



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

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

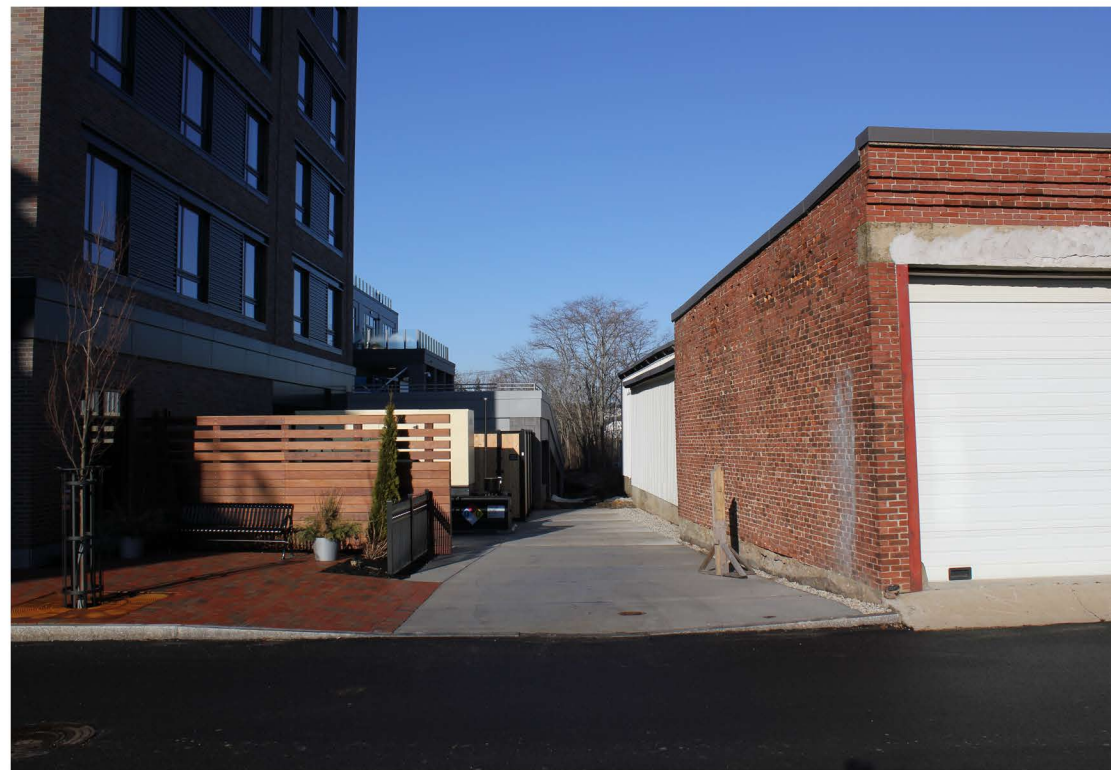
 **CATHARTES**
EMBARC


CJ ARCHITECTS

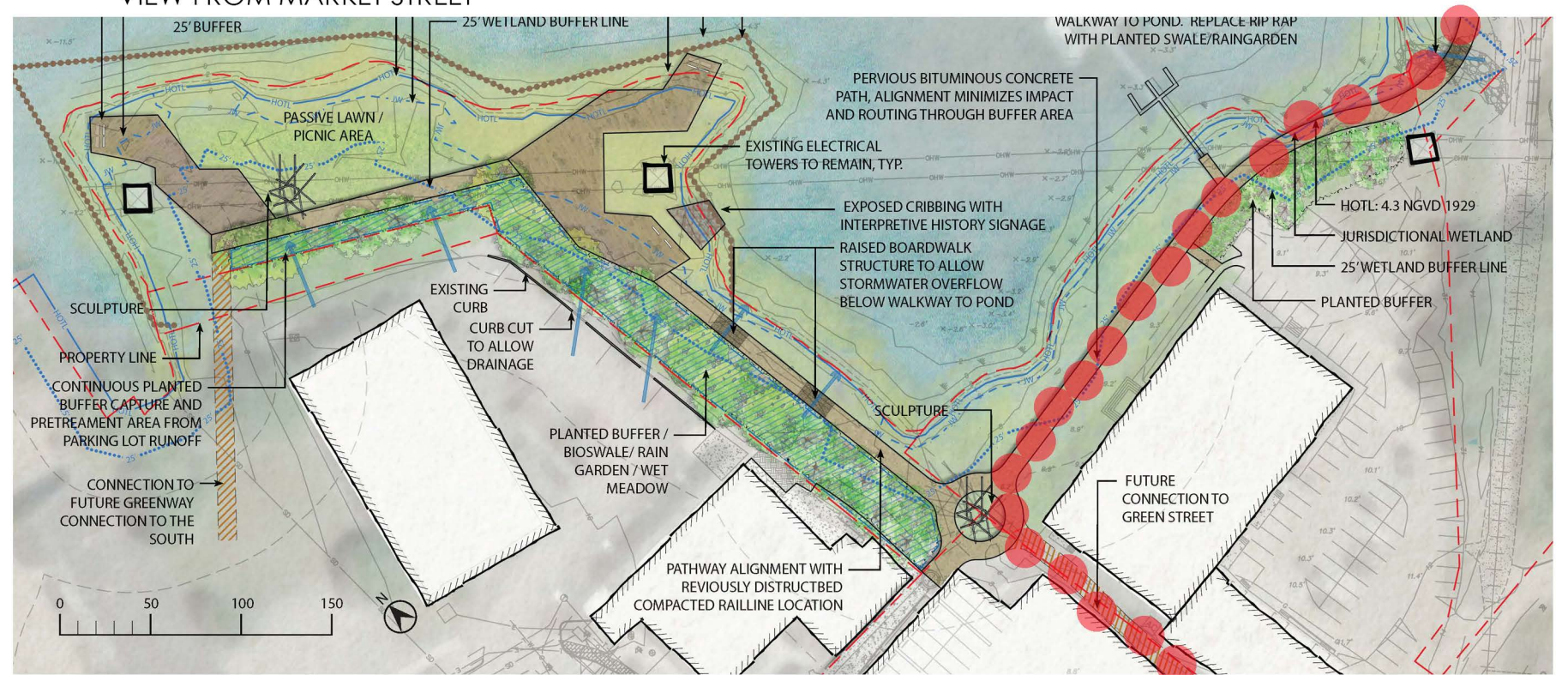
1.0



VIEW FROM MARKET STREET



VIEW TO NORTH MILL POND



