



**Bosen & Associates**  
ATTORNEYS AT LAW

January 30, 2024

Rick Chelman, Chair  
City of Portsmouth Planning Board  
One Junkins Ave  
Portsmouth, NH 03801

Re: Submittal for Preliminary Conceptual Consultation: Durgin  
Lane Redevelopment

Dear Mr. Chelman and Planning Board Members,

This office represents 100 Durgin Lane Owner, LLC with respect to its plans to redevelop the property currently known as 100 Durgin Lane. The project is called, "100 Durgin Lane Redevelopment." The property is in the G1, Gateway Corridor, and lies within the Highway Noise Overlay District. Please accept this letter as our request to meet with the Planning Board for Preliminary Conceptual Consultations under Section 2.4.2 of the Site Plan Review Regulations at your February 15, 2024, meeting.

The plan involves 3 parcels of real estate identified as follows:

- A. Map 239, Lot 18 16.8 AC
- B. Map 239, Lot 16 3.0 AC
- C. Map 239, Lot 13 6.3 AC

Attached please find the latest version of our site plans (Exhibit A) that provides 360 rental housing units with approximately 580 parking spaces and 10% community space. Our plan also complies with the zoning ordinance.

Our project comes with significant public benefits including but not limited to 2 acres of community space which may include a public dog park, recreation areas,

**John K. Bosen**  
Admitted in NH & MA

**Christopher P. Mulligan**  
Admitted in NH & ME

**Molly C. Ferrara**  
Admitted in NH & ME

**Austin Mikolaities**  
Admitted in NH

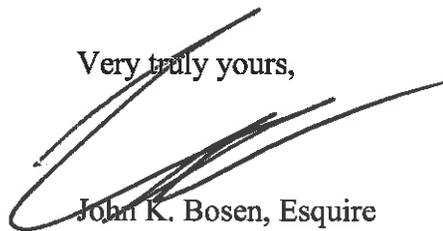
**Bernard W. Pelech**  
1949-2021

community walking trails, pocket parks, bicycle paths and open/green space. The project may also include multi modal connections that link the project site and neighboring parcels to the North (Trader Joes, Best Buy and Kohl's) and to the South (Whole Foods, Home Goods and Market Basket). We are also looking into the potential to expand the intercity bus network. The project will also incorporate "green streets" with sustainable stormwater strategies in streetscape design and implementation.

The potential economic impact of our project is also significant as we anticipate that the redevelopment will create 300 +/- private construction jobs and 20+/- permanent jobs. The project will also significantly increase tax revenue generated from the property.

We look forward to meeting with the Planning Board to discuss the project at your February 15, 2024, meeting. Please feel free to call to discuss any questions you may have about this project.

Very truly yours,

A handwritten signature in black ink, appearing to read "John K. Bosen", written over the typed name below.

John K. Bosen, Esquire

cc: 100 Durgin Lane Owner, LLC  
Patrick Crimmins, Tighe & Bond  
Utile, Inc Architects  
Aceto Landscape Architecture

# 100 Durgin Lane



100 Durgin Lane Owner  
Utile, Inc. Architecture and Planning  
Aceto Landscape Architecture  
Tighe and Bond Civil Engineering

February 01, 2024

# Site: Existing



**Site Area: 26.15 acres (1,138,161 SF)**  
**Zoning District: G1 Gateway Neighborhood Mixed Use Corridor**

# Site: Surroundings



# Site: Development Objectives

**Conforming with Zoning:** Develop a project in conformance with the base zoning for G1 district.



**Minimal Site Impact:** Design a site plan largely limited to previously developed area that reduces impervious surface and improves stormwater management across the site and within the wetland buffer.



**Sensitively Scaled:** Propose a development which is below the as-of-right density.



**Connect with Community:** Improve connectivity to the site with an enhanced multi-modal network through and around the project site.



**Public Space as Priority:** Prioritize robust public spaces and thoughtful urban design.



**Sustainable building strategies:** Construct all-electric buildings with access to daylight and fresh air.



0' 25' 50' 100'

