

2011 Workforce Housing Design Charrette



Concept Designs

workforce housing  **coalition**

Opening Doors to Vibrant Communities

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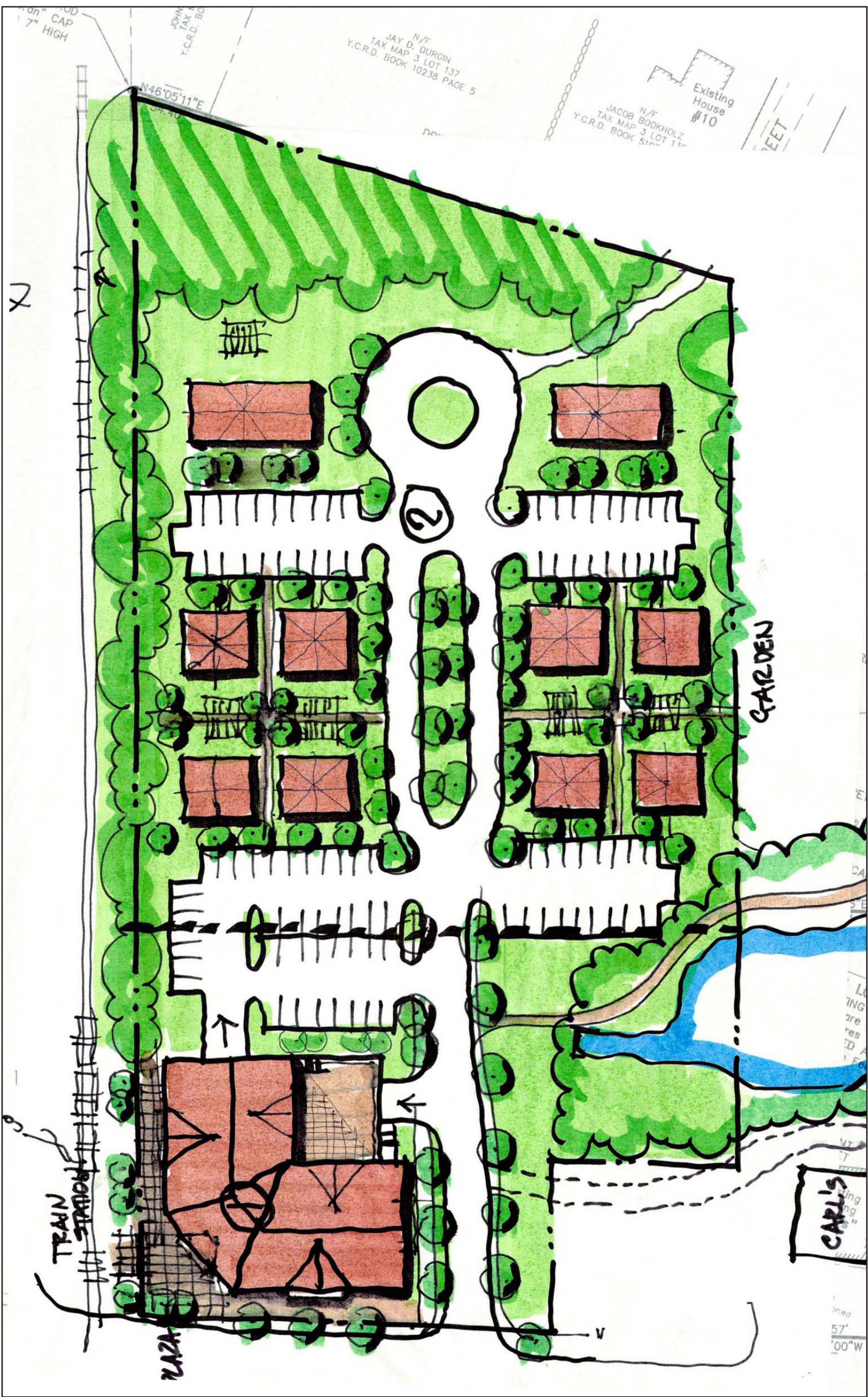
Concept 1
Site Ownership:
 Kittery Water District



