



# **RUSSELL STREET DEVELOPMENT**

HDC WORK SESSION #1 | 07.09.2021

# PROJECT TEAM

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**PORT HARBOR  
LAND, LLC**  
OWNER

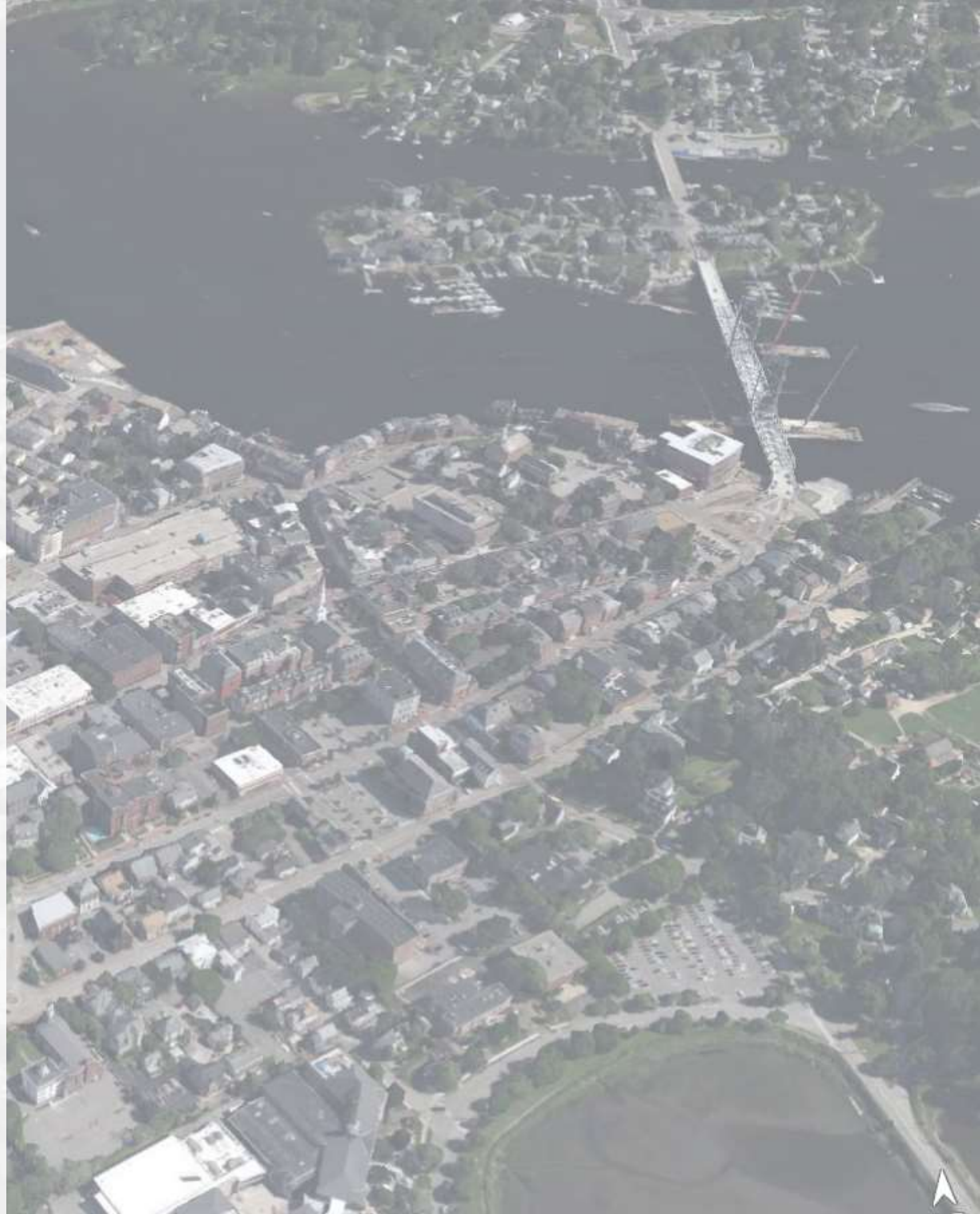
**SGA**  
ARCHITECT



**MARKET SQUARE  
ARCHITECTS**  
ARCHITECT OF RECORD



**TIGHE & BOND**  
CIVIL



## PROJECT APPROACH | NORTH END PRELIMINARY VISION PLAN



- CONNECT TO A NETWORK OF PARKS, PLAZAS, PATHS, PLAYGROUNDS, TRAILS, & OPEN SPACE.
- MASSING STRATEGY TO RESPOND TO SURROUNDING CONTEXT AND VIEWSHEDS BY STEPPING DOWN BUILDING HEIGHTS AND DENSITIES
- PROVIDE A VARIETY OF PROGRAM IN A MIXED-USE BUILDING, WITH THE GROUND FLOOR BEING COMMERCIAL TO ACTIVATE THE STREETSCAPES
- INTEGRATE THE VARIOUS MODES OF TRANSPORTATION INCLUDING PEDESTRIAN, BICYCLE, VEHICULAR, & PUBLIC TRANSIT.

