

Architecture + Urban Design

HALVORSON DESIGN PARTNERSHIP

LANDSCAPE ARCHITECTURE

VAUGHAN WORTH BRIDGE STRATEGIC PLAN CITY OF PORTSMOUTH - 11.01.2017



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VAUGHAN WORTH BRIDGE STRATEGIC PLAN CITY OF PORTSMOUTH - 11.01.2017

CURRENT / FUTURE DEVELOPMENT

VWB SITE

RESIDENTIAL NEIGHBORHOODS



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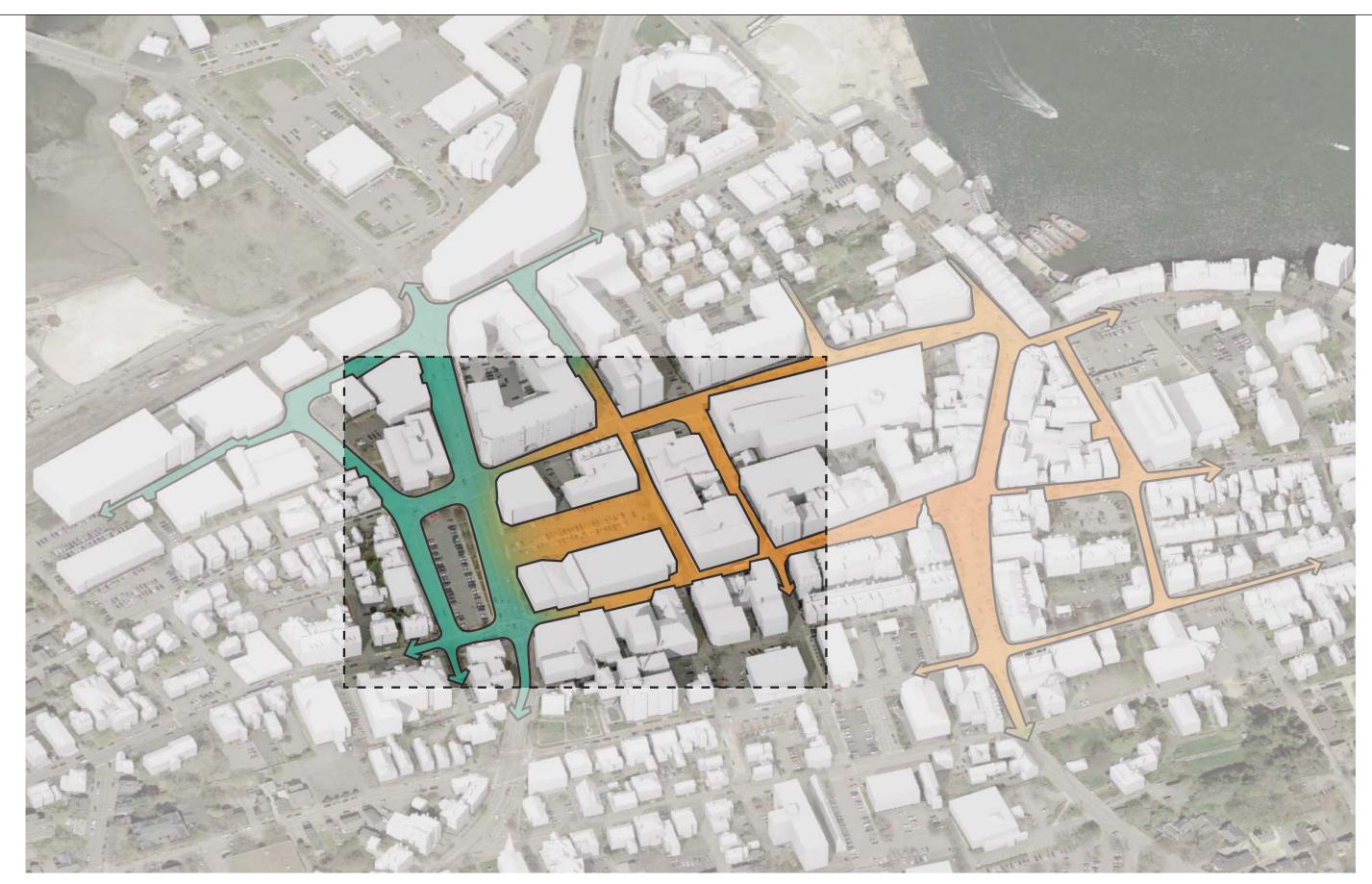


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Green Space Open Space Residential Commercial Parking/ Restaurants Bars/ Entertainment **Business/Office**