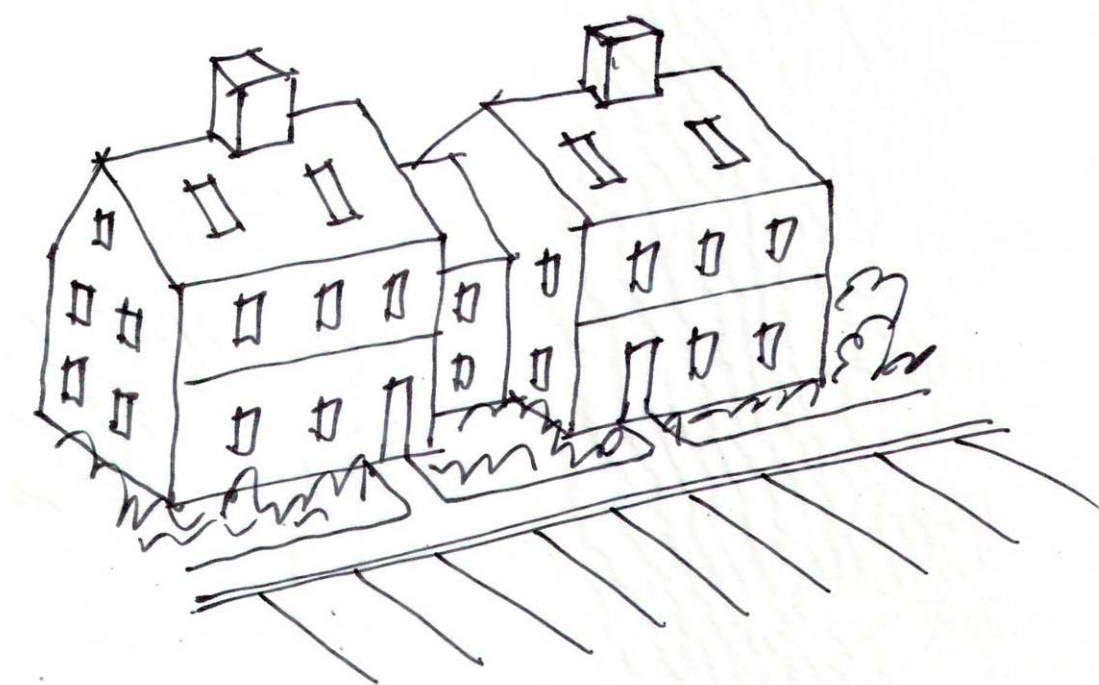
Location: 17 State Road (U.S. Route One), Kittery, ME

Opportunity: Kittery Water District (KWD) is considering relocating which would free up 6.55 acres for mixed use development. Site has 192 feet of road frontage on Route One at the “gateway” to the Foreside Crossing neighborhood. Within easy walking distance of shops, medical offices, and other amenities.

Concept Idea: Demolish existing building. Phase One: 2 to 3 story building fronting Route One with underground parking, retail on first floor, open plaza at the rear (restaurant use), offices on second floor, 30-36 apartments on upper floor(s). Phase Two (back of site): Office space on first floor, housing on second floor, parking at rear.



Concept 2
Site Ownership: Kittery Water District



Location: 17 State Road (U.S. Route One), Kittery, ME

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Concept Idea: Demolish existing building. Phase One: 2 to 3 story building fronting Route One, retail on first floor, offices on second floor, 30-36 apartments on upper floor(s). Phase Two (back of site): Duplexes or multiplexes with 2-3 bedroom units, possibly for-sale housing.

Next Steps: KWD will need to find suitable site for relocation. Developer would need to address drainage issues. Relief may be needed for building height, access, parking.

Site: Kittery, ME

Concept 1

Site Ownership: Private

Location: A vacant lot on the corner of Langdon and McDonough Streets, off Islington Street, near downtown Portsmouth.

Opportunity: Test the usefulness of a proposed zoning change that would allow for higher density residential development in this neighborhood, potentially making workforce housing units more feasible. The owner and his wife wish to retain an office and personal residence. They are avid supporters of the arts and local nonprofits.

Concept Idea: Artist live-work space and two-bedroom apartments for a total of 8 units. Arranged as three buildings connected by nano-walls – glass walls that fold open to the courtyard on lower level, corridors on the upper levels. Sculpture garden, conference room for nonprofit and resident use.



