

**SHAINES & McEACHERN, PA**  
**Attorneys at Law**

April 5, 2019



Hon. Jack Blalock, Mayor of Portsmouth  
Portsmouth City Council  
1 Junkins Avenue  
Portsmouth NH 03801

Re: Petition to rezone the Federal Building property on Daniel Street.

Dear Mayor Blalock and Members of the City Council;

On behalf of Revisit McIntyre, a New Hampshire nonprofit corporation, I petition your body and the planning board to rezone the property owned by the United States of America on Daniel Street from its current zoning of CD4 and CD5 to a Natural Resource Protection zone or Municipal zone or a combination of both zones.

There is a very practical reason to rezone this property from its current business zone. It is anticipated that the City of Portsmouth will become the owner of this property either through the National Parks designation as a public benefit transfer or by purchase on the open market from the General Services Administration.

In either instance, the City will benefit greatly by a rezoning of this parcel at the present time while it is still owned by the United States of America. The transfer of this property represents a great opportunity for the city to contribute to future generations by setting aside a significant portion of this parcel to common use by our citizens. It will also allow the city the flexibility of controlling the acquisition of this parcel in the open market from the General Services Administration should the city decide to go that route. Should the City purchase the property from the General Services Administration, it may be able to demolish the asbestos laden building called the Federal Building. By zoning the parcel as Municipal/Natural Resource Protection the City would become the only eligible purchaser for this property.

Revisit McIntyre believes that with a decision, which will ultimately decide the fate of a 2.1-acre parcel in the heart of downtown, all options should be explored. We ask you to refer this Petition for Rezoning to the Planning Board so that the City can be more in control of the process than it currently appears.

Thank you,  
Paul McEachern

PM/rlm  
Enclosures



**BOWEN ST**

**M**

**DANIEL ST**

**M**

**T**

# Legend

## Character Districts

- Character-Based Zoning Area  
(Refer to Zoning Map Sheet 2 of 2  
Character Districts Regulating Plan)

Plan

## Residential Districts

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

## Mixed Residential Districts

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

## Business Districts

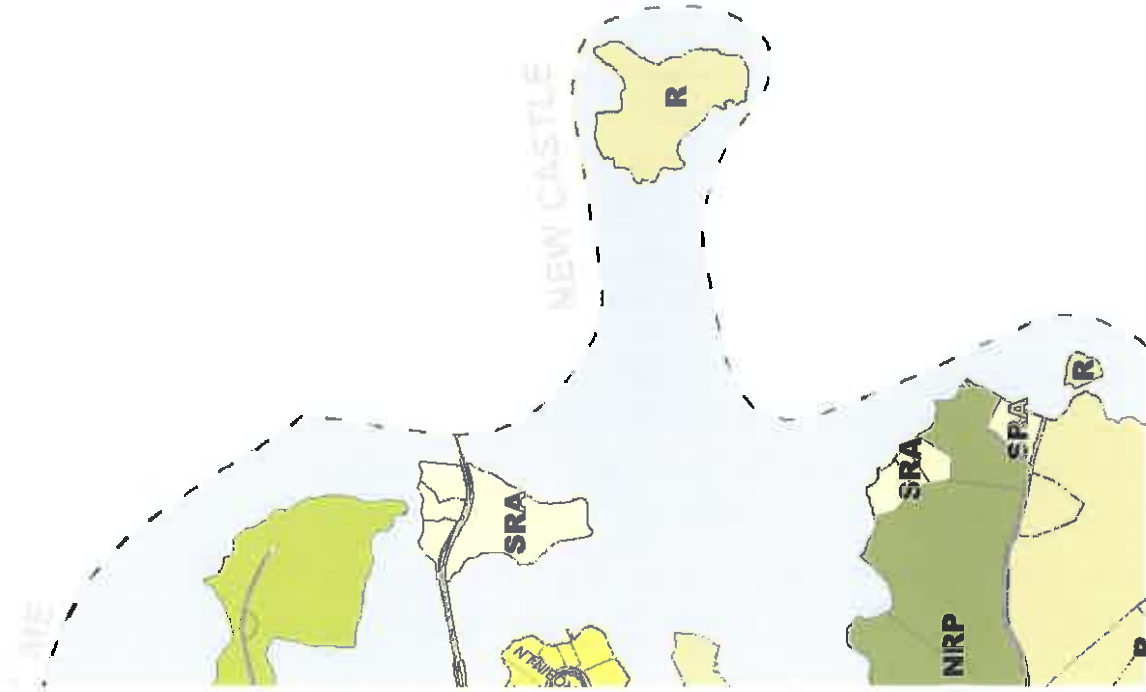
- GB General Business
- B Business
- WB Waterfront Business

