

Frequently Asked Question Regarding Inquiries for the McIntyre Property at 80 Daniel Street, Portsmouth, NH.

All prospective proposals for redevelopment of the Federal McIntyre property should avail themselves of the Zoning Ordinance and Site Plan Approval regulations and meet with staff in the Planning Department prior to making a formal proposal. The following is a general overview of the current zoning requirements. All interested parties should review the full text of the [Zoning Ordinance and Site Plan Regulations](#) and contact staff in the Planning Department as needed.

Zoning Districts - The Federal McIntyre Property is located within the CD4 and CD5 character district zones in downtown Portsmouth.

Table of Uses - Most commercial uses are allowed in both districts.

Building Height Standards* - The current height limitations for the property are 2-3 stories with a short 4th story, or up to a 45' building within the CD5 portion of the site located along Bow Street. The CD4 portion of the site along Penhallow and Daniel Streets allows for 2-3 stories or up to 40' buildings.

Building Facade Standards - The street facing portions of the property have shopfront requirements that require the facade glazing to be at least 70% of the surface area of the facade on the ground floor.

Development Standards - The building coverage and setback requirements are similar for both districts but have some slight variations that are listed in the Zoning Ordinance. Additionally, the building form and entrance types also are similar with some variation between the character districts. Note that there are over 30 dimensional requirements that need to be carefully assessed in designing any alterations or new construction on the site.

Density Incentives* - The current zoning allows for buildings to be one (1) story or ten (10) feet taller under a density incentive provided at least 20% of the site is allocated as community space.

Community Space* - There are currently 13 community space types, requiring some form of public access easement depending on the community space type.

Downtown Overlay District - The property is located within the Downtown Overlay District (DOD) which provides relief for parking requirements related to commercial uses. Within the DOD, residential uses are only allowed above the first floor and parking (other than for access) must be located behind a 24' wide "liner" building if located on the first floor.

On-Site Parking - Within the DOD, on-site parking is only required for all residential or hotel uses whereas all other commercial uses have no on-site parking requirements.

Historic District - The property is located within the local Historic District which requires a Certificate of Approval (COA) from the Portsmouth Historic District Commission (HDC) for any exterior alteration or new construction. An informal Work Session with the HDC is required for any significant or "major" project seeking a COA. As part of the review process, digital graphic files will be required for the City to insert the proposed project into the City's 3D Massing Model.

Site Plan Approval - Given the scale and nature of the project, Site Plan Approval is required with advisory review from the City's Technical Advisory Committee (TAC). Formal approval is then required by

the Planning Board (PB). The site plan review standards primarily relate to horizontal construction and should be carefully reviewed - and any questions addressed by Planning Department Staff - prior to filing with the PB or TAC.

*** Pending Zoning Amendments** - Please note that the City Council is currently reviewing a slate of zoning amendments. Some of these amendments will affect large downtown properties like the McIntyre. For example, the optional density incentives are proposed to be modified to adjust both the incentives and the off-setting requirements. Additionally, the building height standards are proposed to be adjusted which propose to lower the Bow Street maximum to match the current height requirements along Penhallow and Daniel Streets, but the amendment will also allow up to 15 feet (versus 10') of additional height under the density incentive. Additional community space requirements and types are being considered as well as adjusted and new incentives to encourage workforce housing. Pending final approval of these amendments by the City Council, the information above will be adjusted as needed.