



City of Keene Minor Project Review Committee

Pre-submission Meeting

AGENDA - AMENDED

Thursday, March 2, 2023

8:30 AM

City Hall, 2nd Floor Conference Room

I. Call to Order – Roll Call

II. Scheduled Pre-submission Inquiries

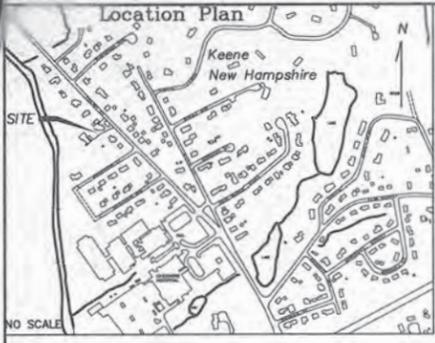
- a. **2-lot Subdivision – 630 Court St** – Proposed 2-lot subdivision of the property at 630 Court St (TMP #514-017-000), owned by Christopher M. Minkler. The parcel is 1.16 ac and is located in the Low Density District.
- b. **CRD – 315 Old Walpole Rd** – Proposed Conservation Residential Development (CRD) subdivision of the property at 315 Old Walpole Rd (TMP #210-027-000), owned by Fernand J. Cyr Sr. and Marguerite E. Cyr. The parcel is 10.7 ac and is located in the Rural District.
- c. **Site Plan – 438 Washington St** – Proposed conversion of the former Roosevelt School, owned by the Community College System of NH, into a 30 unit building and the construction of a new 13,000 sf building at the rear of the property containing an additional 30 living units. The property is 2.4 ac and is located at 438 Washington St (TMP #531-054-000) in the Low Density District.
- d. **Apartments – 104 Emerald St** – Proposed addition of 9 apartments on the second and third floors of the former KIPCO building located at 104 Emerald St (TMP #584-069-000), owned by RK Parisi Enterprises Inc. The property is 0.62 ac and is located in the Downtown Growth District.

III. Walk-in Pre-submission Inquiries

IV. Upcoming Meeting Dates

- Pre-submission Meeting – April 6, 2023 at 9:00 am
- 1st Monthly MPRC Meeting – April 6, 2023 at 10:00 am
- 2nd Monthly MPRC Meeting – April 20, 2023 at 10:00 am (*If needed*)

58-129



- Legend**
- UP UTILITY POLE WITH GUY ANCHOR, OVERHEAD WIRES & POLE #s
 - OMH MANHOLE
 - WOODS LINE
 - Book 9999, Page 999 CHESHIRE COUNTY REGISTRY OF DEEDS REFERENCE
 - 5/8" CAPPED REBAR TO BE SET
 - CAESAR LOAMY SAND, 0-3% SLOPES
 - CAESAR LOAMY SAND, 15-50% SLOPES

Zoning
 THE PROPERTY SHOWN HEREON IS ZONED
Low Density
 SETBACKS: 15' FRONT
 20' REAR
 10' SIDE
 MIN. FRONTAGE REQUIRED 60'
 MAXIMUM BUILDING COVERAGE ON LOT - 35%

Owner of Record

TAX MAP 119-03-003
 George S. Ponzini and
 Donna M. Harwood
 630 Court St.
 Keene, New Hampshire 03431
 Book 1448, Page 587
 Zone: Low Density

APPROVED BY THE CITY OF KEENE
 PLANNING BOARD ON, DATE: _____
 SECRETARY: _____
 CHAIRMAN: _____

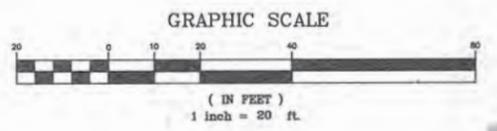
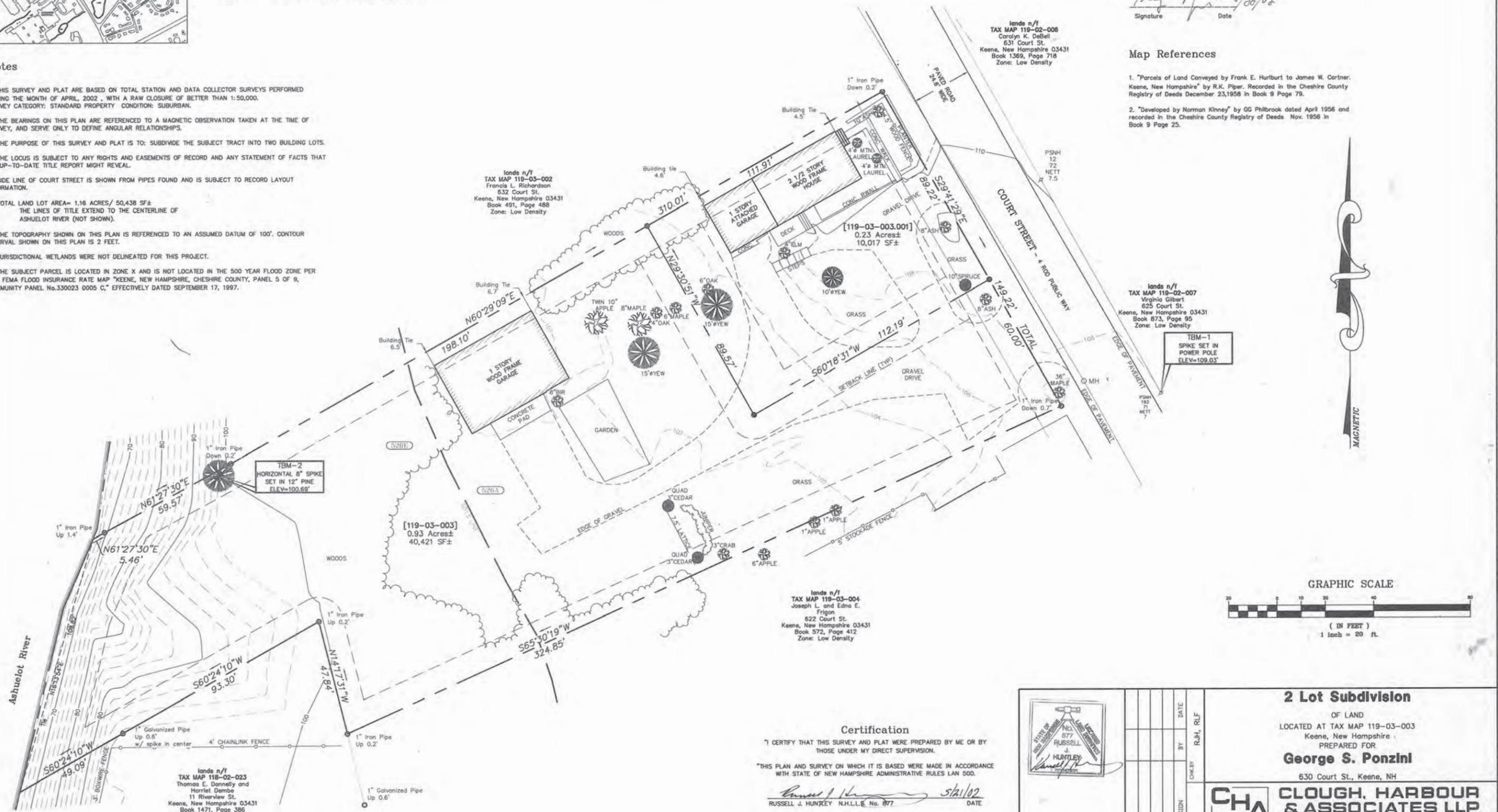
Donna M. Harwood 5-22-2
 Signature Date
George S. Ponzini 5/20/02
 Signature Date