## Industrial Districts

- OR Office Research
- I Industrial
- WI Waterfront Industrial

## Airport Districts

- AIR Airport





# Map 10.5A21A

## Character Districts and Civic Districts

### Legend

-  DOD Downtown Overlay District
-  HD Historic District

### Character Districts

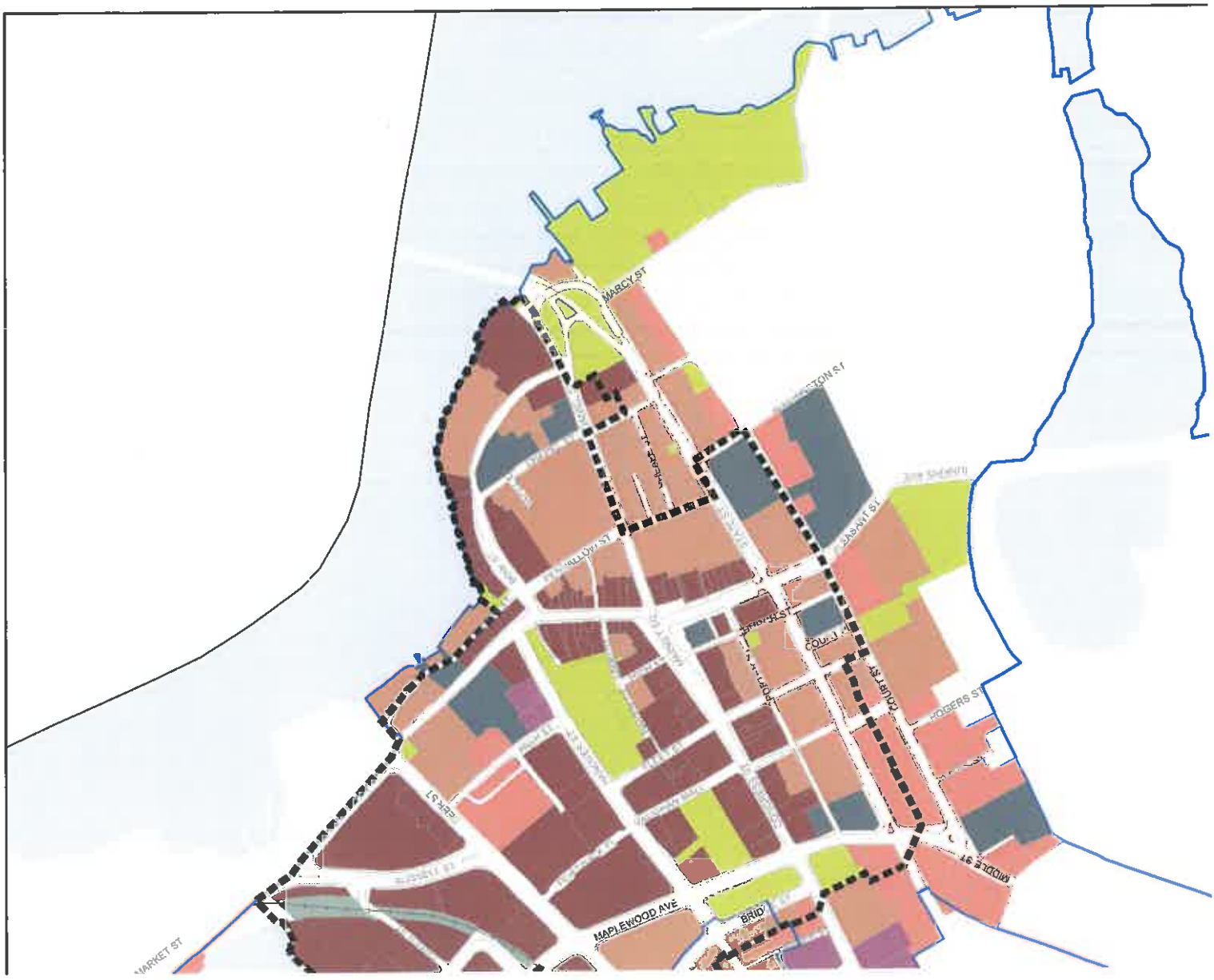
-  **CD5** Character District 5
-  **CD4** Character District 4
-  CD4-W Character District 4-B
-  CD4-L1 Character District 4-L1
-  CD4-L2 Character District 4-L2

