



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

February 5, 2020

RE: MOXY HOTEL- HISTORIC DISTRICT COMMISSION WORK SESSION #1

LETTER OF AGENDA

We respectfully submit this Letter of Agenda for the Moxy Hotel project in order to guide the discussion at the HDC Work Session on February 5, 2020.

INTRODUCTION & PROJECT OVERVIEW

- Project Team
- Project Program (see below)
- Planning Board – Design Review

PRESENTATION OF STEPS 1 AND 2 OF THE 4-STEP DESIGN REVIEW PROCESS

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

PRESENTATION OVERVIEW

SECTION 1 – Surrounding Neighborhood Context

- Lot line adjustment to add the proposed site area to 299 Vaughan Street.
- Urban Renewal and the North End Vision Plan.
- Extension of the Waterfront Park and pedestrian connection to Green Street.

SECTION 2 – Surrounding Architecture & Site Orientation

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

SECTION 3 – Proposed Site Plan

- Building Footprint and Pedestrian walkway to Waterfront Park
- Existing property line shown in blue. Proposed lot line adjustment shown in red.



SECTION 4 – Site Section

- Section through existing buildings and proposed massing from Maplewood to Market Street.

SECTION 5 – Massing

- Existing and Proposed Massing studies as viewed from key locations.
- Aerial Massing Volumes with Corresponding Elevations.
- View of Pedestrian access from Green Street to the Waterfront Park.

SECTION 6 – Proposed Floor Plans

- Ground Floor and open space.
- Upper Floor Plans.

UNIT & AREA MATRIX		
	HOTEL UNITS	HOTEL AREA
LOBBY	0	4,100
SECOND	20	7,100
THIRD	20	7,100
FOURTH	20	7,100
FIFTH	20	7,100
TOTAL	80	32,500