# 1. SITE CONTEXT

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# SITE CONTEXT | DOWNTOWN PORTSMOUTH



# SITE CONTEXT | NORTH END SITE ANALYSIS



## KEY

-  PROJECT SITE
-  BIKE LANE
-  BUS
-  NEW DEVELOPMENT
-  GREEN SPACE



# SITE CONTEXT | DOWNTOWN PORTSMOUTH



# SITE CONTEXT | NORTH END PORTSMOUTH



46-64 MAPLEWOOD AVE



161 DEER STREET



145 MAPLEWOOD AVE



HAMPTON INN & SUITES



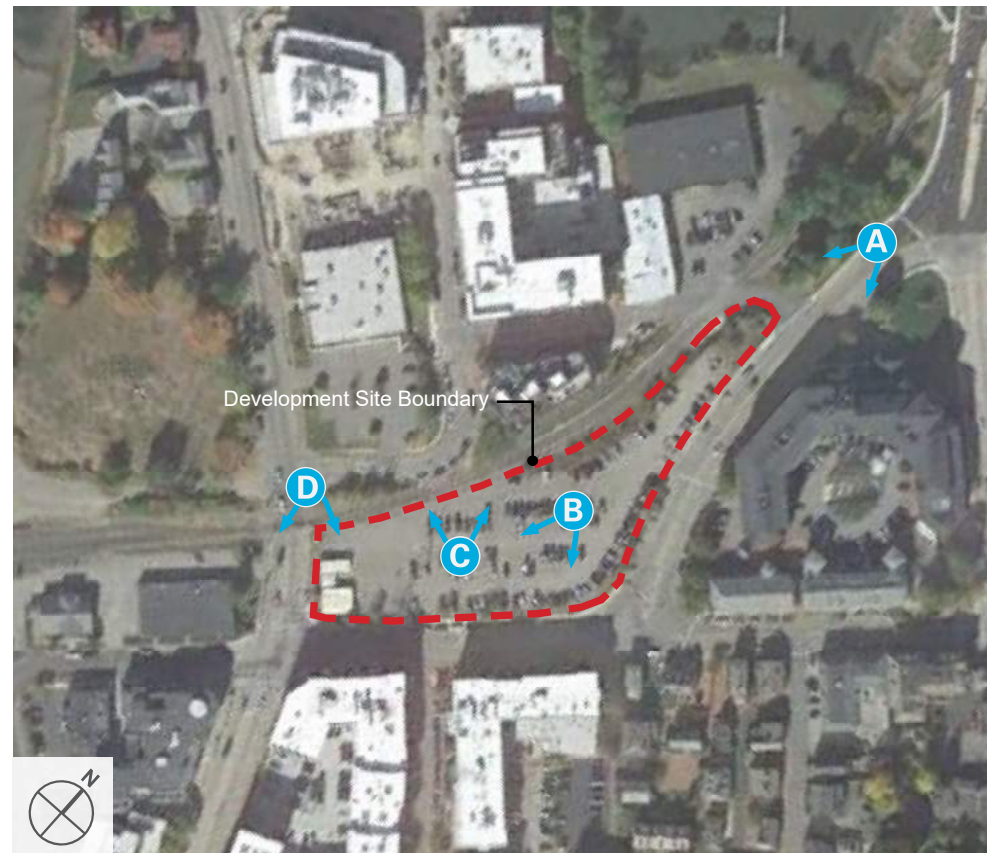
PORTWALK PLACE



AC HOTELS



# SITE CONTEXT | EXISTING SITE PHOTOS

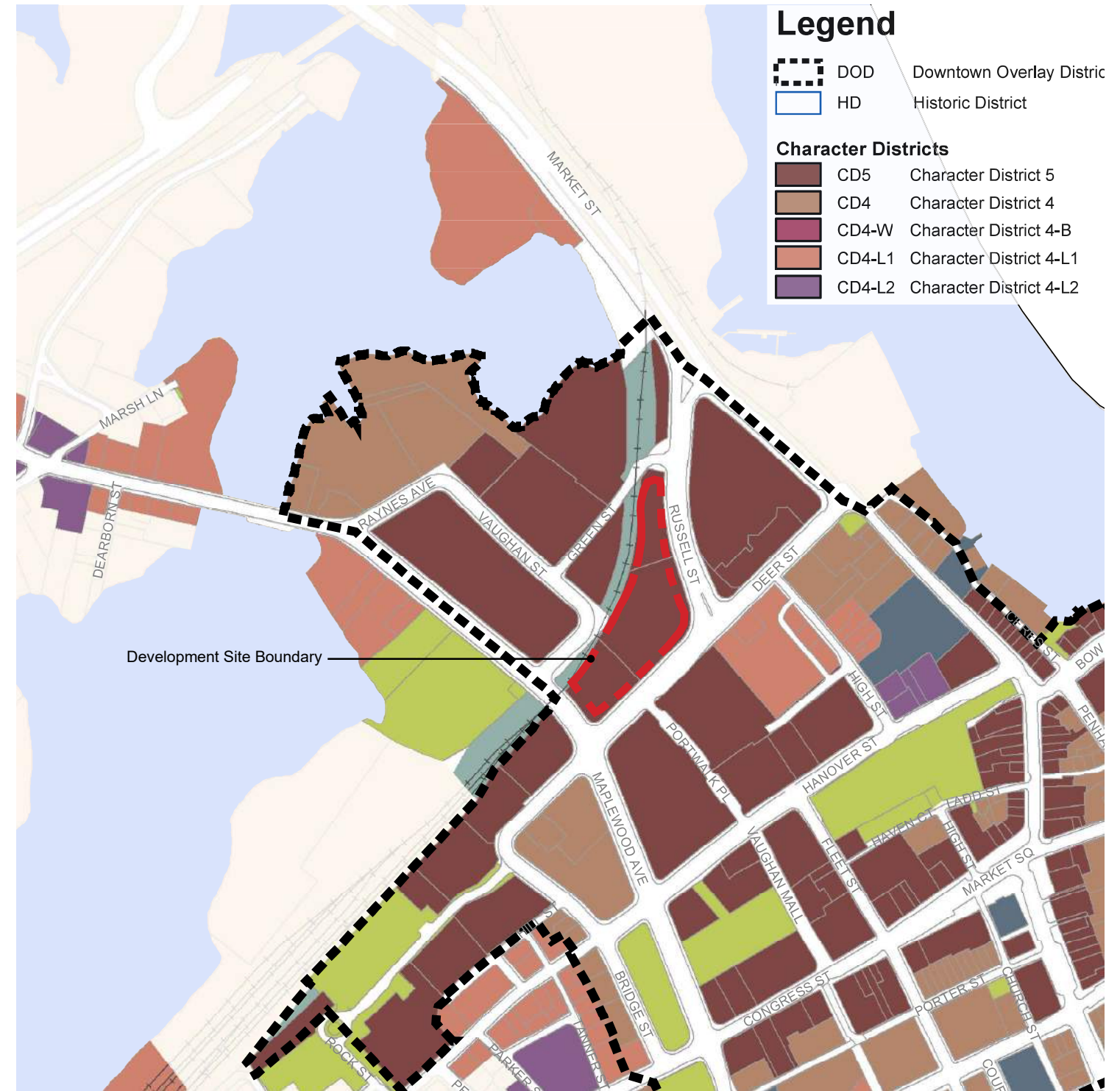


- A. View from Russell Street looking South towards site
- B. View from site looking South towards Portwalk Place
- C. View from site looking North towards Vaughan Street
- D. View from site looking South down Maplewood Avenue

