



Economic Development
Community Development
Planning & Zoning
Conservation Commission

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18
175
1/21/95

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2011-08

DATE FILED 3-22-11

ZONING BOARD CLERK C. Sheld

Phone No 603 231 2600

Name of applicant Nashua VP & Arthur Sullivan Revocable Trust (% Tim Shelden)

Address 670 North Commercial St. Manchester, NH 03101

Owner of property concerned same
(If the same as applicant, write "same")

Address same
(If the same as applicant, write "same")

Location 35/35E Industrial Way

Map No. 230 Lot No. 21 Zone I-2

Description of property 210,000 sf bldgs on 27.64 acres (formerly cabletron)

Proposed use or existing use affected Greater Rochester YMCA

The undersigned hereby requests a variance to the terms of Article _____
Section _____ and asked that said terms be waived to permit _____

Health & fitness center, community activity center, childcare

The undersigned alleges that the following circumstances exist which prevent the proper enjoyment of his land under the strict terms of the Zoning Ordinance and thus constitute grounds for a variance.

Signed TC Sheld
(Applicant)

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The Ten Road Industrial Park houses a collection of industrial, business, educational and service firms. The property being considered to house the YMCA of Strafford County is located within this park and is within the former Cabletron Systems Building located at 35 Industrial Way. Now owned and managed by Brady Sullivan Properties, the subject building was built for a single user and as such, supports a two story front workspace (55,000 sf) along with an attached one story rear warehousing component (78,000 sf). The front workspace remains largely unoccupied, with the exception of a 2,400 sf business training user. The rear space is leased to Measured Progress for processing and warehouse operations. The proposed YMCA facility is slated to occupy 26,000 square feet, on two floors, in the southerly half of the front building.

The YMCA currently leases 5,000 square feet of space at the Rochester Ice Rink on Lowell Street where it has been servicing the individual and family health and fitness needs of Rochester residents for nearly 15 years. This lease with the City of Rochester expires in February, 2013, creating a need to relocate to a new facility. The YMCA has outgrown its current location and in a strategic marketing move to better service the growing health, fitness, child and youth care needs of Greater Rochester's residents, this new site will allow the YMCA to offer a wider range of program offerings in a state of the art facility.

The YMCA's normal business hours run from 6:00 am to 9:00 pm weekdays and from 7:30 am to 4:00 pm on weekends. Programs are scheduled at times to serve the client's needs and as such, high volume times are one hour prior to the morning rush hour and after the evening rush hour. Please refer to the attachment provided by the YMCA of Strafford County that describes the programs to be offered and their scheduling.

1. **The proposed use would not diminish surrounding property values**

The proposed use will occupy 26,000 sf, or twenty percent (20%) of the 133,000 sf that comprise 35 Industrial Way. The impact of the YMCA's programs, which are conducted for the most part before and after the end of the normal business day, will be negligible on this building's tenants and will have no detrimental effect with those property owners within the Ten Rod Road Industrial Park. Even during the day, with nearly sixty percent (60%) of the facility dedicated to the storage and processing of educational tests by tenant Measured Progress, the demand for daytime parking is minimal leaving over 800 parking spaces vacant at any given time. In addition, any truck traffic entering the campus is restricted to a rear driveway system that is completely separated from two other driveways that provide access to parking allocated to YMCA users.

Large business and industrial parks can only gain value when there is a synergy of active and interactive uses. The addition of a health and fitness center to nearby Park tenants will be a valuable asset to their employees and to their employee recruitment activities. YMCA fitness programs are designed to accommodate employees' schedules. Before work, noontime and

after hours programs are offered daily by the YMCA. The inclusion of a preschool childcare center and an afterschool program at the facility will lessen the burden of employees due to this well-run and secure center being less than a minute away from their workplace. Parents utilizing these programs will feel comfortable knowing that State certified childcare programs are right next door.

Given the above, we are confident these proposed uses will add value to the surrounding properties and will not diminish surrounding property values in any way.

2. Granting the variance is not contrary to the public interest

The public interest of Rochester's citizens will be amply served by permitting health, fitness, child and youth care uses within the Ten Rod Road Industrial Park at 35 Industrial Way. The granting of a variance to permit the YMCA to operate at 35 Industrial Way will create vast benefits to the neighboring businesses and their employees as well as to all the residents of Greater Rochester.

The public interest will also benefit by maintaining and improving opportunities within our industrial park communities. Having a full service health, fitness, child and youth care center in the area will create a tremendous resource for existing employees and for marketing for new companies to expand in or come to Rochester. This distinct economic advantage has no negatives associated with it. In addition to the immediate local impact, all of Rochester's residents would be greatly served by a reasonably priced, family and youth orientated YMCA service center. The granting of the variance will be a clear enhancement to the public interest.

