning is intended to incentivize the transformation of these types of commercial sites.

Gateway Zoning and, in particular, a process for Gateway Planned Development allows increased zoning flexibility and incentives for increased density (up to a floor area ratio of 3) when housing is included. For example, allowable lot coverage can increase from 30% to 75% and heights from 40 feet to 60 feet while a Planned Development process. Parking requirements can be reduced from 1.5 spaces per residential unit to 1.0 spaces when mixed with at least 50% retail uses when parking is shared between the uses.

Gateway Zoning and PD process has not yet yielded a targeted mixed-use project. In many cases land assembly is difficult to make large site available and in other cases, long term commercial...
CORRIDOR PRIORITY ACTIONS

PRIORITY # | DESCRIPTION
--- | ---
3.1.6 | Work with DOT to implement Bikeway and Pedway recommendations on state highways.
3.2.1 | Incentivize new housing in the Gateway District.
3.2.2 | Promote the development of mixed-income residential housing in appropriate locations.
3.2.3 | Explore the use of flexible zoning techniques to encourage creative mixed-use housing alongside commercial development and reemployment.
3.2.4 | Focus on creating affordable housing in the Gateway District.
3.2.5 | Promote the development of affordable housing through appropriate zoning.
3.2.6 | Encourage micro-unit and accessory dwelling units for cost-effective housing.
4.3.6 | Work with the Seacoast Metropolitan Planning Organization to actually complete a regional plan for all high-value locations to support actions to improve identified needs.
4.3.7 | Undertake a comprehensive review with the NEDOT and the Seacoast MPO of the role of limited access highways in connecting and potential changes to inventory and better integrate them into the community.
4.3.8 | Promote walking and cycling options for the corridors.
4.3.9 | Fully consider bicycle facilities in all roadway and bridge projects.
4.4.8 | Implement a Gateway Signage program which includes unique signs, landscaping, and other design treatments at primary gateways to the community.
4.4.9 | Encourage and expand fixed route bus service to connect new demands and opportunities.
1.2.2 | Enhance locational for public art, parks, and trails throughout the city.
1.3.2 | Enhance the pedestrian experience in existing corridor areas to support future transit ridership and improved service.
1.3.3 | Revise and adjust the development standards in Gateway CUD zones.
1.3.4 | Explore designation of state bypass routes.
2.4.3 | Complete neighborhood walkability studies in residential areas to develop appropriate content-specific standards.
### LAND USE

<table>
<thead>
<tr>
<th>THEME</th>
<th>PRIORITY #</th>
<th>DESCRIPTION</th>
<th>RELEVANT DEPTS.</th>
<th>2005 CODE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Villages</td>
<td>1.2.1</td>
<td>Achieve the Gateway District Development plan to encourage and direct growth</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Villages</td>
<td>1.2.2</td>
<td>Ensure that site plans are in agreement with the Newbury Shore low pressure water system</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Villages</td>
<td>1.2.3</td>
<td>Promote development along the White Horse Bridge, and modify existing, incompatible with adjacent neighborhoods.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Villages</td>
<td>1.5.1</td>
<td>Provide space for other uses for public, including retail, cultural, and recreational</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Authentic</td>
<td>2.1.1</td>
<td>Implement the city’s cultural plan to protect, enhance, and improve cultural assets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Authentic</td>
<td>2.1.2</td>
<td>Incorporate development of Brown Street into the commercial development area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Authentic</td>
<td>2.3.1</td>
<td>Improve park access and public safety by making changes to the landscape and improving safety</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Diverse</td>
<td>3.3.3</td>
<td>Support the city’s economic development plan to encourage and support businesses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Diverse</td>
<td>3.4.3</td>
<td>Identify locations for new development and industry</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Connected</td>
<td>4.3.2</td>
<td>Complete the Riverwalk Access Plan and implement improvements to the riverfront</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Resilient</td>
<td>5.5.1</td>
<td>Incorporate green infrastructure within the urban area</td>
<td></td>
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</table>

### NATURAL RESOURCES

<table>
<thead>
<tr>
<th>THEME</th>
<th>PRIORITY #</th>
<th>DESCRIPTION</th>
<th>RELEVANT DEPTS.</th>
<th>2005 CODE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authentic</td>
<td>2.1.4</td>
<td>Establish a development plan to ensure the city’s natural resources are protected</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Resilient</td>
<td>5.1.1</td>
<td>Implement the management systems to protect the Willoughby Brook natural resources</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Resilient</td>
<td>5.1.3</td>
<td>Adopt and implement water management systems to protect the Willoughby Brook natural resources</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Resilient</td>
<td>5.1.6</td>
<td>Implement and promote the management of natural resources for future sustainability</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Resilient</td>
<td>5.2.1</td>
<td>Identify and protect areas of importance for the city’s natural resources</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Resilient</td>
<td>5.2.2</td>
<td>Protect and restore natural areas for future generations</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Resilient</td>
<td>5.2.3</td>
<td>Protect and restore areas for future generations</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Resilient</td>
<td>5.2.4</td>
<td>Ensure that development plans are consistent with the city’s natural resources management plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Resilient</td>
<td>5.3.1</td>
<td>Implement the city’s natural resources management plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Resilient</td>
<td>5.3.2</td>
<td>Establish and implement the natural resources management plan</td>
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<td>5.3.3</td>
<td>Establish and implement the natural resources management plan</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Resilient</td>
<td>5.5.4</td>
<td>Ensure that development plans are consistent with the city’s natural resources management plan</td>
<td></td>
<td></td>
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</tbody>
</table>
# Timeline to Completion