# SITE CONTEXT | ZONING



BUILDING HEIGHT



ZONING PLAN

## **2. MASSING DEVELOPMENT**

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# MASSING DEVELOPMENT | PREVIOUSLY APPROVED SCHEME JUNE 2015



PREVIOUSLY APPROVED SCHEME - MASSING



PREVIOUSLY APPROVED SCHEME - SITE PLAN

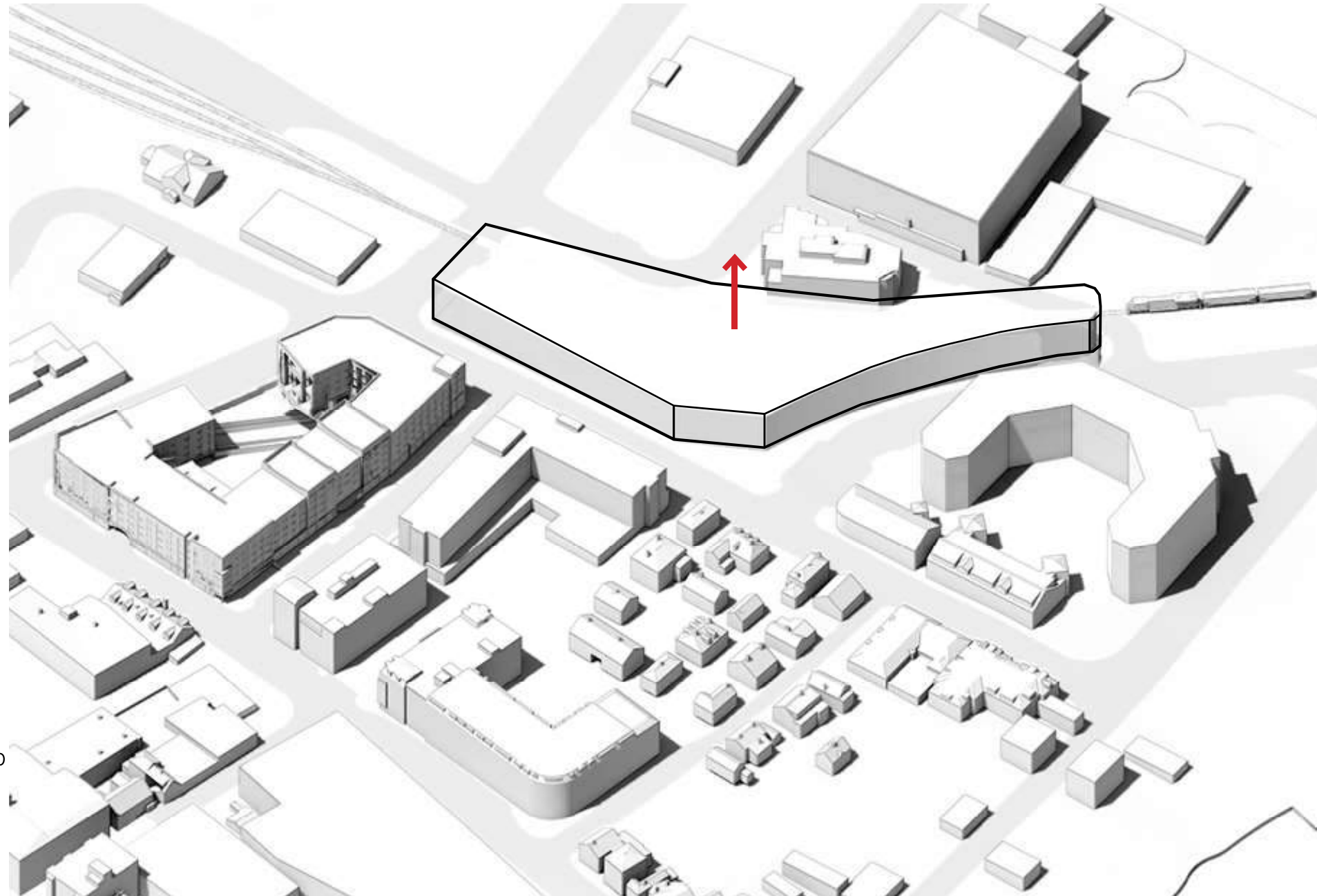


GREEN STREET ELEVATION



VAUGHAN STREET ELEVATION

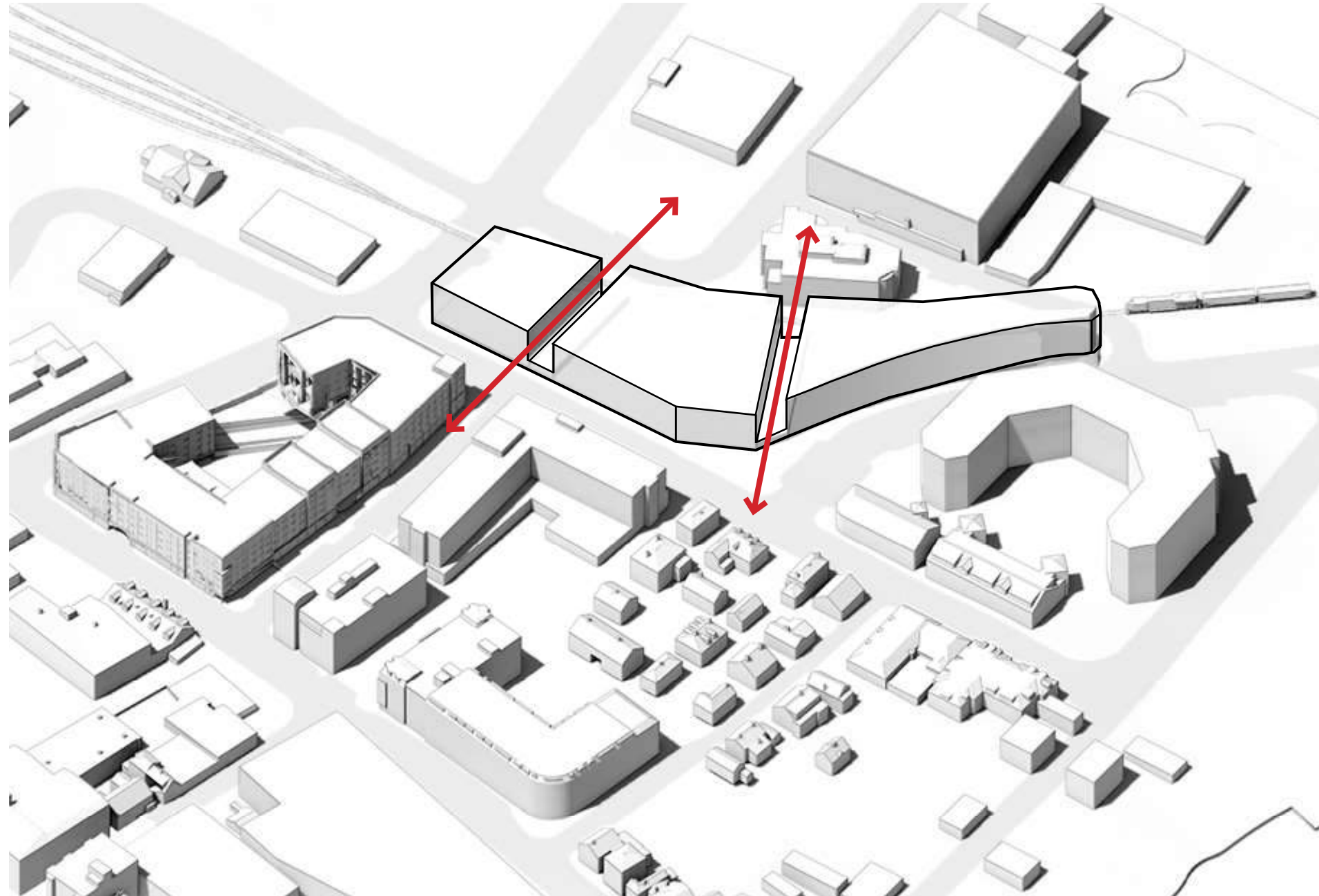
# MASSING DEVELOPMENT | DIAGRAMS



## **STEP 1.**

Extrude entire site buildable area up to the max height allowed.