Concept 2

Site Ownership: Private

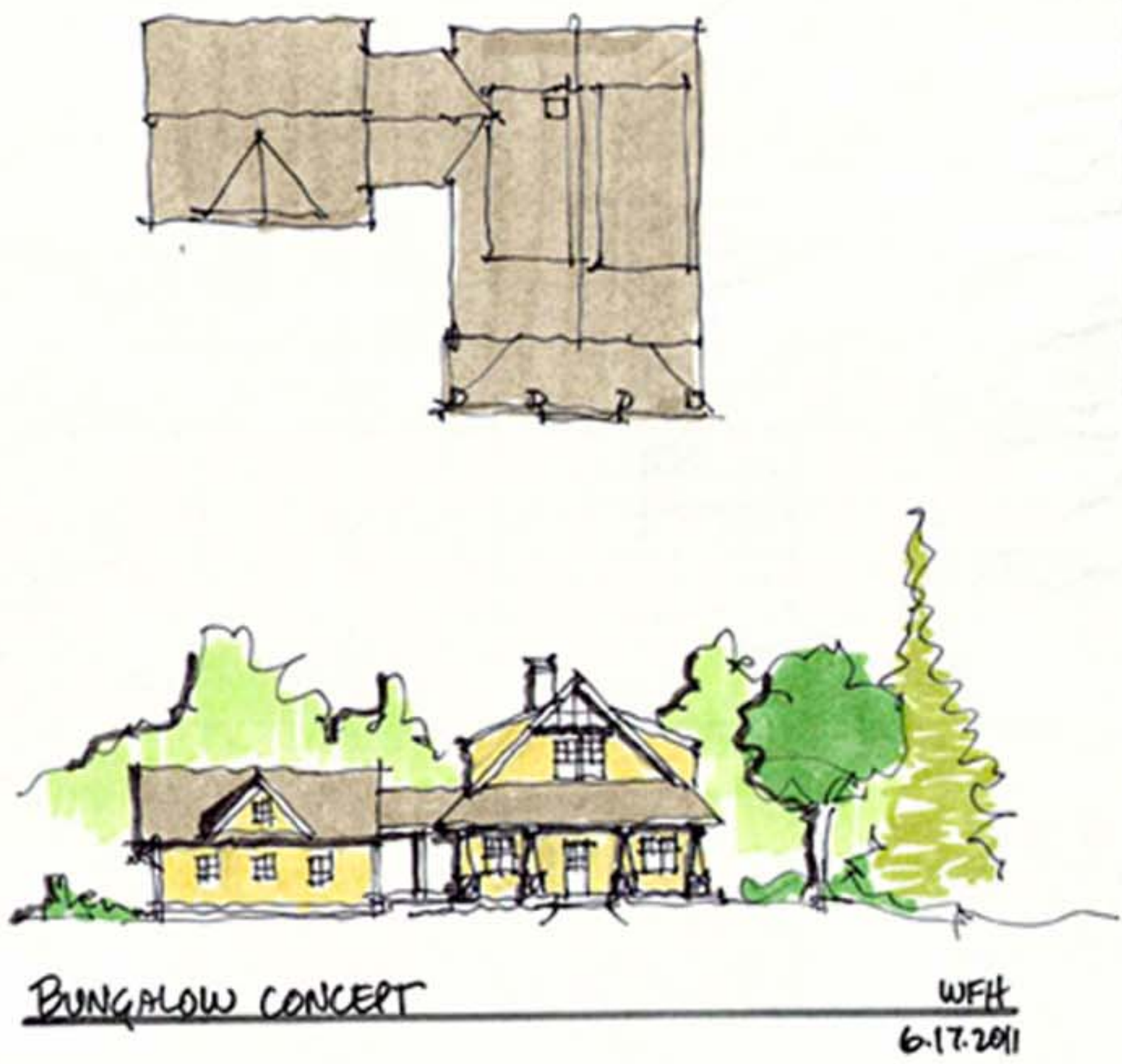
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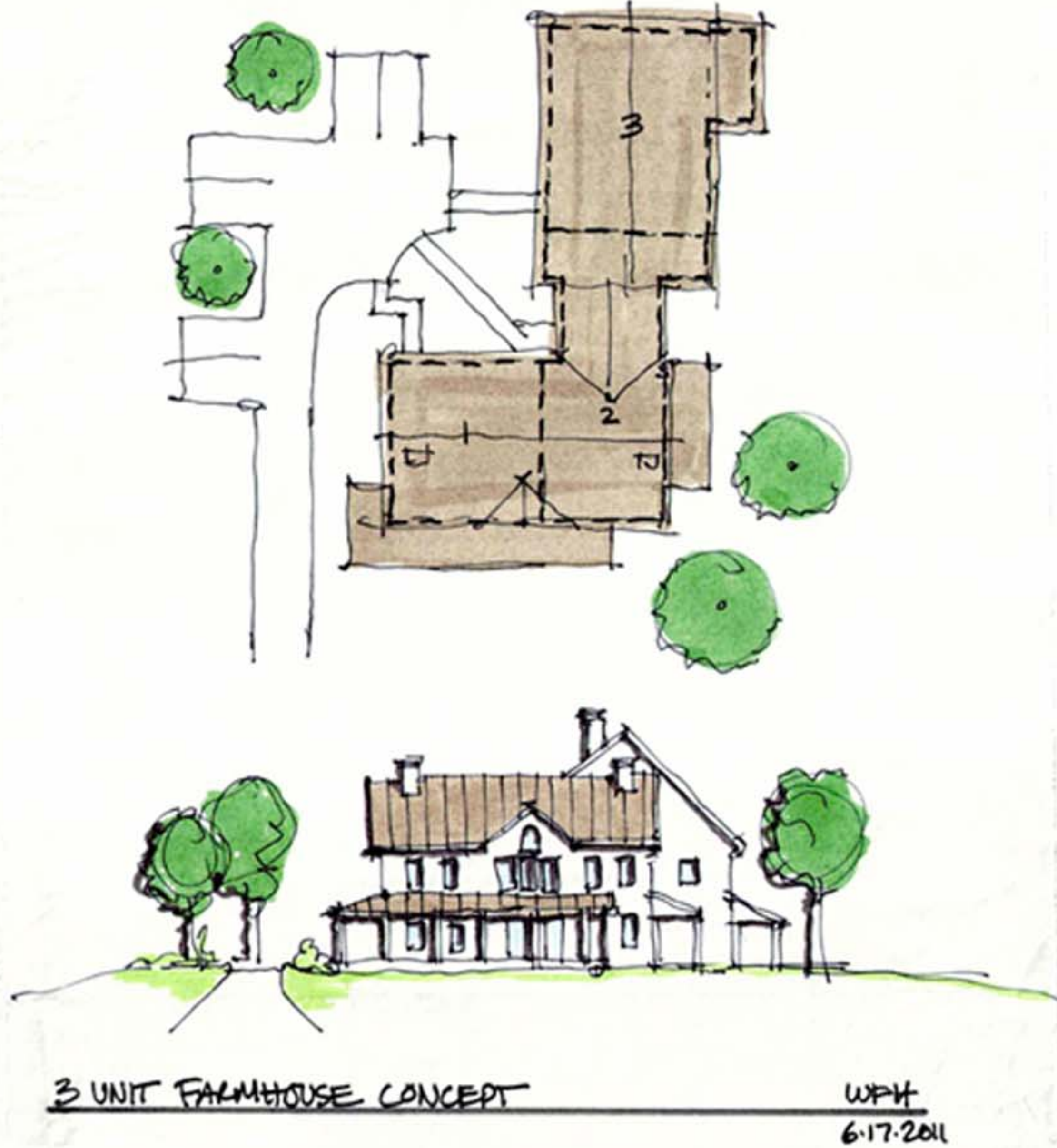
Concept Idea: Two offices on first floor, eight apartments - one and two bedroom units, extensive landscaping, New England architectural styling, wrap around porches.



Next Steps: Under the proposed zoning, the number of residential units permitted increases from three to eight. The development budget may still not be able to support exclusively rental workforce housing units but perhaps a mix of workforce housing and market rate housing and/or some for-sale units. The owner is currently considering his options for the site.



Desired Architectural Character



HOW TO GET THERE:

Regulatory Choices

- Utilize the provisions of RSA 674:53 and agree that all three towns will treat this as one development
- and-
- Consider in some cases allowing even greater density if balanced with environmental protection, and protection of the cultural resource of agricultural properties
- and-
- Allow 20% of the 78 units (15 units) to be dedicated for long term workforce housing

Goss Property Charrette
June 2011

workforce housingcoalition
OF THE GREATER SEACOAST



68 Units on 65 acres