

**2 Russell Street and 0 Deer Street  
(2 lots)**

**LUHD-366**

**Work Session**



12/30/2021

### LUHD-366

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active

**Date Created:** Jul 13, 2021

#### Applicant

Ryan Plummer  
ryan@twointernationalgroup.com  
1 New Hampshire Ave, Suite 123  
Portsmouth, NH 03801  
603.431.6400 ext. \_\_\_\_\_

#### Location

2 RUSSELL ST  
Portsmouth, NH 03801

#### Owner:

PORT HARBOR LAND LLC  
1000 MARKET ST BUILDING ONE PORTSMOUTH, NH 03801

#### Application Type

Please select application type from the drop down menu below

Work Session

#### Alternative Project Address

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#### Project Information

##### Brief Description of Proposed Work

Development of a roughly 2 acre parcel in CD-5, Historic District, and NEIOD.

##### Description of Proposed Work (Planning Staff)

new construction of a free-standing structure (construct a 3-5 story mixed-use building)

#### Project Representatives

##### Relationship to Project

Other

If you selected "Other", please state relationship to project.

Owner's Representative

##### Full Name (First and Last)

Ryan Plummer

##### Business Name (if applicable)

Two International Group

##### Mailing Address (Street)

1 New Hampshire Ave, Suite 123

##### City/Town

Portsmouth

##### State

NH

##### Zip Code

03801

##### Phone

6034316400

##### Email Address

ryan@twointernationalgroup.com

#### Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.



By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction



I hereby certify that as the applicant for permit, I am

Other



# **RUSSELL STREET DEVELOPMENT**

HDC WORK SESSION #3 | 1.05.2022

# PROJECT TEAM

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**PORT HARBOR  
LAND, LLC**  
OWNER

