

CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, October 12, 2017**
Meeting Time: **10:30 AM**

1. 10:30 AM - 11:30 AM: Site Review for 104 Washington Street, LLC c/o Cathartes, Assessor's Map 2, Lots 2, 3, 4, 5, 6, 6A, 7, 8, 8A & 9, zoned CBD-G, located at 104 Washington Street. (Proposal is for a 5-story, mixed-use development with commercial on the first floor and 130 residential units on the second through fifth floors, providing 98 on-site parking spaces. The project also includes off-site roadway improvements). (P17-66)

C-0960-03
September 13, 2017

Mr. Christopher G. Parker
Assistant City Manager: Director of Planning and Strategic Initiatives
City of Dover Planning and Community Development
288 Central Avenue
Dover, New Hampshire 03820

Re: **Proposed Retail Development – Site Plan Review Application (TRC)**
104 Washington Street, Dover, New Hampshire

Dear Chris:

On behalf of 104 Wash Street, LLC. c/o Cathartes we are pleased to submit the following materials to support a Site Plan Review Application for the above referenced project.

- One (1) original & seven (7) copies of the Site Review Application, dated September 13, 2017
- One (1) original & seven (7) copies of the Conditional Use Permit Application, dated September 13, 2017
- Eight (8) copies of the Proposed Residential Development Site Plans, dated September 13, 2017
- Eight (8) copies of the Off-Site Improvement Plans, dated September 13, 2017
- Eight (8) copies of the Traffic Impact Assessment and Analysis Memo, prepared by Stephen G. Pernaw & Company, Inc., dated June 20, 2017
- Eight (8) copies of the Drainage Report, dated September 13, 2017
- Eight (8) copies of the Projected Water and Wastewater Flows and Invest Fee Memo, dated September 13, 2017
- One (1) copy of the List of Abutters
- Three (3) copies of Abutter Mailing Labels
- Check in the amount of \$17,172.65, payable to the City of Dover, for the Site Review Application Fee
- One (1) CD containing digital (PDF) copies of the above listed information

The proposed project consists of an existing site that is comprised of ten (10) separate parcels. A lot consolidation and boundary line adjustment, resulting with portions of land being conveyed between 104 Wash Street, LLC and the City of Dover, is included as part of the proposed project.

The proposed project is a mixed-use development with associated site improvements as depicted in the enclosed Site Plans. The first-floor commercial use consists of 3,327 SF of restaurant space, 4,000 SF of retail space, and 3,962 SF of leasing management and residential amenities space. The second through fifth floor of the building consist of 130 residential dwelling units. The proposed project will provide 98 on-site parking spaces. Other associated site improvements will include utilities, lighting, landscaping, and a stormwater management system. As the result of the proposed on-site improvements, there will be a net reduction of impervious area of approximately 627 SF. In addition to the on-site improvements, the applicant will also construct a public park to the south of the site.

The project also includes off-site roadway improvements to the public right of ways adjacent to the site which have been designed by the applicant as part of this project and will be constructed by the City of Dover. Off-site improvements will be constructed on Washington



Street to the north, Chestnut Street to the west, and Locust Street to the east. The off-site improvements will result in an additional nine (9) public parking spaces from the existing condition.

We respectfully request to be placed on the next Technical Review Committee (TRC) meeting agenda. Please contact me by phone at (603) 433-8818 or by email at pmcrimmins@tighebond.com if you have any questions or need any additional information.

Sincerely,

TIGHE & BOND, INC.

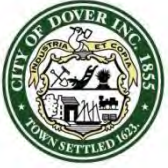


Patrick M. Crimmins, P.E.
Project Manager

Enclosures

Copy: 104 Wash Street, LLC. c/o Cathartes

\\tighebond.com\Data\Projects\C\C0960 Cathartes\C-0960-003 Dover\Report_Evaluation\Applications\City of Dover\TRC\Cover Letter.docx



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: May 18, 2017]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: 104 Wash Street, LLC. c/o Cathartes Telephone # (617) 742-6000

Address of Applicant: 11 Beacon Street, Suite 1120 Boston, MA 02108

E-Mail Address: robs@cathartes.com

Name of Property Owner (if different from applicant): N/A Telephone # N/A

Address of Property Owner: N/A

PROPERTY INFORMATION

Address of Property: 104 Washington Street

Assessor's Map # 2 Lot(s) # 2, 3, 4, 5, 6, 6A, 7, 8, 8A & 9

Zoning District(s) Central Business District – General (CBD-G) Overlay District(s) N/A

Size of Parcel: ±52,935 sq. ft. ±1.22 ac. Property Deed: Book N/A Page: N/A

Existing Use of Property: Commercial

SITE PLAN INFORMATION

Describe Proposed Use: The proposed project is for a mixed-use development with the first floor proposed as commercial and the upper floors proposed as residential.