Municipal



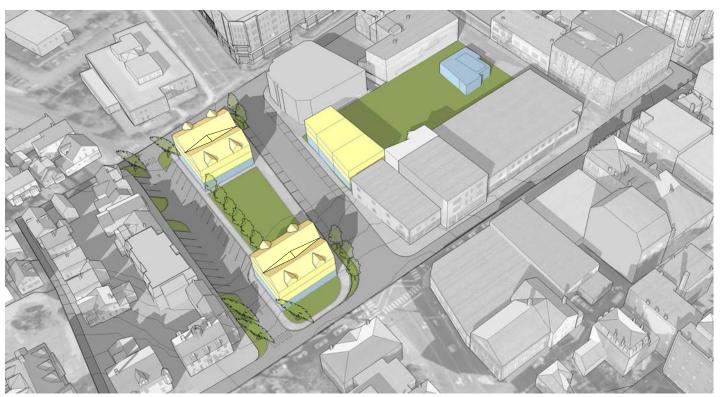
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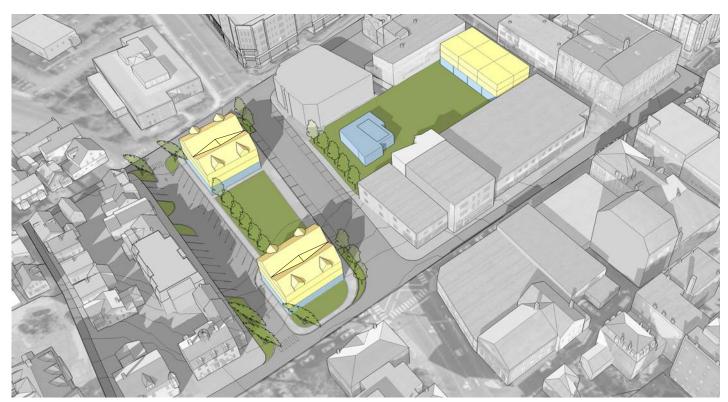
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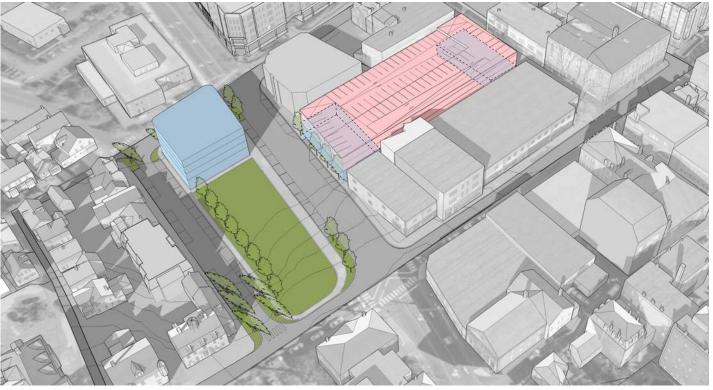
OPTION A1



