



PORTSMOUTH COMMUNITY POLICING FACILITY

PUBLIC INPUT MEETING
9/21/2023

AGENDA

- Introductions
- Review of last meeting: portsnh.co/policingfacility
- Space needs
- Site selection process
- Test fit of highest ranked sites
- Next steps
- Q&A



COMMUNITY-ORIENTED POLICING FOR PORTSMOUTH

More information and the full presentation can be found at:
portsnh.co/policingfacility



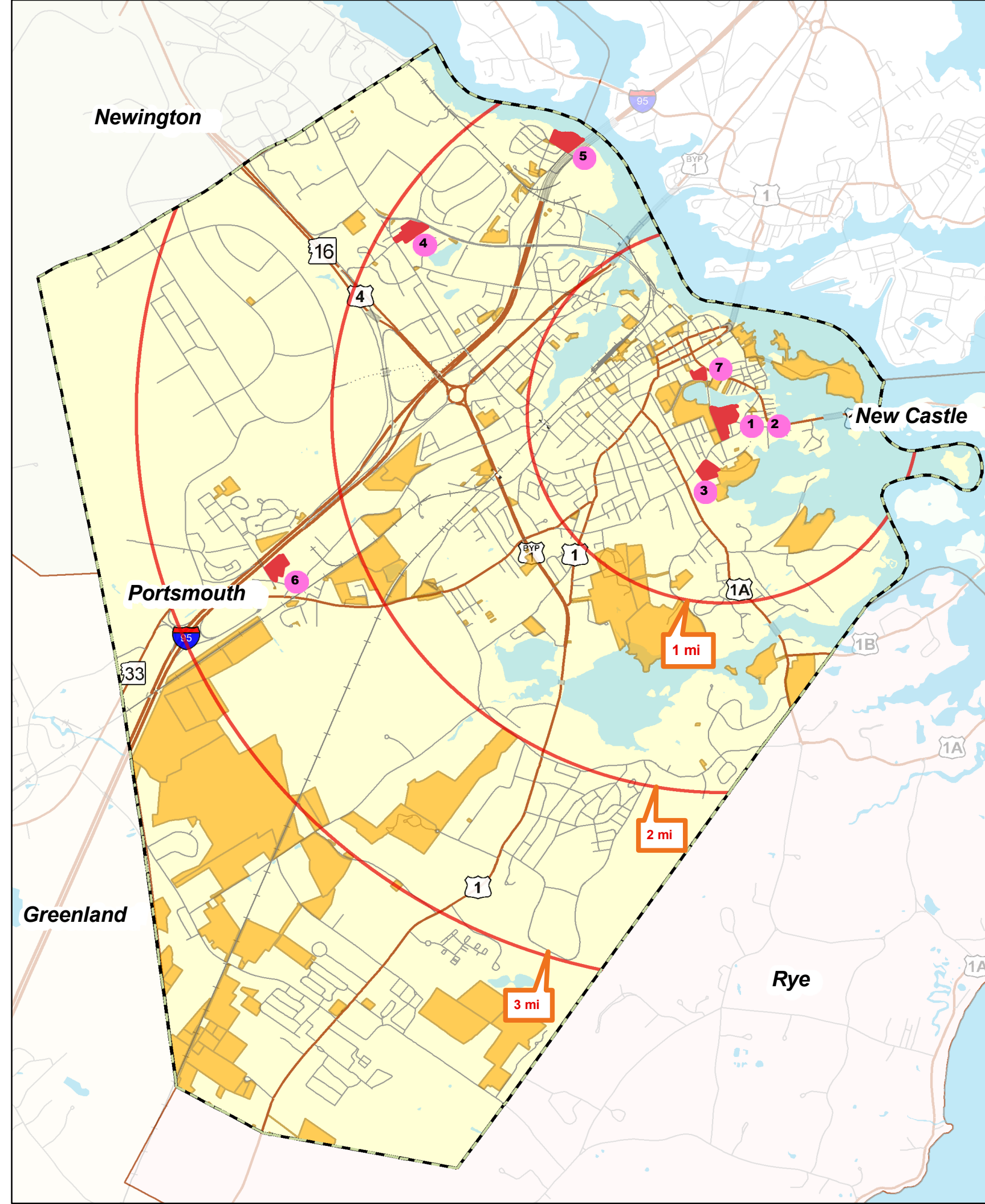
DEFINING SPACE NEEDS PROCESS

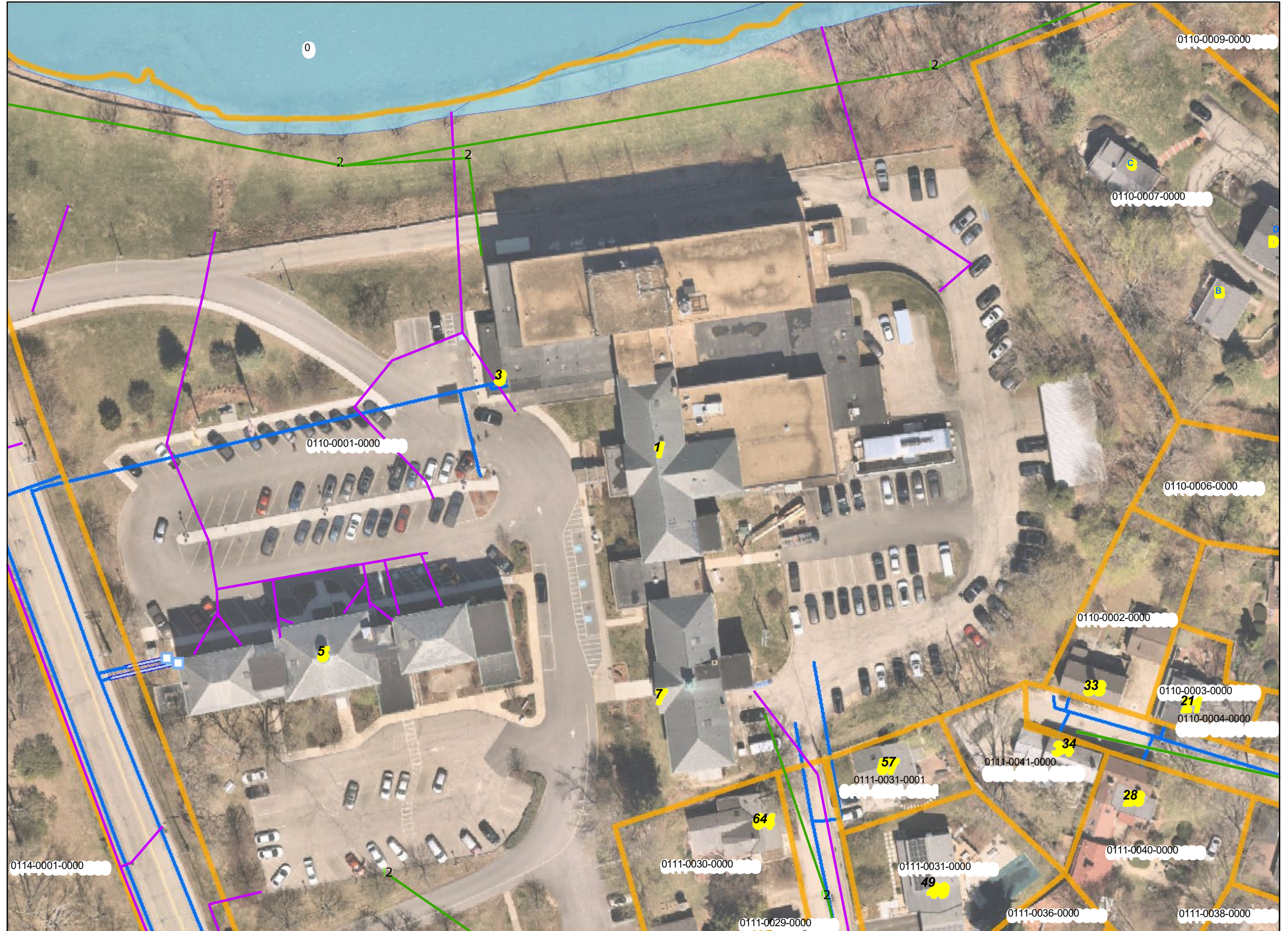
More information and the full presentation can be found at:
portsnh.co/policingfacility



SITE SELECTION PROCESS

More information and the full presentation can be found at:
portsnh.co/policingfacility