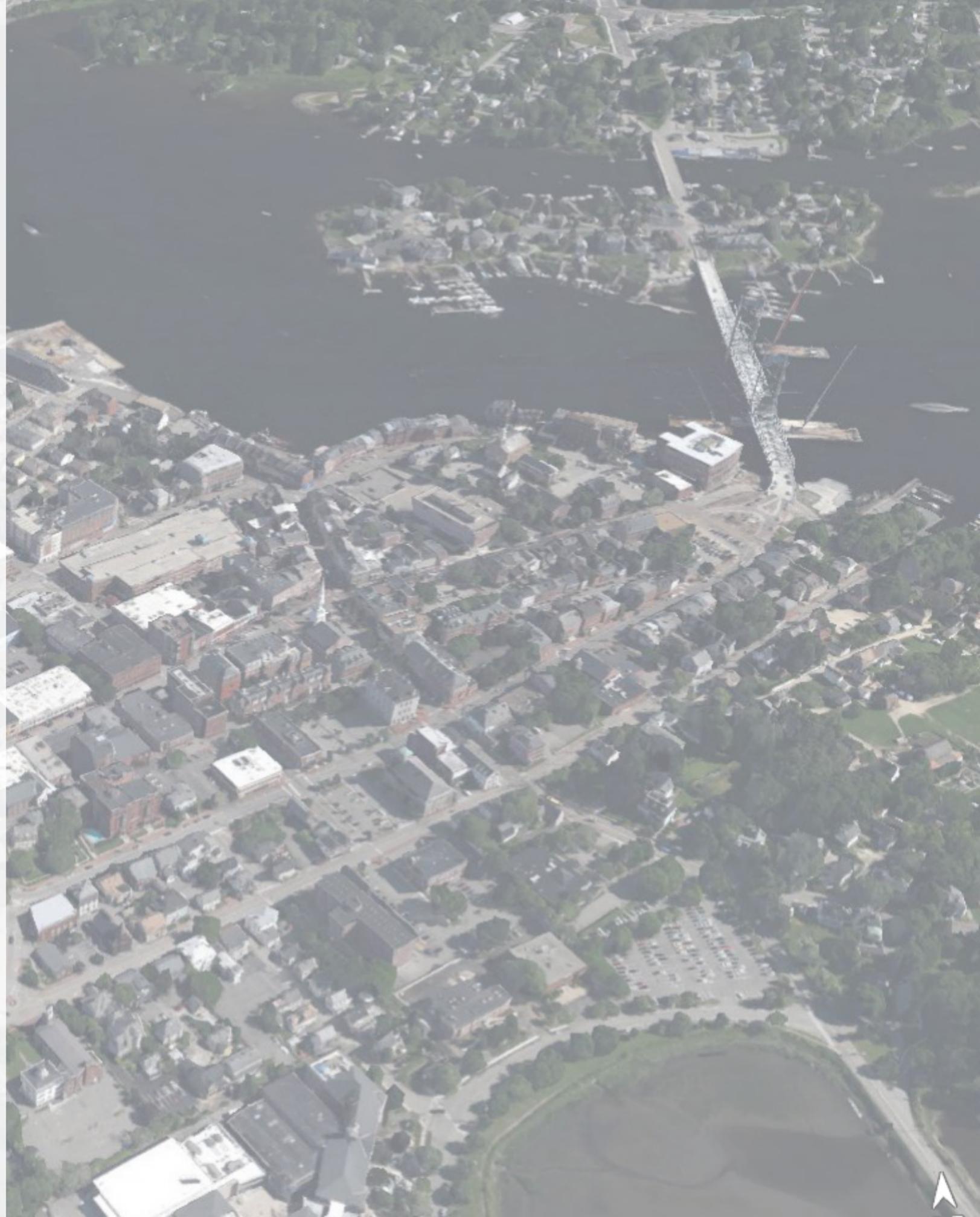
**SGA**  
ARCHITECT



**MARKET SQUARE  
ARCHITECTS**  
ARCHITECT OF RECORD



**TIGHE & BOND**  
CIVIL



# SITE CONTEXT | DOWNTOWN PORTSMOUTH



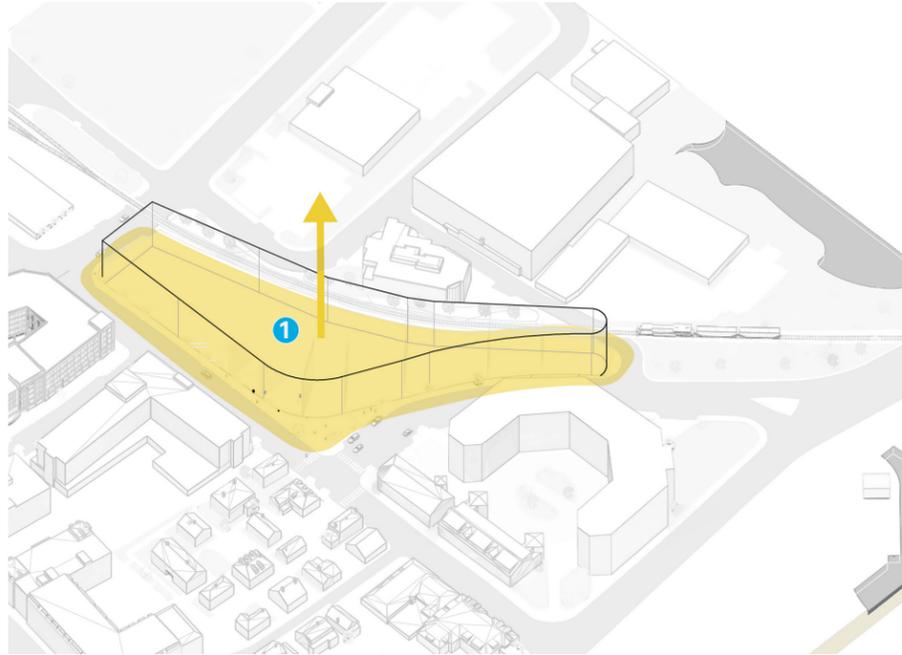


# SITE CONTEXT | EXISTING SITE PHOTOS

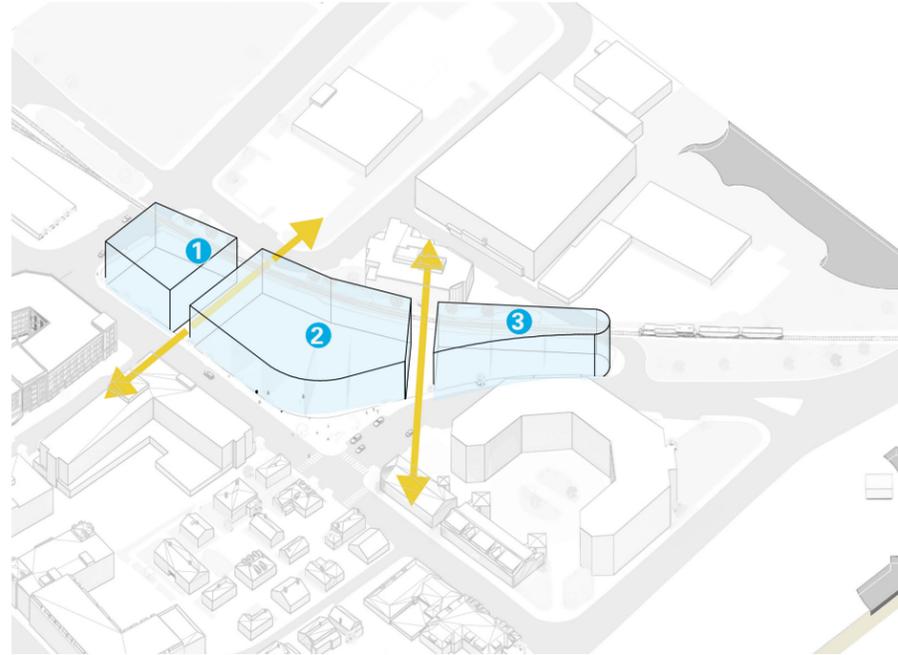


- A. View from Russell Street looking South towards site
- B. View from site looking South towards Portwalk Place
- C. View from site looking NE towards Vaughan Street
- D. View from site looking South down Maplewood Avenue

