



Heather Shank
City Planner

CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

August 21, 2019

Project Summary – Major Site Plan (RSA 674:54)

Project: State of New Hampshire Archives Building Addition (2017-51)
Property Owners: State of NH
Address: 123 Pleasant Street
Map/Block/Lot: 38/ 1/ 22

Project Description:

The State of New Hampshire, Department of Administrative Services, is proposing to demolish the existing Steam Plant building and construct a new parking lot at 123 Pleasant Street in the Institutional (IS) District.

Project Details:

Zoning: Institutional District (IS)

Existing Use: Steam Plant

Proposed Use: Parking Lot

Lot Coverage Max.: 75%

Lot Coverage Proposed: Not supplied

1. General Comments

- 1.1 The State of NH is proposing to construct an addition to the existing State Archives building for the purpose of storing State records. The development is on State-owned property to support State-owned buildings; therefore, RSA 674:54 Governmental Land Uses applies.
- 1.2 The following comments pertain to the site plan set titled “State of New Hampshire Department of Administrative Services Division of Public Works Design & Construction, Concord Steam Building Demolition & Construct Parking Lot, 123 Pleasant Street, Concord, NH, DPW Project #81060R Contract A” prepared by Division of Public Works Design & Construction, dated June 27, 2019.
- 1.3 The parking lot will serve buildings in the Governor Hugh J. Gallen State Office Park on Pleasant Street. A campus wide parking calculation was not completed. No ADA spaces are shown on the plan; staff recommends that the Applicant ensure that ADA regulations are met.
- 1.4 Please see the attached Engineering comments in a memo dated August 7, 2019.

2. Waivers and Variances

- 2.1 Per RSA 674:54(II), the planning board may issue nonbinding written comments relative to conformity or nonconformity of the proposal with normally applicable land use regulations. The following waivers and Zoning Ordinance variances would be required if the project was under standard review for a non-governmental use.
- 2.2 The following variances to articles of the Zoning Ordinance (ZO) would be required under standard review.
- **28-7-7(a) Standard Parking Spaces**, which requires that parking spaces shall be 9'x19'.
 - **28-7-7(2) Minimum Aisle Widths**, which requires aisles in parking lots shall be a minimum width of 24' for two-way traffic.
 - **28-7-10(a) Parking Lot Perimeter Landscaping**, which requires an area of not less than 5' feet in width along the perimeter of the parking lot be landscaped.
 - **28-7-10(d) Landscape Material Standards**, which requires no less than one (1) live shade or ornamental tree for every 1,000 sf of parking area, as well as shrub and ground cover plantings.
- 2.3 The following waivers to the Site Plan Regulations (SPR) would be required under standard review:
- **15.03(23) and 15.04(28) Tabulations**, which requires the site plan to include calculations for parking, existing and proposed impervious surface area, and interior landscaping and tree calculations.
 - **16.02(15) and 27.03 Landscape Plan**, which require a landscape plan be submitted and stamped by a licensed Landscape Architect
 - **16.02(16) Lighting Plan**, which requires a lighting plan be submitted and include lighting fixture types and light levels in foot candles.
 - **18.04 Design of Regular Parking Spaces**, which requires parking spaces shall be at least 19' in length by 9' in width
 - **27.07(2) Required Landscaping Improvements**, which requires that landscape bumpouts within parking lots contain a minimum of 1 deciduous tree.

3. Planning Review Comments

- 3.1 Staff strongly recommends that the Applicant provide tree plantings in accordance with Article 28-7-10 (ZO) and Section 27 (SPR). In addition to improving the aesthetics of the site, trees provide valuable shade to reduce heat island effect.

4. Recommendations

- 4.1 Staff recommends that the Planning Board provide feedback relative to the overall concept and design of the project, Staff comments, and any questions or concerns that members may have.

Prepared by: BAF

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David Cedarholm, PE
City Engineer

MEMORANDUM

TO: Beth Fenstermacher, Assistant City Planner
FROM: Bryant A. Anderson, PE
DATE: August 7, 2019
SUBJECT: Plan Review, Parking Lot, 123 Pleasant Street;
Map 38, Block 1, Lot 14; (2019-48)

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

- *Site Plans*, Concord Steam Building Demolition & Construct Parking Lot, 123 Pleasant Street, Concord, NH, State of New Hampshire, prepared by Division of Public Works Design & Construction, dated June 27, 2019.

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

General Comments

1. (Demolition Plan, A-1) It appears that portions of the existing steam building foundation will be retained after demolition to serve as a retaining wall. As such, a vehicle barrier and potentially a pedestrian safety rail will be required along the top of the wall.
2. The existing water and sewer services to the existing buildings to be demolished need to be disconnected in accordance with City of Concord requirements. The City of Concord Engineering Services Division needs to be notified prior to any water or sewer disconnections.
3. The plans should include proposed grading and surface restoration requirements within the steam building demolition area.
4. (Parking Lot Plan, C-3) The drive aisle widths do not meet the City's 24 ft min. requirement.

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

Re: Review Comments (2019-xx)
Project, Location
Date: 1/1/2018

5. (Parking Lot Plan, C-3) The proposed parking spaces are 18 ft long versus the City's 19 ft requirement.
6. (Parking Lot Plan, C-3) Portions of the parking area exceed the City's 5% max. slope requirement.
7. (Parking Lot Plan, C-3) A vehicular barrier and pedestrian safety rails are required along the top of the proposed retaining wall between the parking lot and Industrial Drive.