

CONTENTS

Population & Social Characteristics 1

Population Growth 1

Population Density 4

Age Distribution 5

Income 7

Educational Achievement 7

Land Use..... 9

Introduction..... 9

Planning Areas 11

Zoning Districts..... 28

Land Use Regulation Issues..... 33

Housing..... 37

Role of Housing Analysis in Planning 37

Change in Population and Households in Portsmouth 37

Housing Supply 41

Housing Costs 46

Income and Affordability..... 50

Housing Cost Burden..... 54

Local Employment, Housing Affordability, and Supply..... 62

Distribution of Low Income Rental Housing..... 65

Housing Production Needs 70

Housing Trends and Issues - Observations..... 73

Economic Development..... 75

Recent Economic Development Trends 75

Tax Base 81

Establishments, Employment and Sales by Industrial Sector 85

Average Wages by Sector..... 91

Major Employers in Portsmouth 95

Census Tract Profiles..... 95

Resident Labor Force, Employment and Unemployment 104

Employment of Portsmouth Residents by Industry and Occupation 105

Commuting Patterns 106

Major Economic Resources and Initiatives 110

Transportation	117
Introduction & Regional Context.....	117
Roadway & Highway System.....	117
Bridges.....	129
Truck Routing.....	130
Parking.....	131
Public Transportation.....	133
Greater Portsmouth Transportation Management Association.....	138
Bicycle and Pedestrian Facilities.....	138
Park and Ride Lots.....	141
Signage and Wayfinding.....	143
Airport.....	146
Rail.....	147
Marine Port Facilities.....	148
Community Services and Facilities	151
Municipal Complex.....	151
Fire Department.....	151
Police Department.....	155
Schools.....	156
Library.....	161
Public Works.....	162
Natural Resources and Open Space	171
Introduction.....	171
Topography and Geology.....	171
Soils.....	171
Rare Plants, Animals, and Exemplary Natural Communities.....	172
Water Bodies and Watersheds.....	173
Wetlands.....	175
Groundwater.....	177
Water Quality.....	178
Air Quality.....	178
Open Space.....	180
Land Conservation Efforts.....	183
Natural Hazards and Emergency Management	187
Natural Hazards.....	187
Emergency Management.....	187
Level of Risk for Specific Geographic Areas.....	194

Assessment..... 195

Recreation 197

 Recreation Programs 197

 Recreation Facilities 197

 Recent and Ongoing Capital Improvements 200

 Recreation Needs..... 201

Cultural & Historic Resources 203

 Cultural Resources 203

 Historic Resources..... 206

Social Services 215

 Health Care 215

 Child Care 217

 Homelessness 218

 Elder Services..... 219

 Domestic Violence and Abuse Prevention 220

LIST OF TABLES

Table 1: Population Change, 1960 - 20252

Table 2: Population Growth Rates, 1900 – 20203

Table 3: Population Change, Portsmouth and Region, 1990–20203

Table 4: Population Age Distribution, 1990 and 2000.....5

Table 5: Median Family Income7

Table 6: Educational Achievement, Residents 25 Years and Older, 1990 and 2000.....8

Table 7: Land Use Profile – City of Portsmouth.....9

Table 8: Land Use Profile – Downtown Planning Area..... 13

Table 9: Land Use Profile – Islington Street Corridor Planning Area 17

Table 10: Land Use Profile – Sagamore Avenue Planning Area..... 18

Table 11: Land Use Profile – Middle Road/South Street Planning Area..... 19

Table 12: Land Use Profile – Route 1 Corridor (Lafayette Road) Planning Area.....20

