



Workforce Housing Design Charrette

Rock Street Garage & Vicinity – Portsmouth
October 12, 2012

Presentation Outline

1. Welcome & Introductions
2. Goals for Tonight's Gathering
3. The Workforce Housing Coalition / Definitions
4. Why a Charrette?
5. Study Area: Rock Street Garage & Vicinity
6. Listening Session Recap
7. Concept 1
8. Concept 2
9. Next Steps/Recommendations
10. Questions?

The Workforce Housing Coalition of the Greater Seacoast (WHC)

- A nonprofit, education and outreach initiative founded in 2001.
- Members include businesses, municipalities and housing industry professionals.
- We recognize the integral relationship between regional housing diversity and overall economic vitality.
- We offer educational events/trainings and promote policies that will increase the supply of affordable homes for our region's workforce.

What is Workforce Housing?

- **Workforce housing is modestly-priced housing that includes single-family homes, townhouses, condominiums and apartments.**
- **By Definition:**
 - *For-sale housing which is affordable to a four-person household earning no more than 100 percent of the median area income.*
 - *Rental housing which is affordable to a three-person household earning no more than 60 percent of the median area income.*
- **In 2013, this translates to an apartment renting for no more than \$1,130 per month (including utilities) or a maximum purchase price of \$291,000.**

Examples of Workforce Housing



Squamscott Block - Exeter



Bellamy Mill – Dover

Downtowns & Gateways

Examples of Workforce Housing

Mad River Meadows,
Farmington



The Parsonage Apartments, Rye

*Small Towns &
Rural Settings*

What is a charrette?

An intensive planning session where citizens, designers and others collaborate on a vision for development.

A unique opportunity to...

- Envision workforce housing developments possible under current regulations.
- Suggest modifications to current regulations to better suit workforce housing.
- Test the financial feasibility of design concepts.
- Exercise some influence over what might ultimately be proposed for the subject sites.

The Charrette Process

1. Identify study area
2. Reach out to stakeholders
3. Research study area
4. Recruit volunteer teams
5. Site walk
6. Neighborhood listening session
7. Day-long charrette
8. Summary publication with recommendations



Study Area Overview



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Study Area



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Study Area – Uses & Zoning



A Tour of the Neighborhood



Neighborhood Listening Session

Site Walk & Listening Session



Listening Session - Discussion Questions

1) As we consider this area's potential for workforce housing and other redevelopment...

WHAT WOULD YOU LIKE TO SEE?

WHAT WOULDN'T YOU LIKE TO SEE?

2) Any **SPECIAL ISSUES** in the neighborhood?
OPPORTUNITIES OR CHALLENGES?

Listening Session - Feedback





Charrette!

