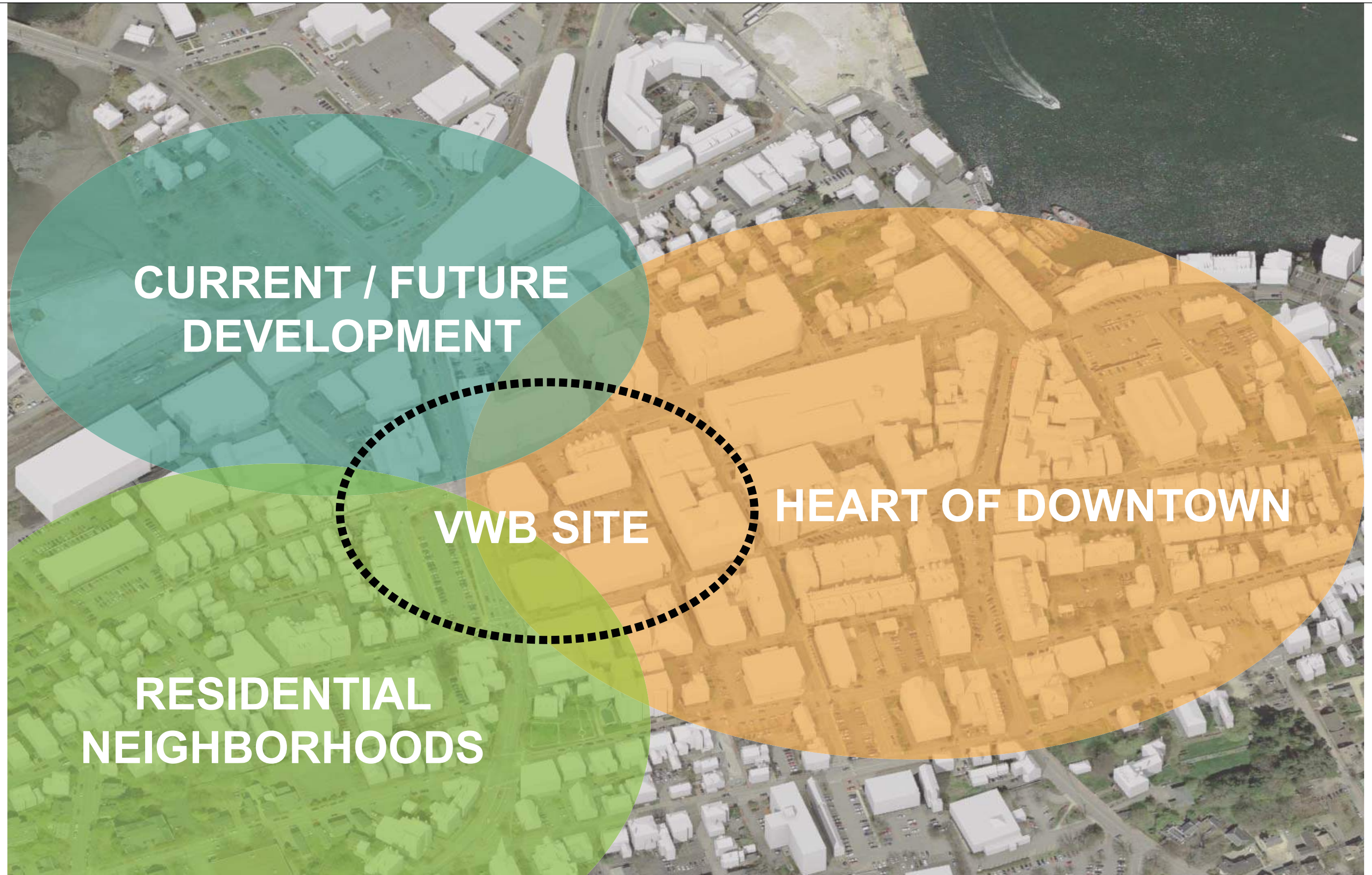


VAUGHAN, WORTH, BRIDGE STRATEGIC PLANNING COMMITTEE REFINED CONCEPTUAL DESIGN ALTERNATIVES

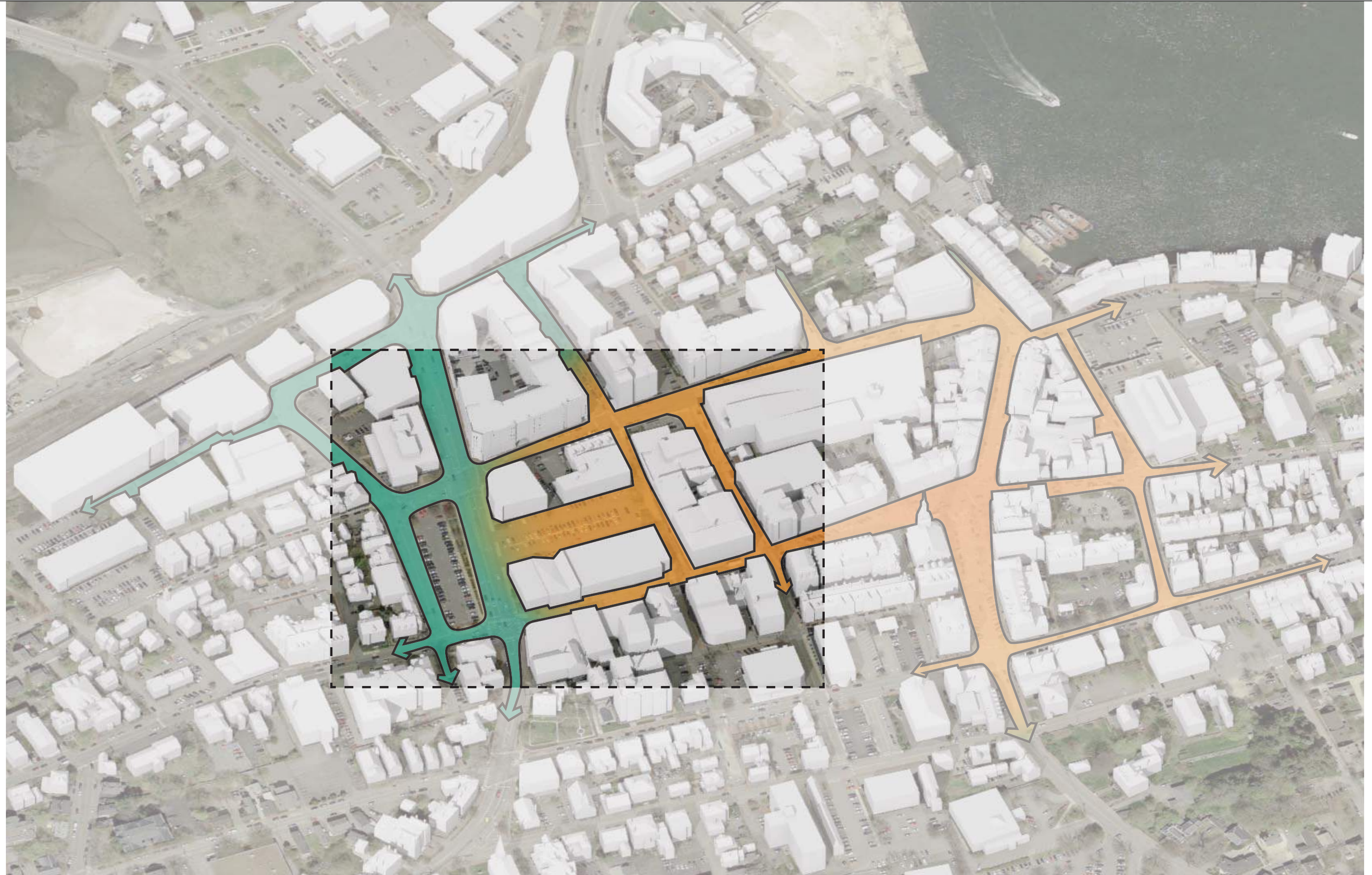
1 NOVEMBER 2017















OPTION A1



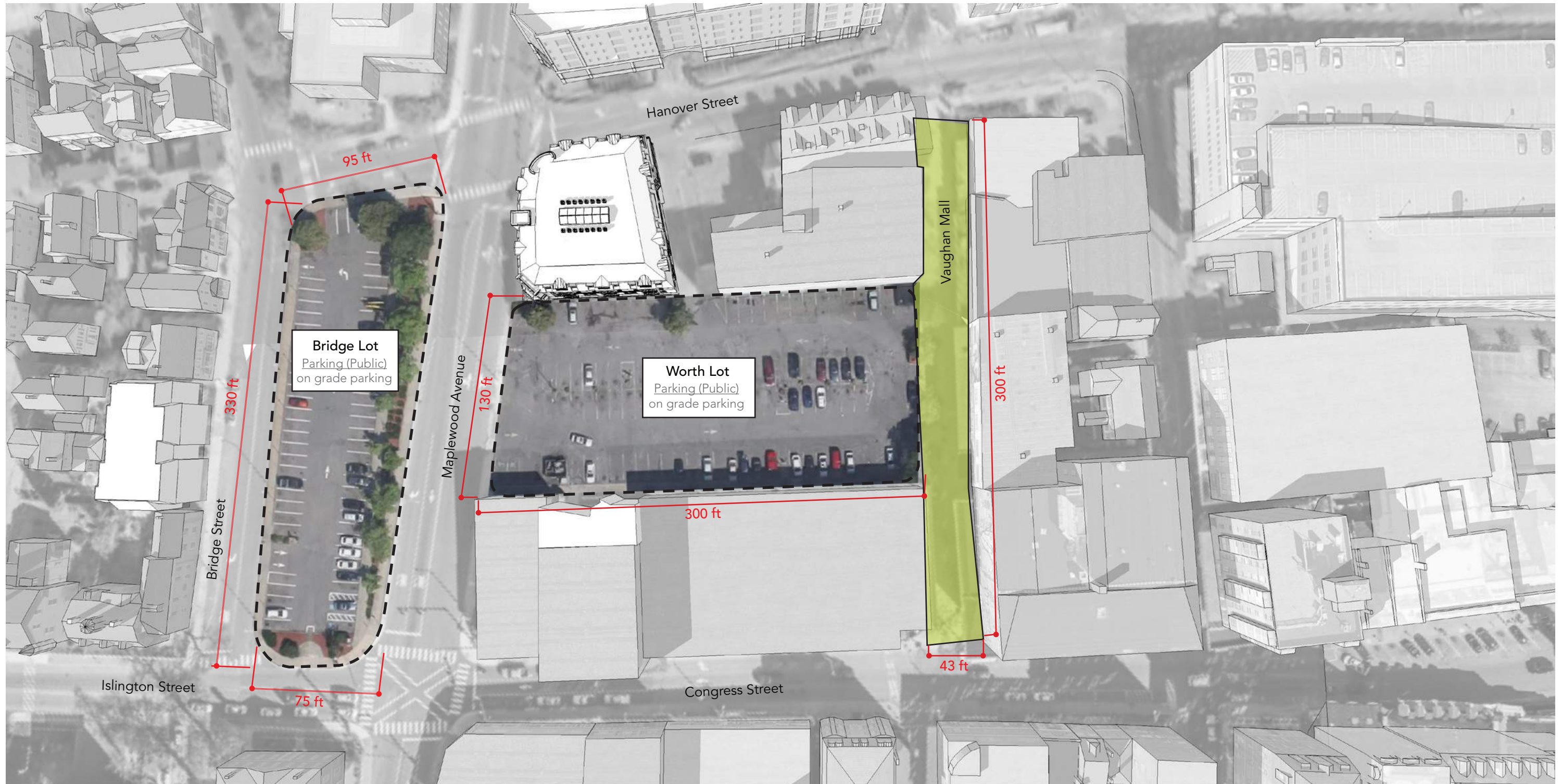
OPTION A2



OPTION B1



OPTION B2



FIVE POINTS FOR DISCUSSION

Civic Open Space



Parking for the Public



