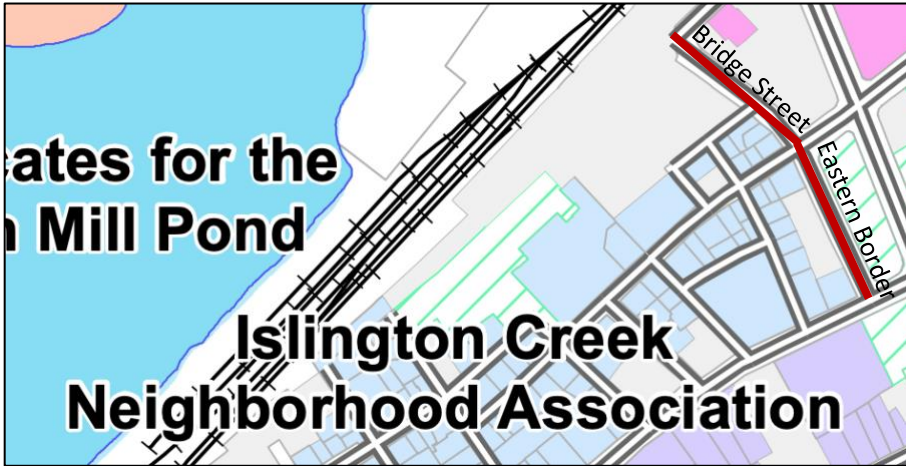


Re-Zoning Requests Affecting the Islington Creek Neighborhood - January 2020 -

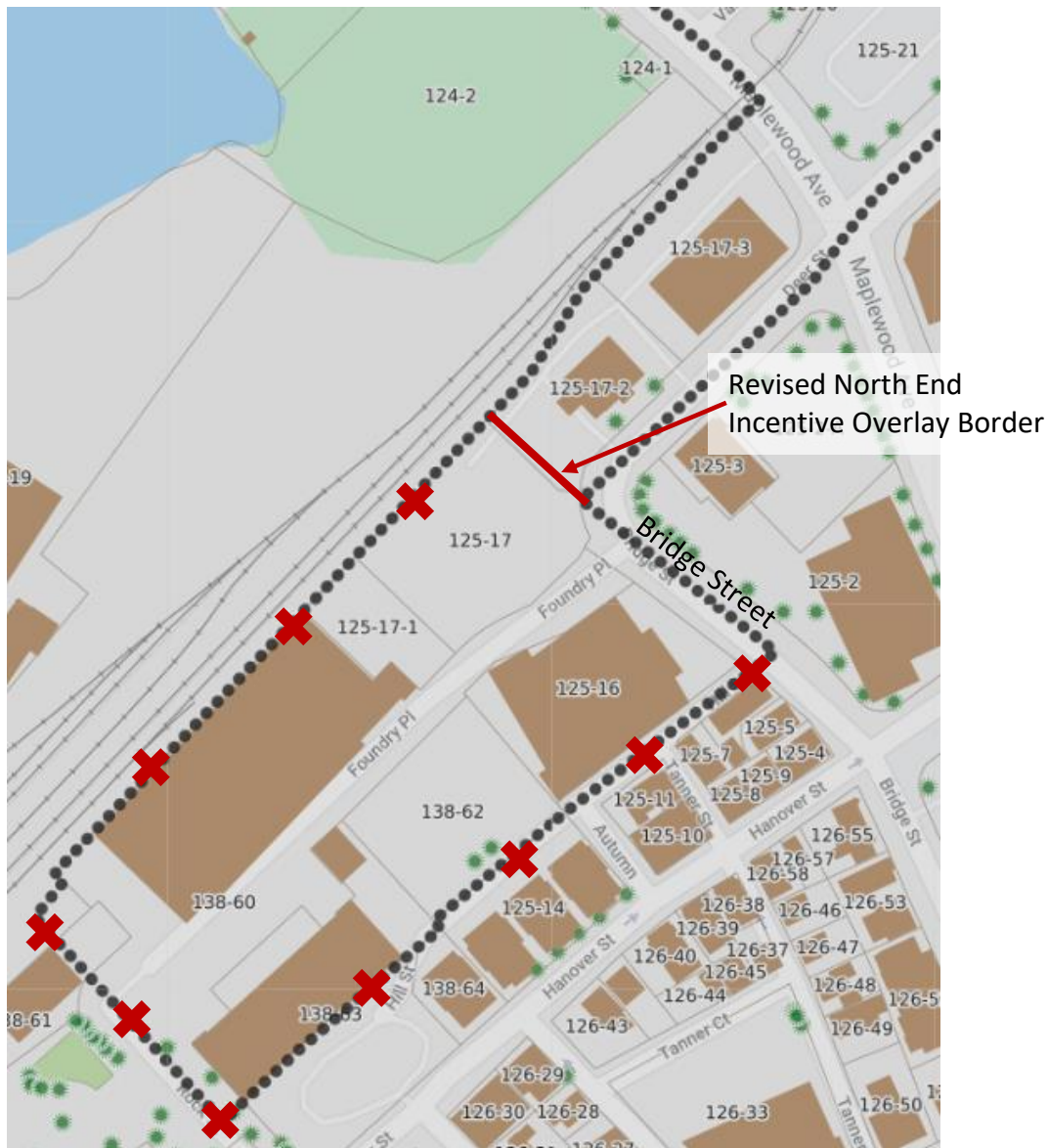
Point of Clarification: Bridge Street defines the Eastern Border of the Islington Creek Neighborhood (the Islington Creek Neighborhood is highlighted in light blue):



