

**RAYNES AVENUE
LETTER OF AGENDA**

We respectfully submit this Application for Work Session 7.

The following submission is formatted to review

Step 2: Minor Massing Revisions

Step 3: Architectural Styles.

1.0 Massing Updates

- Mixed-Use varied height at cornice along Maplewood Ave
- Mixed-Use recessed and glazed entry massing
- Hotel Garage vehicular entry minimized
- Hotel recessed and glazed entry massing

2.0 Mixed-Use Building in Traditional Design Style

- Cottage style windows with masonry sills and lintels
- Horizontal masonry banding
- Clapboard Siding
- Masonry Framed Storefront
- Recessed Storefront Entries
- Recessed and Glazed panels at primary entry locations
- Glass Canopy at residential entry

3.0 Hotel Design

- Traditional Brick Façade
- Textured Brick first on first floor
- Traditional masonry banding
- Lighter top floor with substantial overhang
- Glazing added to primary entry to coordinate with corner stair

4.0 Mixed-Use and Hotel combined primary views

5.0 Reference Pages

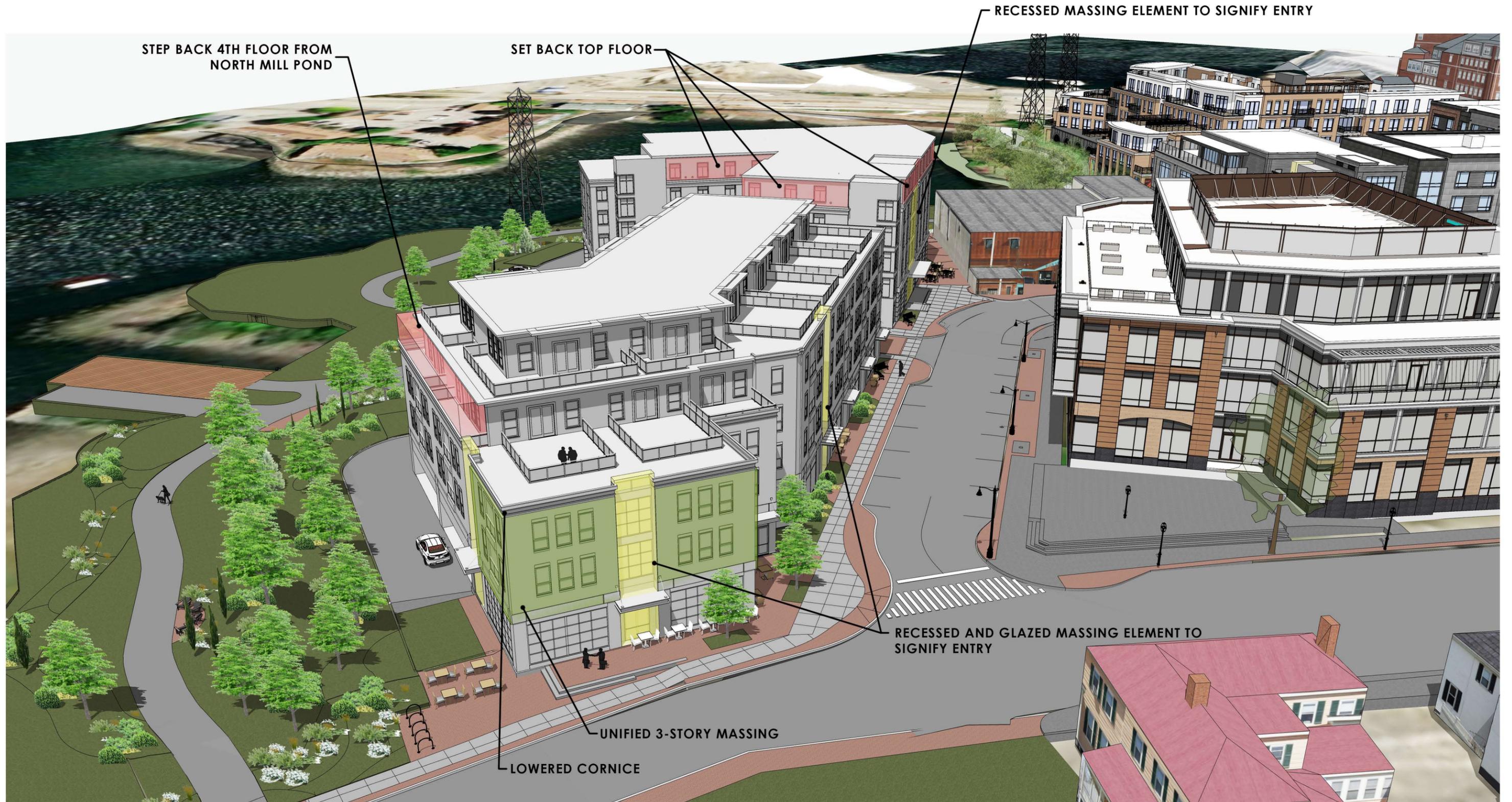
Thank you for your consideration.

