

I. PROJECT NARRATIVE

Property Description

The subject parcel is City of Concord MBL 55/5/13, COMM BLDG MDL-94 and is located on the east side of North Main Street. The subject parcel is 0.274 acres in size. The zoning of the parcel is “CU” Urban Commercial District. Abutting properties are in the CU and the OCP districts. The parcel currently has one permanent structure on it and a small storage shed. The proposed development will take place on the east end of the lot, adjacent to the Flatley “Concord Center” property. The entire parcel is outside the Aquifer Protection Overlay District.

The proposed development area of the site is located behind the existing Concord Homeless Resource Center building, constructed in 1880. The building lot is roughly trapezoidal in plan, with frontage on North Main Street (western edge) of approximately 64 ft and a width on the opposite (eastern) end of approximately 87 ft. The length from front to back is approximately 318 ft. The subject area of development is located on the eastern end of the lot. The existing land uses on the adjacent properties are an automobile service station to the south, a food market to the north, a multi-tenant commercial/industrial building to the east and an insurance brokerage on the opposite side of North Main Street.

Project Description

Concord Coalition to End Homelessness “Safe Spaces” Project

The property at 238-240 North Main Street was the home of the Child and Family Services Group Home since the mid 1970’s. Several years ago, the group home closed and the building was put up for sale. It sat vacant for some time until it was purchased by Tom Fredenburg. Mr. Fredenburg was a member of the Concord Coalition to End Homelessness (CCEH) Board of Directors and he wanted to see the building used in some way to help the mission to end homelessness. He envisioned it as a temporary site for the CCEH Homeless Resource Center, and ultimately affordable one-bedroom apartments for formerly chronically homeless individuals. To avoid any conflict of interest, Mr. Fredenburg stepped off the CCEH Board of directors and purchased the building.

In May of 2015, the Resource Center had to vacate its donated space on South State Street and relocated to the property at 238 North Main Street. It was intended to be a temporary situation, while we searched for suitable site for the Resource Center and pursued the development of affordable housing units at the property. CCEH worked with Community Housing of Maine (CHOM) to explore renovating the building into affordable 1 bedroom apartments. CHOM concluded that it was not economically feasible to renovate the property to affordable one bedroom units. In the meanwhile, CCEH searched for another site for the Resource Center and was not able to locate any other property in a suitable location, properly zoned and not in a residential area. For the past 2 years, the Concord community has also struggled to find a location for a winter shelter, since the First and South Churches ceased to operate such a shelter.

In our Safe Spaces campaign, CCEH will purchase the property where our current Resource Center and offices are located. This location is ideal for our guests, being on a bus route and in

close proximity to the downtown and the Friendly Kitchen. We will build an accessory building in the back for use as a “low barrier” emergency winter shelter that will serve any individual in need. An accessory building, rather than renovations, is the most cost-effective way to create suitable, safe shelter space. Once this facility is constructed we will manage a winter shelter at that location each winter, from December through March, so that homeless people in Concord can come in out of the cold. This campaign will provide a single place to bring all elements of our mission together, and it will expand our base of operating support to ensure that our programs are professionally run. These goals are all aligned with the City of Concord’s Plan to End Homelessness.

The proposed project involves the construction of a new 1,480 sf single-story building on the subject parcel. The proposed building will include 1,480 sf of unfinished basement space and 1,480 sf of finished space on the main floor, with 1,118 sf for community living space and the remainder for office and entry space. The facility will serve as a winter shelter and boarding house for homeless persons.

A paved parking lot will be constructed on the west side of the building and paved access drives (in and out) will be constructed adjacent to the existing building. The proposed building will be serviced by municipal water and sewer which will be accessed from existing municipal mains on North Main Street. The onsite improvements will include a subsurface storm water management basin designed to manage and treat storm water runoff in accordance with the City requirements. Proposed site lighting will comply with City requirements.

On February 8, 2017, the City of Concord Zoning Board of Adjustment voted to establish an emergency cold weather shelter at this site requiring Variances to the following City Ordinances:

- Article 28-4-1(h), Table of Dimensional Regulations, to permit a structure to be built with the closest points being 2 feet +/- from the rear property line and 5 feet +/- from a side property, where rear and side setbacks of 15 feet are required;
- Article 28-4-1(h), Table of Dimensional Regulations, to permit a total lot coverage of 82% +/-, where a maximum lot coverage of 50% is allowed;
- Article 28-7-2(e), Table of Off-street Parking Requirements, to provide 6 zoning compliant parking spaces, including 1 zoning compliant accessible parking space, where 31 parking spaces are required;
- Article 28-7-7, Parking Area Design Standards, Section (a), Standard parking spaces, to permit parking spaces with a depth of 18 feet, where a depth of 19 feet is required;
- Section(e), Minimum aisle widths, to permit a 22 foot +/- aisle width, where an aisle width of 24 is required;
- Section (f), Driveway widths, to permit one-way drive aisles with a width of 10 feet +/-, where 12 foot widths are required; and
- Section (g), Setbacks and restrictions, to maintain one non-compliant accessible parking space in the front of the building and to provide off-street parking within 5 feet of a property line, where parking in front of a non-residential building is prohibited and a 5 foot minimum setback is required; and
- Article 28-7-10, Parking Area Landscaping Standards, to maintain existing parking lot landscape conditions at the front of the property, and provide for less than 5 feet in width along the perimeter of the parking lot at the rear of the property.

II. Aerial Photograph Exhibits



Figure 1 AIR PHOTO of CHRC LOT



Figure 2 CHRC FRONT at N MAIN ST,



GOOGLE EARTH EXCERPT: 2016 IMAGE

AERIAL MAP EXHIBIT

PREPARED FOR:

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SCALE: 1"=100'

DATE: FEB. 2017

PROJ: 16047

SHEET: 1 OF 1

III. Site Photograph Exhibits



Figure 3 PROPOSED BLDG AREA - lking East



Figure 4 PROPOSED BLDG AREA - lknng North



Figure 5 PROPOSED BLDG AREA - lkng South



Figure 6 PROPOSED BLDG AREA - lknw West