PROPOSED GREENWAY CONNECTION ON SITE

53 GREEN STREET

PORTSMOUTH, NEW HAMPSHIRE

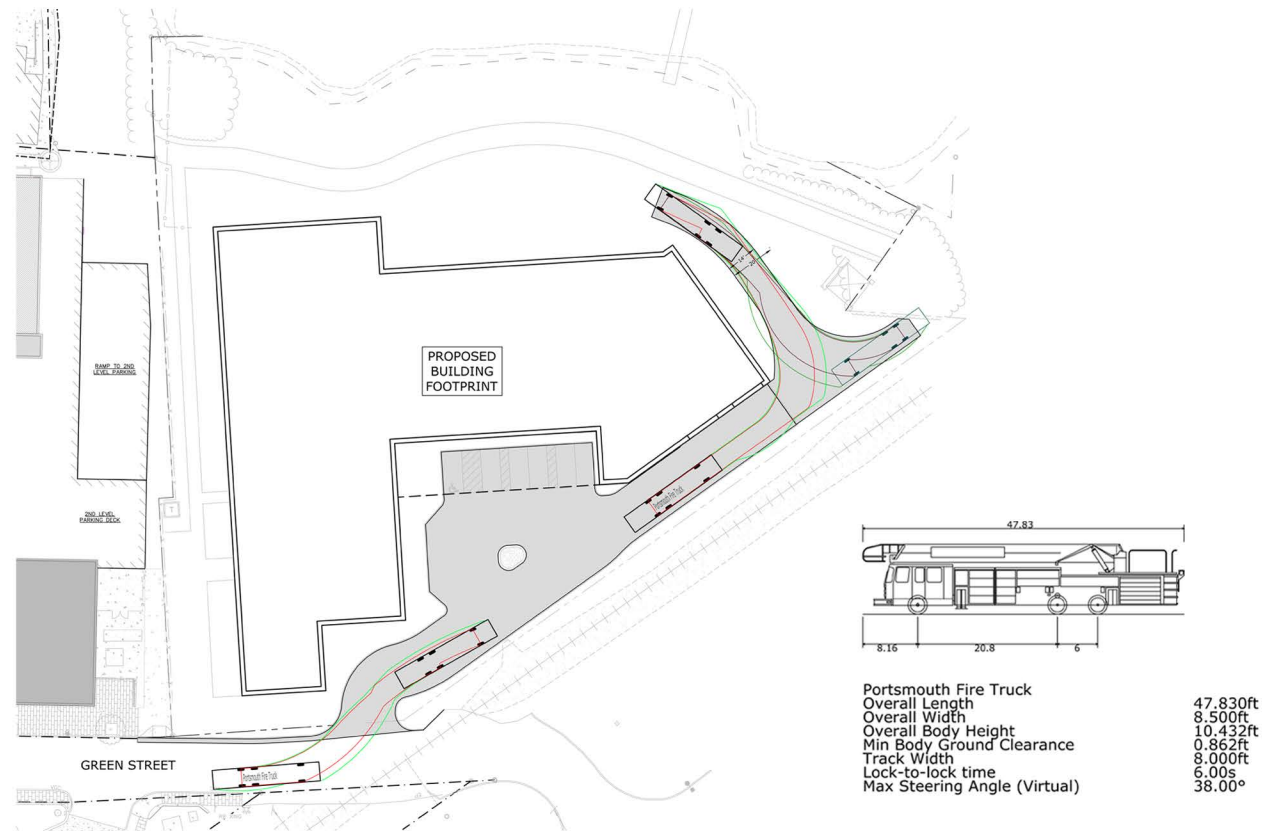
NORTH MILL POND GREENWAY

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

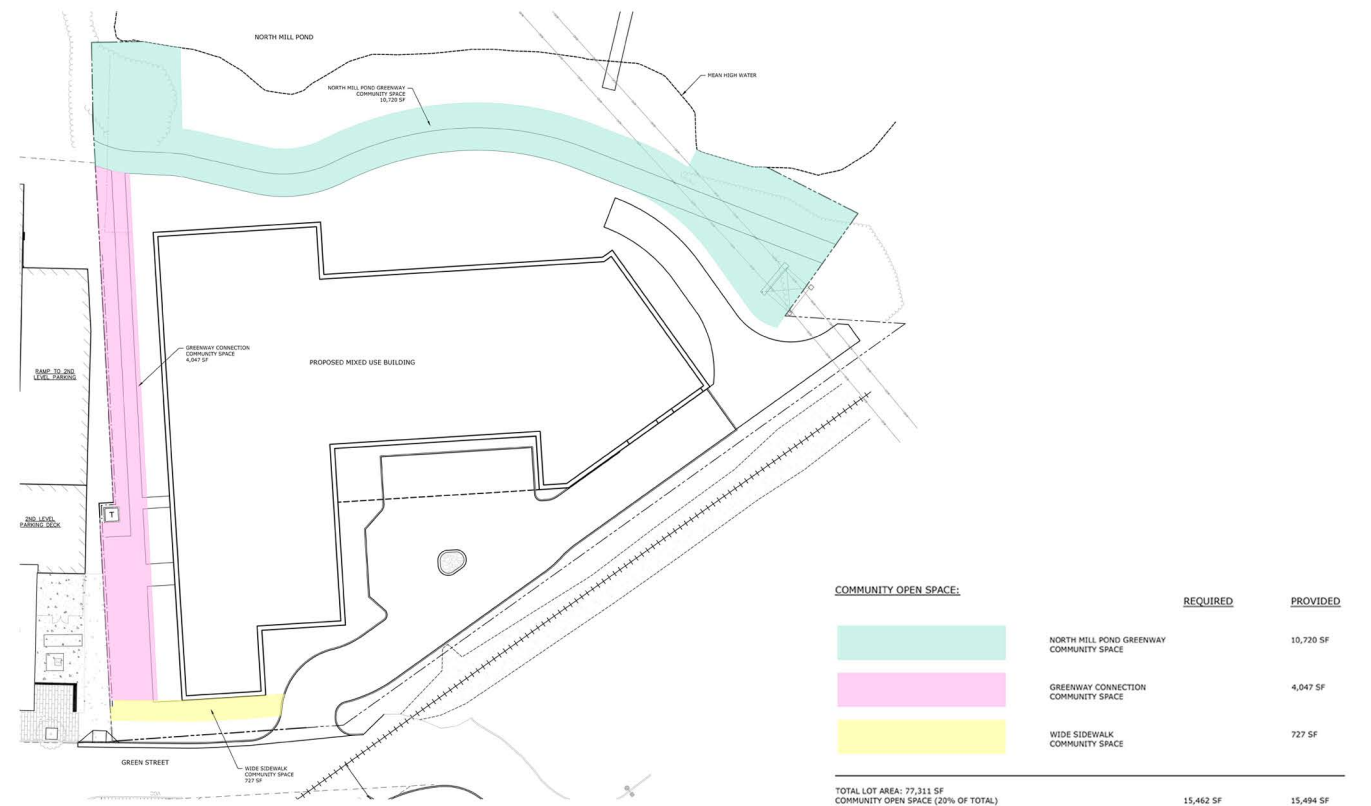
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2.0