Map References

- "Parcels of Land Conveyed by Frank E. Hurlburt to James W. Cartner, Keene, New Hampshire" by R.K. Piper. Recorded in the Cheshire County Registry of Deeds December 23, 1958 in Book 9 Page 79.
- "Developed by Norman Kinney" by GG Philbrook dated April 1956 and recorded in the Cheshire County Registry of Deeds Nov. 1956 in Book 9 Page 25.

Notes

- THIS SURVEY AND PLAT ARE BASED ON TOTAL STATION AND DATA COLLECTOR SURVEYS PERFORMED DURING THE MONTH OF APRIL, 2002, WITH A RAW CLOSURE OF BETTER THAN 1:50,000. SURVEY CATEGORY: STANDARD PROPERTY CONDITION: SUBURBAN.
- THE BEARINGS ON THIS PLAN ARE REFERENCED TO A MAGNETIC OBSERVATION TAKEN AT THE TIME OF SURVEY, AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS.
- THE PURPOSE OF THIS SURVEY AND PLAT IS TO: SUBDIVIDE THE SUBJECT TRACT INTO TWO BUILDING LOTS.
- THE LOCUS IS SUBJECT TO ANY RIGHTS AND EASEMENTS OF RECORD AND ANY STATEMENT OF FACTS THAT AN UP-TO-DATE TITLE REPORT MIGHT REVEAL.
- SIDE LINE OF COURT STREET IS SHOWN FROM PIPES FOUND AND IS SUBJECT TO RECORD LAYOUT INFORMATION.
- TOTAL LAND LOT AREA= 1.16 ACRES/ 50,438 SF±
 THE LINES OF TITLE EXTEND TO THE CENTERLINE OF ASHUELOT RIVER (NOT SHOWN).
- THE TOPOGRAPHY SHOWN ON THIS PLAN IS REFERENCED TO AN ASSUMED DATUM OF 100'. CONTOUR INTERVAL SHOWN ON THIS PLAN IS 2 FEET.
- JURISDICTIONAL WETLANDS WERE NOT DELINEATED FOR THIS PROJECT.
- THE SUBJECT PARCEL IS LOCATED IN ZONE X AND IS NOT LOCATED IN THE 500 YEAR FLOOD ZONE PER THE FEMA FLOOD INSURANCE RATE MAP "KEENE, NEW HAMPSHIRE, CHESHIRE COUNTY, PANEL 5 OF 9, COMMUNITY PANEL No.330023 0005 C," EFFECTIVELY DATED SEPTEMBER 17, 1997.



Certification
 I CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION.
 THIS PLAN AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES LAN 500.
Russell J. Huntkey 5/21/02
 RUSSELL J. HUNTKEY N.H.L.L.C. No. 877 DATE



NO.	REVISION	DATE	BY	CHK'D	RLD	RLF

2 Lot Subdivision

OF LAND
 LOCATED AT TAX MAP 119-03-003
 Keene, New Hampshire
 PREPARED FOR
George S. Ponzini
 630 Court St., Keene, NH



CLOUGH, HARBOUR & ASSOCIATES LLP
 ENGINEERS, SURVEYORS, PLANNERS & LANDSCAPE ARCHITECTS
 11 KING COURT, KEENE NH 03431
 TEL. (603)357-2445 FAX. (603)357-8770