Table 13: Land Use Profile – I-95 Corridor Planning Area..... 21

Table 14: Land Use Profile – North Mill Pond Planning Area.....22

Table 15: Land Use Profile – Woodbury Ave./Maplewood Ave. Planning Area..... 24

Table 16: Land Use Profile – Upper Waterfront Planning Area 25

Table 17: Land Use Profile – Pease International Tradeport Planning Area 25

Table 18: Land Use Profile – Pease International Tradeport (PDA Properties) 26

Table 19: Population, Households, Tenure and Household Size.....39

Table 20: Households by Age and Tenure 40

Table 21: Disability Level Age 65+.....41

Table 22: Housing Supply by Structure Type and Tenure..... 42

Table 23: Comparison of Occupied Housing Stock and Vacancy Rates in 2000 43

Table 24: Units Authorized by Building Permit 1970-2001 44

Table 25: Tabulation of Assessment Data 45

Table 26: Change in Median Costs and Median Income 46

Table 27: Gross Rent by Bedrooms..... 48

Table 28: Renter Income and Affordable Market Rental Units..... 52

Table 29: Income to Support Market Rents..... 52

Table 30: Income Needed to Afford City Home Prices 53

Table 31: Detail of Household Income by Tenure 54

Table 32: Renters Spending 50% or More of Income on Gross Rent 56

Table 33: Renter Cost Burden – Cumulative by Income 1990 and 2000..... 57

Table 34: High Renter Cost Burden By Income Range 1990 and 2000..... 57

Table 35: Cost Burden for Single Family Homeowners..... 58

Table 36: Relative Renter Cost Burden Within Portsmouth..... 59

Table 37: Detailed Housing Information by Tract 61

Table 38: Rents and Prices Supportable by Average Wages in Portsmouth Jobs..... 64

Table 39: Portsmouth Assisted Housing Inventory..... 66

Table 40: Metro Area Assisted Housing Inventory..... 67

Table 41: Assisted Housing as Percent of Units in PMSA Communities in NH..... 68

Table 42: Regional Housing Production Need (Non-Seasonal) – Draft Estimate 71

Table 43: Portsmouth Housing Production Need (Non-Seasonal) – Draft Estimate 72

Table 44: Portsmouth Development History – Non-Residential Floor Area by Use by
Year Built 76

Table 45: Portsmouth Commercial-Industrial Floor Area Built 1995-2001 77

Table 46: Employment History for Portsmouth 1980-2000 79

Table 47: Portsmouth’s Property Tax Base, FY 2003 81

Table 48: Largest Nonresidential Property Valuations in Portsmouth, 2002..... 83

Table 49: Summary of “Exempt” Properties in City Assessors Database 86

Table 50: Estimated Total Employment, Number of Establishments and Sales by
Industrial Sector, 2002 87

Table 51: Estimated Employment and Sales by Industrial Sector, 2002..... 88

Table 52: Relative Concentration of Businesses by Number of Employees, 2002 Estimate 89

Table 53: Portsmouth Employment Concentrations and New Hampshire Employment
Growth Forecasts by Industrial Sector 90

Table 54: Average Weekly Wage in Covered Employment, 2000..... 91

Table 55: Average Payroll Per Employee, 1997 93

Table 56: Average Payroll as Percentage of New Hampshire Average, by Industry, 1997 94

Table 57: Portsmouth’s Largest Employers in 2002..... 95

Table 58: Summary of Businesses and Employees by Census Tract 95

Table 59: Existing Business Profile – Census Tract 691 97

Table 60: Existing Business Profile – Census Tract 692 98

Table 61: Existing Business Profile – Census Tract 693 99

Table 62: Existing Business Profile – Census Tract 694 100

Table 63: Existing Business Profile – Census Tract 695 101

Table 64: Existing Business Profile – Census Tract 696 102

Table 65: Existing Business Profile – Census Tract 697 103

Table 66: Labor Force, Employment and Unemployment..... 104

Table 67: Portsmouth Employed Civilian Population By Industrial Sector (For Employed
Persons Age 16+)..... 105

Table 68: Portsmouth Employed Civilian Population by Occupation (For Employed
Persons Age 16+)..... 106

Table 69: Portsmouth Resident Workers by Place of Work in 1990..... 107

Table 70: Travel Time to Work of Portsmouth Resident Workers..... 108

Table 71: Residence of Persons Working in Portsmouth in 1990 109

Table 72: Pease Floor Area in Portsmouth Through 2001..... 111

Table 73: Commercial-Industrial Development Activity in Portsmouth – Structures Built
1990-2001..... 111

Table 74: Pease International Tradeport Businesses as Percentage of Portsmouth Totals,
2002 112

Table 75: Locations With Significant Traffic Growth Rates..... 120

Table 76: Average Daily Traffic, 1996 to 2001 121

Table 77: Corridors/Streets with a High Incidence of Crashes, 1999 Through Early 2003
(Twenty or More Total Crashes) 126

Table 78: Intersections with a High Incidence of Crashes, 1999 Through Early 2003
(Eleven or More Crashes).....128

Table 79: Speed Survey Data on Surveyed Portsmouth Streets129

Table 80: Portsmouth Transit Routes – Service Frequency (Minutes) and Ridership.....136

