



Heather Shank
City Planner

CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

July 17, 2019

Project Summary – Major Site Plan Amendment

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

Determination of Completeness:

Staff recommends that the application be determined complete and the public hearing open.

Project Description:

The applicant is requesting to amend the previously approved Major Site Plan for the Ambulatory Health Care Building (AHCB) to construct a pedestrian bridge suspended over Langley Parkway to connect with the recently constructed M Lot Parking Garage at 250 Pleasant Street in the Institutional (IS) District.

1. General Comments

- 1.1 The Planning Board granted conditional Major Site Plan approval for the Concord Hospital AHCB at the March 21, 2018 meeting. The AHCB is currently under construction.
- 1.2 The following comments pertain to the 8 sheet site plan set titled “Concord Hospital Ambulatory Health Care Building Amended to Include Pedestrian Bridge, 250 Pleasant Street, Concord, New Hampshire” prepared by Nobis Group, dated January 2018, latest revision date June 18, 2019; and Architectural Floor Plans and Exterior Elevations, prepared by Lavallee Brensinger Architects, dated June 26, 2019.
- 1.3 The Applicant went before the Architectural Design Review (ADR) Committee at the July 2, 2019, ADR meeting for review and comment. Two of the Committee members are employed by the Applicant’s architectural design firm; therefore, they recused themselves from the discussion creating a lack of quorum. In order to avoid delay for the application, the Committee Chair recommended that the remaining members present provide non-binding comments for the applicant to consider. Committee members commented that the bridge design was elegant; however, they provided feedback on the height of the brick on the southern elevation of the abutment. It was suggested that the architect consider either lowering the brick to expose more of the metal paneling below the window, or extend the brick all the way up to match the northern elevation. There being not quorum present, no motion was made.

- 1.4 Please see engineering comments in the memo from Bryant Anderson, Engineering Division, dated July 3, 2019.

2. Planning Review Comments

- 2.1 It appears that the proposed pedestrian bridge may impact approved landscaping for the AHCB and M Lot Parking Garage. Please provide an update landscape plan showing the location of the pedestrian bridge and any required re-location of plant materials.

3. Recommendations

- 3.1 **Grant ADR approval** for the proposed pedestrian bridge as submitted.
- 3.2 **Grant Major Site Plan Amendment** approval for the proposed pedestrian bridge, subject to the following precedent and subsequent conditions noted below. **As part of the motion, indicate that all conditions of the original Major Site Plan approval shall remain in full force and effect:**
- (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 Planning and Engineering review comments to the satisfaction of the Planning and Engineering Divisions.
- (2) Submit three (3) copies of fully revised plans for sign off by the Clerk and Chair of the Planning Board.

Prepared by: BAF

S:\Plan\Development Review\Project Files\2018\2018-03_ConcordHospitalAmbulatoryCtr_SPR\2019Amendment_PedestrianBridge\Report.docx



CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department

David Cedarholm, PE
City Engineer

MEMORANDUM

TO: Beth Fenstermacher, Assistant City Planner
FROM: Bryant A. Anderson, PE
DATE: July 3, 2019
SUBJECT: Plan Review (4), Site Plan, Concord Hospital, Ambulatory Health Care Bldg., Map 95 Block 3, Lot 4A; (2018-03)

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

- *Site Plans*, Concord Hospital, Ambulatory Health Care Building (Amended to Include Pedestrian Bridge), 250 Pleasant Street, Concord, NH, prepared by Nobis Engineering, Inc., dated January 2018, revised thru 6/18/2019.

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.**

Note: Engineering has previously reviewed this project and has submitted comments to the Planning Division in memorandums dated February 12, 2018, March 12, 2018, and May 4, 2018. Comments from our previous memorandum that have not been addressed are included and noted in the comments below.

General Comments

1. The portions of the garage stair tower, support foundation, and bridge that will be located within and across the future public ROW for Langley Parkway will require a license from City Council at the time the road is accepted.
2. It should be noted that the existing support foundation is located within the existing ROW easement area; and that it and portions of the exiting stair tower will be located within the future public ROW. Based on the concept plans for Langley Parkway it does not appear that these encroachments will interfere with the design of the road.
3. (Site Plan) The clearance callout for the bridge should be revised to state that the 17 ft. minimum clearance is measured from the high side of the road at the crossing. This

Engineering Services
City Hall • 41 Green Street • Concord, NH 03301 • (603) 225-8520
engineering@concordnh.gov

Re: Review Comments (2018-03)
Concord Hospital – Ambulatory Health Care Building
Date: 7/3/2019

results in a min. elevation of 421.0 for the bottom of the bridge based on the topography shown on the plan.