



Heather Shank  
*City Planner*

# CITY OF CONCORD

*New Hampshire's Main Street™*  
**Community Development Department**

## Planning Board

**March 21, 2018**

### **Project Summary – Major Site Plan**

Project: Concord Hospital Ambulatory Health Care Building (2018-03)  
Property Owners: Capital Region Health Care Corporation  
Address: 250 Pleasant Street  
Map/Block/Lot: 95/ 3/ 4

#### **Determination of Completeness:**

The application was determined complete at the February 21, 2018 Planning Board meeting.

#### **Project Description:**

The applicant is proposing to demolish existing parking lots G, J, and L, and construct an approximate 146,300 sf 4-story Ambulatory Health Care Building and associated site features at 250 Pleasant Street in the Institutional (IS) District.

#### **Project Details:**

Zoning:	Institutional (IS)
Existing Lot Area:	±55.5 acres (2,416,709 sf)
Street Frontage Required:	150'
Existing Street Frontage:	±1020'
Existing Use:	Health Care (Concord Hospital Campus)
Proposed Use:	Health Care
Lot Coverage Max.:	75%
Lot Coverage Proposed:	50%
Building Setbacks Required:	30' front, 30' side, 25' rear
Building Setbacks Provided:	>30' front, >30' side, >25' rear
Parking spaces required	653 spaces (1 per 225 sf)
Parking spaces provided	>653 spaces (included in shared parking for hospital campus)
Surrounding Land Use:	Health Care/Institutional

## 1. General Comments

- 1.1 The following comments pertain to the 19 sheet site plan set titled “Concord Hospital Ambulatory Health Care Building, 250 Pleasant Street, Concord, New Hampshire” prepared by Nobis Engineering, Inc., dated January 2018, Revision date March 1, 2018; and Architectural Exterior Elevations and Architectural Plans, prepared by Lavallee Brensinger Architects, dated January 17, 2018.
- 1.2 The Applicant went before the Architectural Design Review (ADR) Committee at the February 13, 2018, ADR meeting for initial review and comment. The Committee provided comments and recommendations for façade and window treatments. The Applicant returned to ADR at the March 13, 2018 meeting and presented a revised landscape plan and building elevations. Overall, the ADRC felt the improvements were successful. The Committee still has concerns about the vast expanse of silver metal panels on the western façade. The Committee recommended that the Applicant continue exploring treatments to break up the scale of the metal panels, including considering temporary installations. The Committee would also like to see the Applicant further develop the canopy at the southern entrance to ensure it does not appear cavernous, and is inviting to patients.
- 1.3 Please see engineering comments in the memo from Bryant Anderson, Engineering Division, dated March 12, 2018. Comments from the Traffic Engineer are forthcoming.

## 2. Recommendations

- 2.1 **Grant ADR approval** for the proposed site plan and building elevations as submitted with the condition that the Applicant explore alternative treatments for the western façade and to continue exploring options for the canopy on the southern façade.
- 2.2 **Grant Major Site Plan** approval for the proposed commercial development, subject to the following precedent and subsequent conditions noted below:
  - (a) Precedent Conditions – to be fulfilled within one (1) year and prior to sign off by the Clerk and Chair of the Planning Board and issuance of any building permits, or the commencement of site construction, unless otherwise specified:
    - (1) Address Engineering review comments to the satisfaction of the Engineering Division.
    - (2) Submit three (3) copies of fully revised plans for sign off by the Clerk and Chair of the Planning Board.
  - (b) Subsequent Conditions – to be fulfilled as specified:
    - (1) Prior to commencement of construction activity, payment of inspection fees in an amount approved by the City Engineer shall be made.
    - (2) A pre-construction meeting shall be required prior to the start of any construction activities onsite. The applicant shall pick up one (1) set of signed plans at the Planning Office to make copies for the pre-construction meeting. A total of five (5) copies of the signed plan set shall be provided by the applicant at the pre-construction meeting.
    - (3) Prior to a Certificate of Occupancy or final construction sign-off, as-built drawings shall be provided to the City Engineer in accordance with Section 12.09 of the Site Plan Regulations. The as-built drawings shall be surveyed on NH State Plane coordinates and NAVD 88 Datum.
    - (4) Prior to the issuance of a Certificate of Occupancy or final construction sign-off, digital information shall be provided to the City Engineer for incorporation into the City of

Concord Geographic Information System (GIS) and tax maps. The information shall be submitted in accordance with Section 12.08 of the Site Plan Review Regulations and all information shall be converted to a vertical datum of NAVD 88.