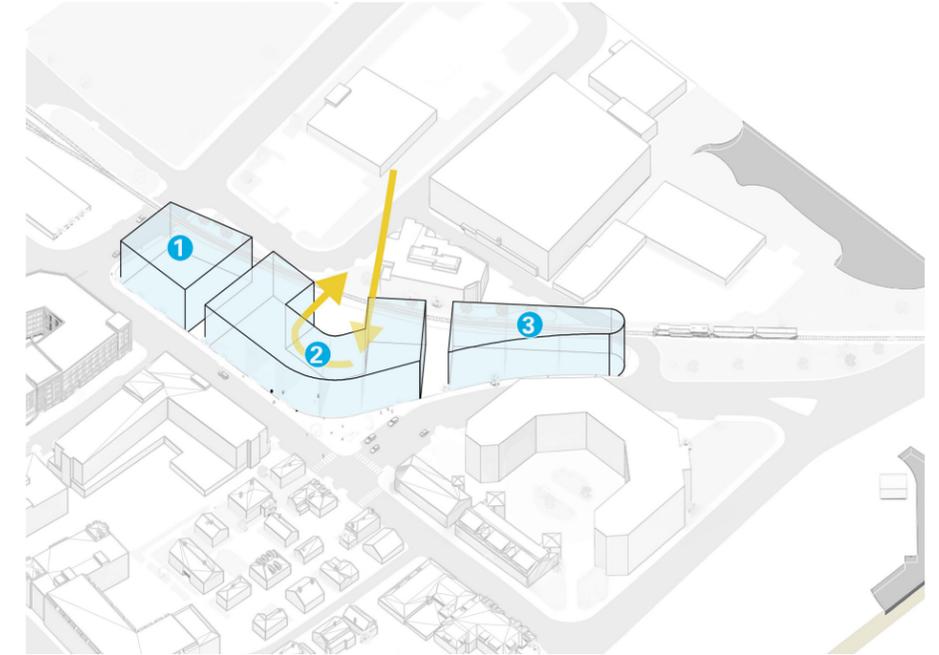
# MASSING DIAGRAMS



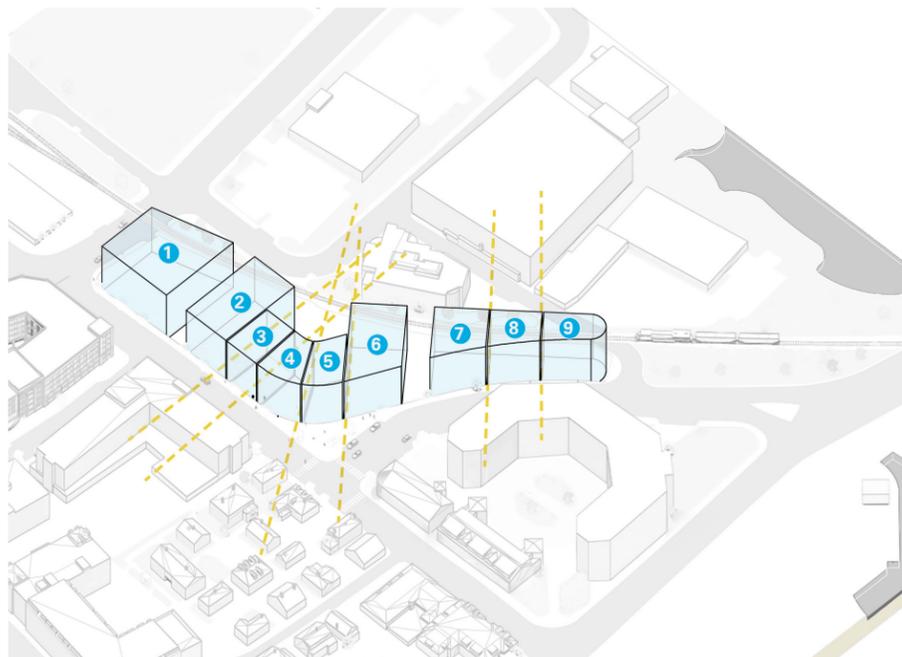
**STEP 1: EXTRUDE THE ENTIRE BUILDABLE SITE**  
TO MAXIMIZE BUILDING HEIGHT AND FOOTPRINT.



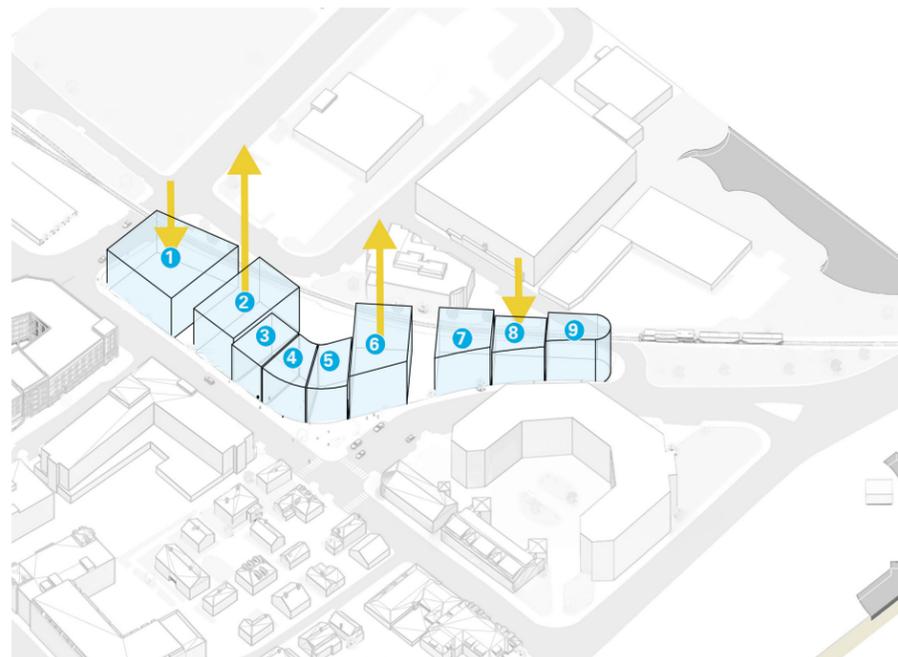
**STEP 2: CREATE VIEW CORRIDORS**  
TO FRAME CONTEXT AND BREAK DOWN BUILDING SCALE.