Architectural Character Reflective of Portsmouth

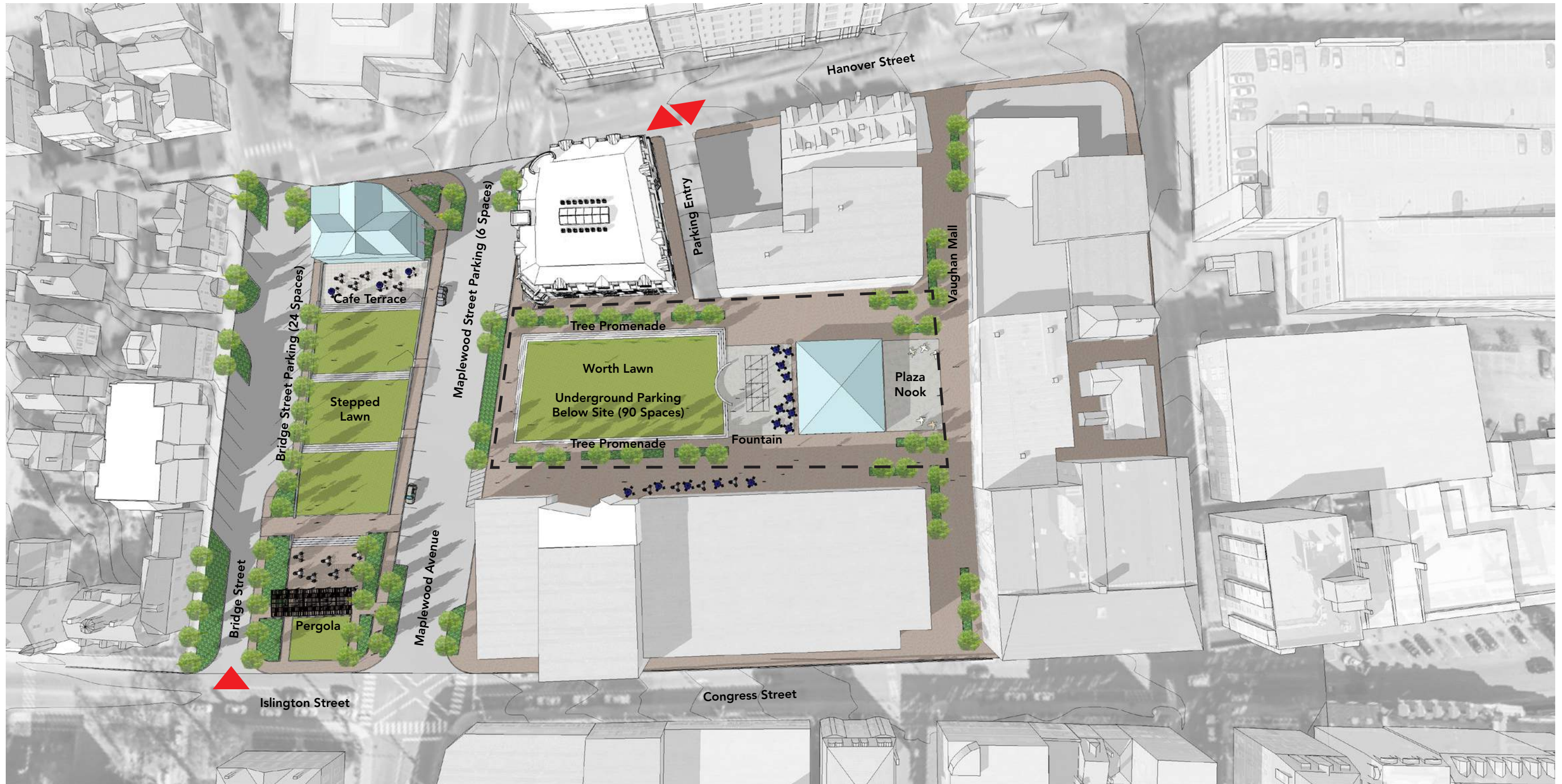


Active Building Uses



Abutter Opportunities





A

Restaurant at Ground Level, Parking Headhouse,
and Public Restroom Facilities



Restaurant at Ground Level
and Commercial Offices Above

A



A



FOOD TRUCKS/CARTS



OUTDOOR ENTERTAINMENT