3. Denial of the variance would result in unnecessary hardship to the owner because of the special circumstances of the property

The 133,000 square foot building that will house this 26,000 square foot use was specifically designed by the previous owner, Cabletron Systems, as a single tenant building. As such, the building contains a large 27,500 sf footprint in a challenging configuration that limits the ability to subdivide it into smaller tenant spaces due to remote exit issues. The building also is hampered by a common-user utility infrastructure, an isolated elevator and just one central front entry door system. These issues, while not detrimental to a single user for the building, have hampered our ability to market to smaller business users. The YMCA has worked with the building owner, designing their space on two contiguous floors, to create a workspace that meets all remoteness and travel path requirements.

This two story, 55,000 square foot front building is 96% vacant despite rigorous marketing efforts by the owner. Interior renovations to ready the workspace for marketing have included new carpeting, ceiling tiles, painting, ceramic tile, common area vestibule with new furnishings. Given the unique characteristics of this single user

building, the YMCA provides the owners with the opportunity to occupy over half of the available workspace. Given the downturn in New Hampshire's business marketplace, denying the YMCA use in 35 Industrial Way would result in a significant financial hardship to the owner.

4. Granting the variance would do substantial justice

The proposed uses offered by the YMCA will be a substantial addition to the mix of principle uses now occupying workspace at the Brady Sullivan complex on 35 Industrial Way. We are confident that not only will the YMCA serve to promote new tenants to our building but will encourage others to locate within the Ten Rod Road Industrial Park. The YMCA is a community amenity that serves individuals and families alike in a professionally run, high quality environment. To this end, there would be substantial justice if this variance is granted.

5. The use is not contrary to the spirit of the ordinance

Zoning is a municipal regulatory construct used to protect and promote the continuity of compatible use groups from the intrusion of non-conforming/non-complimentary uses. It can be used as a tool for protectionism or for economic enticement.

The I-2 Industrial Zone, as currently written, permits those common bedrock industrial and business uses that have historically been associated with industrial parks. It does not now, however, reflect the changing face of these parks where amenities such as fitness centers, childcare and after school youth care are integral to the success, form and function of these parks. The spirit of the zoning ordinance will not be compromised by allowing the YMCA of Strafford County to establish its presence in the Ten Rod Road Industrial Park. To the contrary, allowing such use will serve to promote Rochester's commitment to its residents and to the business community.



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**YMCA of Strafford County
Branch Services Overview
Summary**

Introduction: The YMCA secured a 15 year lease with the City of Rochester and has been operating a small childcare program and community wellness activities in the front 5,000 square feet of the Rochester Ice Rink. The lease runs out in February of 2013 so the YMCA must find a new location to house its services.

The programs and services offered by the YMCA are scheduled to meet the overriding demands of the residential and employment community at large. A majority of activities occur either before or after the peak morning and evening rush hours. Daytime usage, except for noontime employee activity, is minimal.

Proposed Services at 10 Rod Road in Rochester

- ☐ **Childcare and Youthcare:** Two large and important programs undertaken by the YMCA will be the preschool childcare program and the after school youthcare program. Our State-certified preschool childcare program, which currently runs at the ice rink, will move to the first floor of the new facility. The children range in age from 18 months to five years old. They are dropped off by working parents from 7:00 – 7:30 am and are typically picked up from 4:30 – 6:00 pm after working hours. 44 children are anticipated to be served.

The YMCA is adding space for 40 school aged children at the new location. A 60 passenger bus will pick the children up at a number of local schools in need and drop them at the site between 3:00 - 3:30 pm. Parents would pick them up at 5:15 – 5:45 pm after work hours. They will be housed on the first floor and use the fenced in playground for outdoor activities only. All youthcare activities are fully supervised within the confines of the secure building environment.

Forty (40%) of the YMCA workspace is dedicated to these child and youthcare programs and facilities. It is important to note that they do not generate traffic during peak morning and evening rush hour traffic.

- ☐ **Family Programs:** The YMCA will offer a special program called Family Time for area families. The YMCA provides free Child Watch for children of all ages so parents can work out in our fitness center and attend health and fitness classes. Classes will include Mom and Me classes, Tiny Tumbler classes and pre-school sports. Peak hours for family programs are on Saturday and Sunday mornings as well as on week nights from 5:15 – 8:30 pm. These programs are intentionally scheduled to begin after normal business hours to allow parents to leave their jobs and gather their children to come to the facility.

