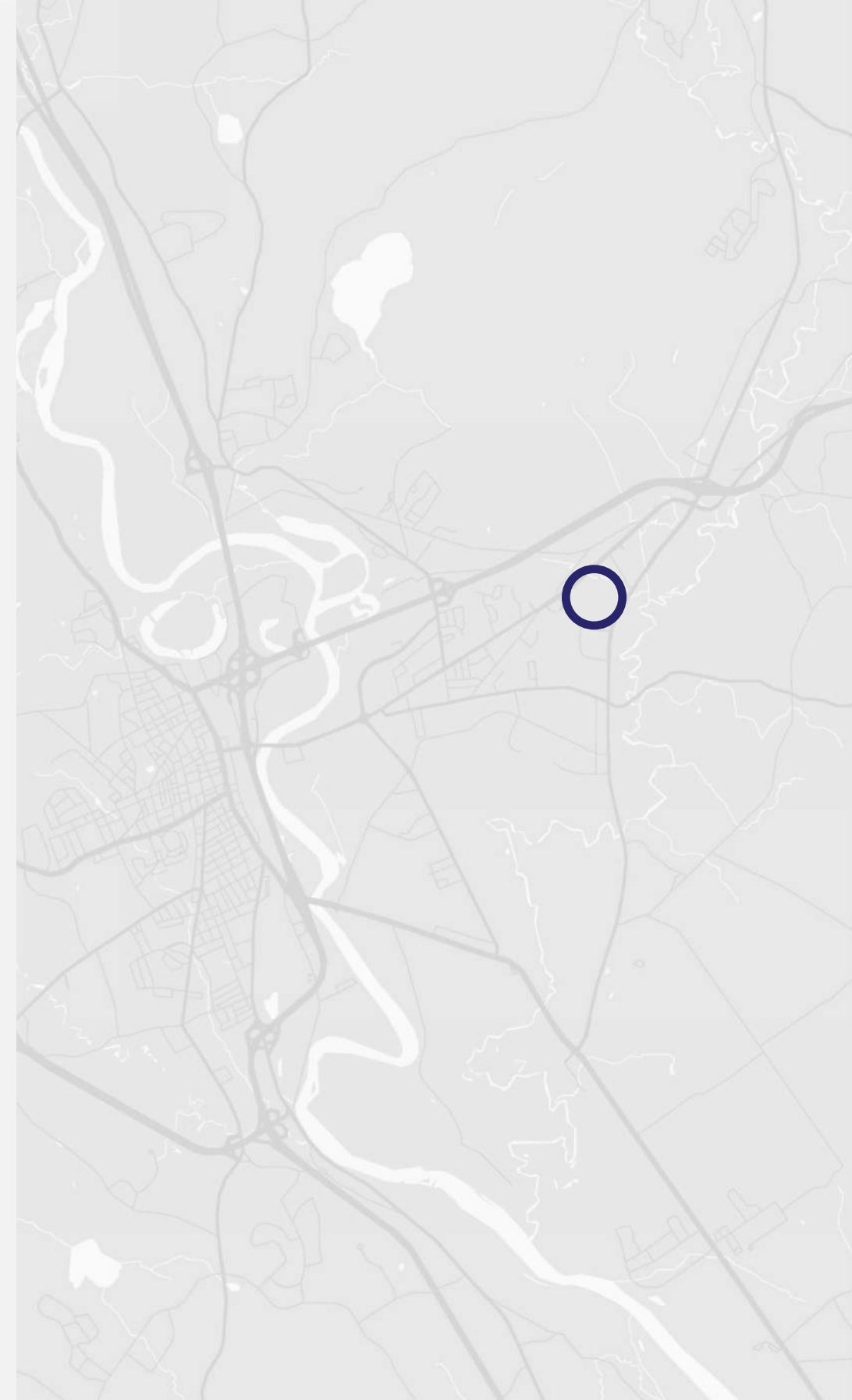


ONYX PARTNERS LTD
ZONING BOARD OF APPEAL

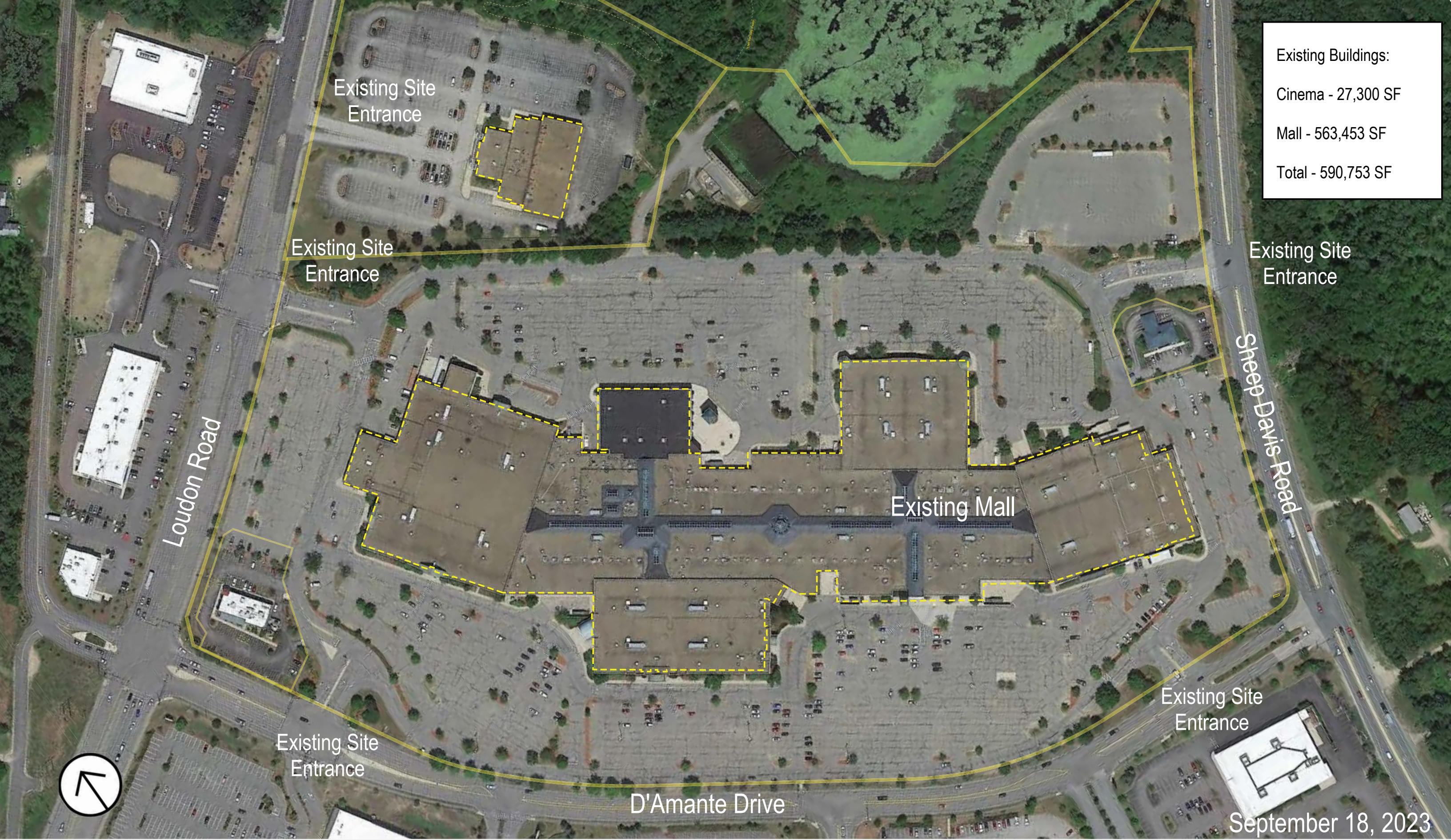
270 LOUDON RD

CONCORD, NH 03301



EMBARC

JANUARY 03, 2024



Existing Buildings:
 Cinema - 27,300 SF
 Mall - 563,453 SF
 Total - 590,753 SF

Existing Site Entrance

Existing Site Entrance

Existing Site Entrance

Loudon Road

Sheep Davis Road

Existing Mall

Existing Site Entrance

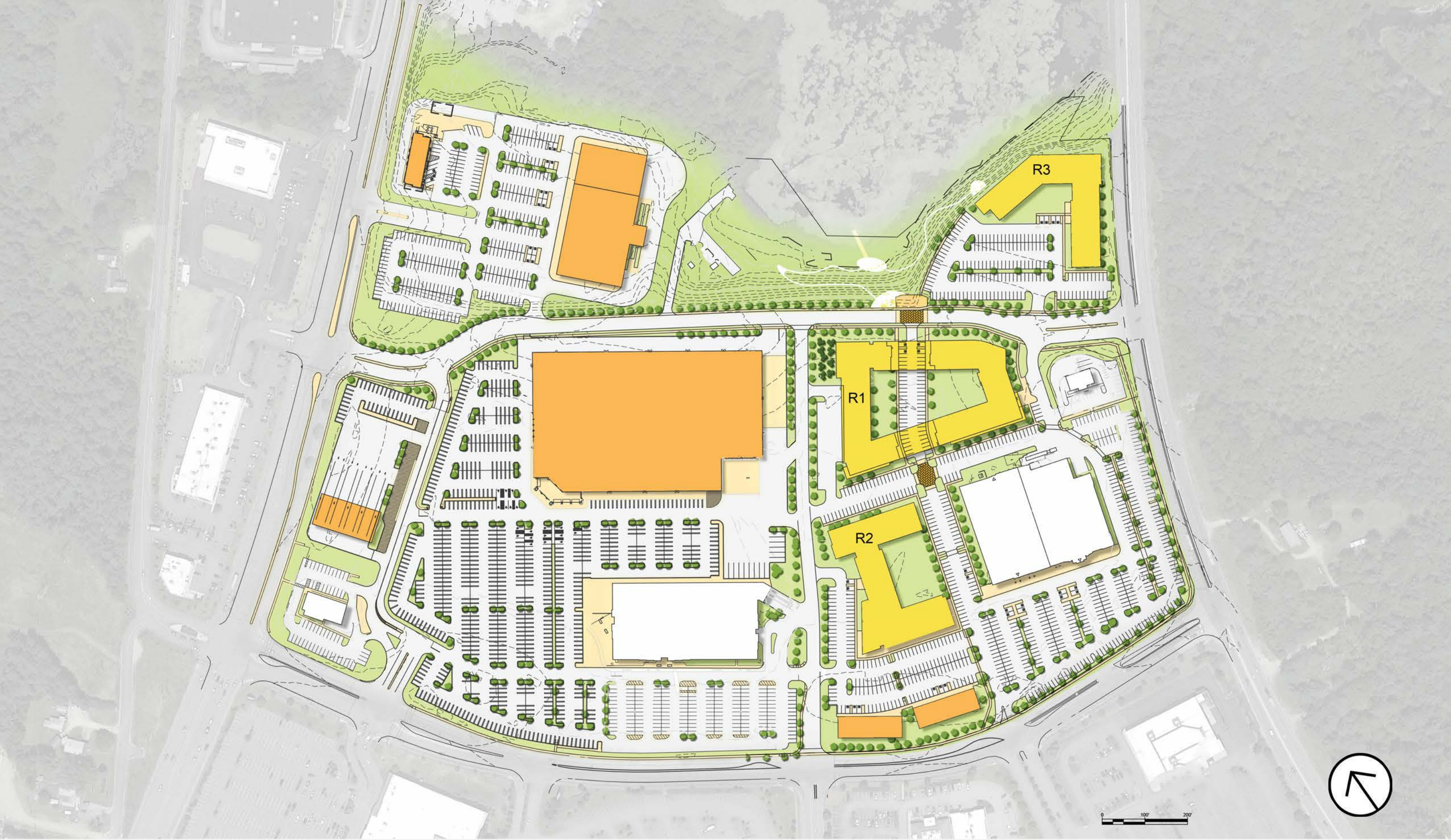
Existing Site Entrance

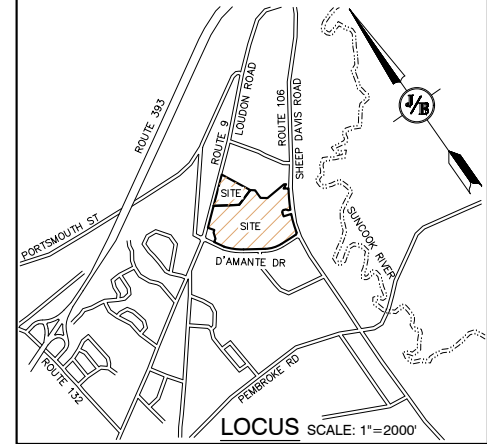
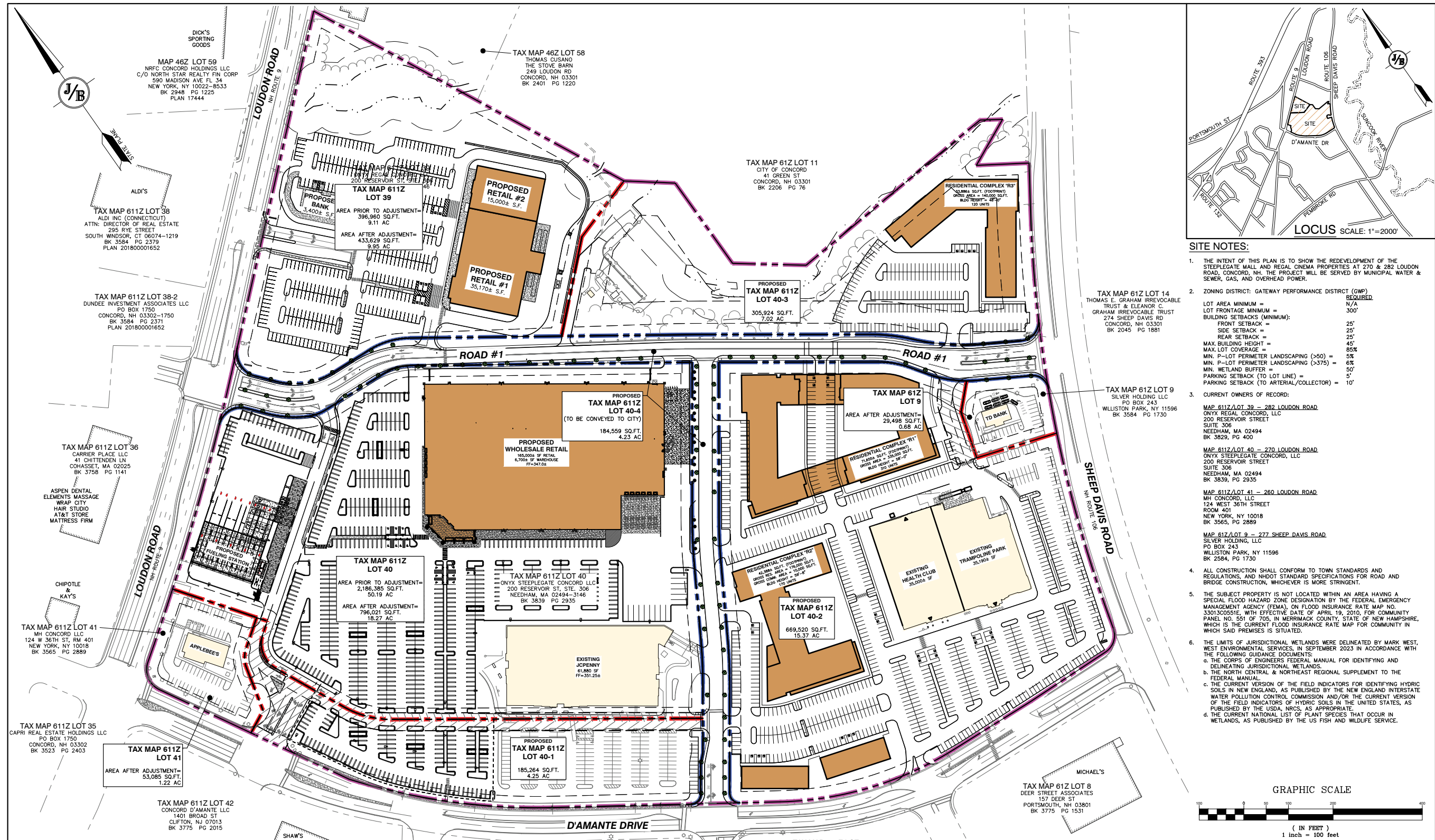
D'Amante Drive

September 18, 2023



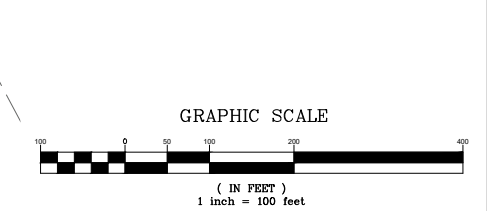
EXISTING AERIAL PLAN





- SITE NOTES:**
- THE INTENT OF THIS PLAN IS TO SHOW THE REDEVELOPMENT OF THE STEEPLEGATE MALL AND REGAL CINEMA PROPERTIES AT 270 & 282 LOUDON ROAD, CONCORD, NH. THE PROJECT WILL BE SERVED BY MUNICIPAL WATER & SEWER, GAS, AND OVERHEAD POWER.