SITE
1

1 Junkins Ave
Existing PD 45000 SF

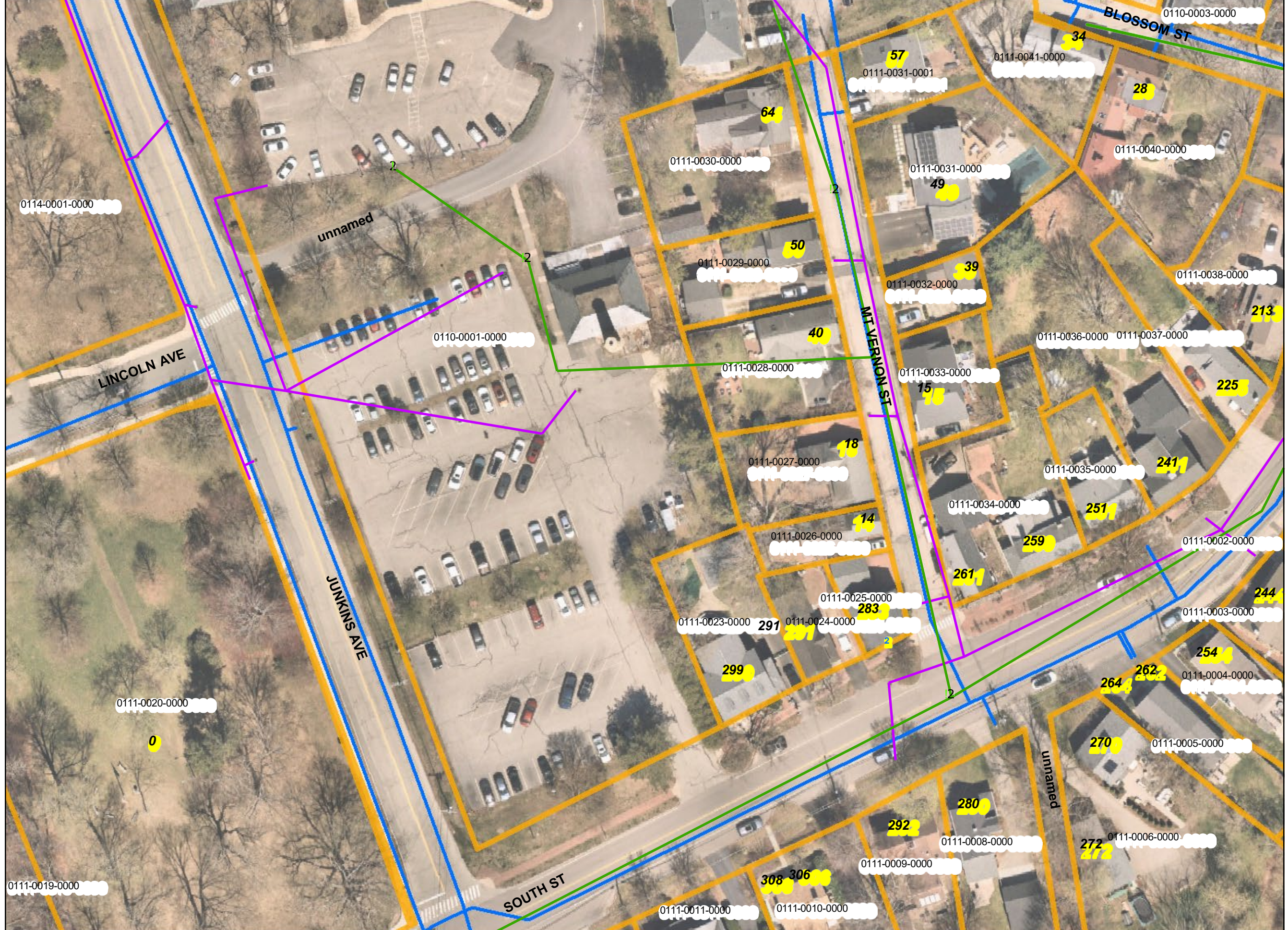
Legend

— Drain Main
— Sewer Main

— Parcel Lines
— Water Main

0 20 40 80 Feet



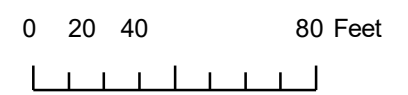


SITE
2

1 Junkins Ave
2.5 AC

Legend

- | | |
|--|--|
|  Drain Main |  Parcel Lines |
|  Sewer Main |  Water Main |





SITE
3

Clough Drive
3.92 AC

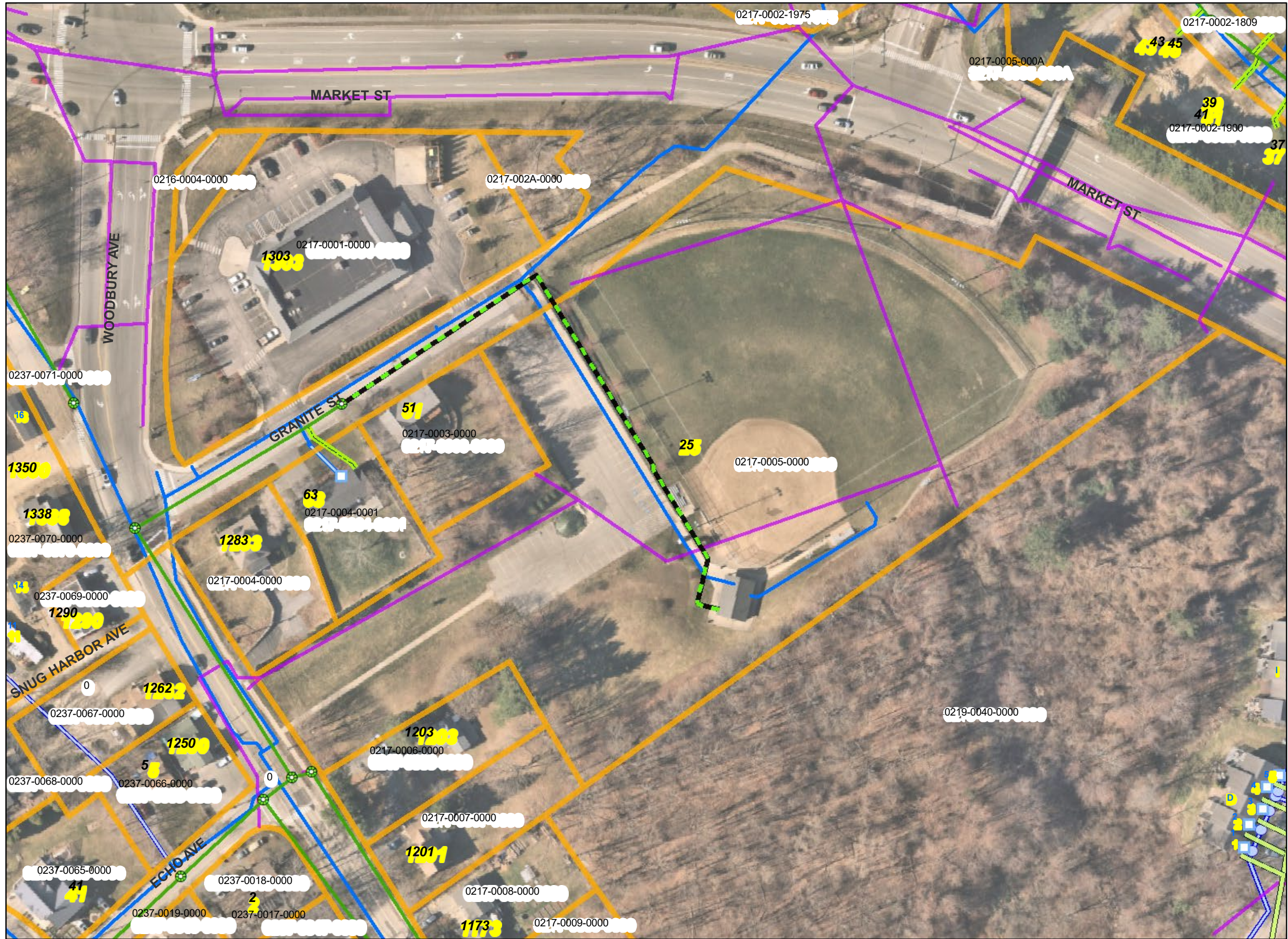
Legend

— Drain Main
— Sewer Main

— Parcel Lines
— Water Main





0 25 50 100 Feet

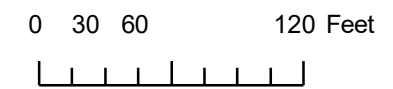




SITE
4
25 Granite St
3.9 AC

Legend

- | | |
|--|--|
|  Drain Main |  Parcel Lines |
|  Sewer Main |  Water Main |





0212-0162-0000

0212-0163-0000

0212-0165-0000

10

0212-0166-0000

0212-0143-0000

0212-0144-0000

0212-0004-0001

0212-0004-0000

0212-0004-0001

0212-0006-0000

0212-0007-0000

0212-0008-0000

0212-0009-0000

0212-0010-0000

0212-0011-0000

0212-0012-0000

0212-0017-0000

0212-0003-0000

0212-0003-0001

0212-0002-0001

0212-0002-0000

0212-0010-0001

0212-0010-0000

0212-0001-0000

0212-0011-0001

0212-0011-0000

0212-0012-0000

134 Preble Way
5.29 AC

SITE
5

Legend

Drain Main
Sewer Main

Parcel Lines
Water Main

0 25 50 100 Feet





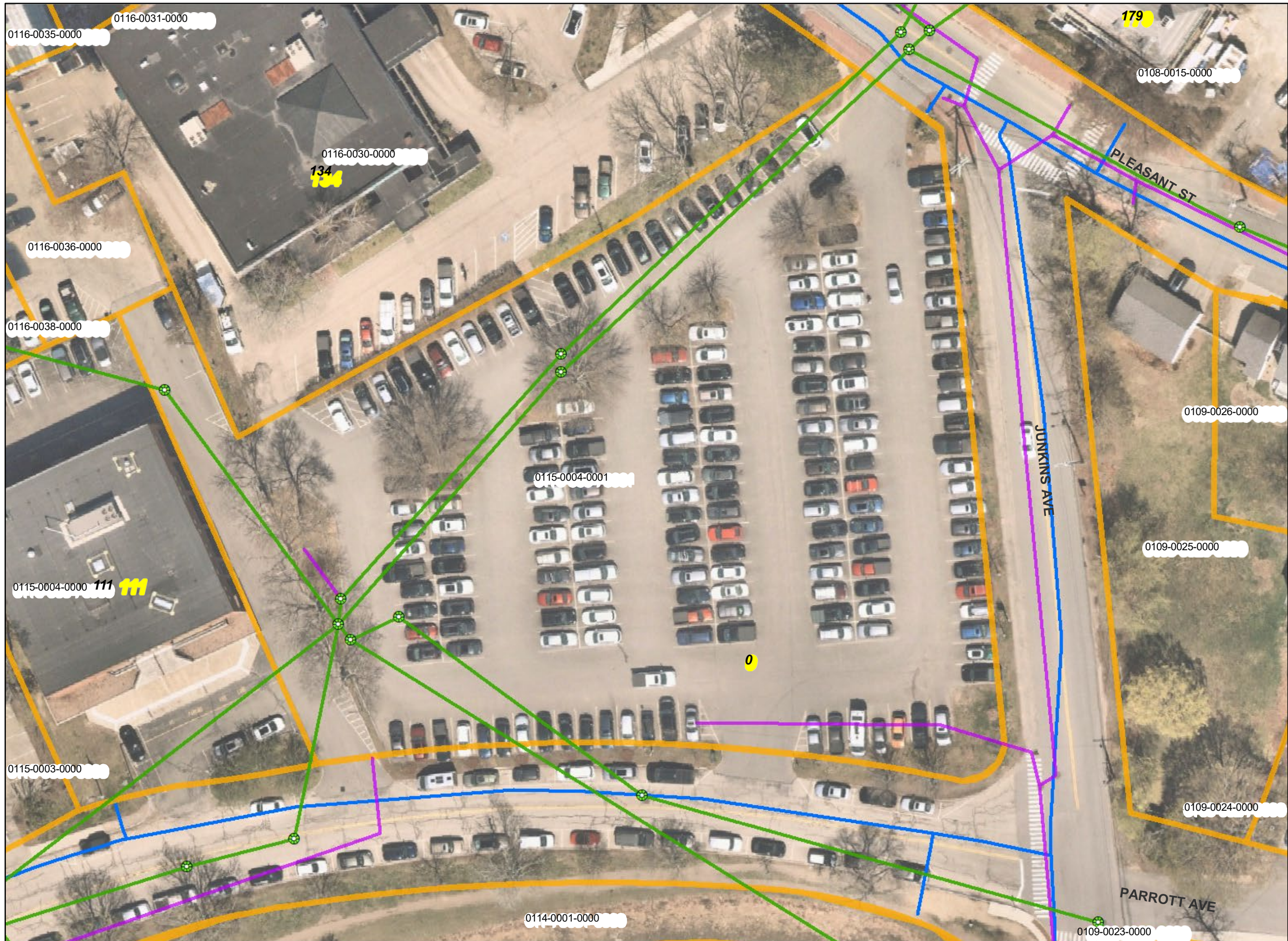
SITE
6

35 Sherburne Rd
5.33 AC

Legend

- Drain Main
- Sewer Main
- Parcel Lines
- Water Main





0116-0035-0000

0116-0031-0000

0116-0030-0000

134

0116-0036-0000

0116-0038-0000

0115-0004-0000

111

0115-0003-0000

0115-0004-0001

0

0114-0001-0000

0108-0015-0000

PLEASANT ST

0109-0026-0000

0109-0025-0000

0109-0024-0000

0109-0023-0000

PARROTT AVE

179

SITE
7

Parrott Ave
1.65 AC

Legend

Drain Main
Sewer Main

Parcel Lines
Water Main

0 15 30 60 Feet



Portsmouth Community Policing Facility

Portsmouth, NH

Project No. 23-013-00

July 11, 2023		Site Selection Matrix							
No.	EVALUATION CRITERIA	Criteria Value	Site “1”	Site “2”	Site “3”	Site “4”	Site “5”	Site “6”	Site “7”
1.	Appropriate Surrounding Land Use	7							
2.	Proximity to other City Facilities / Functions	6							
3.	Site Size: Ease of Future Expansion	10							
4.	Site Development: Relocation/Demolition/etc.	9							
5.	Access: Vehicular/Pedestrian/Public Transportation	8							
6.	Impact on Redevelopment	6							
7.	Proximity to Potential Hazards	9							
8.	Ease of Land Acquisition	7							
9.	Adequacy of Infrastructure	8							
Total Score		70							
		RANK							

Site Options:

- Site “1”: 1 Junkins Avenue (City Hall - Existing PD location)
- Site “2”: Parrott Avenue (Parking Lot)
- Site “3”: Clough Drive (School Field)
- Site “4”: 134 Preble Way (Hislop Field)
- Site “5”: 25 Granite Street (Ball Field)
- Site “6”: 35 Sherburne Road (Old Lister Academy)
