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City of Portsmouth  
Planning Department & Historic District Commission  
1 Junkins Avenue, Portsmouth, NH 03801

December 9, 2020

RE: Raynes Ave Mixed Use Development – Historic District Commission Work Session #1

## Introduction & Project Overview

Project Team

Project Program

### Existing Buildings

- 1 Raynes Avenue – 2 ½ - Story Building 30,000sf  
“Vanguard” Building
- 31 Raynes Avenue – 2-Story Building 11,000sf
- 203 Maplewood Avenue – 1-Story Building 1,200sf  
“Cindy Ann Cleaners” Building

### Proposed Buildings

- Mixed Use
  - 5-Story Building Stepped up from 1-Story along Maplewood and 4-Stories along Raynes Ave
  - 1<sup>st</sup> Floor Commercial/Restaurant/Retail and Residential Lobby
  - 60 Apartments on Floors 2-5
  - 66,500sf +/-
- Hotel
  - 5-Story Building
  - 128 Rooms
  - 68,400sf +/-

## Presentation of Step 1 and 2 of the 4-Step HDC Work Session Design Review Process

1. Surrounding Neighborhood Context
2. Massing Study
3. Façade Treatment
4. Elevation Study

## Presentation Overview

### Surrounding Neighborhood Context

### Surrounding Architecture and Site Orientation

- Primary views of the site
- Views looking out from site at surrounding properties
- Architectural examples within 300 and 500 feet

Proposed Site Plan

- Lot consolidation of four existing parcels to create a single parcel between Maplewood Ave, Raynes Ave, and North Mill Pond
- Building footprint and multi-use waterfront trail connecting Maplewood Ave to proposed City of Portsmouth North Mill Pond Community Park

Proposed Floor Plans

- Ground Floor and Open Space
- Upper Floor Plans

Massing

- Existing and proposed massing studies from key locations
- Aerial massing volumes with corresponding elevations

<b>HOTEL AREA AND UNIT MATRIX</b>		
<b>FLOOR</b>	<b>UNITS</b>	<b>FLOOR AREA</b>
FIRST	LOBBY	7,600
SECOND	32	15,200
THIRD	32	15,200
FOURTH	32	15,200
FIFTH	32	15,200
TOTAL	128	68,400

<b>RENTAL AREA AND UNIT MATRIX</b>		
<b>FLOOR</b>	<b>UNITS</b>	<b>FLOOR AREA</b>
FIRST	LOBBY	10,700
SECOND	17	15,200
THIRD	17	15,200
FOURTH	17	15,200
FIFTH	9	10,200
TOTAL	60	66,500