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Draft Master Plan Due</td>
<td>March 24</td>
</tr>
<tr>
<td>Planning Board Work Sessions</td>
<td>March 31 / May 26 / June ?</td>
</tr>
<tr>
<td>Final Master Plan</td>
<td>July-August</td>
</tr>
<tr>
<td>Public Review</td>
<td>September</td>
</tr>
<tr>
<td>Adoption by Planning Board</td>
<td>September/October</td>
</tr>
<tr>
<td>Presentation to City Council</td>
<td>October/November</td>
</tr>
</tbody>
</table>
Discussion
### Housing Growth

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>11,007</strong></td>
<td>2010 Census</td>
</tr>
<tr>
<td><strong>149</strong></td>
<td>Recently completed</td>
</tr>
<tr>
<td><strong>56</strong></td>
<td>Under construction (Daniel, State, Islington, Vaughan, Maplewood)</td>
</tr>
<tr>
<td><strong>246</strong></td>
<td>Approved (10 projects)</td>
</tr>
<tr>
<td><strong>118</strong></td>
<td>Under review by land use boards (3 projects)</td>
</tr>
<tr>
<td><strong>395</strong></td>
<td>Proposed (no land use application yet) (6 projects)</td>
</tr>
<tr>
<td><strong>964</strong></td>
<td>Total potential increase in 3-5 years</td>
</tr>
<tr>
<td></td>
<td>= 9% of 2010 housing stock</td>
</tr>
</tbody>
</table>
Affordable Housing Strategies

- Land Use Regulations
  - Density
  - Mixing Uses
  - Incentives
- Land
- Funding
New Hampshire communities may adopt land use regulations that provide voluntary incentives for developers to produce units that are affordable to persons or families of low and moderate income.

- **Residential Density Incentive Planned Unit Development (RDI-PUD)**
  - Created 2006 for The Housing Partnership (Kearsarge Way)
  - Requires 1 acre in GRA or GRB district
  - 1.5 bonus units for each unit affordable to <120% of AMFI; maximum 50% bonus density

- **Gateway Planned Development**
  - Created 2010; modified 2015
  - Mixed-use (residential-commercial) developments
  - Planning Board may modify dimensional and other standards for provision of workforce housing

- **Incentive Overlay Districts (Character-Based Zoning)**
  - North End created 2015; West End proposed 2016
Infill Housing

- **Multifamily Conversions**
  - Permitted in General Residence districts

- **Accessory Dwelling Units (SB146)**
  - Must be permitted in all zoning districts where single-family dwellings are allowed
  - Accessory units count as workforce housing
Corridors – Mixed-Use
Context-Appropriate Density
## Considerations

### Housing Types
- Accessory Units
- Infill (“Little Houses”)
- Micro-Units
- Missing Middle
- Mixed Uses
- Multifamily

### Housing Locations
- Neighborhoods
- Downtown/West End
- Corridors
- City Parcels (e.g., parking)
- Institutional Parcels
- Edge Parcels
Discussion
Federal McIntyre Property

INDUSTRY DAY BRIEFING – AN OVERVIEW OF THE CHARACTER-BASED ZONING AND THE CITY’S ROLE IN A THREE PARTY AGREEMENT

March 5, 2016
Transaction Structures

- **Exchange of the McIntyre property for Newly constructed new facility within the City of Portsmouth Central Business District**
  - Under this approach, the GSA would exchange the Federal McIntyre Property to a developer for fee ownership in another property and this would also include the design and construction of a New Federal Facility in combination with a cash payment to equalize value if necessary.

- **Exchange of the McIntyre property for Fee Ownership of the New Facility in the form of an existing building within the City of Portsmouth Central Business District**
  - Under this approach, the GSA would exchange the Federal McIntyre Property for fee ownership to a parcel within the Delineated Area (Downtown) that is improved with an existing building that meets the GSA’s space requirements in combination with a cash payment to equalize value if necessary.

- **Exchange of the McIntyre property for New Facility on City of Portsmouth owned Property**
  - Under this approach, the GSA would exchange the Federal McIntyre Property for the design and construction of a New Facility on a property owned by the City of Portsmouth.
Exchange Process

- Request for Information - RFI
- Request for Qualifications - RFQ
- Request for Proposals - RFP
- Selection of Exchange Partner
- Develop Exchange Agreement
- New Facility Provided to GSA
- Conveyance of McIntyre to Exchange Partner
Federal McIntyre Property

- 2 ¼ acres
- 245’ of frontage on Daniel St.
- 378’ of frontage on Penhallow St.
- 186’ of frontage on Bow St.
- 135 parking spaces
Federal McIntyre Building

• 1-4 story building (c.1967)
• 107,000 SF of GFA
• Two-tiered parking lot
• 2 minute walk to Market Square
Zoning Goals for a McIntyre Redevelopment Project

1. Encourage new mixed-use buildings to be pedestrian-friendly and reflect the scale and character of the surrounding buildings
2. Encourage either demolition or adaptive reuse of existing building to fit-in better with the surrounding neighborhood context
3. Activate the street edge with commercial uses
4. Encourage second-floor office uses
5. Minimize the visual impact of off-street parking
6. Emphasis on walkability and pedestrian circulation
7. Protect & enhance important view corridors
8. Encourage active civic space areas
9. Encourage shared parking
10. Increase the local tax base
Land Use Regulations for a McIntyre Redevelopment Project

1. Character-Based Zoning:
   - Regulating Plan (Map)
   - Building Heights (Incentives)
   - Façade Types (Shopfronts)
   - Use Regulations
   - Development Standards
   - Parking Requirements