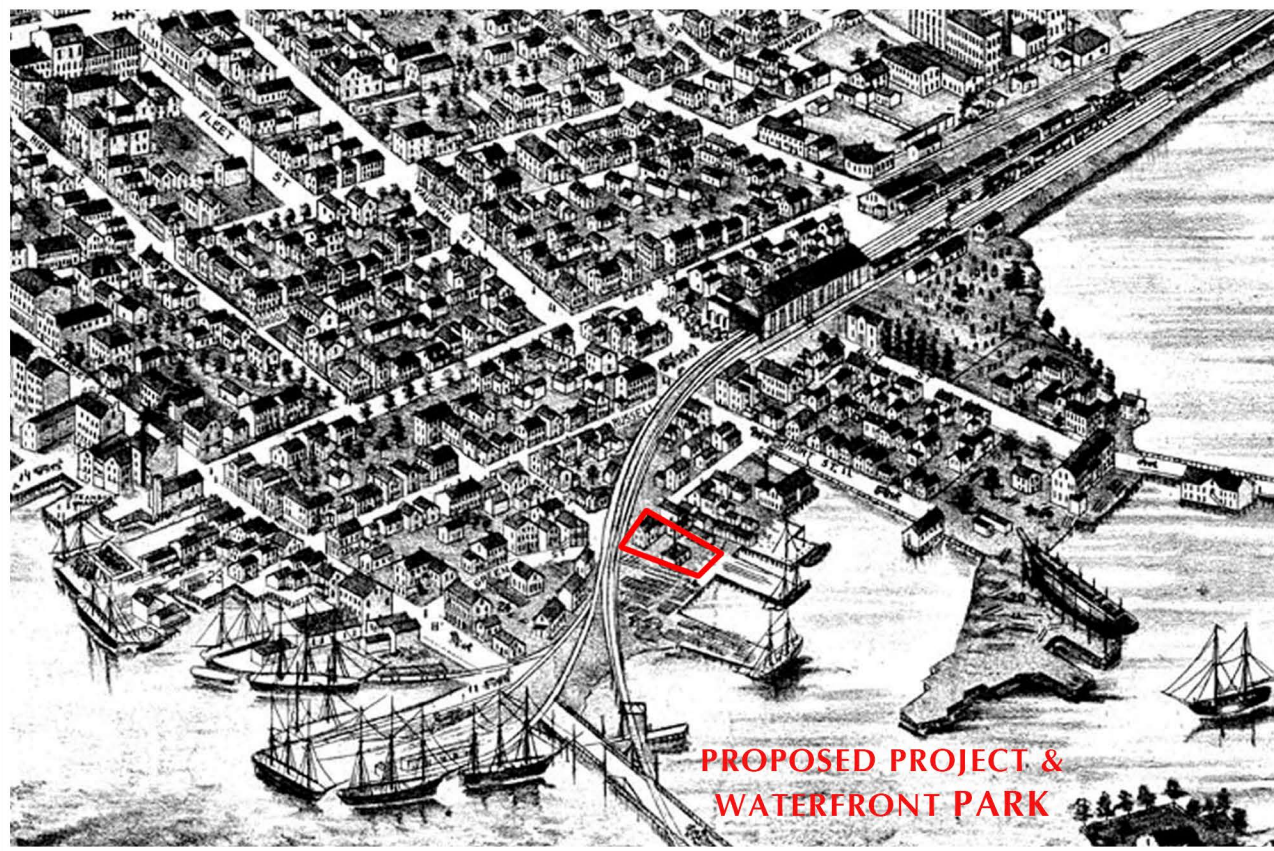


53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

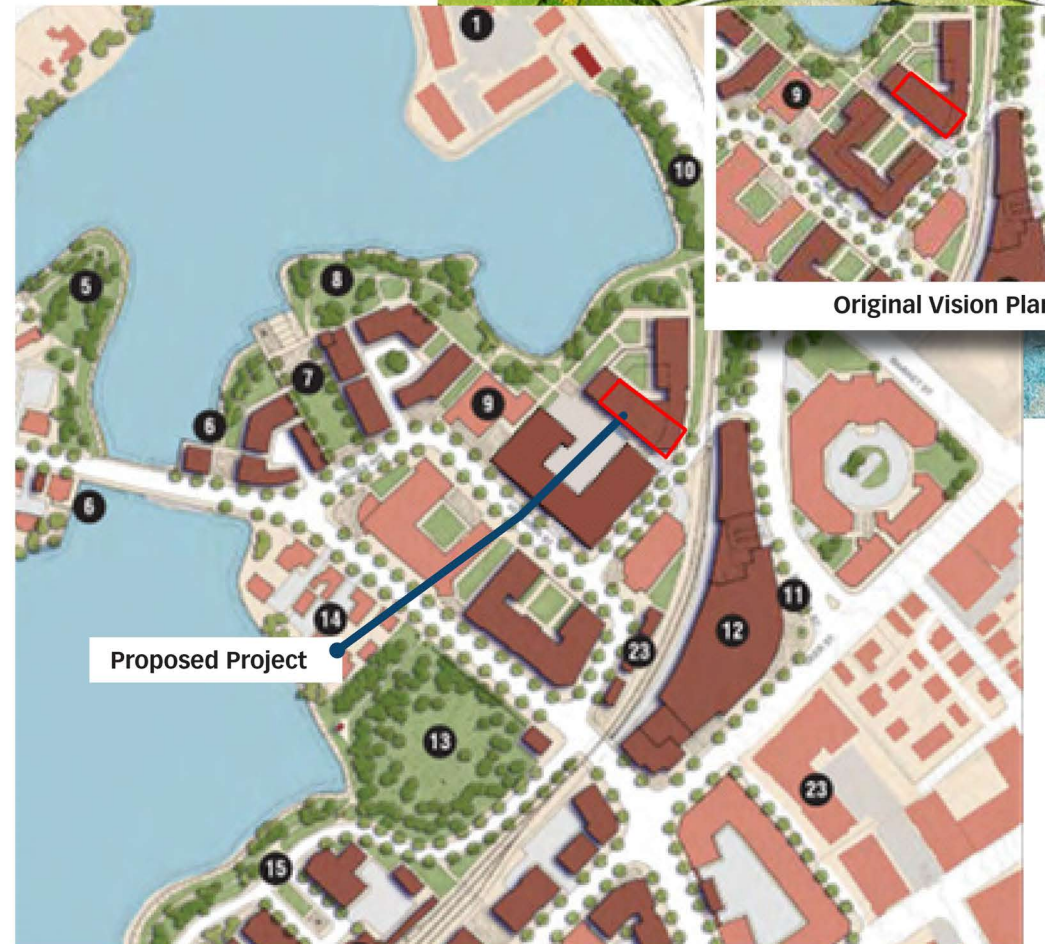
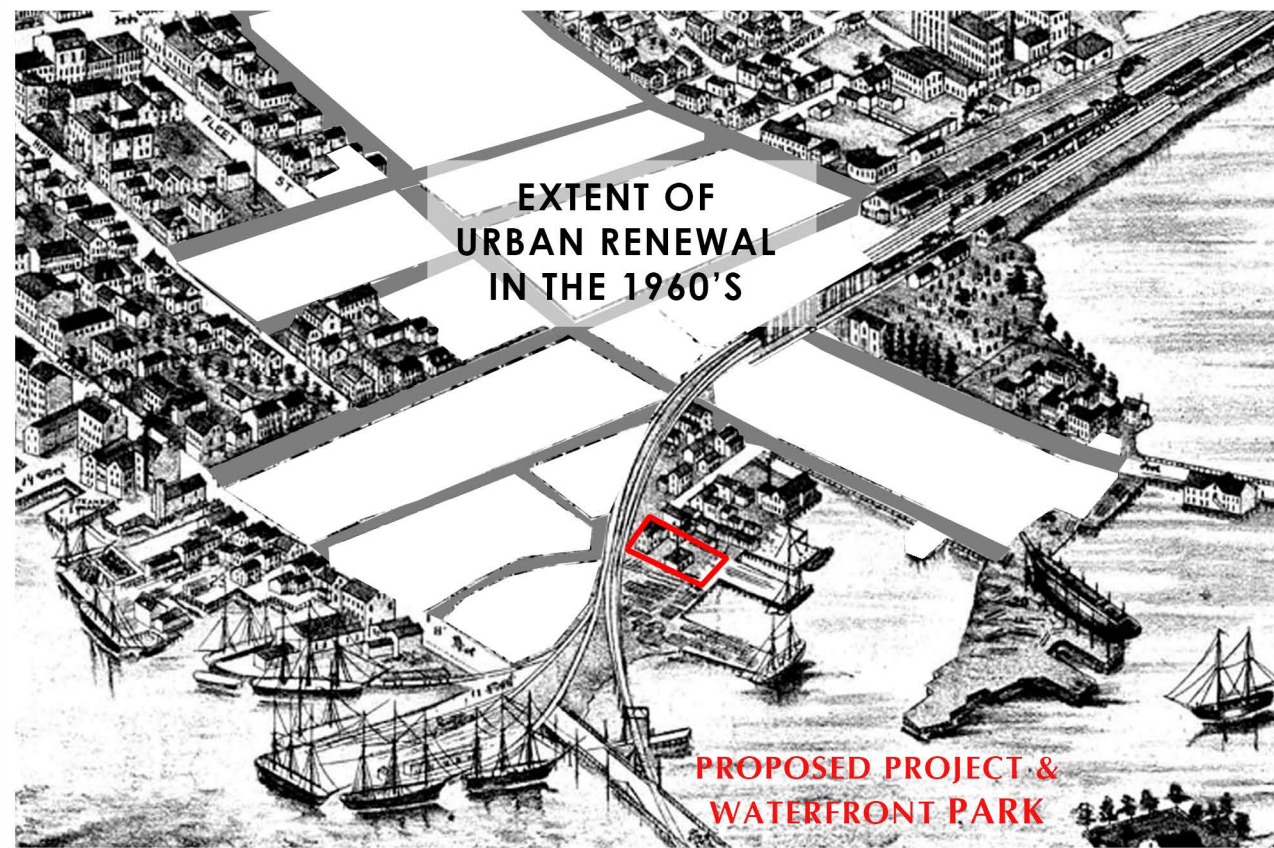
AERIAL VIEW OF
SITE AND SURROUNDINGS
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 5, 2020



1.0



- 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

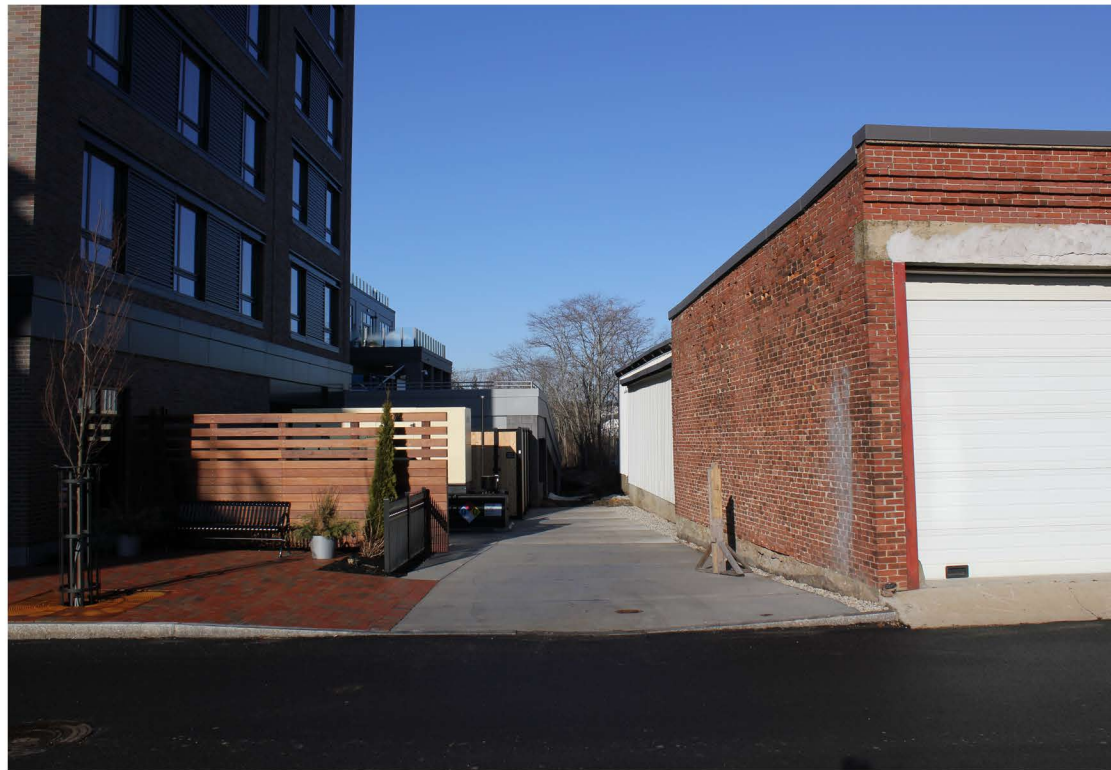
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NORTH END HISTORY
AND NORTH END VISION PLAN
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 5, 2020