Table 81: Portsmouth Transit Routes – Service Time of Service.....137

Table 82: Portsmouth Rail Line Characteristics.....148

Table 83: Major City Facilities152

Table 84: Capital Improvement Plan Equipment and Projects154

Table 85: Fire Department Calls from 2000 through 2002.....154

Table 86: Portsmouth School Department Facilities Summary.....156

Table 87: Portsmouth Public Schools - 10 Year School Enrollments 1989-1998160

Table 88: Portsmouth Public Schools School Projections 2000-2008160

Table 89: Sources of Projected Increases in Average Daily Water Demand166

Table 90: Phase 2 Water System Master Plan Recommendations167

Table 91: Rare Plants and Exemplary Natural Communities in Portsmouth172

Table 92: Historical 8-Hour Ozone Concentrations in Portsmouth, 1994-2002.....180

Table 93: Protected Open Space182

Table 94: Current Use Land in Portsmouth, NH 1997 & 2001183

Table 95: Sites Worthy of Protection184

Table 96: Flooding History in the Seacoast.....188

Table 97: Primary Types of Emergencies190

Table 98: Recreation Facilities, Parks, and Playgrounds.....198

Table 99: Public Sculptures in Portsmouth204

Table 100: Portsmouth Properties Listed on the National Register of Historic Places207

Table 101: Families Below the Poverty Level, 2000217

Table 103: Portsmouth Area Agencies Providing Homeless Services.....219

LIST OF FIGURES

Figure 1: Portsmouth Population Growth, 1900-2025 1

Figure 2: Population Change, Portsmouth and Region, 1980-2020 4

Figure 3: Population Per Square Mile of Land Area, 2000..... 4

Figure 4: Population Age Distribution, 1990 and 2000 6

Figure 5: Age Profiles for Portsmouth, Rockingham County and New Hampshire 6

Figure 6: Percent of Population With Bachelor’s Degree or Higher, 2000..... 8

Figure 7: Acreage of Planning Areas..... 11

Figure 8: Home Ownership by Age..... 38

Figure 9: Housing Units Authorized..... 45

Figure 10: Two Bedroom Gross Rent..... 47

Figure 11: Median Home Price in the PMSA..... 49

Figure 12: Median Price Portsmouth and PMSA 49

Figure 13: Median Price All Homes and Non-Condo Units in City..... 50

Figure 14: Median Income by Tenure 50

Figure 15: Portsmouth Share of PMSA Households by Income Range 51

Figure 16: Cost-Burdened Households by Tenure and Age 55

Figure 17: High Renter Cost Burden by Income Range 56

Figure 18: Ratio of Living Units to Commercial-Industrial Floor Area 63

Figure 19: Gross Floor Area In Portsmouth Commercial-Industrial Uses Constructed
1950 Or Later, By Year Built 75

Figure 20: Percent of Total Commercial-Industrial Floor Area Built Since 1990 77

Figure 21: Portsmouth Commercial-Industrial Floor Area Built 1995-2001 78

Figure 22: Covered Employment in Portsmouth, 1980-2000 80

Figure 23: Employment and Population Growth, 1980-2000..... 80

Figure 24: Equalized Valuation Per Capita in New Hampshire Communities of Similar
Population Size, 2000 82

Figure 25: Portsmouth Employment Concentrations and New Hampshire Employment
Growth Forecasts by Industrial Sector 91

Figure 26: Average Weekly Wage in Covered Employment, 2000 92

Figure 27: Unemployment Rates, 1990-2002..... 105

Figure 28: Travel Time to Work of Portsmouth Resident Workers 108

Figure 29: Marine Terminals of Portsmouth Harbor and the Piscataqua River 113

Figure 30: Signage & Wayfinding – Representative Signs 145

Figure 31: Pease International Airport..... 146

Figure 32: New Hampshire Rail Freight Commodities 148

Figure 33: Cargo Data for Port of Portsmouth, 2002..... 149

Figure 34: Market Street Marine Terminal..... 150

Figure 35: Emergency Management Organization Chart 189

Figure 36: Emergency Management Function/Responsibility Matrix 189

LIST OF MAPS

Map 1: Major Land Use Patterns 10
Map 2: Planning Areas 12
Map 3: Downtown Planning Issues 14
Map 4: Census Tracts 60
Map 5: Planning Areas and Census Tracts 96
Map 6: Roadway Classification 119
Map 7: Congested Locations..... 125
Map 8: Streets with High Incidence of Crashes, 1999–March 2003 127
Map 9: Public Off-Street Parking Resources 132
Map 10: Portsmouth Local Bus Routes 135
Map 11: SABR Bicycle Route Map..... 139
Map 12: NHDOT Area Bicycle Routes 140
Map 13: Existing Sidewalks..... 142
Map 14: City-Owned Sites and Facilities 153
Map 15: Water and Sewer Service Areas 164
Map 16: Wetlands..... 176
Map 17: Parks, Recreation & Conservation Land..... 181
Map 18: Regional Greenways..... 185
Map 19: Historic Resources 213