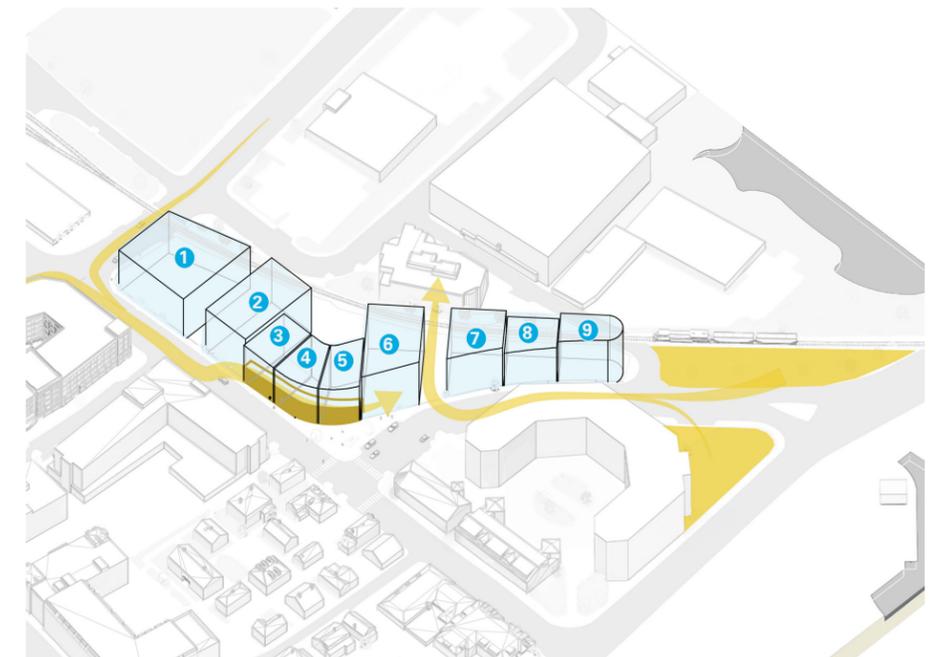
**STEP 3: CARVE AWAY AT THE MASS**  
TO FORM OUTDOOR COURTYARD SPACE.