## **RAYNES AVENUE**

PLAN PORTSMOUTH 3D MODEL: AREA 7

CHARACTER DISTRICT: CD-4

### **TABLE OF CONTENTS**

- 1 SITE LOCATION
- 2 SITE CONTEXT
- 3 LAYOUT & IMPROVEMENTS
- 4 MASSING

### **BUILDING TOTALS:**

RESIDENTIAL: 66,500SF - 60 UNITS

HOTEL: 68,400SF - 128 UNITS

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PORTSMOUTH, NEW HAMPSHIRE

HDC WORK SESSION #1

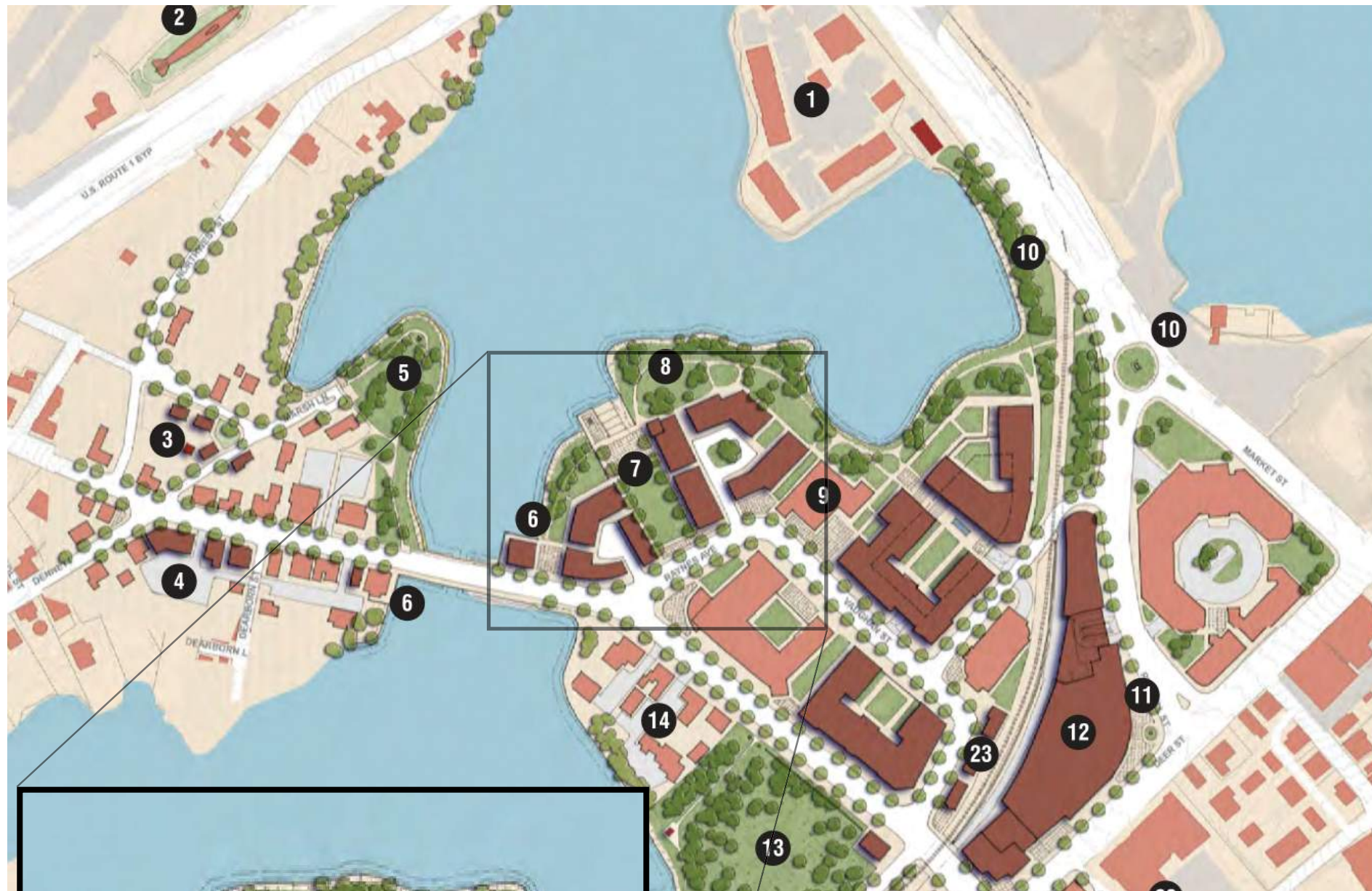
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- 1 NOBLE'S ISLAND
- 2 ALBACORE MUSEUM
- 3 PSNH SUBSTATION
- 4 MAPLEWOOD/DENNETT GATEWAY REDEVELOPMENT
- 5 MARSH LANE PARK
- 6 WATERFRONT DINING
- 7 MILL POND CIVIC PLAZA & GREEN
- 8 MILL POND WATERFRONT PARK & GREENWAY
- 9 3S ARTSPACE
- 10 MARKET STREET ROUNDABOUT & PARKS
- 11 NORTH END PLAZA
- 12 FUTURE HARBORCORP/WHOLE FOODS CONVENTION CENTER
- 13 UNION CEMETERY/NORTH CEMETERY
- 14 MAPLEWOOD HISTORIC HOMES
- 15 TRANSIT ORIENTED DEVELOPMENT
- 16 FUTURE PASSENGER RAIL STATION
- 17 FUTURE NORTH END PARKING GARAGE W/ MIXED-USE LINER BUILDING
- 18 FUTURE MAPLEWOOD PARKING GARAGE W/ MIXED-USE LINER BUILDING
- 19 FUTURE MAPLEWOOD AVENUE SQUARE/PARK
- 20 FUTURE ARTISAN/WORKFORCE HOUSING DISTRICT
- 21 FUTURE UPWARD EXTENSION OF HEINEMANN BUILDING
- 22 FUTURE MIXED-USE DISTRICT
- 23 FUTURE INFILL & LINER BUILDINGS