- Site “7”: City Hall Lower Lot

Site Selection Criteria

1.1 Appropriate Surrounding Land Use:

An evaluation is conducted of the land use adjacent to a proposed site and an assessment of its compatibility to the intended function of a Law Enforcement / Public Safety Facility. Factors such as adjacent office utilization, as an example, would be considered favorable, while single-family detached usage would be less favorable due to the potential of adverse impact upon the Residential Community.

1.2 Proximity to other City Facilities / Functions:

Is the proposed site in proximity to existing City Facilities to the extent that access is enhanced and that the interrelationship of Municipal functions is considered?

1.3 Site Size / Ease of Expansion:

Is the proposed site of sufficient size to accommodate, economically, both current and future spatial needs without utilizing costly construction techniques or systems?

1.4 Zoning: *removed as a criteria per the City*

1.5 Site Development Considerations:

Does the site have any characteristics that require special attention such as existing structures that need to be demolished and disposed of; are there any environmental issues that will need to be remediated, or other potential issues that may result in higher than average development costs?

1.6 Access: Vehicular/Pedestrian/Public Transportation:

Does Public Transportation currently serve the site or provide access within a reasonable radius? Is the property located on arterial roadways, which have a service level appropriate to the proposed facility needs?

1.7 Impact on Downtown Redevelopment:

Does the site, because of its proximity to the Downtown core, have the potential of serving as a positive force on redevelopment?

1.8 Proximity to Potential Hazards:

Are there factors or physical elements that are located in proximity to the site that can potentially affect the site, including roadways, and/or railroads, which are utilized to transport hazardous materials? Is the site located adjacent to or within the impact zone of a facility; which stores space or utilizes materials that could result in a hazardous event?

1.9 Ease of Acquisition:

Does the Municipality already own the property, or can the property be obtained by purchase or trade from a willing landowner(s) or will it potentially result in delay of acquisition as the result of a "non-motivated" seller?

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1.10 Adequacy of Infrastructure:

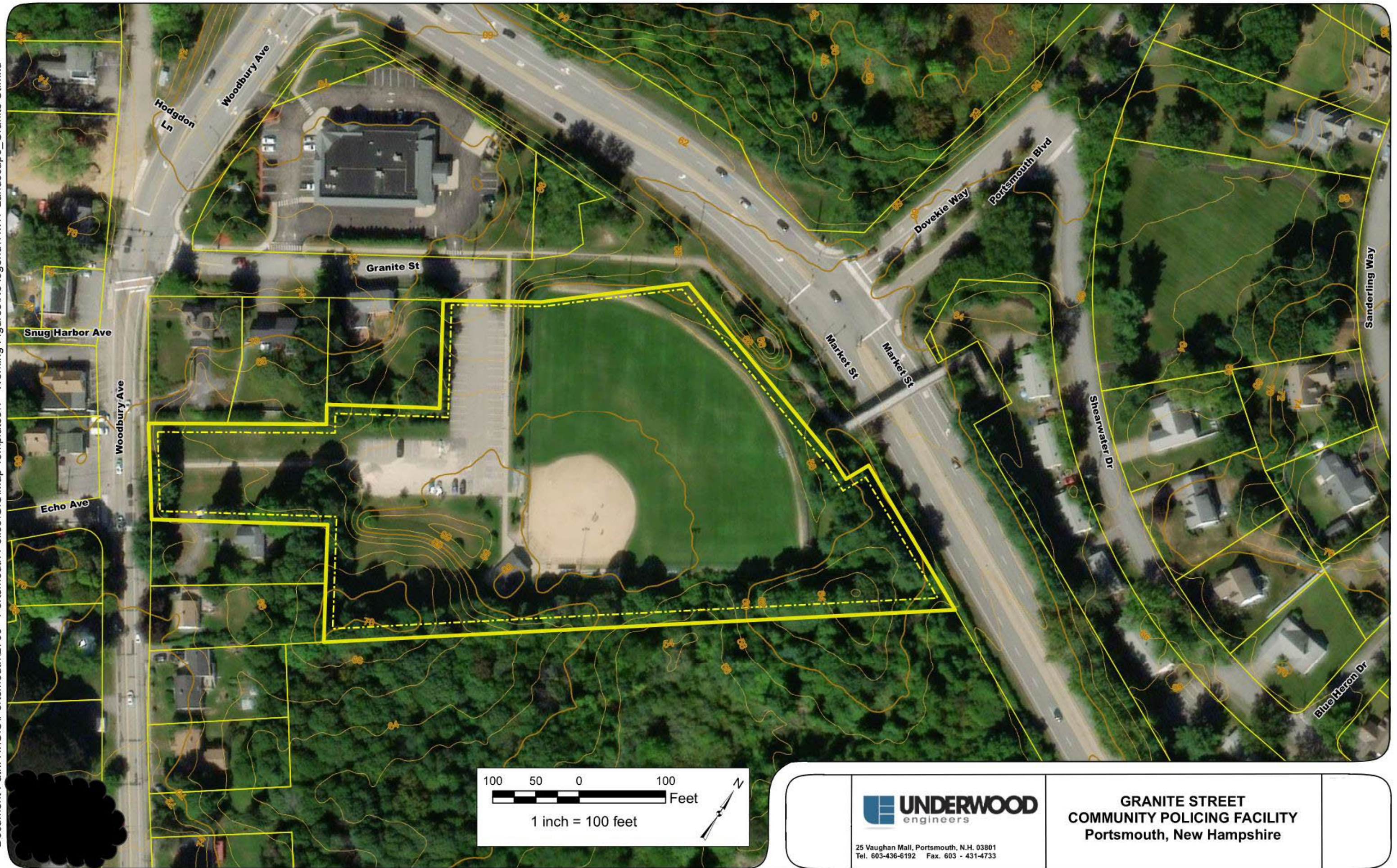
Is the site currently served by utility systems, such as water, sewer, power, gas and storm water drainage systems, which have sufficient capacity to accommodate anticipated need?