2. Site Plan Review
   - Technical Advisory Committee

3. Historic District Commission
   - Work Sessions / Public Hearing
   - Design Guidelines
Regulating Plan (Zoning Map)
Building Heights

40 & 45 Feet
Facade Types

Map 10.5A21C
Special Requirements for Façade Types, Front Lot Line Buildout, and Uses

Legend
- No more than 50% Front Lot Line Buildout, wood-sided appearance, and uses shall be those permitted in the Waterfront Industrial Zone & Section 10.030
- Shopfront Façade Type
- Step Façade Type
- Offstreet Façade Type
- Waterfront Zone
Pending Incentives for Height and Open Space

**50 & 55 Feet**

**Map 10.5A21B Building Height Standards**

<table>
<thead>
<tr>
<th>Height Requirement Area</th>
<th>Maximum Building Height*</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Story</td>
<td>20'</td>
</tr>
<tr>
<td>2 Stories</td>
<td>25'</td>
</tr>
<tr>
<td>2-3 Stories</td>
<td>30'</td>
</tr>
<tr>
<td>2-3 Stories (short 3rd)</td>
<td>35'</td>
</tr>
<tr>
<td>2-4 Stories</td>
<td>40'</td>
</tr>
<tr>
<td>2-4 Stories (short 4th)</td>
<td>45'</td>
</tr>
<tr>
<td>2-5 Stories</td>
<td>50'</td>
</tr>
<tr>
<td>2-5 Stories (short 5th)</td>
<td>60'</td>
</tr>
</tbody>
</table>

*Parthouses Levels may exceed the maximum building height by 2 feet.

- **Increased Building Height Area**
  - The indicated Maximum Building Heights may be increased pursuant to Section 10.5A.43.32.
Use Regulations

1. Commercial Uses:
   - Hotels / Inns
   - Office
   - Retail
   - Restaurant
   - Nightclub/ Bars
   - Financial

2. Residential:
   - Live-Work
   - Multifamily
   - Assisted-Living
   - Micro-Units
Development Standards

1. Dimensional Regulations:
   - Build-to Lines
   - Setbacks
   - Block Length
   - Façade Modulation
   - Entrance Spacing
   - Coverage
   - Footprints
   - Lot Area

2. Building Form:
   - Height
   - Glazing
   - Roof Type
Parking Requirements

1. Commercial Uses:
   - Only required for hotel and conference centers uses

2. Residential:
   - Market-rate unit: 1.5 spaces
   - Micro-Apartment unit: .5 space
Site Plan Review

1. Landscaping
2. Lighting
3. Drainage
4. Utilities
5. Parking & Traffic
6. Pedestrian & Bicycle
7. Open Space
8. Waste Disposal Systems
1. Work Sessions / Public Hearings
2. Design Guidelines
Overview of the Three-Party Agreement Option

City’s Goals:
1. Directly participate in the Developer-Selection Process.
2. Leverage local input and oversight on locational and building design issues.
3. Leverage economic development impacts and provide direct input on use, density, scale, and design issues.
An Example of a Three-Party Agreement

- GSA
- City
- Developer

Exchange Agreement:
1. Developer builds a new Federal facility on the city-owned lot.
2. GSA deeds the McIntyre Lot to the Developer in exchange for the new Federal facility.
3. The City provides a long-term land lease for the city-owned lot in exchange for public benefits such as civic space, parking or monetary consideration.
An Example of a Conceptual Site Plan for the Bridge Street Lot

- **8,000 SF Public Plaza**
- **40,000 SF Federal Building with underground parking**
An Example of a Conceptual Building Design for the Bridge Street Lot
An Example of a Conceptual Building Design for the Parrot Ave Lot
An Example of a Conceptual Redevelopment Plan for the Federal McIntyre Property
McIntyre Website

- https://govtribe.com/project/request-for-information-mcintyre-federal-building/activity
Discussion

- Questions?
Haven Well Update and Water Resource Management

Peter Rice – Director of Public Works
Brian Goetz – Deputy Director of Public Works
Water Resource Management
(Water Efficiency Efforts)
Portsmouth Regional Water System Service Area

~ 8,000 Accounts

New Castle – & New Castle Water District

Rye – & Rye Water District

Greenland

Newington

Portsmouth

Madbury

Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, IFC, USGS, FAO, NPS, NRCAN, GeosBase, IGN, Kadaster NL, AirSense Survey, Eln Japan, MBT, Eln China (Hong Kong), and the GIS User Community.
Seasonal Water Demand

Portsmouth Water System
Average Daily Water Demand
Million Gallons per Day (MGD)
2006 to 2015

Jan  3.4  Feb  3.5  Mar  3.5  Apr  3.5  May  3.8  Jun  4.2  Jul  4.6  Aug  4.6  Sept  4.2  Oct  3.6  Nov  3.4  Dec  3.5
Ten Years Promoting Water Efficiency
In Portsmouth’s
Water and Wastewater Systems

2. Rain Barrel Program (2009 to 2011)
3. Automatic Meter Reading Project
   (complete)
4. EPA’s WaterSense Program (ongoing)
5. Leak Detection Program (ongoing)
6. Water Efficiency Rebate Program (ongoing)
Water Efficiency Rebate Program – Introduced in 2014

Low-Flow Toilets:
200 rebates issued in 2015

High Efficiency Washing Machines:
71 rebates issued in 2015
Rebate Program – Average Monthly Consumption
Analysis of 20 Locations with Rebates (Non Irrigation Months)