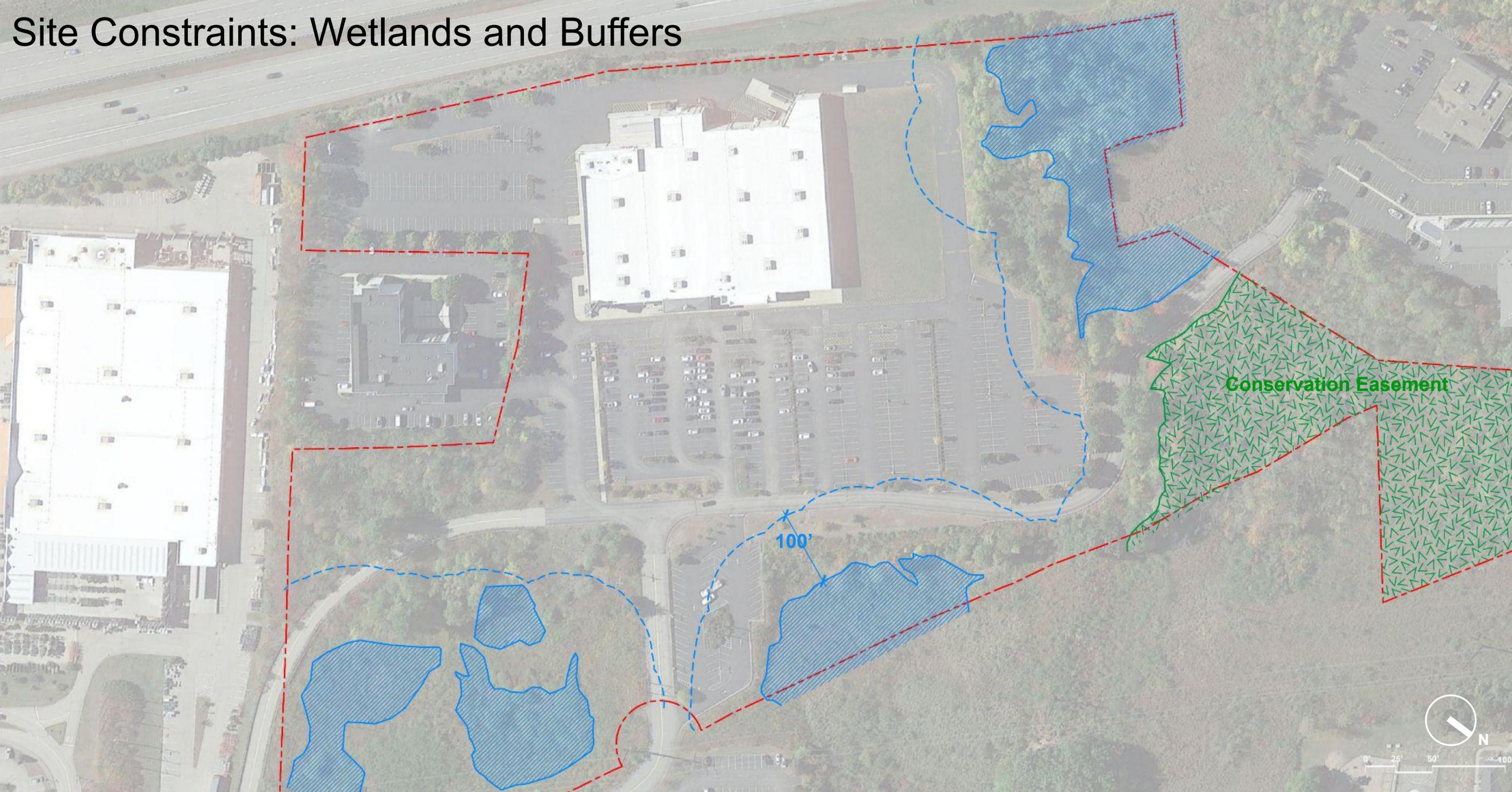
# Site Constraints: Access Easements



# Site Constraints: Utility Easements, Infrastructure



# Site Constraints: Wetlands and Buffers





# Proposed Site Plan



**360 market-rate rental apartments comprising studio, one bedroom and two bedroom units (~14 units/acre)**  
**Mix of 3-story and 4-story buildings of 12 or 24 units/ ea**  
**1 resident clubhouse building**  
**580 parking spaces (~1.6x parking ratio)**  
**2 acres of community space**