OPTION A2



OPTION B1

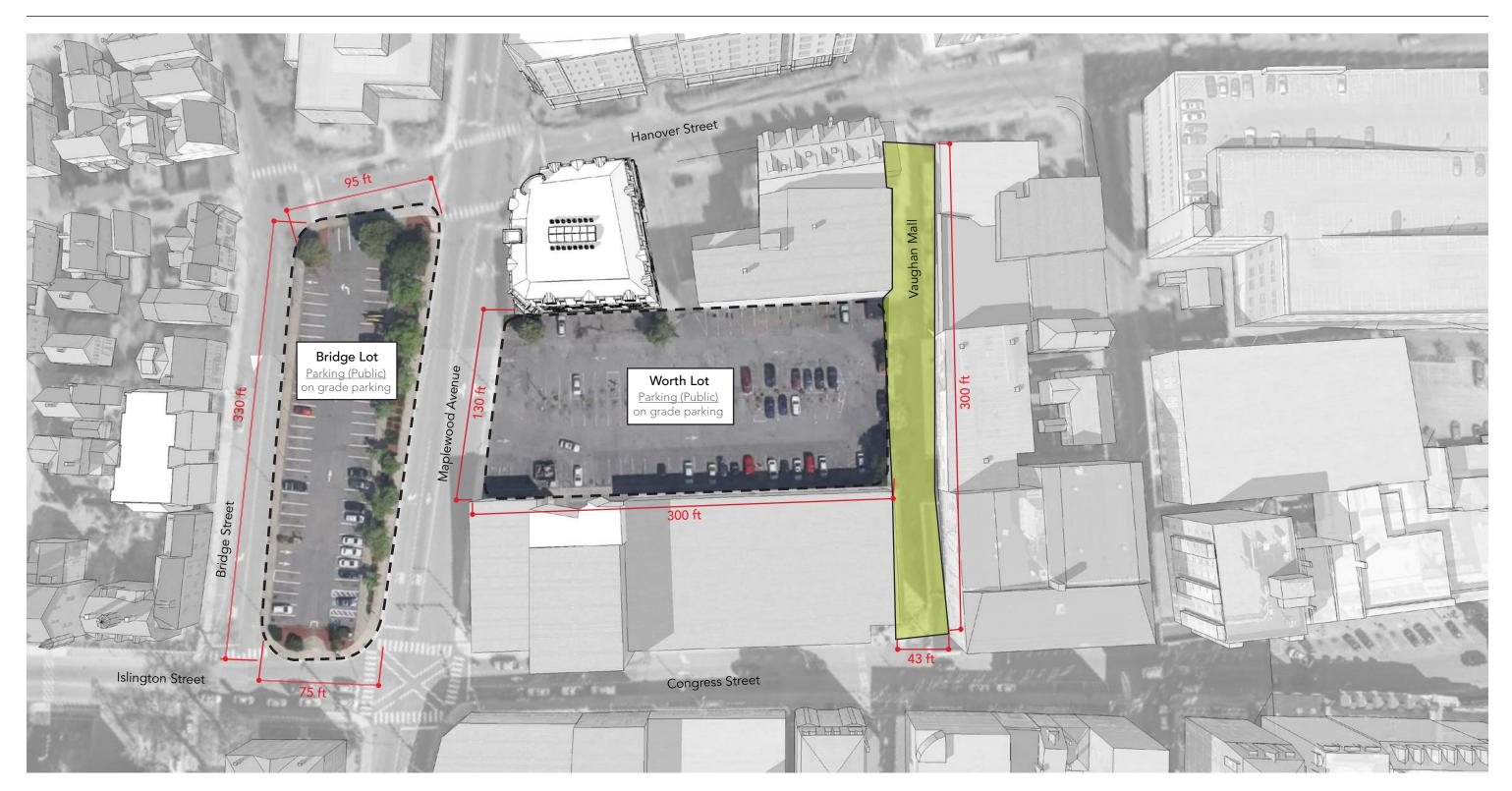


OPTION B2

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FIVE POINTS FOR DISCUSSION

Civic Open Space

Parking for the Public