 - ZONING DISTRICT: GATEWAY PERFORMANCE DISTRICT (GWP) REQUIRED.

LOT AREA MINIMUM =	N/A
LOT FRONTAGE MINIMUM =	300'
BUILDING SETBACKS (MINIMUM):	
FRONT SETBACK =	25'
SIDE SETBACK =	25'
REAR SETBACK =	25'
MAX. BUILDING HEIGHT =	45'
MAX. LOT COVERAGE =	85%
MIN. P-LOT PERIMETER LANDSCAPING (>50) =	5%
MIN. P-LOT PERIMETER LANDSCAPING (>375) =	6%
MIN. WETLAND BUFFER =	50'
PARKING SETBACK (TO LOT LINE) =	5'
PARKING SETBACK (TO ARTERIAL/COLLECTOR) =	10'
 - CURRENT OWNERS OF RECORD:
 - MAP 611Z/LOT 39 - 282 LOUDON ROAD
ONYX REGAL CONCORD, LLC
200 RESERVOIR STREET
SUITE 306
NEEDHAM, MA 02494
BK 3829, PG 400
 - MAP 611Z/LOT 40 - 270 LOUDON ROAD
ONYX STEEPLEGATE CONCORD, LLC
200 RESERVOIR STREET
SUITE 306
NEEDHAM, MA 02494
BK 3839, PG 2935
 - MAP 611Z/LOT 41 - 260 LOUDON ROAD
MH CONCORD, LLC
124 WEST 36TH STREET
ROOM 401
NEW YORK, NY 10018
BK 3565, PG 2889
 - MAP 61Z/LOT 9 - 277 SHEEP DAVIS ROAD
SILVER HOLDING, LLC
PO BOX 243
WILUSTON PARK, NY 11596
BK 2384, PG 1730
 - ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 3302501E, WITH EFFECTIVE DATE OF APRIL 19, 2010, FOR COMMUNITY PANEL NO. 551 OF 705, IN MERRIMACK COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
 - THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY MARK WEST, WEST ENVIRONMENTAL SERVICES, IN SEPTEMBER 2023 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS;
 - THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL;
 - THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE;
 - THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.



