



FUSS & O'NEILL

July 24, 2019

Planning Board
City of Portsmouth
1 Junkins Ave, 3rd Floor
Portsmouth, NH 03801

RE: Torrington Properties, Waterstone Property Group;
West End Yards – Frank Jones Center and Cate Street Properties Re-development
Amendment to Conditional Use Application LU19-31;
Section 10.5B74 – Approval of Density Bonus Incentives,
Section 10.5B25 – Building Length and Number of Dwelling Units
Section 10.5B71.20 - Residential Density

Fuss & O'Neill Reference No. 20180317.A10

Dear Chairman Legg & Members of the Planning Board:

On March 21, 2019 using the mechanisms on Section 10.5B74, the Planning Board voted to approve the Condition Use allowing the building length and number of dwelling units to be modified from those required in Section 10.5B25 and to approve the conditional use allowing a higher density than allowed by right under Section 10.5B71.20 for development sites.

We would like to submit an addendum to materials submitted on February 26, 2019 for the Conditional Use Application which was approved March 21, 2019, allowing a density of up to 36 dwelling units/acre under section 10.5B71.20 of the Portsmouth Zoning Ordinance. The Addendum is in support of this amendment request and does not change the nature of the Conditional Uses granted. The Addendum and requested Amendment are necessary only to correct the information in support of the Conditional Use to Section 10.5B71.20 allowing for a higher density and ensuring that this density is still within that allowed by conditional use without including the Cate Street / Cate Street Extension Right of Way.

As proposed, the Development Site consists of what will ultimately be three lots, a lot that will be home to a commercial building parking and amenities, a lot for two apartment buildings with a total of 250 dwelling units, and a lot that will be home to 23 townhomes. There will be a total of 273 dwelling units on the Development Site and the area of the three lots that will make up the Development Site after the Cate Street / Cate Street Extension Right of Way is deeded to the City of Portsmouth will be 10.10 acres (439,828.65-sf).

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Ms. Juliet T.H. Walker

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West End Yards Development Site Density = 273 dwelling units / 10.10 acres

West End Yards Development Site Density = 27.03 dwelling units / acre

West End Yards Development Site Density = 28 dwelling units / acre

The table below summarizes the density for the development site as it would be permitted by right under the ordinance, density as proposed and as allowed with a conditional use permit.

Table 1: West End Yards, Density

Development Sites	Gateway Corridor (G1)		
	Permitted	As Proposed	Conditional Use
Mixed Use Development	20	28	36

Per the recalculation of density, excluding the Right of Way area being deeded to the City, the Conditional Use Permit for Density under Section 10.5B71.20 should be revised for the allowance of 28 dwelling units per acre as proposed and up to 36 dwelling units per acre as allowed by conditional use.

The Development Site still provides a density that is under that allowed by Conditional Use even with the subtraction of the Right of Way Area.

Thank you for your time in reviewing this matter.

Sincerely,

Rick Lundborn, PE
Senior Project Manager

RL/bh

- c: Torrington Properties
- Waterstone Properties Group
- Bosen & Associates, PLLC
- August Consulting, PLLC