Architectural Character Reflective of Portsmouth

Active Building Uses









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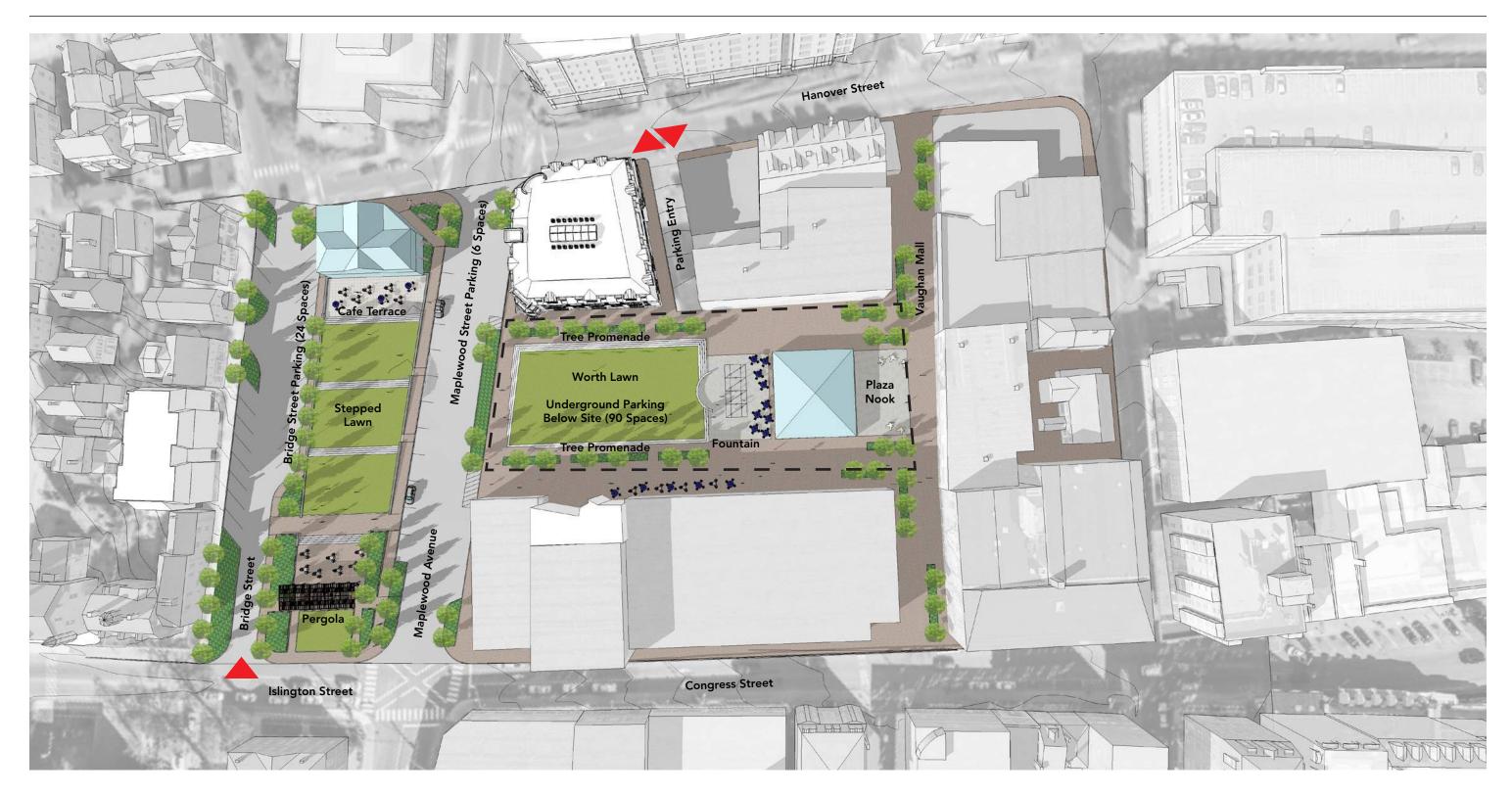
Abutter Opportunities