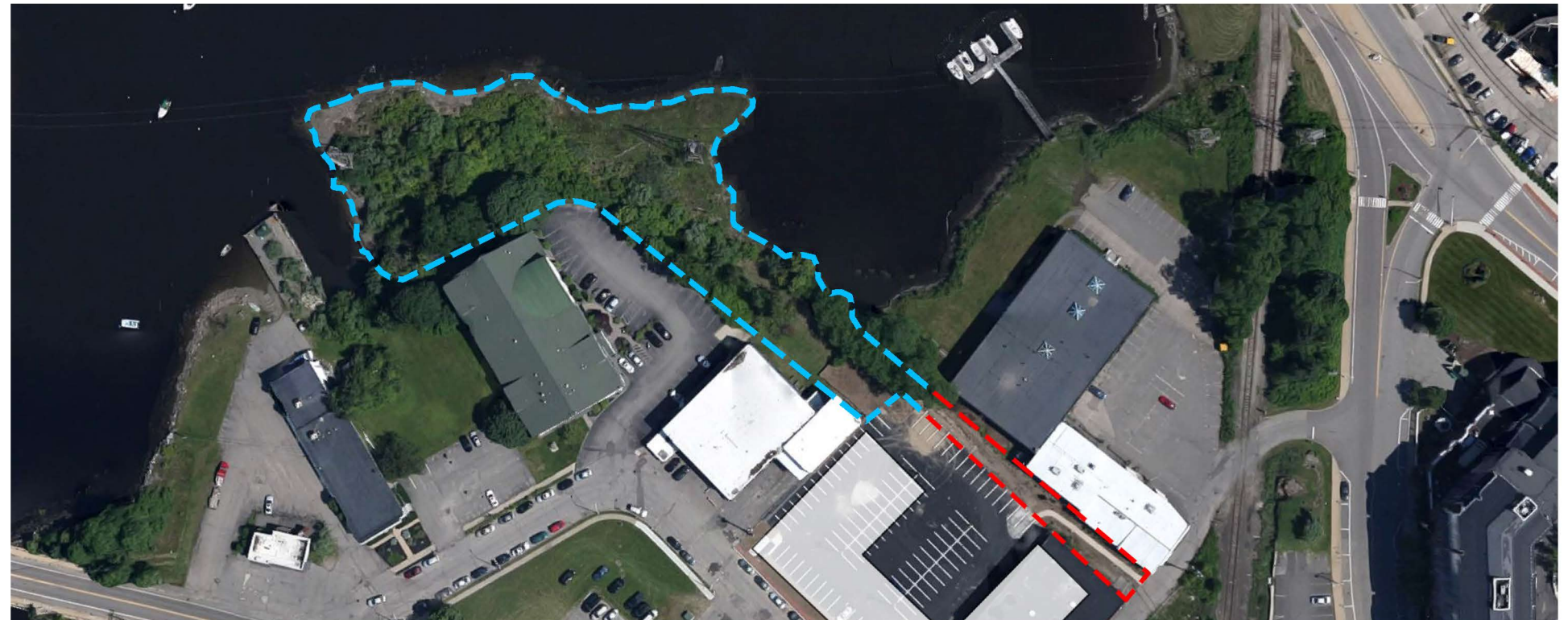




VIEW FROM MARKET STREET



VIEW TO NORTH MILL POND



AERIAL VIEW OF WATERFRONT PARK

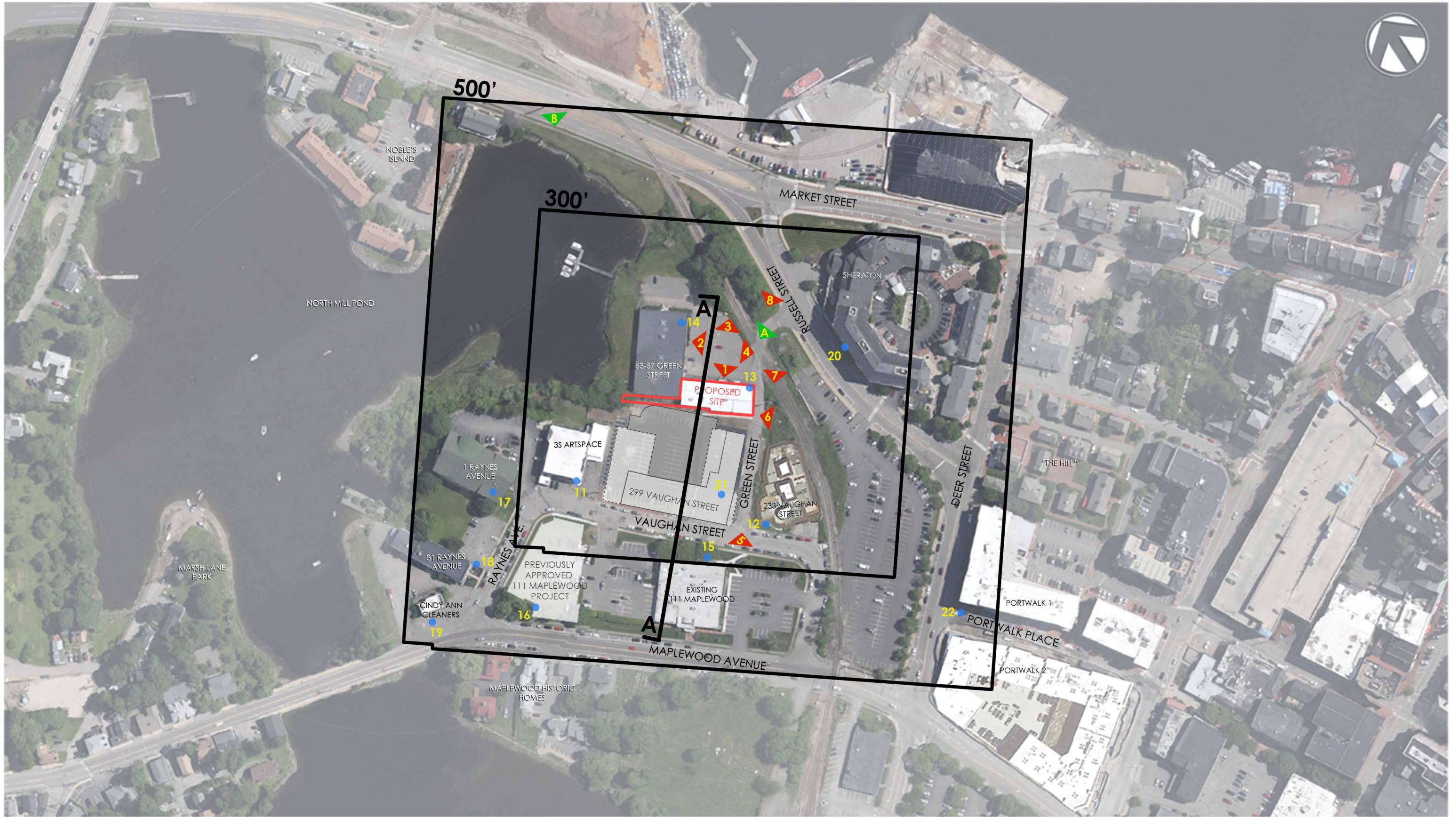
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