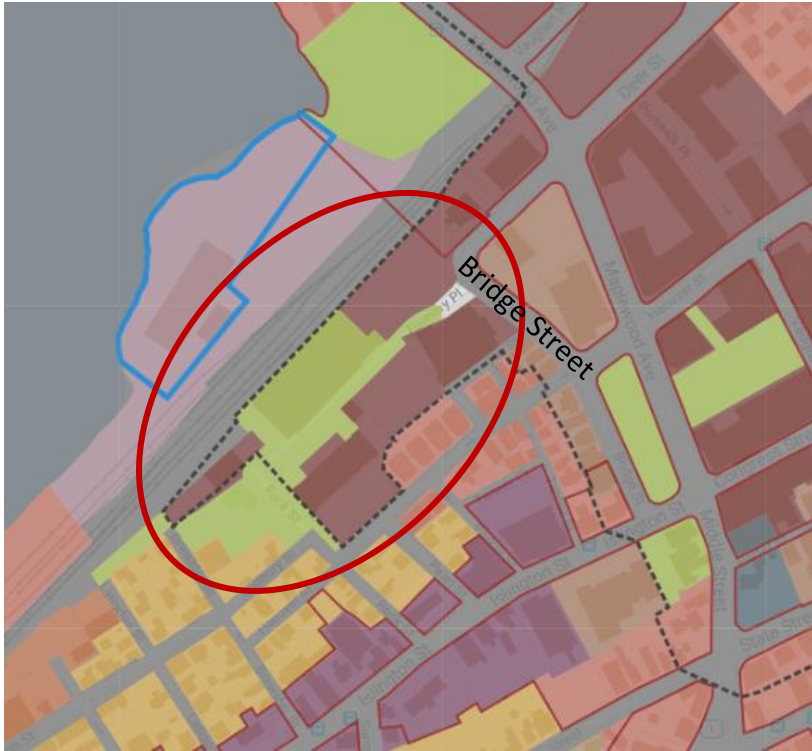
- I. Currently, the **North End Incentive Overlay District** extends down into the Islington Creek Neighborhood, encompassing the parking garage as well numerous commercial properties which are directly across the street from 2 and 3 story residential homes:



We ask the City of Portsmouth to remove the North End Incentive Overlay District from the Islington Creek Neighborhood. Keeping this North End Incentive Overlay District in the Islington Creek Neighborhood negatively impacts our residential neighborhood by encouraging the doubling of the maximum building footprints (up to 30,000 sf), adding up to 10 more feet in building height, and requiring less parking by developers (which is already a critical problem in this part of our neighborhood)-see “notes” page 6 of this document details. We therefore ask that the Islington Creek Neighborhood portion from Rock Street to Bridge Street be excluded from the North End Incentive Overlay District as shown below in red with the revised border ending at Bridge Street (the border of the Islington Creek Neighborhood) rather than extending down into the Islington Creek Neighborhood as shown with the black dotted line:



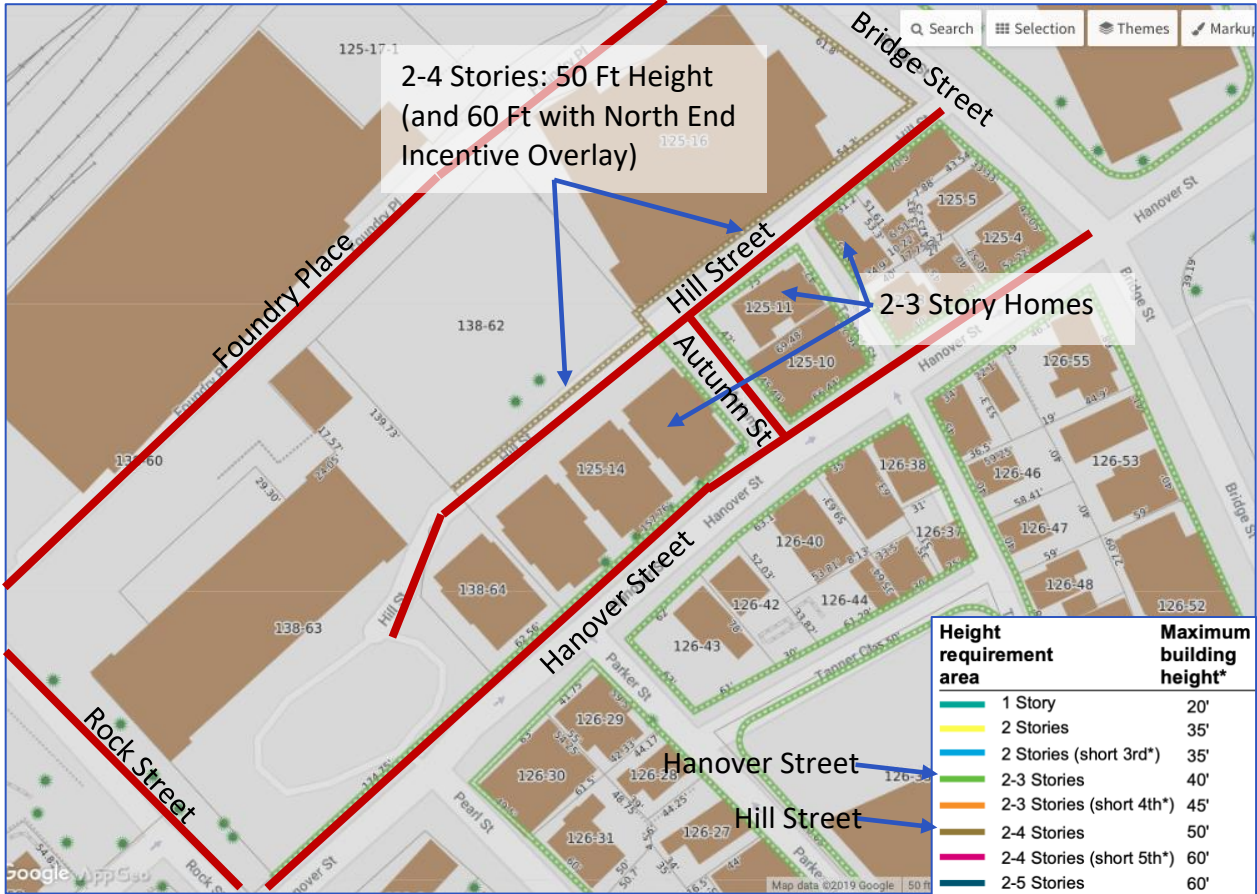
- II. Currently, the **Downtown Overlay District** extends down into the Islington Creek Neighborhood, encompassing the parking garage, commercial buildings, and building lots.



We ask the City of Portsmouth to remove the Downtown Overlay District from the Islington Creek Neighborhood. Keeping this Downtown Overlay in the Islington Creek Neighborhood negatively impacts our residential neighborhood by disallowing residential uses on the first floor – see “notes” page 6 of this document details. We ask that the portion from Rock St to Bridge St be excluded from the Downtown Overlay District as shown below in red below:



III. We ask the City of Portsmouth to change the Height Requirement Code for building heights for all non-GRC zoned buildings on both sides of all streets from Rock Street to Bridge Street to a maximum of 35 feet—see “notes” on page 7 of this document for details. Maintaining the current Height Requirement Codes of 40 feet (green) and 50 feet (brown) for the non-GRC zoned buildings on streets in the Islington Creek Neighborhood will negatively impact our residential neighborhood by encouraging new development inconsistent with the character of our neighborhood. The streets we are requesting a Height Requirement Code change in height to a maximum of 35 feet are shown in red below.



IV. We ask the City of Portsmouth to revise the allowed uses for properties on the following streets:

- a. **Foundry Place** (all properties with entrances on Foundry Place): Single family dwelling, 2 family dwelling, townhouses, multi-family up to 8 dwellings, historic preservation building, museum, city park and related activities, professional office, business office, financial services, family day care, convenience store with maximum hours from 6AM-11PM, drop off and pick up of laundry/dry cleaning, retail sales-non marine, restaurant or public function building for less than 50 guests, concessions in principal building, indoor storage of vehicles and boats.
- b. **Hanover Street** (all properties with entrances on Hanover Street): Single family dwelling, 2 family dwelling, townhouses, multi-family up to 4 dwellings, historic preservation building, museum, city park and related activities, professional office, business office, financial services, and family day care.