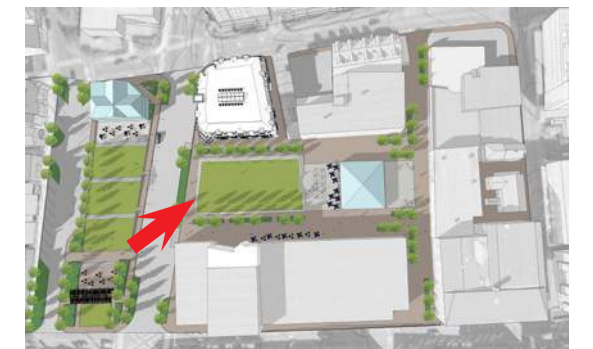


OUTDOOR SEATING FOR CAFES

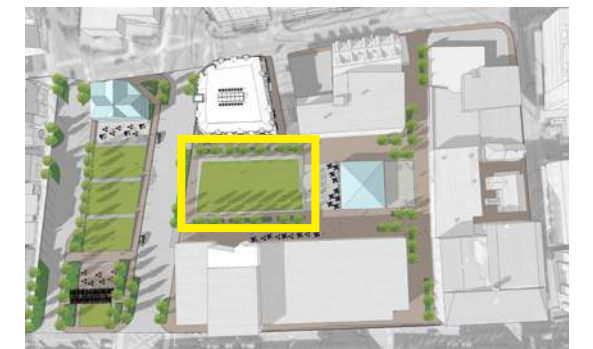


ABUTTER OPPORTUNITIES





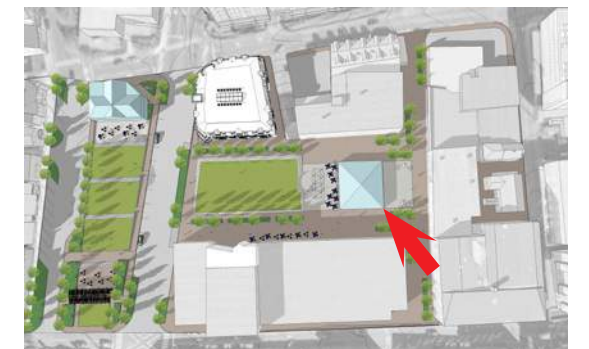
A



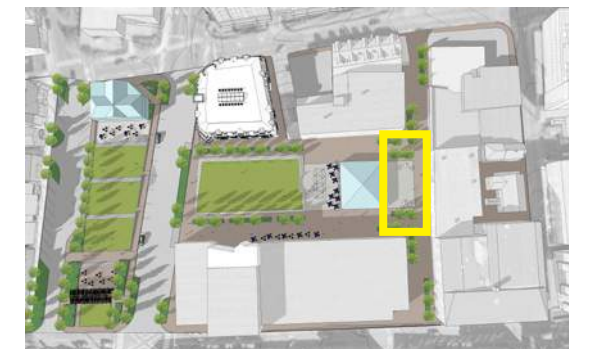
A

WORTH LAWN PRECEDENT

TREE PROMENADE PRECEDENT

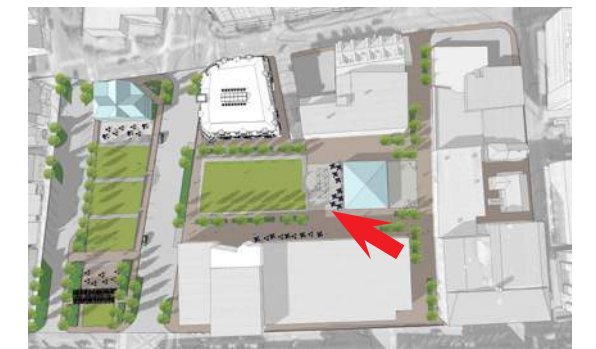


A



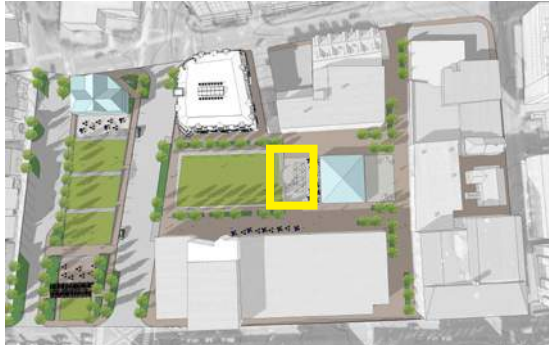
A