**STEP 4: BREAK THE MASSES INTO MODULES**  
TO RELATE TO THE SURROUNDING CONTEXT SCALE.

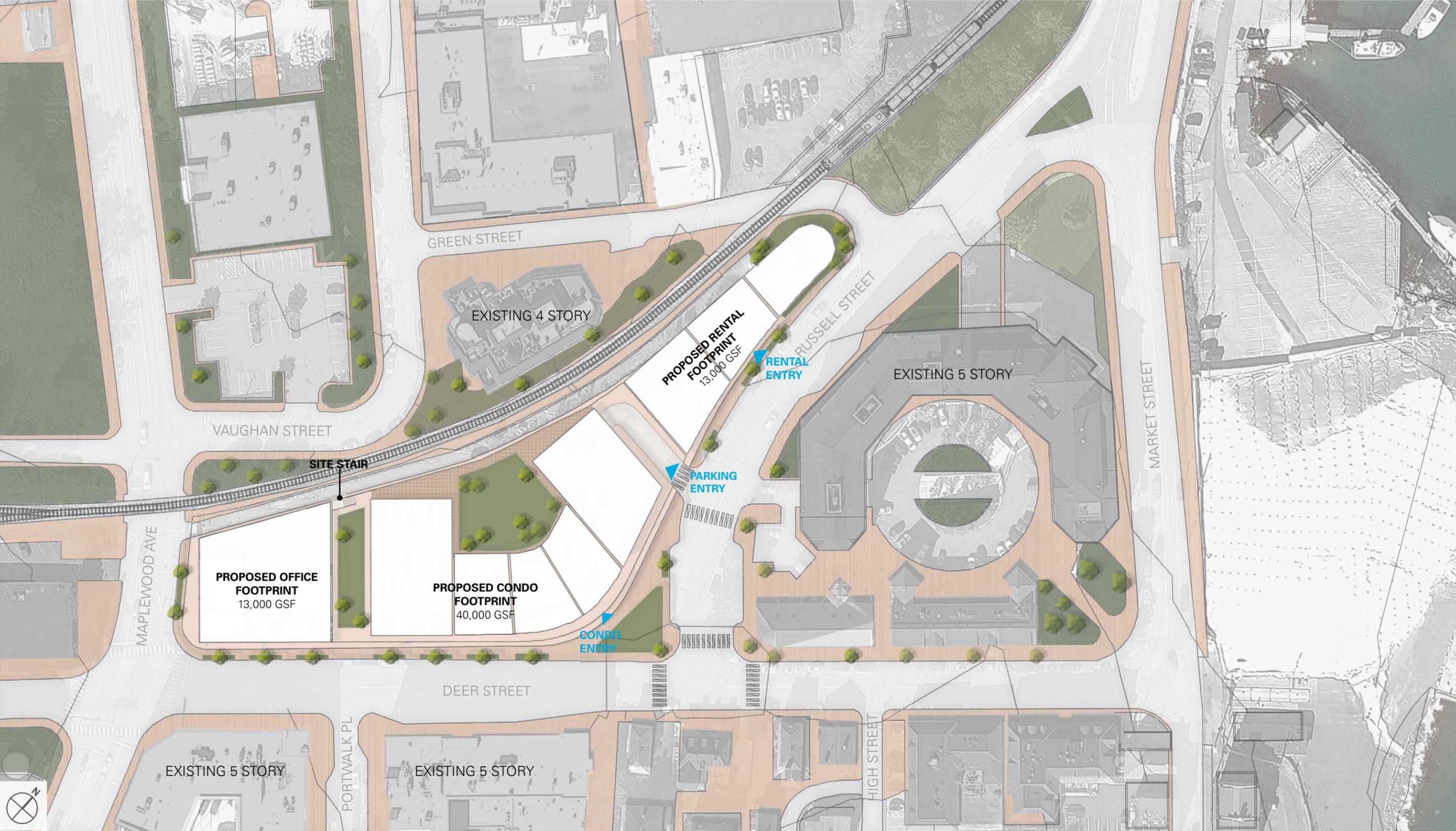