Sincerely,

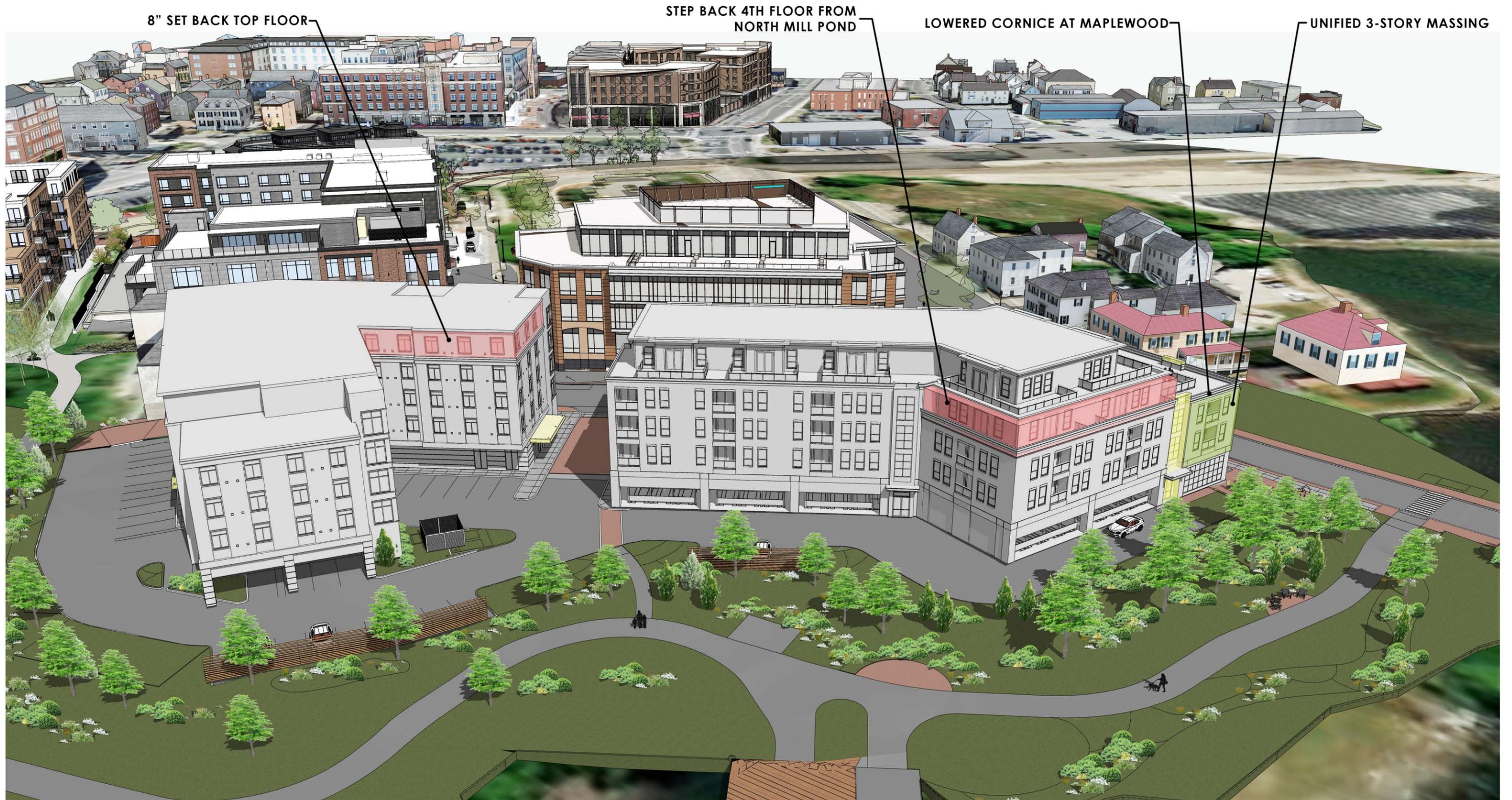


Carla Goodknight, AIA, NCARB
Principal, CJ Architects









8" SET BACK TOP FLOOR

STEP BACK 4TH FLOOR FROM
NORTH MILL POND

LOWERED CORNICE AT MAPLEWOOD

UNIFIED 3-STORY MASSING

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NEW MASSING UPDATES
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022