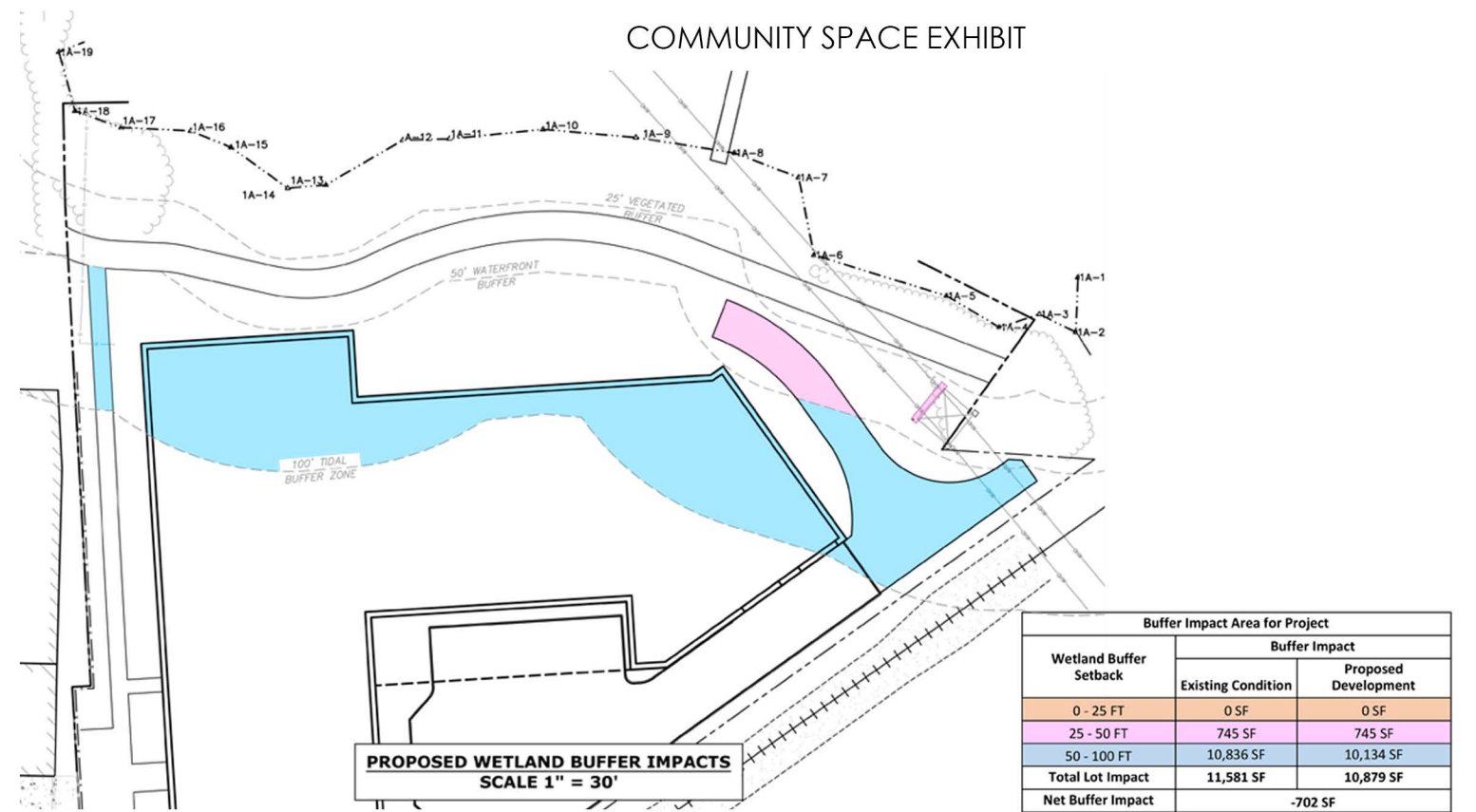
FIRE TRUCK TURNING EXHIBIT



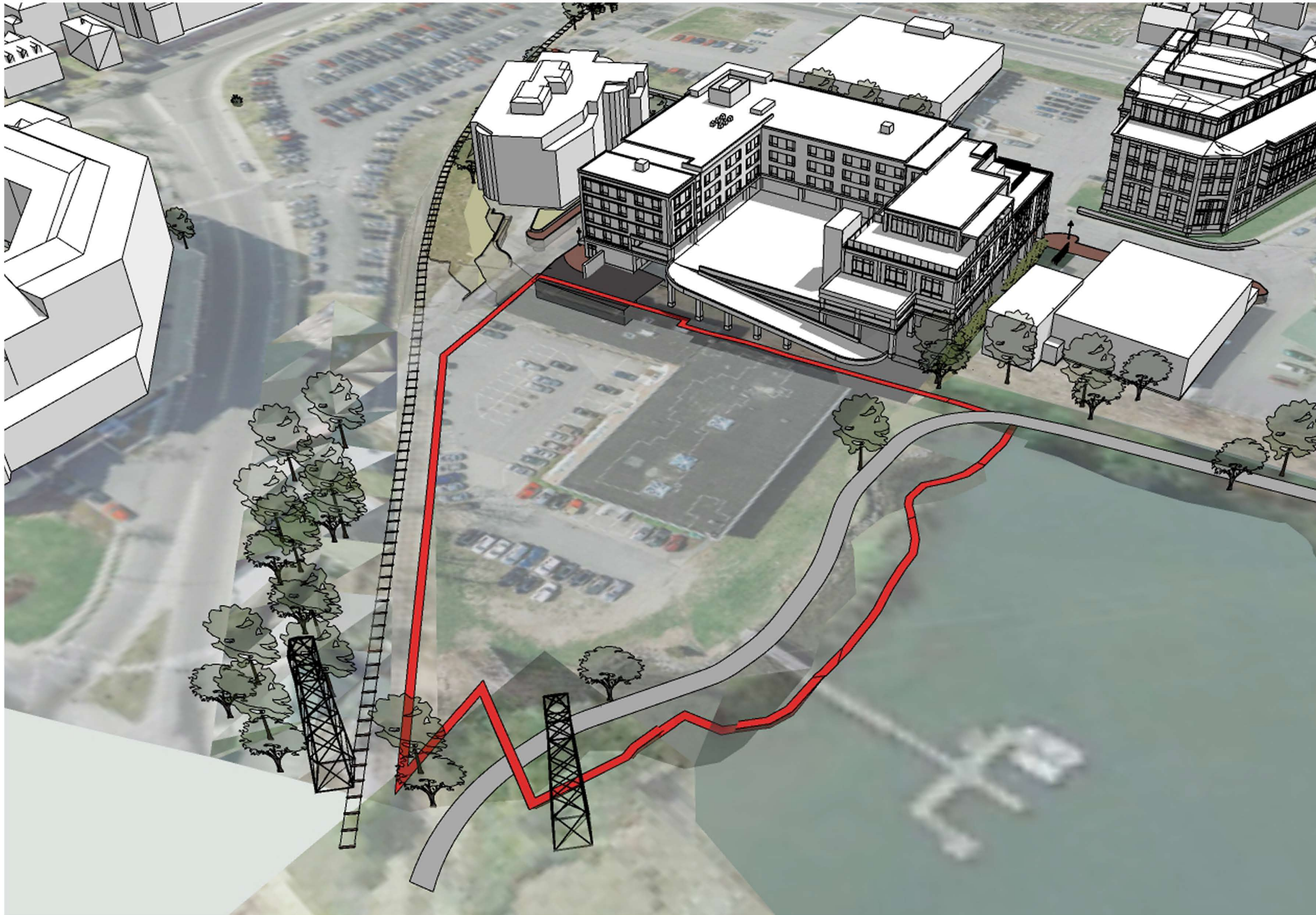
COMMUNITY SPACE EXHIBIT



SITE OVERLAY EXHIBIT



WETLAND BUFFER IMPACT EXHIBIT



PROPERTY AREA:

72,420 SF

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

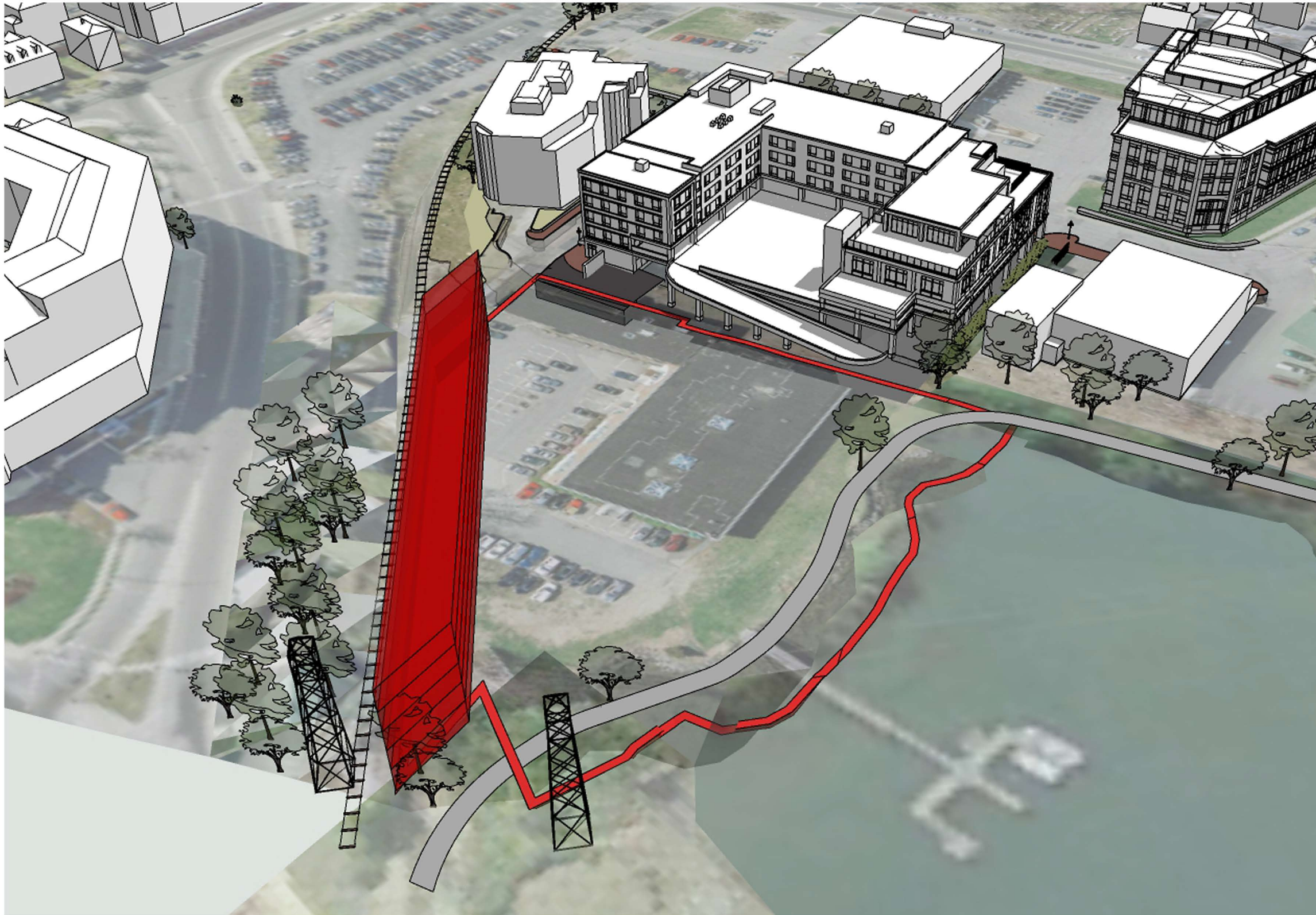
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4.0