**STEP 5: VARY MODULE HEIGHTS AND SETBACKS**  
TO CREATE VISUAL BREAKS IN THE FACADES.

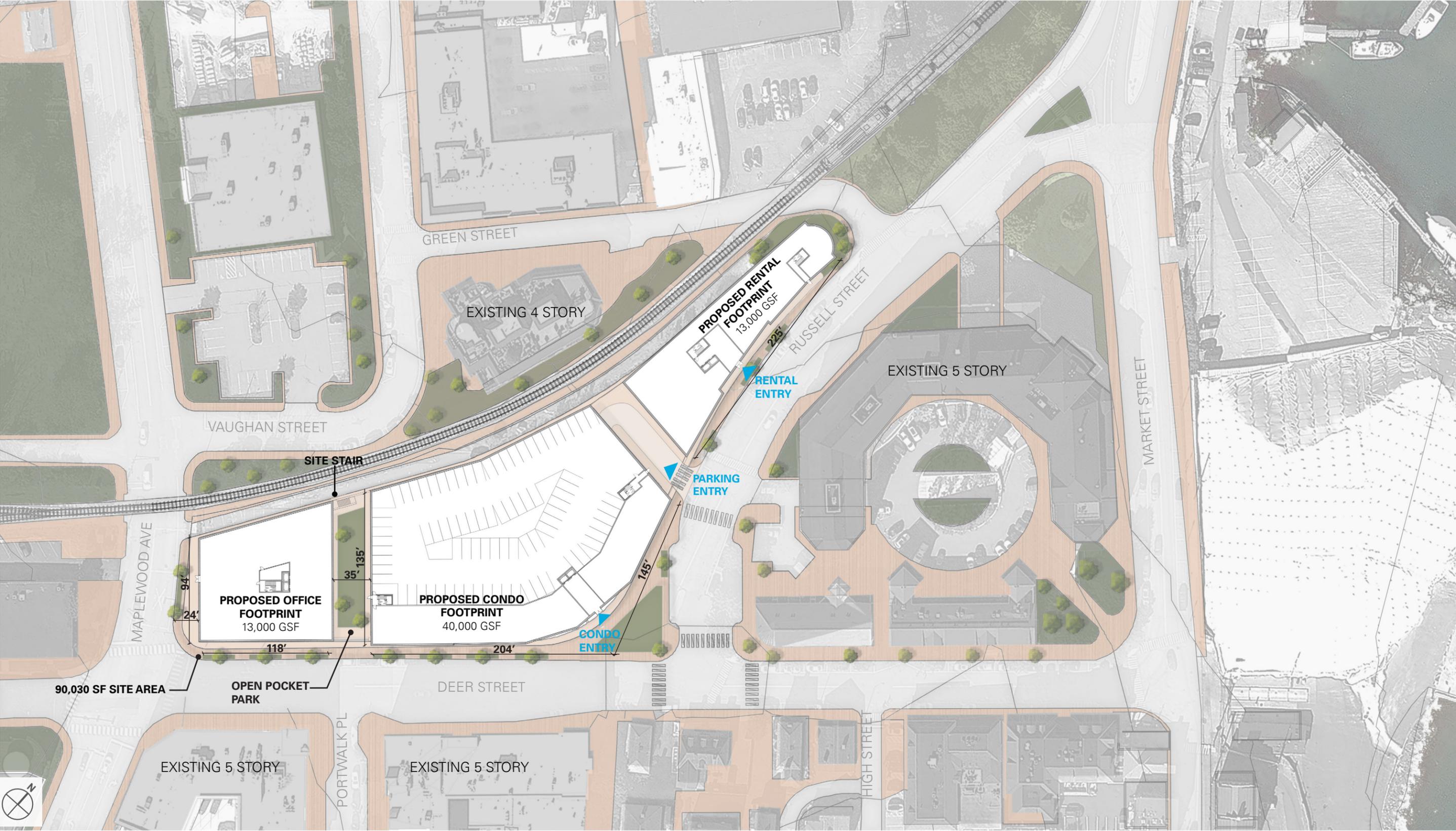


**STEP 6: PULL IN COMMUNITY SPACE**  
