

Pottery Studio at 865 Islington

Dear Members of the Board,

We represent the Wheel House of NH, a new business seeking to augment the growing artistic community in Portsmouth's Creative District by offering studio workspace and instruction for the creation of ceramic arts, including wheel-thrown pottery and clay sculptures.

We will be offering subscriptions for members to use the studio's equipment, materials, and spaces, as well as offering structured classes for people to learn various aspects of ceramic design and production, including throwing, hand-building, firing, glazing, and finishing various works. A typical class size will be approximately 10 students, and we are planning to accommodate up to a dozen members at any one time, typically when classes are not in session. Sessions for either member studio access or classes will typically run about 2 hours, and so that's the expected "linger time" for the typical attendee from the public. We expect our studio hours to run from approximately 10 am through 9 pm most days.

We expect there to be some minimal retail sales of tools and materials to members when they visit to support their work in-house or at home. We will also make the occasional sale of finished work to the public, which we will offer from staff artists, guest artists, and members. Occasionally we may put on a special event outside of normal business hours, to celebrate a holiday season, build the member community as a social group, or highlight the contributions of guest artists.

We understand our use to be classified as 4.42, an instructional studio over 2000 sq ft. As such we're seeking a special exception as required by Zoning Ordinance 10.232 and affirm that, in accordance with subsections .21-.26:

A. This use will not pose a hazard to the public or adjacent property on account of increased potential for fire, explosion, or the release of toxic materials;

B. This use will add to, and not detract from, property values in the vicinity as it will add additional creative design synergies with other nearby businesses and we won't be altering external structures or their aesthetics in any significant way;

C. We believe that there will be no significant impact to traffic or congestion in the area;

D. We will use reasonable levels of municipal services with minimal trash, sewer, and waste impact;

E. There will be no change in the stormwater runoff associated with our use, which is only bringing minimal changes to the interior of the building.

Please find included:

- An overhead view of the property among its neighbors
- A floor plan of the space we'll be occupying, 865 Islington St, Suite 200
- A few images which represent the kind of business we'll be doing

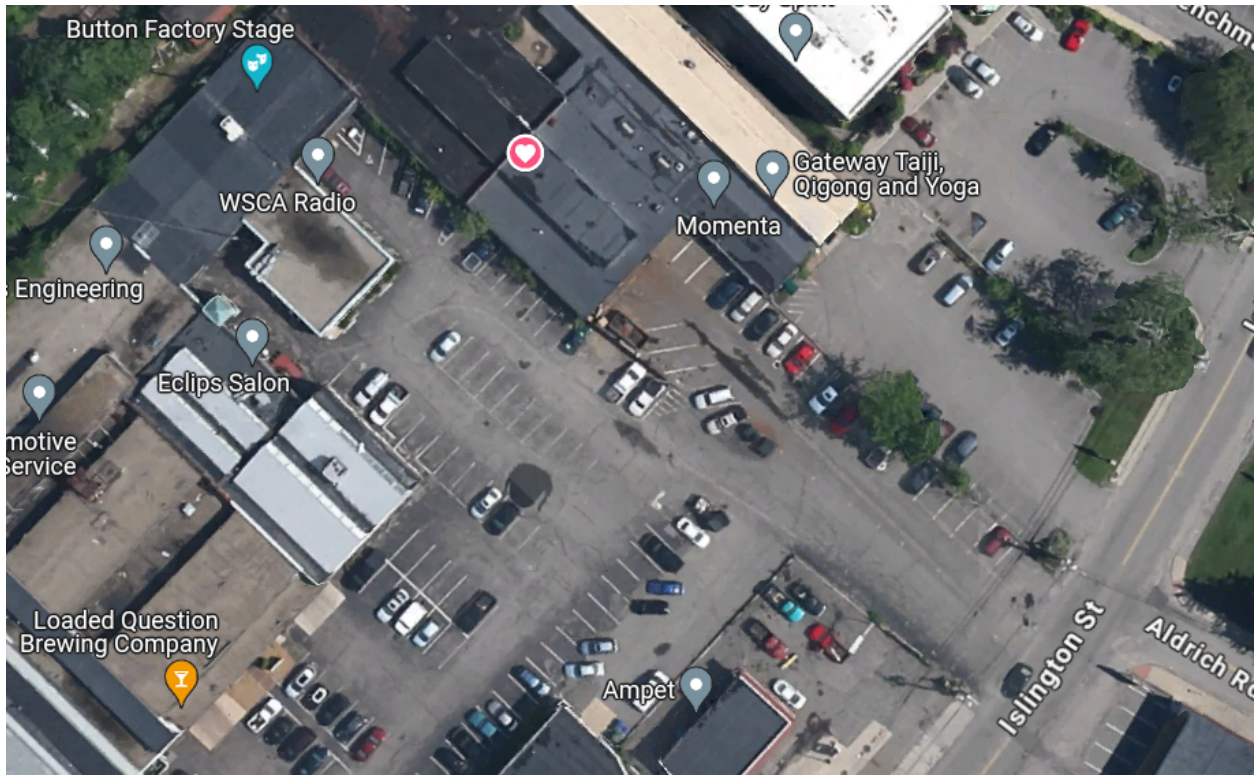
If you have any questions, please don't hesitate to contact:

- Guy Johnson, 408-605-5106, guy@thewheelhousenh.com
- Derek Plourde, 603-937-0776, derek@thewheelhousenh.com
- Meaghann Johnson, 408-768-6121, meaghann@thewheelhousenh.com

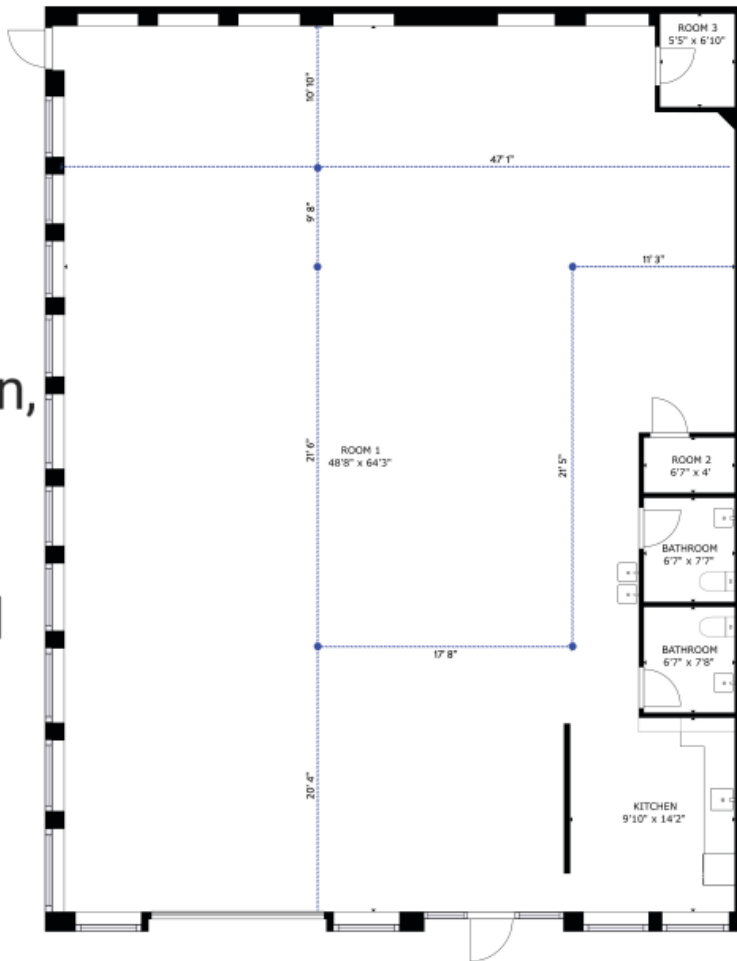
We are on track to configure the space, hire staff, and deploy our studio assets within the month of August, and so we look forward to opening as soon as all city requirements can be met, hopefully as soon as September 1st.

Thank you for your consideration,

Guy, Derek, & Meaghann



Current floor plan,
 No construction
 currently needed
 for tenant fit-up.



GROSS INTERNAL AREA
 FLOOR 1: 3250 sq ft
 TOTAL: 3250 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



The Wheel House NH

Your Community Clay Center



Meaghann & Guy Johnson - Allison & Derek Plourde