### Civic District

-  CIVIC Civic District

### Other Districts

-  M Municipal District
-  TC Transportation Corridor





# 62 DANIEL ST

**Location** 62 DANIEL ST

**Mblu** 0106/ 0008/ 0000/ /

**Acct#** 37825

**Owner** UNITED STATES OF AMERICA

**PBN**

**Assessment** \$11,064,400

**Appraisal** \$11,064,400

**PID** 37825

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$8,580,000	\$2,484,400	\$11,064,400

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$8,580,000	\$2,484,400	\$11,064,400

## Owner of Record

**Owner** UNITED STATES OF AMERICA  
**Co-Owner**  
**Address** 1600 PENNSYLVANIA AVENUE  
WASHINGTON, DC 20004

**Sale Price** \$0  
**Certificate**  
**Book & Page**  
**Sale Date**  
**Instrument**

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
UNITED STATES OF AMERICA	\$0				

## Building Information

### Building 1 : Section 1

**Year Built:** 1967  
**Living Area:** 61,554  
**Replacement Cost:** \$12,439,849  
**Building Percent** 64  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$7,961,500

### Building Attributes

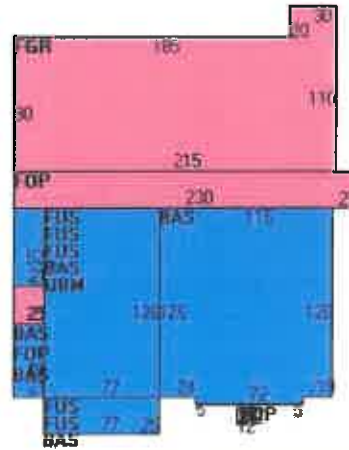
Field	Description
STYLE	Office Bldg
MODEL	Commercial
Grade	B
Stories:	4
Occupancy	
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	T & Grv/Rubbr
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Inlaid Sht Gds
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	Central
Bldg Use	US GOVT MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
Kitchen Grd	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	FIREPRF STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10
% Corn Wall	

### Building Photo



(<http://images.vgsi.com/photos2/PortsmouthNHPhotos//\00\01\01>)

### Building Layout



(<http://images.vgsi.com/photos2/PortsmouthNHPhotos//Sketches>)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
FUS	Upper Story, Finished	32,956	32,956	
BAS	First Floor	28,598	28,598	
FGR	Garage, Attached	19,950	0	
FOP	Porch, Open	8,360	0	
UBM	Basement, Unfinished	9,702	0	
		99,566	61,554	

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
LDL1	LOAD LEVELERS	1 UNITS	\$2,300	1
LDL1	LOAD LEVELERS	1 UNITS	\$2,300	1
ELV1	ELEVATOR PASS	5 STOPS	\$60,300	1

VLT4	VAULT- RECORD	160 S.F.	\$6,800	1
SPR1	SPRINKLERS-WET	7248 S.F.	\$7,600	1
VLT4	VAULT- RECORD	60 S.F.	\$2,600	1
ELV1	ELEVATOR PASS	5 STOPS	\$60,300	1
VLT4	VAULT- RECORD	60 S.F.	\$2,600	1

## Land

### Land Use

**Use Code** 900C  
**Description** US GOVT MDL-94  
**Zone** CBB  
**Neighborhood** 305  
**Alt Land Appr** No  
**Category**