PENTHOUSE STEP BACK FROM NORTH MILL POND

4TH FLOOR STEP BACK FROM NORTH MILL POND

TRADITIONAL HORIZONTAL MASONRY BANDING AND BRICK SOLDIER COURSE DETAIL
RAISED CORNICE

INCREASED OVERHANG AT TOP TWO FLOORS
RESIDENTIAL CLAPBOARD SIDING
TRADITIONAL RESIDENTIAL COTTAGE STYLE WINDOWS
TRADITIONAL MASONRY SILLS AND LINTELS
RECESSED AND GLAZED ENTRY MASSING
LOWERED CORNICE AT MAPLEWOOD

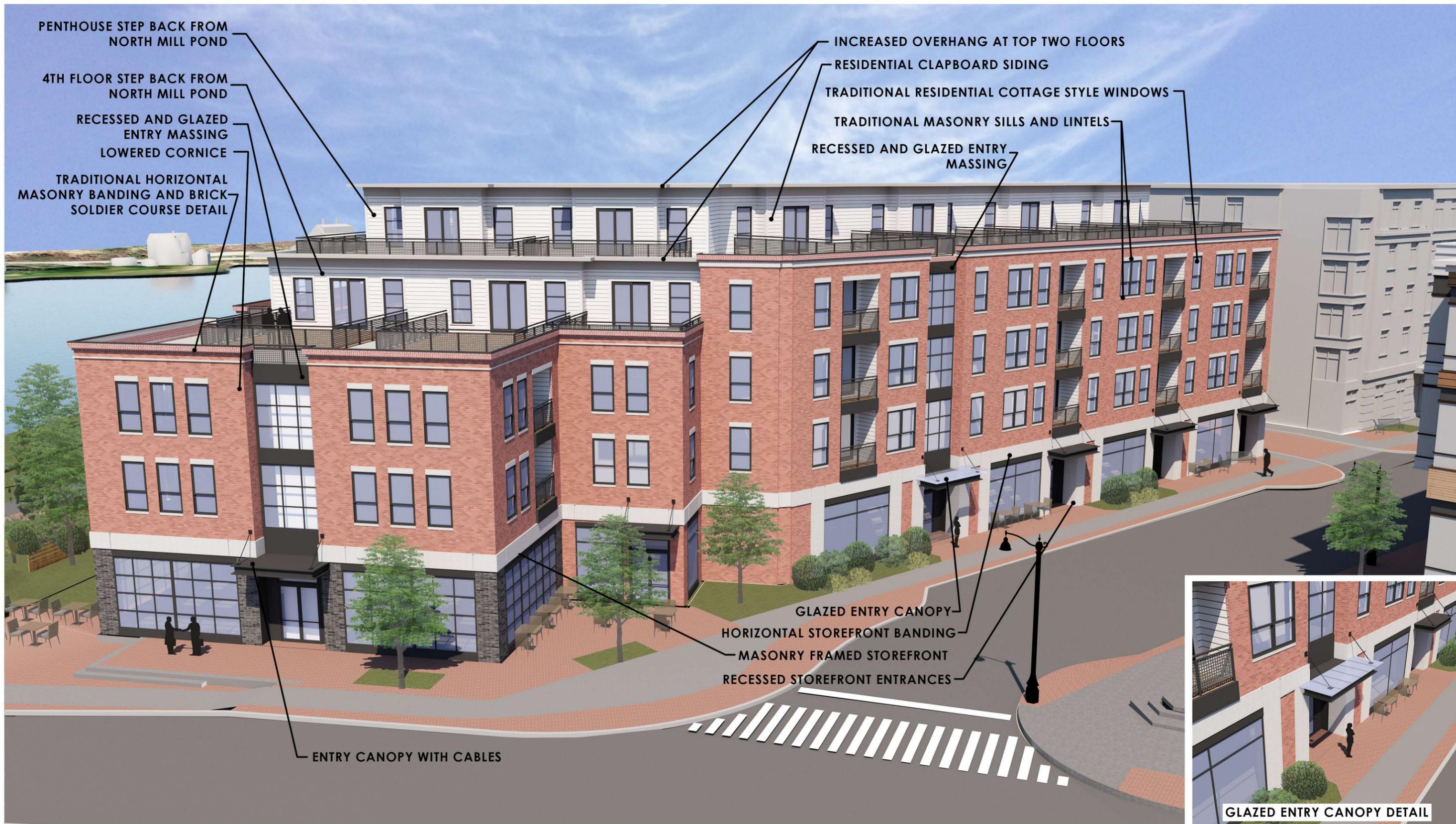
ENTRY CANOPY
HORIZONTAL MASONRY BANDING AND FRAMED OPENINGS

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD BRIDGE VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