Area of Parcel to be Developed: ±52,935 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 130 Units

Number of Parking Spaces: Existing ±61 (Striped On Site) ±20 (Striped Street)
Proposed 98 (On site) 26 (Street)

Highway Access (check where applicable): N/A City Street N/A State Highway

Number of Employees Total: _____ In Maximum Shift: _____

Disposition of Parcel:
Building Footprint ±31,888 (Roof) sq. ft.

Building Setbacks:
Front Yard ±1.3 ft.

Total Building Area ±139,395 (GFA) sq. ft.

Rear Yard ±11.5 ft.

Paved Area ±14,778 (Non Roof On Site) sq. ft.

Side Yard: Right ±1.3 ft.

Left ±1.3 ft.

City Water? X Yes No How far is city water from the property? ±31'

City Sewer? X Yes No How far is city sewer from the property? ±44'

BUILDING INFORMATION

Type of Building to be Built: 5 – Story Mix-Used (Commercial on first floor, Residential on upper floors)

Height of Building: 5 – story's (±57'-6") Finished Floor Elevation: Varies (±46.2' - ±50')

Number of Seats (where applicable) ±35

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: N/A

Justification for waiver request(s) (*attach additional sheets as needed*): N/A

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Doucet Survey Inc.

Address 102 Kent Place, Newmarket , NH 03857 Telephone #: 603.659.6560

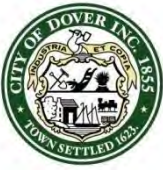
Professional License #: E-mail address:

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Tighe & Bond Engineers

Address 177 Corporate Drive, Portsmouth, NH 03801 Telephone #: 603.433.8818

Professional License #: E-mail address: PMCrimmins@TigheBond.com



City of Dover, New Hampshire

CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

Office Use Only	Project #:	_____	Date Received:	_____
	Amount Paid:	_____	Time Received:	_____

APPLICANT AND OWNER INFORMATION

Name of Applicant: 104 Wash Street, LLC. c/o Cathartes Telephone # (617) 742-6000

Address of Applicant: 11 Beacon Street, Suite 1120 Boston, MA 02108

E-Mail Address: robs@cathartes.com

Name of Property Owner (if different from applicant): N/A Telephone # N/A

Address of Property Owner: N/A

PROPERTY INFORMATION

Assessor's Map # 2 Lot(s) # 2, 3, 4, 5, 6, 6A, 7, 8, 8A & 9

Address of Property: 104 Washington Street

Zoning District(s) Central Business District – General (CBD-G) Overlay District(s) N/A

Existing Use of Property: Commercial

CONDITIONAL USE PERMIT INFORMATION

Type of Conditional Use Permit (Check All That Apply):

- | | | |
|--|---|--|
| ☐ Conservation District | ☐ RCM Use Overlay District | ☐ I-1 District Uses |
| ☐ Groundwater Protection | ☐ Off-Street Parking and Loading | ☐ Alternative Treatment Center |
| ☐ Wetland Protection District | ☒ Central Business District | ☐ Heritage Residential District |

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:

The proposed project is for a mixed-use development with the first floor proposed as commercial and the upper floors proposed as residential. The proposed project will require CUP's from the following criteria:

1. Minimum lot coverage — Central Business District - General (CBD-G) table of dimensional regulations
2. Minimum frontage build-out — Central Business District - General (CBD-G) table of dimensional regulations
3. Fence along frontage — Central Business District - General (CBD-G) table of dimensional regulations
4. Street walls (parking space screening) — Section 170-20(f)(4)
5. Street trees (along Chestnut & Locust Street) — Section 170-20(e)(3)(a)(i)
6. Residential on ground floor — Central Business District - General (CBD-G) ground floor standards

SITE DATA:

LOCATION: TAX MAP 2, LOTS 2, 3, 4, 5, 6, 6A, 7, 8, 8A & 9
WASHINGTON STREET
DOVER, NEW HAMPSHIRE

ZONING DISTRICT: CENTRAL BUSINESS DISTRICT - GENERAL (CBD-G)
ALLOWED USE: RETAIL/ PERSONAL SERVICES, EATING & DRINKING
ESTABLISHMENTS, AND RESIDENTIAL (RESIDENTIAL
ONLY ON UPPER FLOORS)