Design: ISM Draft: GAP Date: XX/XX/XX
 Checked: WGM Scale: AS NOTED Project No.: 23031
 Drawing Name: 23031-PLAN_CDP.dwg

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

DRAFT
12/20/23

REV.	DATE	ISSUED FOR REVIEW	BY
0			

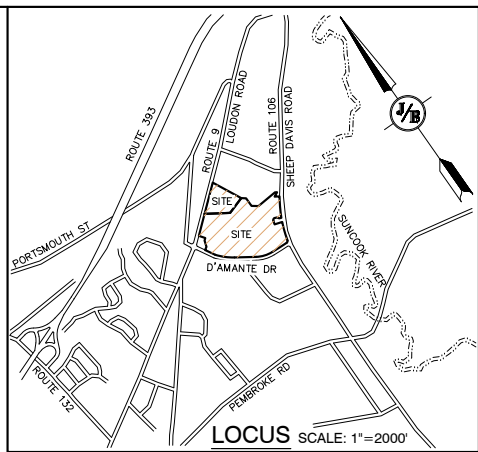
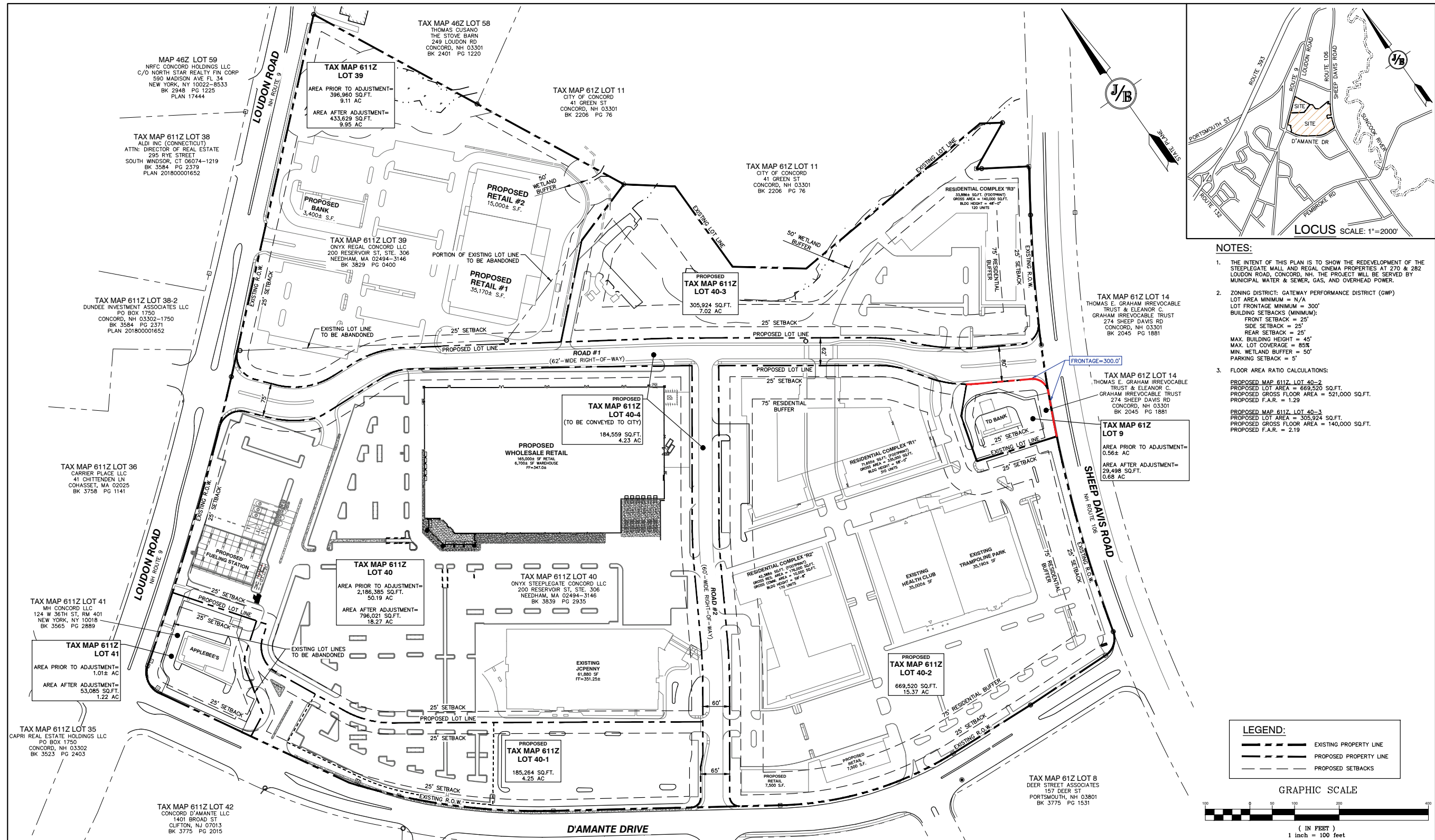
Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

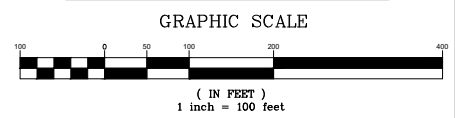
Plan Name: **OVERALL SITE PLAN**
 Project: **COMMERCIAL REDEVELOPMENT**
 LOUDON ROAD, D'AMANTE DRIVE & SHEEP DAVIS ROAD, CONCORD, NH
 Owner of Record: ONYX STEEPLEGATE CONCORD, LLC & ONYX REGAL CONCORD, LLC
 200 RESERVOIR STREET, NEEDHAM, MA 02494

DRAWING No. **C2**
 SHEET 1 OF X
 JBE PROJECT NO. 23031



- NOTES:**
- THE INTENT OF THIS PLAN IS TO SHOW THE REDEVELOPMENT OF THE STEEPLEGATE MALL AND REGAL CINEMA PROPERTIES AT 270 & 282 LOUDON ROAD, CONCORD, NH. THE PROJECT WILL BE SERVED BY MUNICIPAL WATER & SEWER, GAS, AND OVERHEAD POWER.
 - ZONING DISTRICT: GATEWAY PERFORMANCE DISTRICT (GWP)
 LOT AREA MINIMUM = N/A
 LOT FRONTAGE MINIMUM = 300'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 25'
 SIDE SETBACK = 25'
 REAR SETBACK = 25'
 MAX. BUILDING HEIGHT = 45'
 MAX. LOT COVERAGE = 85%
 MIN. WETLAND BUFFER = 50'
 PARKING SETBACK = 5'
 - FLOOR AREA RATIO CALCULATIONS:
 PROPOSED MAP 611Z LOT 40-2
 PROPOSED LOT AREA = 669,520 SQ.FT.
 PROPOSED GROSS FLOOR AREA = 521,000 SQ.FT.
 PROPOSED F.A.R. = 1.29
 PROPOSED MAP 611Z LOT 40-3
 PROPOSED LOT AREA = 305,924 SQ.FT.
 PROPOSED GROSS FLOOR AREA = 140,000 SQ.FT.
 PROPOSED F.A.R. = 2.19

