

City of Rochester Planning Department
31 Wakefield Street
Rochester, NH 03867
(603) 335-1338



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Planning Dept.

PRELIMINARY
Site Plan Application

Check one of the following: ☒ Design Review ☐ Conceptual (design review is strongly encouraged)

Property information

Tax map #: 216; Lot #'s: 11; Zoning district: Granite Ridge Development

Property address/location: 92 Farmington Road; # acres: 86

Name of project (if applicable): Granite Ridge Marketplace

Proposed project

Describe proposed project: The proposed project includes the development of ±300,000 sf of multi-use commercial space, associated parking, landscaping, utilities, stormwater drainage systems, and a new frontage road as outlined in the City of Rochester Master Plan.

Nonresidential: current bldg. size 0 s.f.; total proposed bldg. size ±300,000 s.f.

Residential: current # units N/A; total proposed # units N/A

City water? yes ☒ no ☐; how far is City water from the site? within Route 11

City sewer? yes ☒ no ☐; how far is City sewer from the site? within Route 11

Applicant/Agent

Property owner (include name of individual): Route 11 Investments, Inc. (Mark Stevens)

Property owner mailing address: P.O. 432 Stratham, NH 03885

Property owner phone # (603) 778-7521 email: MStevens@pipersproperty.com

Applicant/developer (if different from property owner): Waterstone Retail, Inc. (Doug Richardson)

Applicant/Developer mailing address: 145 Rosemary Street, Building B; Needham, MA 02494

Applicant/developer phone # (781) 559-3301 email: drichardson@waterstoneretail.com

Engineer/designer/agent: Tighe & Bond, Inc.

Engineer/designer/agent phone # (603) 433-8818 email: kamavrogeorge@tighebond.com


Signature

2/11/14
Date

[Office use only. Payment of fee. Amount \$ _____ Check # _____ Date paid _____]

Authorization to enter subject property

I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.

Signature of property owner: _____

Date: _____

Granite Ridge Marketplace – Route 11

To: Planning Board - City of Rochester, NH
FROM: Kenneth A. Mavrogeorge, P.E.
Project Manager, Tighe & Bond, Inc.
DATE: February 11, 2014

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This project narrative has been provided as part of the Preliminary Design Review Application for the proposed multi-use development along Route 11 in Rochester, NH. Its purpose is to provide additional information on the proposed development project and the site upon which it is located.

Reference Plans

- Site Plans dated February 11, 2014

Background Information

The proposed project is located on an 86 acre undeveloped parcel located on Route 11 (Farmington Road) in Rochester New Hampshire. The site is bounded by the Walmart property to the northwest, Route 11 to the northeast, the Public Service of New Hampshire (PSNH) property to the southeast and by residential properties to the southwest.

The project site is the front 40 acres abutting Route 11 and was approved for a multi-phased excavation project in 2009 as shown on the enclosed Proposed Previously Approved Plans Exhibit, Sheet 2 of 4 dated February 11, 2014. This excavation has been on going. In addition to the approved excavation activities, the original approvals included the dedication of the rear half of the property, approximately 46.2 acres of the overall parcel, as a conservation easement area.

In September 2013, the Planning Department issued a Notice of Modification for the excavation project allowing for the expansion of the excavation area (see Proposed Previously Approved Plans Exhibit, Sheet 2 of 4 dated February 11, 2014). The ongoing excavation has been planned and designed in anticipation of a future development.

In January of 2014, representatives of Tighe & Bond, Inc., Waterstone Retail, Inc., and Route 11 Investments, Inc. met with Rochester City Officials to discuss the proposed development. In addition to this meeting, the project team has met with the New Hampshire Department of Transportation and submitted a driveway permit application for the construction of two driveways onto the project site and improvements to Route 11.

Proposed Project

The proposed project includes the construction of a shopping center with approximately 300,000 sf commercial space including three (3) multi-tenanted, retail buildings and six (6) outparcels. The proposed uses for the project include a movie theater, dry goods retail, and both sit down and fast food restaurants. The proposed project includes the construction of associated site improvements including drainage, utilities, landscaping, and a new access road running parallel to Route 11. The site improvements are shown on the enclosed Overall Site Plan, (Sheet 4 of 4) dated February 11, 2014.

The proposed project consists of drainage improvements including the construction of a stormwater pond located adjacent to Route 11 and a rain garden located adjacent to Walmart. The intent of this design is for the majority of the project's stormwater runoff to be collected in the large stormwater pond for treatment prior to discharging in a controlled manner. The stormwater pond, which has been designed as a focal point/amenity, will have a permanent pool of water with floating water fountains to improve the aesthetics of the treatment system. The rain garden will collect and treat a portion of the stormwater runoff prior to discharging to an unnamed wetland.

The access road included as part of this project has been designed in accordance with the City of Rochester regulations for the Granite Ridge District. Improvements within the roadway including sidewalks, utilities, landscaping, and lighting will be funded by utilizing Tax Increment Financing (TIF) and upon completion of the project, the access road and the utilities within the roadway will become the property of the City.