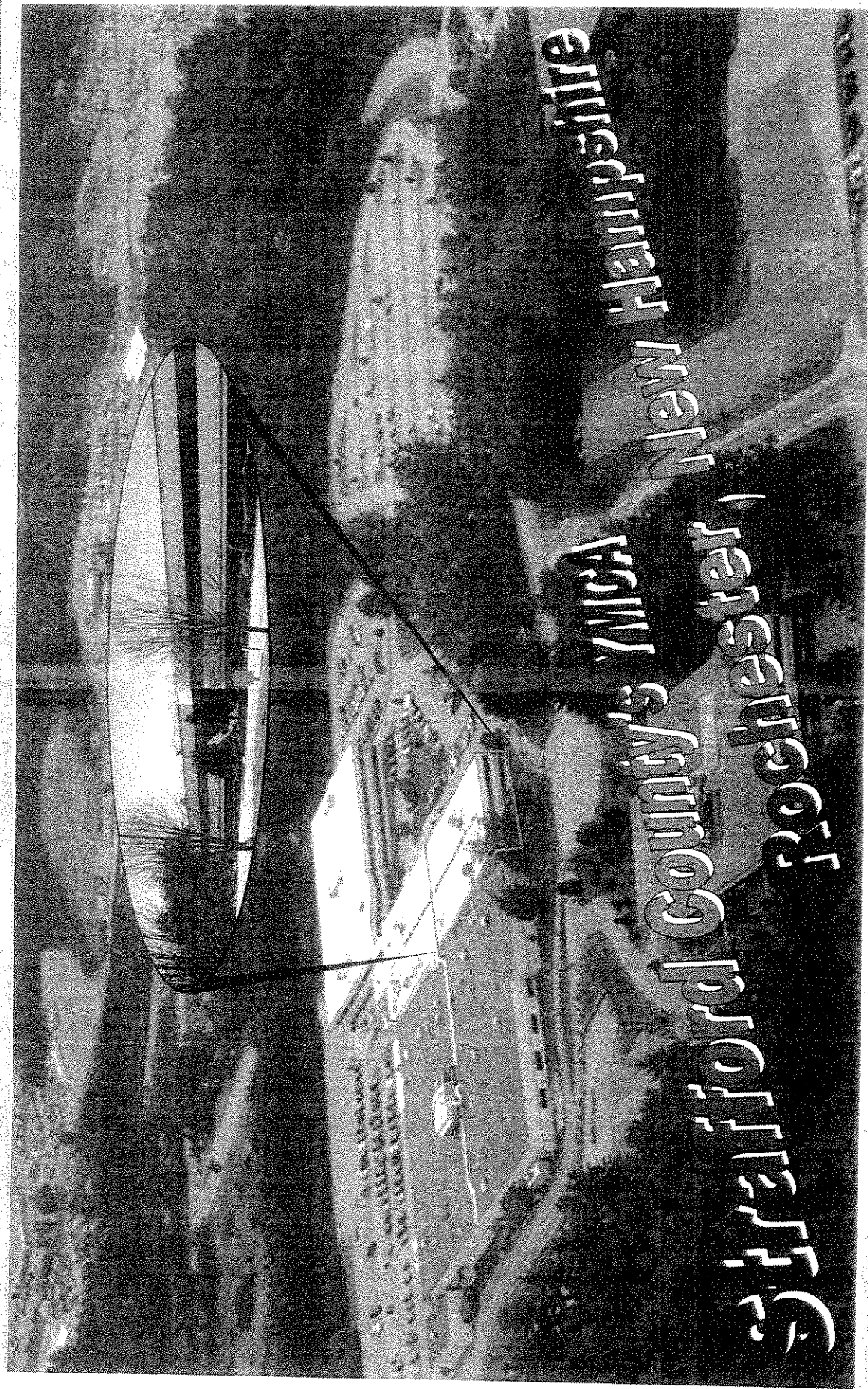
- ❑ **Health and Fitness Programs:** The YMCA will offer a number of group fitness classes a week including Cycling, Yoga, Zumba, aerobic dance, step aerobics, Pilates and Boot Camp. The classes run during three concentrated times; early morning (5:15 am – 7:15 am), noon time (11:30 am – 1:30 pm) and after work (5:15 pm – 8:30 pm). The highest volume time is 5:15 pm – 8:30 pm weekdays and Saturday mornings. During the mid-morning hours, additional classes for our seniors are run, but tend to be much lower in volume.

