

CITY OF PORTSMOUTH

Housing Blue Ribbon Committee

MEMORANDUM

To
Housing Committee

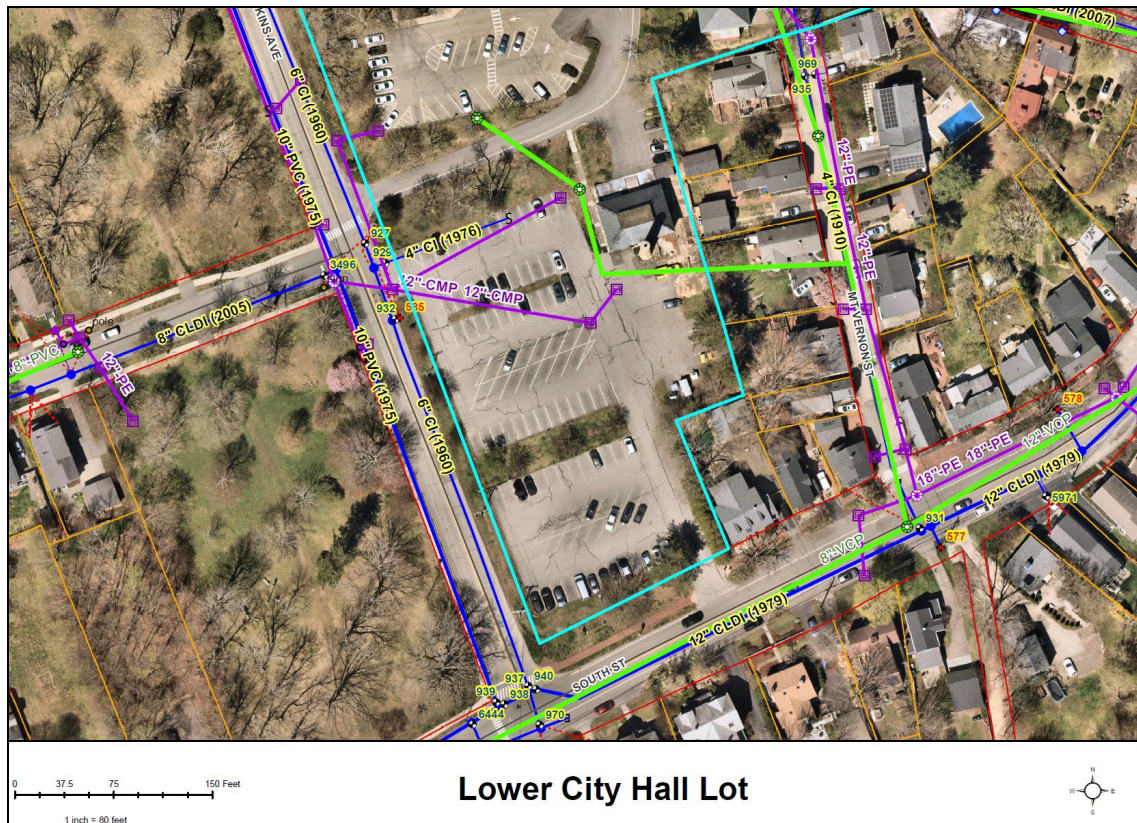
From
Planning Staff

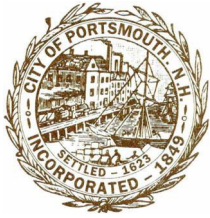
Date
2-7-2025

Subject
City-Owned Parcels

City-Owned Parcels The properties are ranked in order from the last meeting. Some initial pros and cons of each are provided for each parcel, however additional input from the Committee should be included in any recommendation to City Council.