LEGEND:
 - - - - - EXISTING PROPERTY LINE
 - - - - - PROPOSED PROPERTY LINE
 - - - - - PROPOSED SETBACKS



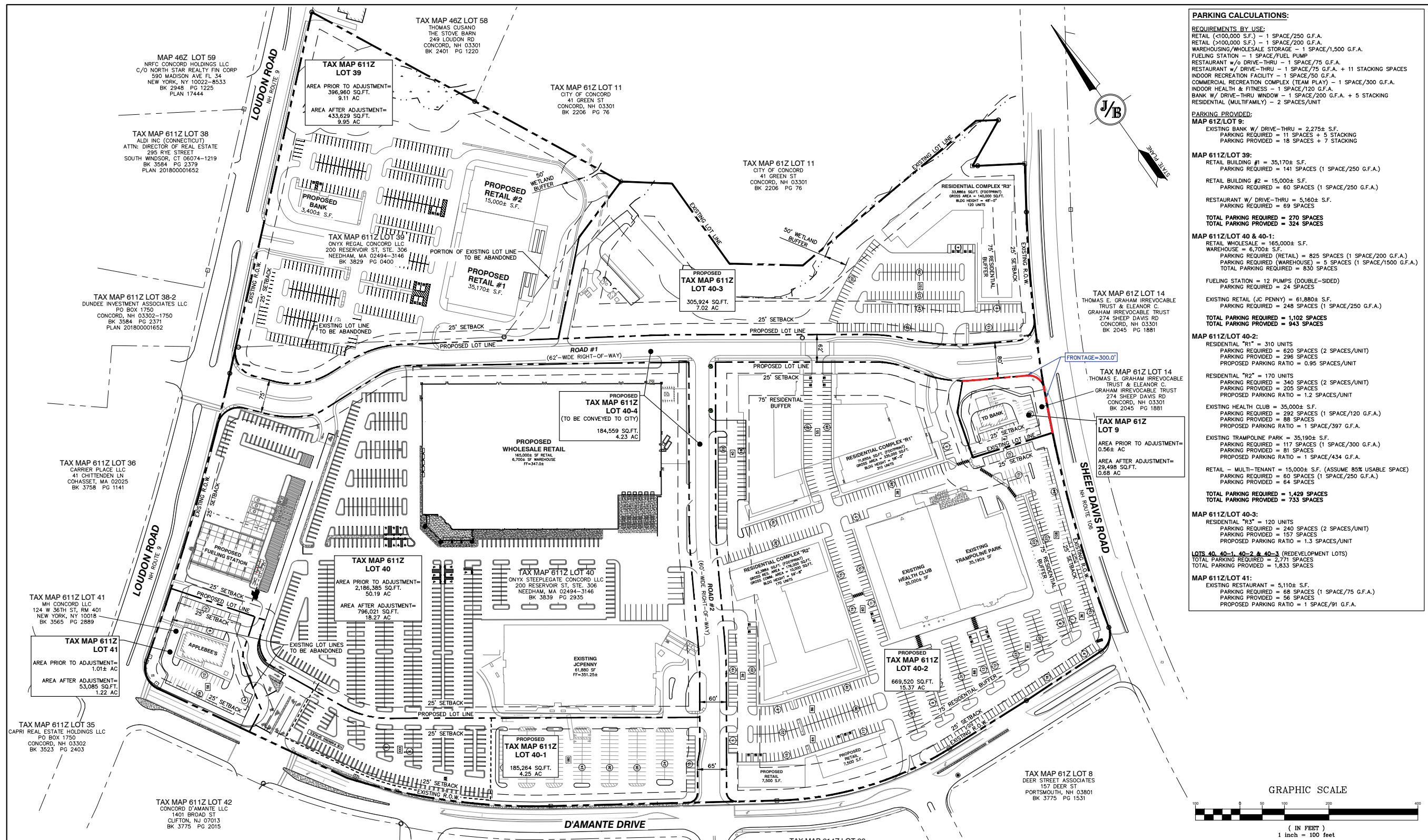
Design: ISM | Draft: GPR | Date: 12/4/23
 Checked: WGM | Scale: AS NOTED | Project No.: 23031
 Drawing Name: 23031-PLAN_ZBA.dwg
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
0	12/4/23	ISSUED FOR REVIEW	ISM

J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave. | 603-772-4746
 PO Box 219 | FAX: 603-772-0227
 Stratham, NH 03885 | E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **ZBA SITE PLAN**
 Project: **COMMERCIAL REDEVELOPMENT**
 LOUDON ROAD, D'AMANTE DRIVE & SHEEP DAVIS ROAD, CONCORD, NH
 Owner of Record: ONYX STEEPLEGATE CONCORD, LLC & ONYX REGAL CONCORD, LLC
 200 RESERVOIR STREET, NEEDHAM, MA 02494

DRAWING No. **Z-1**
 SHEET 1 OF 2
 JBE PROJECT NO. 23031



PARKING CALCULATIONS:

REQUIREMENTS BY USE:
 RETAIL (<100,000 S.F.) - 1 SPACE/250 G.F.A.
 RETAIL (>100,000 S.F.) - 1 SPACE/200 G.F.A.
 WAREHOUSING/WHOLESALE STORAGE - 1 SPACE/1,500 G.F.A.
 FUELING STATION - 1 SPACE/FUEL PUMP
 RESTAURANT w/o DRIVE-THRU - 1 SPACE/75 G.F.A.
 RESTAURANT w/ DRIVE-THRU - 1 SPACE/75 G.F.A. + 11 STACKING SPACES
 INDOOR RECREATION FACILITY - 1 SPACE/50 G.F.A.
 COMMERCIAL RECREATION COMPLEX (TEAM PLAY) - 1 SPACE/300 G.F.A.
 INDOOR HEALTH & FITNESS - 1 SPACE/120 G.F.A.
 BANK w/ DRIVE-THRU WINDOW - 1 SPACE/200 G.F.A. + 5 STACKING
 RESIDENTIAL (MULTIFAMILY) - 2 SPACES/UNIT

PARKING PROVIDED:
MAP 61Z/LOT 9:
 EXISTING BANK w/ DRIVE-THRU = 2,275± S.F.
 PARKING REQUIRED = 11 SPACES + 5 STACKING
 PARKING PROVIDED = 18 SPACES + 7 STACKING

MAP 61Z/LOT 39:
 RETAIL BUILDING #1 = 35,170± S.F.
 PARKING REQUIRED = 141 SPACES (1 SPACE/250 G.F.A.)
 RETAIL BUILDING #2 = 15,000± S.F.
 PARKING REQUIRED = 60 SPACES (1 SPACE/250 G.F.A.)
 RESTAURANT w/ DRIVE-THRU = 5,160± S.F.
 PARKING REQUIRED = 69 SPACES
TOTAL PARKING REQUIRED = 270 SPACES
TOTAL PARKING PROVIDED = 324 SPACES

MAP 61Z/LOT 40 & 40-1:
 RETAIL WHOLESALE = 165,000± S.F.
 WAREHOUSE = 6,700± S.F.
 PARKING REQUIRED (RETAIL) = 825 SPACES (1 SPACE/200 G.F.A.)
 PARKING REQUIRED (WAREHOUSE) = 5 SPACES (1 SPACE/1500 G.F.A.)
TOTAL PARKING REQUIRED = 830 SPACES
 FUELING STATION = 12 PUMPS (DOUBLE-SIDED)
 PARKING REQUIRED = 24 SPACES
 EXISTING RETAIL (JC PENNY) = 61,880± S.F.
 PARKING REQUIRED = 248 SPACES (1 SPACE/250 G.F.A.)
TOTAL PARKING REQUIRED = 1,102 SPACES
TOTAL PARKING PROVIDED = 943 SPACES