NORTH MILL POND PLAZA ALONG RAYNES AVENUE



H.F. WALLING MAP OF THE CITY OF PORTSMOUTH - 1850

RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

NORTH END HISTORIC  
& VISION PLAN

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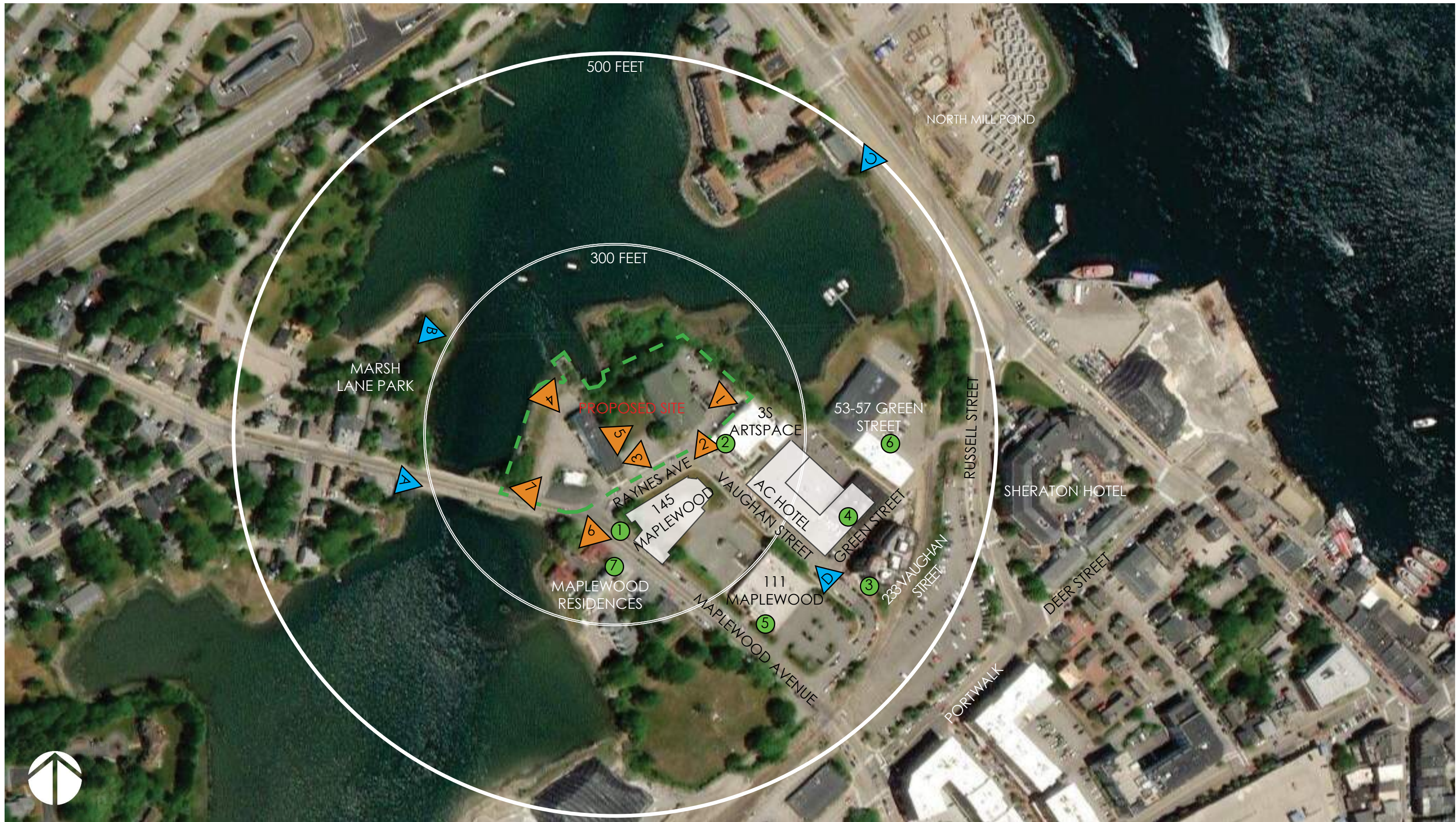
PROPOSED ADDITION TO GREENWAY TRAIL



OVERALL CONCEPTUAL AREA 1 PLAN



VIEW FROM MARKET STREET





**A** VIEW FROM MAPLEWOOD AVENUE BRIDGE



**B** VIEW FROM MARSH LANE PARK

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PRIMARY SITE VIEWS

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**C** VIEW FROM MARKET STREET



**D** VIEW FROM VAUGHAN STREET

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PRIMARY SITE VIEWS

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1 1 RAYNES AVENUE FROM PARKING LOT



2 1 RAYNES AVENUE FROM STREET

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SITE INTERIOR & STREET VIEWS