DIMENSIONAL REQUIREMENTS:

LOT AREA:	REQUIRED N/A	PROPOSED ±1.22 ACRES OR ±52,935 SF
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MINIMUM SETBACKS:

• FRONT - BUILD TO LINE:	0-24 FT	0 FT
• SIDE:	10 FT	11.5 FT
• REAR:		

MAXIMUM BUILDING HEIGHT:	5 STORIES	5 STORIES
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MINIMUM LOT COVERAGE:	75 %	±60 %
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MINIMUM FRONTAGE BUILDOUT:	70 %	±65 %
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OFF STREET PARKING REQUIREMENTS:

PARKING STALL LAYOUT:	REQUIRED	PROPOSED
• STANDARD 90°	9' X 18'	9' X 18'

DRIVE AISLE WIDTH:	REQUIRED	PROPOSED
• 90° (2-WAY TRAFFIC)	22 FT	22 FT (MIN)

MAXIMUM PARKING SPACES:

RESIDENTIAL (CBD-G):	REQUIRED	PROPOSED
1.25 SPACES / UNIT		
+0.4 VISITOR SPACES / UNIT		
= 130 UNITS / 1.25 SPACES / UNIT		
+0.4 SPACES / UNIT x 130 UNITS =	≤215 SPACES	98 SPACES