City Hall Lower Lot



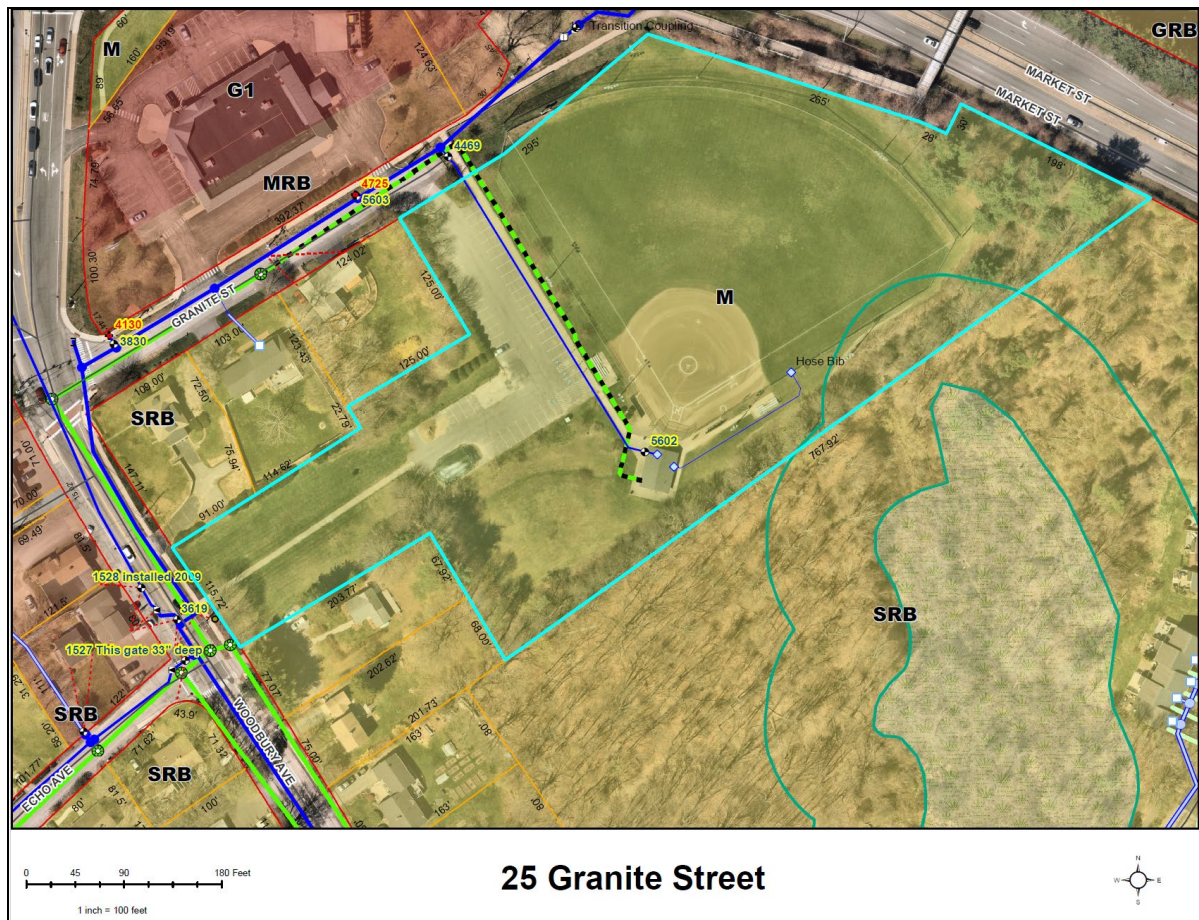


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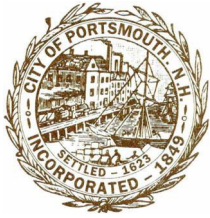
Planning and Sustainability Department

The Lower Lot currently provides employee parking and is 1.3 acres in size. The parcel offers a potential development opportunity for housing which could be built over the existing lot and maintain the employee parking. The lot is walkable to downtown but is also serviced by COAST currently. There are no wetlands on the property and utilities are easily accessible. Development of this parcel should carefully consider the surrounding neighborhood and dwellings, especially located on Mt. Vernon Street.