PROPERTY AREA: 72,420 SF

FIRE DEPARTMENT ACCESS
AS REQUIRED BY TAC: 14 FEET WIDE

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

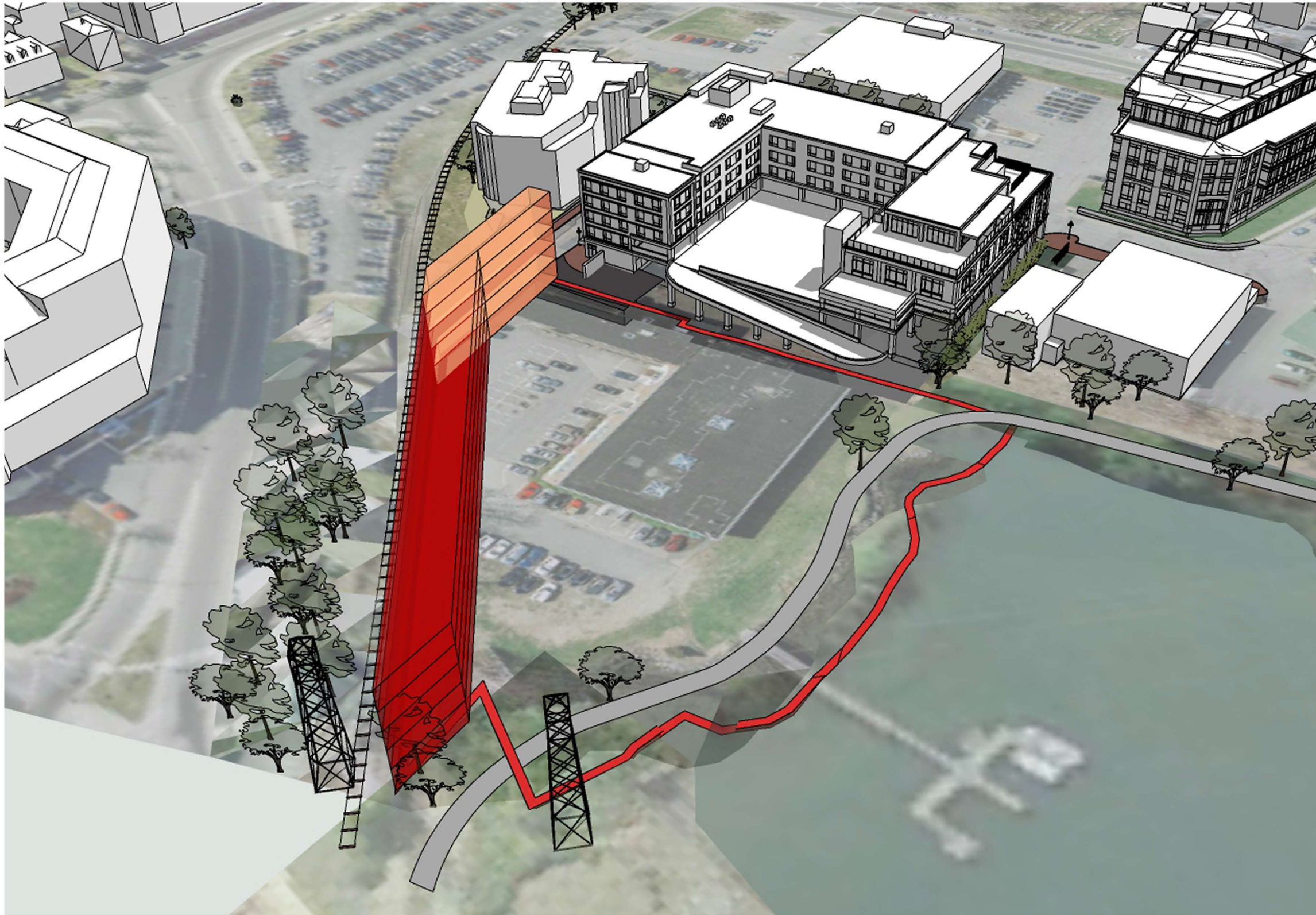
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4.1



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

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

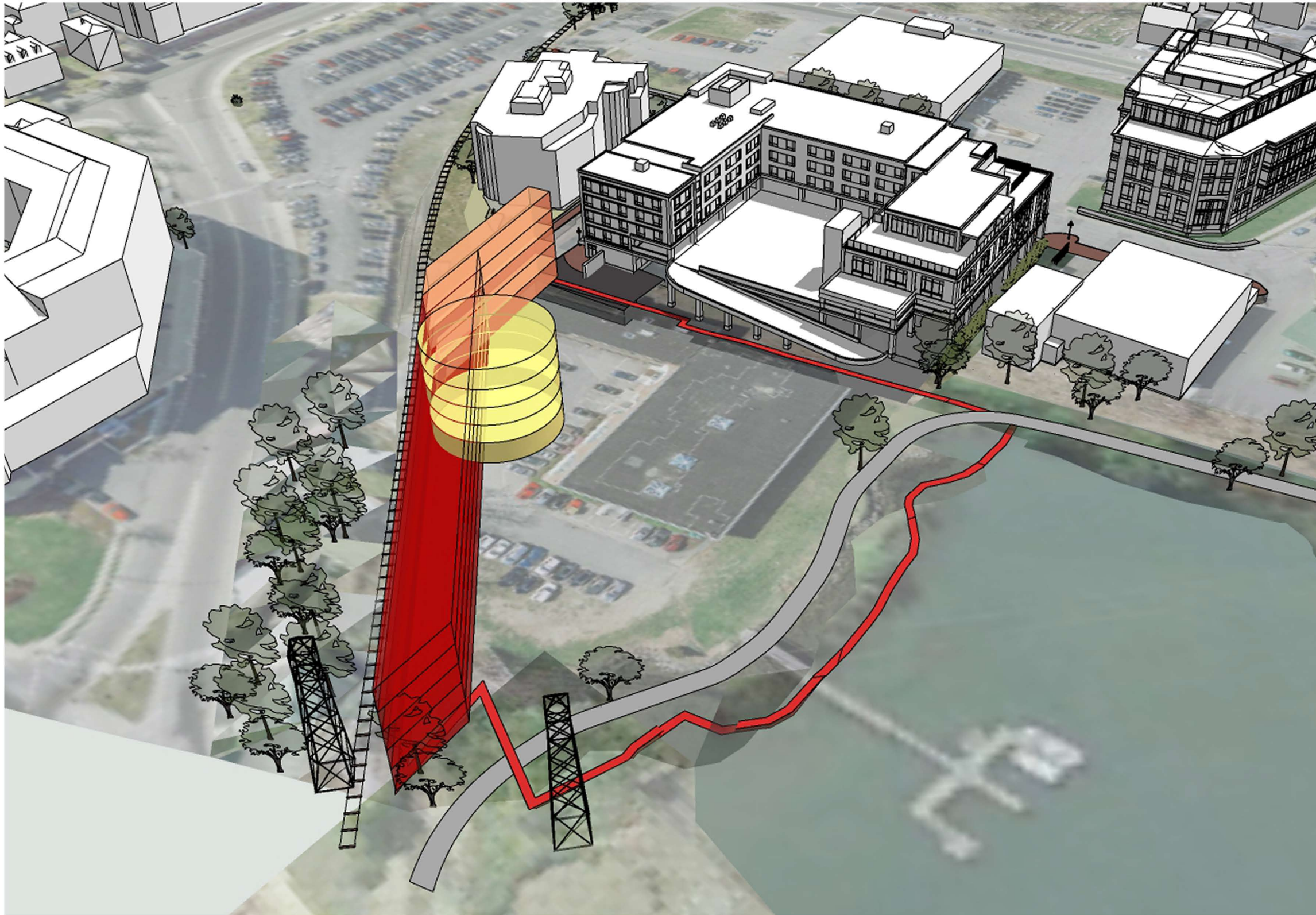
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4.2