Low Flow Toilets:
• Pre Rebate – 5,102 gallons/month
• Post Rebate – 3,567 gallons/month
• Savings – 1,535 gallons/month
• 50 gallons/day savings
• **30% Reduction**

High Efficiency Washing Machines:
• Pre Rebate – 3,861 gallons/month
• Post Rebate – 3,122 gallons/month
• Savings – 739 gallons/month
• 24 gallons/day savings
• **19% Reduction**
Single Family Residential Usage has declined 8.3% since 1999

<table>
<thead>
<tr>
<th>Customer Classification</th>
<th>Accounts</th>
<th>Current Average Per Account Gallons Per Day</th>
<th>Average Billable Units Per Month</th>
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<tr>
<td>Industrial</td>
<td>81</td>
<td>6,904</td>
<td>282</td>
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<td>Municipal</td>
<td>66</td>
<td>1,659</td>
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<td>Commercial</td>
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<td>Multi- Family Residential</td>
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<td>540</td>
<td>22</td>
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<td>Irrigation</td>
<td>238</td>
<td>275</td>
<td>11</td>
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<td>Single Family Residential</td>
<td>5,932</td>
<td>133</td>
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<td>Rye and New Castle Water Districts</td>
<td>2</td>
<td>61,932</td>
<td>2,525</td>
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</table>
Future Water Efficiency Efforts

- Continue to offer Water Efficiency Rebates
- Customer Outreach regarding water use and efficiency
- Promote more efficient irrigation practices through EPA’s WaterSense Irrigation Certification
Water Supply Status Report

- Introduced in 2015
- Routine Evaluation of Supply Status
- Notification of Water Use Restrictions if needed
- Posted on City Website
Haven Well Update
Excerpts from March 2, 2016 Presentation:

Water System Responds to Perfluorochemicals: A Case Study

Brian Goetz
Deputy Director of Public Works
City of Portsmouth, New Hampshire
Pease Tradeport Water System

- 3 Wells
- 2 Storage Tanks
- Booster from Portsmouth to Pease
- 30 Miles of water main
- 0.4 to 1.0 Million Gallons per Day Usage

- Haven Well (currently off-line)
- Smith Well
- Harrison Well
- Hobbs Hill Tank
- Air National Guard Tank
- Portion of Newington served by Pease Pressure Zone since April 21, 2014
Haven Well

- Installed in 1875 (Haven Springs)
- Pease Air Base: 1956 to 1992
- PDA/Portsmouth: 1992 to 2014

- 500 GPM Pump
Pease Air Base Closure - Superfund

• Eleven Record of Decisions (ROD) representing all the major Superfund cleanup decisions were completed between 1993 and 1997.

• All remedial design and construction activities for the Base have also been completed.

• Haven Well had an extensive monthly monitoring program to track any potential contaminants nearing the well.
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<tr>
<th>Analytical Method</th>
<th>15.5 TRICH. BROMIDE</th>
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Haven Well Shutdown: Chronology of Events

• April 2014 – City Contacted by EPA regarding their request that Air Force sample the Pease Wells for PFCs
• Air Force Consultant sampled all three Pease wells in mid-April 2014 for PFCs
• May 12, 2014 – City staff are notified that PFC levels in Haven Well exceeded the EPA’s Health Advisory Standard for PFOS – 2.5 ug/L (Preliminary Health Advisory = 0.2 ug/L)
• May 12, 2014 - Haven Well is shut down
• Since May 12, 2014 - Pease water system is supplemented with water from Portsmouth’s water system (50% of demand supplied by Portsmouth)
The Key Questions:

1. What are these contaminants?
2. What are their levels?
3. Where did they come from?
4. What are the health effects?
5. How will the water system replace the lost water?
6. Have other water systems been contaminated?
7. What are the treatment options?
1 – What are these Contaminants?

Perfluorinated Hydrocarbons – In a Lot of Everyday Products

• Furniture and carpets treated for stain resistance, adhesives, food packaging materials, heat-resistant non-stick cooking surfaces, and electrical wiring insulation.

• PFCs have also been used in the production of firefighting foams.
### 2 – What are their Levels?

<table>
<thead>
<tr>
<th>Sample Location</th>
<th>Collection Date</th>
<th>Perfluorobutane sulfonate</th>
<th>Perfluorooctanoic acid</th>
<th>Perfluorohexanoic acid</th>
<th>Perfluorobehexanoic acid</th>
<th>Perfluorooctane sulfonate</th>
<th>Perfluorovinylidene fluoride</th>
<th>Perfluoropentadecanoic acid</th>
<th>Perfluorooctanoic acid (PFOS)</th>
<th>Perfluorooctanoic acid (PFOA)</th>
<th>Perfluorodecanoic acid</th>
<th>Notes</th>
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<tr>
<td>HAVEN</td>
<td>16-Apr-14</td>
<td>0.051</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0.2</td>
<td>0.4</td>
<td>-</td>
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<tr>
<td>HAVEN</td>
<td>14-May-14</td>
<td>0.051</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0.35</td>
<td>0.27</td>
<td>-</td>
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<tr>
<td>HARRISON</td>
<td>16-Apr-14</td>
<td>0.002 J</td>
<td>0.0049 J</td>
<td>0.12</td>
<td>0.83</td>
<td>0.33</td>
<td>0.017</td>
<td>2.5</td>
<td>0.35</td>
<td>0.27</td>
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<td>HARRISON</td>
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<td>0.0019 J</td>
<td>0.0043 J</td>
<td>0.12</td>
<td>0.96</td>
<td>0.35</td>
<td>0.017</td>
<td>2.4</td>
<td>0.32</td>
<td>0.26</td>
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<td>SMITH</td>
<td>16-Apr-14</td>
<td>0.00094 J</td>
<td>0.0044 J</td>
<td>0.012</td>
<td>0.025 J</td>
<td>0.013</td>
<td>0.0039 J</td>
<td>-</td>
<td>0.048</td>
<td>0.009</td>
<td>0.0079</td>
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<tr>
<td>SMITH</td>
<td>15-May-14</td>
<td>0.00087 J</td>
<td>0.0087 J</td>
<td>0.012</td>
<td>0.02 J</td>
<td>0.013</td>
<td>0.004 J</td>
<td>-</td>
<td>0.015</td>
<td>0.0036 J</td>
<td>0.0034 J</td>
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</tbody>
</table>