ADA PARKING SPACES:	REQUIRED	PROPOSED
	4 SPACES	4 SPACES

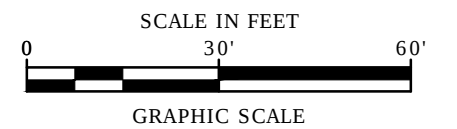
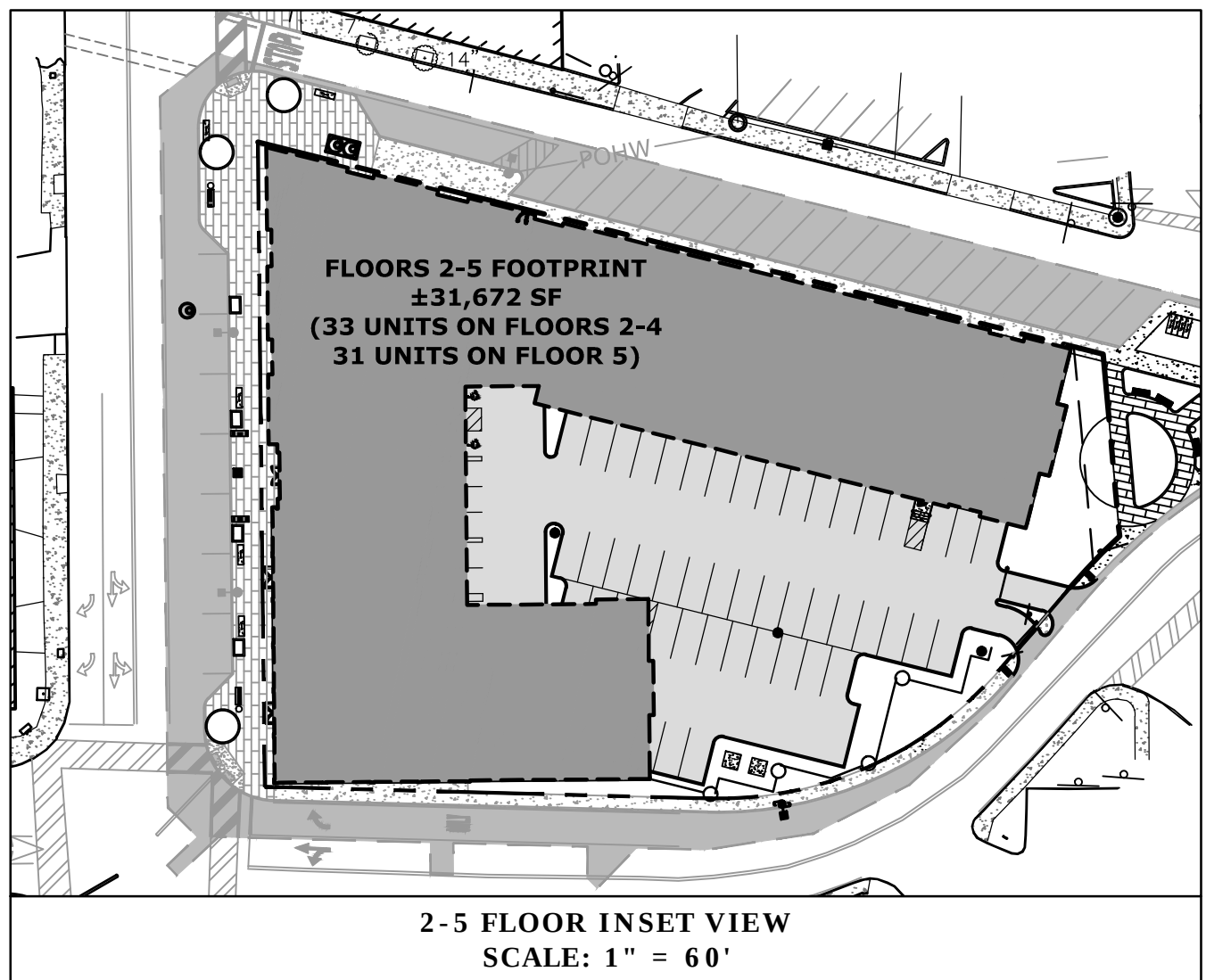
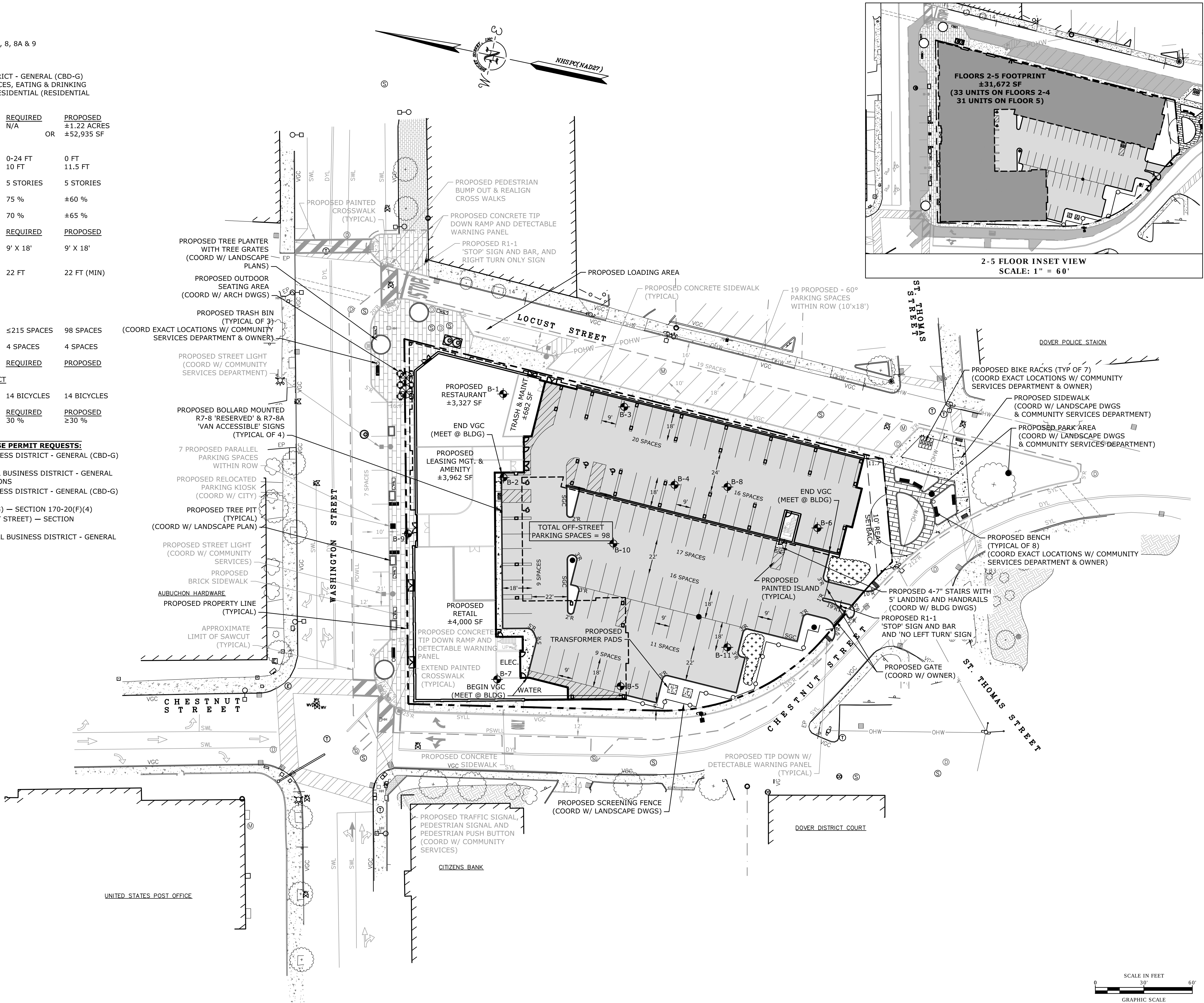
BICYCLE RACK REQUIREMENTS:

5% OF REQUIRED PARKING SPACES	REQUIRED	PROPOSED
+1 BICYCLE SPACE / NON-RESIDENTIAL PROJECT		
= 215 SPACES x 0.05		
+3 NON-RES. / 1 SPACE / NON-RES =	14 BICYCLES	14 BICYCLES

GROUND FLOOR REQUIREMENTS:	REQUIRED	PROPOSED
MINIMUM FACADE TO BE WINDOWS:	30 %	≥30 %

SUMMARY OF CONDITIONAL USE PERMIT REQUESTS:

1. MINIMUM LOT COVERAGE — CENTRAL BUSINESS DISTRICT - GENERAL (CBD-G) TABLE OF DIMENSIONAL REGULATIONS
2. MINIMUM FRONTAGE BUILD-OUT — CENTRAL BUSINESS DISTRICT - GENERAL (CBD-G) TABLE OF DIMENSIONAL REGULATIONS
3. FENCE ALONG FRONTAGE — CENTRAL BUSINESS DISTRICT - GENERAL (CBD-G) TABLE OF DIMENSIONAL REGULATIONS
4. STREET WALLS (PARKING SPACE SCREENING) — SECTION 170-20(F)(4)
5. STREET TREES (ALONG CHESTNUT & LOCUST STREET) — SECTION 170-20(E)(3)(A)(I)
6. RESIDENTIAL ON GROUND FLOOR — CENTRAL BUSINESS DISTRICT - GENERAL (CBD-G) GROUND FLOOR STANDARDS



**Proposed
Residential
Development**

104 Wash
Street LLC,
c/o Cathartes

Dover, New Hampshire

A	9/13/2017	Submitted for Technical Review Committee
MARK	DATE	DESCRIPTION
PROJECT NO:	C0960-003	
DATE:	9/13/2017	
FILE:	C0960-003_DSGN.DWG	
DRAWN BY:	CML	
CHECKED:	PMC	
APPROVED:	BLM	

SITE PLAN

SCALE: AS SHOWN

C-102

MEMORANDUM

Ref: 1787A

To: Rob Simmons
Cathartes

From: Stephen G. Pernaw, P.E., PTOE

Subject: Proposed Residential Development - 104 Washington Street
Dover, New Hampshire

Date: June 20, 2017

BACKGROUND

On May 12, 2016 Pernaw & Company, Inc. published a traffic memorandum for the former Kostis Project located at 104 Washington Street in Dover, New Hampshire. That memorandum contained existing traffic count data, No-Build traffic projections for the study area, a trip generation analysis for the proposed development, Build traffic projections, and a summary of the intersection capacity and Level of Service analyses. At this juncture, Cathartes, a private real estate firm, has modified the development proposal. The purpose of this memorandum is to reevaluate the trip generating characteristics of the proposed development mix, and to comment on the site plan modifications.

CURRENT DEVELOPMENT PROPOSAL

According to the draft plan entitled “*Site Plan - Proposed Residential Development*” prepared by Tighe & Bond, Inc., dated 6/12/2017 (see Attachment 1), the proposed building will be occupied by a quality restaurant, retail space, and 128 residential apartments. The following table compares the previous and current development proposals.