Charrette – October 12, 2012



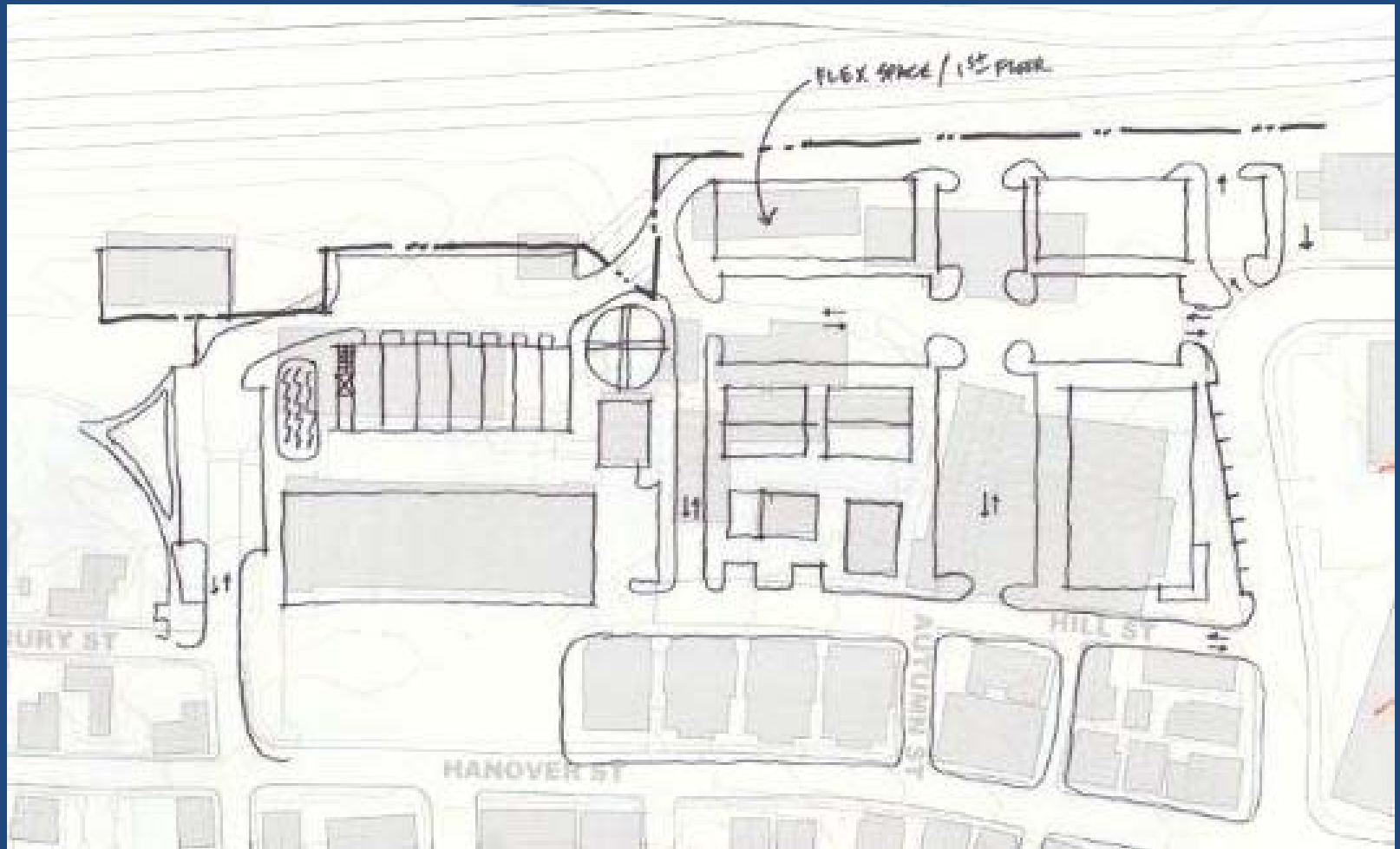


Design Concept 1



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Study Area



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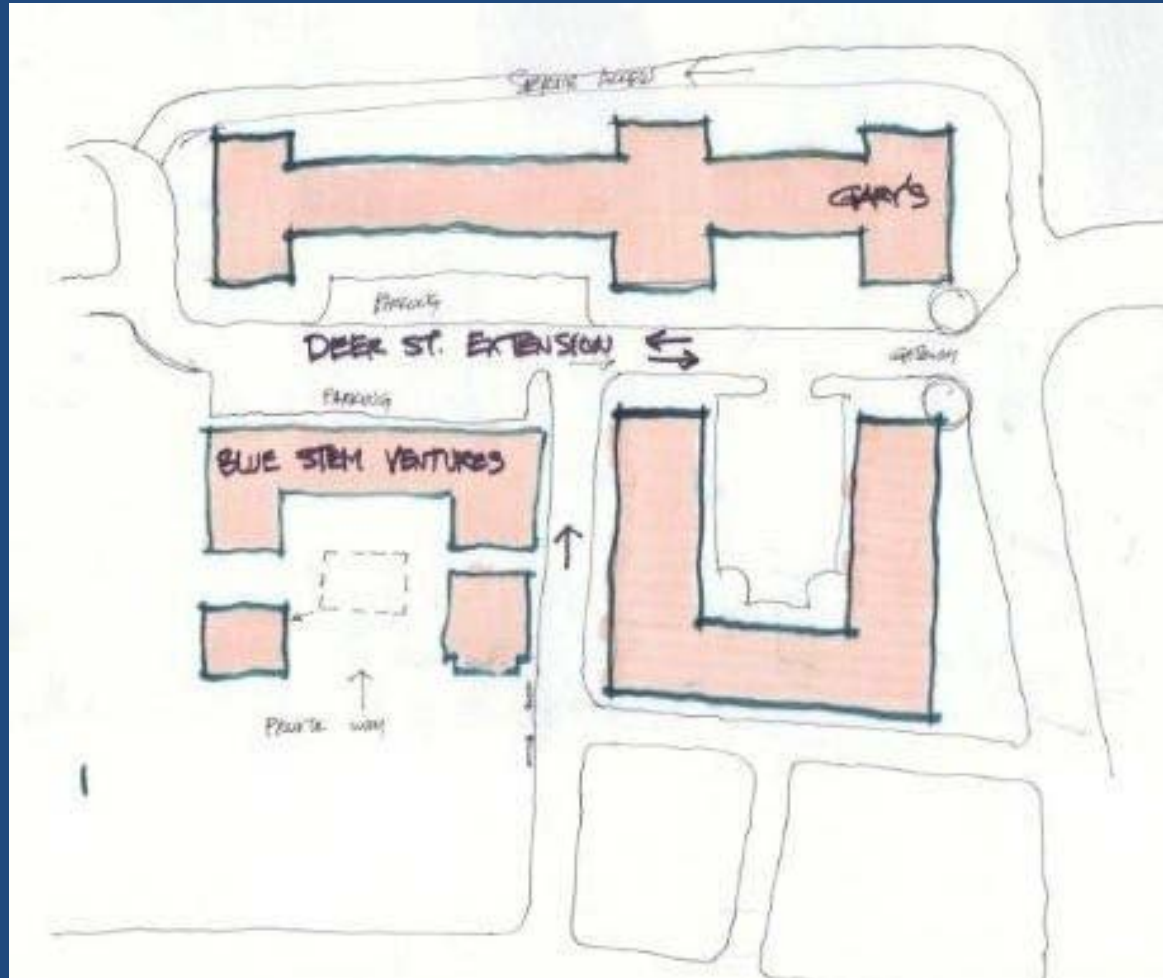
Design Concept 1





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Design Concept 1



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Design Concept 1

Concept 1: Review

- City tears down Rock Street Garage, donates land to enable development of 10 units of live/work space
 - Town house style
 - 1st floor work space (800 sq. ft.)
 - 2nd & 3rd floor living space (total 1,200 sq. ft.)
 - 7 units workforce housing; 3 market rate
- Workforce housing : sell for \$240k-\$270k or rent \$1,110-\$1,400/mo. (Work space could be sold/rented separately)
- Integrate parking needs of Kearsarge Mill with workforce housing – 2 level parking structure
- 3 smaller buildings possible for creative/industrial use abutting RR tracks (e.g. blacksmith Peter Hapney) .
- Reconfigure adjacent parcels to maximize options (inc. green space) and improve vehicle/pedestrian access.