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-Restaurant at Ground Level and Commercial Offices Above

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A

ABUTTING BUSINESSES AND USES

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WORTH LAWN



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WORTH LAWN PRECEDENT

TREE PROMENADE PRECEDENT



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PLAZA NOOK



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PARTNERSHIP LANDSCAPE ARCHITECTURE





PLAZA NOOK PRECEDENTS

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FOUNTAIN PLAZA

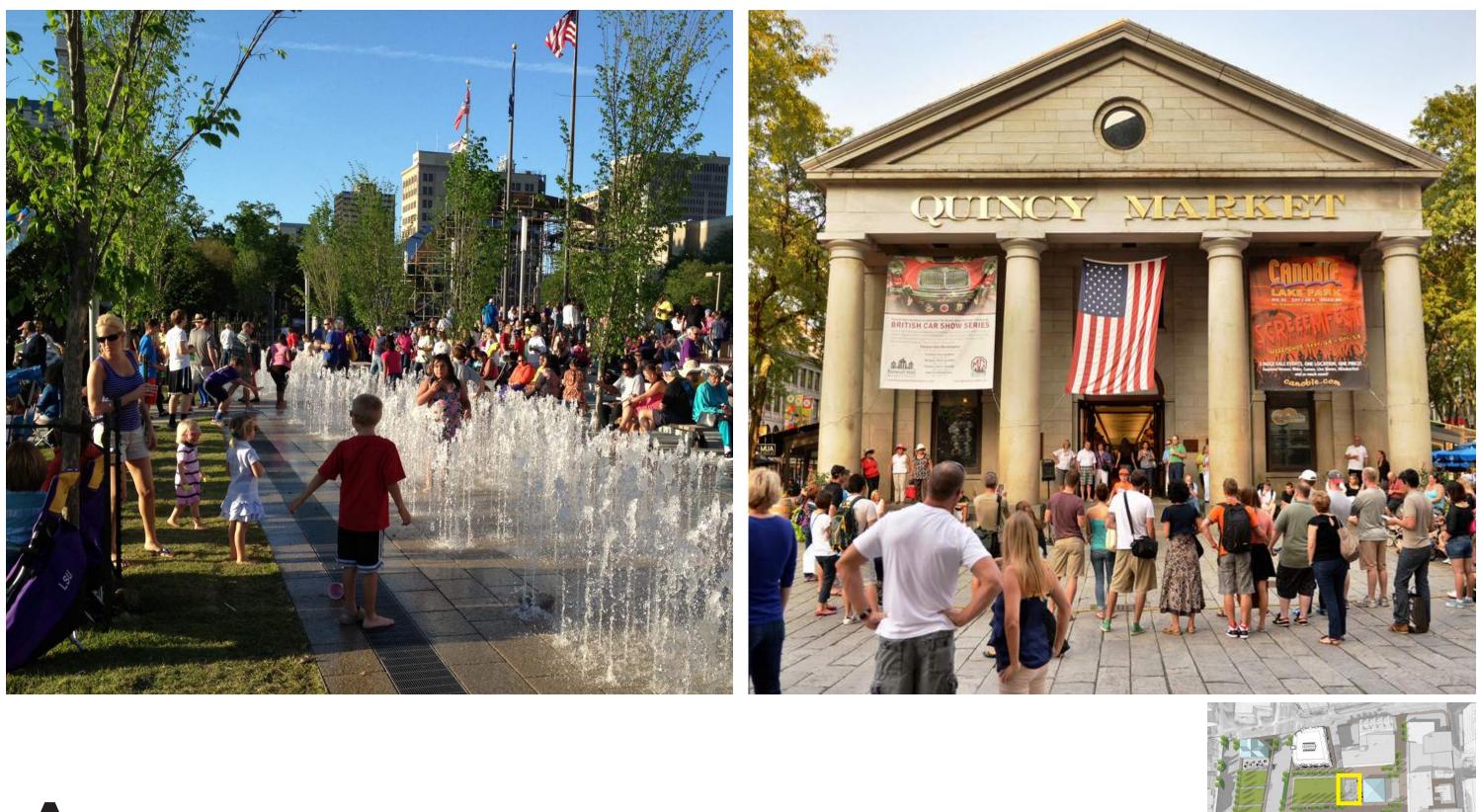


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FOUNTAIN PLAZA PRECEDENTS

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STEPPED LAWN AND CAFE TERRACE

