

53 GREEN STREET PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW OF SITE AND SURROUNDINGS HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021







25' WEILAND BUFFER LIN 25' BUFFER PASSIVE LAWN / PICNIC AREA **EXISTING ELECTRICAL** TOWERS TO REMAIN, TYP. X EXPOSED CRIBBING WITH INTERPRETIVE HISTORY SIGNAGE RAISED BOARDWALK STRUCTURE TO ALLOW STORMWATER OVERFLOW EXISTING BELOW WALKWAY TO POND SCULPTURE CURB CURB CUT TO ALLOW DRAINAGE PROPERTY LINE CONTINUOUS PLANTED -BUFFER CAPTURE AND PRETREAMENT AREA FROM PLANTED BUFFER / PARKING LOT RUNOFF BIOSWALE/ RAIN GARDEN / WET CONNECTION TO MEADOW FUTURE GREENWAY CONNECTION TO THE SOUTH PATHWAY ALIGNMENT WITH

VIEW TO NORTH MILL POND

53 GREEN STREET

PORTSMOUTH, NEW HAMPSHIRE

NORTH MILL POND GREENWAY

III CATHARTES

REVIOUSLY DISTRUCTBED COMPACTED RAILLINE LOCATION

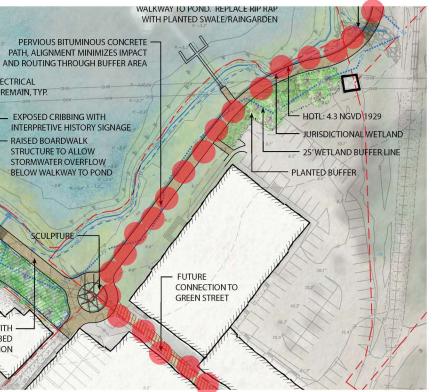
PROPOSED GREENWAY CONNECTON ON SITE

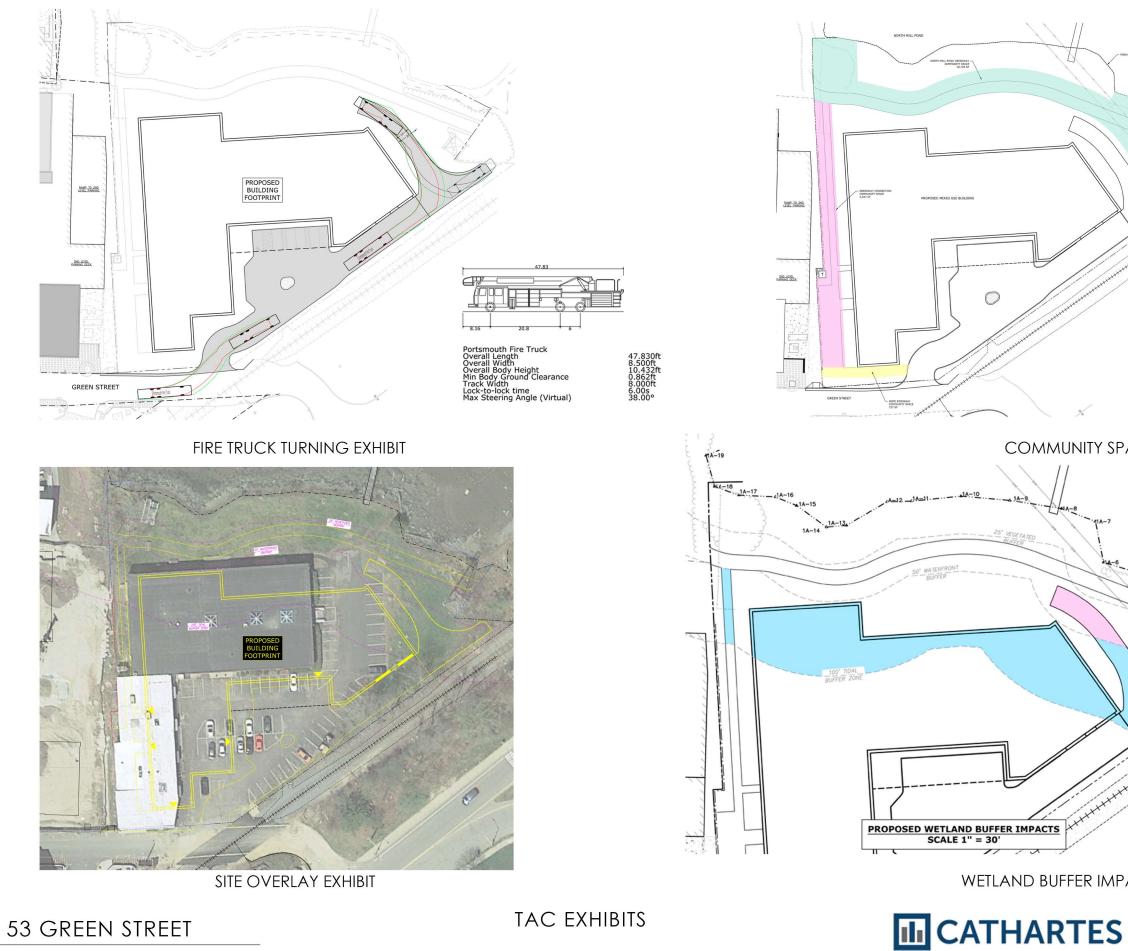
HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021