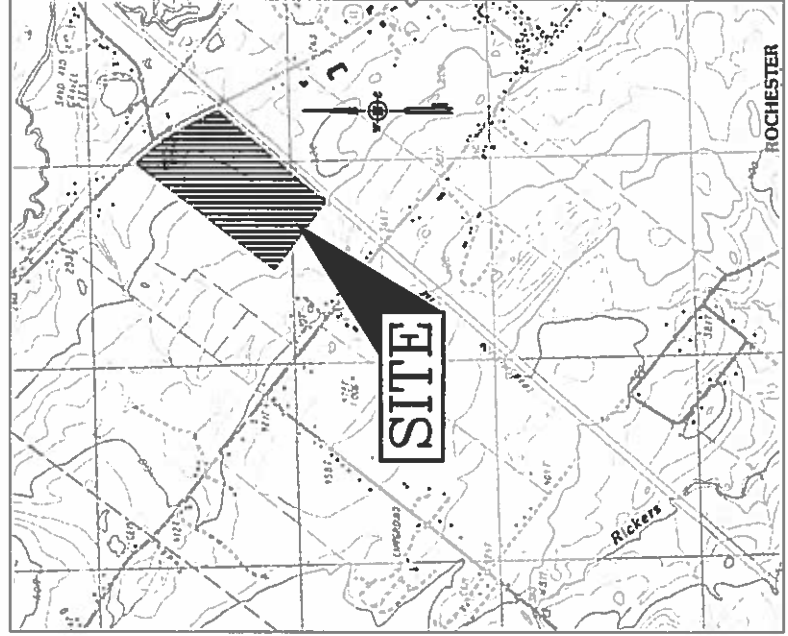
As mentioned above, the project team has met with the NHDOT regarding improvements to Route 11 along the front of the project site. Improvements to Route 11 include the addition of dedicated left and right turn lanes, additional traffic signals, and the addition of two driveways to access the proposed project site. Both the driveways and the roadway improvements have been shown on the enclosed Overall Site Plan (Sheet 4 of 4) dated February 11, 2014.

J:\R\R0195 Route 11 Investments Rochester, NH\ADMIN\R-0195-3\2701953-004_Project Narrative.doc

GRANITE RIDGE MARKETPLACE FARMINGTON ROAD (ROUTE 11) ROCHESTER, NEW HAMPSHIRE

SITE PLANS FEBRUARY 11, 2014

SHEET	TITLE	REVISED
1 of 4	COVER SHEET	2/11/2014
2 of 4	PREVIOUSLY APPROVED PLANS EXHIBIT	2/11/2014
3 of 4	OVERALL EXISTING CONDITIONS PLAN	2/11/2014
4 of 4	OVERALL SITE PLAN	2/11/2014



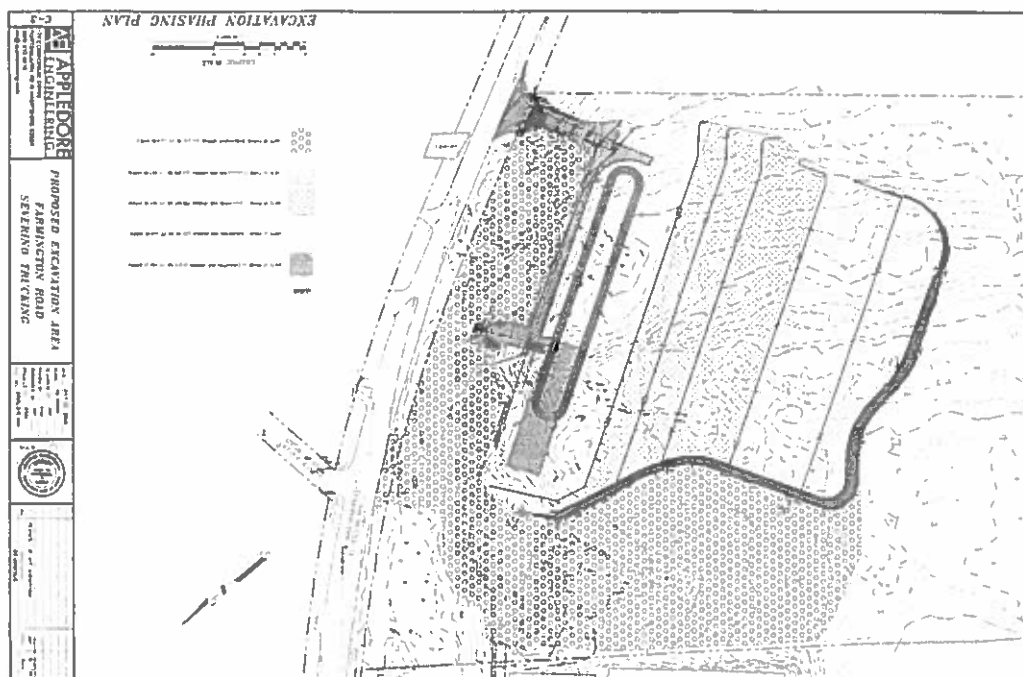
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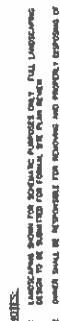
Owner:
Route 11 Investments, Inc.
P.O. Box 432
Stratham, NH 03885