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STEPPED LAWN PRECEDENT

CAFE TERRACE PRECEDENT



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PERGOLA TERRACE



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PERGOLA TERRACE

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PERGOLA TERRACE PRECEDENTS



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ARCHITECTURE

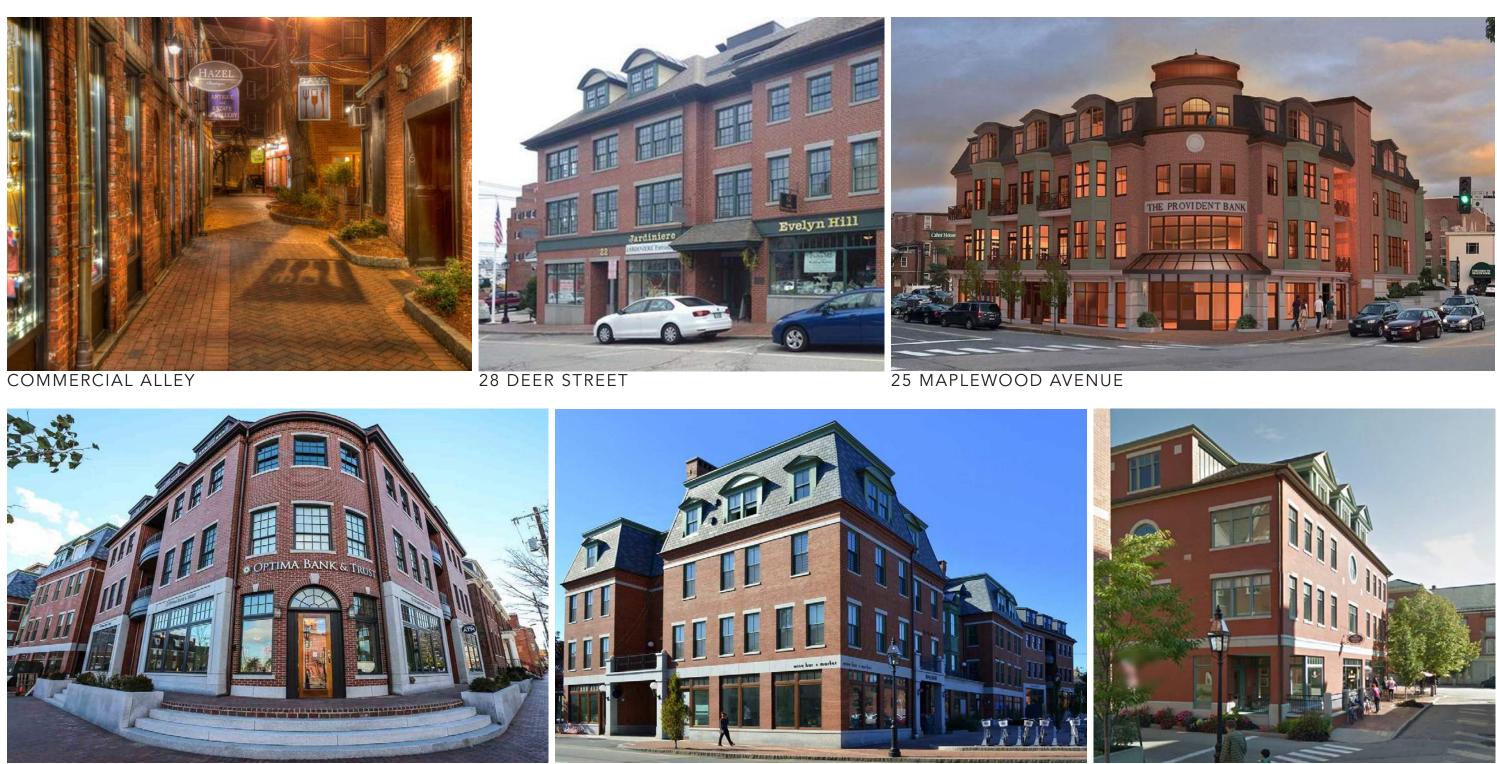


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143 DANIEL STREET

77 STATE STREET



10 PLEASANT STREET

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CONTEXTUAL FENESTRATIONS

