

189 N. Main Street Concord, NH

**Project Description and Narrative:**

Jarbel Realty, LLC (the "Applicant") has owned and operated the property since 2017. The property was previously 100% leased to Concord Hospital DBA Concord OBGYN, until August of 2020. The previous use was an office use that had a heavy parking requirement. Concord OBGYN utilized the space with administrative billing on the lower level and ground floor, and exam rooms spanning from the ground floor up to the third floor.

The property is a 3-story masonry building, plus a full finished basement. There are multiple roofing types installed, including rolled rubber, asphalt shingles and slate. The roofing components will remain as-is. Any penetrations to be repaired in like kind.

The Applicant is seeking approval for a use-change for the top two floors to renovate and convert the second and third floors (consisting of 4,598sf) at 189 N. Main Street into five (5) 1 & 2 bedroom, market rate apartments. The historic components will be preserved wherever possible, including fireplaces, baseboard, trim, doors, built-ins, and windows; while updating the fit and finishes where appropriate, such as kitchens, baths, hvac components, and lighting, to modern standards. The existing elevator will be updated cosmetically and will provide access from the ground floor and up. A sprinkler system will be installed throughout the building. The existing boiler and chiller system are to remain in place and will be retrofitted accordingly for the commercial uses. Ductless split, heat pump units will be installed for the residential units. The lower level and ground floor (approximately 6,000sf) will remain as commercial office space with cosmetic updates and non-structural changes to the layout to be made throughout both floors. Cosmetic updates will include new flooring (carpet tile and vinyl plank flooring), updated LED light fixtures, new ceilings, new paint, and an updated layout (based on future tenant needs).

The exterior of the building is remaining as-is with no structural changes. The original windows will remain in place and will be restored where necessary. New historically appropriate storm windows will be installed on all windows. The soffit & trim, porches and railings will all remain in place. There are a few areas where the trim and soffit will be repaired due to rot & water damage, but they will be replaced in-kind.

The Applicant is planning to leave the existing parking area and landscaping in-tact, with plants replaced and refreshed as needed based on their meaningful life. The parking area and driveways will be crack-sealed, seal coated and re-stripped at the completion of the project. The Applicant is proposing an 8-yard dumpster to be placed in the far North-West corner of the site, which will be striped and screened accordingly. The fence will be six (6) feet high and shall be erected around the dumpster. An area of 8' in width, consisting of trees and shrubs shall be maintained on all property lines abutting residential uses, between the fence and said property line(s).

No components of the building are to be demolished.

The Applicant is planning to install (with zoning/planning approvals as necessary) a new, exterior monument, two-post mounted sign, on the East side of the property facing Main Street. Said sign shall be conforming to all zoning standards. The sign is contemplated to have an address indicator at the top with three panels below for commercial tenants and marketing/ownership information.

Due to the mixed-use nature of the project (5 dwelling units and approximately 6,000sf of commercial space), the parking demand is expected to be quite low compared to historical usage. Regardless of the mixed use nature, the parking requirements per the city's ordinance, table 28-7-2, is as follows: The use for the lower level and ground floor will be Professional Office Use. The lower level and ground floor consist of approximately 6,000sf. Approximately half of the lower level will be mechanical/elevator/maintenance rooms, laundry room, mail boxes, storage, etc., putting the usable and serviceable square footage for professional office use at approximately 4,500sf. Per Table 28-7-2, this would require a total of 15 parking spaces for the commercial professional service office use. The residential use, per table 28-7-2, has a requirement of two parking space per multi-family dwelling unit, which would require 10 parking spaces for the 5 residential units. The total parking need based on table 28-7-2 for both uses, combined, is 25 parking spaces. There are 32 spots on the lot (including 10 double spaces). Parking is expected to be very accommodating for both commercial and residential tenants with an abundance of guest parking as well.

Due to the lack of changes to the site, the Applicant is requesting a number of waivers for this submittal, as outlined in the Request for Waivers document submitted within the application.



# 189 North Main Street, Concord



*West View*



*North-West View*



## 189 North Main Street, Concord



*East View*



*South-East View*



## 189 North Main Street, Concord



*South-West View*



*South-West View*



## 189 North Main Street, Concord



*North-East View*



*North-East View*