Design Concept 2



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Design Concept 2



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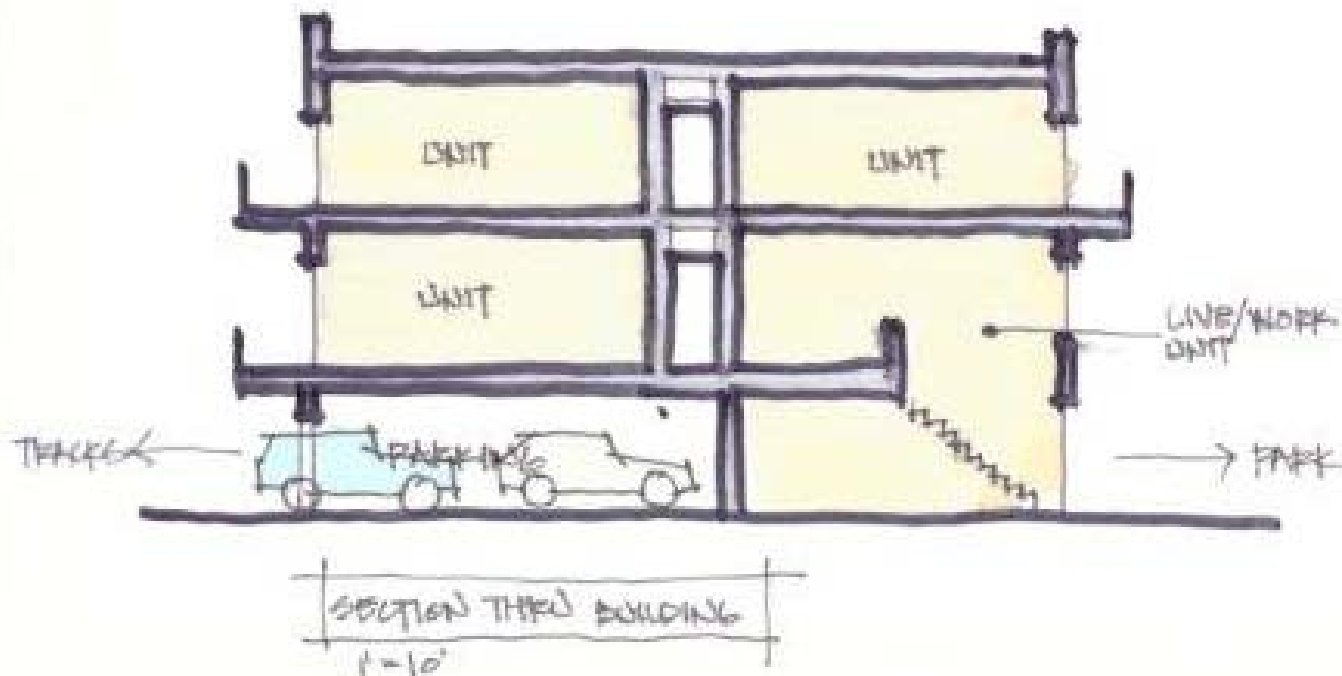
Design Concept 2



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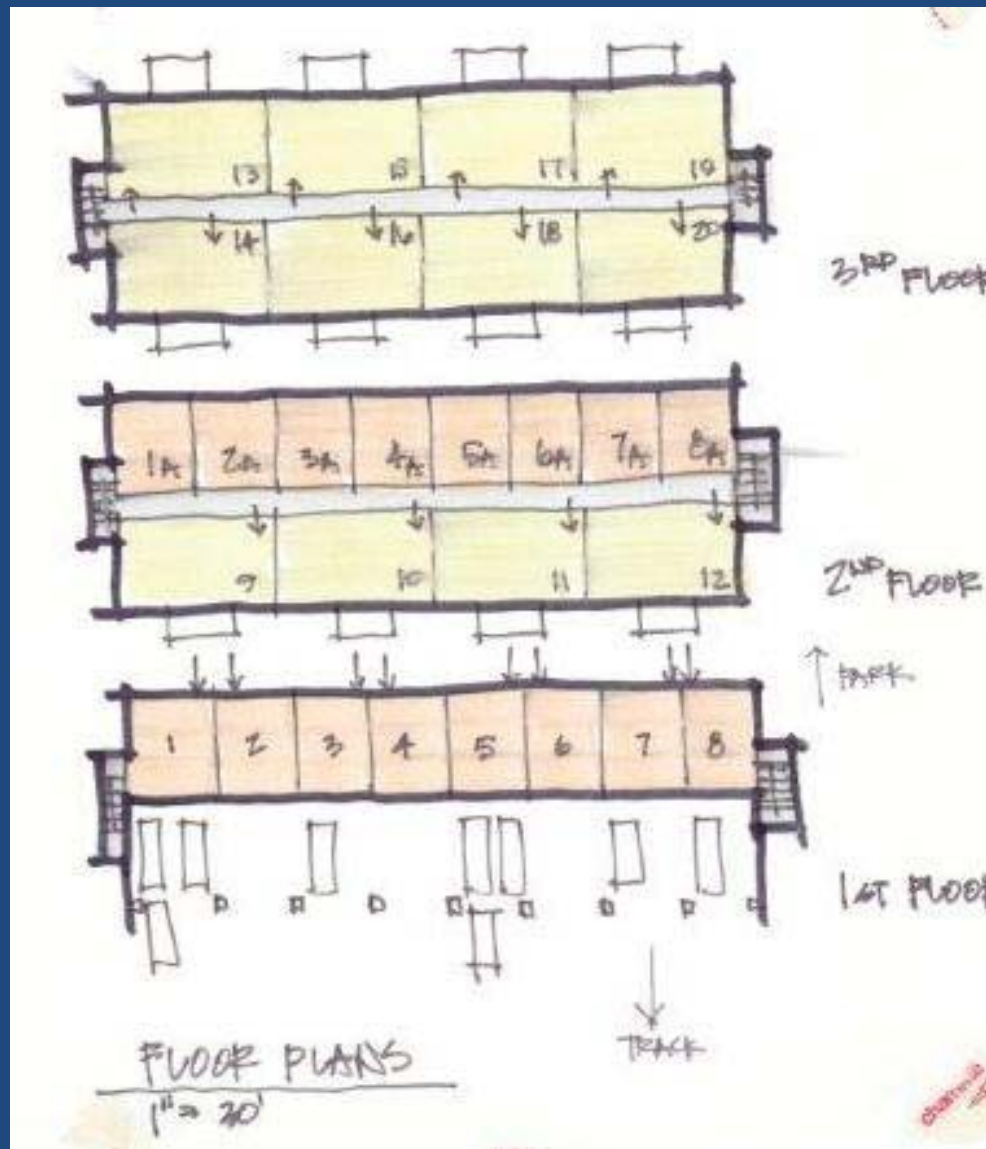
Design Concept 2