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.

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

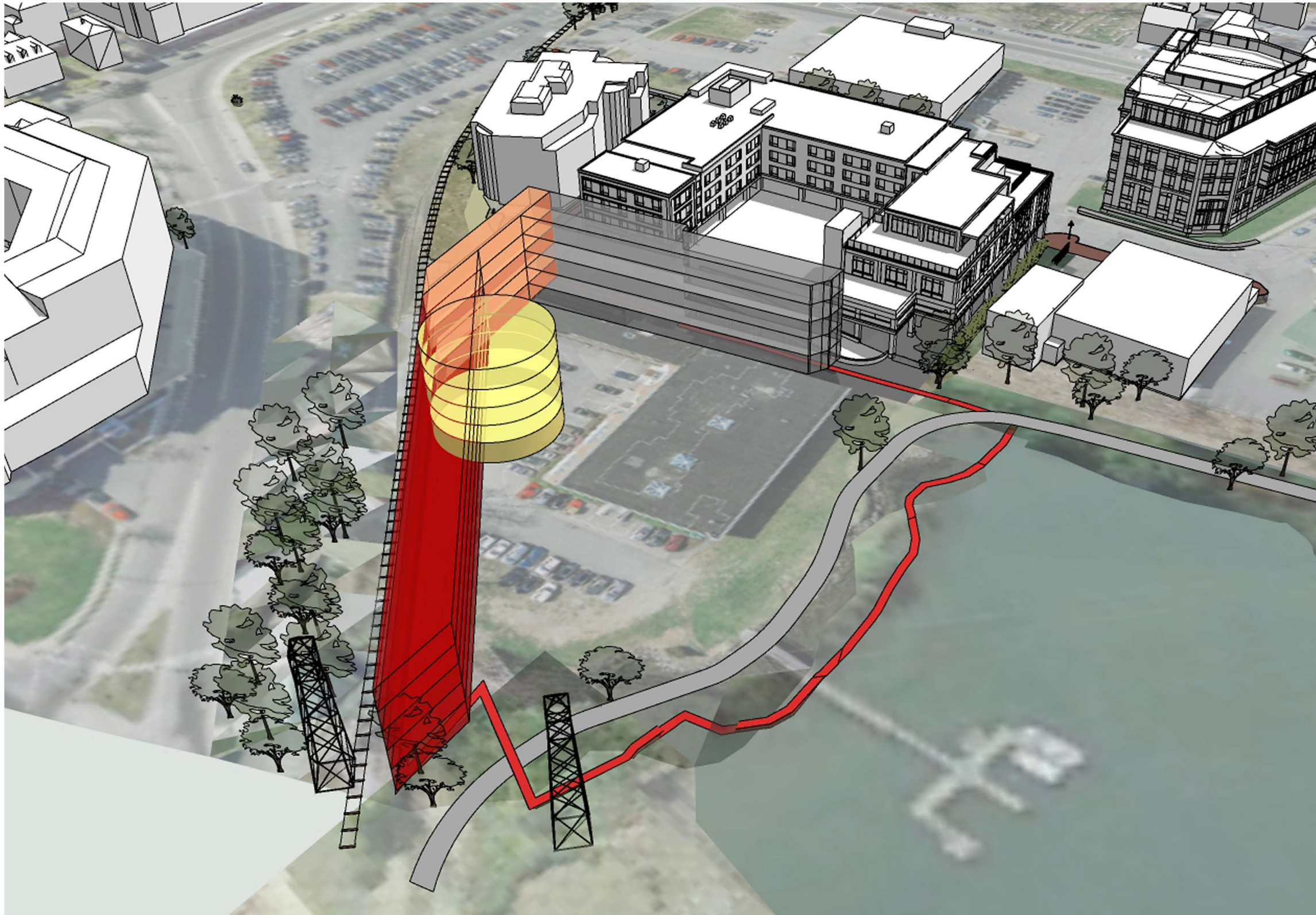
MASSING SERIES

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4.3



- 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

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

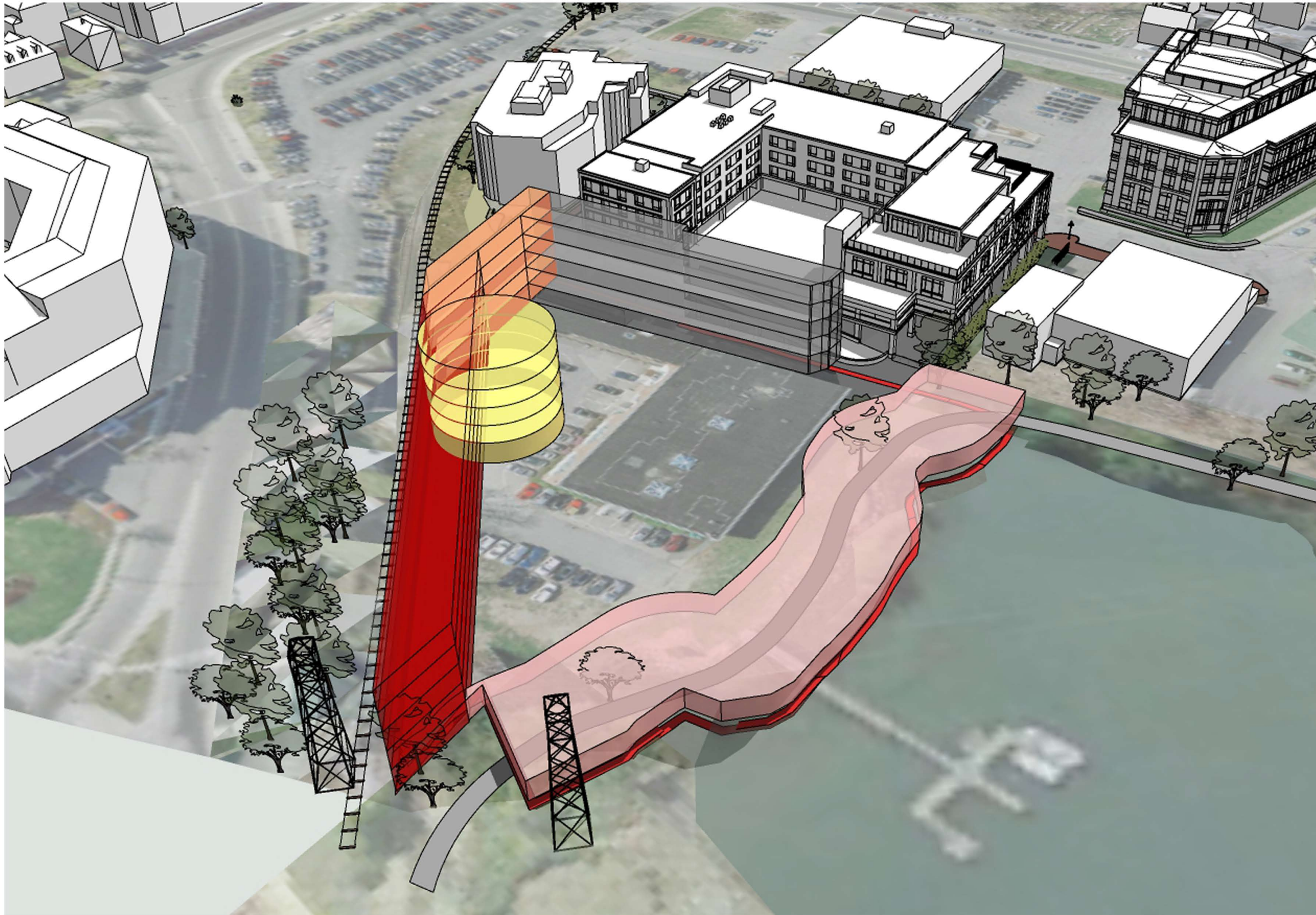
MASSING SERIES

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

CATHARTES
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4.4



- PROPERTY AREA: 72,420 SF