630 Court St - Proposed Subdivision Plan

58-129

5-07-02 5/30/02



315 Old Walpole Rd - Potential CRD

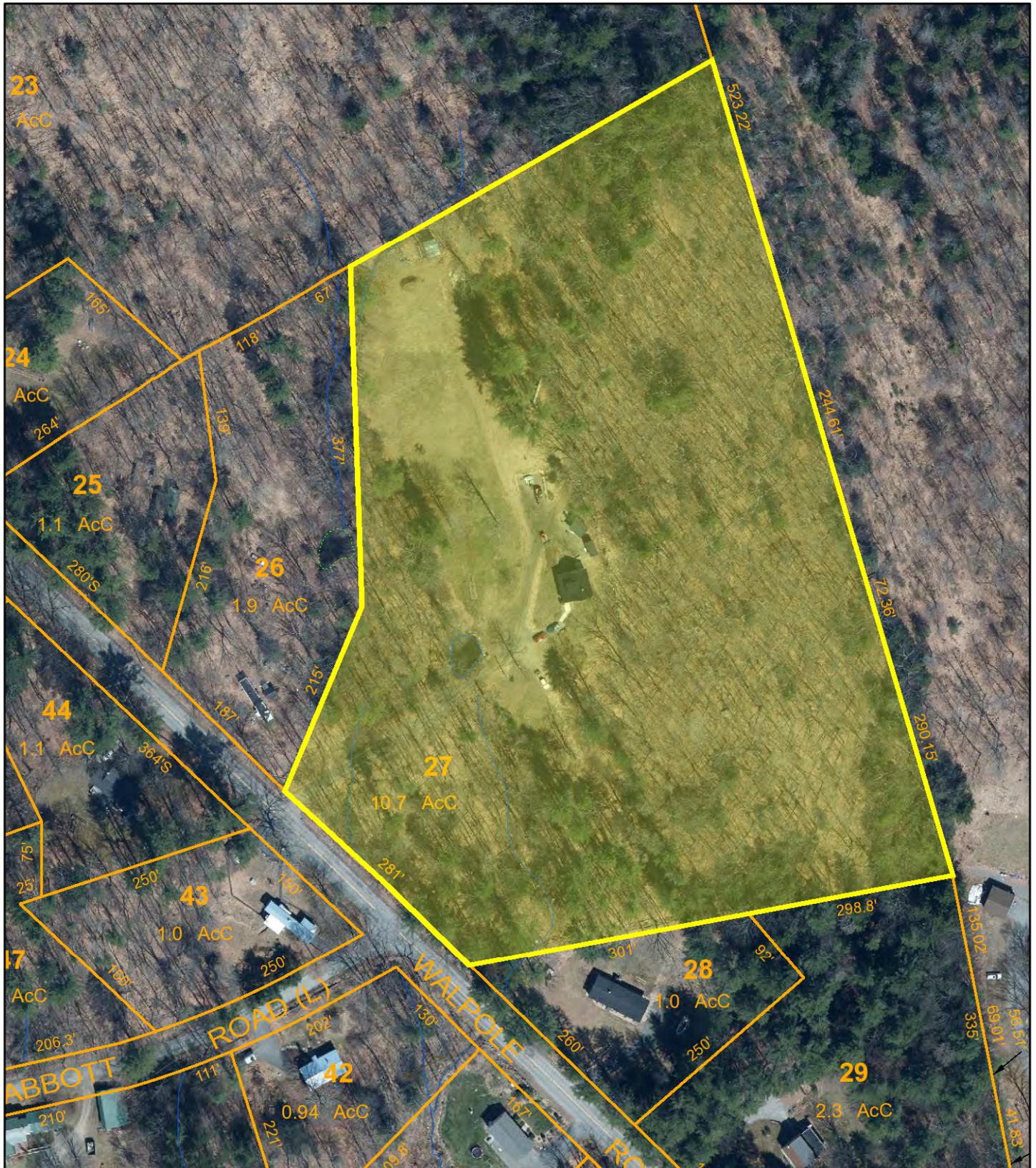
Keene, NH



March 1, 2023

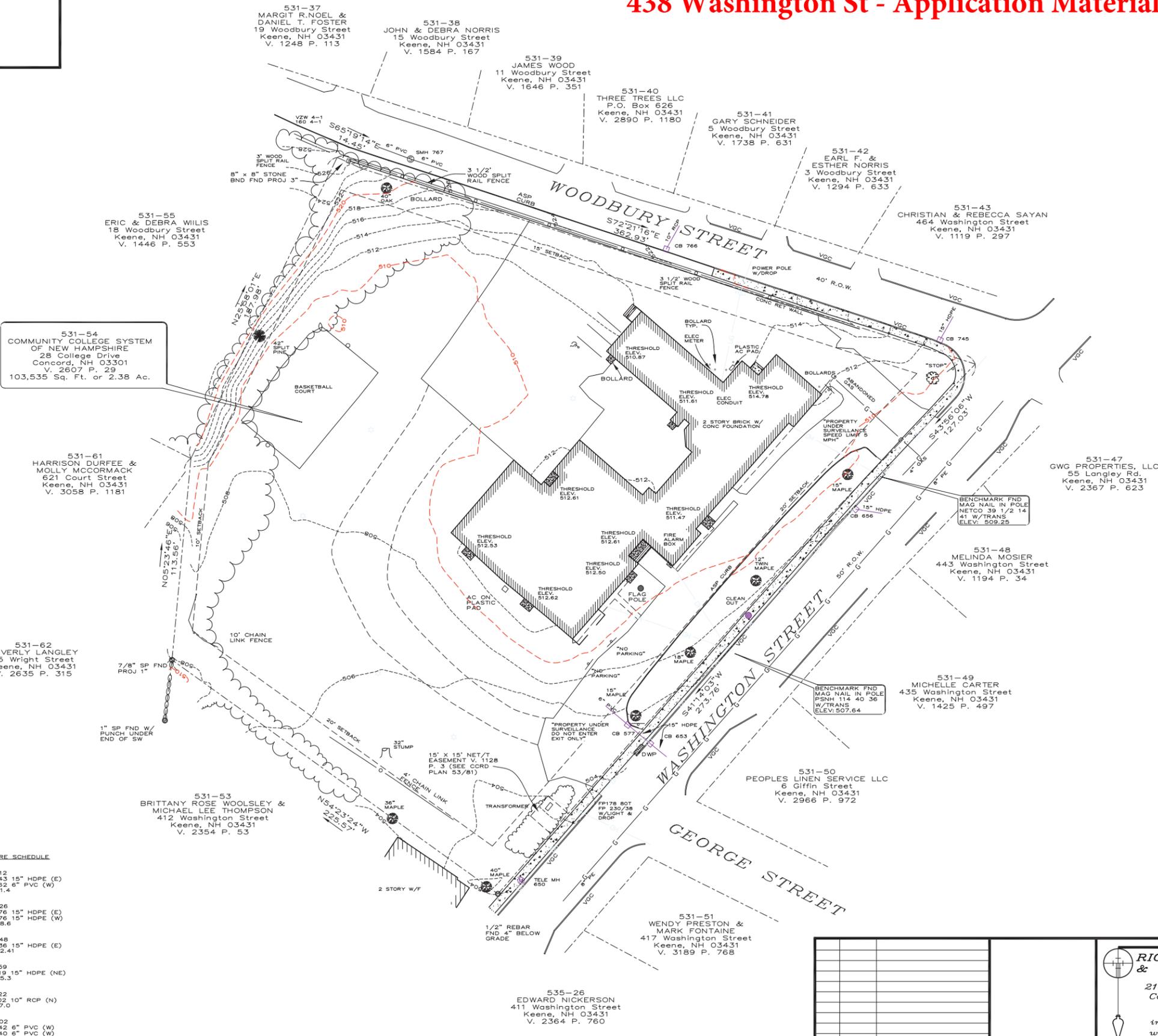
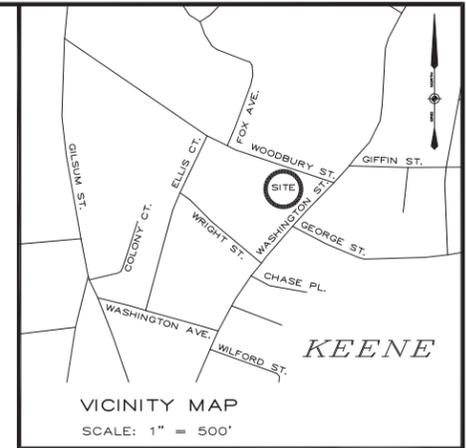
1 inch = 150 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