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3 31 RAYNES AVENUE FROM PARKING LOT



5 1 RAYNES AVENUE FROM WEST



4 31 RAYNES AVENUE NORTH

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SITE INTERIOR & STREET VIEWS

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6 CORNER OF MAPLEWOOD & RAYNES



7 203 MAPLEWOOD FROM STREET

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SITE INTERIOR & STREET VIEWS

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① 145 MAPLEWOOD AVENUE



② 319 VAUGHAN STREET - 3S ARTSPACE



③ 233 VAUGHAN STREET



④ 299 VAUGHAN STREET - AC HOTEL



⑤ 111 MAPLEWOOD AVENUE



⑥ 53-57 GREEN STREET



⑦ 114-158 MAPLEWOOD AVENUE RESIDENCES

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NEIGHBORING PROPERTIES

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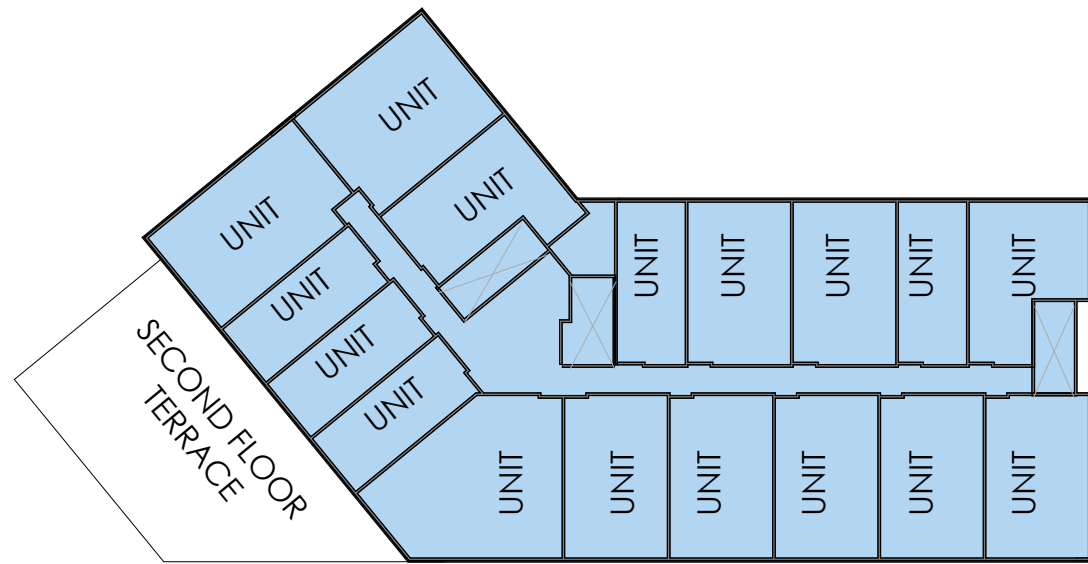
PROPOSED SITE PLAN