	Previous Development Proposal	Current Development Proposal	Change
Apartments (units) ¹	101	128	+27 units
Retail (sf) ²	6,750	3,986	-2764 sf
Restaurant (sf) ³	9,750	3,238	-6512 sf

¹ ITE Land Use Code 220 - Apartments; ² ITE Land Use Code 820 - Shopping Center

³ ITE Land Use Code 932 - High-Turnover (Sit-Down) Restaurant - Previous proposal,
ITE Land Use Code 931- Quality Restaurant - Current proposal

The site plan also shows several significant modifications relative to parking, access and circulation:

- The previously proposed angle parking along the Washington Street frontage has been replaced with seven parallel parking stalls.
- The proposed site driveway on Chestnut Street has been relocated further to the south to improve sight distance and to maximize its separation from the traffic signal on Washington Street.
- The proposed site driveway on Chestnut Street will accommodate all traffic movements except for left-turn departures (prohibited movement).
- The previously proposed widening of the Chestnut Street approach to Washington Street is being maintained, and this approach will be delineated with a shared left-through lane and an exclusive right-turn lane.
- Locust Street will remain one-way in the northbound direction with a 16-foot travel lane with angle parking on the west side of the street. The Locust Street approach will be restricted to right-turn departures only since left-turn departures (to Washington Street westbound) can be made safely via the Washington Street/Chestnut Street signalized intersection (with additional northbound approach lane).

These modifications are certainly acceptable from a traffic operations, capacity, and safety standpoint.

TRAFFIC GENERATION ESTIMATES

The previous development proposal was expected to generate 149 (AM) and 138 (PM) vehicle-trips during the weekday peak hour periods. Table 1 from the previous traffic memorandum is included on the following page. Table 1A on the following page summarizes the results of the trip generation analysis for the current development proposal. Table 1A shows that the current proposal will generate fewer trips during the peak hour periods, when compared to the previous development proposal. The trip generation calculations are attached.

CONCLUSIONS

Recognizing that the Build traffic volumes with the current development proposal would be lower than the previously published traffic volumes, there is no need to update the capacity and Level of Service analyses for this project. Suffice it to say that the results in our previous traffic memorandum are conservative on the “high” side. We concur with the site plan modifications relative to parking, access and circulation.



Stephen G. Pernaw 6/20/17

Table 1

Trip Generation Summary - KOSTIS Enterprises¹

	Phase 1 & 2			Phase 3 & 4 & 5			Total External Trips
	Total Trips	Less Internal Trips	Net External Trips	Total Trips	Less Internal Trips	Net External Trips	
AM Peak Hour							
Entering	48	-3	45	25	-4	21	66
Exiting	<u>50</u>	<u>-3</u>	<u>47</u>	<u>40</u>	<u>-4</u>	<u>36</u>	83
Total	98	-6	92	65	-8	57	149
PM Peak Hour							
Entering	67	-18	49	44	-5	39	88
Exiting	<u>47</u>	<u>-18</u>	<u>29</u>	<u>26</u>	<u>-5</u>	<u>21</u>	50
Total	114	-36	78	70	-10	60	138

¹ Source: Pernaw & Company, Inc. memorandum dated 5/12/16

Table 1A

Trip Generation Summary - CATHARTES²

	Current Development Proposal			Previous Development Proposal	
	Total Trips	Less Internal Trips	Net External Trips	Net External Trips	Difference
AM Peak Hour					
Entering	17	0	17	66	-49
Exiting	<u>55</u>	<u>0</u>	55	<u>83</u>	-28
Total	72	0	72	149	-77
PM Peak Hour					
Entering	74	-11	63	88	-25
Exiting	<u>44</u>	<u>-11</u>	33	<u>50</u>	-17
Total	118	-22	96	138	-42