MAP 61Z/LOT 40-2:
 RESIDENTIAL "R1" = 310 UNITS
 PARKING REQUIRED = 620 SPACES (2 SPACES/UNIT)
 PARKING PROVIDED = 296 SPACES
 PROPOSED PARKING RATIO = 0.95 SPACES/UNIT
 RESIDENTIAL "R2" = 170 UNITS
 PARKING REQUIRED = 340 SPACES (2 SPACES/UNIT)
 PARKING PROVIDED = 205 SPACES
 PROPOSED PARKING RATIO = 1.2 SPACES/UNIT
 EXISTING HEALTH CLUB = 35,000± S.F.
 PARKING REQUIRED = 292 SPACES (1 SPACE/120 G.F.A.)
 PARKING PROVIDED = 88 SPACES
 PROPOSED PARKING RATIO = 1 SPACE/434 G.F.A.
 EXISTING TRAMPOLINE PARK = 35,190± S.F.
 PARKING REQUIRED = 117 SPACES (1 SPACE/300 G.F.A.)
 PARKING PROVIDED = 81 SPACES
 PROPOSED PARKING RATIO = 1 SPACE/434 G.F.A.
 RETAIL - MULTI-TENANT = 15,000± S.F. (ASSUME 85% USABLE SPACE)
 PARKING REQUIRED = 60 SPACES (1 SPACE/250 G.F.A.)
 PARKING PROVIDED = 64 SPACES
TOTAL PARKING REQUIRED = 1,429 SPACES
TOTAL PARKING PROVIDED = 733 SPACES

MAP 61Z/LOT 40-3:
 RESIDENTIAL "R3" = 120 UNITS
 PARKING REQUIRED = 240 SPACES (2 SPACES/UNIT)
 PARKING PROVIDED = 157 SPACES
 PROPOSED PARKING RATIO = 1.3 SPACES/UNIT

LOTS 40, 40-1, 40-2 & 40-3 (REDEVELOPMENT LOTS)
 TOTAL PARKING REQUIRED = 2,771 SPACES
 TOTAL PARKING PROVIDED = 1,833 SPACES

MAP 61Z/LOT 41:
 EXISTING RESTAURANT = 5,110± S.F.
 PARKING REQUIRED = 68 SPACES (1 SPACE/75 G.F.A.)
 PARKING PROVIDED = 56 SPACES
 PROPOSED PARKING RATIO = 1 SPACE/91 G.F.A.

Design: ISM | Draft: GPR | Date: 12/4/23
 Checked: WGM | Scale: AS NOTED | Project No.: 23031
 Drawing Name: 23031-PLAN_ZBA.dwg

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0	12/4/23	ISSUED FOR REVIEW	ISM

Designed and Produced in NH

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 Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885 | 603-772-4746 | 603-772-0227 | E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **OVERALL SITE PLAN - PARKING**
 Project: **LOUDON ROAD, D'AMANTE DRIVE & SHEEP DAVIS ROAD, CONCORD, NH**
 Owner of Record: **ONYX STEEPLEGATE CONCORD, LLC & ONYX REGAL CONCORD, LLC**
 200 RESERVOIR STREET, NEEDHAM, MA 02494