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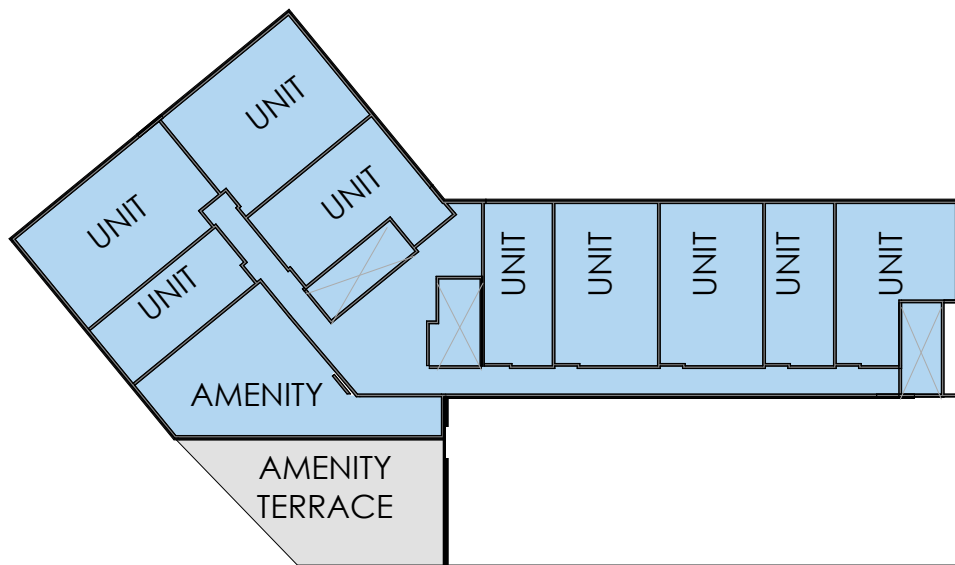
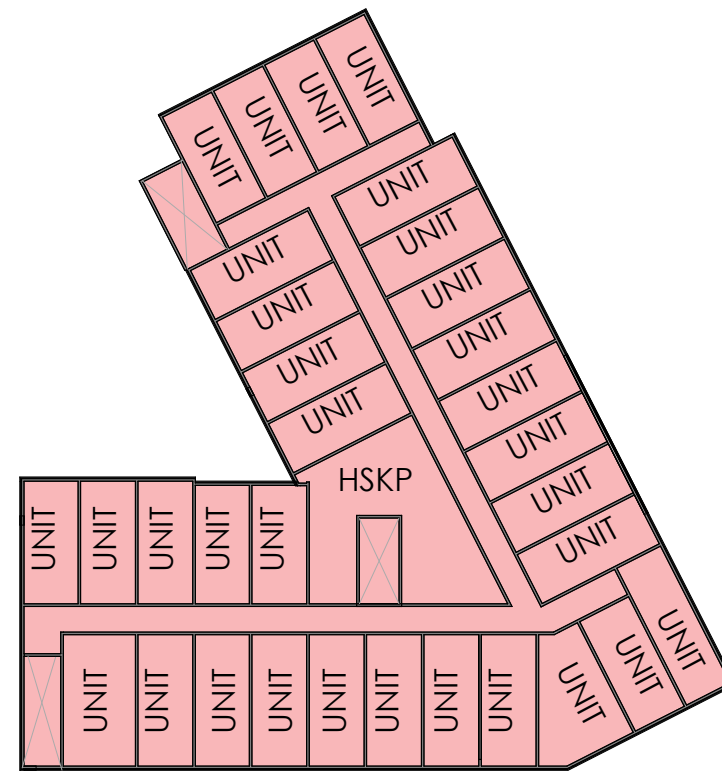


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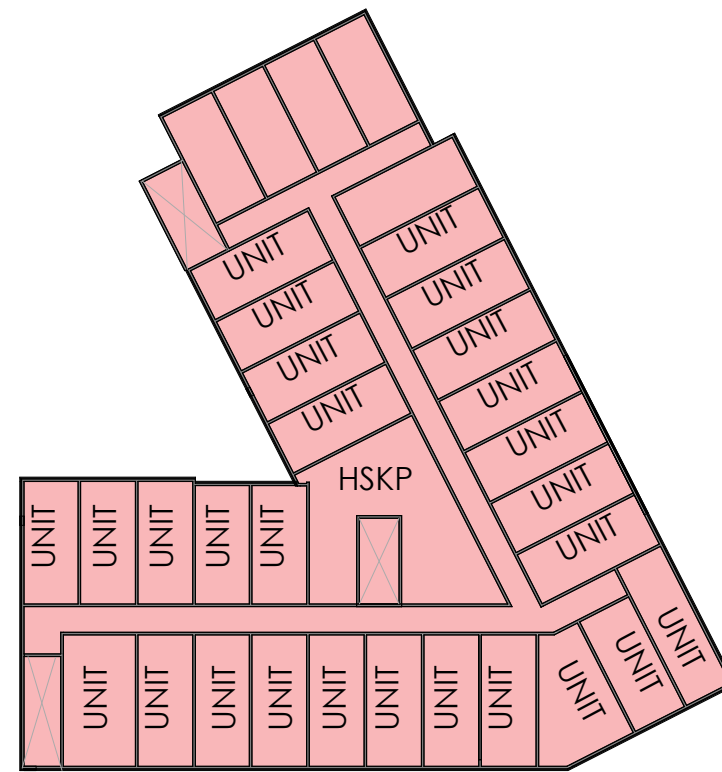