PLAZA NOOK PRECEDENTS

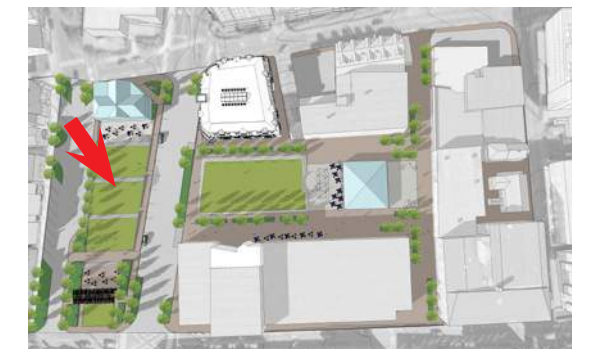


A

FOUNTAIN PLAZA

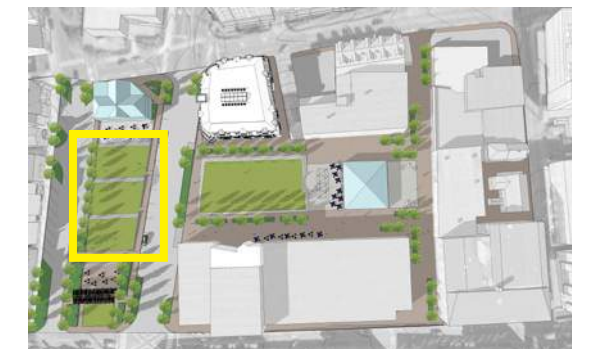


A



A

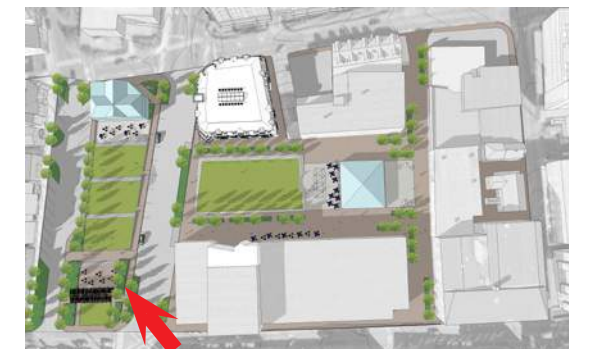
STEPPED LAWN AND CAFE TERRACE



A

STEPPED LAWN PRECEDENT

CAFE TERRACE PRECEDENT



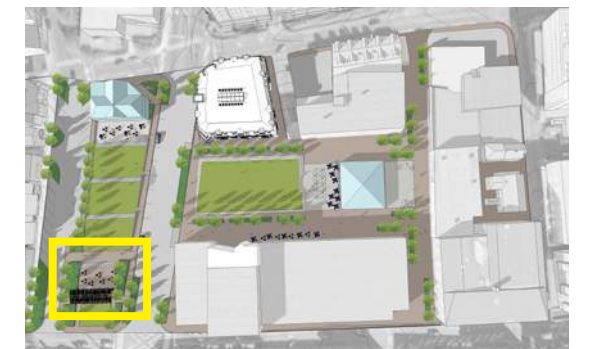
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PERGOLA TERRACE