Prepared by: BAF

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David Cedarholm, PE  
City Engineer

**MEMORANDUM**

**TO:** Beth Fenstermacher, Assistant City Planner  
**FROM:** Bryant A. Anderson, PE  
Dave Flynn, EIT  
**DATE:** March 12, 2018  
**SUBJECT:** Plan Review (2), Site Plan, Concord Hospital, Ambulatory Health Care Bldg., Map 95 Block 3, Lot 4A; (2018-03)

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The Engineering Services Division (ESD) has received the following items for review:

- *Site Plan*, Concord Hospital, Ambulatory Health Care Building, 250 Pleasant Street, Concord, NH, prepared by Nobis Engineering, Inc., dated January 2018, revised thru 3/1/18.
- *Response Letter*, Concord Hospital, Ambulatory Health Care Building (2018-03), 250 Pleasant Street, prepared by Nobis Engineering, Inc., dated March 1, 2018.

As a supplement to any comments offered by the Planning Division, the ESD offers the following design related comments. **With subsequent submissions, the applicant should provide a response letter that acknowledges/addresses each of these comments.**

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Note: Engineering has previously reviewed this project and has submitted comments to the Planning Division in a memorandum dated February 12, 2018. Comments from our previous memorandum that have not been addressed are included and noted in the comments below.

**Site Plan**

1. South side of project – the plan shows that a crosswalk is proposed at the intersection of Langley Parkway and the entrance to the proposed Ambulatory Health Care Building. Installation of this proposed crosswalk is approximately 120-feet north of the existing crosswalk to Concord Orthopedics. This crosswalk is considered a mid-block crossing since there are two existing crosswalks located to the north and south along Langley. The proposed crosswalk should be removed. **(Repeat Comment from 2/12/2018)** The applicant has indicated that this crosswalk necessary for the development. However,

*Engineering Services*  
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[engineering@concordnh.gov](mailto:engineering@concordnh.gov)

adding an additional crosswalk in close proximity to the existing crosswalk could decrease pedestrian safety. The crosswalk needs at this location should be evaluated and a single crosswalk that best meets the crossing needs should be provided.

### **Grading and Drainage Plan**

2. It appears that the proposed sidewalk on the south side of the existing entrance drive will serve as an accessible route. However, sections of it exceed ADA maximum slope requirements and a curb ramp is not provided at the end of it. In addition, the existing curb ramp at the intersection of Langley Parkway will need to be modified to meet ADA requirements. **(Repeat Comment from 2/12/2018)** If this is not intended to be an accessible route, the Applicant should verify that there is an accessible route from the Pleasant Street/Langley Parkway intersection to the entrance for the new building.

### **Lighting Plan**

3. The Uniformity Ratio (Avg./Min.) for the south parking area exceeds the City's 4:1 max. ratio for parking lots required by Section 28-7-7(j) of the Zoning Ordinance.

### **Stormwater Management Report**

4. It is our understanding that a revised Stormwater Management Report will be submitted once comments are received from the NHDES Alteration of Terrain Bureau.

### **General Comments**

5. Review comments by the City's Traffic Engineer for the Traffic Study will be forthcoming under separate cover. **(Repeat Comment from 2/12/2018)**

### **State/Federal Permits**

The project will require the following state and/or federal permit(s) associated with the site design:

- NHDES Sewer Connection Permit.
- NHDES Alteration of Terrain Permit

A copy of the permit(s) should be submitted to the City once they are issued.

### **Pre-Construction Items**

The following items will need to occur prior to the start of construction (unless otherwise noted).

1. The applicant/contractor shall set up a pre-construction meeting with the Engineering Services Division to discuss construction requirements, site inspections, associated fees, schedules, etc.

Re: Review Comments (2018-03)  
Concord Hospital – Ambulatory Health Care Building  
Date: 3/12/2018

2. A Demolition Permit will be required from the Code Administration Division for removal of the existing building.
3. Performance surety (bond, letter of credit, or cash deposit) for site stabilization. (establish surety prior to pre-construction meeting)
4. Advanced deposit for site construction inspection fees (initial deposit amount determined by Engineering based on the project schedule and estimated services, final inspection fee to be adjusted based on actual services rendered). A project schedule should be submitted a min. of two weeks prior to the pre-construction meeting for use in establishing the deposit amount. (Submit deposit a min. of three days prior to pre-construction meeting).
5. Shop drawings/submittals should be submitted to Engineering for the proposed water, sewer, and drainage improvements.