



Brixmor Capitol Shopping Center
Concord, New Hampshire

Project Narrative

Brixmor Capitol SC, LLC is proposing to develop a portion of the parcel located at 80 Storrs Street (Tax Map 35B Lot 1 Block 1) for new restaurant and retail uses. The project site (Site) is located along Storrs Street between Pleasant Street and Hills Avenue in Concord, New Hampshire. The Site is currently a parking lot for the Capitol Shopping Center Plaza and is located within the Opportunity Corridor Performance (OCP) District.

The Site, located in the heart of Concord's Downtown area, is bounded by commercial, industrial and residential development to the west, north, and south, and the Merrimack River to the east. Majority of the site is currently a parking lot area that supports the existing Plaza's commercial retail businesses.

The proposed project consists of two new buildings in the front of the parking lot, along Storrs Street, to enhance both the appearance of the streetscape, and the accessibility for pedestrians. The proposed project will consist of construction of two new buildings for restaurant and retail/restaurant businesses, approximately 6,000 square-feet and 9,200 square-feet respectively, associated parking, delivery access, landscaping, outdoor patios, and walkways throughout the site connecting to the existing public sidewalk along Storrs Street. The site will be accessed from one of the three existing entrances into the Capitol Shopping Center, with parking located to the east and south of the proposed buildings. No impacts to the abutting properties are anticipated for the development of this project. The new buildings will be served by new underground water, sanitary sewer, gas, and electric services connecting to the existing municipal systems in Storrs Street.



The goals of the proposed development will be to improve and enhance the character of the corridor by eliminating a portion of a large, underutilized parking lot, and replacing it with two new commercial buildings and landscaping.



1. Google Earth Image-1, Aerial of existing site (site outlined in red).



2. Google Earth Image-2, Existing main entrance to plaza looking southeast toward proposed project area.



3. Google Earth Image-3, Looking northeast across Storrs Street toward proposed project area.



4. Google Earth Image-4, Looking west across Capitol Shopping Center parking lot area toward proposed project area and Downtown Concord.



CITY OF CONCORD

New Hampshire's Main Street™
Zoning Board of Adjustment

March 13, 2020

Attorney John Arnold
Hinckley Allen
650 Elm Street
Manchester NH 03101-2596

RE: Case #3-20

Dear Attorney Arnold:

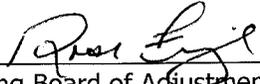
At a meeting of the Zoning Board of Adjustment of the City of Concord, held on March 11, 2020, the Board by a unanimous vote granted your request for variances to Article 28-7-2(e), Table of off-street parking requirements, to provide 754 parking spaces where 977 spaces are required (Note: 45 existing on-site parking spaces are currently leased to an off-site business, therefore the total on-site spaces is 799); to Article 28-4-1(h), Table of Dimensional Regulations, to allow a front yard setback of 5 feet +/- where a minimum 15 foot setback is required and to Article 28-7-1(a), Applicability, to permit the continuance of existing non-conformities with respect to Article 28-7, Access, Circulation, Parking and Loading Requirements, for the portion of the lot outside of the redevelopment area as defined on the accompanying plan, sheet C-2, dated January 2020.

The Board then by a 5-0 vote denied your request for variances to Article 28-2-4(j), The Table of Principal Uses, to permit a, "Restaurant with drive-through service" (principal use I-3), where a restaurant with drive-through service is not permitted and to Article 28-7-7(d), Stacking Spaces, to permit 6 stacking spaces (counted from order station) where 11 stacking spaces (counted from order station) would be required.

These requests are for property located at 80 Storrs Street and situated in an OCP Opportunity Corridor Performance District.

For the appeals that were granted, they were granted for the request specifically as approved by the Board based on information presented to the Board through submittal of plans and testimony. If there is a significant change at any time in the future, you are hereby advised to discuss any proposed changes with the Code Administrator. If the use or construction authorized by this approval has not commenced within the two (2) year anniversary date of the original decision, it shall be deemed to have expired and authorization shall be considered null and void as specified in Article 28-9-3(c)(6) of the City of Concord Zoning Ordinance.

For the appeals that were denied, if you wish to request a rehearing, in accordance with RSA 677:2, any such request must be submitted in writing to the Zoning Board of Adjustment within thirty (30) days of the Board's denial, and must state all grounds justifying a rehearing. If application for a rehearing is denied, any further appeal must be made to the Superior Court within thirty (30) days thereafter (RSA 677:4). You must request a rehearing before the Zoning Board of Adjustment if you wish to preserve your right to appeal to Superior Court.



Zoning Board of Adjustment Clerk

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