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- 50 FOOT SETBACK PRIMARY NORTH MILL POND GREENWAY CONNECTION FROM MARKET STREET GATEWAY CORRIDOR TO 1 ACRE PARK: 50 FEET WIDE

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

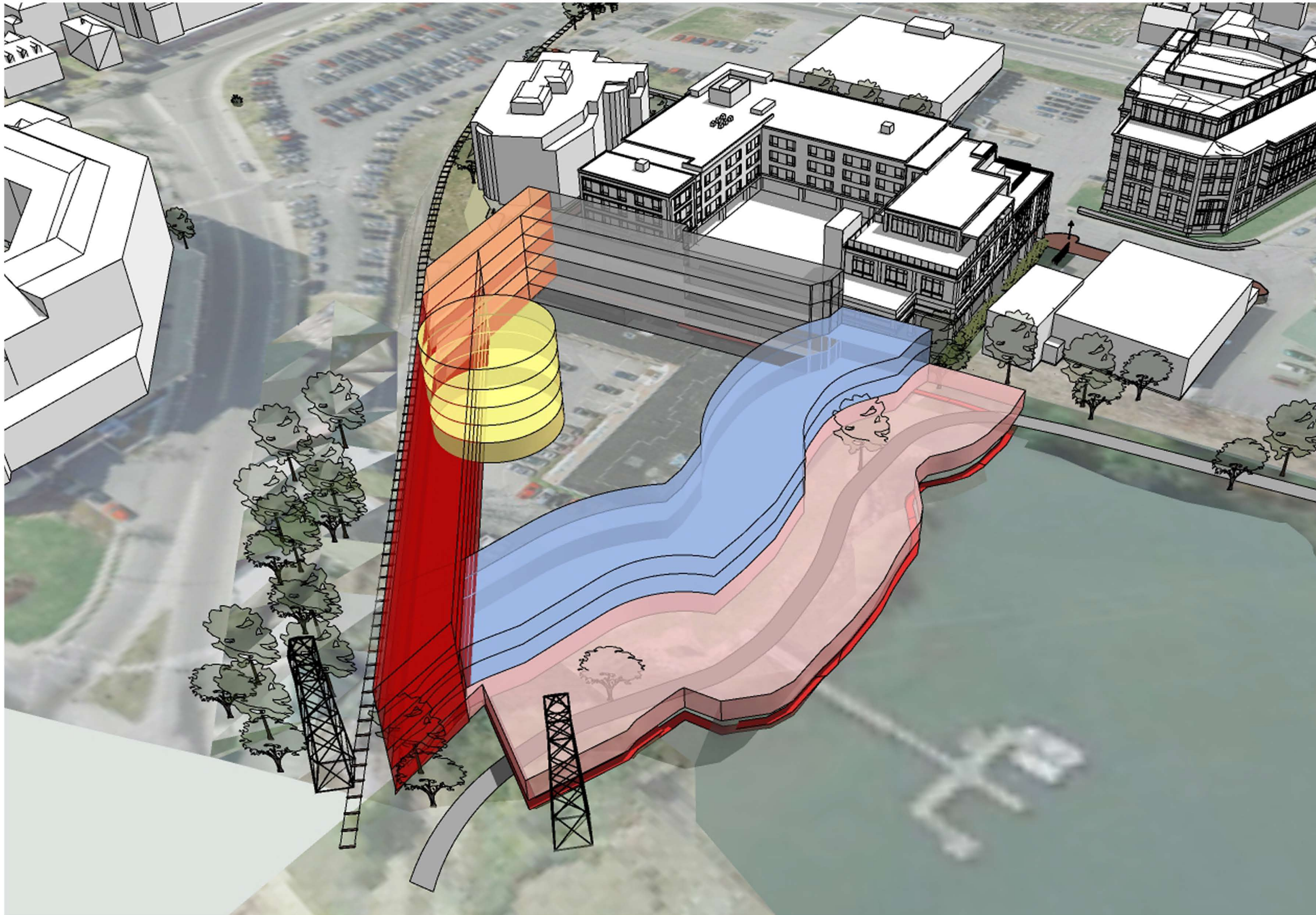
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4.5



- PROPERTY AREA: 72,420 SF
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- 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

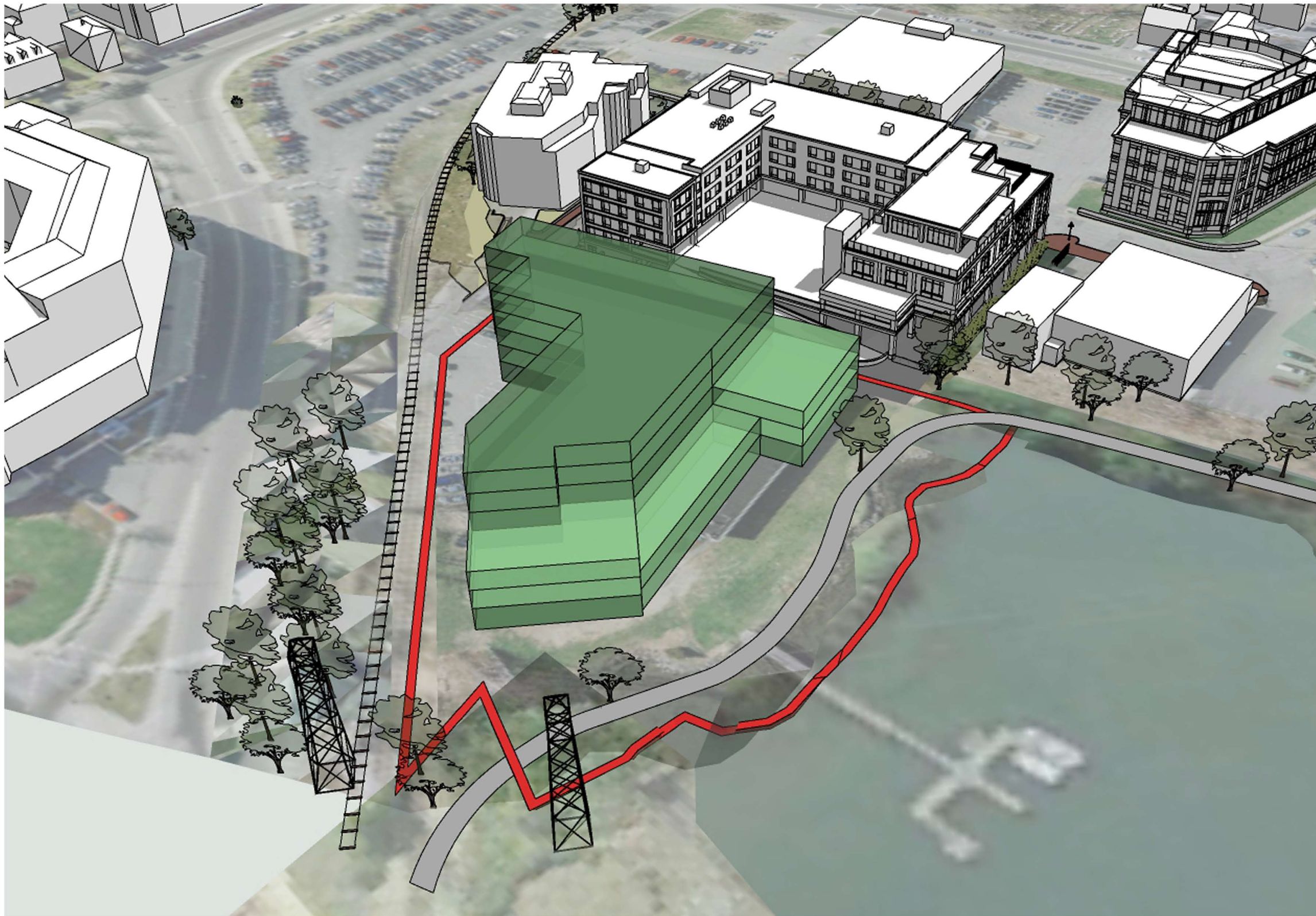
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HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