**Notes:**
- Grey text indicates the parameter was not detected.
- J - estimated value
- all results in µg/L
- ND - non detect
- PHA - Provisional Health Advisory
- - indicates no established PHA

**Haven Well** – above the Preliminary Health Advisory (PHA) for PFOS

**Harrison and Smith Wells** – below the PHA for PFOS
In 1970, the Air Force began using Aqueous Film Forming Foam (AFFF), a firefighting agent that contains PFCs, to extinguish petroleum fires.

A few reported fires prior to 1992

Potential releases and spills
4 – What Are the Health Effects?

*New Hampshire Department of Environmental Services:*

Studies have shown that nearly all people have some level of PFCs in their blood. Potential health effects from exposure to low levels of PFCs are not well understood. To date studies have been inconclusive as to whether PFCs can affect growth and development, hormone levels including thyroid hormone, liver enzyme levels, cholesterol levels, immune function or occurrence of certain types of cancer. Further research is needed to determine whether PFCs can cause health changes in humans. The EPA states that existing evidence is too limited to support a strong link between PFCs and cancer in people.

http://des.nh.gov/media/pr/2016/20160304-saint-gobain.htm
5 – How Will the Water System Replace the Loss of the Haven Well?

- Loss of the largest water source serving the Pease Tradeport:
  - Safe yield of 534 Gallons per minute (GPM) – 769,000 Gallons per day (GPD)
- Portsmouth water system has been supplementing Pease through booster pumps:
  - Reduces the available water to Portsmouth’s core water system by nearly 10%
6 – Have Other Water Systems Been Contaminated by PFCs?

• Oakdale, Minnesota – 3M Manufacturing
• Newcastle, Delaware – Air Base
• Paulsboro, New Jersey – PFC Manufacturing
• Hoosick Falls, New York – PFC Manufacturing
• Merrimack, New Hampshire – PFC Manufacturing
7 – What are the Treatment Options?

• Activated Carbon Filtration is most widely accepted for drinking water applications
• Membrane Filtration
• Anion Exchange
• Advanced Oxidation
May 2014:

Technical Response Team Forms

• Weekly meetings (initially) either in-person or via teleconference:
  – City of Portsmouth Staff
    • City consultants
  – Pease Development Authority
  – Environmental Protection Agency
  – New Hampshire Department of Environmental Services
    • Waste Division
    • Drinking Water and Groundwater Bureau
  – Air Force Civil Engineering
    • Air Force Consultants
  – New Hampshire Health and Human Services
  – Agency for Toxic Substances and Disease Registry (ATSDR)
  – Others, depending on topic
The Response and Action Plan

• Data Collection
• Forensic Analysis on Contamination
• Health Information
• Water System Operational Changes
  – Existing Supplies
  – Alternative Supplies
  – Treatment Options
• Public Outreach
Volumes of Information...
May 22, 2014 – Press Release

Concord, NH - The New Hampshire Department of Health and Human Services (DHHS), Division of Public Health Services, and the New Hampshire Department of Environmental Services (DES) are today announcing the finding of perfluorooctanesulfonic acid (PFOS) in a well that serves the Pease Tradeport Water System. PFOS is one of a class of chemicals known as PFAS and the “provisional health advisory” set by the U.S. Environmental Protection Agency for this contaminant.

The water in the latter two wells serving Pease Tradeport Water System was tested, since the systems at Pease and Portsmouth used to service the city of Portsmouth. The results of these tests indicated the presence of PFOS in these two wells. Because these levels were higher than the provisional health advisory levels set by the Environmental Protection Agency, the City of Portsmouth notified DHHS.

On Monday May 12, 2014, City of Portsmouth staff were notified by the New Hampshire Department of Environmental Services (NHDES) that water sampling results for the Haven Well showed that perfluorooctanesulfonic acid, an unregulated contaminant, exceeded the provisional health advisory levels recommended by the Environmental Protection Agency. The Smith and Harrison wells also had levels of this unregulated contaminant in their water but they were well below the advisory levels. As a precautionary measure, the City took the Haven Well immediately off line as recommended by NHDES Drinking Water and Groundwater Bureau. Therefore, all sources of supply currently serving the Pease Tradeport Water System are below the provisional standard.