TEST FIT OF HIGHEST RANKED SITES

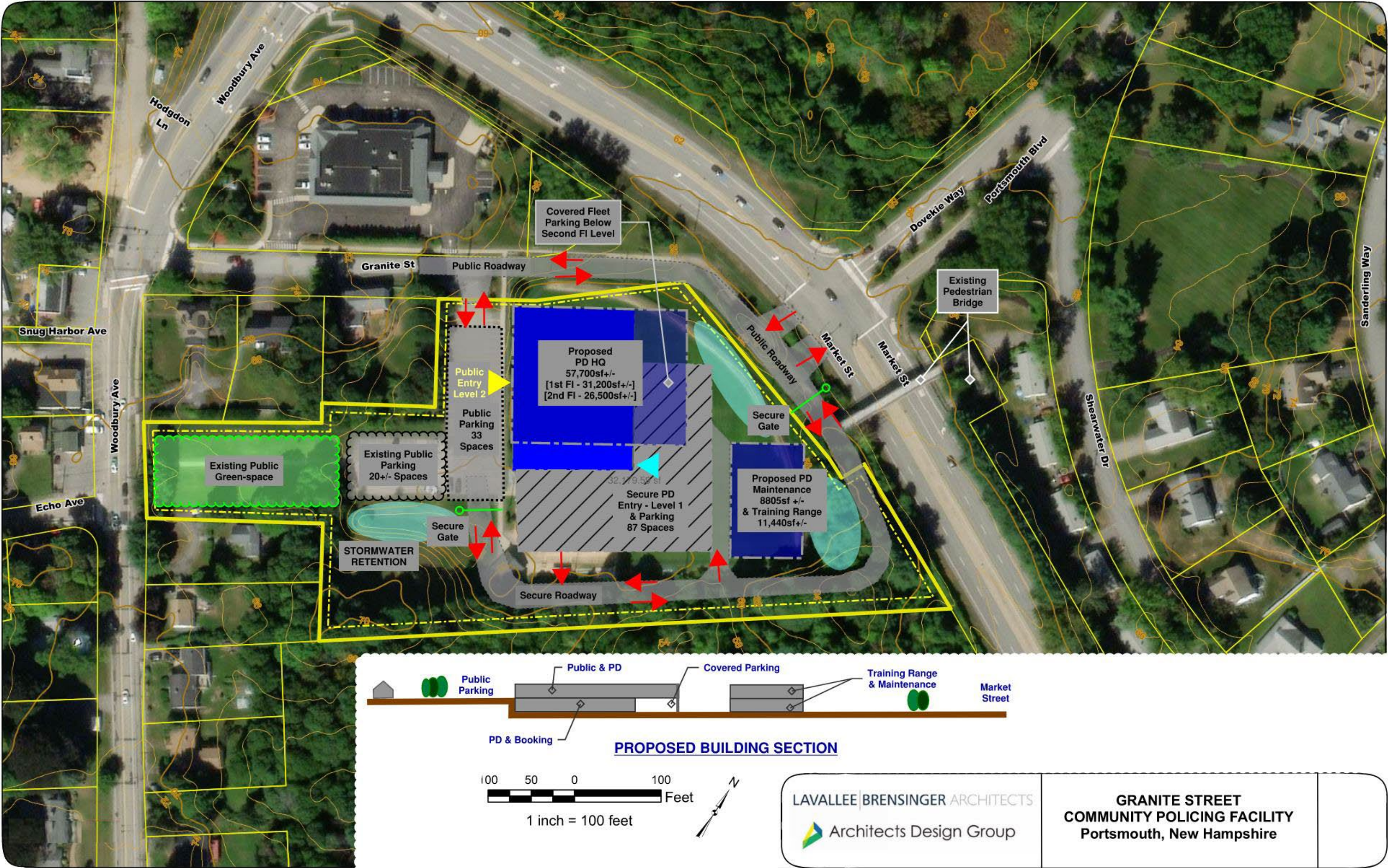


GRANITE STREET



25 Vaughan Mall, Portsmouth, N.H. 03801
Tel. 603-436-6192 Fax. 603 - 431-4733

**GRANITE STREET
COMMUNITY POLICING FACILITY**
Portsmouth, New Hampshire



City of Portsmouth Community Policing Facility
City Project Number 16123
Lavallee Brensinger Architects Project Number – 23-013-00

Site Test Fit Site Designs – PROS & CONS

Site Location: Granite Street

PROS	CONS
<ul style="list-style-type: none">• Maintains 20+/- community parking spaces to access the existing green-space.• Existing Public green-space could be improved to a play-space & promotes community connectivity with PD.• Site can accommodate all program areas.• All parking is on-grade.• Maintenance & Training Range located away from public areas.• Potential cost savings to maintain 33+/- existing Public parking spaces.• Efficient PD vehicle circulation around site facilities.• Building site is visible & accessible from Market Street.• Site is in close proximity to Downtown via Market Street.• Signalization improvements at Market Street site entry could include at-grade pedestrian crossing control.• Potential cost savings for not repairing & redesigning Market Street pedestrian bridge.	<ul style="list-style-type: none">• Market Street building façade visually obstructed by existing pedestrian bridge if not removed.• Requires the removal of an existing recreational ballfield & its potential replacement on another City site.• Some existing utilities on site (e.g. drain) may conflict with the building location & require modification/relocation.• Will require new vehicle drive access to Market Street.



SHERBURNE ROAD



interstate Route 95

Blue Star Turnpike

Blue Star Turnpike

Robert J. Lister Academy

Greenland Road

Sherburne Road

Greenland Road

Greenland Road

Borthwick Ave.

LAVALLEE BRENSINGER ARCHITECTS
Architects Design Group

SHERBURNE ROAD
COMMUNITY POLICING FACILITY
Portsmouth, New Hampshire



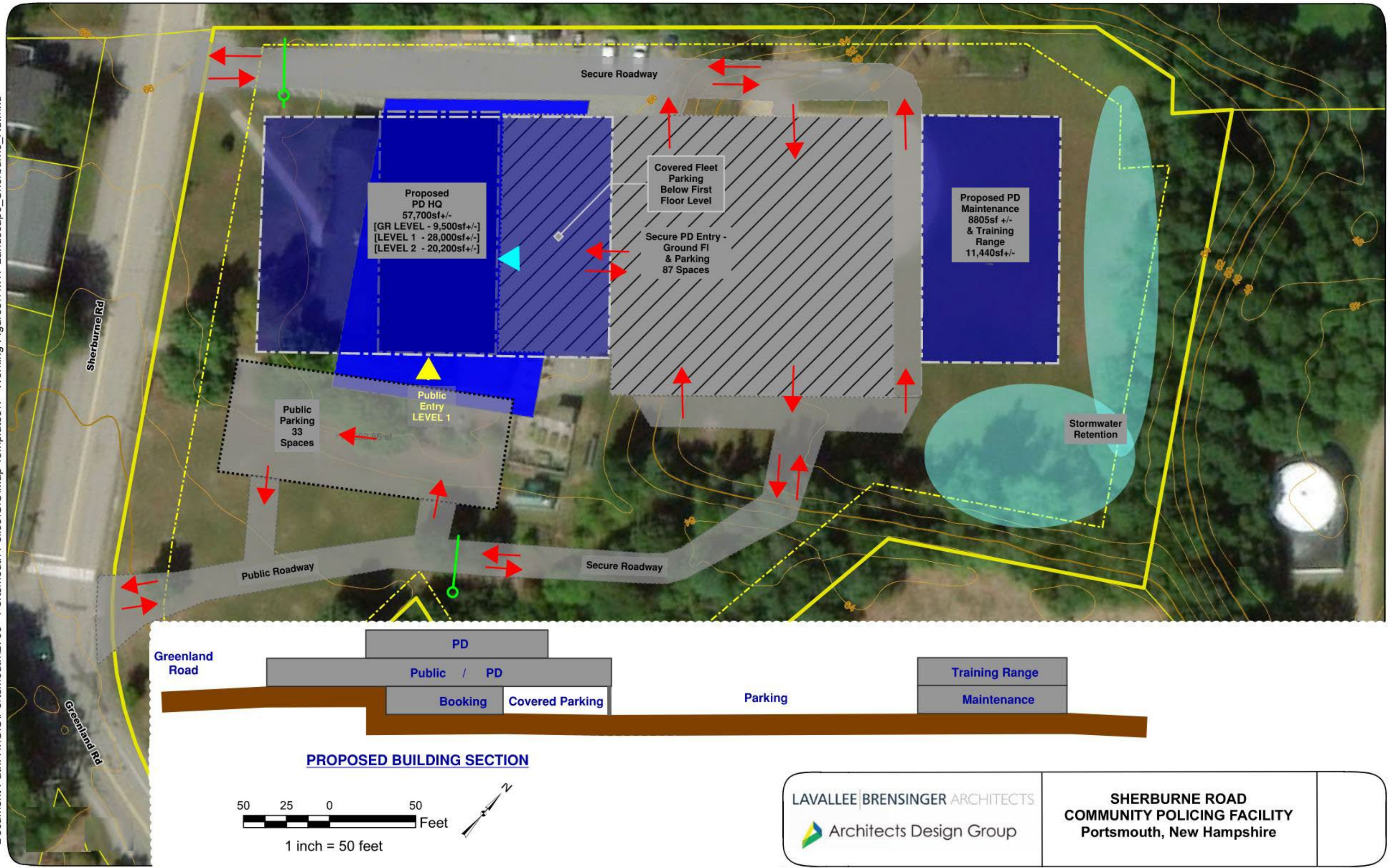
Legend

- | | |
|--------------------|--------------|
| Police Boundaries | 10ft Contour |
| Property Easements | 2ft Contour |
| Property Boundary | |



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**SHERBURNE ROAD
COMMUNITY POLICING FACILITY
Portsmouth, New Hampshire**



City of Portsmouth Community Policing Facility
City Project Number 16123
Lavallee Brensinger Architects Project Number – 23-013-00

Site Test Fit Site Designs – PROS & CONS

Site Location: Sherburne Road

PROS	CONS
<ul style="list-style-type: none">• Site can accommodate all program areas.• A 2-Story proposed building is similar height to the existing on-site school building.• Sloping site provides on-grade access to a lower level.• Direct Public access to parking connects with an existing roadway intersection.• Limited vehicle circulation interaction between PD & Public.• Maintenance & Training Range are located away from Public view.• Sloping site provides opportunity for a large, covered Fleet vehicle parking.• Site is bounded by a residential community ONLY at the Sherburne Street elevation.• Site access is predominantly through commercial neighborhoods.• All parking on-grade.• Site has access to Water and Sewer utilities.• Site is already cleared.	<ul style="list-style-type: none">• Requires the removal of an existing recreational ballfield & its potential replacement on another City site.• Secure access roads require regrading down to a lower level parking.• Added cost for existing building demolition.• Added cost for potential environmental remediation.• Site is remote from City center.• Access to Greenland Avenue (Rt-33) may be affected by local traffic conditions.• May require maintaining historic building façade.