PORTSMOUTH, NEW HAMPSHIRE

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

EMBARC



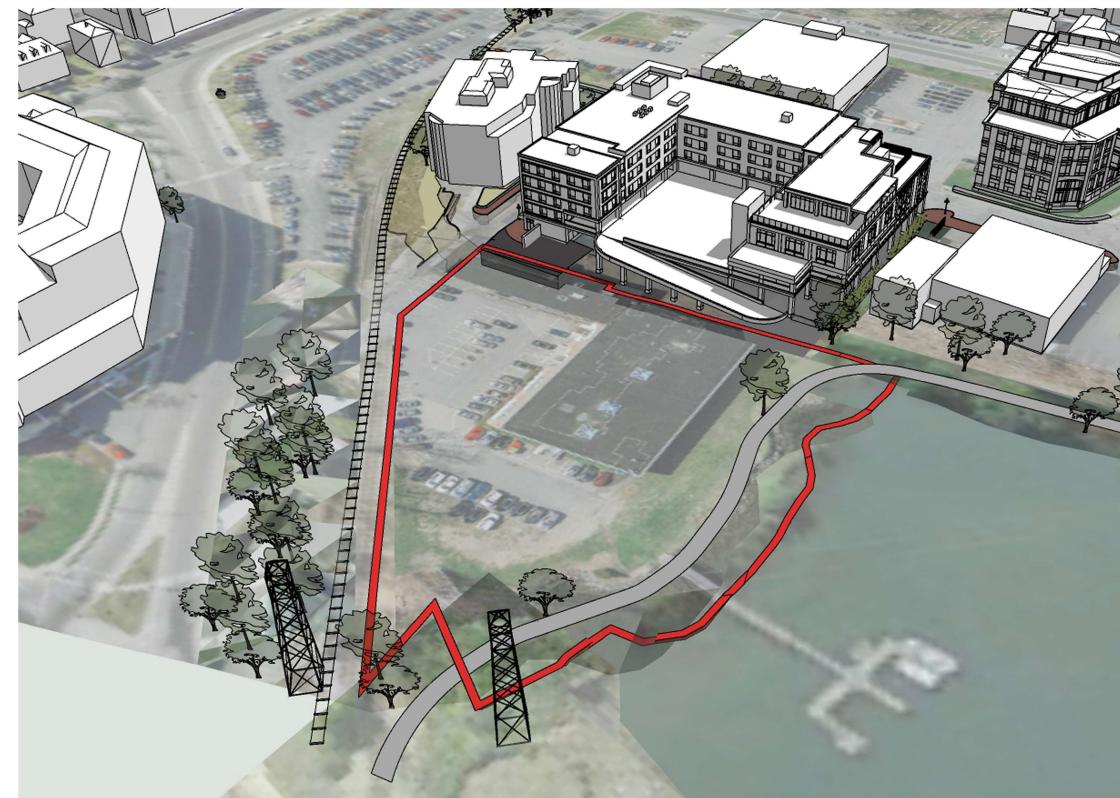
3.0

WETLAND BUFFER IMPACT EXHIBIT

14-6			
	1 ^{1A-1}		
	-3 ALA-3		
A A	MA-2		
	<u>````</u>		
	فين		
	\times		
1 11-2-1			
	Buffe	r Impact Area for Project	
	Wetland Buffer Setback	Buffer Impact	
		Existing Condition	Proposed Development
	0 - 25 FT	0 SF	0 SF
TE	25 - 50 FT	745 SF	745 SF
TS	50 - 100 FT	10,836 SF	10,134 SF
_	Total Lot Impact	11,581 SF	10,879 SF
	Net Buffer Impact	-7	702 SF

COMMUNITY SPACE EXHIBIT

REQUIRED	PROVID
NORTH MILL POND GREENWAY COMMUNITY SPACE	10,720 5
GREENWAY CONNECTION COMMUNITY SPACE	4,047 SF
WIDE SIDEWALK COMMUNITY SPACE	727 SF