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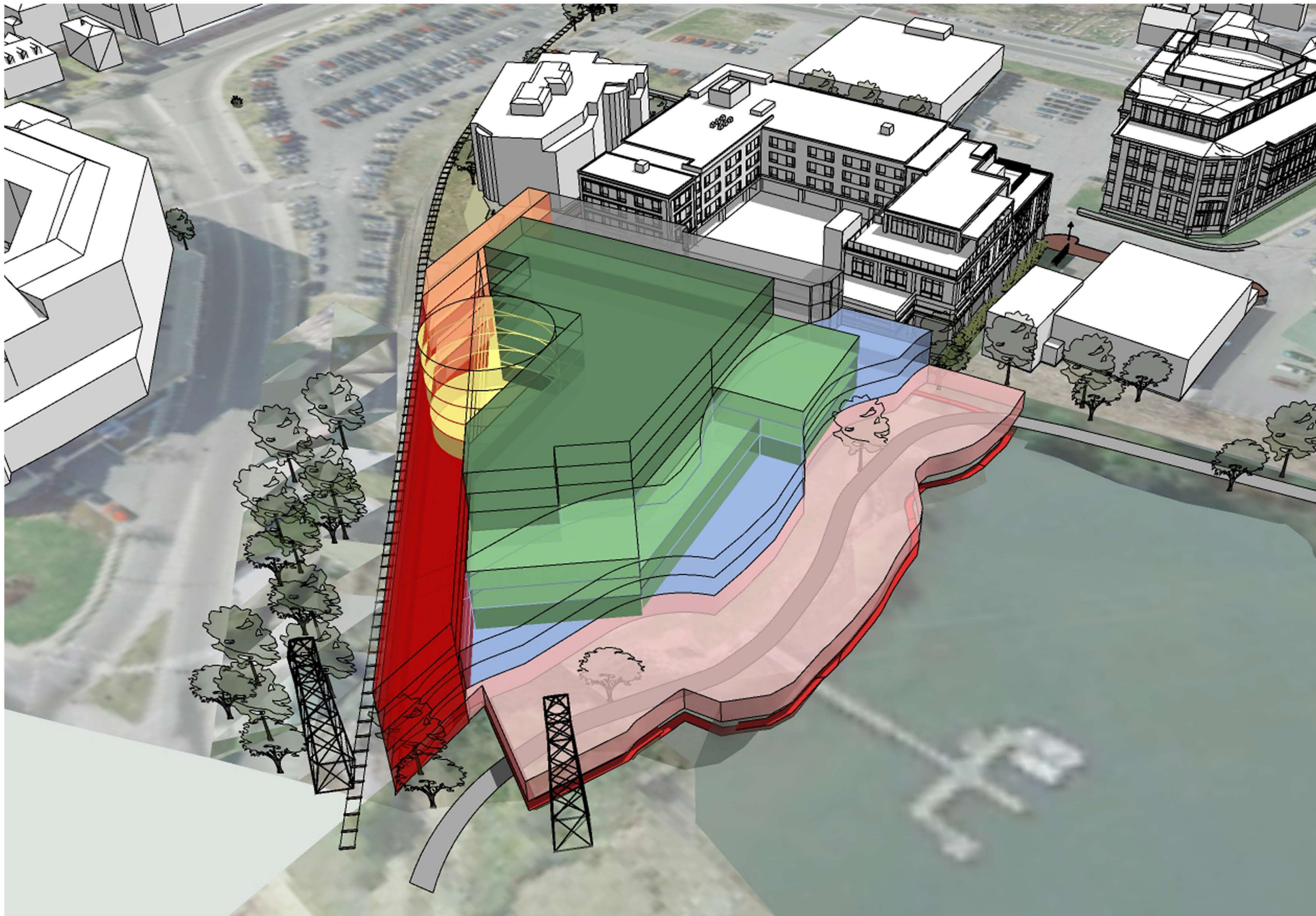
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- RESULTANT BUILDING MASSING: BUILDING AND COVERED PARKING AREA REMAINING (36 % BUILDING COVERAGE): 27,738 SF

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

MASSING SERIES

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021





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- RESULTANT BUILDING MASSING: BUILDING AND COVERED PARKING AREA REMAINING (36 % BUILDING COVERAGE): 27,738 SF
- COMPILATION OF MASSING AND SITE REQUIREMENTS

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

MASSING SERIES

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021



4.8



A.



B.



C.



D.

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS
VIEWS OF PROPERTY AT ENTRANCE
HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

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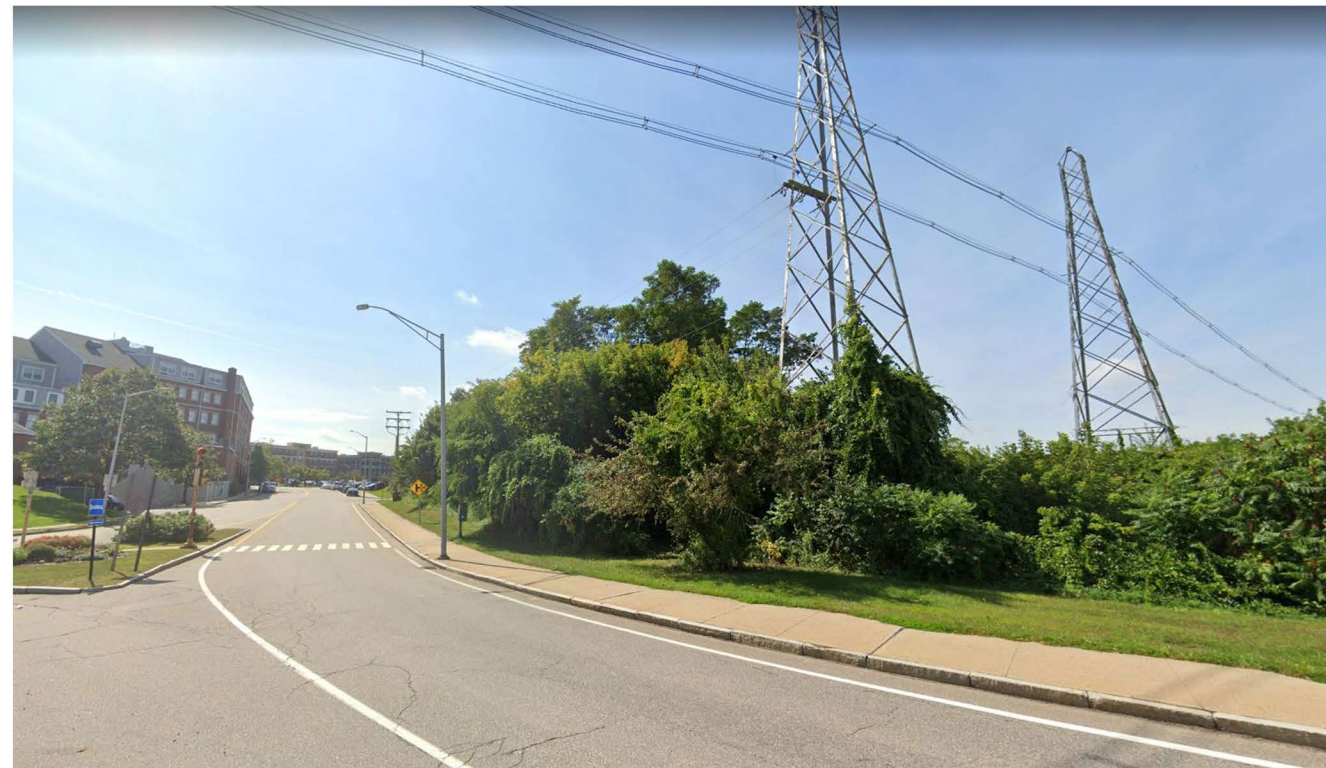
A.