² Source: See Attachment

ATTACHMENTS

DRAFT

Proposed Residential Development

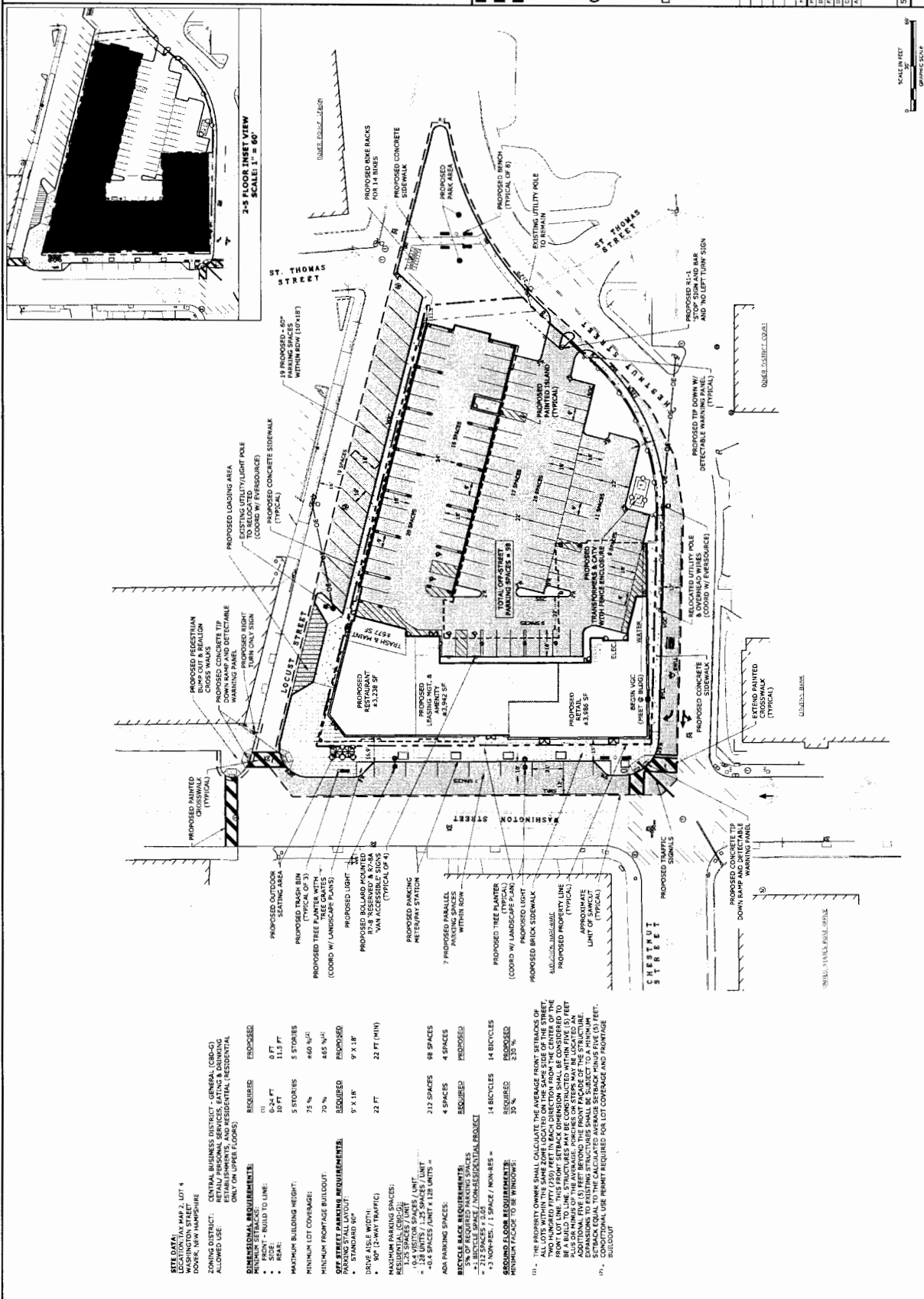
Cathartes

Dover, New Hampshire

NAME	DATE	DESCRIPTION
PROJECT NO		00000000
DATE	04-12-2012	
FILE	0000-001_0000.DWG	
DRAWN BY	CHN	
CHECKED	PMC	
APPROVED	BLM	

SITE PLAN

SCALE	AS SHOWN	C-102
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SITE DATA:

LOCATION: TAX MAP 2, LOT 4
WASHINGTON STREET
DOVER, NEW HAMPSHIRE

ZONING DISTRICT:
ALLOWED USE:

ONLY ON
ESTABLISHED
METHODS

• FRONT - BUILD TO LINE:

FRONT - BOWED TO LINE.
SIDE:
REAR:

MAXIMUM BUILDING HEIGHT:
MINIMUM LOT COVERAGE:

MINIMUM FRONTAGE BUILDOUT

OFF STREET PARKING REQUIREMENTS:
PARKING STALL LAYOUT:
 . STANDARD 90°

DRIVE AISLE WIDTH:
90° (2-WAY TRAFFIC)

MAXIMUM PARKING SPACES:
RESIDENTIAL (CBD-G):

1.25 SPACES / UNIT
0.4 VISITOR SPACES / UNIT
128 UNITS / 1.25 SPACES / UNIT

ADA PARKING SPACES:
+0.4 SPACES /UNIT x 128 UN

BICYCLE RACK REQUIREMENT
5% OF REQUIRED PARKING

+1 BICYCLE SPACE / NON-RES
= 212 SPACES x 0.05
+3 NON-RES. / 1 SPACE/ NON-

+3 NON-RES. / 1 SPACE / NO.