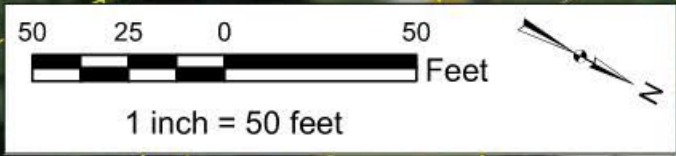
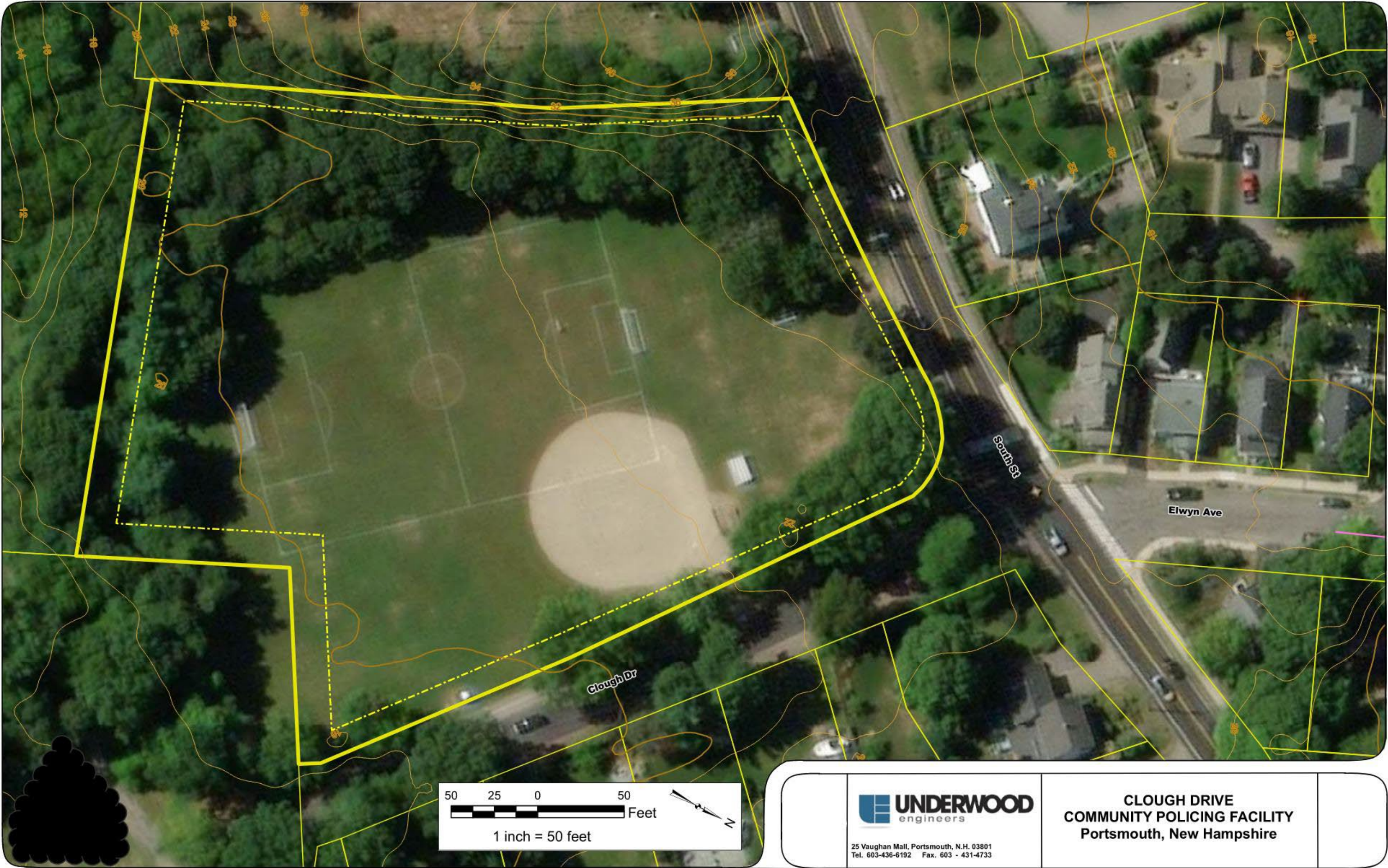


CLOUGH DRIVE



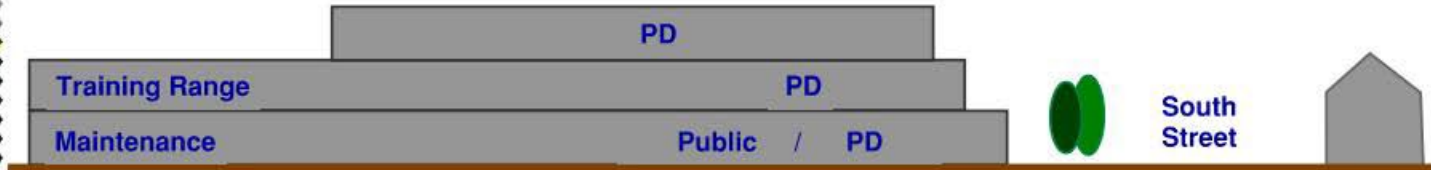
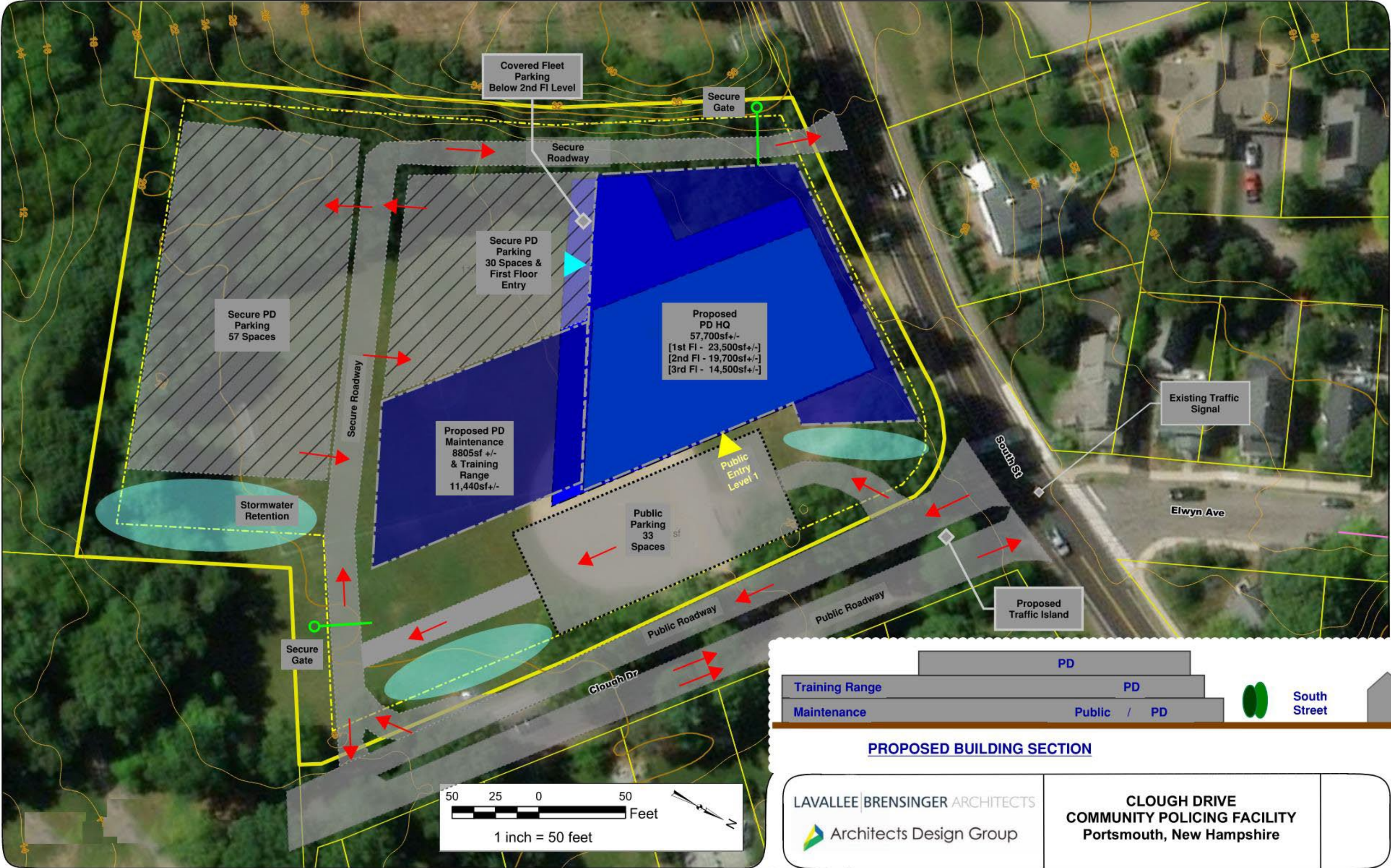
LAVALLEE | BRENSINGER ARCHITECTS
Architects Design Group

**CLOUGH DRIVE
COMMUNITY POLICING FACILITY**
Portsmouth, New Hampshire




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**CLOUGH DRIVE
COMMUNITY POLICING FACILITY
Portsmouth, New Hampshire**



PROPOSED BUILDING SECTION

 LАVАLLEE BRENSINGER ARCHITECTS Architects Design Group	CLOUGH DRIVE COMMUNITY POLICING FACILITY Portsmouth, New Hampshire	

City of Portsmouth Community Policing Facility
City Project Number 16123
Lavallee Brensinger Architects Project Number – 23-013-00

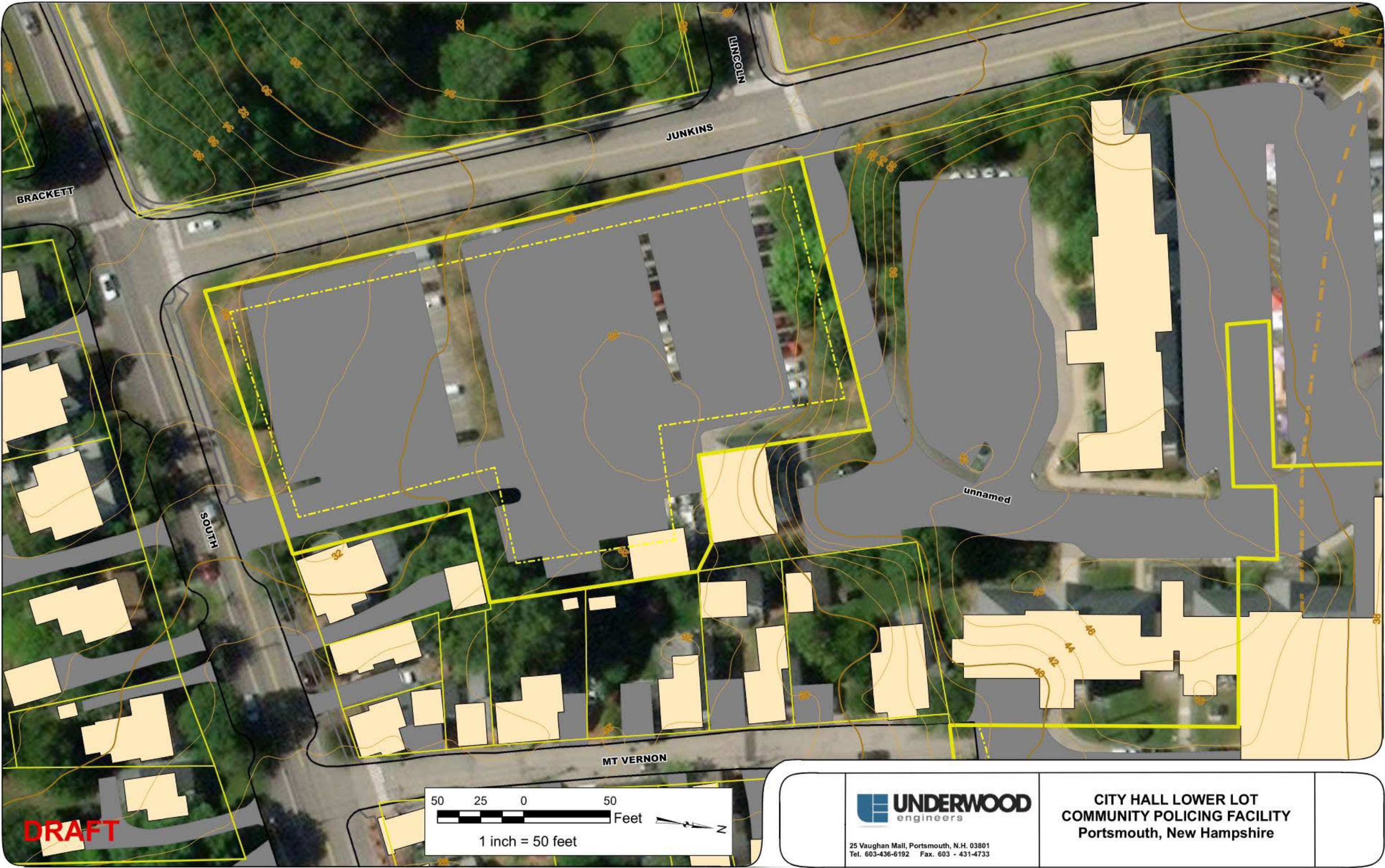
Site Test Fit Site Designs – PROS & CONS