WATERFRONT PARK EXTENSION

HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 5, 2020



1.2



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

IMAGE KEY MAP

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2.0



233 VAUGHAN STREET

53-57 GREEN STREET

A. GREEN STREET VIEW



53-57 GREEN STREET

3S ARTSPACE

1 RAYNES AVE.

B. NORTH MILL POND VIEW

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS
PRIMARY VIEWS OF PROPERTY
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 5, 2020



2.1



VIEW SOUTH

1



VIEW WEST

2



VIEW NORTH

3



VIEW EAST

4

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS
VIEWS FROM THE SITE
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 5, 2020



2.2



VIEW FROM VAUGHAN STREET

5



VIEW TO NORTH MILL POND

6



VIEW FROM GREEN STREET

7



VIEW FROM RUSSEL STREET

8

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS
STREET VIEWS
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 5, 2020



2.3



11 3S ARTSPACE



12 233 VAUGHAN STREET



13 53 GREEN STREET



14 55-57 GREEN STREET



15 EXISTING 111 MAPLEWOOD AVENUE



16 PREVIOUSLY APPROVED 111 MAPLEWOOD AVENUE



17 1 RAYNES AVENUE



18 31 RAYNES AVENUE



19 CINDY ANN CLEANERS



20 SHERATON HOTEL



21 EXISTING 299 VAUGHAN STREET



22 PORTWALK

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPERTIES WITHIN 300'-500'
OF PROPOSED SITE
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 5, 2020



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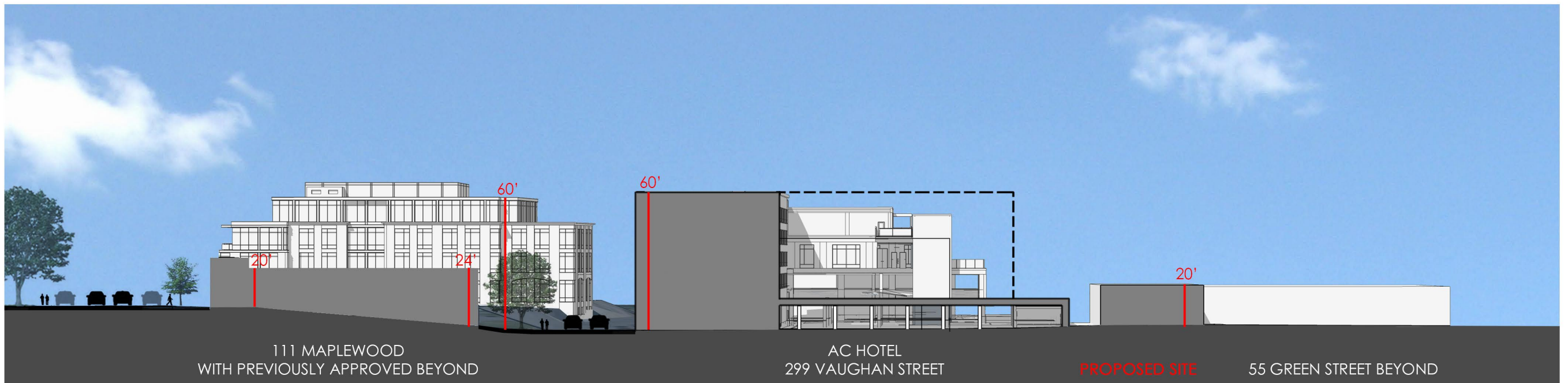


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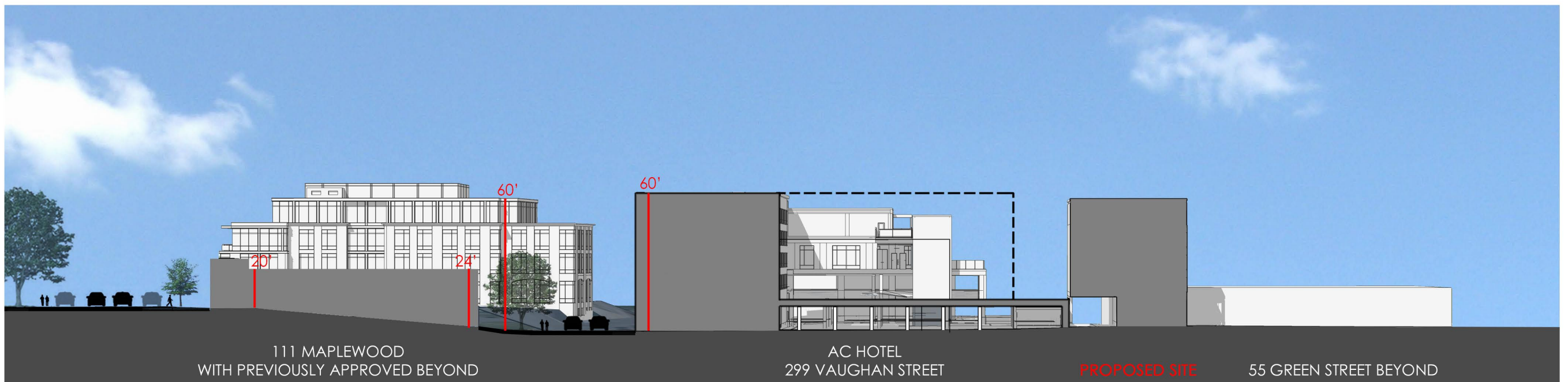
PROPOSED
SITE PLAN
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 5, 2020