### Land Line Valuation

**Size (Acres)** 2.16  
**Frontage**  
**Depth**  
**Assessed Value** \$2,484,400  
**Appraised Value** \$2,484,400

## Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
CAN1	CANOPY AVG	02	DETACHED	4281 S.F	\$27,800	1
FGR4	GAR W/LFT AVE			19189 S.F	\$393,400	1
GRN1	GREEN HOUSE-RS			1553 S.F.	\$13,200	1
LT1	LIGHTS-IN W/PL			5 UNITS	\$2,800	1
PAV1	PAVING-ASPHALT			36000 S.F.	\$31,500	1
SL18	SOLAR 2018			10000 WATTS	\$5,000	1

## Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$8,580,000	\$2,484,400	\$11,064,400
2017	\$8,575,000	\$2,484,400	\$11,059,400
2016	\$7,978,500	\$2,268,300	\$10,246,800

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$8,580,000	\$2,484,400	\$11,064,400
2017	\$8,575,000	\$2,484,400	\$11,059,400
2016	\$7,978,500	\$2,268,300	\$10,246,800

(c) 2019 Vision Government Solutions, Inc. All rights reserved.

District		Purpose
<b>Pease/Airport Districts</b>		
Airport	AIR	To provide for <b>uses</b> associated with the operation of an <b>airport</b> , including aviation-related facilities, <b>structures</b> and activities.
Airport Industrial	AI	To provide for <b>Industrial uses</b> requiring proximity to an <b>airport</b> and aviation-related facilities, <b>structures</b> and activities servicing <b>Industrial users</b> .
Pease Industrial	PI	To provide for <b>Industrial uses</b> which do not require direct access to an <b>airport</b> .
Airport Business Commercial	ABC	To provide for business, commercial and trade-related enterprises in a campus setting.
<b>Other Districts</b>		
Civic District	CIVIC	To preserve existing <b>buildings</b> and <b>uses</b> that are open to the general public and owned and operated by a not-for-profit entity other than the City of Portsmouth.
Municipal	M	To recognize areas that are in municipal ownership for governmental, civic, service, educational or recreational <b>use</b> .
Natural Resource Protection	NRP	To recognize areas that are in governmental or nonprofit ownership and are dedicated to protection and enhancement of the City's natural resources and ecology.
Transportation Corridor	TC	To provide for future transportation <b>uses</b> and related facilities as well as recreational trail <b>use</b> .

Section 10.420 District Location and Boundaries

10.421 District Location and Boundaries

- 10.421.10 Zoning districts are located and bounded as shown on a map entitled "City of Portsmouth Zoning Map," copies of which are on file in the offices of the City Clerk and Planning Department. The Zoning Map, with all explanatory matter thereon, is hereby made a part of this Zoning Ordinance and may be reissued by the Planning Board to incorporate such amendments as may be made by the City Council.
- 10.421.20 Any property owned or leased by the City of Portsmouth and not shown on the Zoning Map as being in the Municipal or Natural Resource Protection district shall be deemed to be in the Municipal district, and when so identified shall be placed in that district.



Section 10.460 Table of Uses – Municipal and Conservation Districts

use	Municipal	NRP
M1 Municipal activities including, but not limited to, police, government, fire department, library, and other public activities	P	N
M2 Public facilities, including parking facilities and garages	P	N
M3 Temporary activities as authorized by municipal agencies having jurisdiction	P	P
M4 Tree farms and related forestry activities	P	P
M5 Wildlife refuge	P	P
M6 Public parks and playgrounds	P	P
M7 Public nature trails, provided that no off road vehicles or bicycles of any type shall be allowed	P	P
M8 Airport related equipment, communications and navigational aids and activities	S	S
M9 uses of property which are expressly recognized in conservation easement or conservation restriction deeds by which the City of Portsmouth has acquired conservation rights in the property which is the subject of the deed	N	P
M10 Telecommunications equipment including towers, attached and detached antenna and cabinets, provided that the City Council approves such installation	P	N

Note: No septic tank or leach field shall be constructed, reconstructed or enlarged closer than 75 feet to any wetland lying within an NRP district.

Section 10.470 Uses Permitted in the Transportation Corridor District

Land in the Transportation Corridor District may be used for the following purposes:

- 10.471 Rail transport
- 10.472 Municipal trail
- 10.473 Rail-trail or rail-with-trail
- 10.474 Underground utility lines, including but not limited to water, sewer, drainage, natural gas, electric and telecommunications