Site Location: Clough Drive

PROS	CONS
<ul style="list-style-type: none">• Site can accommodate all PD program areas.• Clough Drive improvements could help organize Little Harbor School & PD-HQ vehicle circulation.• Efficient PD vehicle circulation around site facilities.• PD has direct access to South Street.• Site is in close proximity to downtown & City Hall.• Site can accommodate all parking on grade.• Topography is generally level.• Access to water and sewer utilities.	<ul style="list-style-type: none">• A proposed 3-Story building is in a 2-1/2 story residential neighborhood.• Requires the removal of an existing recreational ballfield & its potential replacement on another City site.• Clough Drive / South Street intersection may require improvements.• Little Harbor School & PD-HQ will share vehicle circulation.• Little Harbor School student dismissal & drop-off practices on Clough Drive may impact PD-HQ operations.• 25' cemetery buffer (per NH RSA) may affect site development usage.• PD circulation drive parallel to cemetery may require grading controls.• Site drainage may be difficult to accommodate.



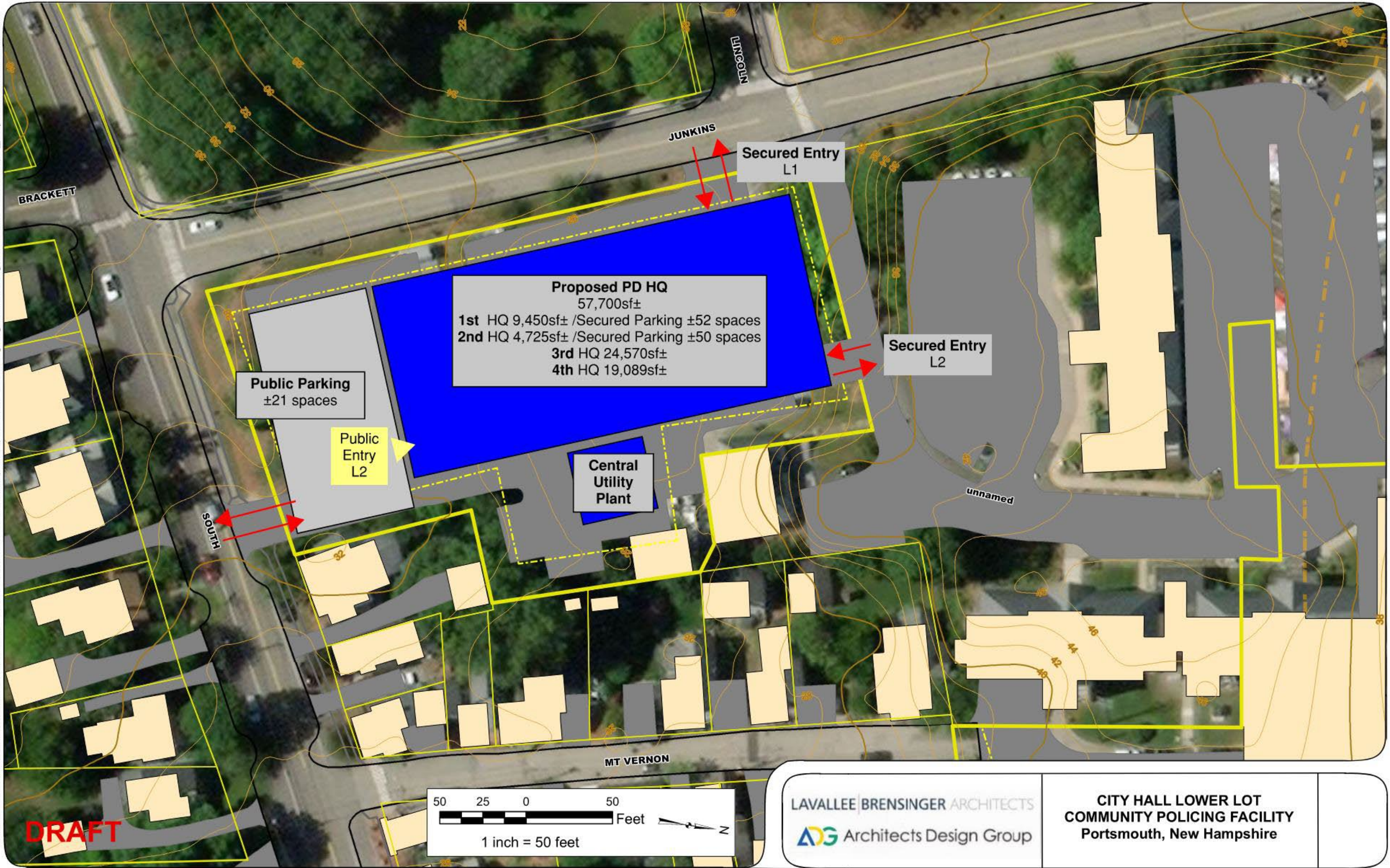
CITY HALL LOWER LOT

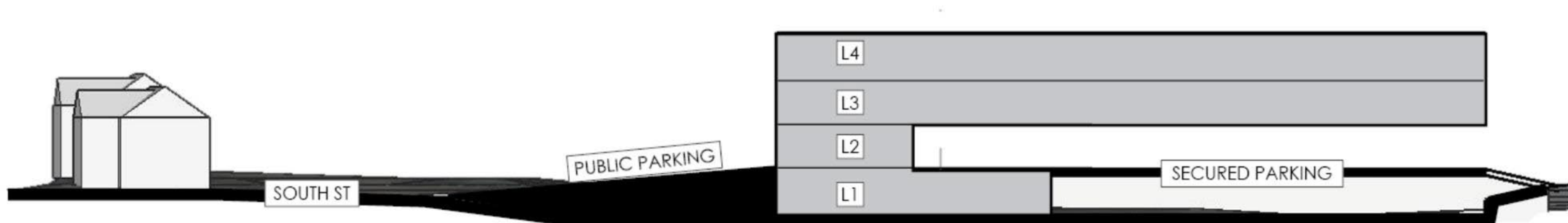
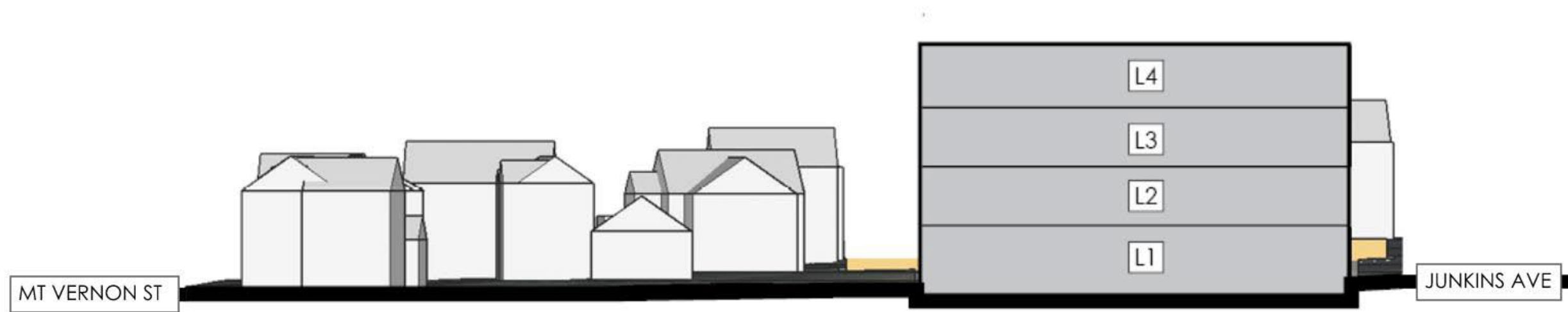


UNDERWOOD
engineers

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**CITY HALL LOWER LOT
COMMUNITY POLICING FACILITY**
Portsmouth, New Hampshire





City of Portsmouth Community Policing Facility
City Project Number 16123
Lavallee Brensinger Architects Project Number – 23-013-00