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EXISTING SITE SECTION AA - TRANSVERSE LOOKING WEST



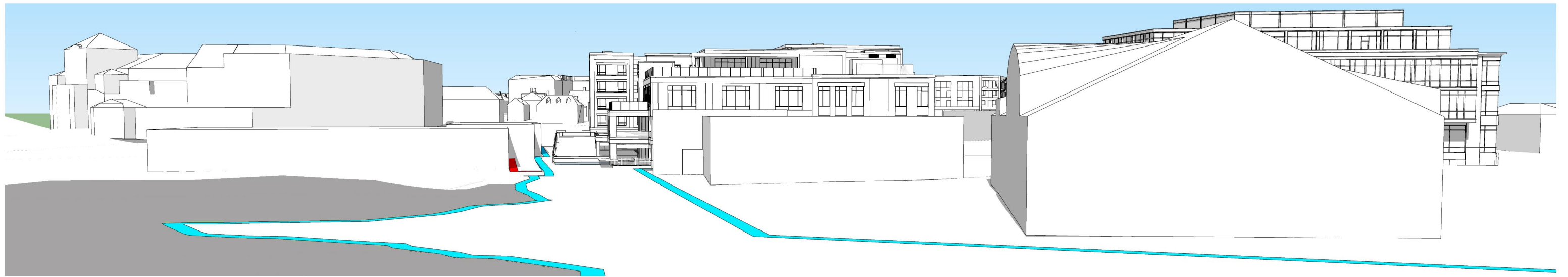
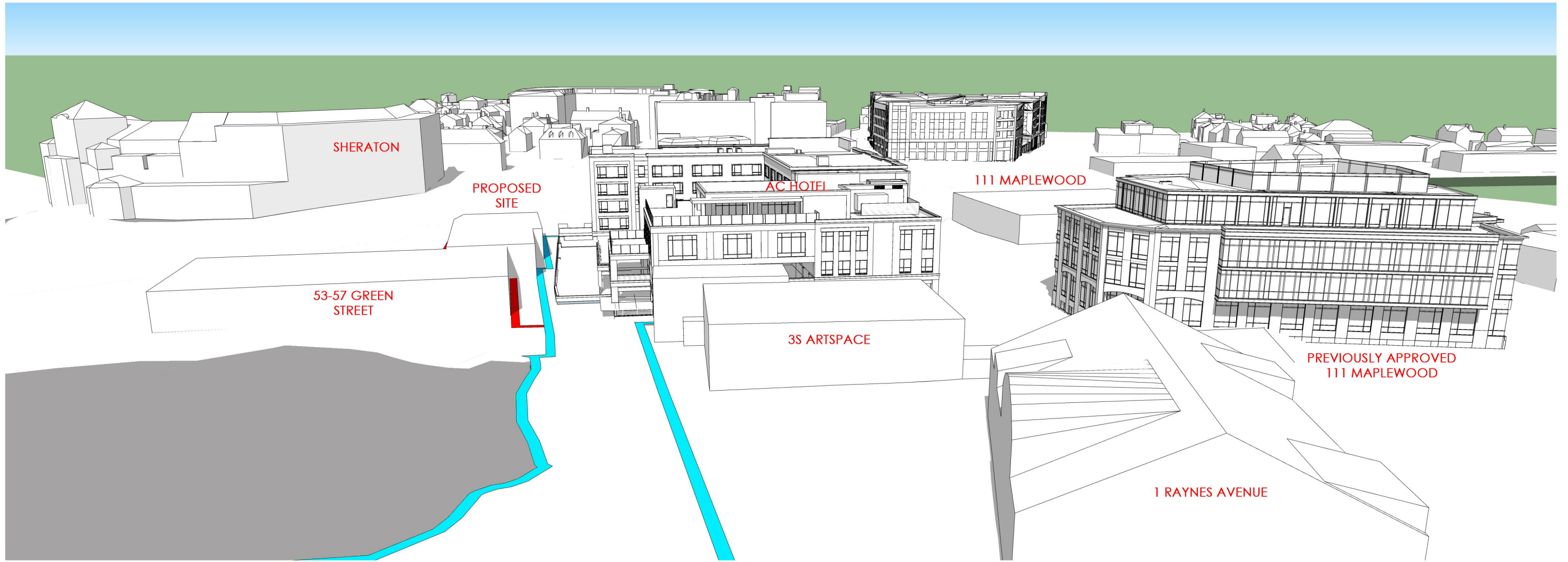
PROPOSED SITE SECTION AA - TRANSVERSE LOOKING WEST

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PORTSMOUTH, NEW HAMPSHIRE

SITE SECTION AA
EXISTING AND PROPOSED
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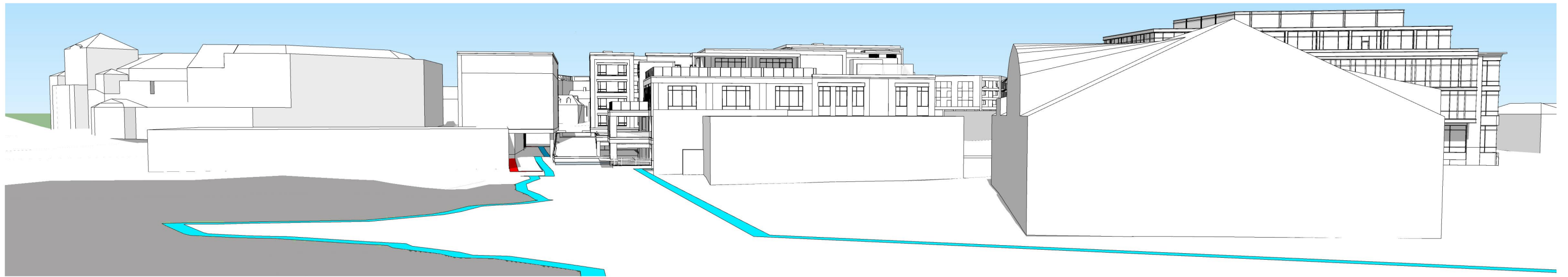
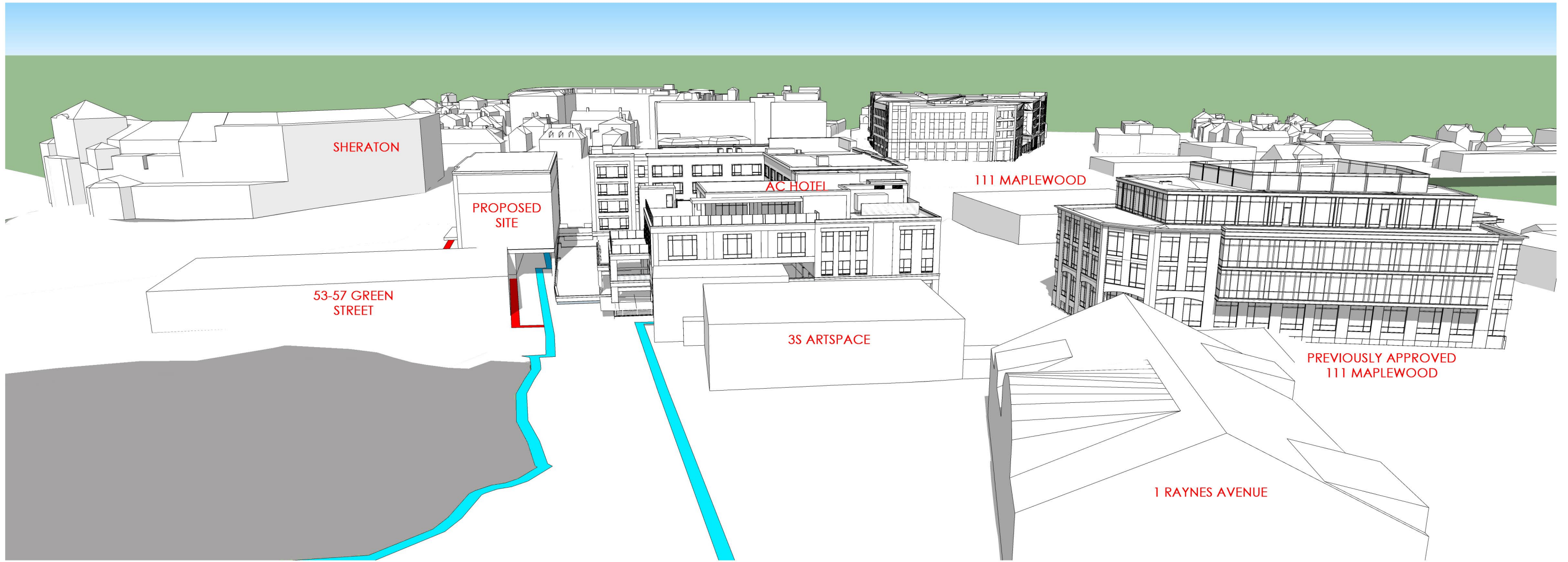