PORTSMOUTH, NEW HAMPSHIRE

53 GREEN STREET

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

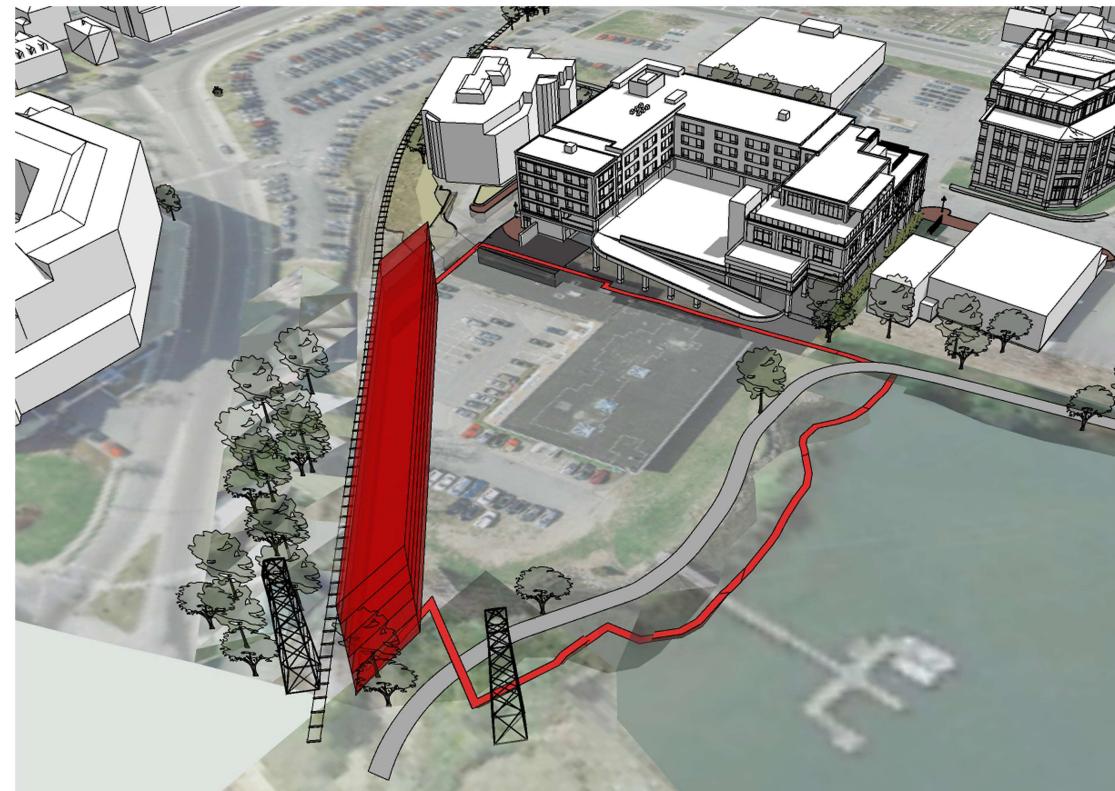














PORTSMOUTH, NEW HAMPSHIRE

53 GREEN STREET

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021



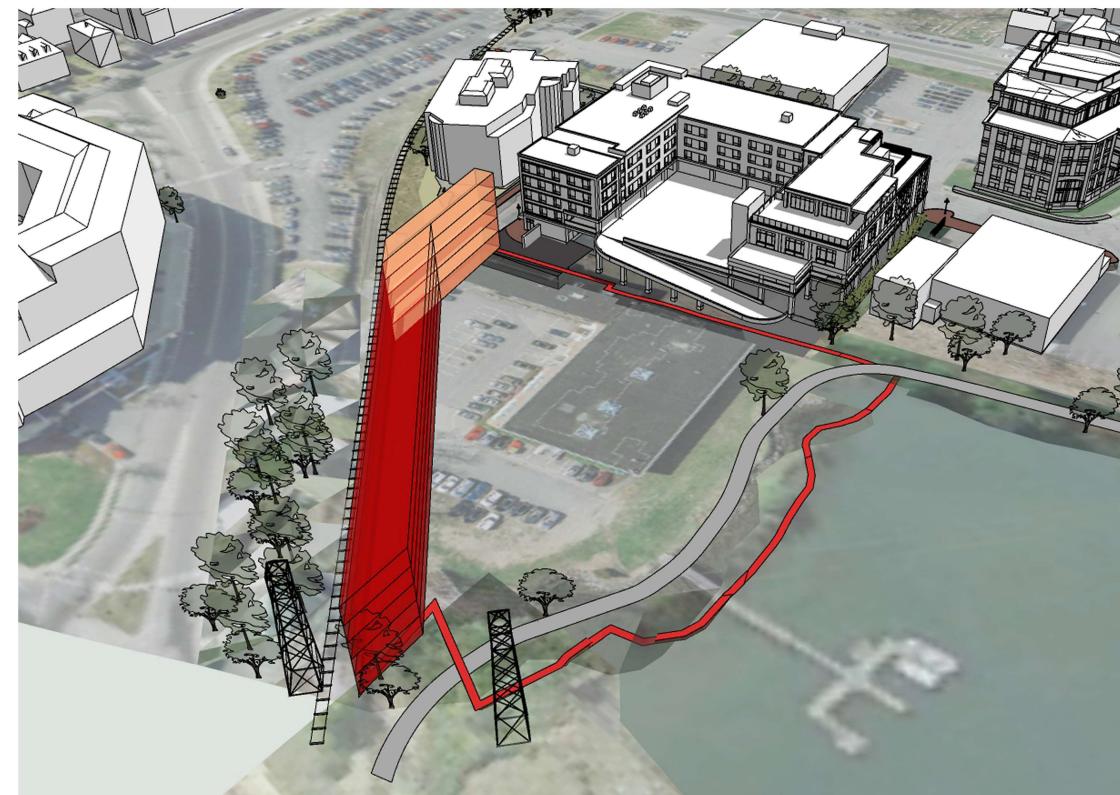
PROPERTY AREA:

72,420 SF

FIRE DEPARTMENT ACCESS AS REQUIRED BY TAC: 14 FEET WIDE









PORTSMOUTH, NEW HAMPSHIRE

53 GREEN STREET

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021



PROPERTY AREA:

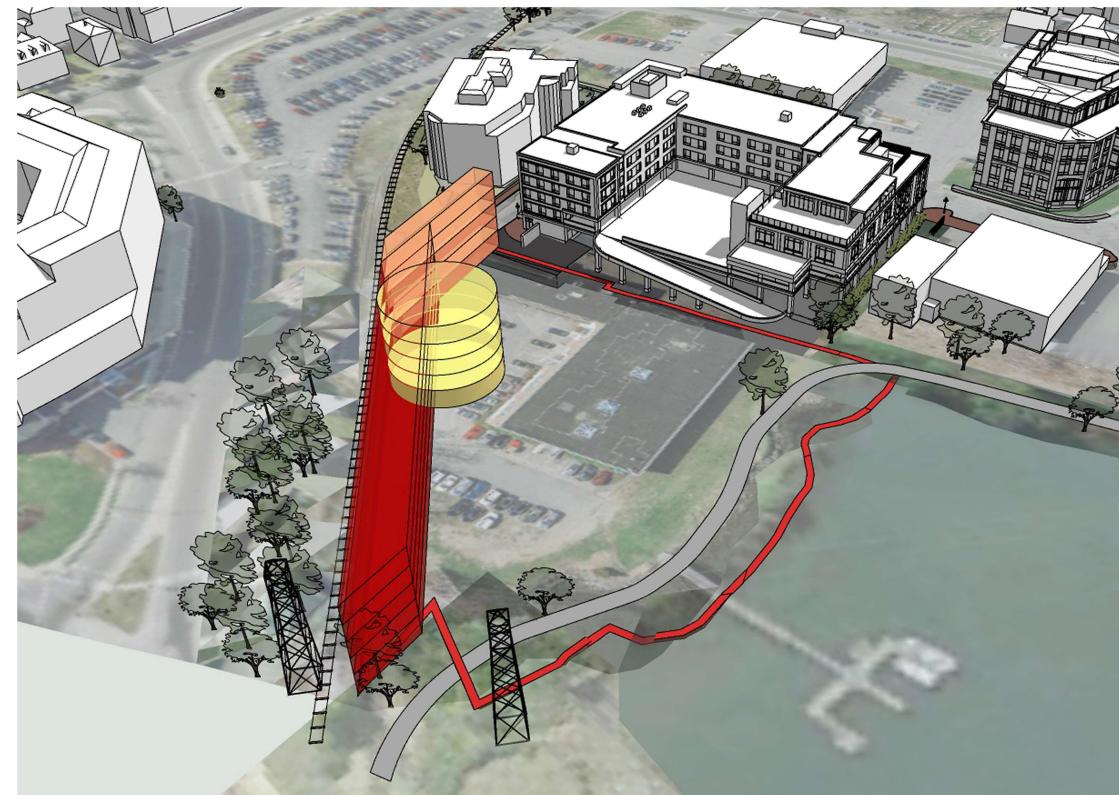
72,420 SF

FIRE DEPARTMENT ACCESS AS REQUIRED BY TAC: 14 FEET WIDE

WIDE CITY SIDEWALK EXTENSION ALONG GREEN STREET INTERFACE: 19 FEET WIDE









PORTSMOUTH, NEW HAMPSHIRE

53 GREEN STREET

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021



PROPERTY AREA:

72,420 SF

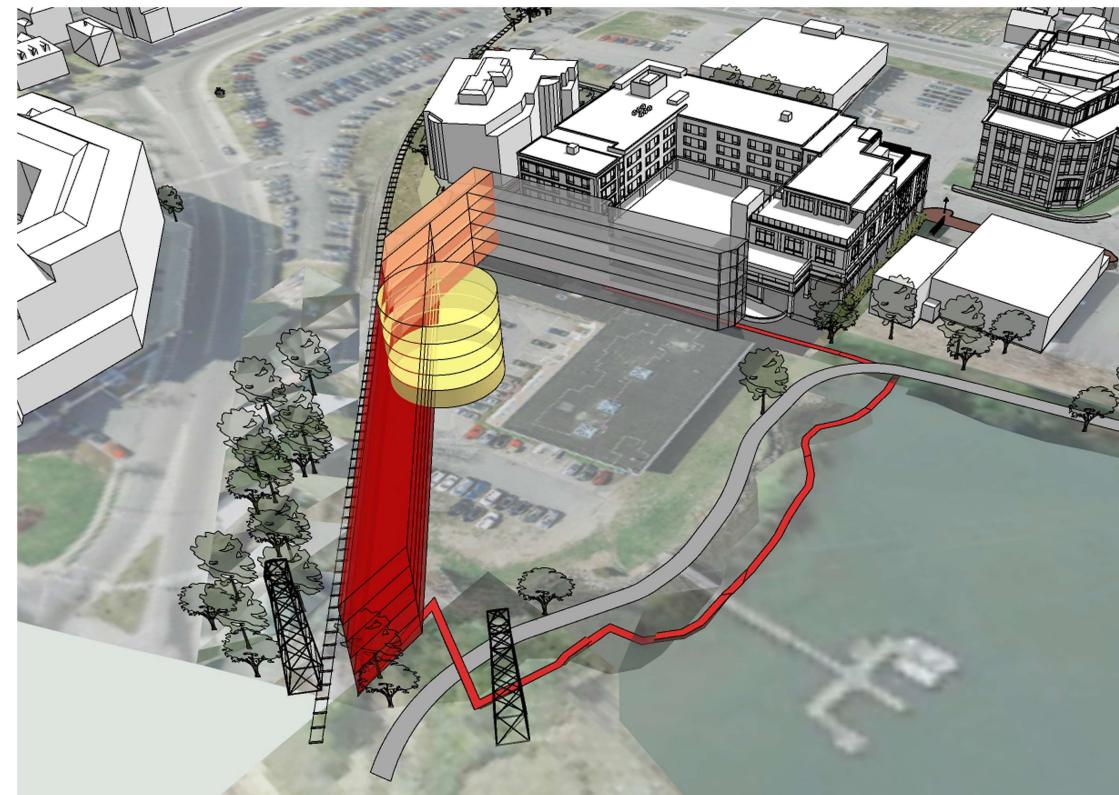
FIRE DEPARTMENT ACCESS AS REQUIRED BY TAC: 14 FEET WIDE

WIDE CITY SIDEWALK EXTENSION ALONG GREEN STREET INTERFACE: 19 FEET WIDE

ONSITE VEHICULAR TURNAROUND & DROPOFF: 70 FEET DIA.









