

K-0076-019
May 7, 2019 (Revised)

Mr. Dexter Legg, Chair
City of Portsmouth Planning Board
1 Junkins Avenue
Portsmouth, New Hampshire 03801

**Re: Conditional Use Permit for Excess Community Space
Proposed 4-Story Office Building – 111 Maplewood Avenue**

Dear Chairman Legg:

On behalf of RW Norfolk Holdings, LLC (applicant), this letter is provided to request that a Conditional Use Permit be granted by the Planning Board to allow the excess Community Space provided by the above referenced project be credited to the applicant for use in another development in the same Overlay District as allowed by Section 10.5A46.23 of the Zoning Ordinance.

The proposed project will include the construction of a 4-story, 74,000 SF office building with ground floor commercial space. The proposed project is located in the North End Incentive Overlay District. As per Section 10.5A46, the maximum building height can be increased 1-story up to 10-feet in this overlay district. The maximum building height on a portion of this parcel according to the Regulating Plan is 50ft. The project is proposing to provide community spaces that exceeds 20% of the total proposed lot area in order to increase the maximum allowed building height to 60ft.

As depicted in the enclosed Community Space Exhibit, the project proposes to provide three (3) types of community space as defined by Section 10.5A45.10 of the Zoning Ordinance. The project will provide a 6,882 SF pedestrian alley, a 2,422 SF pocket park and a 2,458 SF wide sidewalk community space. These community spaces total 11,762 SF where only 8,556 SF is required to meet 20% of the proposed lot size of 42,778 SF.

The applicant respectfully requests a Conditional Use Permit to bank the additional 3,206 SF of Community Space for potential future development in this overlay district. The applicant agrees to execute a Prospective Development Incentive Agreement (PDIA) with the City in order to document the terms of the Conditional Use Permit.

If you have any questions, please feel free to contact me by phone at (603) 433-8818 or by email at pmcrimmins@tighebond.com.

Sincerely,

TIGHE & BOND, INC.



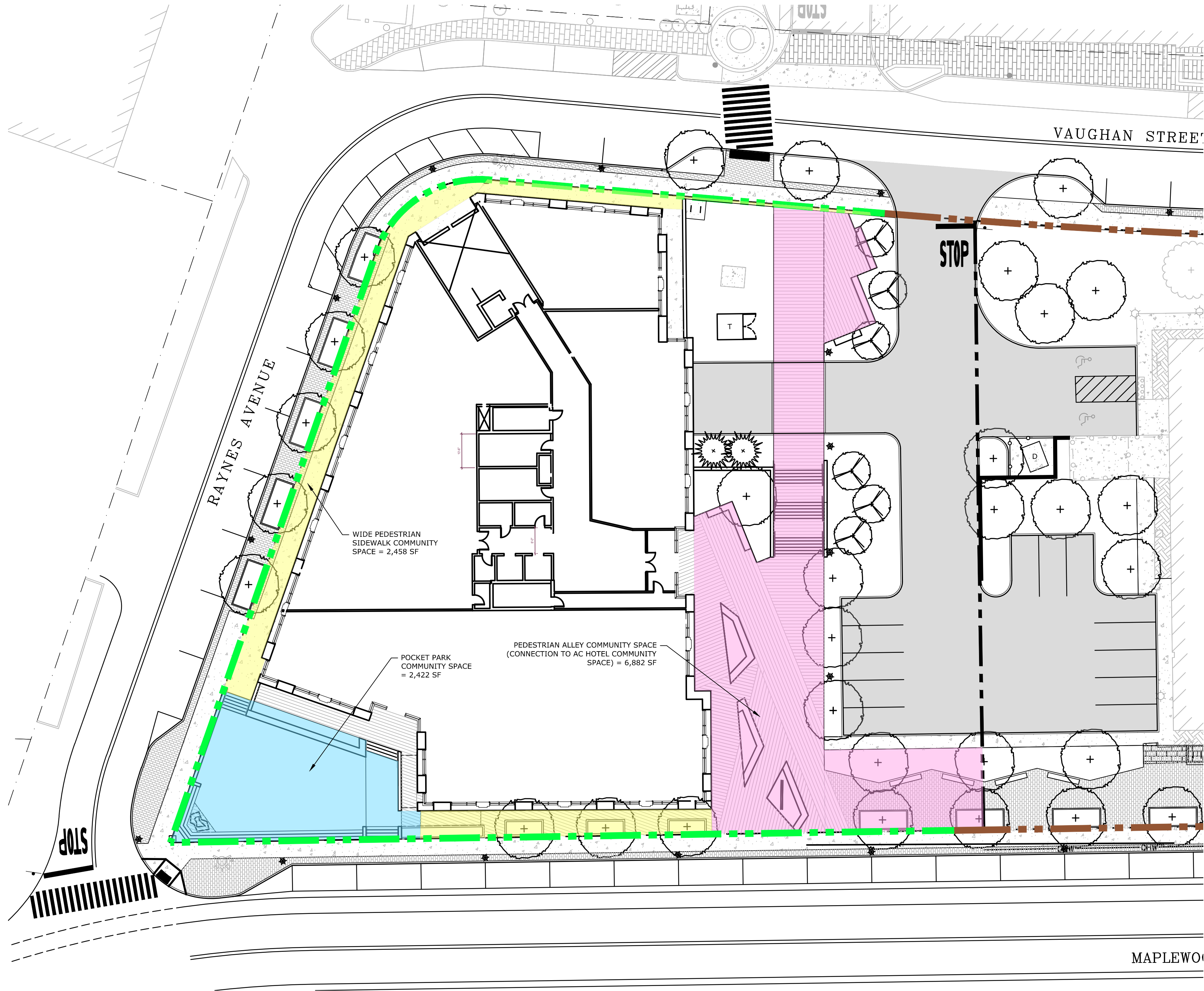
Patrick M. Crimmins, PE
Senior Project Manager



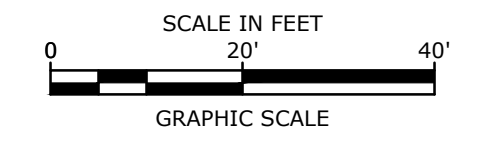
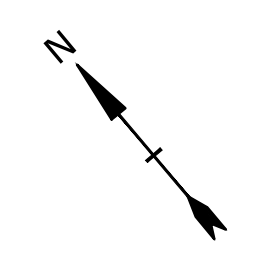
111 MAPLEWOOD AVENUE PORTSMOUTH, NEW HAMPSHIRE

COMMUNITY SPACE EXHIBIT

COMMUNITY OPEN SPACE:		REQUIRED	PROVIDED
	POCKET PARK COMMUNITY SPACE		2,422 SF
	PEDESTRIAN ALLEY COMMUNITY SPACE		6,882 SF
	WIDE SIDEWALK COMMUNITY SPACE		2,458 SF
TOTAL LOT AREA: 42,778 SF COMMUNITY OPEN SPACE (20% OF TOTAL)		8,556 SF	11,762 SF



- - - 2 - 3 STORIES, MAXIMUM 50' WITH COMMUNITY SPACE INCENTIVE
- - - 2 - 4 STORIES, MAXIMUM 60' WITH COMMUNITY SPACE INCENTIVE



Last Save Date: May 7, 2019 11:15 AM By: MAHANSEN
 Plot Date: Tuesday, May 07, 2019 Plotted By: Neil A. Hansen
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