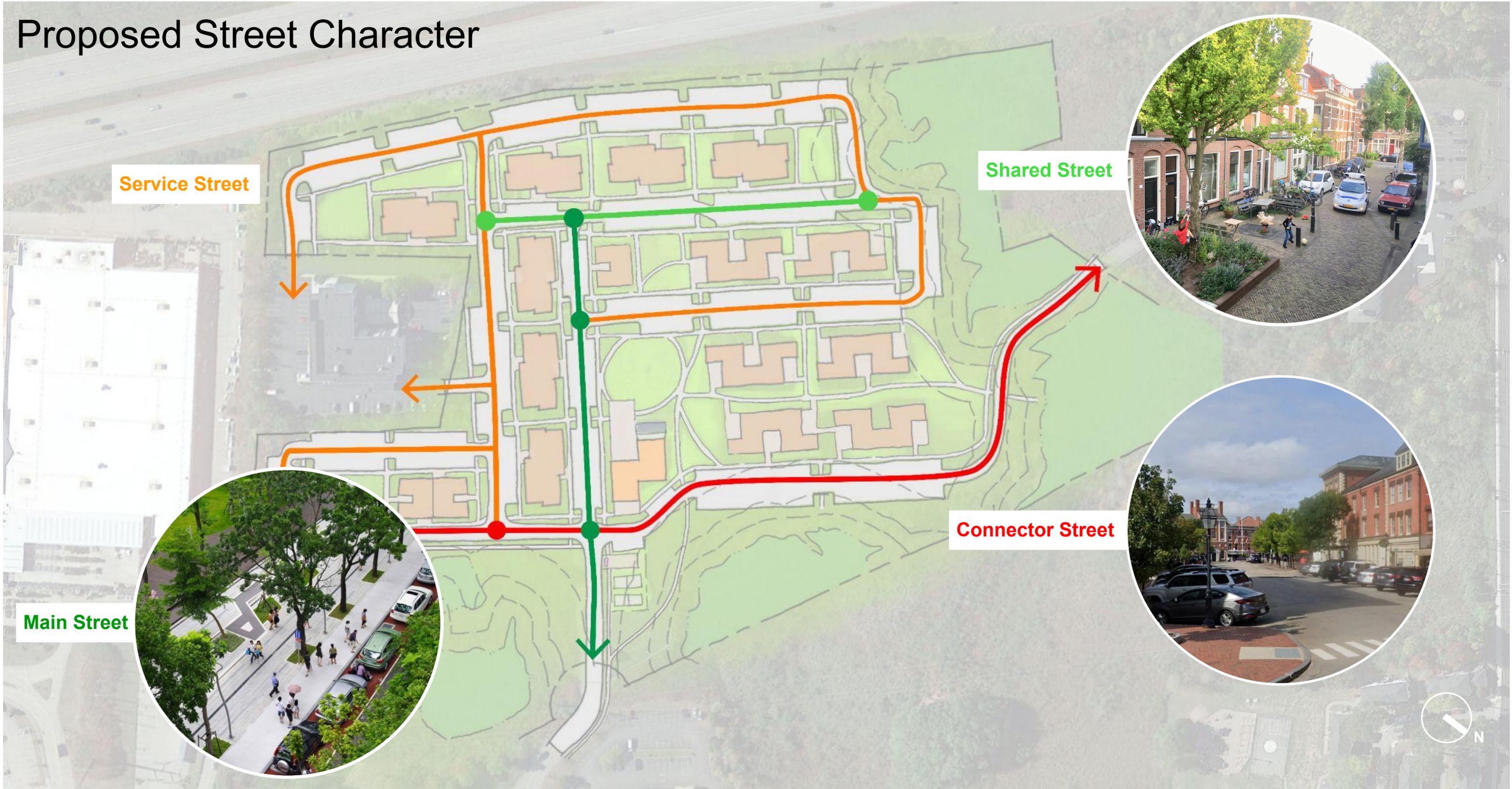
# Proposed Site Organization and Primary Open Spaces