PORTSMOUTH, NEW HAMPSHIRE

53 GREEN STREET

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021



PROPERTY AREA:

72,420 SF

FIRE DEPARTMENT ACCESS AS REQUIRED BY TAC: 14 FEET WIDE

WIDE CITY SIDEWALK EXTENSION ALONG GREEN STREET INTERFACE: 19 FEET WIDE

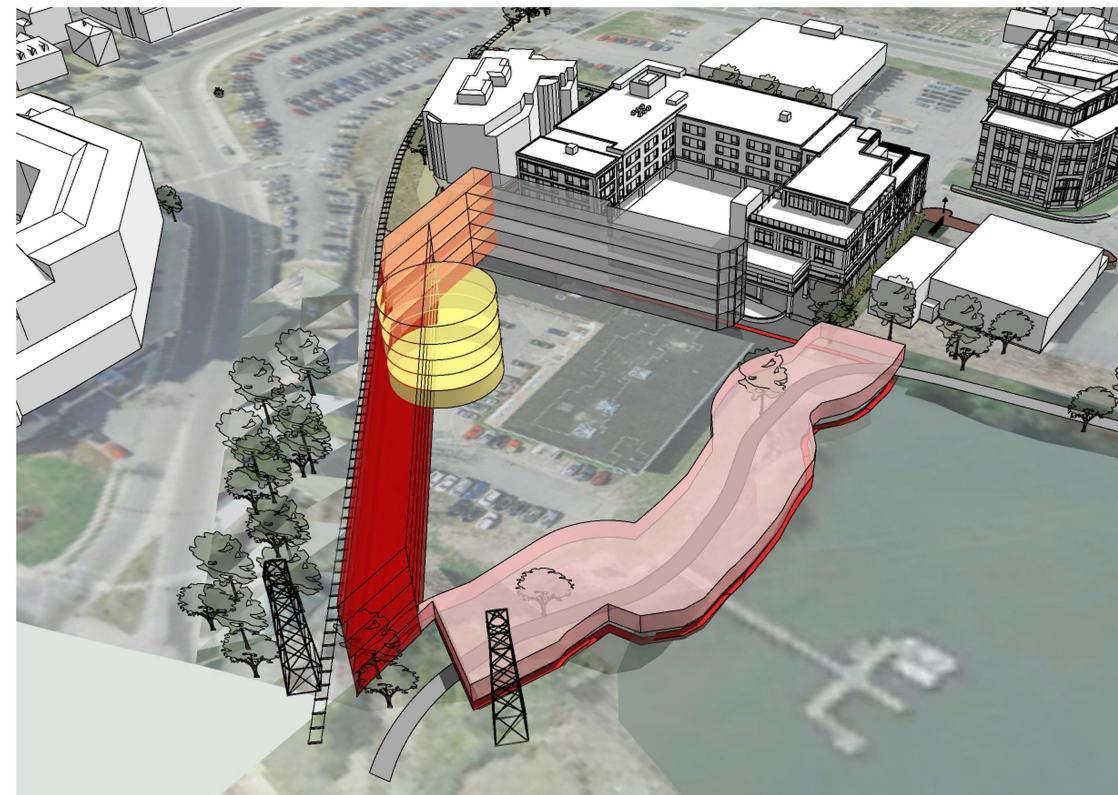
ONSITE VEHICULAR TURNAROUND & DROPOFF: 70 FEET DIA.

SECONDARY LINK FROM GREEN STREET TO 6 FOOT TRAIL PER TRAIL PLAN:

25 TO 32 FEET









PORTSMOUTH, NEW HAMPSHIRE

53 GREEN STREET

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021



PROPERTY AREA:

72,420 SF

FIRE DEPARTMENT ACCESS AS REQUIRED BY TAC: 14 FEET WIDE

WIDE CITY SIDEWALK EXTENSION ALONG GREEN STREET INTERFACE: 19 FEET WIDE

ONSITE VEHICULAR TURNAROUND & DROPOFF: 70 FEET DIA.

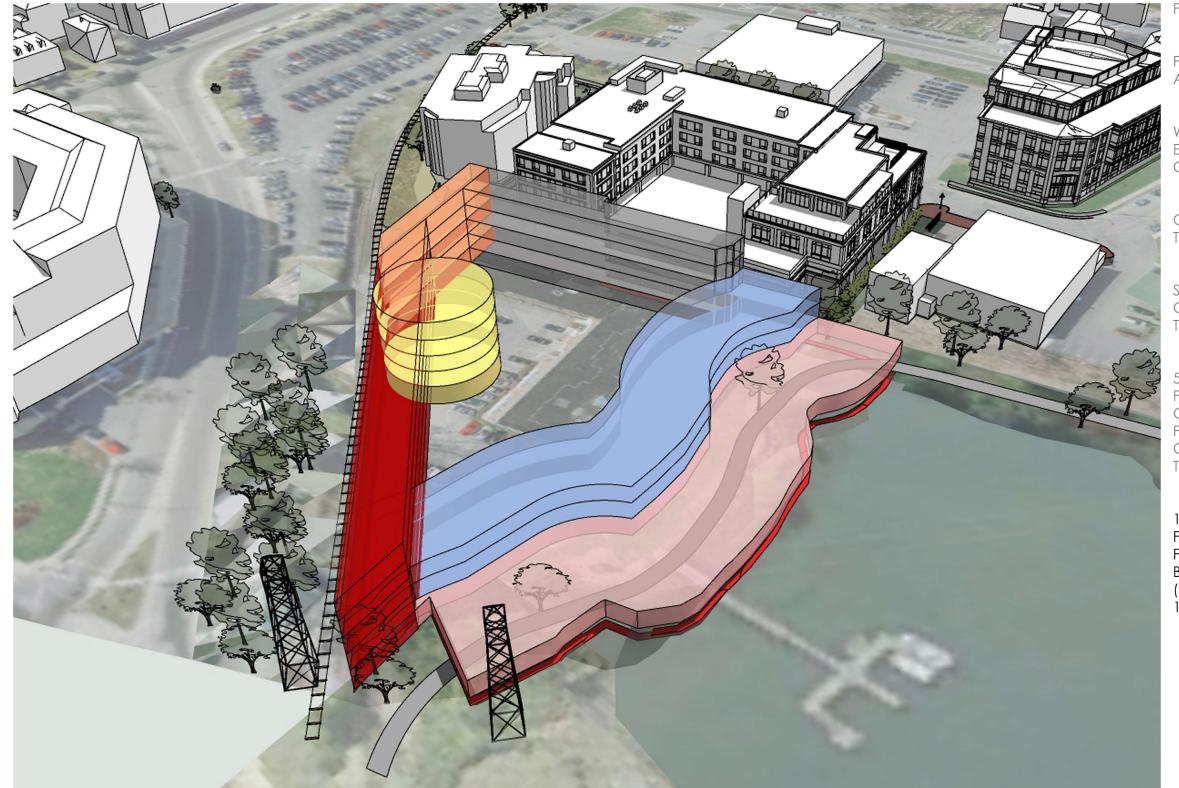
SECONDARY LINK FROM GREEN STREET TO 6 FOOT TRAIL PER TRAIL PLAN:

25 TO 32 FEET

50 FOOT SETBACK PRIMARY NORTH MILL POND GREENWAY CONNECTION FROM MARKET STREET GATEWAY CORRIDOR TO 1 ACRE PARK:

50 FEET WIDE







PORTSMOUTH, NEW HAMPSHIRE

53 GREEN STREET

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021



4.6

100 FOOT SETBACK FOR HEIGHT LIMIT PER ZONING FOR A LOT WITH MORE THAN ONE BUILDING HEIGHT (2 & 4 STORIES WITH A 1 STORY INCREASE): 100 FEET WIDE

50 FOOT SETBACK PRIMARY NORTH MILL POND GREENWAY CONNECTION FROM MARKET STREET GATEWAY CORRIDOR TO 1 ACRE PARK: 50 FEET WIDE

SECONDARY LINK FROM GREEN STREET TO 6 FOOT TRAIL PER TRAIL PLAN: 25 TO 32 FEET

ONSITE VEHICULAR TURNAROUND & DROPOFF: 70 FEET DIA.

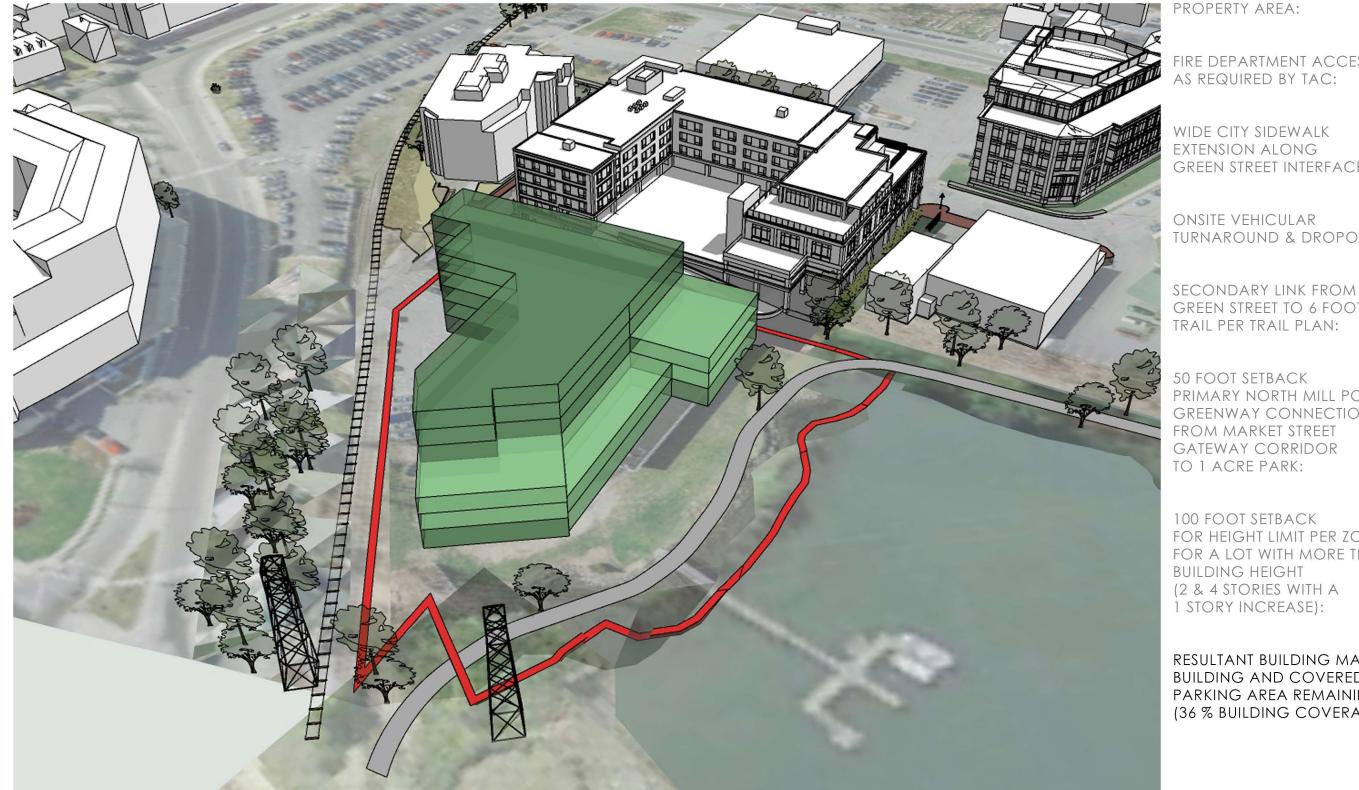
WIDE CITY SIDEWALK EXTENSION ALONG GREEN STREET INTERFACE: 19 FEET WIDE

FIRE DEPARTMENT ACCESS AS REQUIRED BY TAC:

14 FEET WIDE

PROPERTY AREA:

72,420 SF





PORTSMOUTH, NEW HAMPSHIRE

53 GREEN STREET

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021



4.7

RESULTANT BUILDING MASSING: BUILDING AND COVERED PARKING AREA REMAINING (36 % BUILDING COVERAGE): 27,738 SF

100 FOOT SETBACK FOR HEIGHT LIMIT PER ZONING FOR A LOT WITH MORE THAN ONE BUILDING HEIGHT (2 & 4 STORIES WITH A 1 STORY INCREASE): 100 FEET WIDE

50 FOOT SETBACK PRIMARY NORTH MILL POND GREENWAY CONNECTION FROM MARKET STREET GATEWAY CORRIDOR TO 1 ACRE PARK: 50 FEET WIDE

GREEN STREET TO 6 FOOT TRAIL PER TRAIL PLAN: 25 TO 32 FEET

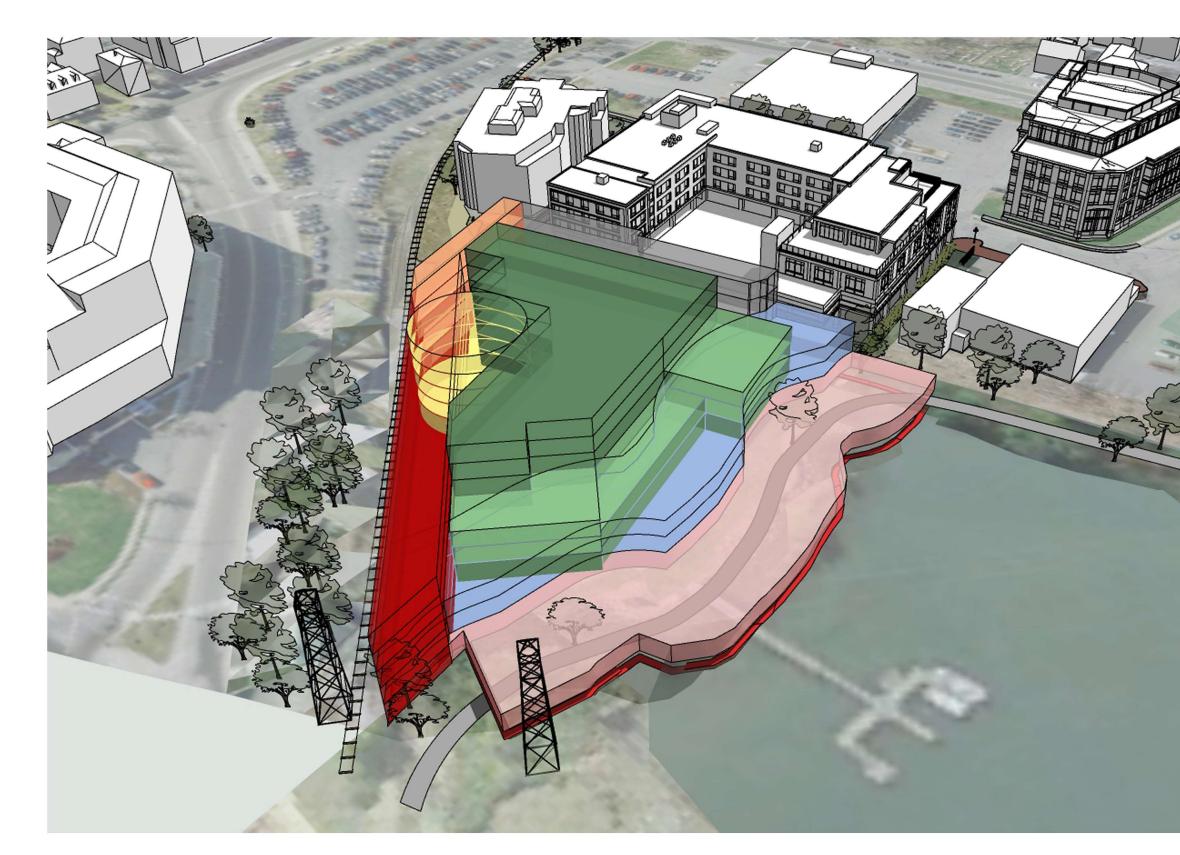
ONSITE VEHICULAR TURNAROUND & DROPOFF: 70 FEET DIA.

WIDE CITY SIDEWALK EXTENSION ALONG GREEN STREET INTERFACE: 19 FEET WIDE



PROPERTY AREA:

72,420 SF





PORTSMOUTH, NEW HAMPSHIRE

53 GREEN STREET

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021



4.8

COMPILATION OF MASSING AND SITE REQUIREMENTS

RESULTANT BUILDING MASSING: BUILDING AND COVERED PARKING AREA REMAINING (36 % BUILDING COVERAGE): 27,738 SF

100 FOOT SETBACK FOR HEIGHT LIMIT PER ZONING FOR A LOT WITH MORE THAN ONE BUILDING HEIGHT (2 & 4 STORIES WITH A 1 STORY INCREASE): 100 FEET WIDE

50 FOOT SETBACK PRIMARY NORTH MILL POND GREENWAY CONNECTION FROM MARKET STREET GATEWAY CORRIDOR TO 1 ACRE PARK: 50 FEET WIDE

SECONDARY LINK FROM GREEN STREET TO 6 FOOT TRAIL PER TRAIL PLAN: 25 TO 32 FEET

ONSITE VEHICULAR TURNAROUND & DROPOFF: 70 FEET DIA.

WIDE CITY SIDEWALK EXTENSION ALONG GREEN STREET INTERFACE: 19 FEET WIDE



PROPERTY AREA:

72,420 SF









53 GREEN STREET PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS VIEWS OF PROPERTY AT ENTRANCE



HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

B.