438 Washington St - Application Materials



531-55
ERIC & DEBRA WILLIS
18 Woodbury Street
Keene, NH 03431
V. 1446 P. 553

531-54
COMMUNITY COLLEGE SYSTEM
OF NEW HAMPSHIRE
28 College Drive
Concord, NH 03301
V. 2607 P. 29
103,535 Sq. Ft. or 2.38 Ac.

531-61
HARRISON DURFEE &
MOLLY MCCORMACK
621 Court Street
Keene, NH 03431
V. 3058 P. 1181

531-62
BEVERLY LANGLEY
15 Wright Street
Keene, NH 03431
V. 2635 P. 315

531-53
BRITTANY ROSE WOOLSEY &
MICHAEL LEE THOMPSON
412 Washington Street
Keene, NH 03431
V. 2354 P. 53

STRUCTURE SCHEDULE

CB 577	RIM 505.12
INV 503.43 15" HDPE (E)	
INV 503.62 6" PVC (W)	SUMP 501.4
CB 653	RIM 504.26
INV 500.76 15" HDPE (E)	
INV 500.76 15" HDPE (W)	SUMP 498.6
CB 656	RIM 507.48
INV 504.36 15" HDPE (E)	
INV 502.41	SUMP 502.41
CB 745	RIM 510.59
INV 507.19 15" HDPE (NE)	
INV 509.3	SUMP 509.3
CB 766	RIM 521.22
INV 518.02 10" RCP (N)	
INV 517.0	SUMP 517.0
SMH 767	RIM 526.02
INV 520.42 6" PVC (W)	
INV 520.40 6" PVC (W)	

535-26
EDWARD NICKERSON
411 Washington Street
Keene, NH 03431
V. 2364 P. 760

531-51
WENDY PRESTON &
MARK FONTAINE
417 Washington Street
Keene, NH 03431
V. 3189 P. 768

531-50
PEOPLES LINEN SERVICE LLC
6 Giffin Street
Keene, NH 03431
V. 2966 P. 972

531-49
MICHELLE CARTER
435 Washington Street
Keene, NH 03431
V. 1425 P. 497

531-48
MELINDA MOSIER
443 Washington Street
Keene, NH 03431
V. 1194 P. 34

531-47
GWG PROPERTIES, LLC
55 Langley Rd.
Keene, NH 03431
V. 2367 P. 623

531-43
CHRISTIAN & REBECCA SAYAN
464 Washington Street
Keene, NH 03431
V. 1119 P. 297

531-42
EARL F. &
ESTHER NORRIS
3 Woodbury Street
Keene, NH 03431
V. 1294 P. 633

531-41
GARY SCHNEIDER
5 Woodbury Street
Keene, NH 03431
V. 1738 P. 631

531-40
THREE TREES LLC
P.O. Box 626
Keene, NH 03431
V. 2890 P. 1180

531-38
JOHN & DEBRA NORRIS
15 Woodbury Street
Keene, NH 03431
V. 1584 P. 167

531-37
MARGIT R. NOEL &
DANIEL T. FOSTER
19 Woodbury Street
Keene, NH 03431
V. 1248 P. 113

LEGEND

---	PROPERTY LINE	⊙	CONIFEROUS TREE
---	EDGE OF PAVEMENT	⊙	SHRUB
---	EDGE OF GRAVEL	⊙	DECIDUOUS TREE
---	OVERHEAD UTILITY LINES	⊙	ARTESIAN WELL
---	DRAINAGE LINE	⊙	IRON PIPE (I.P.) OR REBAR
---	SEWER LINE	⊙	STEEL PIN (SP)
---	GAS LINE	⊙	GRANITE OR CONCRETE
---	TEL. LINE	⊙	BOUND (GB OR CB)
---	UNDERGROUND ELECT.	⊙	DRILL HOLE (DH)
---	WATER LINE	⊙	UTILITY POLE
---	DYL	⊙	LIGHT POLE
---	DOUBLE YELLOW LINE	⊙	SEWER MANHOLE
---	SWL	⊙	DRAIN MANHOLE
---	VGC OR SGC	⊙	CATCH BASIN
---	VERTICAL OR SLOPED	⊙	HYDRANT
---	GRANITE CURB	⊙	WATER SHUTOFF
---	SHORE LINE	⊙	WATER VALVE
---	CHAIN LINK FENCE	⊙	IRRIGATION CONTROL VALVE
---	STOCKADE FENCE	⊙	GAS SHUTOFF
---	STONE WALL	⊙	MONITORING WELL
---	EDGE OF WOODS	⊙	
---	CONCRETE	⊙	
---	SIGN HC-HANDICAPPED	⊙	
---	HCV-VAN ACCESSIBLE	⊙	
---	NP-NO PARKING	⊙	

- NOTES**
- Survey by total station between the dates of January 10 and 16, 2023. Control Traverse error of closure is 1":205,040'
 - Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83 based on GPS observations and OPUS solutions.
 - Vertical datum is based on NAVD 88.
 - Owner of record: Community College System of New Hampshire- 28 College Drive Concord, NH 03301- Map 531, Lot 54 - V. 2607 P. 29.
 - Parcel is zoned Low Density; Building setbacks: front 15', rear 20', and side 10'. Minimum Lot size = 10,000 sq. ft., Minimum frontage = 60', Maximum building coverage = 35%, Maximum impervious coverage 45%. See Article 1.3 for setback measurements and exceptions.
 - The underground utilities depicted hereon have been located from field survey information and plotted from existing drawings. The surveyor makes no guarantee that the underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although they are located as accurately as possible from the information available. The surveyor has not physically located the underground portion of the utilities. All contractors should notify, in writing, any utility company and appropriate governmental agencies prior to any excavation work and call DIG-SAFE at 811.
 - The intent of this plat is to depict existing conditions on the parcel of land at 438 Washington Street-Tax Map 531, Lot 54.
 - This office did not perform a boundary survey. Perimeter boundary is based on "ALTA/ACSM Plan Boundary Survey Map 203, Block 6, Lot 3 Union School District", dated Oct 19, 2009 by Holden Engineering and Surveying, Inc.