TYPICAL SECOND THROUGH FORTH FLOOR PLAN

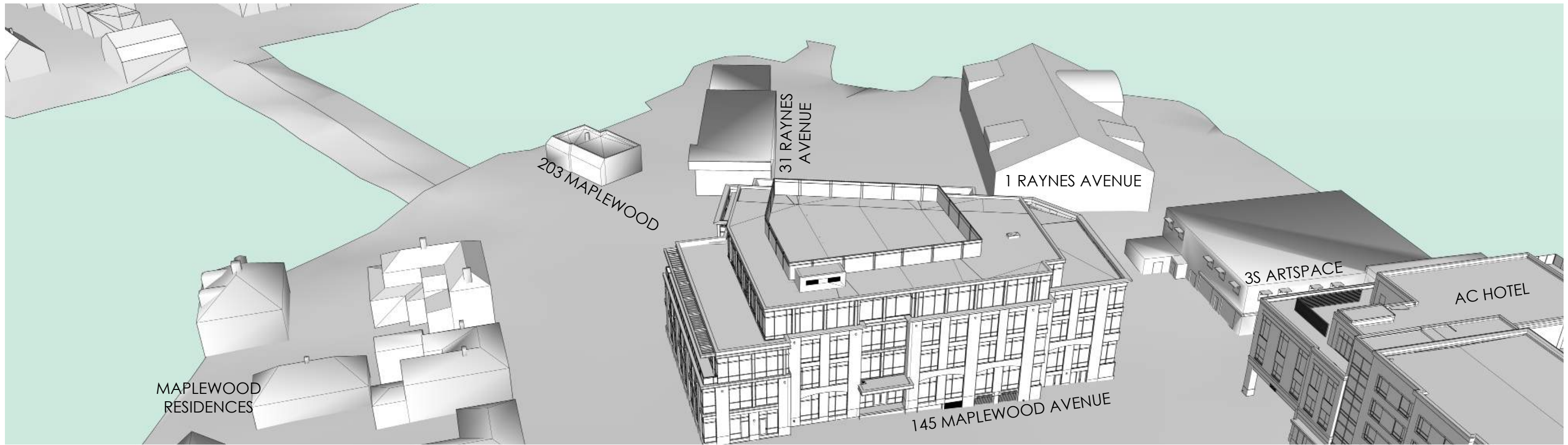


FIFTH FLOOR PLAN

COLOR KEY  
 ■ HOTEL  
 ■ RESIDENTIAL







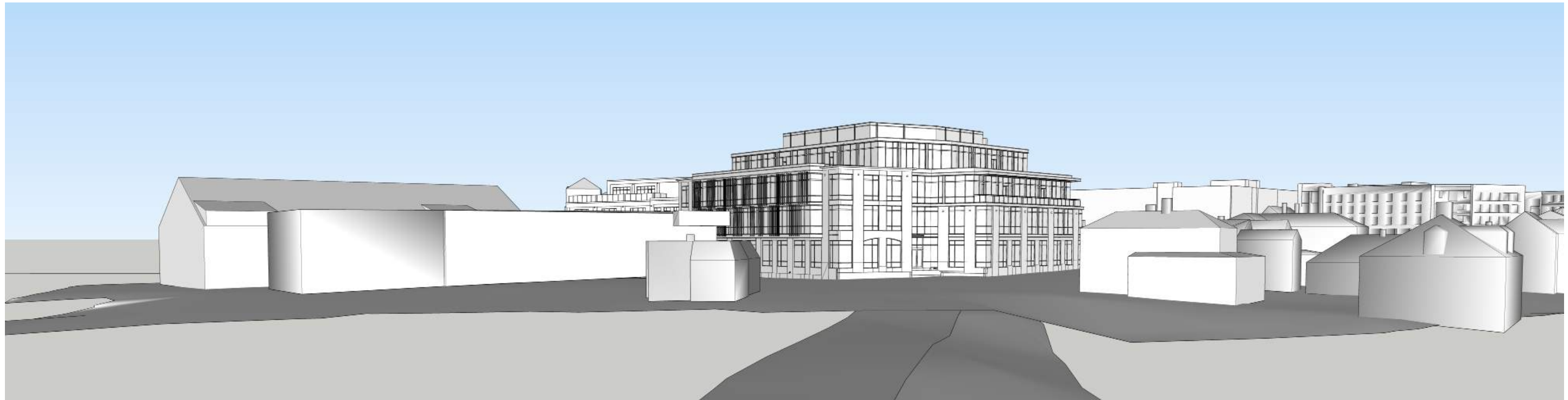
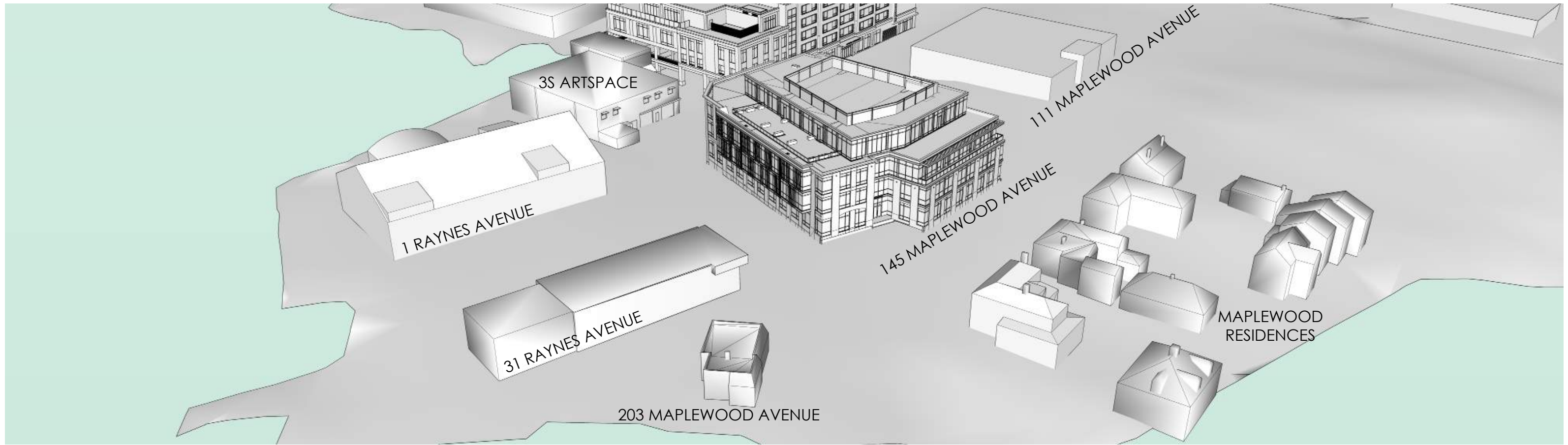