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EXISTING MASSING
VIEW FROM NORTH MILL POND
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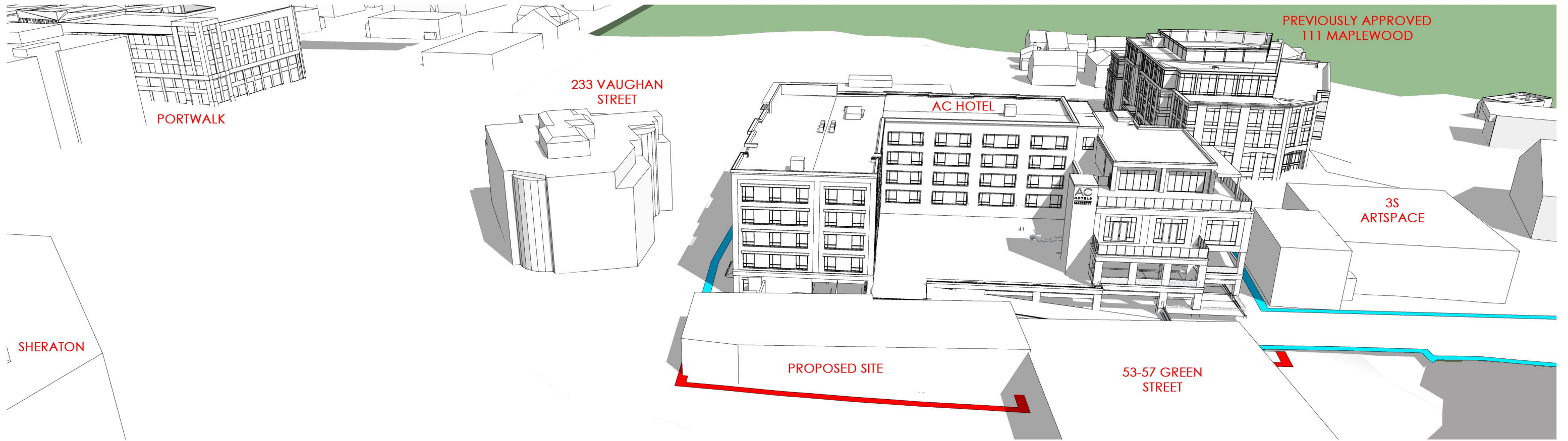
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PROPOSED MASSING
VIEW FROM NORTH MILL POND
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 5, 2020





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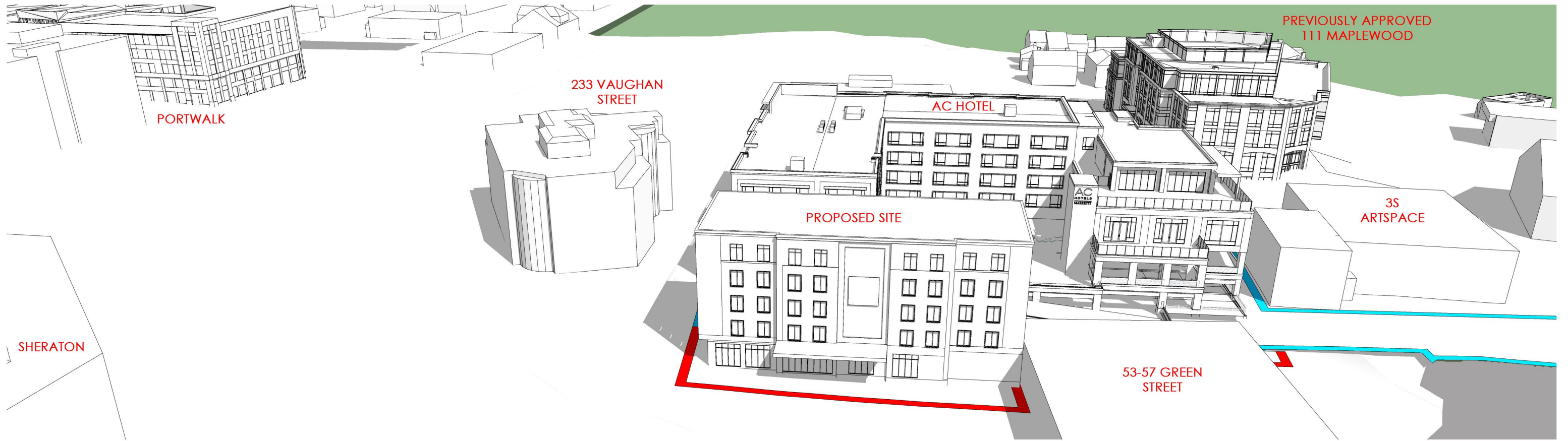


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EXISTING MASSING
VIEW FROM MARKET & RUSSELL STREETS
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 5, 2020



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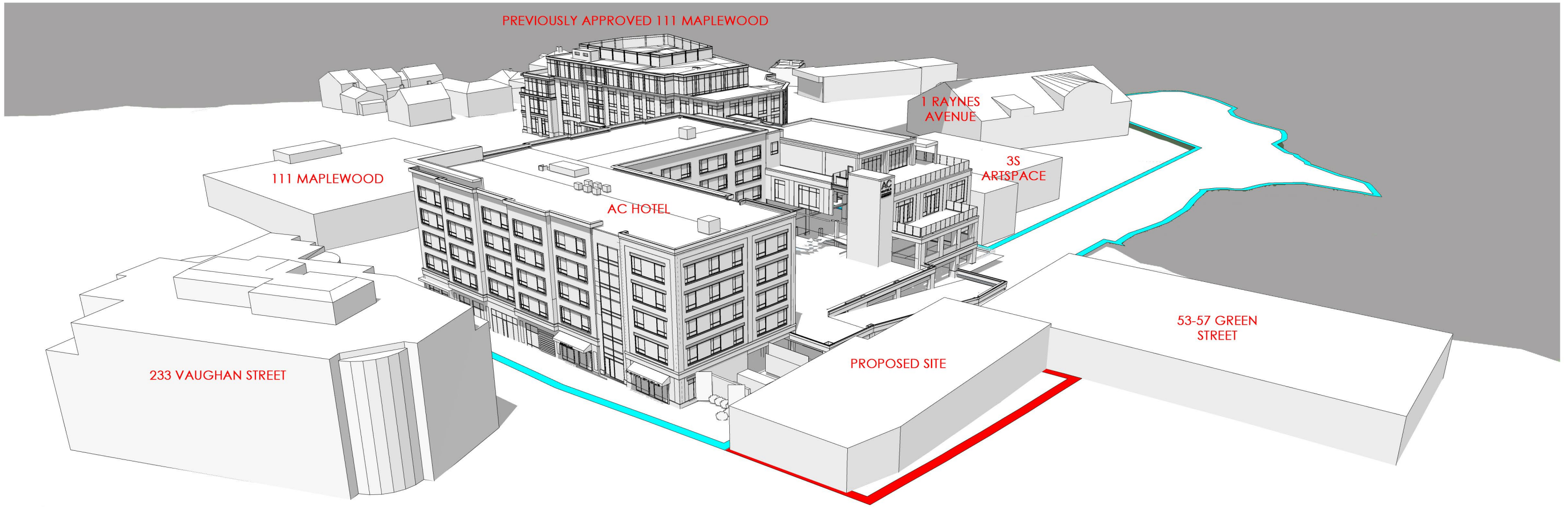