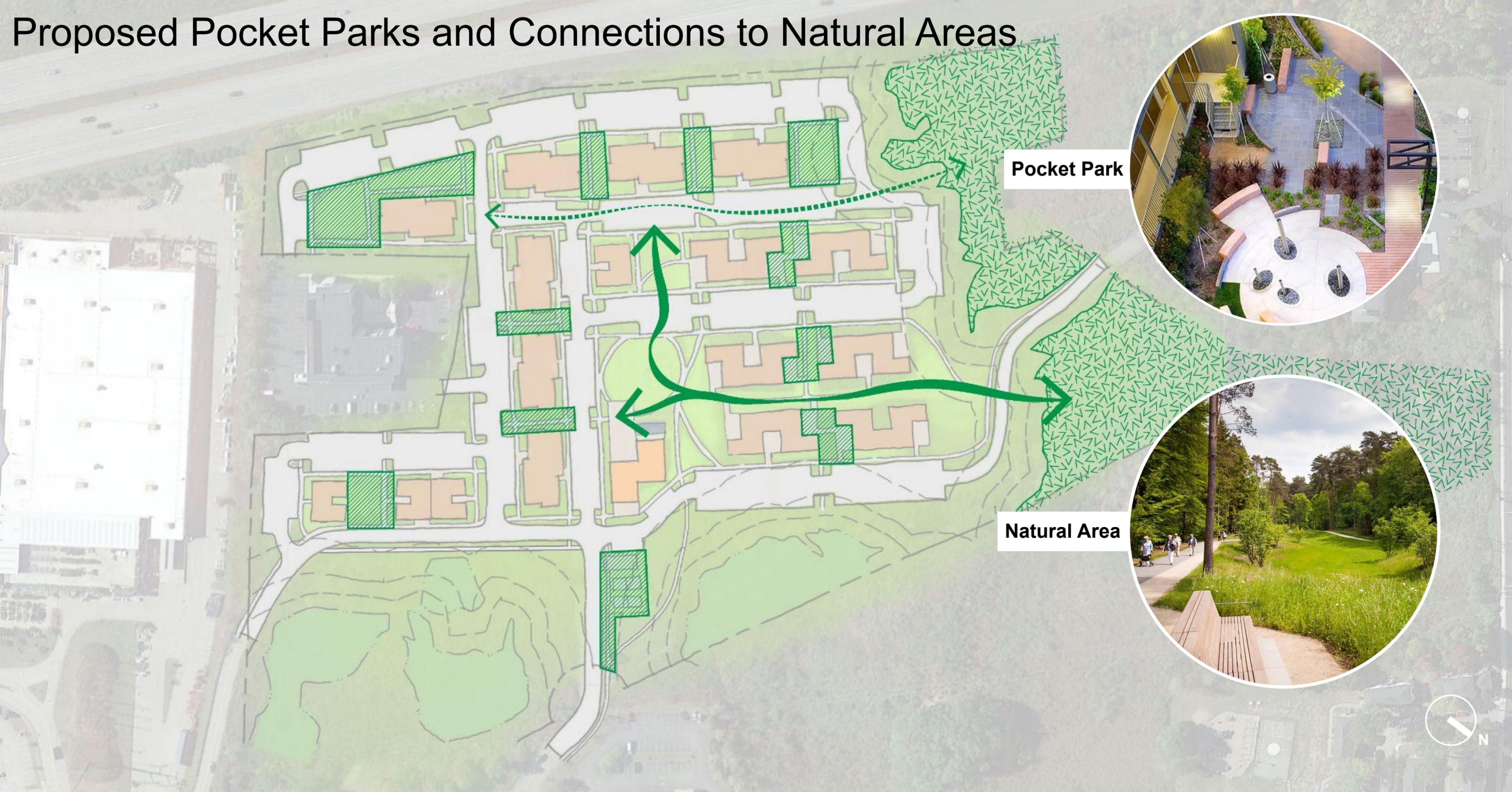
Main Street

Community Green

# Proposed Street Character



# Proposed Pocket Parks and Connections to Natural Areas