Applicant:
Waterstone Retail, Inc.
145 Rosemary Street, Suite B
Needham, MA 02494

Prepared By:
Tighe & Bond
Consulting Engineers
177 Corporate Drive
Portsmouth, NH 03801



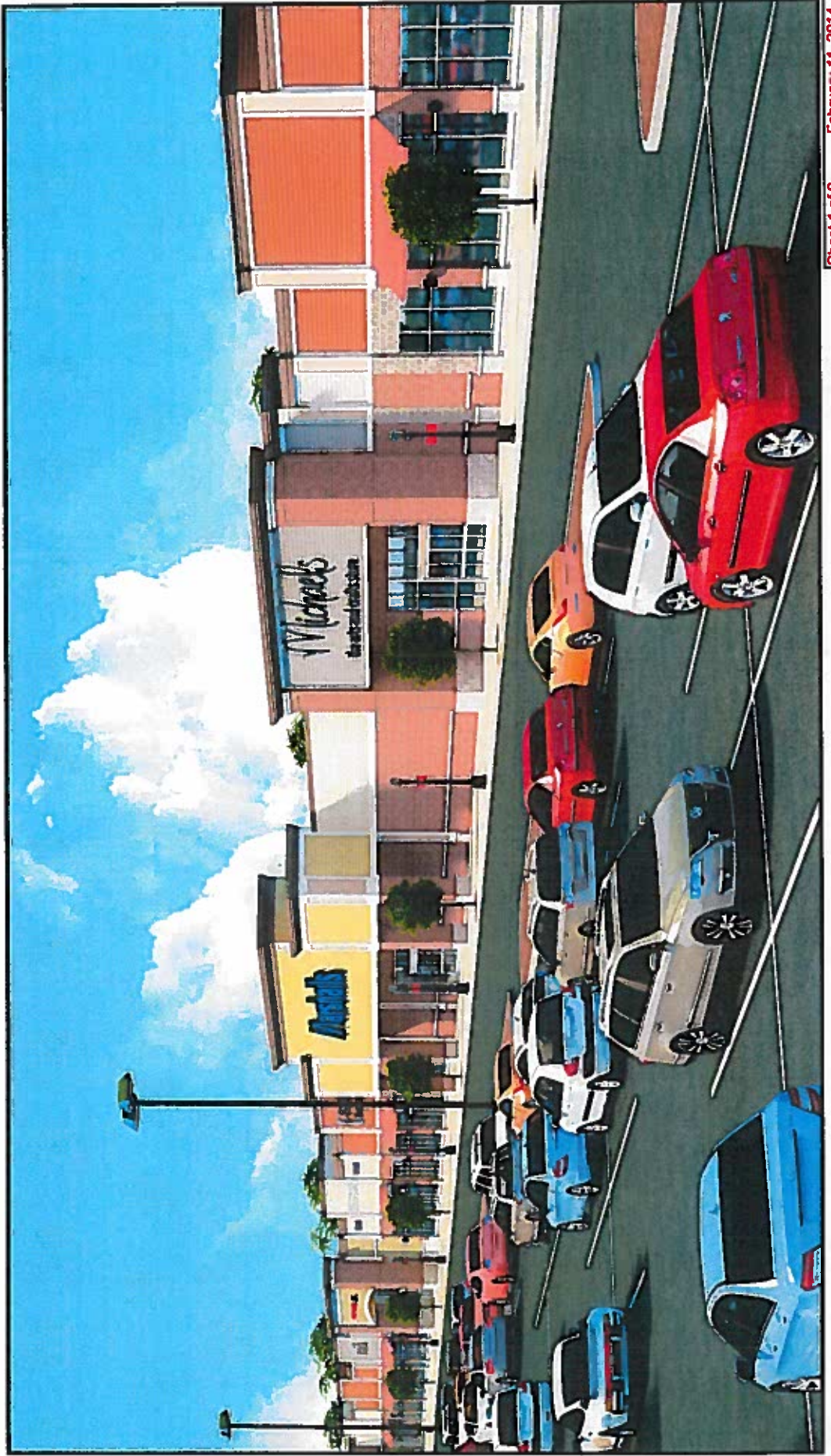




GRANITE RIDGE MARKETPLACE

Farmington Road (Route 11), Rochester, New Hampshire

145 Rosemary St. Bldg. B
Rochester, MA 02494
781.559.3301 FAX 781.559.3307
www.WatersStoneRetail.com



GRANITE RIDGE MARKETPLACE

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