DRAWING No. **Z-2**
 SHEET 2 OF 2
 JBE PROJECT NO. 23031



SITE PLAN - AXONOMETRIC VIEW



53 Green St | Portsmouth, NH



Harborwalk | Plymouth, MA



Orpheum | Dover, NH



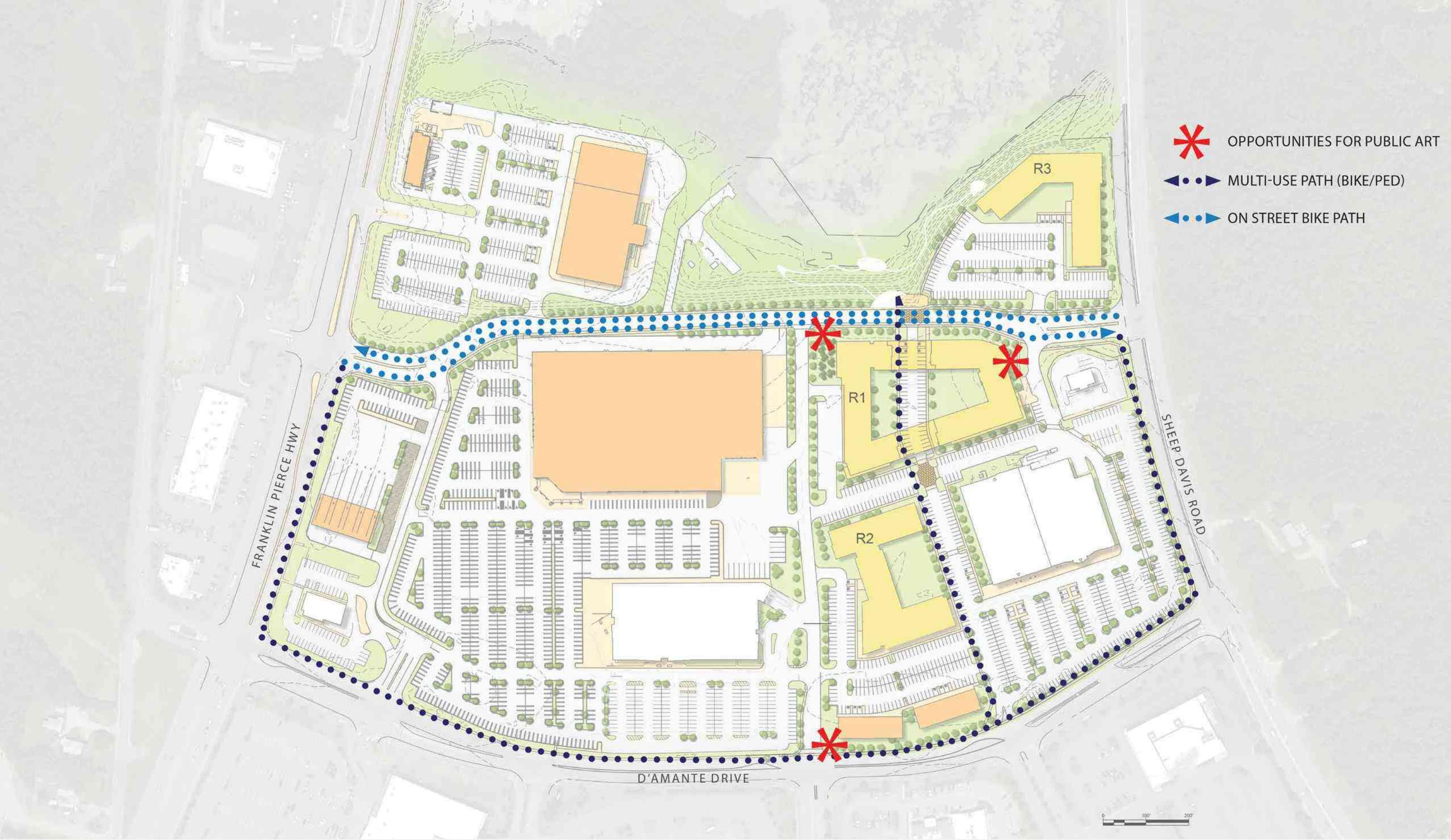
Cochecho | Dover, NH

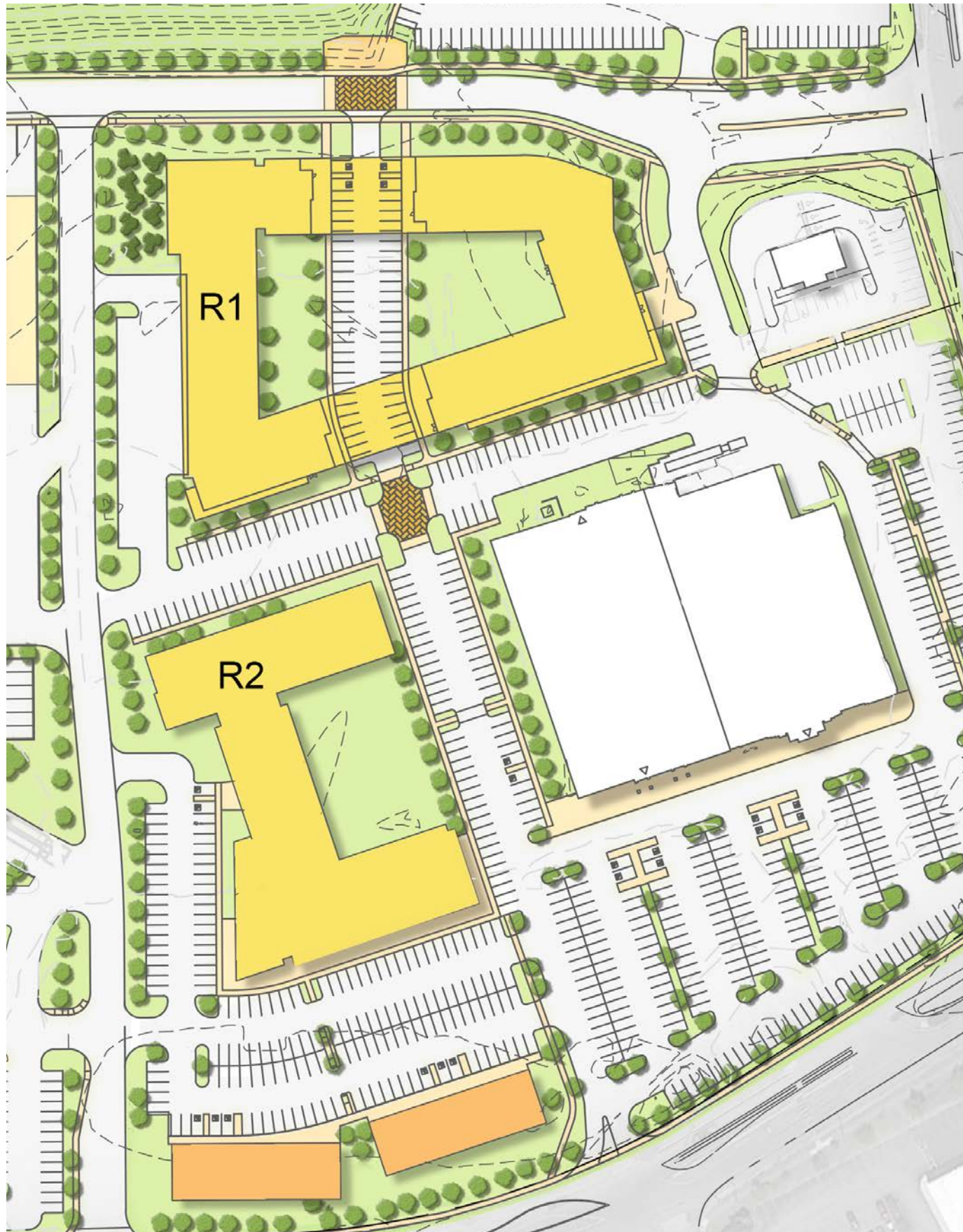