MINIMUM FACADE TO BE WIND

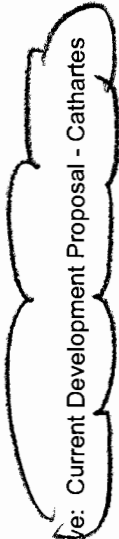
THE PROPERTY OWNER SHALL
ALL LOTS WITHIN THE SA
TWO HUNDRED FIFTY (25
FRONT LOT LINE. THIS E

FRONT LOT LINE. THIS SHALL BE A BUILD TO LINE. STRAIGHTENING OF THE ALLEY SHALL BE PLUS OR MINUS OF THE ADDITIONAL FIVE (5) FEET.

ADDITIONAL FIVE (5) PERCENT EXPANSIONS TO EXISTING SETBACK EQUAL TO THE CONDITIONAL USE PERMIT.

CONDITIONAL USE PERMIT
BUILDOUT

Trip Generation Summary



Alternative: Current Development Proposal - Cathartes

Phase:

Open Date: 6/20/2017

Project: Cathartes - Dover

Analysis Date: 6/20/2017

ITE	Land Use	Weekday Average Daily Trips				Weekday AM Peak Hour of Adjacent Street Traffic				Weekday PM Peak Hour of Adjacent Street Traffic			
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
220	APT 1		426	425	851		13	52	65		51	28	79
	128 Dwelling Units												
820	CENTERSHOPPING 1		85	85	170		2	2	4		7	8	15
	3.99 Gross Leasable Area 1000 SF												
931	RESTAURANTQ 1		146	145	291		2	1	3		16	8	24
	3.24 Gross Floor Area 1000 SF												
	Unadjusted Volume		657	655	1312		17	55	72		74	44	118
	Internal Capture Trips		0	0	0		0	0	0		11	11	22
	Pass-By Trips		0	0	0		0	0	0		0	0	0
	Volume Added to Adjacent Streets		657	655	1312		17	55	72		63	33	96

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 19 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 9th Edition, 2012

TRIP GENERATION 2014, TRAFFICWARE, LLC

Trip Generation Summary

Alternative: Kostis Enterprises, LLC

Phase: Phase 1-2

Project: 1608A

Open Date: 4/28/2016

Analysis Date: 4/28/2016

ITE	Land Use	Weekday Average Daily Trips				Weekday AM Peak Hour of Adjacent Street Traffic				Weekday PM Peak Hour of Adjacent Street Traffic			
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
220	APT 1		123	123	246		4	15	19		15	8	23
	37 Dwelling Units												
820	CENTERSHOPPING 1		144	144	288		4	2	6		12	13	25
	6.75 Gross Leasable Area 1000 SF												
932	RESTAURANTHT 1		429	429	858		40	33	73		40	26	66
	6.75 Gross Floor Area 1000 SF												
	Unadjusted Volume		696	696	1392		48	50	98		67	47	114
	Internal Capture Trips		0	0	0		3	3	6		18	18	36
	Pass-By Trips		0	0	0		0	0	0		13	13	26
	Volume Added to Adjacent Streets		696	696	1392		45	47	92		36	16	52

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 6 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 32 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 9th Edition, 2012

TRIP GENERATION 2014, TRAFFICWARE, LLC

Trip Generation Summary

Alternative: Kostis Enterprises, LLC

Phase: Phase 3-5

Project: 1608A

Open Date: 4/28/2016

Analysis Date: 4/28/2016

ITE	Land Use	Weekday Average Daily Trips				Weekday AM Peak Hour of Adjacent Street Traffic				Weekday PM Peak Hour of Adjacent Street Traffic			
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
220	APT 2		213	213	426		7	26	33		26	14	40
64	Dwelling Units												
932	RESTAURANT		191	190	381		18	14	32		18	12	30
3	Gross Floor Area 1000 SF												
	Unadjusted Volume		404	403	807		25	40	65		44	26	70
	Internal Capture Trips		0	0	0		4	4	8		5	5	10
	Pass-By Trips		0	0	0		0	0	0		5	5	10
	Volume Added to Adjacent Streets		404	403	807		21	36	57		34	16	50

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 12 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 14 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 9th Edition, 2012

TRIP GENERATION 2014, TRAFFICWARE, LLC