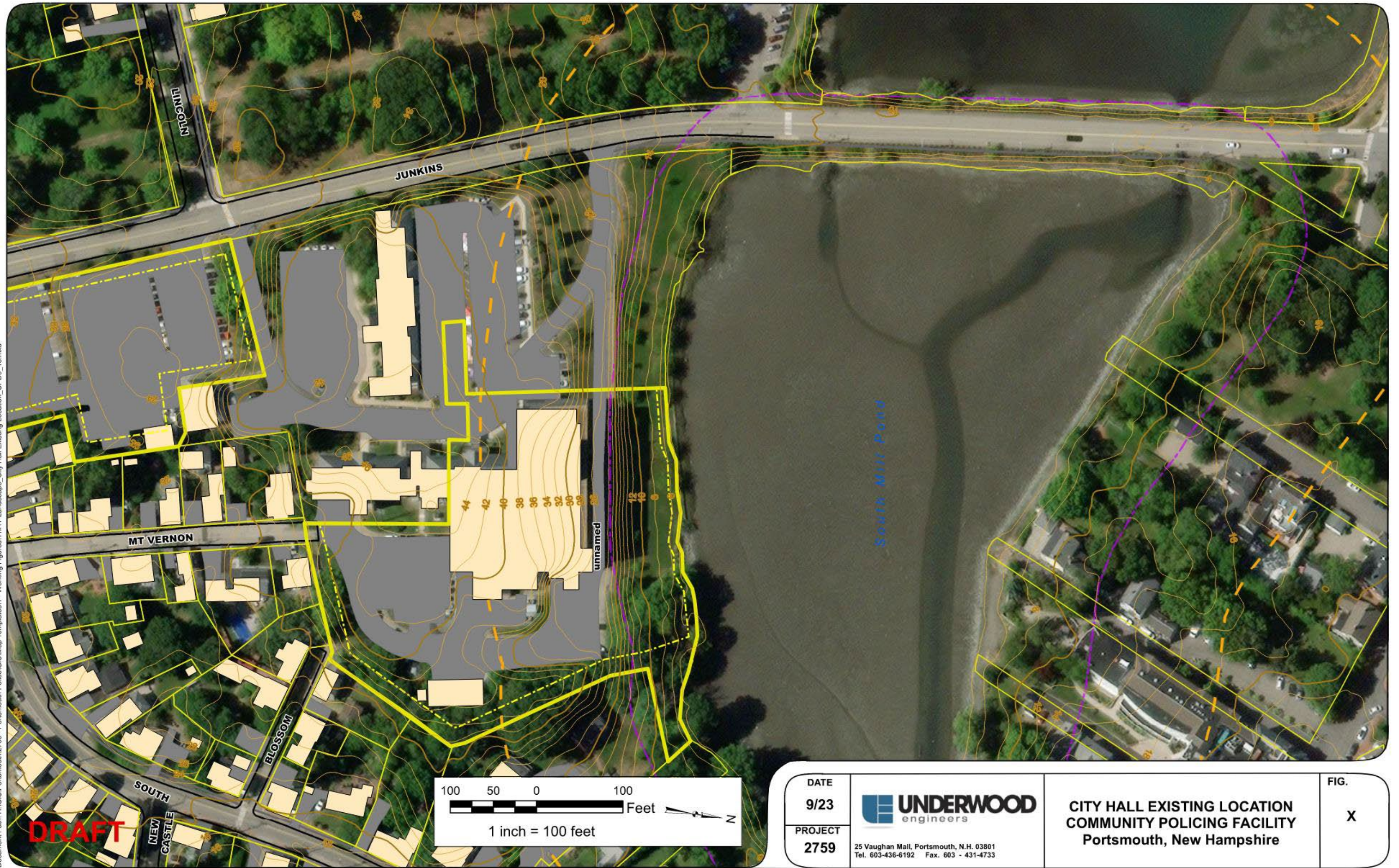
Site Test Fit Site Designs – PROS & CONS
Site Location: City Hall Lower Lot

PROS	CONS
<ul style="list-style-type: none">• Prominent corner lot• Reuse existing Fleet currently at City Hall site• Maintains similar impervious cover area which means less stormwater impacts to be managed• Maintains proximity to Downtown and City Hall Complex• Existing “tiered” parking lot grades compliment multiple level parking integral to proposed building structure• Does not require relocation of ballfield	<ul style="list-style-type: none">• Site does not accommodate all program areas<ul style="list-style-type: none">○ Existing training range will remain at City Hall and its current state does not meet the needs of PD• Four story minimum required for current program<ul style="list-style-type: none">○ Zoning calls for 30’ max build height• If allowed four stories will be significantly taller than surrounding residences• Police program adjacencies will be less efficient due to limited space and multi-level footprint• 120 parking space requirements will be challenging to keep• Loss of existing public parking spaces (~ 100)<ul style="list-style-type: none">○ Will need new parking elsewhere off site and will increase cost and project duration• Breaks up current site circulation for City Hall Complex



CITY HALL

Document Path: H:\GIS\Portsmouth\2759 - Portsmouth Police\GIS\Map Templates\1 - Working Figures\11x17 Landscape_City Hall Existing Location_UPD9_18.mxd