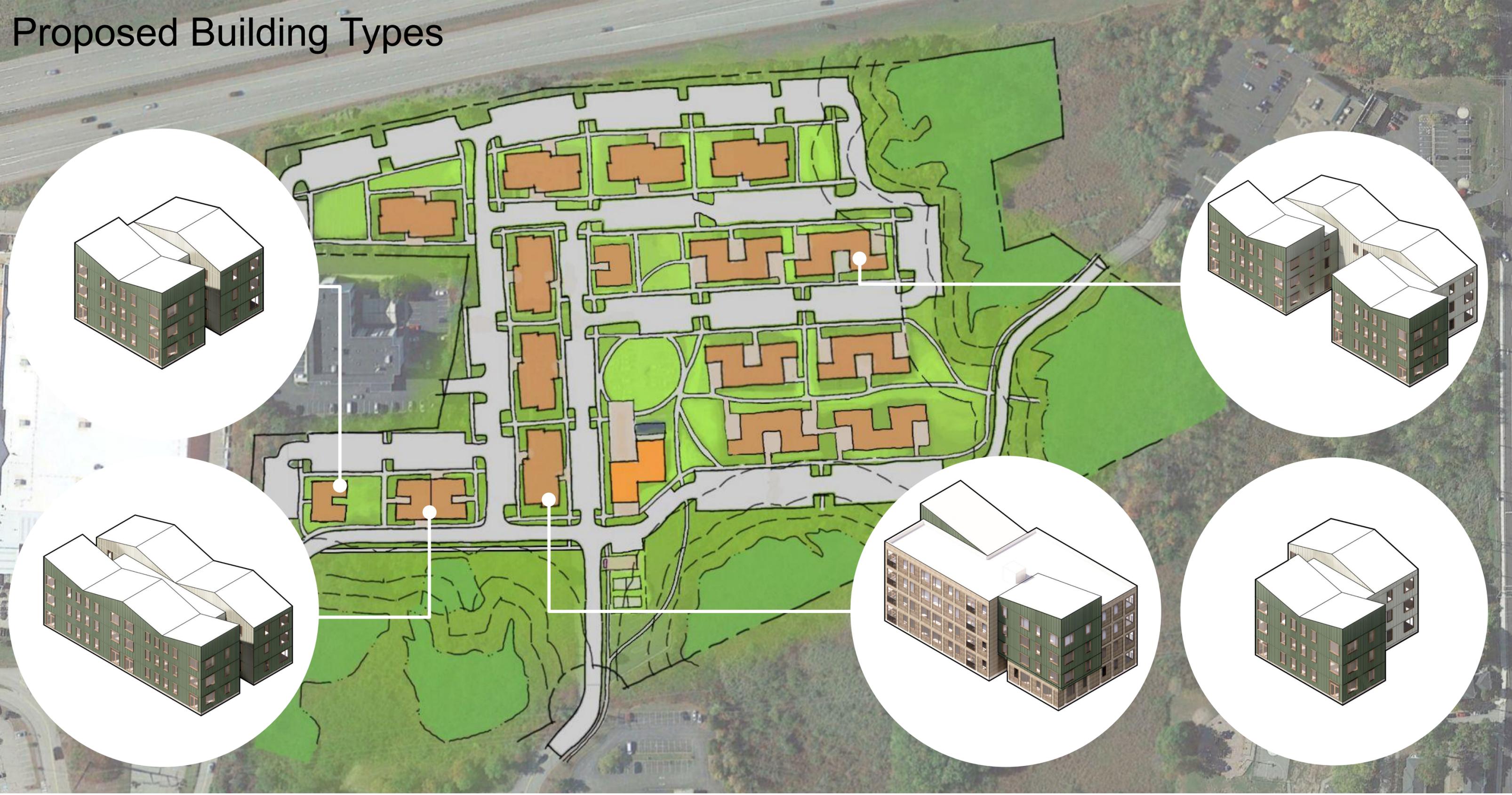


**Pocket Park**

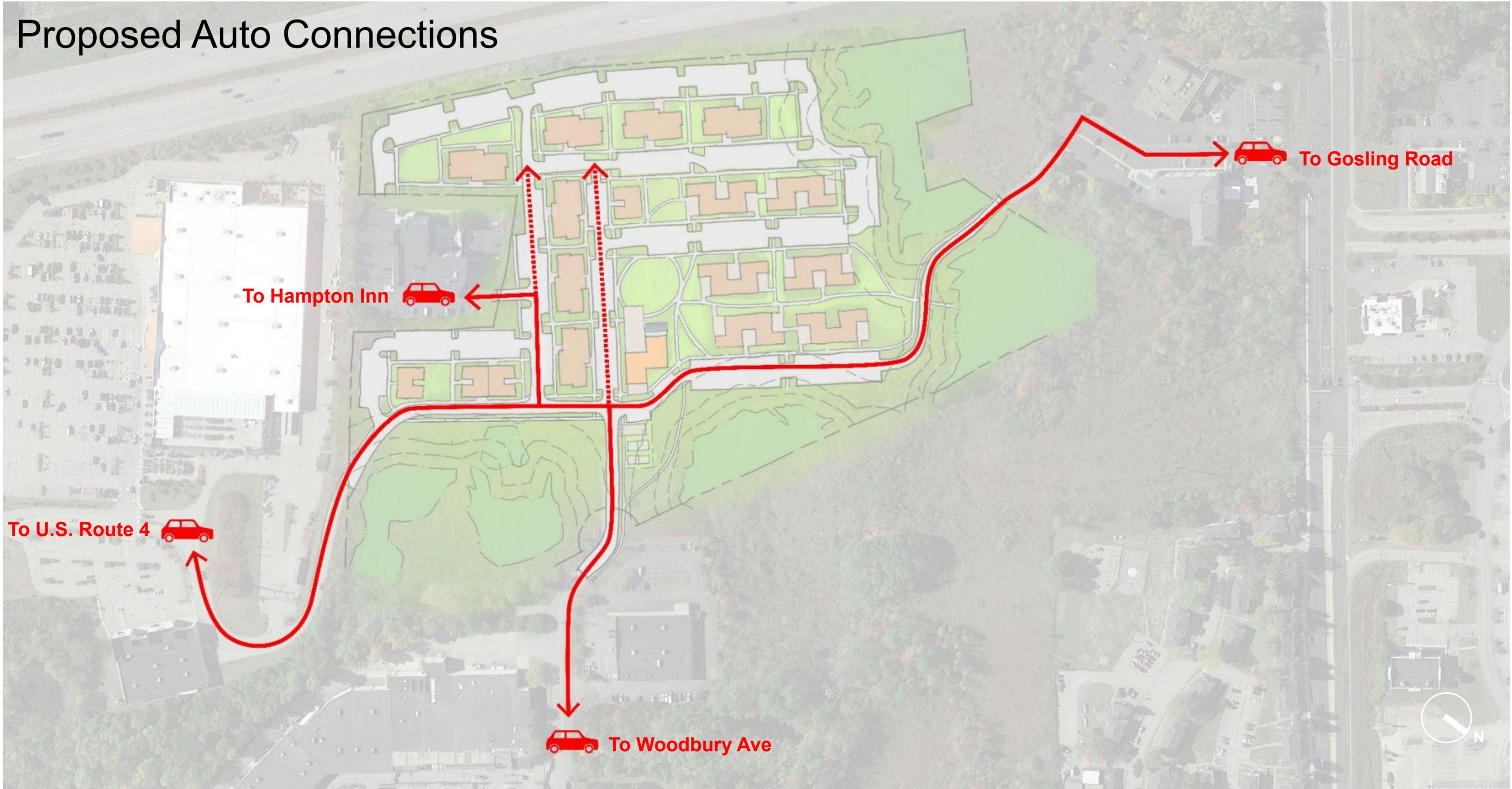
**Natural Area**



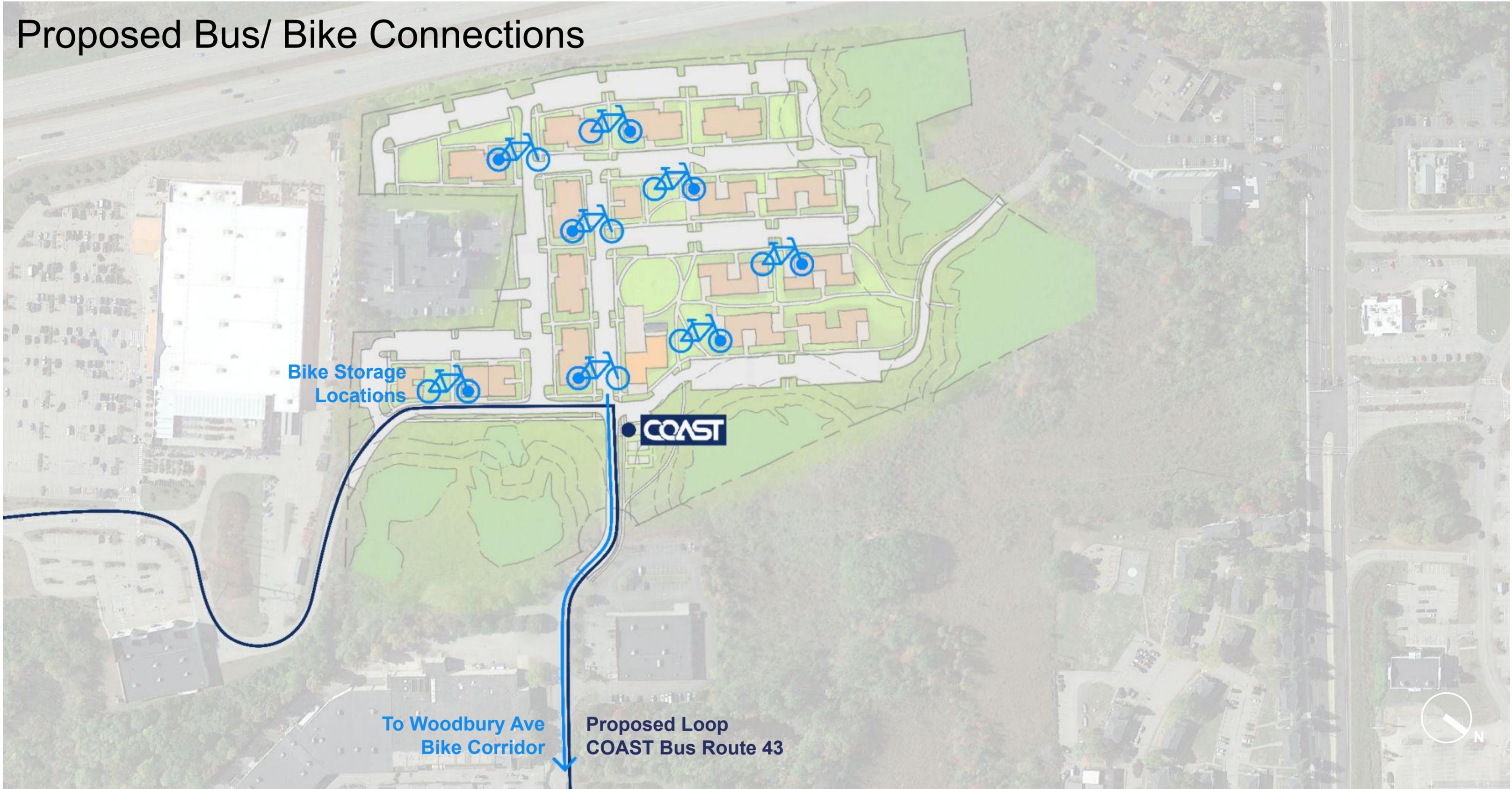