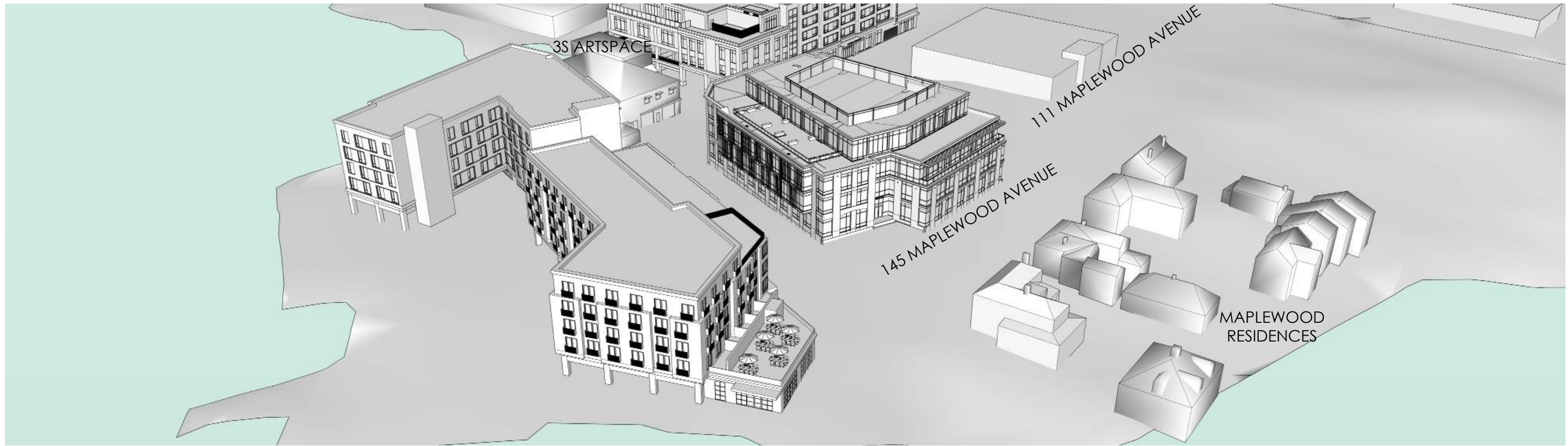
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PROPOSED MASSING FROM  
MAPLEWOOD AVENUE  
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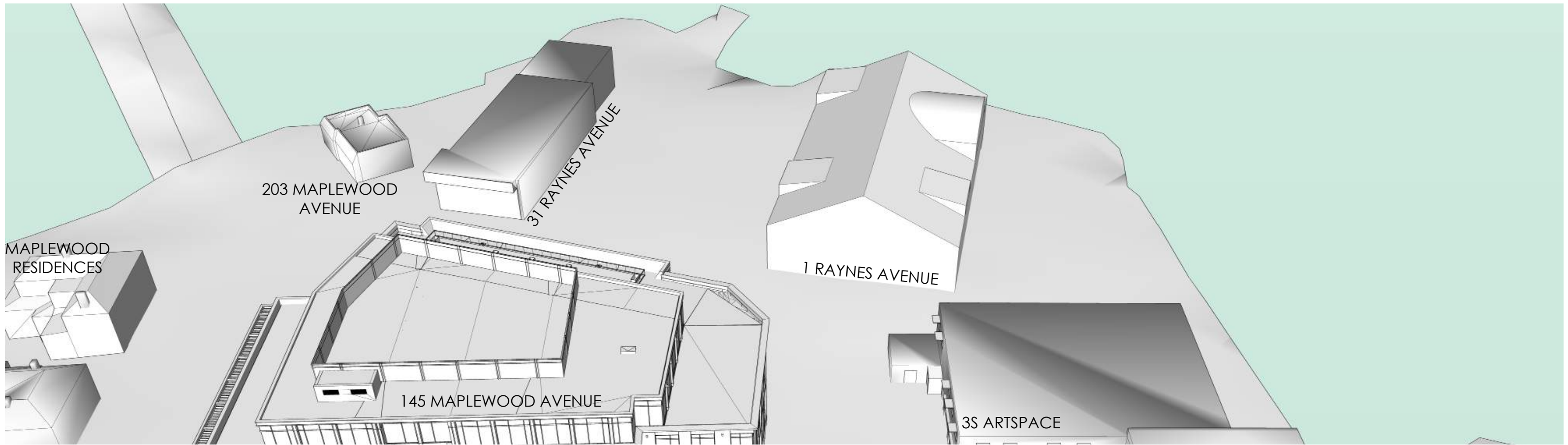
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EXISTING MASSING FROM  
RAYNES AVENUE  