The Fitness Center is open from 6:00 am to 9:00 pm week days and from 7:30 am - 4:00 pm on Saturday and 9:00 am – 4:00 pm Sunday. Again, the high volume times are prior to the work day (5:15 – 7:15 am) and after the work day (5:15 pm – 8:30 pm).

- ❑ **Youth and Teen Programs:** The YMCA does not support or run a teen drop-in center and prefers to run registration-based programs where youth are engaged in productive character-building activities. These include a youth Leader's Club that meets one night per week along with volunteering hours with our young children; youth fitness classes like hip hop aerobics as well as sports conditioning programs and tutoring and mentoring programs for junior and senior high students. They are also welcome to fully use our fitness center and tend to use the YMCA from 3:30 – 7:00 pm.

Summary

The YMCA of Greater Manchester (of which the YMCA of Strafford County is a branch) operates three family YMCA's similar to the branch proposed in Rochester. Families are a unique focus and will be our primary target population. As such, prime time hours are Saturday, Sundays and weeknights from 5:15 – 8:30 pm.

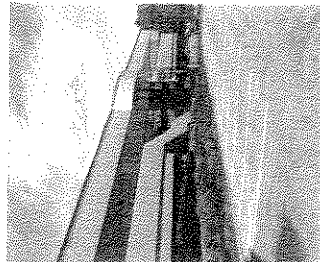


Stratford County's YMCA New Hampshire Rochester

Another Investment in our YMCA Community by Brady Sullivan Properties



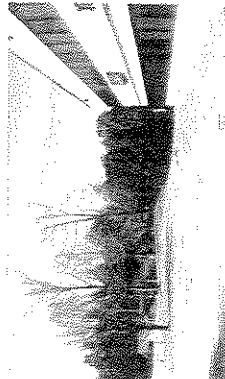
View Of Proposed YMCA Complex From North At 1/4"



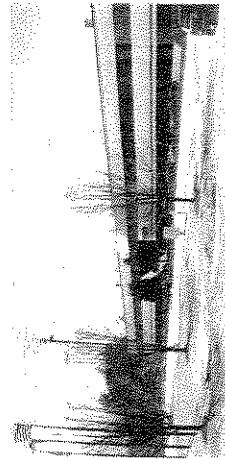
Front Entrance of YMCA Entrance



Entrance to YMCA Entrance



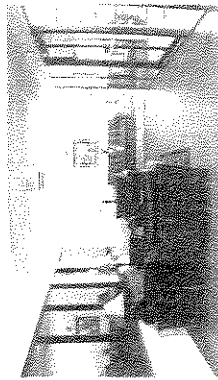
Location Of Proposed Entrance From South



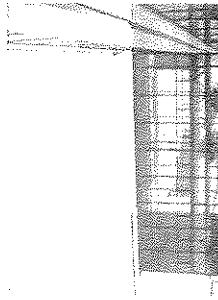
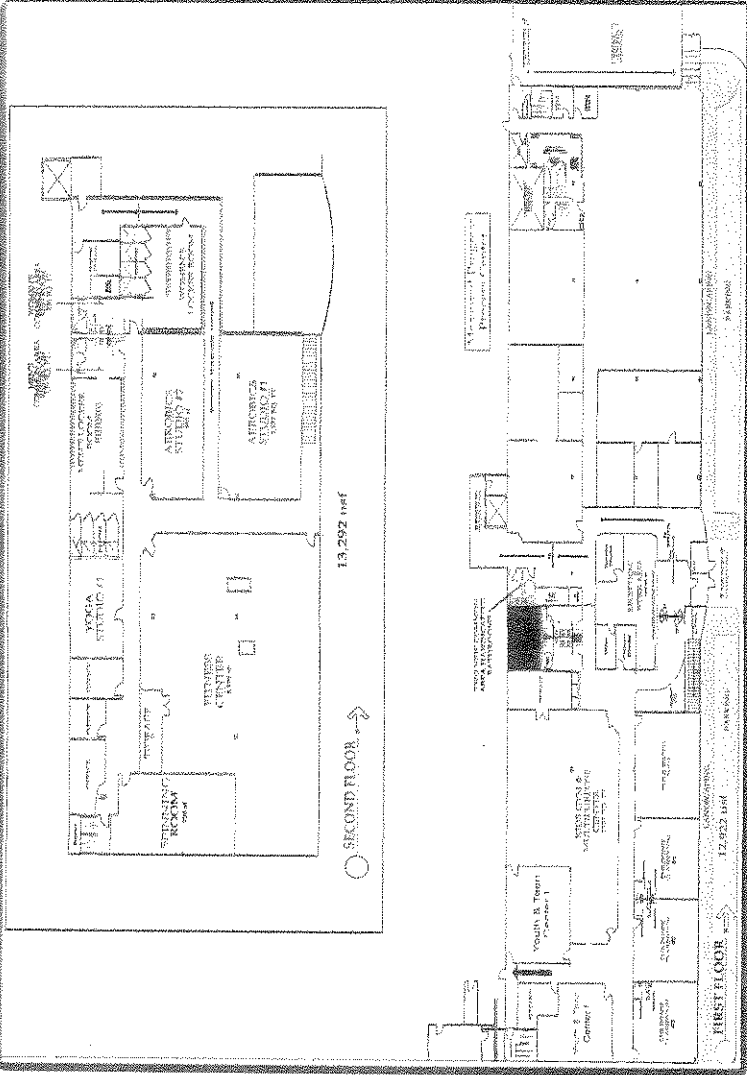
View From East End of Parking Field Bridge