# Proposed Building Types



# Proposed Auto Connections



# Proposed Bus/ Bike Connections



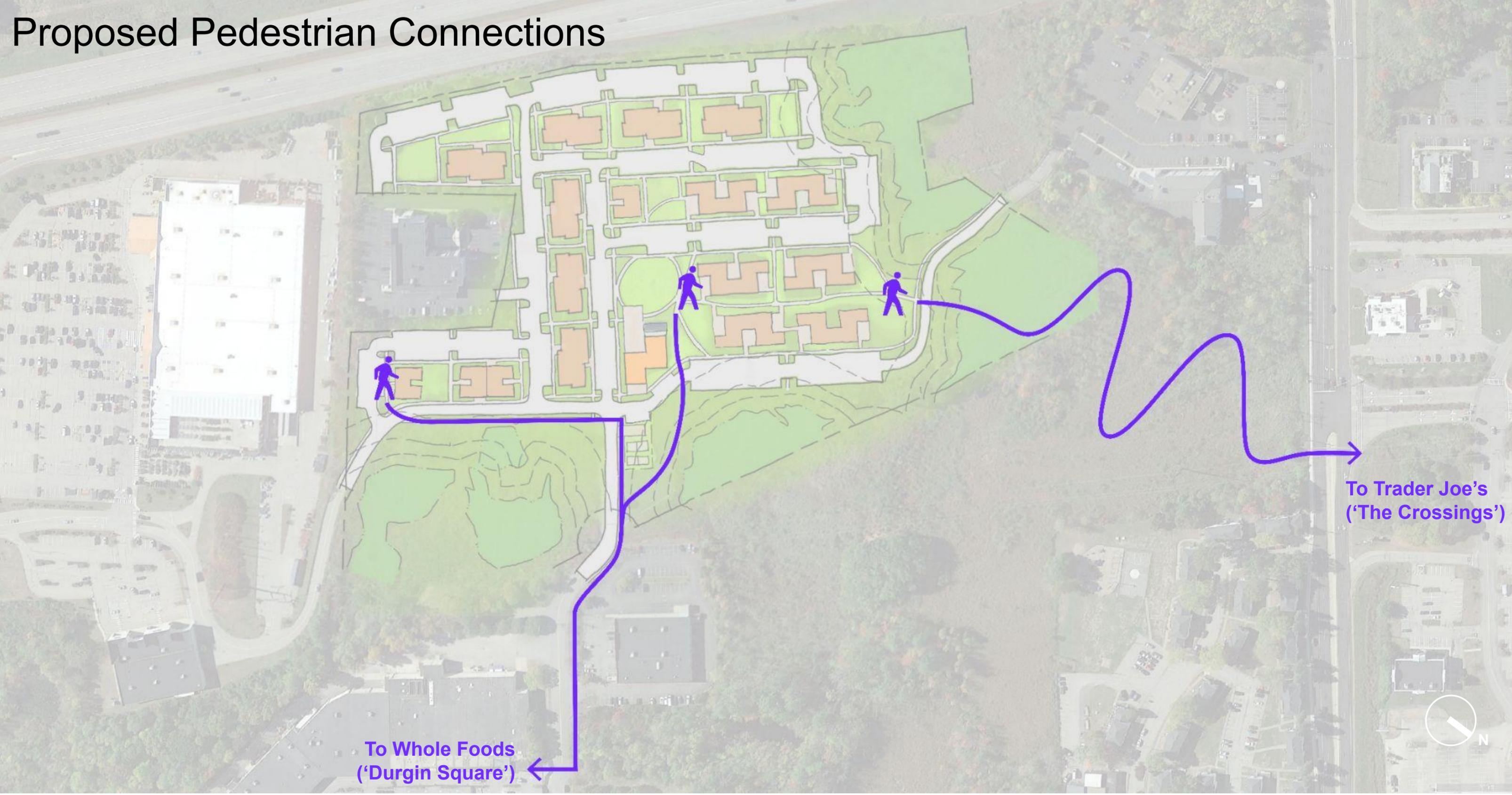
Bike Storage Locations

COAST