TO STRENGTHEN PUBLIC INTERACTION WITH THE SITE

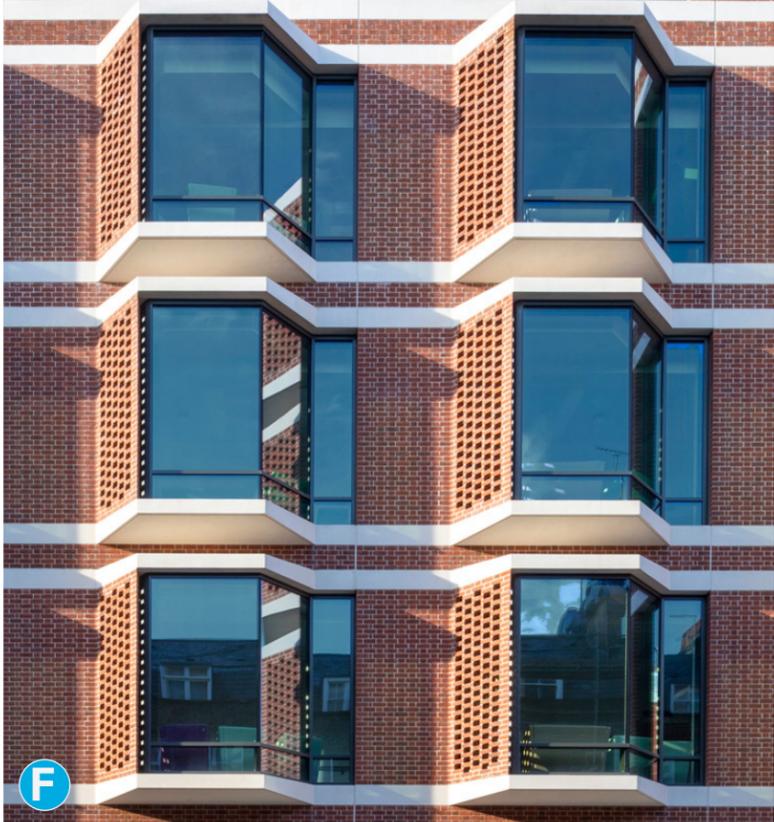
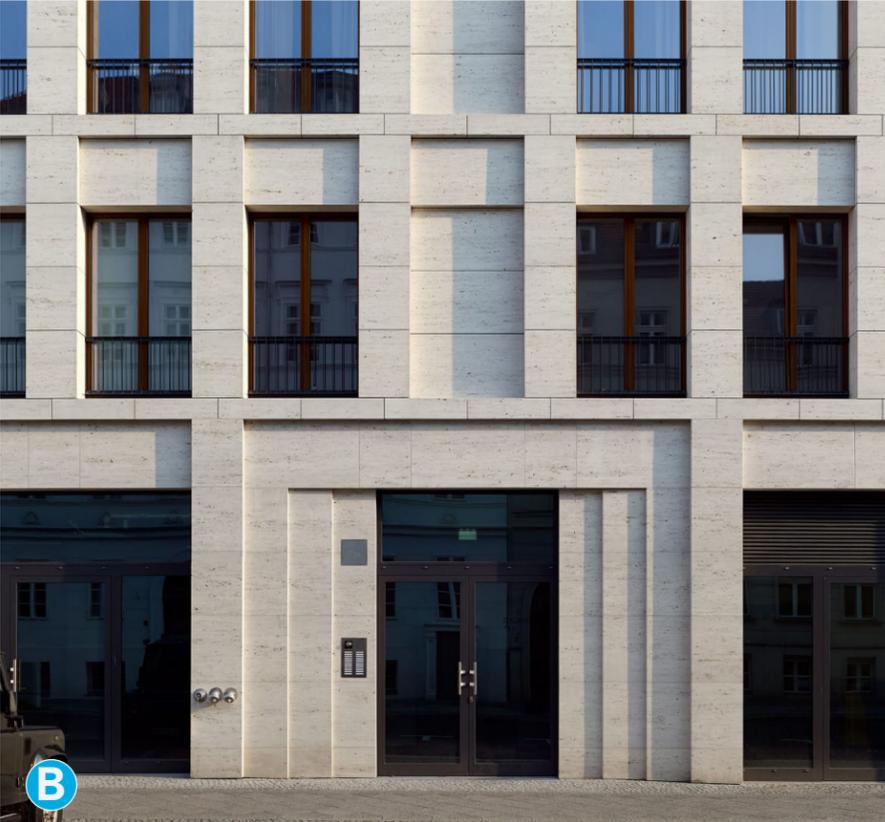
# SITE PLAN