25 Granite Street



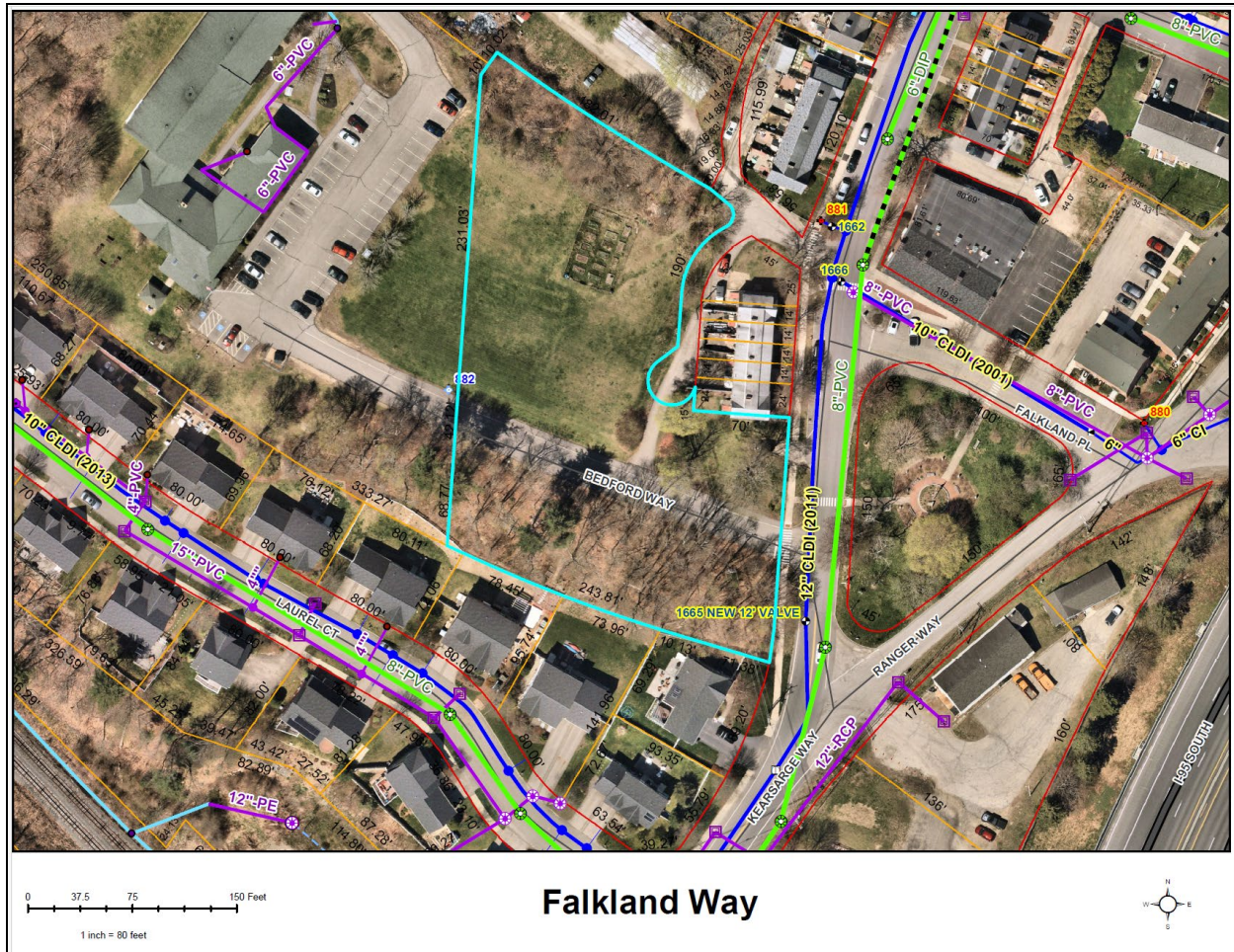
25 Granite Street is approximately 3.9 acres, has access off Granite Street but also has frontage on Woodbury Avenue. The current use of the site is recreational and it contains a ball field. A small apartment building could potentially fit on the site while retaining the ball field, while a larger development could be built without retaining the ball field. There is potential to acquire additional land to the east from the condo association that would create an opportunity for more housing and keeping the ball field. There are wetlands on the adjacent parcel which extends an area of wetland buffer onto this lot. Utilities are easily accessible for connection and there are no steep slopes or other topographical constraints on this parcel.



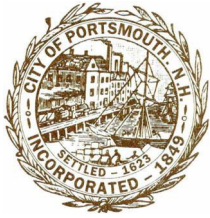
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Falkland Way



This property is just under an acre and is bisected by Bedford Way. A portion of this property may be suitable for development alone or in conjunction with the PHA, who owns the adjacent property and has additional square footage that could be combined with this to develop more housing. This site would not be suitable for a large development, but the opportunity to create some housing is present. There are no wetlands and utilities are accessible.



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134 Preble Way



This property is approximately 2.6 acres and contains an existing sports field, walking trails and woodlands on steep slopes. The ball field and existing trails are used frequently and are an amenity for the residents. Due to the steep slopes and shoreland buffer, the site is constrained and would likely be expensive to develop.