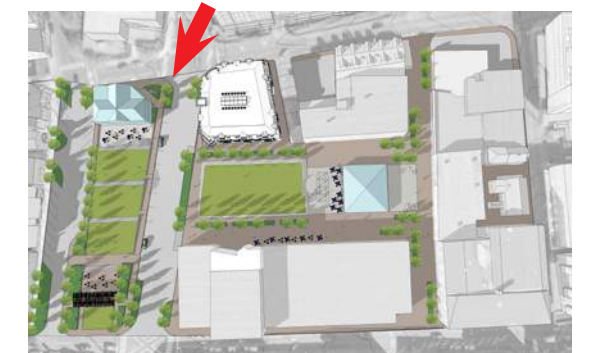
A

PERGOLA TERRACE



A

PERGOLA TERRACE PRECEDENTS



A



COMMERCIAL ALLEY



28 DEER STREET



25 MAPLEWOOD AVENUE



143 DANIEL STREET



77 STATE STREET

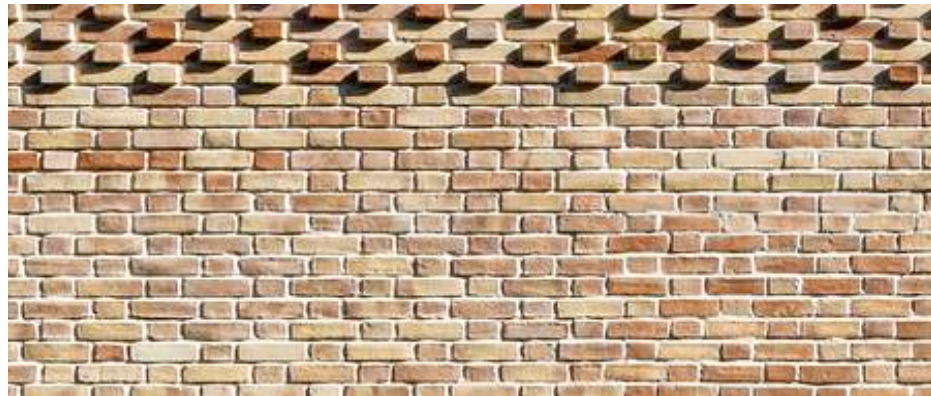


10 PLEASANT STREET

A



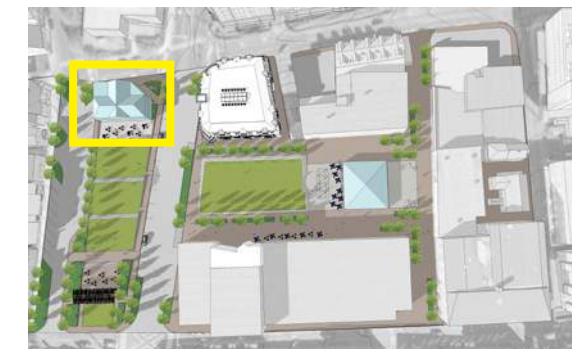
TRADITIONAL MATERIALS



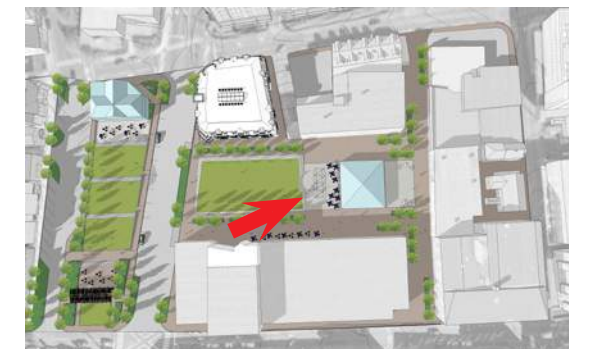