2.0



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022





RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



2.2



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022





RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVE ENTRY VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



3.0



OVERHANG
 SET BACK TOP FLOOR
 GLAZED AND METAL ACCENT AT ENTRY AND STAIRS
 TRADITIONAL HORIZONTAL MASONRY BANDING
 AND BRICK SOLDIER COURSE DETAIL

CANTILEVERED STYLE ENTRY CANOPY
 HORIZONTAL BANDING
 TEXTURED MASONRY BASE

3S Artspace
 ↑
 North Mill

RAYNES AVENUE
 PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW FROM 3S
 HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



3.1



OVERHANG
 SET BACK TOP FLOOR
 TRADITIONAL HORIZONTAL MASONRY BANDING
 AND BRICK SOLDIER COURSE DETAIL
 GLAZED AND METAL
 ACCENT AT ENTRY

CABLE STYLE CANOPY AT
 PEDESTIAN ENTRY

HORIZONTAL BANDING
 TEXTURED MASONRY BASE

RAYNES AVENUE
 PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM GREENWAY

HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



3.2



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND
FROM MARKET STREET
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022





RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022





RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



3.5



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



4.0



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



4.1



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW

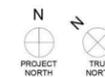
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



4.2



1 PROPOSED SITE PLAN
1/16" = 1'-0"



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

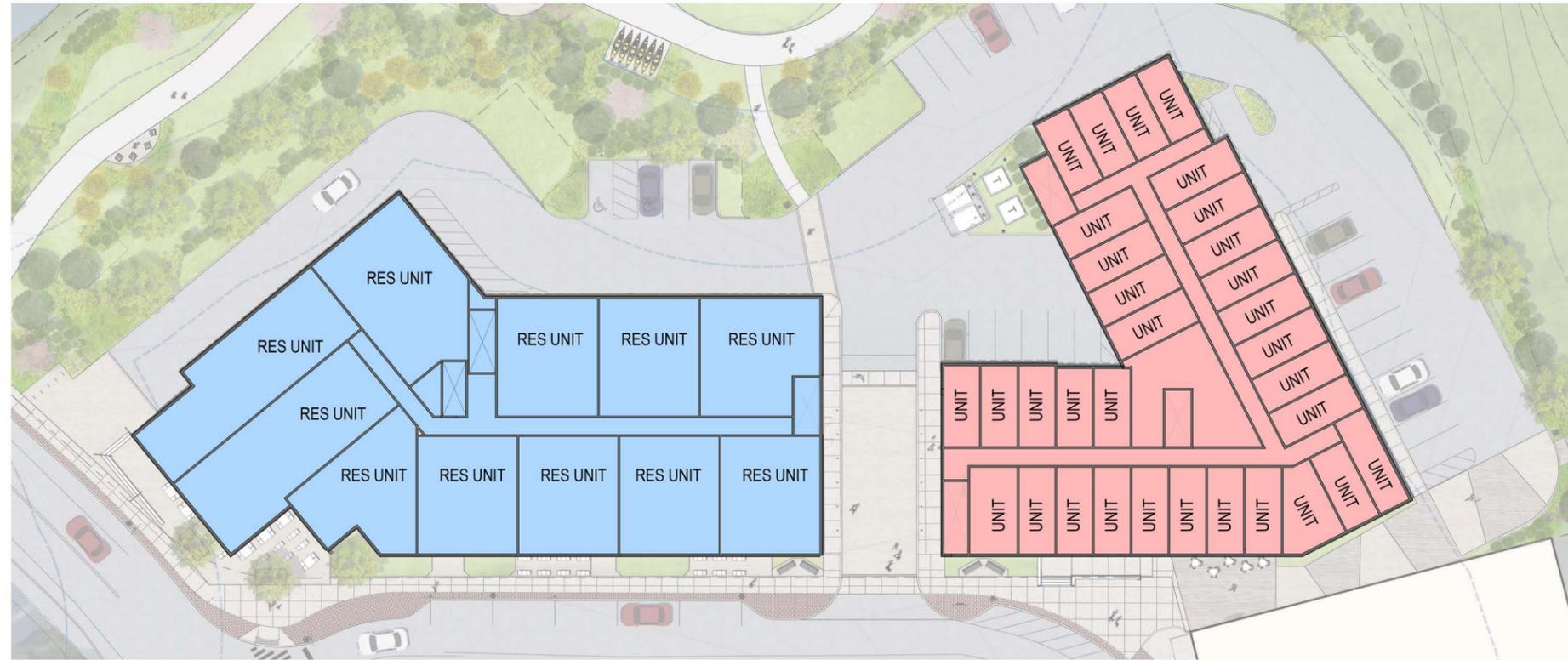
PROPOSED FIRST FLOOR PROGRAM
REFERENCE

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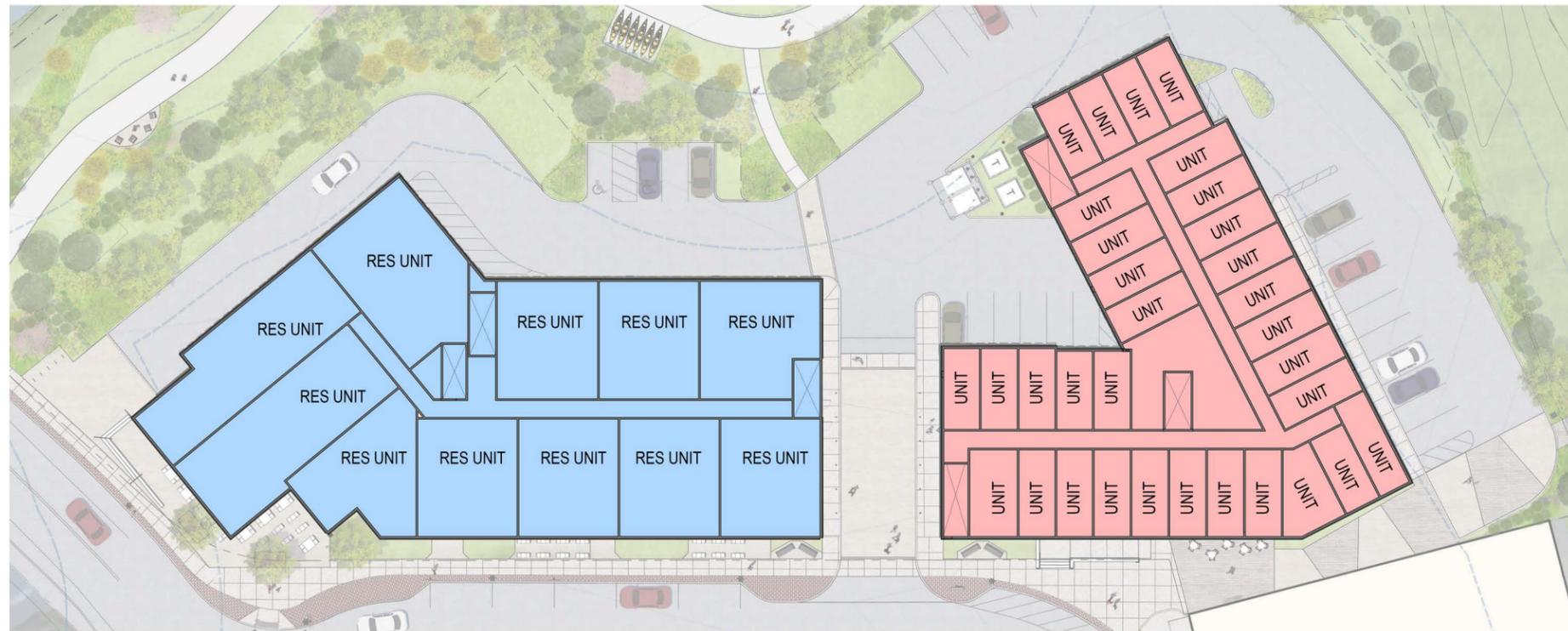


5.0

COLOR KEY
 HOTEL
 RESIDENTIAL



OVERALL THIRD FLOOR PLAN
 SCALE 1/16" = 1'-0"



OVERALL SECOND FLOOR PLAN
 SCALE 1/16" = 1'-0"

