

Elizabeth Bratter  
159 McDonough St  
Property Owner  
Portsmouth  
October 5, 2020

Technical Advisory Committee  
1 Junkins Ave  
Portsmouth, NH 03801  
RE: 88/89 Foundry Place, Lot 6 (AKA 181 Hill St)

Dear Members of TAC,

Due to my time constraints I have not had a chance to truly review this application. However, just to state the obvious I am presenting you with these points.

According to their opening letter section T.02.T states the number of units increased to 55 and the number of parking spaces went down to 34. Reviewing Design Plan A1.01.T, I was only able to find **31 spaces**, which seem to be **undersized** for usual parking garage minimums of 10' wide by 20' long. I believe the math is not accurate as well. 55 units X 1.3 – 4 spaces = 67.5 spaces are required using the incentives from the DOD. Let us not forget 14 of those spaces will be deeded to the neighbors on Hill St, which previously were shown as spaces next to the building. I understand the “use” of the spaces provided is not relevant in theory, however it will impact the number of spill over into the Public parking garage and into the already over full neighborhood. The original number of overflow was unacceptable, this number is about one third of a parking level at the Foundry Garage. What will that look like in the summer or the winter on a snow day?

The next item of concern is the amount of grade being added to this lot. It seems the grade is being added to be able to squeeze in a parking area and add more height for units, not to utilize the lot as it sits. I don't believe Portsmouth is in Europe and the ground floor in the US is the first floor/ story. **The important thing to notice** (Plan C4.2) is the area referred to as the first floor, where the commercial space is, **seems to be 12.33' above Foundry Place**. Design Plan C4.1 seems to be missing all of the Existing Grade (EG) numbers, maybe there is some other code I should have been reading. It's just hard to do a before and after if scales are not what it says on the plan. What it being proposed is the same 70' tall building with more units, less commercial space and EVEN LESS parking.

The final issue is the **12- 14' wide sidewalk** being proposed on the Foundry Garage side of the building (Plan C3.1). I believe Foundry Place Road is only 22' wide. Plan A1.01T shows a large portion of the sidewalk in what is now the road.

Please reject these proposed changes and ask the Planning Board not to allow for the requested extension. **The same issues exist as did with the original residential proposal, too much grade, large sidewalk in the road and not even close to enough parking.** I have not had a chance to look at drainage, landscaping, entry ways. Looking at Portsmouth almost all other projects have continued to move forward while this project has sat idly by. Thank you for your time in this matter.

Sincerely,

Elizabeth Bratter