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Design Concept 2



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Design Concept 2

Concept 2: Review

- City works with landowners to enable pedestrian/bike greenway – connects Rock Street Park to downtown at corner of Bridge and Deer Streets.
- City tears down Rock Street Garage; public/private partnership enables development of 20 units of workforce housing.
 - 1 and 2 bedroom units; 600-1,200 sq. ft.
 - Either rental or ownership
 - Resident parking underneath building – 1.5 spaces/unit
- City works with RR to create vehicular access via new road parallel to tracks and by extending Autumn St.
- After lot reconfiguration, similar development could occur on adjacent privately-owned parcels.



Recommendations & Next Steps

Recommendations:

City of Portsmouth

- *Tear down Rock Street Garage; forge a public/private partnership to facilitate a 10-20 unit workforce housing development.*
- Continue to convene residents and private owners; develop a comprehensive Master Plan for the neighborhood.
- Establish a TIF District to fund infrastructure improvements.
- Create a zoning overlay to accommodate parcel reconfiguration (or clean up mix of zoning).
- Work with RR to secure land, allowing for additional parking and/or access.

Recommendations:

Residents of the Neighborhood

- Advocate for redevelopment of Rock Street Garage.
- Consider that a well-designed housing (or mixed use) development will add “eyes on the street,” increasing safety & vitality of neighborhood.
- Work with the City to address on-street parking crunch; any redevelopment proposal should meet projected parking demand on-site.
- Insist on an active role when/if City rezones this area.
- Seek “win-win” with adjacent private owners and City – reconfiguring lots could yield new green space, parking, etc.

Recommendations:

Adjacent Private Owners

- Offer to provide input when/if City seeks a public/private partnership to enable redevelopment of Rock Street Garage.
- Ask City to convene a workgroup of private owners and residents to develop a comprehensive Master Plan for the neighborhood.
- Insist on an active role when/if City rezones this area.
- Seek “win-win” with residents and City – your development options could increase if you help meet demand for green space, parking, etc.



Questions?

For More Information:

Contact:

Lisa Henderson
Executive Director
Workforce Housing Coalition
of the Greater Seacoast
1 Middle Street, Suite 211
PO Box 4772
Portsmouth NH 03802-4772

(603) 205-0539
www.seacoastwhc.org