# GROUND FLOOR PLAN



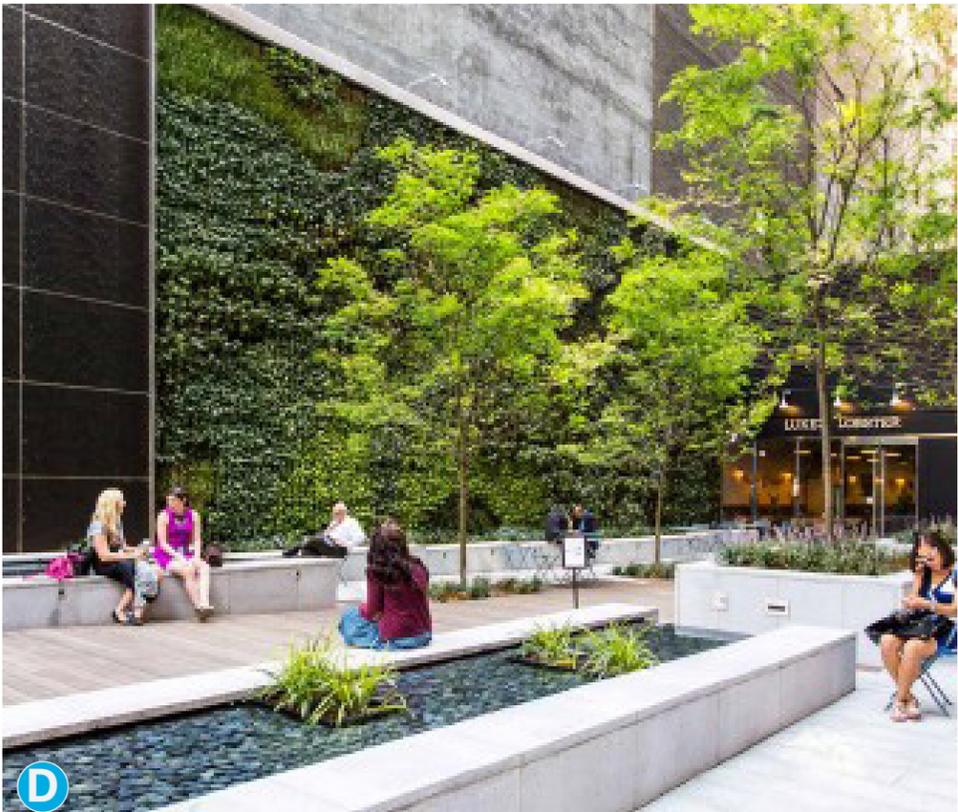
# PRECEDENT IMAGES - FACADE



# PRECEDENT IMAGES - LOCAL PORTSMOUTH



# PRECEDENT IMAGES - COMMUNITY SPACE



# PERSPECTIVES | DEER & RUSSELL



# PERSPECTIVES | RUSSELL & GREEN



# PERSPECTIVES | MAPLEWOOD & VAUGHAN



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ARCHITECTURE | PLANNING  
INTERIOR DESIGN | VDC  
BRANDED ENVIRONMENTS

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**BOSTON**  
200 HIGH ST, FLOOR 2  
BOSTON, MA 02110

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**NEW YORK**  
54 W 21ST ST, SUITE 804  
NEW YORK, NY 10010

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857.300.2610

# THANK YOU