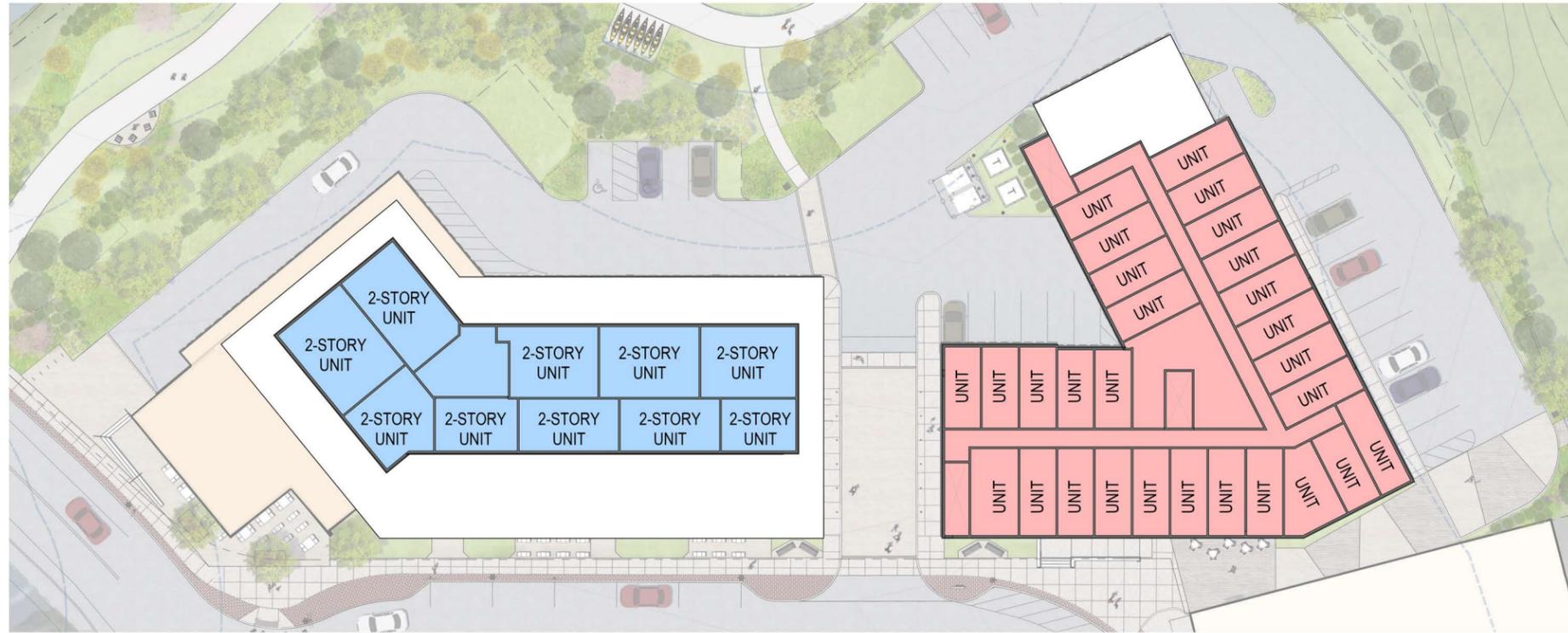
RAYNES AVENUE
 PORTSMOUTH, NEW HAMPSHIRE