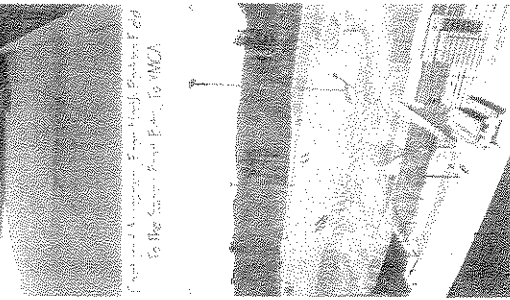
View Looking South to YMCA Entrance



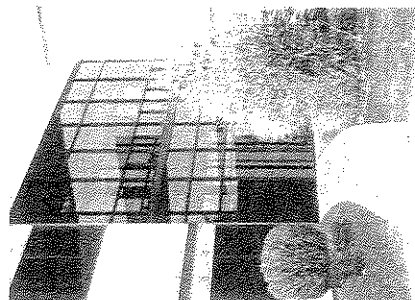
Front Entrance to YMCA Entrance



Front Entrance to YMCA Entrance



Back Entrance to YMCA Entrance



Proposed Entrance to YMCA Entrance

100



* Potential Parking Area *

CHILD CARE
PLAYGROUND

Received 12 November 2003; accepted 12 November 2003

1000

2000

1000

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0230-0021-0000	Account Number 27760
Prior Parcel ID --	Property Location 35 INDUSTRIAL WAY
Property Owner NASHUA VP LLC & SULLIVAN	Property Use MIX IND/COMM
ARTHUR WREVTRUST %	Most Recent Sale Date 12/19/2005
Mailing Address 670 NORTH COMMERCIAL ST SUITE 303	Legal Reference 3310-547
303	Grantor CABLETRON SYSTEMS INC % ACCTS,
City MANCHESTER	Sale Price 2,700,001
Mailing State NH Zip 03101	Land Area 27.640 acres
Parcel/Zoning I2	

Current Property Assessment

Card 1 Value	Building Value 1,232,000	Yard Items Value 305,200	Land Value 759,300	Total Value 2,296,500
Total Parcel Value	Building Value 1,978,300	Xtra Features Value 305,200	Land Value 759,300	Total Value 3,042,800

Building Description

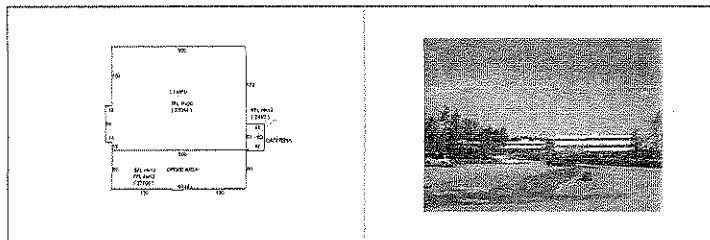
Building Style INDUST-LT	Foundation Type CONCRETE	Flooring Type AVERAGE
# of Living Units 2	Frame Type STEEL	Basement Floor N/A
Year Built 1989	Roof Structure FLAT	Heating Type FORCED H/A
Building Grade AVERAGE	Roof Cover TAR+GRAVEL	Heating Fuel GAS
Building Condition Average	Sliding METAL SANDW	Air Conditioning 100%
Finished Area (SF) 130040	Interior Walls AVERAGE	# of Bsmk Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 14	# of Other Fixtures 36

Legal Description

Narrative Description of Property

This property contains 27.640 acres of land mainly classified as MIX IND/COMM with a(n) INDUST-LT style building, built about 1989, having METAL SANDW exterior and TAR+GRAVEL roof cover, with 2 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 14 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

City of Rochester, NH
Please Print or Type

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