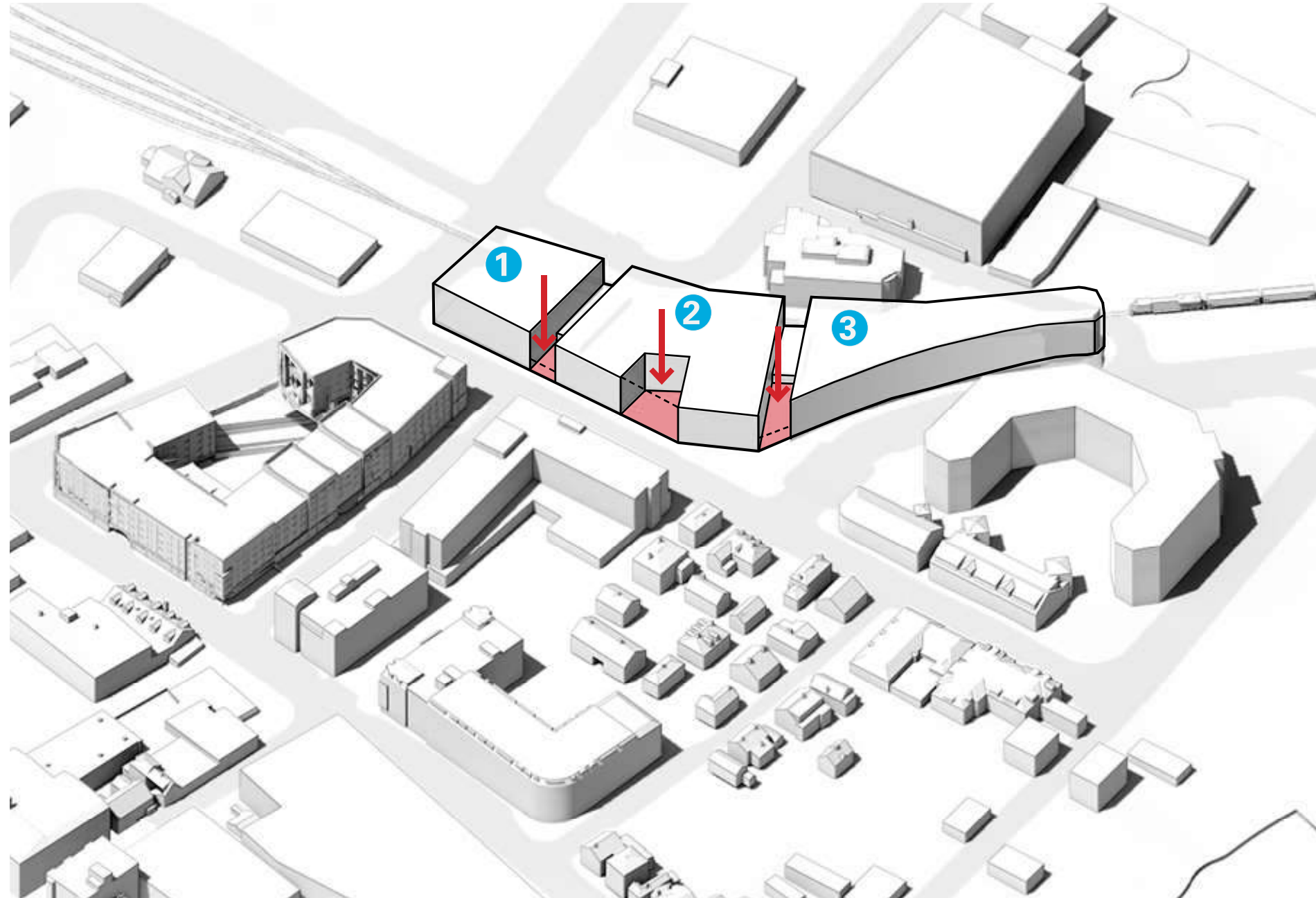
# MASSING DEVELOPMENT | DIAGRAMS



## **STEP 2.**

Articulate volume to break down scale of building by creating view corridors through the site.