To Woodbury Ave Bike Corridor

Proposed Loop COAST Bus Route 43

# Proposed Pedestrian Connections



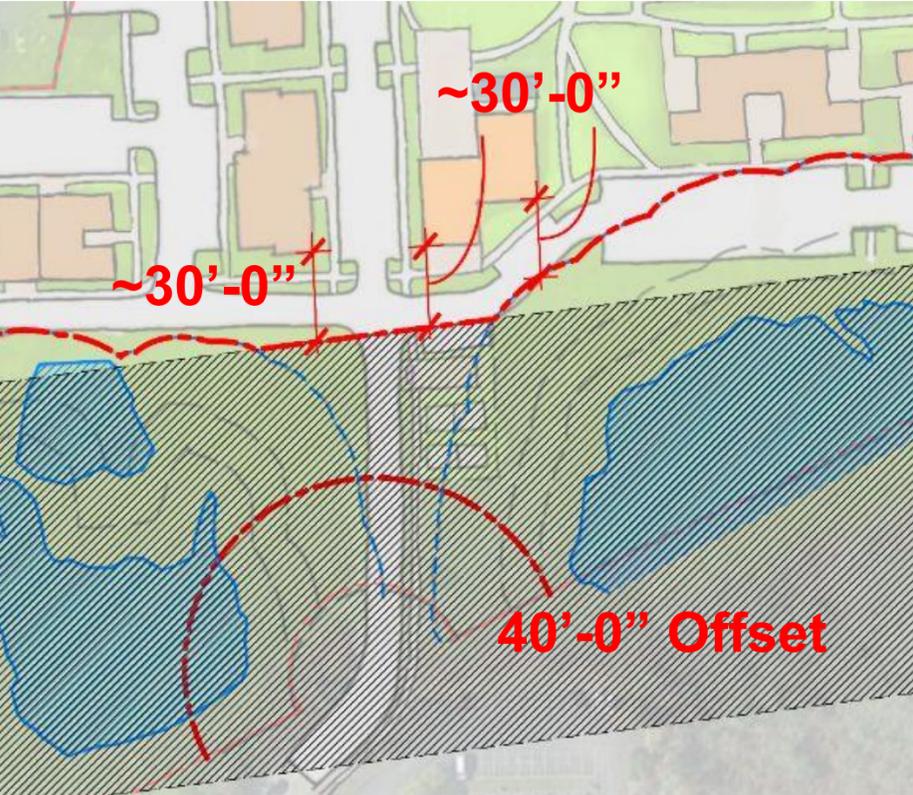
To Whole Foods  
(Durgin Square)