DATE
9/23

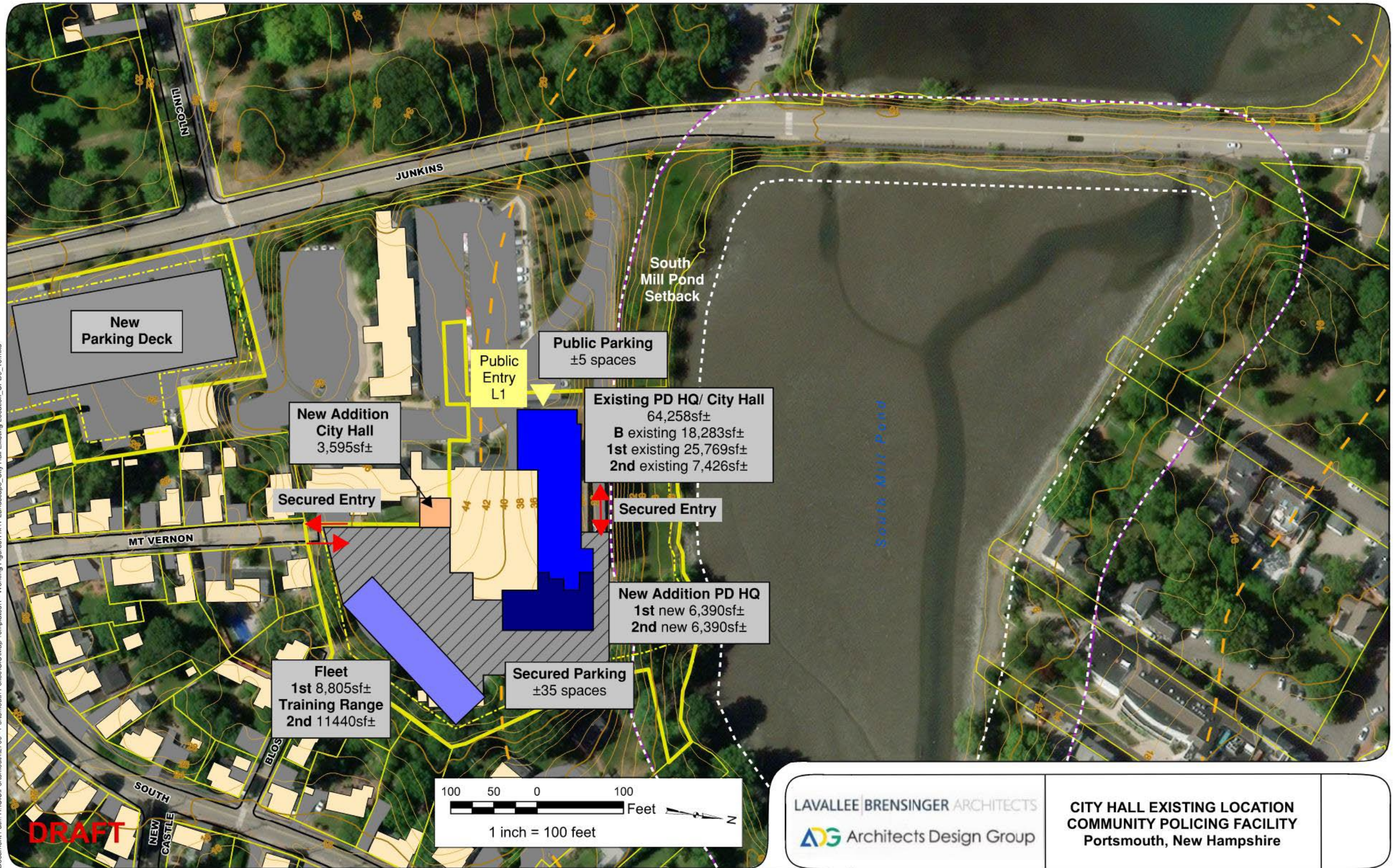
PROJECT
2759

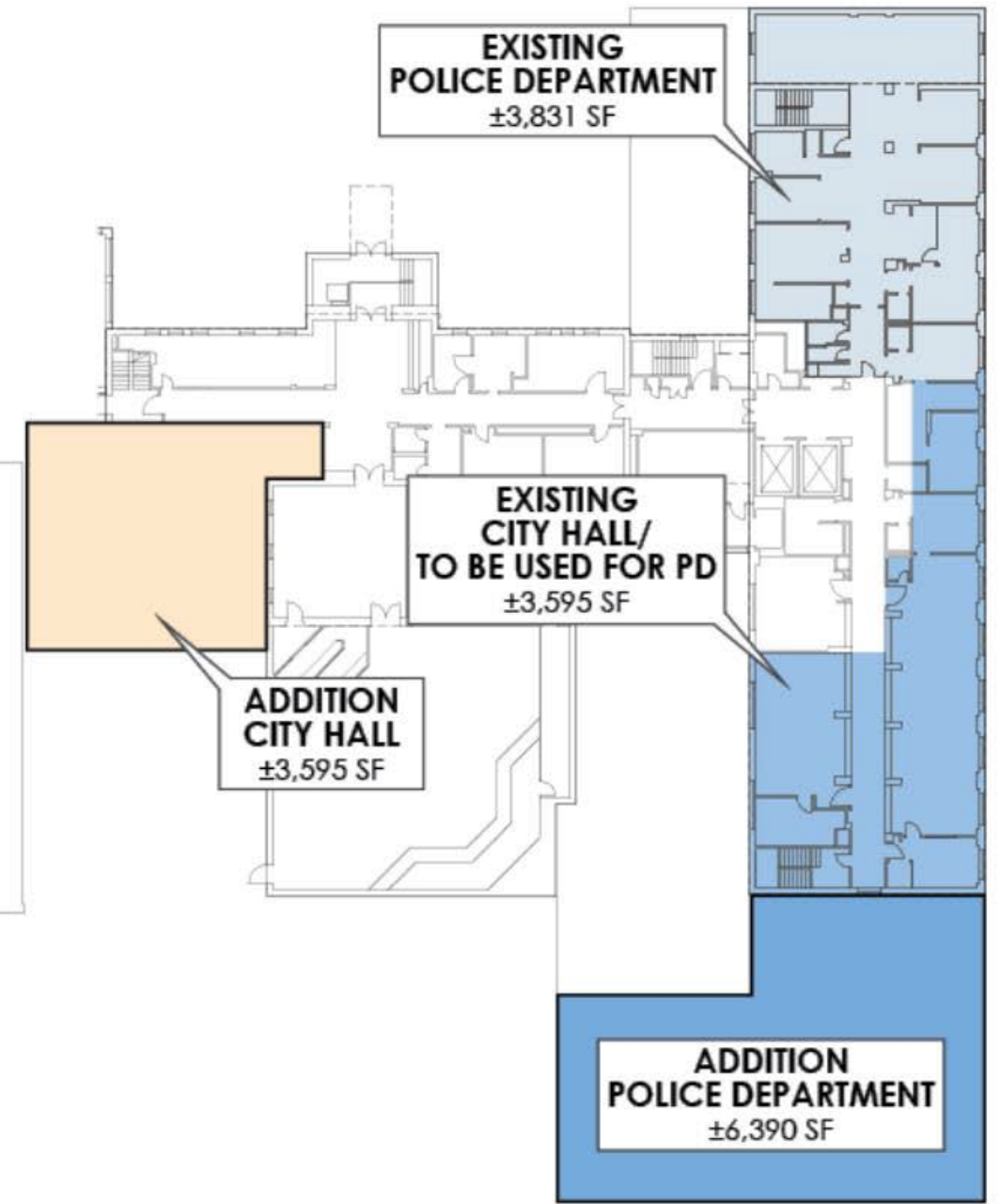
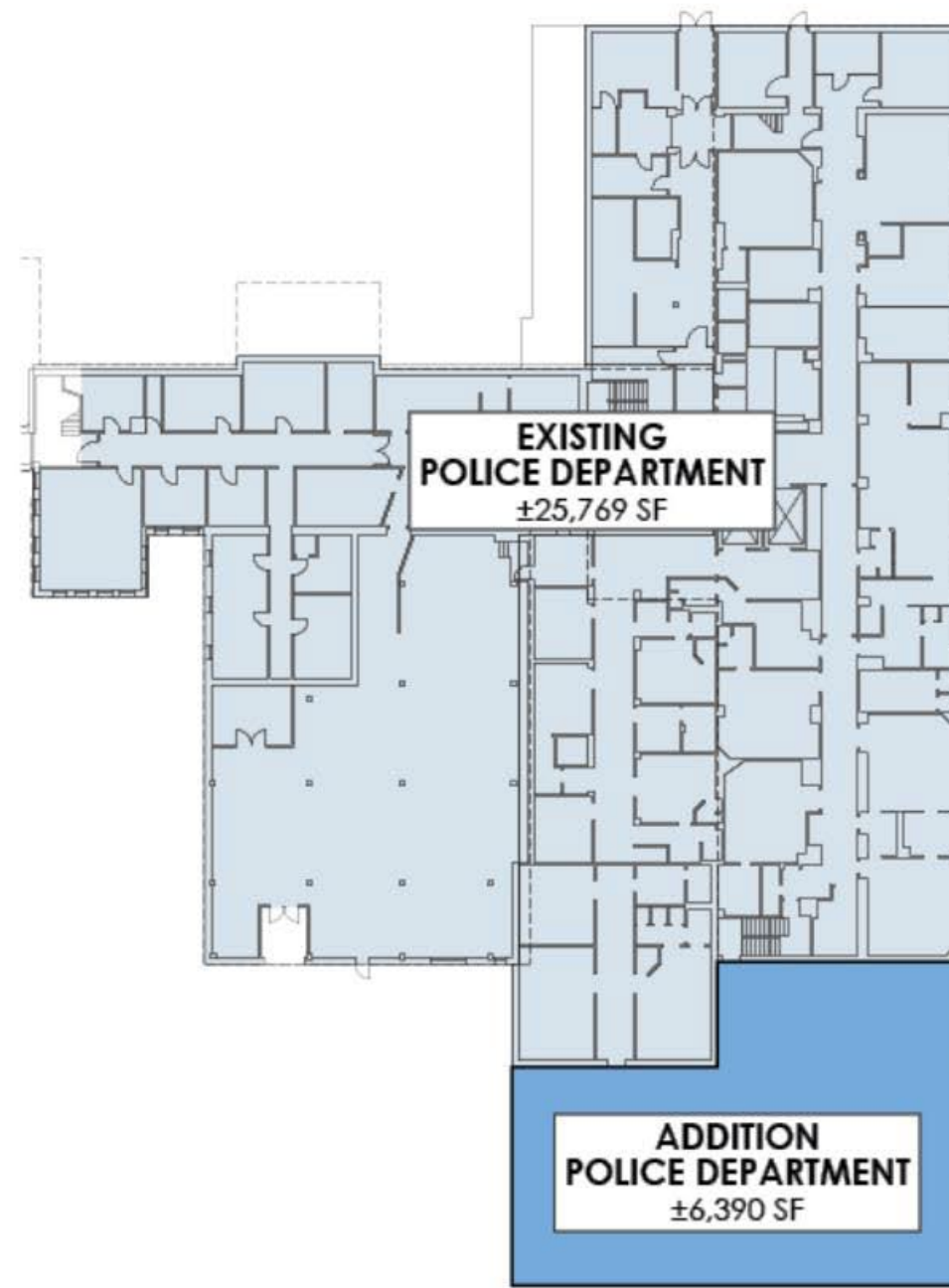
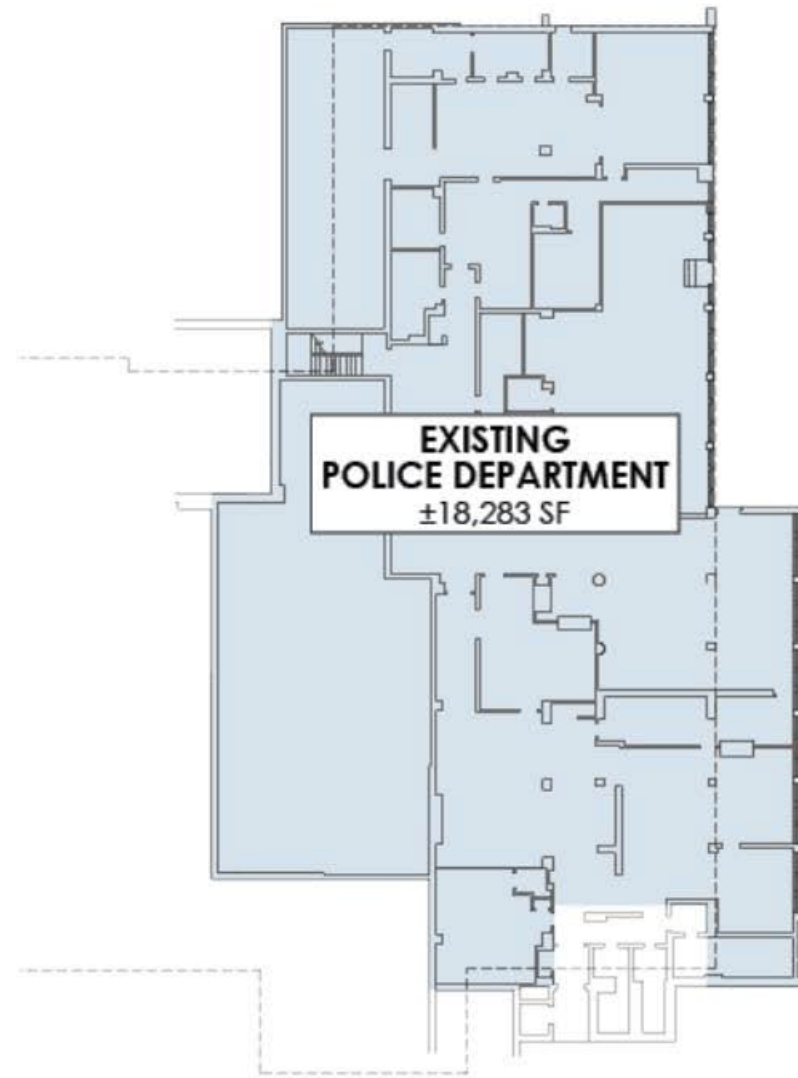
UNDERWOOD
engineers

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**CITY HALL EXISTING LOCATION
COMMUNITY POLICING FACILITY
Portsmouth, New Hampshire**

FIG.
X





SQUARE FOOTAGE CALCULATION

EXISTING PD	47,883 SF
EXISTING CH/ TO BE USED FOR PD	3,595 SF
ADDITION	12,780 SF
TOTAL	±64,258 SF

ADDITIONAL 10% EFFICIENCY FACTOR HAS
BEEN TAKEN INTO ACCOUNT FOR USE OF AN
EXISTING STRUCTURE

BASEMENT

L1

L2



City of Portsmouth Community Policing Facility
City Project Number 16123
Lavallee Brensinger Architects Project Number – 23-013-00

Site Test Fit Site Designs – PROS & CONS
Site Location: City Hall Existing

PROS	CONS
<ul style="list-style-type: none">• Site can accommodate all program areas, including Fleet and Training Range• Will be able to share existing utilities on site• Maintains similar impervious cover area which means less stormwater impacts to be managed• Maintains proximity to Downtown and City Hall Complex• Does not require relocation of ballfield	<ul style="list-style-type: none">• Will require phasing of construction<ul style="list-style-type: none">○ Noise/ Disruptions during this process will be experienced by both City Hall and PD○ Will increase cost and project duration• Relocation of City Hall personnel<ul style="list-style-type: none">○ ±4,000 sq ft of City Hall used for PD will need to be located○ Will increase cost and project duration• Temporary relocation of PD personnel<ul style="list-style-type: none">○ While remodeling/ new construction is taking place the PD will have to be moved○ Will increase cost and project duration• Reuse of existing building will cause inefficiencies in police program adjacencies• Will need to rework drive/ retaining wall on South Mill Pond Side• New PD program requires 120 spaces,<ul style="list-style-type: none">○ Not enough space for required parking○ Project reduces available public parking at city hall



NEXT STEPS

HOW TO STAY IN THE KNOW

- Sign up for the City Newsletter and the Project newsletter
 - <https://portsnh.co/policingfacility>
 - <https://portsnh.co/newsletter>
- The Project page will be updated as new information becomes available.
- Public meetings and dialogues at various stages of the project.
- Surveys at multiple points in the process.



Q & A