PROPOSED UPPER FLOORS PROGRAM
 REFERENCE

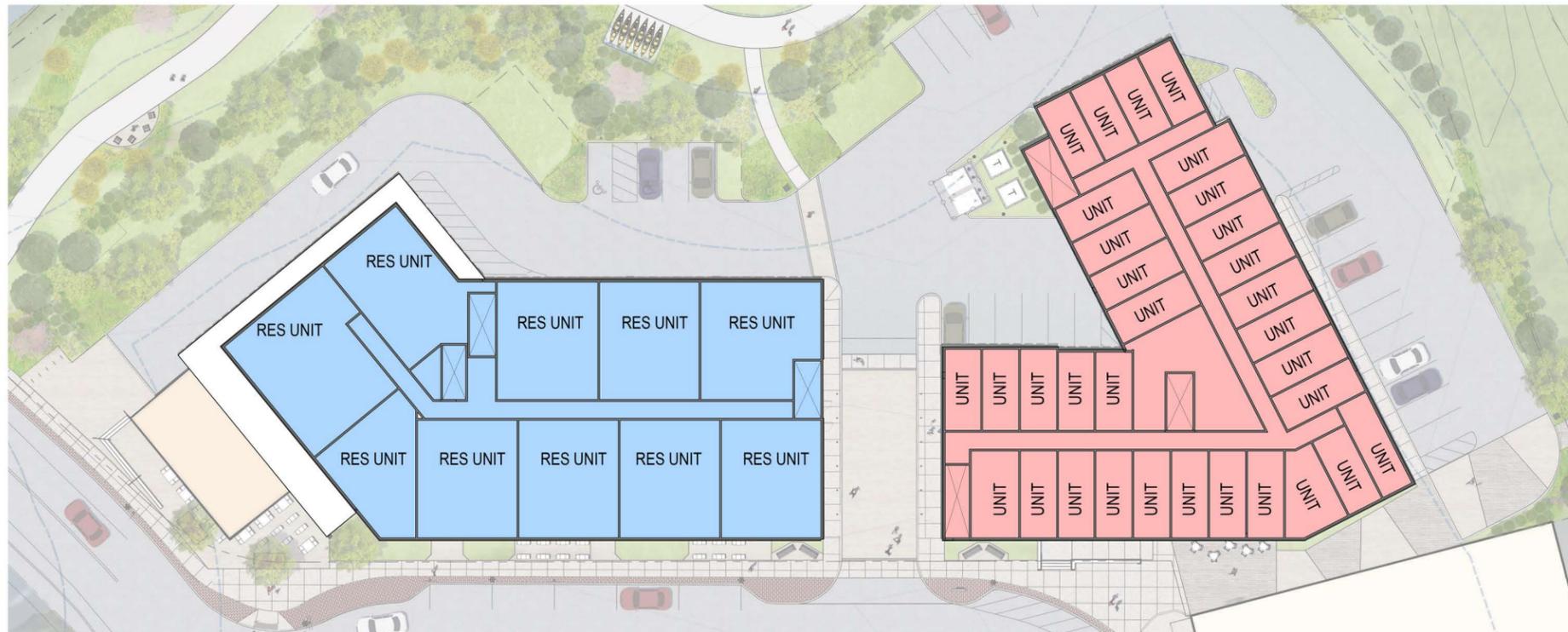
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



COLOR KEY
 HOTEL
 RESIDENTIAL



OVERALL FIFTH FLOOR PLAN
 SCALE 1/16" = 1'-0"



OVERALL FOURTH FLOOR PLAN
 SCALE 1/16" = 1'-0"

RAYNES AVENUE
 PORTSMOUTH, NEW HAMPSHIRE

PROPOSED UPPER FLOORS PROGRAM
 REFERENCE

HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022





MEAN HIGH WATER

OVERLOOK SEATING NICHE WITH FITNESS MULTIPURPOSE BENCH

RESTORATION SEED MIX

OVERLOOK SEATING NICHE WITH CHAIR BENCHES

50' WATER-FRONT BUFFER

NORTH MILL POND GREENWAY MULTI-USE PATH

WAYFINDING SIGNAGE

VIBRANT STREETSCAPE WITH RETAIL SPILL OUT ZONES, UNIT PAVERS, AND SEASONAL PLANTINGS

FUTURE GREENWAY COMMUNITY PARK

OPTIONAL RECONSTRUCTED TIMBER PIER

OPTIONAL KAYAK LAUNCH RAMP

CONNECTION TO FUTURE GREENWAY COMMUNITY PARK

OPTIONAL KAYAK STORAGE

NORTH MILL POND GREENWAY MULTI-USE PATH CONNECTION

CONNECTION TO FUTURE GREENWAY COMMUNITY PARK

VEHICULAR UNIT PAVER ALLEY FOR FLEXIBLE PROGRAM USE; FIRE EMERGENCY ACCESS

WAYFINDING SIGNAGE

SCALE: 1" = 20'-0"

SITE LANDSCAPE PLAN

RAYNES AVE - PORTSMOUTH, NH
11/15/2021



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

SITE LANDSCAPE PLAN
REFERENCE

HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022





RAYNES AVENUE

PLAN PORTSMOUTH 3D MODEL: AREA 7
CHARACTER DISTRICT: CD-4

BUILDING TOTALS:

RESIDENTIAL: 65,150SF - 32 UNITS
HOTEL: 68,000SF - 124 UNITS

ZONING DISTRICT: CHARACTER DISTRICT 4 (CD4)
DOWNTOWN OVERLAY DISTRICT
NORTH END INCENTIVE OVERLAY DISTRICT
HISTORIC DISTRICT

PROPOSED USE: MULTI FAMILY DWELLING
HOTEL
RETAIL/RESTAURANT

PROPOSED LOT SIZE: ±2.53 ACRES (±110,415 SF)