# MASSING DEVELOPMENT | DIAGRAMS



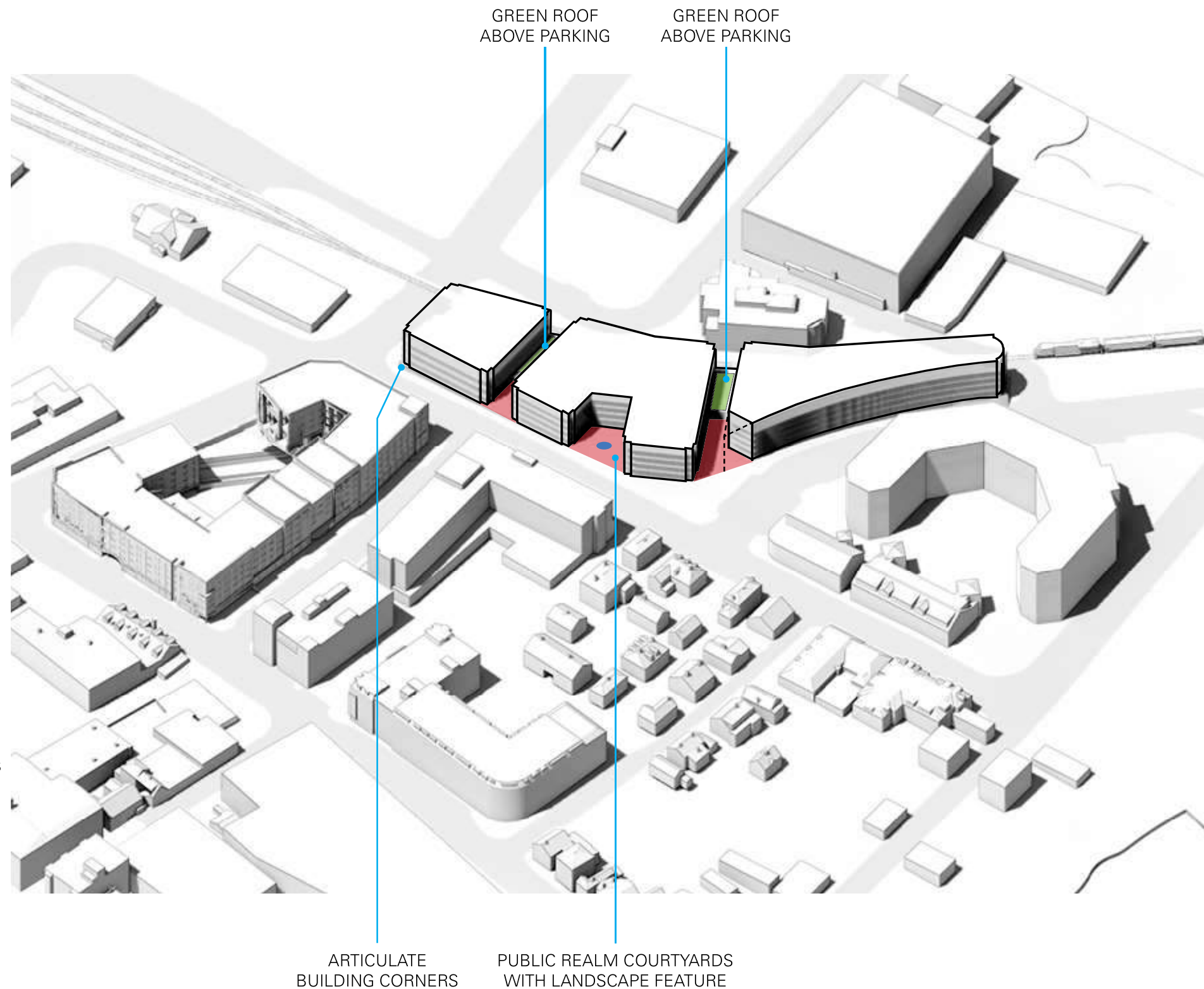
## **STEP 3.**

Carve away at the mass to create public courtyards and entry points into the three distinct buildings.

Above grade parking creates a spine that connects the buildings.