To Trader Joe's  
(The Crossings)

# Anticipated Conditional Use Permits

- Site Development Area
  - Lot Frontage
- Highway Noise Overlay
- Wetland Conditional Use Permit

- Wetland Buffer / Overhead Utilities v. Lot Frontage



**10.5B34.100 Community Building**

**LOT STANDARDS**

Minimum lot depth	NR
Minimum street frontage	50 ft
Front building setback from lot line	10 ft min. to 40 ft max.
Minimum side building setback from lot line	15 ft
Minimum rear building setback from lot line	20 ft
Minimum open space coverage	20%

**10.5B34.40 Apartment Building**

**LOT STANDARDS**

Minimum lot depth	NR
Minimum street frontage	50 ft
Front building setback from lot line	10 ft min. to 30 ft max.
Minimum side building setback from lot line	15 ft
Minimum rear building setback from lot line	20 ft
Minimum open space coverage	20%

# Other Notable Approvals/ Review Items

- Traffic Evaluation
- Planning Board Site Review Approval
- NHDES Alteration of Terrain Approval
- NHDES Sewer Connection Permit (City Engineer Sign-off & NHDES Approval)
- EPA Construction General Permit (Stormwater Pollution Prevention Plan)

# Site Vehicle Trip Generation Summary

- Reductions in vehicular trips across weekdays and Saturdays
- Slight increase in weekday mornings only
- Overall net reduction in vehicular trips

Existing - 78,317 SF Retail Space			LUC 821
Peak Hour Period	Enter	Exit	Total
Weekday Morning	84	51	135
Weekday Afternoon	199	207	406
Saturday Midday	253	234	487
Weekday	2,644	2,644	5,288
Saturday	3,175	3,174	6,349

Proposed - 360 Units Residential			LUC 221
Peak Hour Period	Enter	Exit	Total
Weekday Morning	34	113	147
Weekday Afternoon	86	55	141
Saturday Midday	74	71	145
Weekday	817	817	1,634
Saturday	823	822	1,645

Net Vehicular Trips (Proposed minus Existing Occupied Demand)			
Peak Hour Period	Enter	Exit	Total
<b>Weekday Morning</b>	<b>-50</b>	<b>62</b>	<b>12</b>
<b>Weekday Afternoon</b>	<b>-113</b>	<b>-152</b>	<b>-265</b>
<b>Saturday Midday</b>	<b>-179</b>	<b>-163</b>	<b>-342</b>
<b>Weekday</b>	<b>-1,827</b>	<b>-1,827</b>	<b>-3,654</b>
<b>Saturday</b>	<b>-2,352</b>	<b>-2,352</b>	<b>-4,704</b>

**Source:** Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021  
 Land Use - 221 [Residential - Multifamily Housing (Mid-Rise)]  
 Land Use - 821 [Shopping Plaza (40-150k)]

## Potential Public Benefits Summary

- 10% of project site or ~2 acres of Community space which may include:
  - Greenway/common greens
  - Pocket park
  - Recreation courts
  - Community walking trails
- Multi-modal connections strengthening the link between the site and the retail amenities at the North (Trader Joe's, Best Buy, and Kohl's) and South (Whole Foods, Home Goods, and Market Basket) through:
  - Pedestrian walkways
  - Off-road multi-use paths
  - Bike paths and facilities
  - Potential Expansion of the intercity bus network
- Low impact site development that will incorporate 'green streets' sustainable stormwater strategies in streetscape design and implementation.

## Potential Economic Benefits Summary

- The redevelopment of the vacant retail site will create ~300+ private construction jobs and ~20 permanent jobs.
- Property tax revenue will increase by \$1M+ annually compared to the existing retail use.
- A mix of studio, 1-bedroom and 2-bedroom units will meet a wide breadth of the rental market in Portsmouth and help to support the continued growth of the City's largest employers.

# Potential Sustainable Strategies

- Site

- Walkability
- Public transit (bus stop)
- Distributed bike parking
- Stormwater management/ limited impervious surface
- Landscape supportive of existing ecosystem
- On-site solar photovoltaic ready
- EV Charging ready
- Shaded outdoor space

- Building

- Efficient, all-electric building systems
- Efficient lighting
- Attention to building solar orientation
  - Daylighting + shading
  - Ventilation
- Healthy indoor air quality
- High acoustic comfort
- Excellent thermal comfort

Walkability



Public transit



Bike parking



Stormwater management



Landscape supportive of existing ecosystem

Excellent thermal comfort



On-site solar PV ready



Efficient lighting



EV Charging ready



Healthy indoor air quality



Ventilation



Daylighting



All electric building systems



Shaded outdoor space



# Thank You!