CERTIFICATIONS

"I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT IMMEDIATE SUPERVISION, AND DEPICTS A SURVEY CONDUCTED WITH A TOTAL STATION HAVING AN URBAN CLASSIFICATION AND A MINIMUM ERROR OF CLOSURE LESS THAN 1:110,000.

SIGNATURE _____ LICENSE NO. _____ DATE _____

NO.	DATE	REVISION
1	2/10/23	SETBACK REVISION

FOR: RICHARD D. BARTLETT & ASSOCIATES, LLC

RICHARD D. BARTLETT & ASSOCIATES, LLC
214 North State Street
Concord, N.H. 03301
Tel.: (603) 225-6770
info@richarddbartlett.com
www.richarddbartlett.com
LICENSED LAND SURVEYORS

EXISTING CONDITIONS PLAT
of land of COMMUNITY COLLEGE SYSTEM OF NEW HAMPSHIRE

PROJECT: MAP 531 LOT 54
LOCATION: 438 WASHINGTON ST. KEENE, NH

GRAPHIC SCALE
0' 30' 60'
1" = 30'

DATE: JAN. 24, 2023
JOB NO.: 1222.248
SHEET 4 of 15

ZONING ANALYSIS

TAX MAP/BLOCK/LOT:	MAP 531 / LOT 54		
ADDRESS:	438 WASHINGTON STREET KEENE, NH		
ZONING DISTRICT:	LOW DENSITY (LD) DISTRICT		
MINIMUM LOT AREA	PROVIDED		
10,000 SF	103,535 SF		
MINIMUM LOT FRONTAGE	PROVIDED		
60'	778'		
LOT COVERAGE	EXISTING	PROPOSED	
BUILDINGS	13%	28%	
SIDEWALKS	0.5%	6%	
PARKING & DRIVEWAYS	31.5%	30%	
MAXIMUM TOTAL LOT COVERAGE	EXISTING	PROPOSED	
45%	45%	64%	
INTERIOR LANDSCAPING	PROVIDED		
MINIMUM	10%		
TOTAL LANDSCAPING MINIMUM	PROVIDED		
55%	36%		
BUILDING SETBACKS REQUIRED	REQUIRED		
FRONT YARD	15'		
SIDE YARD	10'		
SIDE YARD (WASHINGTON STREET)	20'		
REAR YARD	20'		
PARKING SETBACKS REQUIRED	REQUIRED		
FRONT YARD	15'		
SIDE YARD	10'		
REAR YARD	10'		
REQUIRED PARKING SPACES	PROJECT CLASSIFICATION = 2 SPACES / UNIT		
TOTAL SPACES:	REQUIRED	EXISTING	PROPOSED
ACCESSIBLE SPACES:	120	15	70
	3	4	4

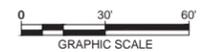
NOT ISSUED
FOR
CONSTRUCTION

**ROOSEVELT
SCHOOL HOUSING**

438 WASHINGTON STREET
KEENE, NH 03431

PROPERTY OWNER:
KEENE HOUSING
831 COURT STREET
KEENE, NH 03431

NO.	DATE	DESCRIPTION
REVISIONS		



DATE:	FEBRUARY 2023
NOBIS PROJECT NO.	100569.000
DRAWN BY:	EAL
CHECKED BY:	JCN
CAD DRAWING FILE:	100569.000-C-200-SITE.dwg

SHEET TITLE

**CONCEPTUAL
SITE PLAN**

SHEET
C-1





OWNER
COMMUNITY COLLEGE SYSTEM OF NEW HAMPSHIRE
28 COLLEGE DR
CONCORD, NH 03301
P. (603) 344-5377

CONSTRUCTION MANAGER
TBD

PROGRESS - NOT FOR CONSTRUCTION

PLAN KEY:

PROJECT TITLE / ADDRESS
ROOSEVELT SCHOOL HOUSING
438 WASHINGTON STREET
KEENE, NH 03431

SCALE: AS NOTED DRAWN BY: CB
JOB #: 3889 CHK BY: JH

PRINT DATE: 1/12/2023 2:44:28 PM
ISSUE DATE:

NOT FOR CONSTRUCTION
SCHEMATIC DESIGN

REVISION	DATE	REVISION 1	COMMENTS
1	1/12/2023	1	Issue 1

SITE PLAN FIRST FLOOR

A100

SHEET NUMBER OF 7 ARCHITECTURAL
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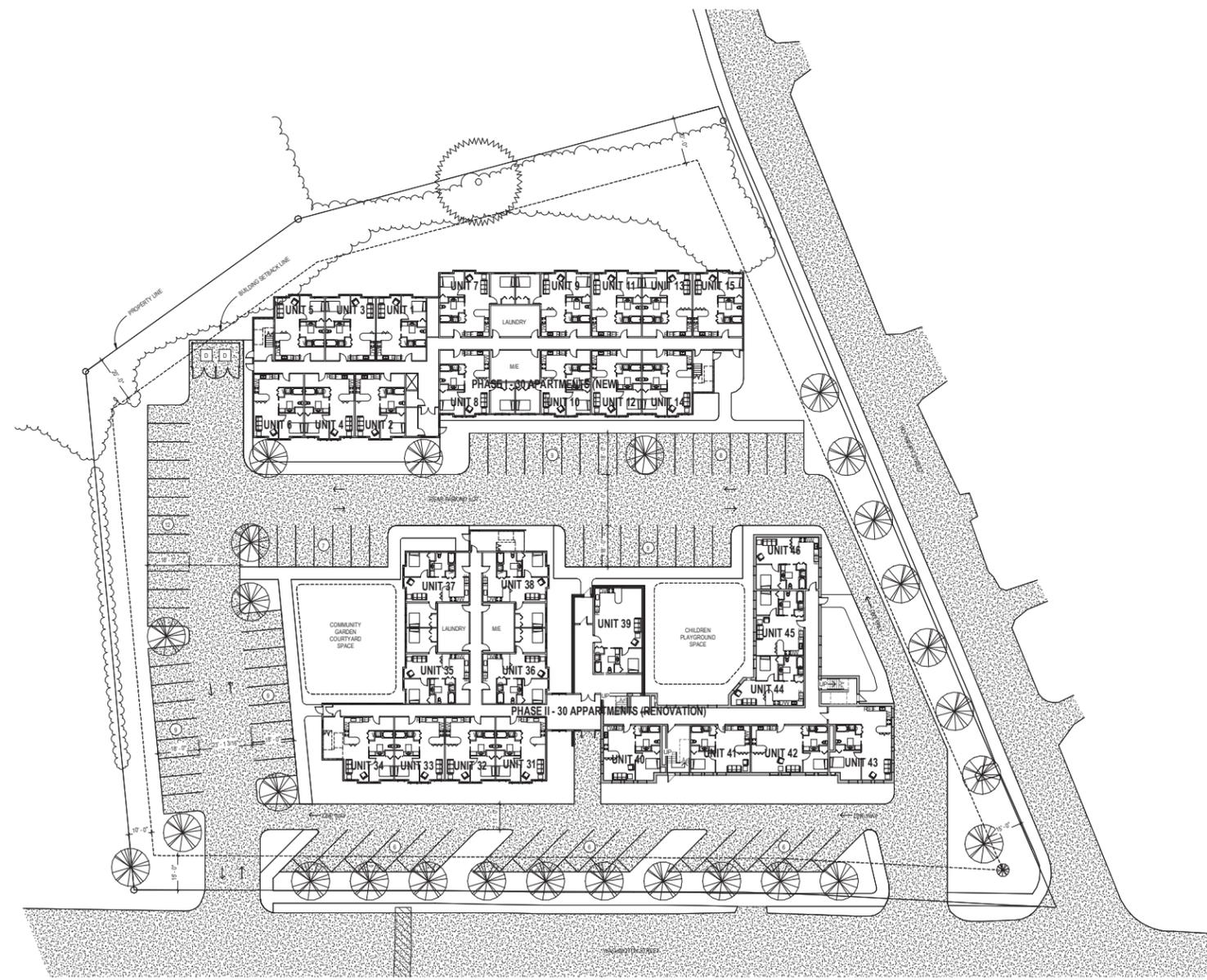
1 SITE PLAN
A302 1" = 20'-0"

NEW HAMPSHIRE COMMUNITY COLLEGE SYSTEM
 28 COLLEGE DRIVE
 CONCORD, NH 03301
 TEL: (603) 344-5377
 FAX: (603) 344-5377
 WWW.CCSNH.EDU
 PROJECT NO. 11202019

PARKING REQUIRED = (2) SPACES (2) SPACE/APT
PARKING PROPOSED = 81 SPACES (81/8)

(1) SPACE/1 BDRM = 44 SPACES
(2) SPACE/2 BDRM = 35 SPACES
KH ADMIN OFFICE = 5 SPACES

GENERAL NOTES
1. PHASE I HOUSING = 30 APARTMENTS
(2) 1 BEDROOM UNITS
(2) 1 BEDROOM UNITS
2. PHASE II HOUSING = 30 APARTMENTS
(2) 1 BEDROOM UNITS
(2) 1 BEDROOM UNITS





OWNER
COMMUNITY COLLEGE SYSTEM OF NEW HAMPSHIRE
28 COLLEGE DR
CONCORD, NH 03301
P. (603) 344-5377

CONSTRUCTION MANAGER
TBD

PROGRESS - NOT FOR CONSTRUCTION

PLAN KEY:

PROJECT TITLE / ADDRESS
ROOSEVELT SCHOOL HOUSING
438 WASHINGTON STREET
KEENE, NH 03431

SCALE: AS NOTED
JOB #: 3889
PRINT DATE: 1/12/2023 2:44:29 PM
ISSUE DATE:

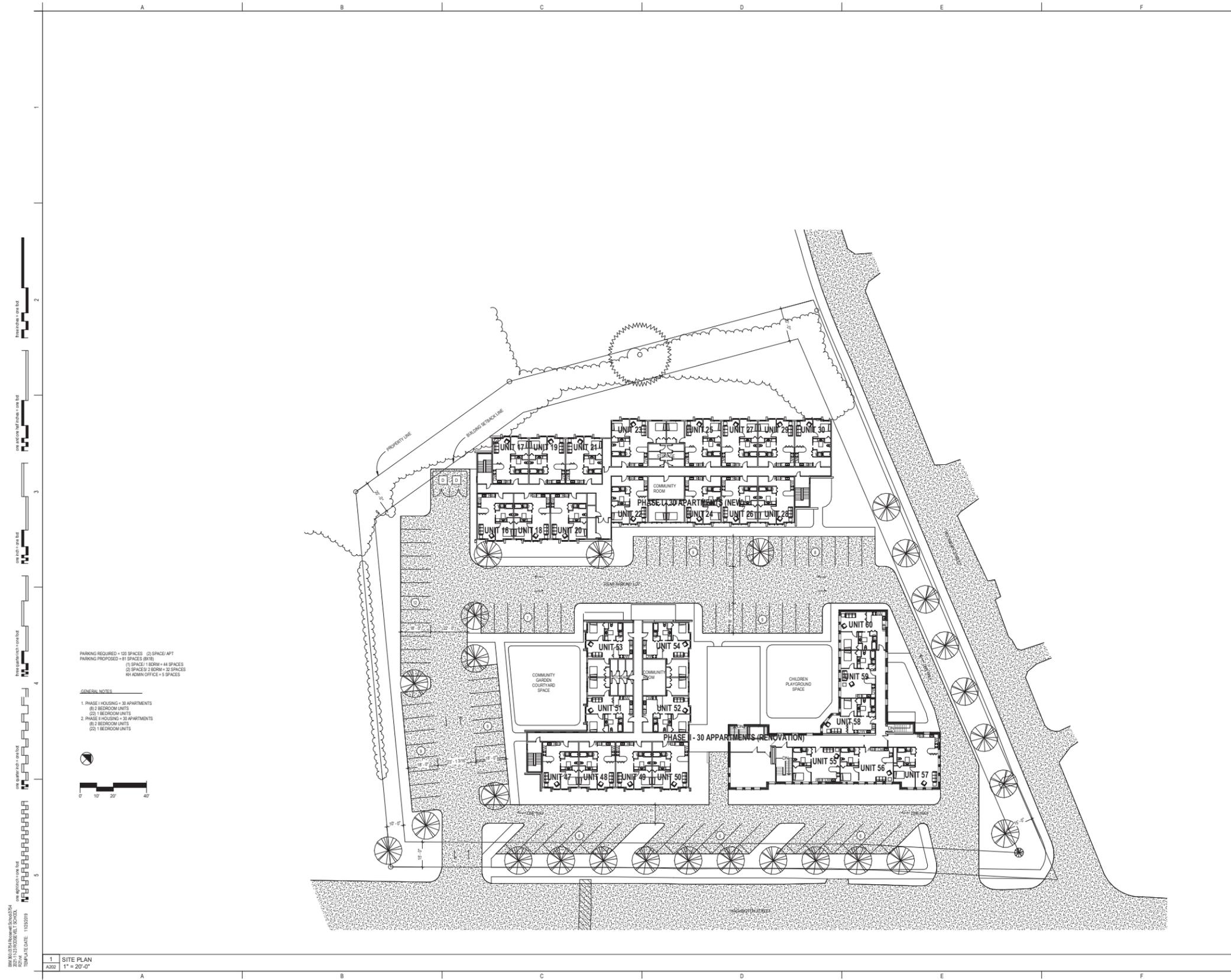
NOT FOR CONSTRUCTION
SCHEMATIC DESIGN

REVISION	DATE	REVISION 1	COMMENTS
1	1/12/2023		

SITE PLAN SECOND FLOOR

A101

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PARKING REQUIRED = 62 SPACES (2) SPACE/APT
PARKING PROPOSED = 81 SPACES (8x78)
(1) SPACE / 1 BDRM + 44 SPACES
(2) SPACES / 2 BDRM + 35 SPACES
RM ADMIN OFFICE + 5 SPACES

- GENERAL NOTES
1. PHASE I HOUSING = 30 APARTMENTS
(2) 1 BEDROOM UNITS
(2) 1 BEDROOM UNITS
 2. PHASE II HOUSING = 30 APARTMENTS
(2) 1 BEDROOM UNITS
(2) 1 BEDROOM UNITS



WARRENSTREET ARCHITECTS
27 Waverley Street Concord NH 03301
DATE: 1/12/2023

1 SITE PLAN
A302 1" = 20'-0"



GENERAL ELEVATION NOTES

1. REFER TO MECH DRG'S FOR LOCATIONS OF LOUVERS AND VENTS. CONFIRM FINAL POSITION WITH ARCHITECT PRIOR TO ORDERING.

ELEVATION LEGEND

- KEYNOTE, SEE ELEVATION KEYNOTE LEGEND
- WINDOW TAG, SEE DOOR SCHEDULE SHEET
- CONTROL JOINT

ELEVATION KEYNOTES

- LEAVE LINE 19'-7"
- LEVEL 3 10'-2"
- LEVEL 2 6'-4"
- LEVEL 1 0"
- GROUND LEVEL 3'-10"



27 Warner Street Concord NH 03301
T (603) 225-2575 F (603) 225-4731 www.warrenstreet.com

OWNER
COMMUNITY COLLEGE SYSTEM OF NEW HAMPSHIRE
28 COLLEGE DR
CONCORD, NH 03301
P. (603) 344-5377

CONSTRUCTION MANAGER
TBD

PROGRESS - NOT FOR CONSTRUCTION

TO BE EDITED

PLAN KEY:

PROJECT TITLE / ADDRESS
ROOSEVELT SCHOOL HOUSING
438 WASHINGTON STREET
KEENE, NH 03431

SCALE: AS NOTED
JOB #: 3889
PRINT DATE: 11/22/23 2:44:38 PM
ISSUE DATE:

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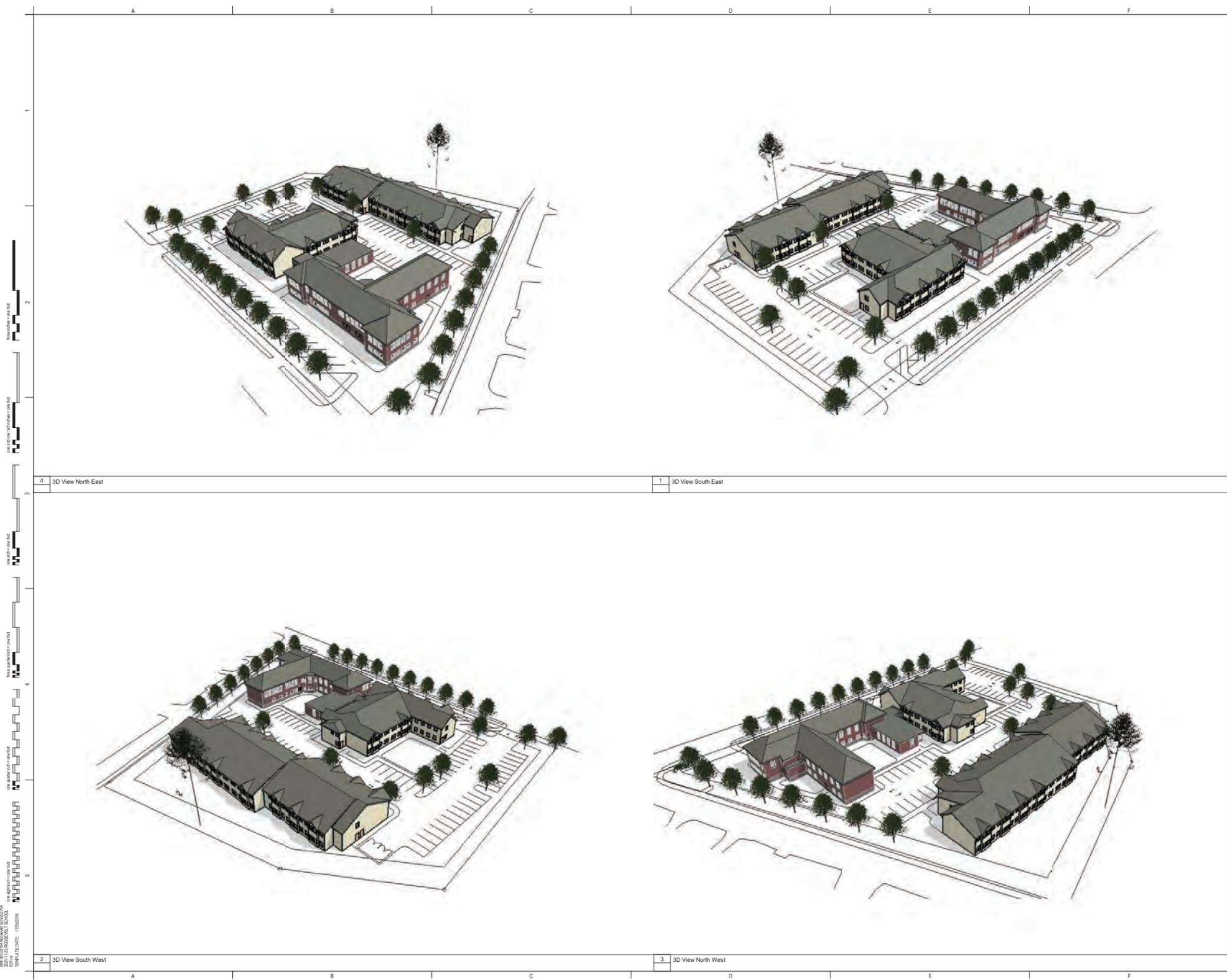
REVISION	DATE	COMMENTS