May 22, 2014 News Release and Information regarding Pease International Tradeport Water System
City of Portsmouth Information Regarding Pease International Tradeport Water System

Additional information related to this issue can be found by clicking here.
Union Leader Article – May 22, 2014
May 28, 2014:
State, Health and Water System Officials Hold First Public Meeting
Air Force Involvement

• Funding all the technical work and site monitoring
• September 2014 agreement with City to fund:
  – City’s technical support
  – Search for replacement groundwater source
Extensive Monitoring Program Developed

- Weekly PFC sampling of water supply wells
- Sentry well network sampling
- Installation of new sentry wells to fill data gaps
- Hydrogeological evaluations
Fall 2014
Replacement Well Study
Continued Public Outreach Throughout 2014

• City Website
  – Water System Status
  – Water Quality Monitoring Data
  – Public Meetings

• New Hampshire Department of Health and Human Services
  – Health Effects
Congressional Delegation Support for:
1) Treatment of Wells
2) Aquifer Restoration
3) Biomonitering of those effected
March 2015 – Blood Testing Program Announced

Blood tests planned for those concerned about Pease contamination

Well shut down after contaminants found

Updated: 6:21 PM EDT Mar 25, 2015
May 2015
Community Advisory Board Forms
14 Meetings Held in 2015
July 8, 2015
EPA Issues Administrative Order to Air Force:
- Treat Haven Well
- Aquifer Restoration
September 1, 2015
Meeting with Air Force and Senator Shaheen

- City presses for treatment of all three Pease Wells
  - Haven to address PFOS PHA exceedance
  - Smith and Harrison to demonstrate treatment and as a contingency
September 9, 2015
Community Advisory Board
Pediatric Blood Testing Results
October 14, 2015
Community Advisory Board Meeting with ATSDR

- New Hampshire Department of Health and Human Services (NH DHHS) requested
  - scientific and technical assistance
  - comments on their biomonitoring protocol and
  - CDC laboratory analysis of serum samples collected in the community

- New Hampshire Department of Environmental Services (NH DES) identified
  - a need to evaluate people's exposures to Perfluorinated Chemicals (PFCs) contamination in drinking water
November 2015
Air Force Agreement to Treat
All Three Pease Wells
Well Treatment

• Preliminary Design – Complete ($60,000)
• Within Six Months of next Air Force Agreement:
  • Piloting - $59,000
  • Harrison/Smith Carbon Filters - $837,000
  • Final Design of full treatment system upgrades - $587,000
• Construction of all treatment system upgrades (8 to 12 months)
  • Current cost estimate of $8 to $9 million
Looking Ahead for 2016

• Design and construction of treatment systems
• Continued monitoring of PFCs aquifer cleanup
• Spring – Release of Final Round of Blood Testing
  • 471 Tested during first round
  • 1,107 Tested during second round
• Blood Testing and Biomonitoring Follow-up
• Brian Goetz, Deputy Director of Public Works, is the staff representative coordinating the City’s Involvement
Community Assistance Panel (CAP)

• ATSDR establishing CAP in Portsmouth to address questions and concerns about health impacts related to the PFC contamination at Pease

• The CAP provides an avenue for ATSDR to inform the community of site-specific findings as they become available.

• Kim McNamara, Health Officer, is the staff representative coordinating the City’s Involvement
Questions?
Portsmouth Municipal Complex

Strategies for programmatic and physical plant improvements to better serve the public
The Municipal Complex buildings occupied by various City Hall departments were built in 1929, 1950 and 1962.

After minor renovations, the City Hall departments moved into the Municipal Complex in 1988.

In 2011 the Police Department Organizational Review cited the need for additional PD storage.

In August 2014 the P.D. followed up with a partial Facility Study that did not include remaining in the complex.

Simultaneously, The City ordered a comprehensive Facility Condition Assessment of the entire complex in 2014, identifying $11,000,000 in upgrades and repairs.

After assessing the facility, the City commissioned a programmatic needs study in 2015 for every department that occupied the complex.
The 2011 PD Organizational Review cited the need to reorganize the PD and its physical space to assure maximum efficiency.

In 2014 the PD commissioned a Facility Study to determine the suitability of the complex for its future needs.

The PD Facility Study estimated spatial needs through 2035, focusing on the concept of a new, 66,000 square foot stand alone building and did not consider renovation of the existing space.

The Facility Study, done by Lavallee Brensinger Architects with ADG, indicated that PPD renovation could not be limited to the PD alone, but would require bringing the entire wing and facility up to code.
This ISES Corp. Facility Condition Assessment addressed the physical condition of the Complex. $11,000,000 in short term needs were identified, with an additional $4,000,000 over ten years.

Of immediate concern was the failure of the building envelope at the north wall of the 1962 building.

The City subsequently retained the services of Gale Associates to inspect and report on failures in the building envelope on the north wall of the 1962 building.
NORTH WALL FACADE

• Gale Associates inspected the failed masonry and windows and prescribed a temporary stabilization plan, implemented by the City immediately.

• The permanent repair is to be put in place in 2017, with an estimated cost of $1.3M to $2M including soft costs.
CITY HALL PROGRAMMATIC NEEDS

• The City engaged LBA to conduct a comprehensive study of each department within the complex.

• This information was used to determine if City investment in the complex would suit the future needs of the public.

• It was determined that the 118,000 SF complex has sufficient space to accommodate future needs for all departments, including the PD, projecting to 2035.
CONSTRUCTION OPTIONS

• Relocate the PD to a 4 acre site.

• Renovate Municipal Complex, without PD.

• Renovate PD at existing site to address 2035 projected needs.

• Renovate CH to address 2035 projected needs in the existing complex.