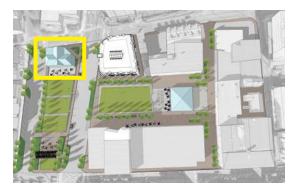








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ONE STORY CAFE ARCHITECTURE

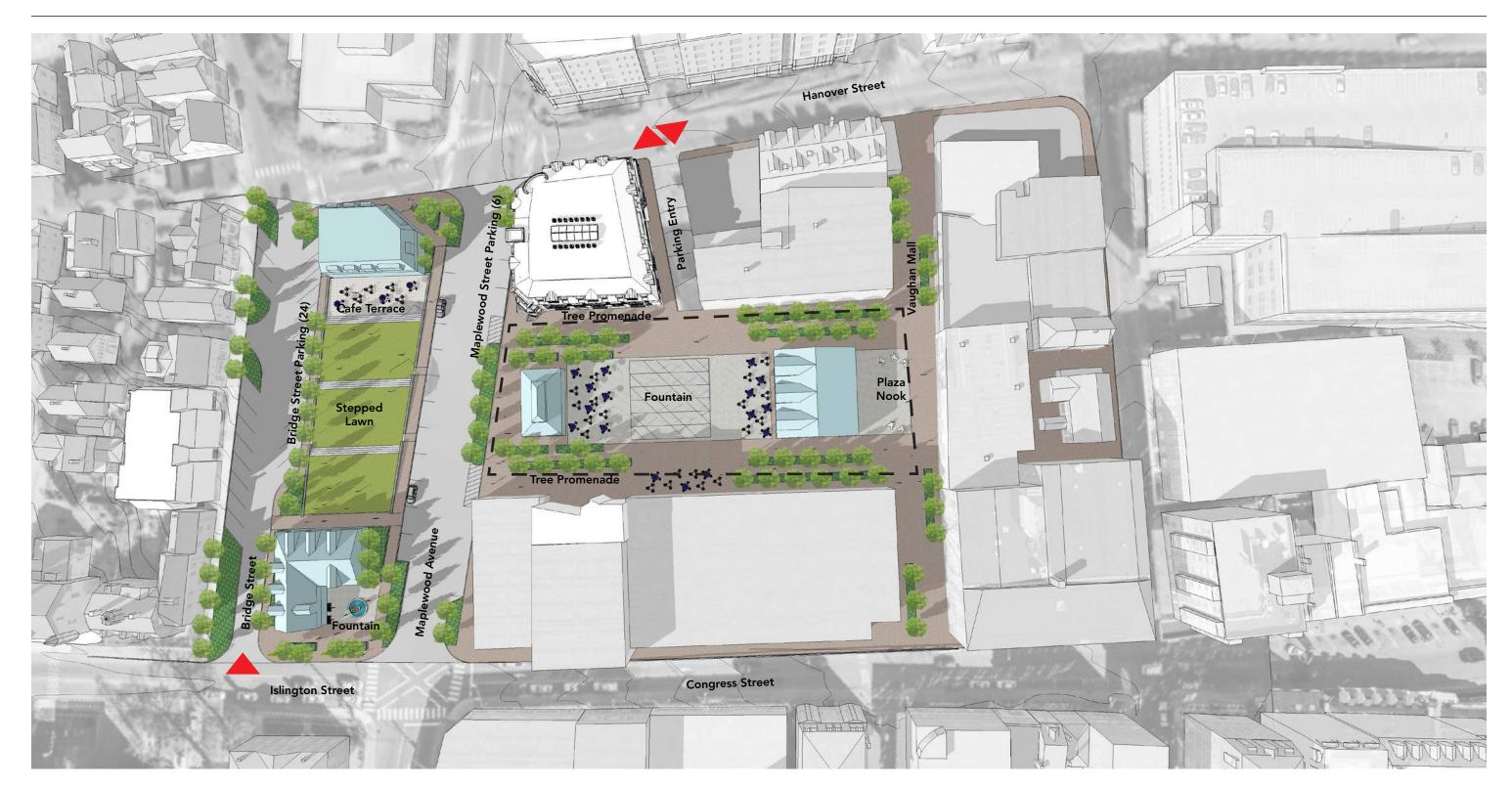


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B

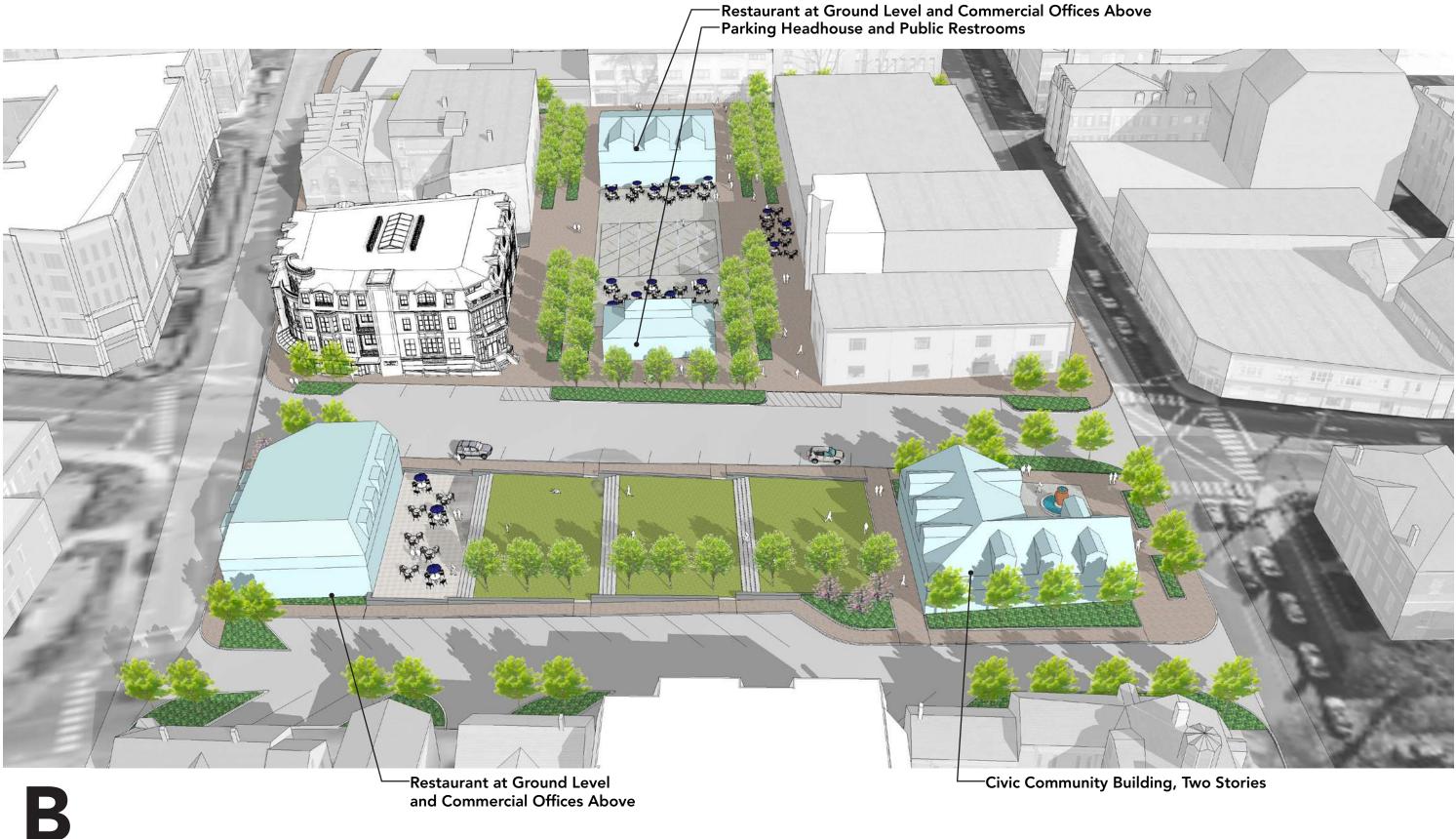
PROPOSED SITE PLAN

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HEADHOUSE AND TREE PROMENADE

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TREE PROMENADE PRECEDENT



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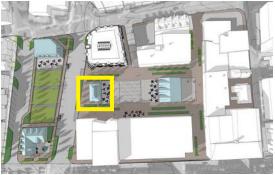
VISIBILITY AND TRANSPARENCY