CONTEXTUAL FENESTRATIONS



SCALE AND PROPORTION OF MASSING



A



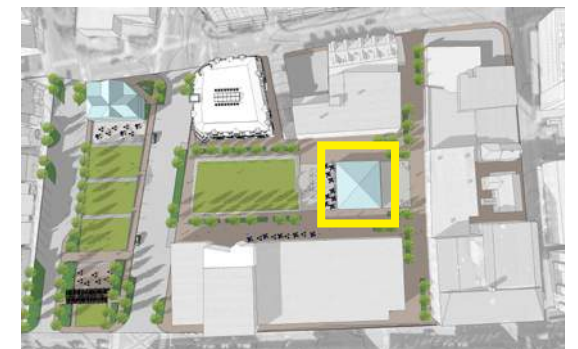
A



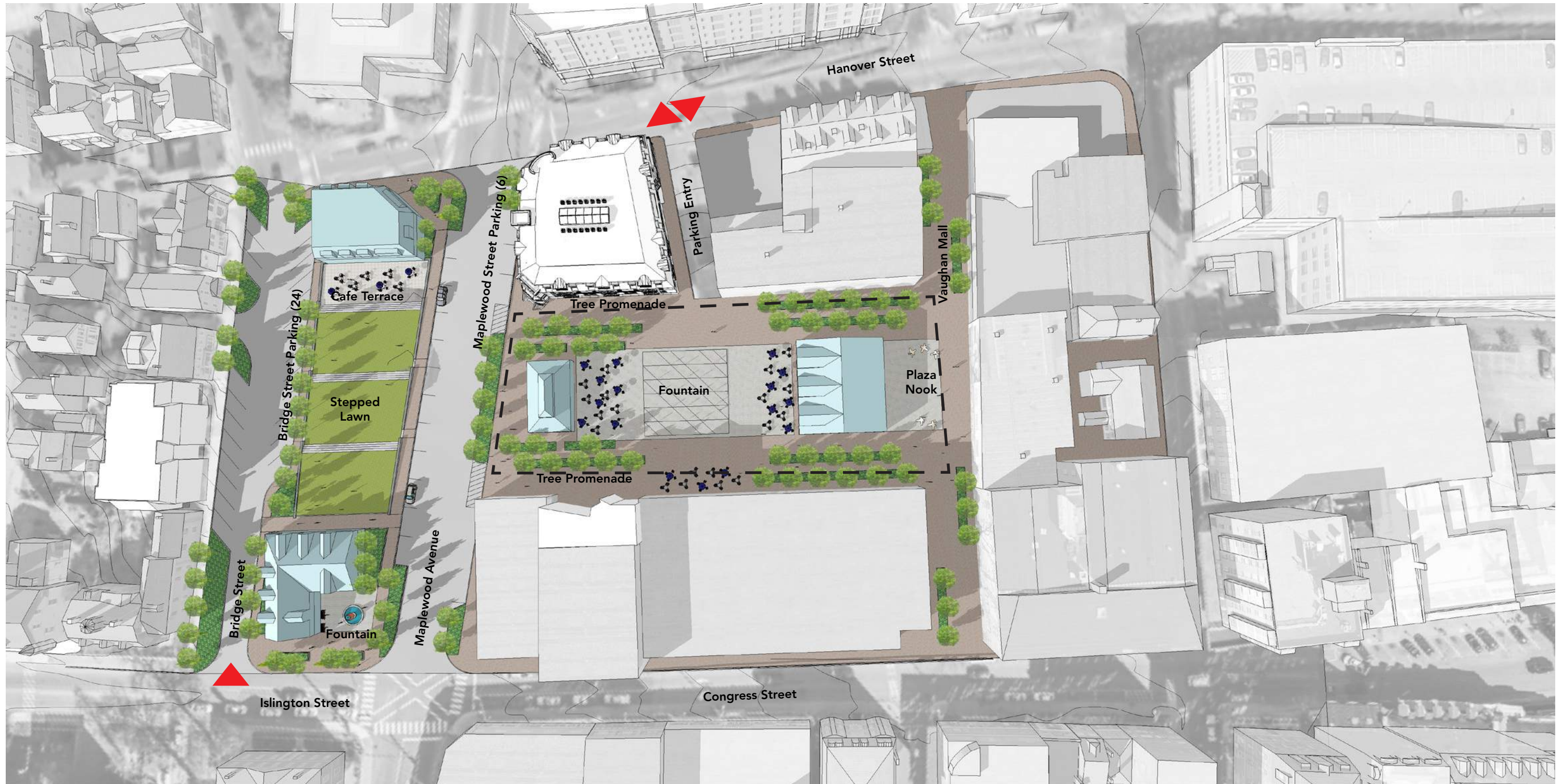
TRANSPARENCY BETWEEN INSIDE AND OUTSIDE

WARM, NATURAL MATERIALS

FLEXIBILITY OF USE



A



B

Restaurant at Ground Level and Commercial Offices Above
Parking Headhouse and Public Restrooms