- 1 OFFICE / LOFT
- 2 RESIDENTIAL RENTAL
- 3 RESIDENTIAL CONDO

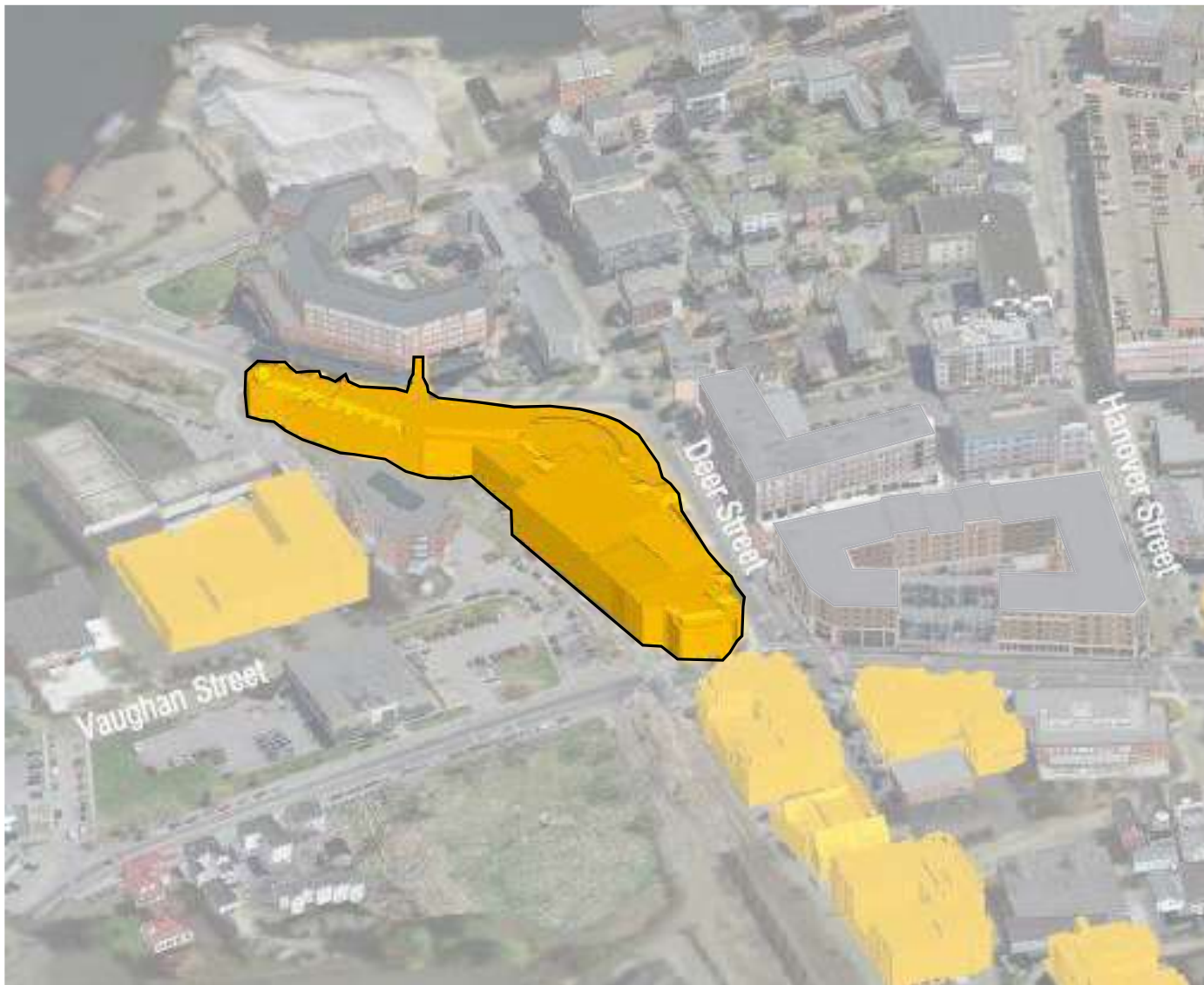
# MASSING DEVELOPMENT | DIAGRAMS



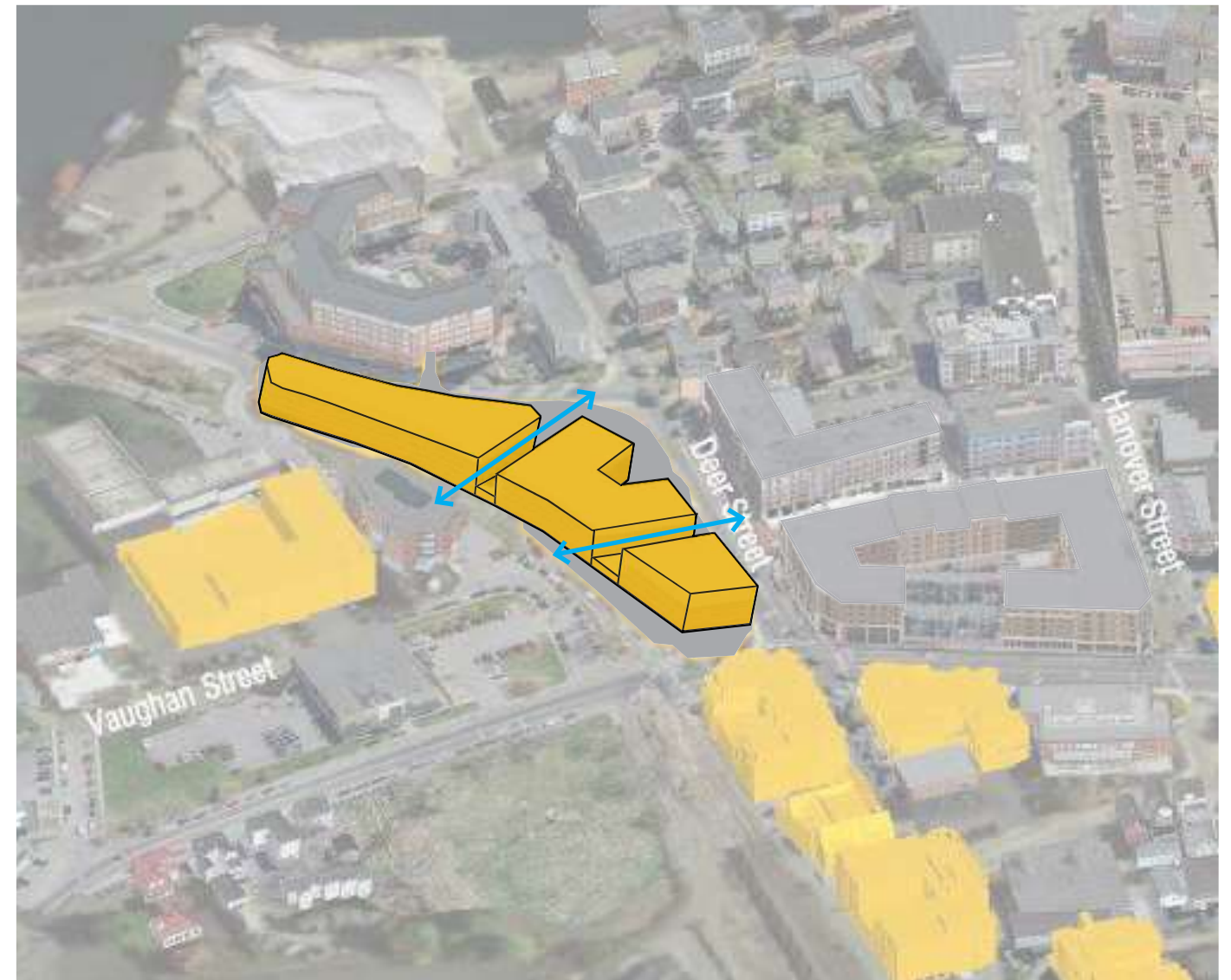
**STEP 4.**  
Begin to articulate building corners  
& define community space  
courtyards.