EXTERIOR ELEVATIONS

A202

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NEW HAMPSHIRE ARCHITECTS BOARD
 REGISTERED PROFESSIONAL ARCHITECT
 2023 STATE BOARD OF ARCHITECTS
 EXPIRES DATE: 11/30/2024



NEW HAMPSHIRE ARCHITECTS INC. 11202019
 200 WASHINGTON STREET, SUITE 200
 KEENE, NH 03431
 TEL: 603.344.5377
 WWW.WARRENSTREETARCHITECTS.COM



OWNER
 COMMUNITY COLLEGE SYSTEM OF NEW HAMPSHIRE
 28 COLLEGE DR.
 CONCORD, NH 03301
 P. (603) 344-5377

CONSTRUCTION MANAGER
 TBD

PROGRESS - NOT FOR CONSTRUCTION

PLAN KEY:

PROJECT TITLE / ADDRESS
 ROOSEVELT SCHOOL HOUSING
 438 WASHINGTON STREET
 KEENE, NH 03431

SCALE: AS NOTED DRAWN BY: Author
 JOB #: 3889 CHK BY: Checker

PRINT DATE: 11/22/2023 2:44:41 PM
 ISSUE DATE:

NOT FOR CONSTRUCTION SCHEMATIC DESIGN

REVISION	DATE	COMMENTS

AERIAL VIEWS

A205
 SHEET NUMBER OF 7 ARCHITECTURAL

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MEMORANDUM

Ref: 2252A

To: Jonathan Halle, AIA, ASLA, EDAC, LEED AP
Warren Street Architects

From: Stephen G. Pernaw, P.E., PTOE

Subject: Roosevelt School Housing – Traffic & Parking Study
Keene, New Hampshire

Date: February 16, 2023

As requested, Pernaw & Company, Inc. has conducted this Traffic/Parking study for your office on behalf of Keene Housing regarding the proposed Roosevelt School Housing project at 438 Washington Street, in Keene, New Hampshire. The site is situated at the southwest corner of the Washington Street/Woodbury Street intersection. The purpose of this memorandum is to summarize the results of our research of available traffic count data, the trip generation analyses for the former and proposed uses at the subject site, and a parking demand evaluation. To summarize:

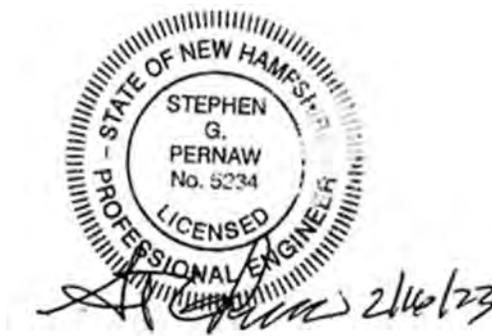
Proposed Development – According to the plan entitled “*Conceptual Site Plan,*” Sheet C-1, dated February 2023 that was prepared by Nobis (see Attachment 1), this project involves the construction of a new two-story 30-unit affordable apartment building behind the existing school (Phase 1), and then renovations to the Roosevelt School to provide 30 additional affordable apartments (Phase 2).

Access to the site will be provided by the two existing site driveways on Washington Street: the northerly site driveway will continue as a one-way enter-only driveway, and the southerly site driveway will function as a full-access driveway (for arrivals and departures). Similar to all residential developments, this 60-unit affordable housing facility will be in operation seven days a week, and 24 hours per day. The location of the subject site is depicted on Figure 1.

Existing Conditions – Washington Street functions as a two-lane minor arterial roadway with a general north-south orientation in the immediate study area. The roadway is delineated with a four-inch double-yellow centerline (passing maneuvers prohibited) and four-inch single-white edge lines. Paved shoulders and sidewalks are present on both sides of the roadway. Marked crosswalks are present on the north and east legs of the Washington Street/George Street intersection. The speed limit is posted at 30 mph in both directions on Washington Street.

Findings & Conclusions

1. Traffic counts conducted by the NHDOT at two nearby locations on Washington Street in July 2020 and August 2021 revealed that the highest traffic hours occurred from 7-8 or 8-9 AM, and again from 3-4 or 4-5 PM on weekdays. On weekends, peak traffic flow tends to occur during the midday.
2. During the worst-case weekday PM peak hour period, the 60 affordable dwelling units are expected to generate approximately 28 vehicle-trips (16 arrivals, 12 departures). By way of comparison, the former Community College likely generated approximately 83 vehicle-trips during the same hour. From this, it is reasonable to conclude that the proposed affordable housing project is less intensive than the previous community college from a traffic operations, capacity and safety standpoint.
3. The parking demand study demonstrates that proposed parking supply (70 stalls) exceeds the anticipated parking demand by a comfortable margin based on three separate and independent sources:
 - The Keene Housing parking data indicates a peak demand of 40 occupied stalls.
 - The ITE parking generation rates indicates a peak parking demand of 59 occupied stalls.
 - The ULI parking ratios indicate a peak parking demand of 51 occupied stalls.



104 Emerald St - Proposed 3rd Floor Plan