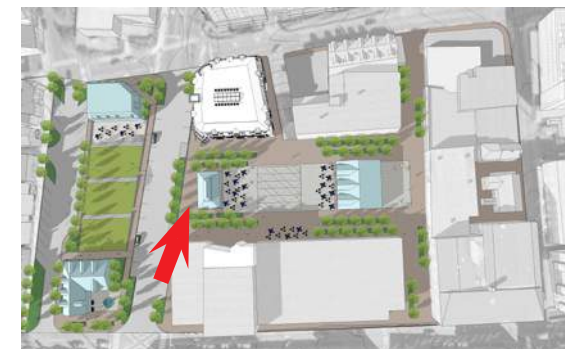
Restaurant at Ground Level
and Commercial Offices Above

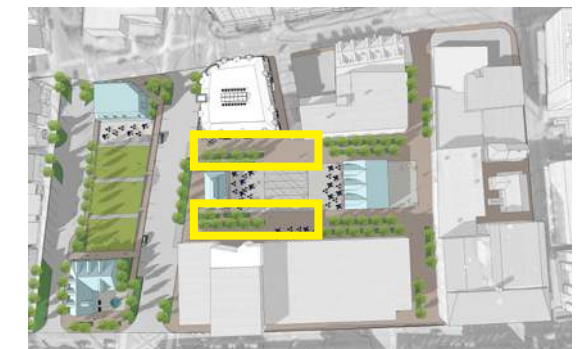
Civic Community Building, Two Stories

B



B





B

TREE PROMENADE PRECEDENT



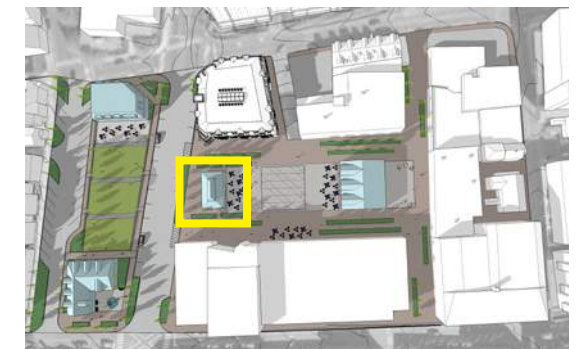
VISIBILITY AND TRANSPARENCY



SAFETY AND LIGHTING

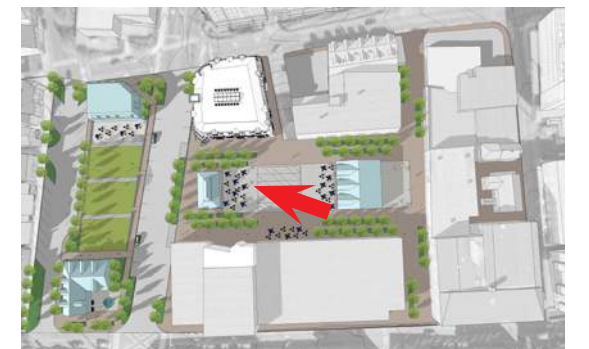
B

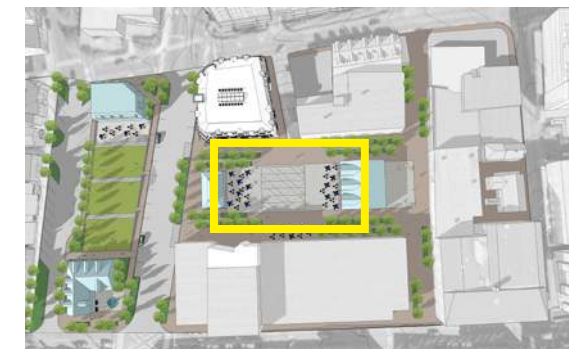
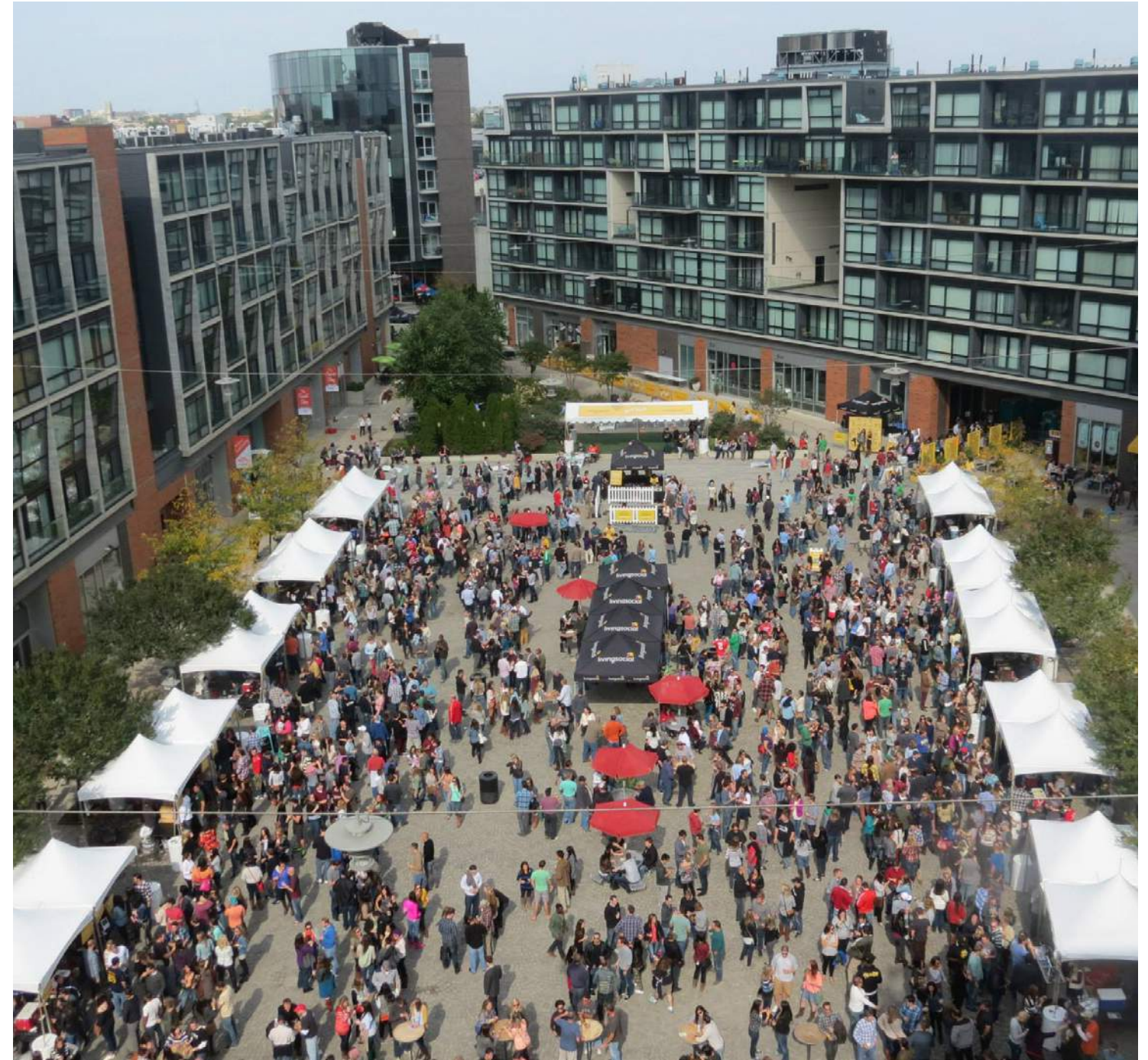
HEADHOUSE PRECEDENTS





B

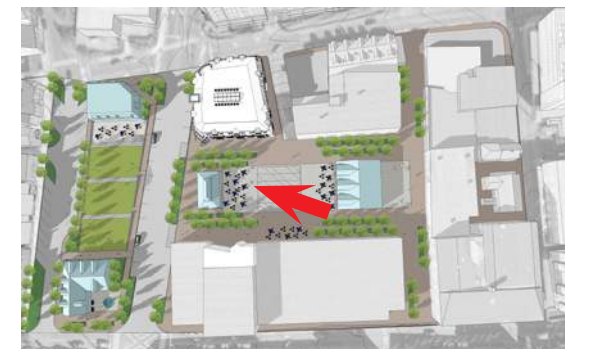




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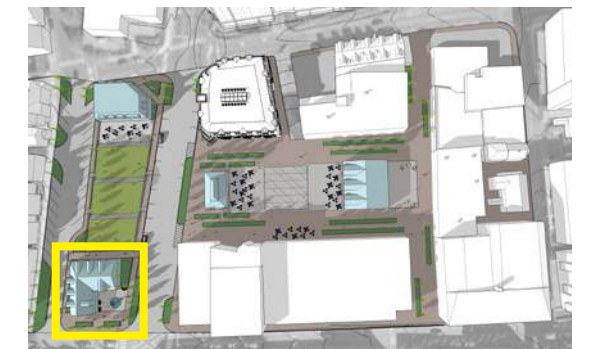


B





B



B

A



B



Bridge Site						Worth Site							
	Number of Stories	# Parking Spaces	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	65	0		8,220	No Structures	107	0	0	0	0	0	
Bridge Street (On Street)		9											
Maplewood Avenue (On Street)		0											
Totals		74	0		8,220	Totals	107	0	0	0	0	0	181
A													
New Construction	Hanover Building (Two Stories)	0	3,300	3,300	29,940	Vaughan Mall Building (One Story)	0	0	3,700	200	3,900	37,640	
Bridge Street (On Street)		24											
Maplewood Avenue (On Street)		12				Underground Parking Structure (One Story)	90						
Totals		36	3,300		29,940	Totals	90	0	3,700	200	3,900	37,640	126
B													
New Construction	Hanover Building (Two Stories)	0	3,300	3,300	26,640	Vaughan Mall Building (Two Stories)	0	3,900	3,900	0	7,800	36,140	
	Islington Building (Two Stories)	0	6,600										
Bridge Street (On Street)		24				Headhouse Building on Maplewood (One Story)		0	1,300	200	1,500		
Maplewood Avenue (On Street)		12				Underground Parking Structure (One Story)	90						
Totals		36	9,900		26,640	Totals	90	3,900	5,200	200	9,300	36,140	126

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