• Sell Municipal complex, relocate CH and PD.
EXISTING GSF

NORTH WING  (incl. PD in blue)  
61,370 GSF

CENTER WING  
33,009 GSF

COTTAGE BASEMENT  
5,036 GSF

SEYBOLT BUILDING  
19,244 GSF

TOTAL AVAILABLE SQUARE FOOTAGE:  118,659 GSF

TOTAL PROGRAM AREA 30% EFFICIENCY FACTOR:  111,179
TOTAL PROGRAM AREA 50% EFFICIENCY FACTOR:  117,424

Includes 66,005 sf Police Department – 2014 Program Study

LAVALLEE BRENSINGER ARCHITECTS
DEMOILISH & REPLACE NORTH WING — ALL DEPARTMENTS REMAIN AT CITY HALL COMPLEX

ADDITION/NEW CONSTRUCTION REQUIRED:
UP TO 60,135 GSF
(0 IF PD ACCOMMODATED ELSEWHERE)

CENTER WING 33,009 GSF
COTTAGE BASEMENT 5,036 GSF
SEYBOLT BUILDING 19,244 GSF

Portsmouth City Hall Programmatic Needs Evaluation
Test Fits — Departmental Plan Options
11/30/2015

LAVALLE BRESINGER ARCHITECTS

TOTAL AVAILABLE SQUARE FOOTAGE (Existing): 57,289 GSF

TOTAL PROGRAM AREA 30% EFFICIENCY FACTOR: 111,179
TOTAL PROGRAM AREA 50% EFFICIENCY FACTOR: 117,424
ADDITION(S)/NEW CONSTRUCTION REQUIRED: 53,980-60,135
Construction Cost estimates vary depending on the extent of work and phasing.

**2015 NH benchmark construction costs were:**
- Mid range interior renovation - City Hall $125/SF
- Mid range interior renovation – PD $150/SF
- New Construction – Additions $400/SF

**Other Cost factors:**
- Land acquisition
- Demolition
- Sitework
- Commissioning
- Projected annual cost escalation is currently 5% to 6%.
- Soft costs (design, engineering, CM, testing) add 18-20% to the construction costs
- Major MEP alterations/upgrades/system replacement
## CONSTRUCTION COST COMPARISONS

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Square Feet</th>
<th>2016 Cost</th>
<th>Projected 8 year Escalated Cost</th>
<th>+20% Soft Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stand Alone PD new construction</td>
<td>66,000</td>
<td>$24.8m</td>
<td>$36.6m</td>
<td>$43.9m</td>
</tr>
<tr>
<td>Renovations/Additions - City Hall (less PD)</td>
<td>64,620</td>
<td>$11.3m</td>
<td>$13.1m</td>
<td>$15.7m</td>
</tr>
<tr>
<td>Renovations – PD</td>
<td>57,756</td>
<td>$11.1m</td>
<td>$13.0m</td>
<td>$15.6m</td>
</tr>
<tr>
<td>Combined Renovations /additions CH and PD</td>
<td>122,376</td>
<td>$22.4m</td>
<td>$26.0m</td>
<td>$31.2m</td>
</tr>
<tr>
<td>Sell Municipal Complex and build new (excluding land)</td>
<td>100,000</td>
<td>$37.5M</td>
<td>$55.4M</td>
<td>$66.5M</td>
</tr>
</tbody>
</table>

### 2016 Costs/SF applied, excluding soft costs and escalation:

- **Additions to City Hall/PD**: $400/SF
- **CH Renovations**: $125/SF
- **PD Renovations**: $150/SF
- **North wall Façade**: $1.39m Allowance – Demolition & Replacement (budget $2M)
- **Renovations-Storage/Utility**: $75/SF
- **New Construction off site**: $375/SF

109
Questions?
Update on Recreation Fields

David Moore, Assistant City Manager
Rus Wilson, Recreation Director
Peter Rice, Director of Public Works
Key concepts and findings

• 2010 Recreation Needs Study - 4 and 5 outdoor multi-use recreation fields are needed in the City

• Many youth and adult leagues
  • cannot practice (due to the availability of fields number)
  • cannot play competition games (due to under sizing)
  • cannot play at all (due to weather and poor drainage)
  • play on substandard fields (due to turf condition)

• Synthetic turf along with related amenities (lighting, parking, concession/storage) are recommended.
Former Stump Dump at Greenland Road

- City controls the site and ground work has been laid
- One regulation-sized multi-purpose field
- Adjacent to the Hampton Branch Rail Trail
- Near neighborhoods and the Plains Park and Ball Field
- Estimated cost for synthetic turf field, parking, building, and lighting
  - $2 million
### Stump Dump Site Cost Estimate w/ Synthetic Turf and Gravel Parking

<table>
<thead>
<tr>
<th>Park Improvement Element</th>
<th>Budget Cost</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>Contractor's General Conditions</td>
<td>$90,000</td>
<td></td>
</tr>
<tr>
<td>Site Preparation</td>
<td>$50,000</td>
<td></td>
</tr>
<tr>
<td>Fine Grading</td>
<td>$50,000</td>
<td></td>
</tr>
<tr>
<td>Parking Area</td>
<td>$100,000</td>
<td>(Gravel parking Area)</td>
</tr>
<tr>
<td>Multiuse Field w/ Synthetic Turf</td>
<td>$885,000</td>
<td>1 full size field</td>
</tr>
<tr>
<td>Sports Field Lighting</td>
<td>$350,000</td>
<td></td>
</tr>
<tr>
<td>Remaining Lawn</td>
<td>$60,000</td>
<td></td>
</tr>
<tr>
<td>Support Building</td>
<td>$100,000</td>
<td>Restroom, storage</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$1,598,000</strong></td>
<td></td>
</tr>
<tr>
<td>Design, Engineering, Testing and Survey</td>
<td>$191,520</td>
<td></td>
</tr>
<tr>
<td>Contingency (10%)</td>
<td>$159,600</td>
<td></td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td><strong>$2,037,120</strong></td>
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**CONCEPT PLANS ONLY NOT FOR CONSTRUCTION**
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Multi-Field Complex Development