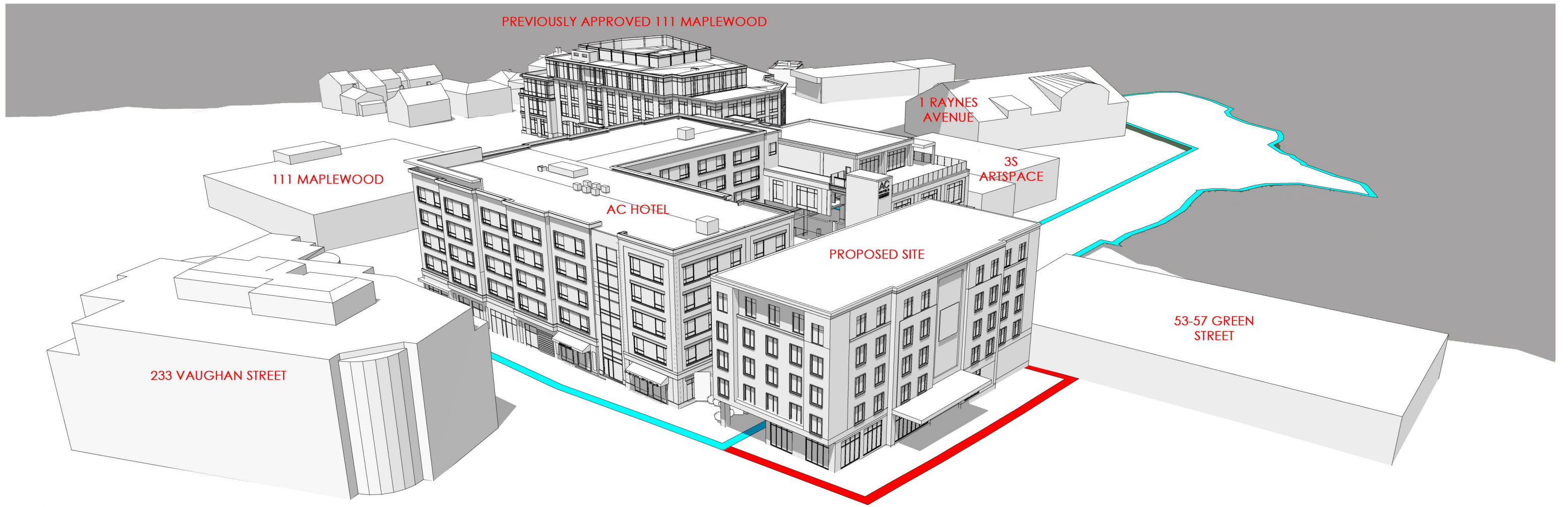
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PROPOSED MASSING
VIEW FROM MARKET & RUSSELL STREETS
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 5, 2020



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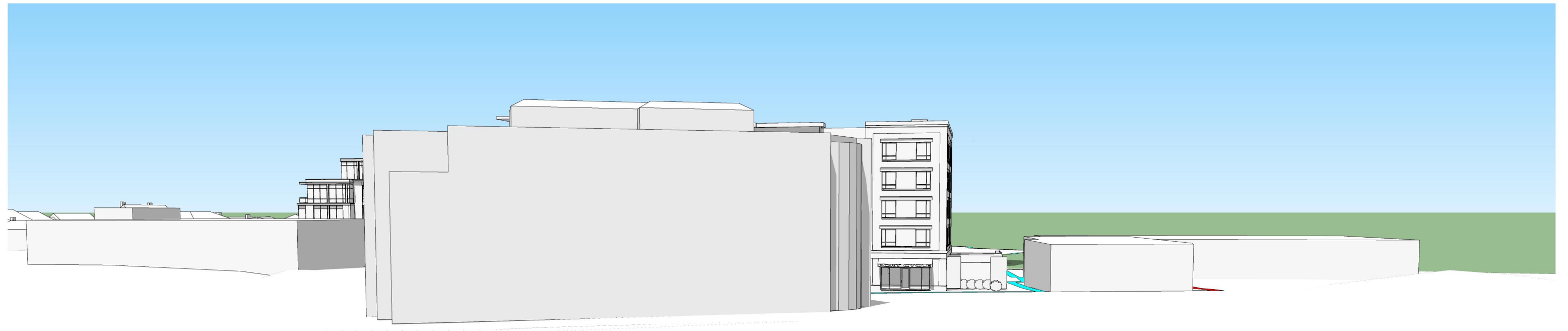
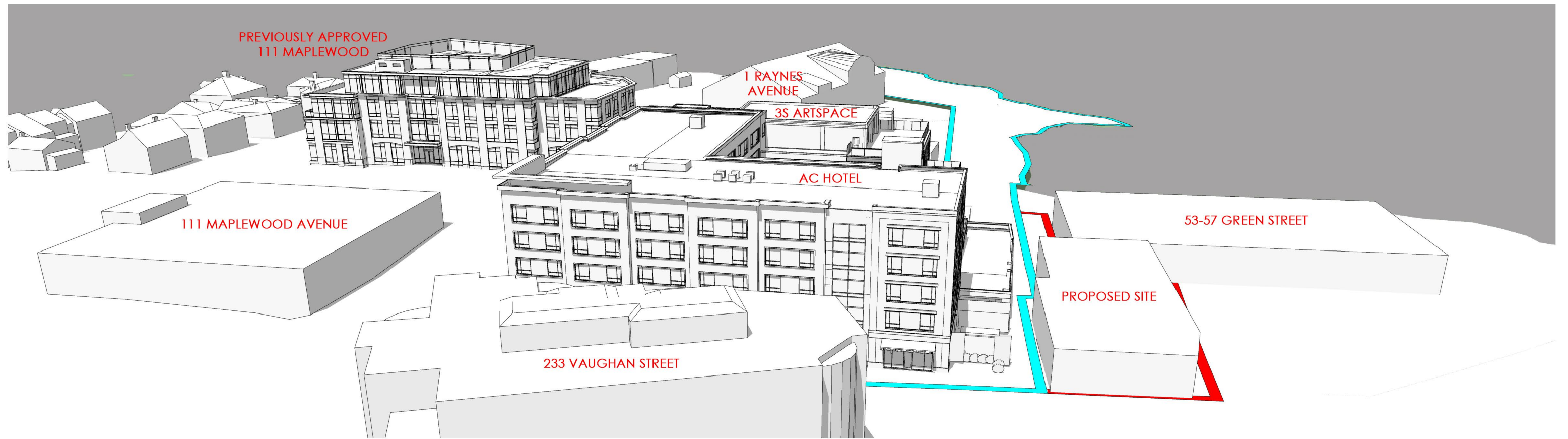