# MASSING DEVELOPMENT | MASSING COMPARISON

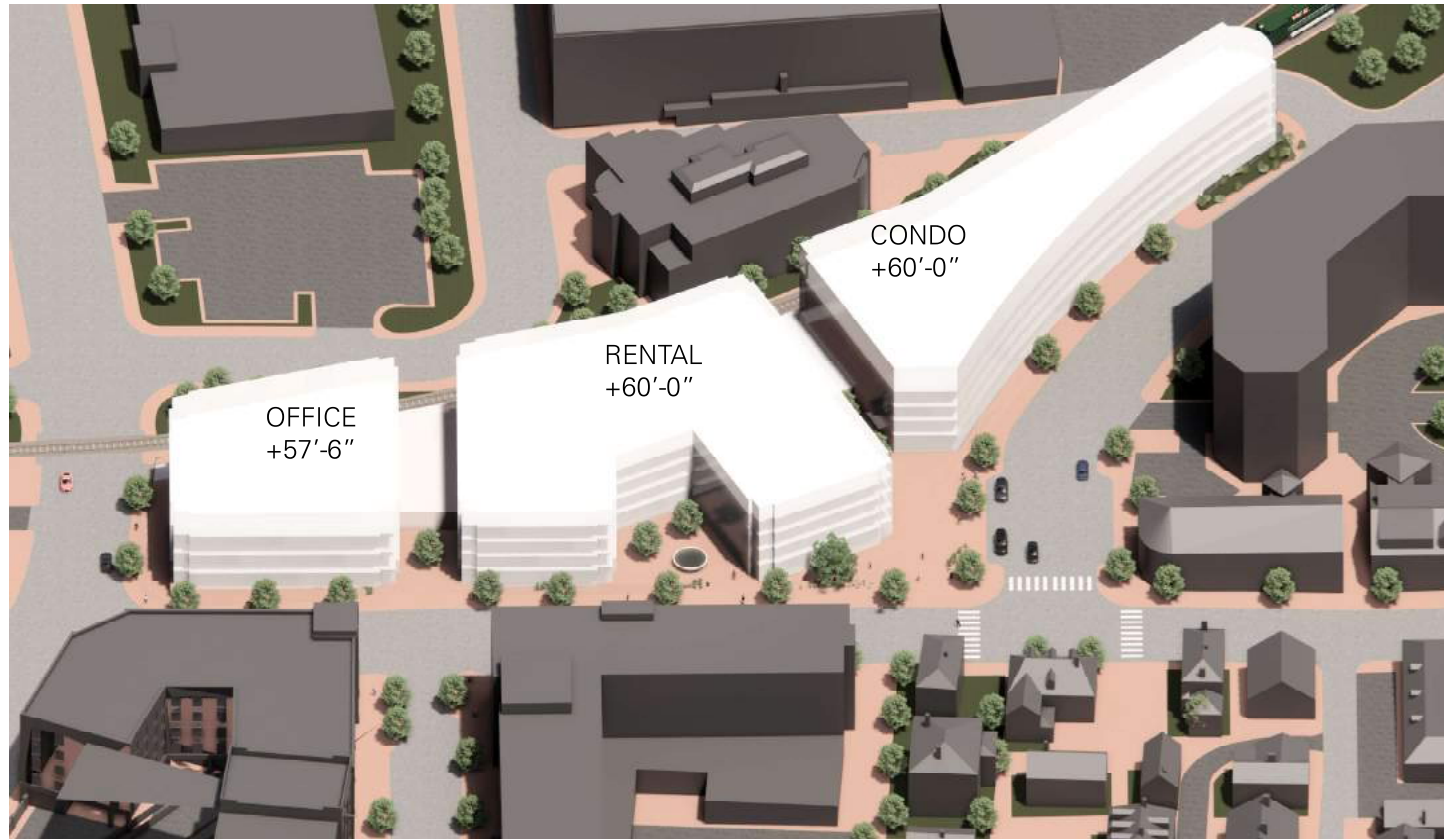


PREVIOUS PROPOSED MASSING FOR HARBOR CORP CONVECTION CENTER



CURRENT MASSING SCHEME WITH THREE BUILDINGS & VIEW CORRIDORS

# MASSING DEVELOPMENT | PERSPECTIVES



### **3. PUBLIC REALM**

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# PUBLIC REALM | PRECEDENTS



# PUBLIC REALM | SITE PLAN