• Co-locating field facilities has many benefits from operations to convenience for families.
• Limited large tracks of buildable land are available to meet the multi-field goal.
Community Campus – Recreation Fields

- Three areas of interest
  - Recycling Center Addition
  - Recreation Fields with amenities
  - Wetland and Trails system
- Approximately 45 acres in total
- Parking, Lighting, Concession
- Stormwater management benefits
- Co-location with trail system
Peverly Hill Road/Route 33 Site

Option A

Proposed Multi-Use Field (360'x180') (1)

Proposed Multi-Use Field (300'x180') (3)

Percentage of Development = 12%

Overall Site Map
Discussion

1. Former Stump Dump on Greenland Road
2. Multi-Field Complex
Senior Center Update & Next Steps

Brinn Chute, Senior Services Coordinator
Rus Wilson, Recreation Director
David Moore, Assistant City Manager
Today’s Presentation

1. Update on Transfer
2. Policy guidance to Date on Reuse of Doble
3. Vision for the Future of Senior Services
4. Policy Options and Next Steps
Status of Transfer

• Memorandum of Agreement (MOA) – Section 106 Process
• Recordation Survey approach
• Transfer costs & MOA implementation
• Environmental studies renewed
Guidance on Policy

Blue Ribbon Committee on Seniors – Dec 2013:
• Continue to pursue acquisition of the Doble Army reserve as a dedicated space for seniors.
• Pursue best practices for modern senior services
• Explore (at the Doble Center) the creation of a multi-generational community center that serves all age groups.

Subcommittee of Recreation Board Recommendations – May 2015:
• While maintaining the needs of the senior population as the top priority, meet the community-wide need for additional programming.
  o Create “Levenson-esque” type room for community use
  o Build a comprehensive gym with walking loop that meets the needs of seniors and the community
  o Ensure building accessible to all members of the community
Existing Senior Facility  (we’ve learned a lot)

- 2-room activity space with office space (not big enough); Use of bigger rooms and gym from Community Campus for additional programming
  - Room 1: Drop in Lounge
  - Room 2: Activity Room
  - 2 Offices: one for Supervisor and one for storage

- Big windows with natural light; modern feel

- Free Parking; long walk; fills up at times

- Back of Building; long walk/hard to find

- Accessible via public transportation/ Senior Transportation

- Dedicated space for seniors within a large community space
Healthy Aging
Attendance FY15: 3,600
Attendance FY16: 6,000 (66% ↑)

Social Engagement

Fun Programs
Activities FY15: 20
Activities FY16: 40 (100% ↑)
Overall Vision for Future

• Portsmouth’s senior center will be the “next generation” of senior centers; vibrant hub, inclusive, multigenerational, myriad of programs, attractive, technology friendly, and modern

• Serve senior during daytime hours. Open to the community during afterschool, evening & weekend

• Return of 5-day a lunch program

• Accessible parking and public transportation

• Resources & Partnerships

• Activity rooms, drop-in lounge, meal area, meeting rooms, offices, current technology, fitness area, welcoming entrance, outdoor space
How else can this building serve the Community?

• A Community Center for public programs and meetings
• A meeting place for Portsmouth-based groups
  - Mommy and me class
  - Portsmouth Adult Education
  - Girl Scout robotics
  - Preschool Story hour on Mondays with senior-reading volunteers
  - Intergenerational gardening afterschool
  - Special event rentals: Sports banquets, birthday parties, baby showers, soap box derby, community meeting space, sports club board meetings, veterans clubs
Doble Floor Plan

PAUL A. DOBLE USARC
Portsmouth, NH
NH008
First Floor Plan

Assembly
Kitchen

Storage Room
Boiler Room
Stair
Utility Room

Co Sgt
Co Com D’R

Classroom #1
Classroom #2
Classroom #3
Classroom #4

Corridor

Unit Storage
Em Lockers
Em Toilet
Office Toilet
Office Lockers
Instructor
Vestibule

Feet 25 50
Classroom and Offices
Assembly
Restroom and Main Hallway
Kitchen
Policy Decisions and Discussion

• **Option 1** – Create the new Vision for a Senior Center at the Doble facility with substantial building modifications to promote light, air, and modern amenities. **Plan for later additions and modifications.**

• **Option 2** – At the Doble site, create a new facility through reuse or removal of the existing building, which would incorporate the new Vision for Senior programming as well as a build out the multi-generational community center concept with a variety for programs for all.
Design Initiatives for a Minimalist Concept:
- Be sensitive to historic character.
- Enhance the exterior features of the building.
- Create a prominent and accessible entry/foyer.
- Develop an open floor plan that improves flow, accessibility, and wayfinding.
- Increase daylighting into the space.
- Consider future phasing for renovations and additions.
- Consider cost and schedule constraints.

Existing Floor Plan for the Paul A. Doble U.S. Army Reserve Center

Conceptual Floor Plan

- Entrance
- Multi Purpose
- Activities
- Recreation/Entertainment
- Office
- Cafe
- Support
- Circulation
Option 1
Policy Decisions and Discussion

• **Option 1** – Create the new Vision for a Senior Center at the Doble facility with substantial building modifications to promote light, air, and modern amenities. **Plan for later additions and modifications.**

• **Option 2** – At the Doble site, create a new facility through reuse or removal of the existing building, which would incorporate the new Vision for Senior programming as well as a build out the multi-generational community center concept with a variety for programs for all.