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PROPOSED MASSING
VIEW FROM RUSSELL STREET
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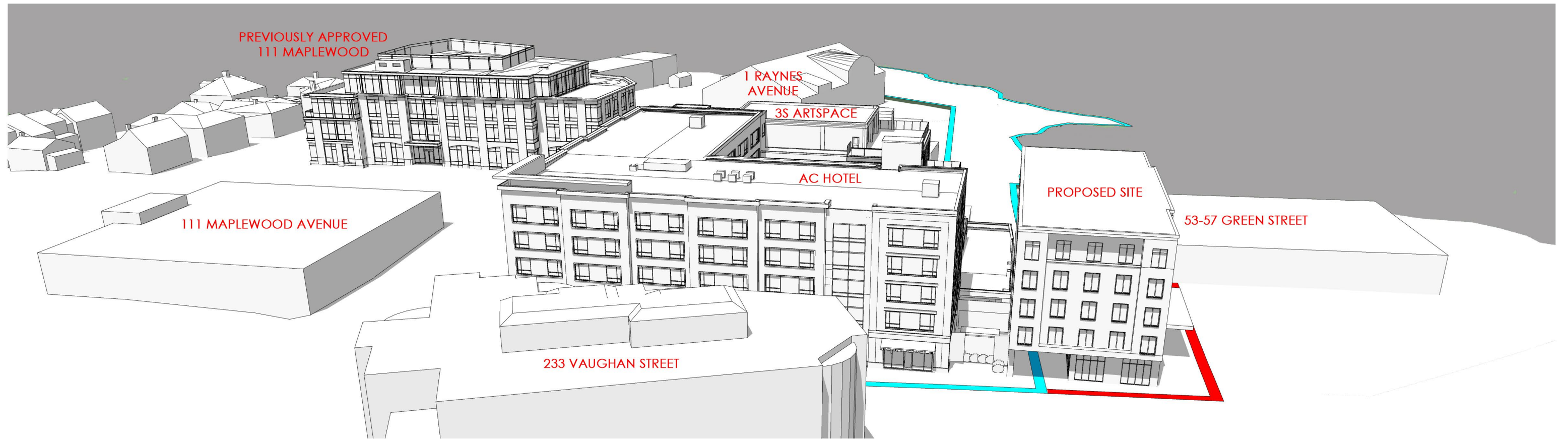


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EXISTING MASSING
VIEW FROM GREEN STREET
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 5, 2020



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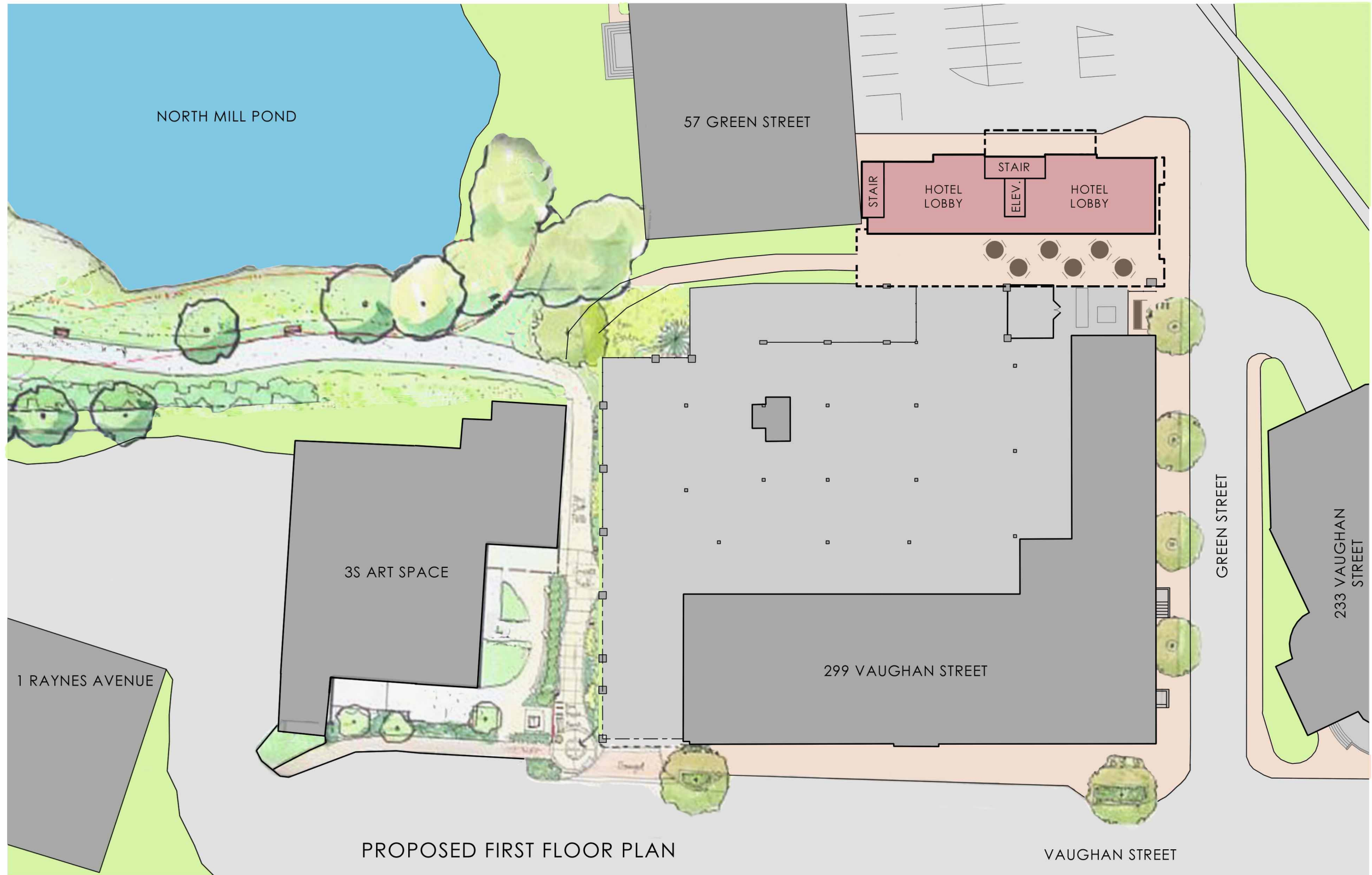


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PROPOSED MASSING
VIEW FROM GREEN STREET
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 5, 2020



5.7



NOT TO SCALE

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MOXY HOTEL
PROPOSED FLOOR PLANS
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6.0



PROPOSED 2ND THROUGH 5TH FLOOR PLANS

VAUGHAN STREET

NOT TO SCALE

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

MOXY HOTEL
PROPOSED FLOOR PLANS
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 5, 2020



6.1