B.



C.



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

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5.1



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

GREEN STREET
AERIAL VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

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6.0



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

GREEN STREET
STREET LEVEL VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

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6.1



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PORTSMOUTH, NEW HAMPSHIRE

RUSSELL STREET
AERIAL VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

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6.2



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

RUSSELL STREET
STREET LEVEL VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

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6.3



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

MARKET STREET
AERIAL VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

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6.4



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

MARKET STREET
STREET LEVEL VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

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6.5



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PORTSMOUTH, NEW HAMPSHIRE

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

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6.6



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

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

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6.7



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM 3S AND PARK
CONNECTION

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

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6.8



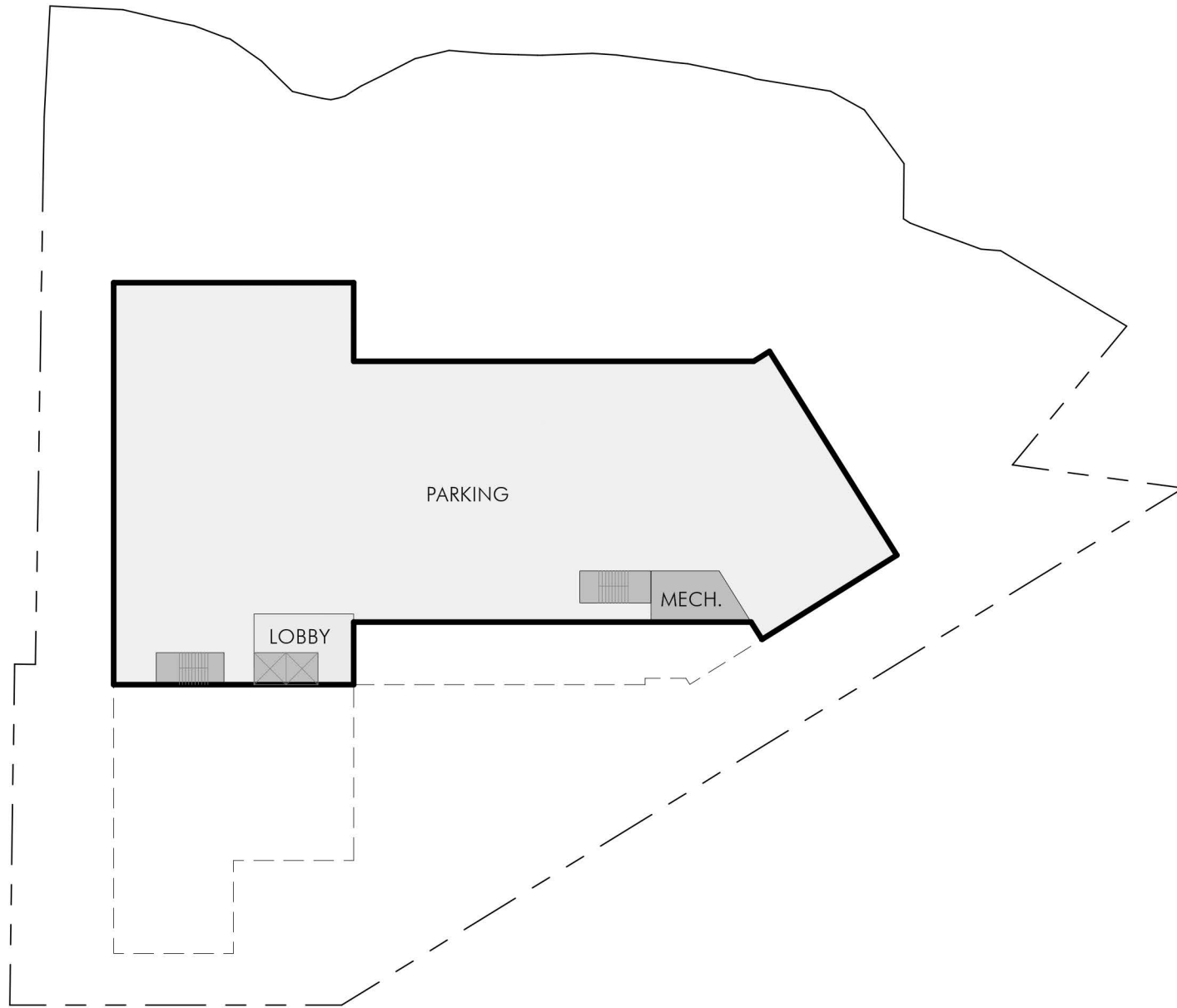
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PORTSMOUTH, NEW HAMPSHIRE

VIEW ALONG THE SIDE OF
299 VAUGHAN STREET
HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

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PROPOSED BELOW GRADE PARKING PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND & THIRD FLOOR PLANS



PROPOSED FOURTH & FIFTH FLOOR PLANS

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PORTSMOUTH, NEW HAMPSHIRE

PLANS
HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

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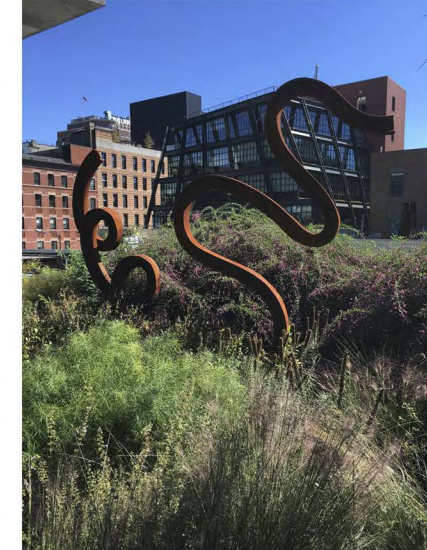




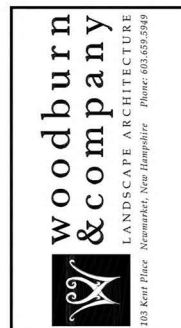
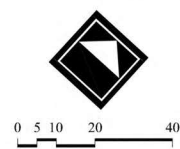
Wayfinding Signage



Murals



Sculptures



Proposed Mixed Use Development
CONCEPTUAL LANDSCAPE PLAN
 53 Green Street Portsmouth, New Hampshire

Drawn By: VM
 Checked By: RW
 Scale: See Plan
 Date: 2020-03-01
 Revisions:

L-1
 Sheet 1 of 1

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