DEVELOPMENT STANDARDS

BUILDING PLACEMENT (PRINCIPAL BUILDING):	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
MAXIMUM PRINCIPAL FRONT YARD:	15 FT	±16 FT ⁽¹⁾	7.4 FT
MAXIMUM SECONDARY FRONT YARD:	12 FT	±5 FT	N/A
SIDE YARD:	NR	NR	NR
MINIMUM REAR YARD:	5 FT	N/A	N/A
MINIMUM FRONT LOT LINE BUILDOUT:	50%	78.4%	78.4%

(1) - INCREASE ABOVE THE MAXIMUM ALLOWED PER 10.5A42.12

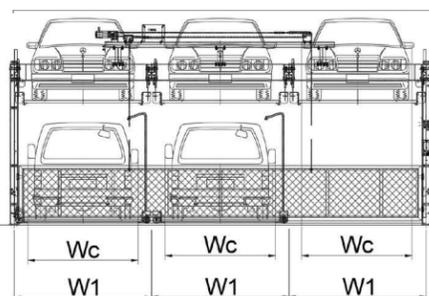
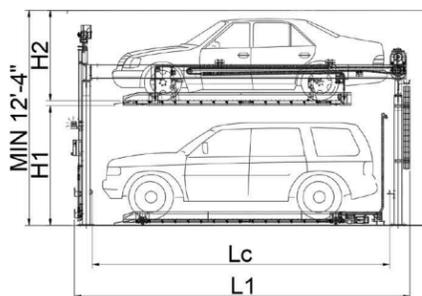
BUILDING AND LOT OCCUPATION:	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
MAXIMUM BUILDING BLOCK LENGTH:	200 FT	191 FT	116 FT
MAXIMUM FACADE MODULATION LENGTH:	80 FT	<80 FT	<80 FT
MAXIMUM ENTRANCE SPACING:	50 FT	<50 FT	<50 FT
MAXIMUM BUILDING COVERAGE:	90%	±47.0%	±47.0%
MAXIMUM BUILDING FOOTPRINT:	30,000 SF ⁽²⁾	16,629 SF	14,622 SF
MINIMUM LOT AREA:	NR		
MINIMUM LOT AREA PER DWELLING UNIT:	NR	35.4%	
MINIMUM OPEN SPACE:	10%	7,720 SF	8,911 SF
MAXIMUM GROUND FLOOR GFA PER USE:	15,000 SF		

(2) - INCREASE ABOVE 15,000 SF ALLOWED PER 10.5A46.10

BUILDING FORM (PRINCIPAL BUILDING):	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
BUILDING HEIGHT:	5 STORY ⁽³⁾ 60 FT	5 STORY 59.77 FT	5 STORY 57.90 FT
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 IN	<36"	<36"
MINIMUM GROUND STORY HEIGHT:	12 FT	15 FT	15 FT
MINIMUM SECOND STORY HEIGHT:	10 FT	10.5 FT	10.5 FT
FACADE GLAZING:			
SHOP FRONT FACADE TYPE	70%	70%	70%
ALLOWED ROOF TYPES			
FLAT, GABLE, HIP, GAMBREL, MANSARD	FLAT, GABLE, HIP, GAMBREL, MANSARD	FLAT	



PROPOSED VIEW



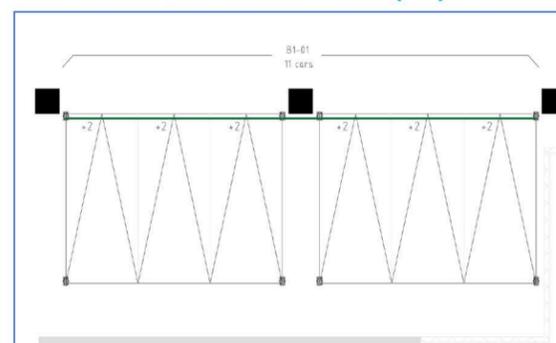
(B) Elevation Section View

Figure 6. 2-Level Puzzle (Typical)

Table 1. Typical 2-level Puzzle Dimensions
Equipment Dimension and Car Size

Equipment Length (L1)	Equipment Width (W1)
20'-0"	8' - 6"
Car Length (Lc)	Car Width (Wc)
17' - 0"	6' - 10"

TWO-LEVEL PUZZLE (+2)



(A) Design Plan View

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

CIYTLIFT - PUZZLE PARKING SYSTEM
REFERENCE

HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



5.5