D.









53 GREEN STREET PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS VIEWS OF PROPERTY FROM MARKET STREET HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021



Β.





PORTSMOUTH, NEW HAMPSHIRE

GREEN STREET AERIAL VIEW



HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021





PORTSMOUTH, NEW HAMPSHIRE

GREEN STREET STREET LEVEL VIEW



HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021





PORTSMOUTH, NEW HAMPSHIRE

RUSSELL STREET AERIAL VIEW



HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021





PORTSMOUTH, NEW HAMPSHIRE

RUSSELL STREET STREET LEVEL VIEW



HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021





PORTSMOUTH, NEW HAMPSHIRE

MARKET STREET AERIAL VIEW



HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021



6.4



PORTSMOUTH, NEW HAMPSHIRE

MARKET STREET STREET LEVEL VIEW



HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021





PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM PARK ARCHED OPENINGS OPTION HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021







PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM PARK RECTANGULAR OPENINGS OPTION



HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021



6.7



PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM 3S AND PARK CONNECTION



HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021





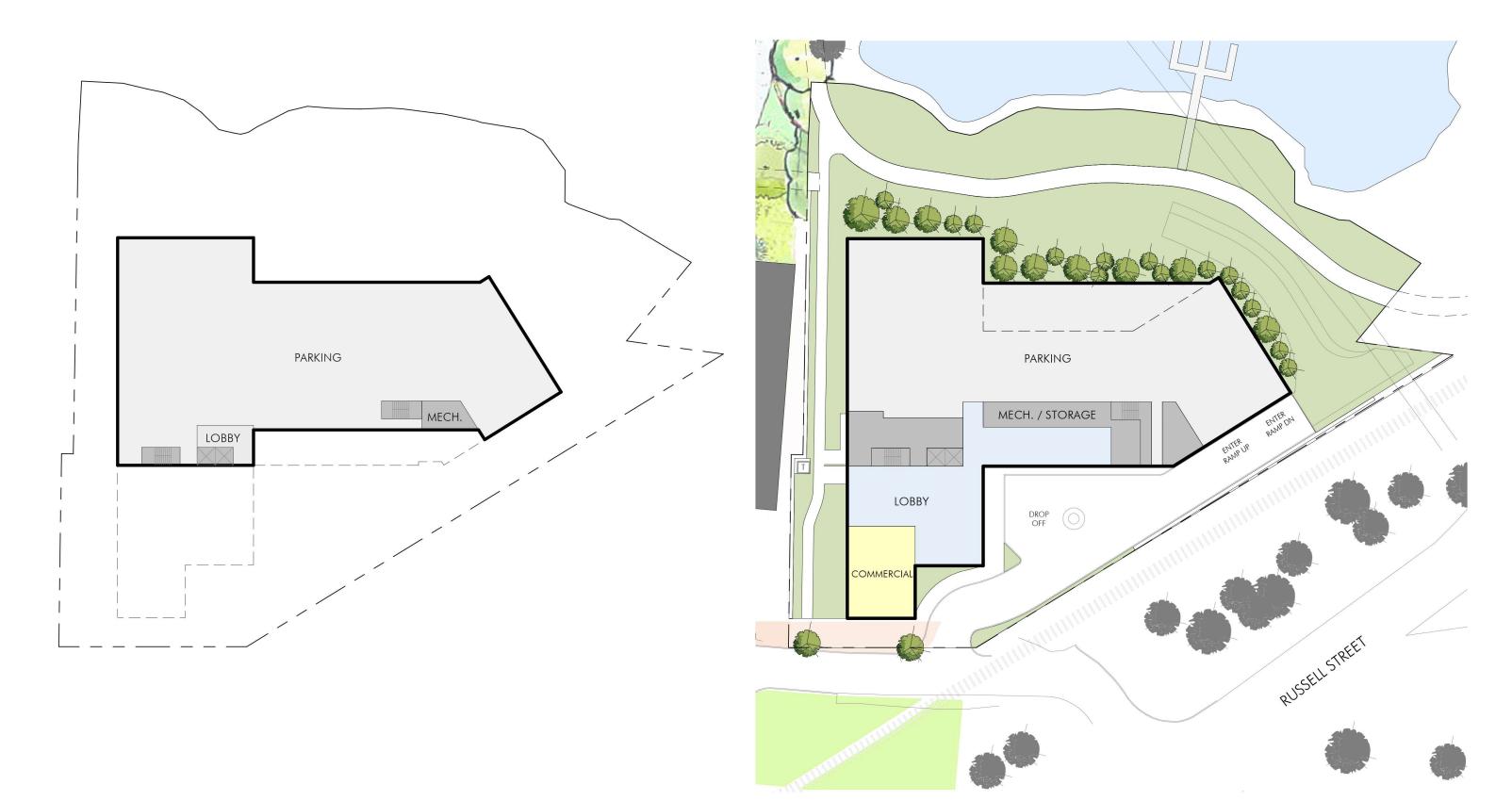
PORTSMOUTH, NEW HAMPSHIRE

VIEW ALONG THE SIDE OF 299 VAUGHAN STREET



HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021





PROPOSED BELOW GRADE PARKING PLAN

PROPOSED FIRST FLOOR PLAN

53 GREEN STREET

PORTSMOUTH, NEW HAMPSHIRE

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

PLANS







PROPOSED SECOND & THIRD FLOOR PLANS

53 GREEN STREET

PORTSMOUTH, NEW HAMPSHIRE

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

PLANS





7.1

PROPOSED FOURTH & FIFTH FLOOR PLANS



PORTSMOUTH, NEW HAMPSHIRE

LANDSCAPE PLAN HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021





CJ ARCHITECTS