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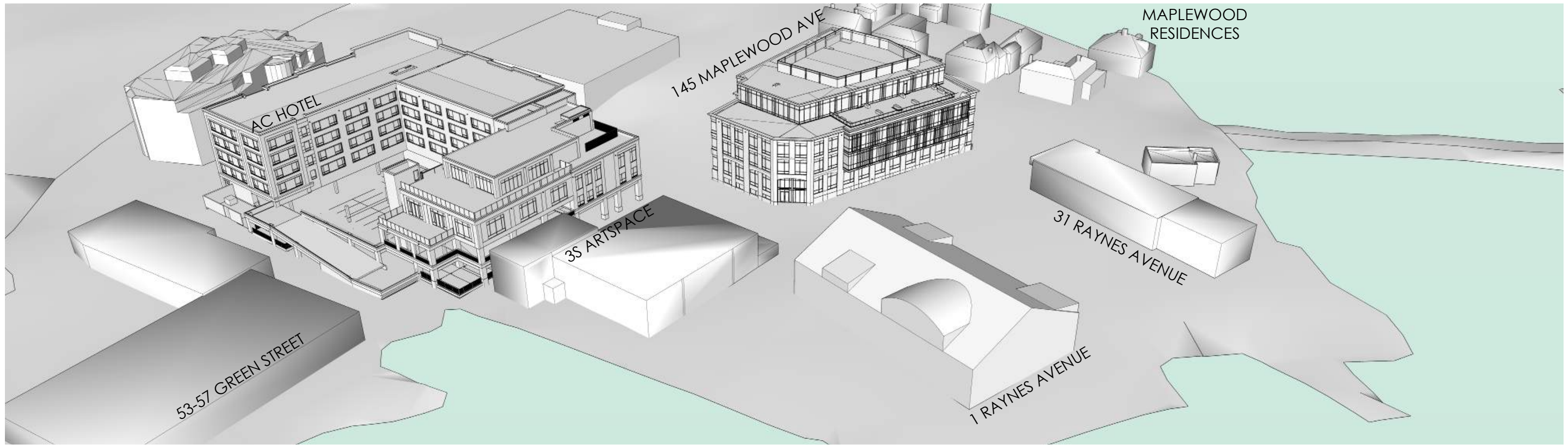
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PROPOSED MASSING FROM  
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EXISTING MASSING FROM  
MARKET STREET

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