- c. **Hill Street** (all properties with entrances on Hill Street): Single family dwelling, 2 family dwelling, townhouses, multi-family up to 8 dwellings, historic preservation building, museum, city park and related activities, professional office, business office, financial services, and family day care.

- d. **Rock Street** (all properties with entrances on Hanover Street): Single family dwelling, 2 family dwelling, townhouses, multi-family up to 3 dwellings, historic preservation building, museum, city park and related activities, professional office, business office, financial services, and family day care.

See Pages 6 and 7 for Notes...

Notes: (1) Detail from the Portsmouth Zoning Ordinance (Page 5A-34) regarding the **North End Incentive Overlay District** – this allows the building footprint to expand up to 30,000 sf, building height to increase by 10 feet (1 story), and reduces the parking requirement to 1 parking space/unit (or .5 parking space/microunit):

10.5A46 Incentive Overlay Districts

The Incentive Overlay Districts are designated on Map 10.5A21B. In such areas, certain specified **development** standards may be modified as set forth in Section 10.5A46.10 below, if the **development** provides **community space** or **workforce housing** in accordance with Section 10.5A46.20, as applicable:

10.5A46.10 Incentives to Development Standards

| DEVELOPMENT STANDARDS | INCENTIVES | |
|---|---|---|
| | North End Incentive Overlay District | West End Incentive Overlay District |
| Maximum building coverage | No Change | 80% |
| Maximum building footprint | 30,000 sf | 30,000 sf |
| Minimum lot area | No Change | 2,000 sf |
| Minimum lot area per dwelling unit | No Change | No minimum |
| Maximum building height | Plus 1 story up to 10 ft ¹ | Plus 1 story up to 10 ft ^{1,2} |
| Minimum off-street parking | Residential: 1 space per dwelling unit 0.5 space per micro-unit | Residential: 1 space per dwelling unit 0.5 space per micro-unit Non-residential: 25% reduction from underlying standard |

¹ In order to receive the **building height** incentive, the **sidewalk** width in front of any **façade** shall be at least 10 feet plus two feet for each story of **building height** above three stories. Any property area needed to comply with this requirement shall count as **open space** as listed in Figures 10.5A41.10A-D (Development Standards) as **community space**; even if less than 15 feet in width.

² For parcels over 80,000 sq. ft. in area that are located south of Islington Street, up to two stories or 20 feet may be added to the maximum **building height** provided both requirements listed under Section 10.5A46.22 (1) and (2) are met.

(2) Detail from the Portsmouth Zoning Ordinance District (Page 6-23) regarding the **Downtown Overlay District**-this disallows residences to be located on the 1st floor:

Section 10.640 Downtown Overlay District

10.641 Establishment and Purpose

10.641.10 The Downtown Overlay District (DOD) is an overlay district applied to portions of the Character Districts. **All properties located in the DOD must satisfy the requirements of both the DOD and the underlying districts.**

10.641.20 The purpose of the DOD is to promote the economic vitality of the downtown by **ensuring continuity of pedestrian-oriented business uses along streets.**

10.642 Ground Floor Uses

Within the DOD, the ground floor of any building shall consist entirely of the following uses:

- 1. Nonresidential principal uses permitted in the underlying zoning district;**
- 2. Entries, lobbies, stairs, and elevators providing pedestrian access to permitted upper-floor residential uses, not exceeding 20 percent of the ground floor area.**

(3) Building & Story Heights detail from the Portsmouth Zoning Ordinance (Page 5A-24 and 5A-25):

10.5A43.31 Specific height requirement areas are designated on Map 10.5A21B. The maximum **building height** in each height requirement area shall be as follows:

| Height Requirement Area | Minimum Height in Stories | Maximum Height in Stories | Maximum Height in Feet |
|--------------------------------------|---------------------------|---------------------------|------------------------|
| 1 story | 1 | 1 | 20 |
| 2 stories | 2 | 2 | 35 |
| 2 stories (short 3 rd) | 2 | 2 + short 3 rd | 35 |
| 2-3 stories | 2 | 3 | 40 |
| 2-3 stories (short 4 th) | 2 | 3 + short 4 th | 45 |
| 2-4 stories | 2 | 4 | 50 |
| 2-4 stories (short 5 th) | 2 | 4 + short 5 th | 60 |
| 2-5 stories | 2 | 5 | 60 |