SAFETY AND LIGHTING



HEADHOUSE PRECEDENTS

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WORTH PLAZA

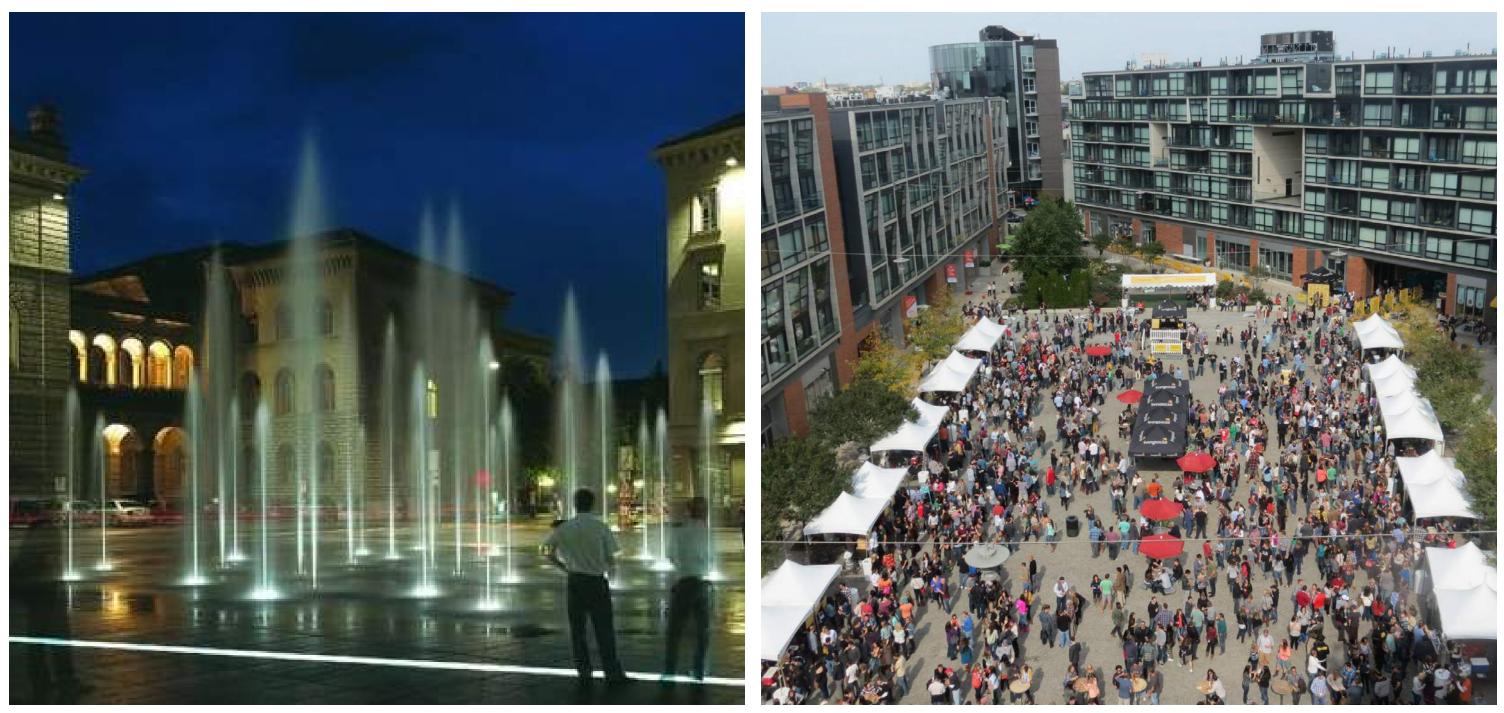


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WORTH PLAZA PRECEDENTS



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ISLINGTON TERRACE



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ISLINGTON TERRACE PRECEDENTS

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Touloukian Touloukian Inc.

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B

WOOD ARCHITECTURE PRECEDENTS



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	Bridge Site				Worth Site							
		Commercial (GSF)	Restaurant or Civic (GSF)	Open Space (SF)	Number of Stories	# Parking Spaces	Commercial (GSF)	Restaurant or Civic (GSF)	Public Restrooms (GSF)	Building (GSF)	Open Space (SF)	Total Parking
EX												
Existing	No Structures 6	5 C		8,220	No Structures	107	·	0 0		0 (0 0	
Bridge Street (On Street)												
Maplewood Avenue (On Street))										
Totals	7	t C		8,220	Totals	107	, (0		0 (0 0	18
A												
New Construction	Hanover Building (Two Stories)	3,300	3,300	29,940	Vaughan Mall Building (One Story)) C		3,700	20	0 3,900	37,640	
Bridge Street (On Street)	2	1										
Maplewood Avenue (On Street)	1:	2			Underground Parking Structure (One Story)	90						
Totals	3	3,300		29,940	Totals	90) (3,700	20	0 3,900	37,640	120
В		1										
New Construction	Hanover Building (Two Stories)	3,300	3,300	26,640	Vaughan Mall Building (Two Stories)	C	3,900	3,900	(0 7,800	36,140	
	Islington Building (Two Stories)	6,600										
Bridge Street (On Street)	2.	ŀ			Headhouse Building on Maplewood (One Story)	3	(1,300	20	0 1,500	b	
Maplewood Avenue (On Street)	1:	2			Underground Parking Structure (One Story)	90)					
Totals	3	9,900		26,640	Totals	90	3,900	5,200	20	0 9,300	36,140	120

Notes

Existing Bridge lot 62 - 4 hour spaces and 3 Handicap = 65 + 9 existing parallel parking spaces on Bridge Street = 74 Existing Worth lot 77- 3 hour spaces, 2- 15 min spaces 5 Handicap and 23 reserved (Worth condo)= 107

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