25 River St | Winchester, MA



Orpheum | Dover, NH



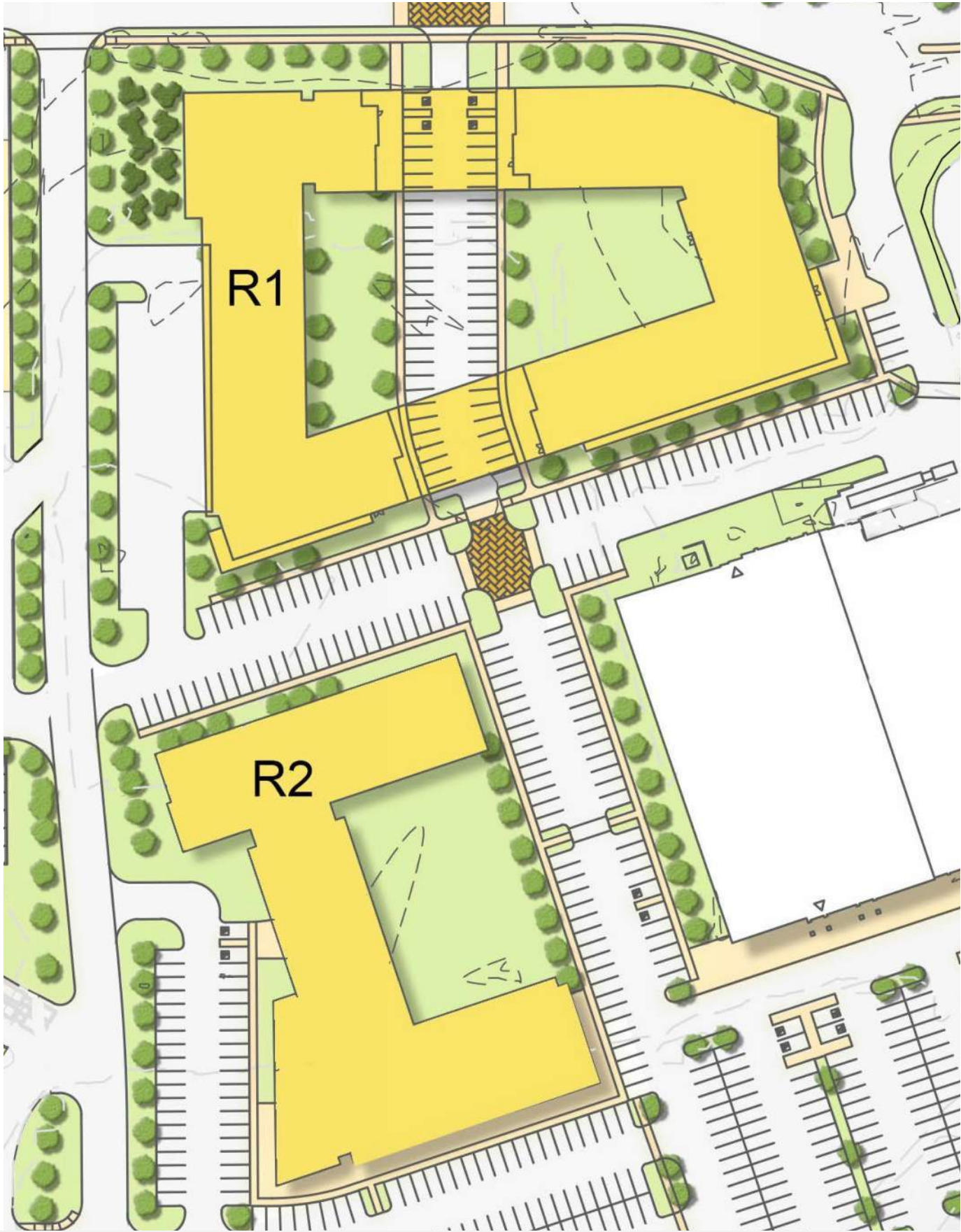


STREETSCAPES



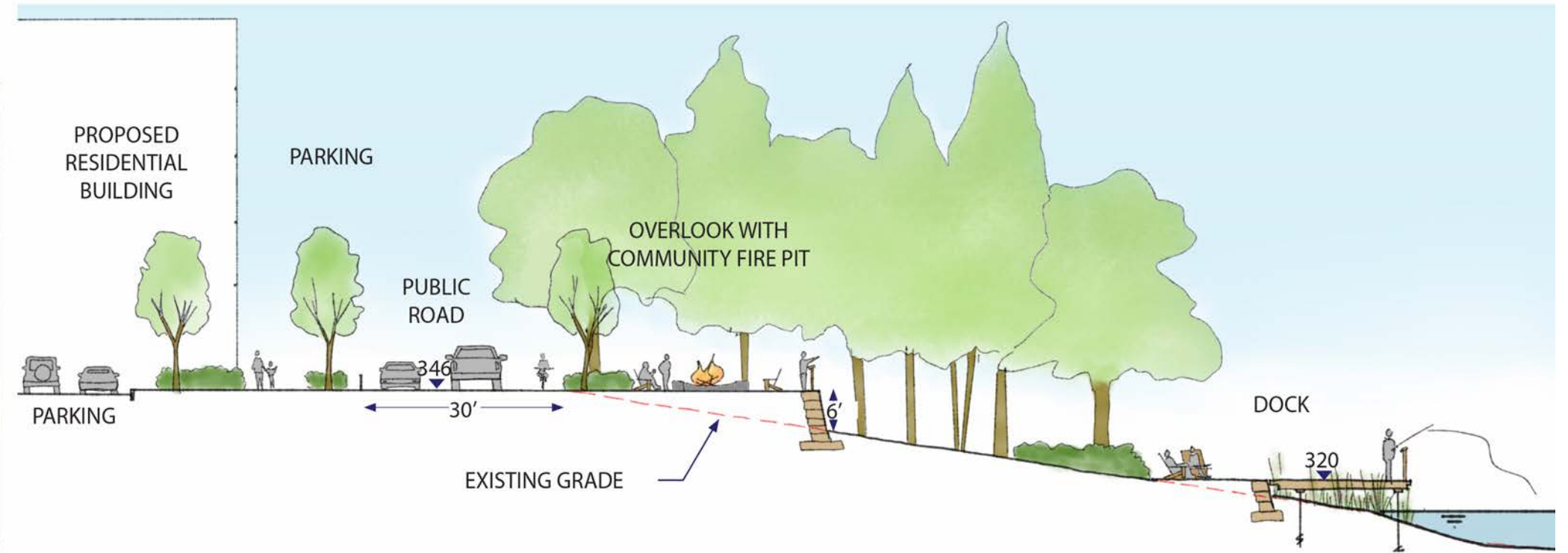
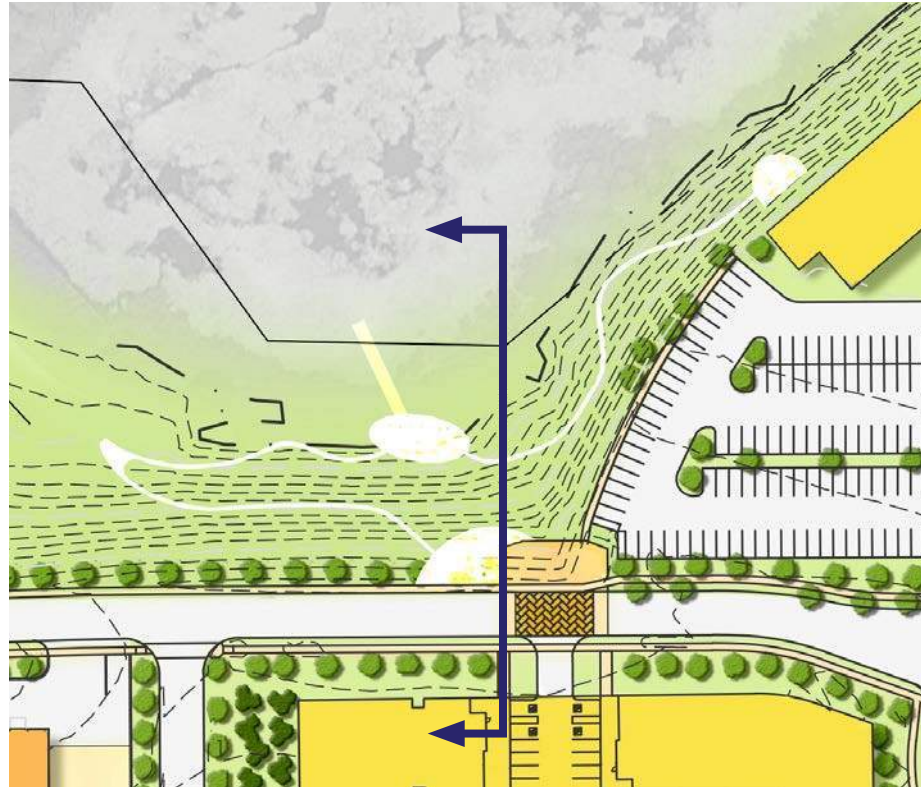
OPEN SPACE CONCEPTS

COURTYARDS



OPEN SPACE CONCEPTS

WATERFRONT PARK



OPEN SPACE CONCEPTS