

**1 Raynes Avenue, 31 Raynes Avenue
& 203 Maplewood Avenue**

LUHD-234

Work Session

**LUHD-234****Historic District Commission Work Session or Administrative Approval Application****Status:** Active**Date Created:** Nov 13, 2020**Applicant**

Eben Tormey
etormey@xsshotels.com
1359 Hooksett Road
Hooksett, NH 03106
603-518-2132

Location

1 RAYNES AVE
Portsmouth, NH 03801

Owner:

ONE RAYNES AVE LLC
1359 HOOKSETT RD HOOKSETT, NH 03106

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**

Redevelopment of 1 Raynes Ave, 31 Raynes Ave, and 203 Maplewood Ave. Two buildings proposed on merged lot. A 4- to 5-story mixed use building with ground floor retail/office/restaurant and residential above on what is now 203 Maplewood Ave and 31 Raynes Ave and a 5-story hotel on what is now 1 Raynes Ave. Redevelopment will include waterfront mixed-use path (part of the North Mill Pond Greenway) connecting Maplewood Avenue to the proposed North Mill Pond Community Park and Market Street beyond.

Description of Proposed Work (Planning Staff)

the construction of a 4-5 story mixed-use building and a 5-story hotel

Project Representatives**Relationship to Project**

Architect

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

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Full Name (First and Last)

Chris Lizotte, AIA

Business Name (if applicable)

PROCON

Mailing Address (Street)

PO Box 4430

City/Town

Manchester

State

NH

Zip Code

03108

Phone

(603) 518-2279

Email Address

clizotte@proconinc.com

Relationship to Project

Architect

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

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**RAYNES AVENUE
LETTER OF AGENDA**

We respectfully submit this Application for Work Session 4.

The following submission is formatted to review **Step 2: Massing**, with a primary focus on the massing of the Hotel Building, and review of the Mixed Use Building Massing as presented in WS#3.

It would be helpful to begin discussions relative to **Step 3: Architectural Style** at this time. The building style plays an integral role in the development of massing and in order to develop a final massing that will support the desired Architectural Style, it is critical to the design process to identify a direction for proposed architectural style(s) and building elements.

1.0 Review of proposed Building footprints relative to existing footprints of surrounding buildings as shown in an aerial view.

2.0 Views of the Hotel Massing moving counterclockwise from Maplewood Ave, around the site. The Mixed Use Building Massing from WS#3 is depicted in white box format relative to the Hotel Building.

3.0 Review of proposed Architectural Styles for discussion.

4.0 Potential Architectural updates to the Mixed Use Building:

- Rooftop deck screening
- Residential Entry facing North Mill Pond.
- Trellis and Canopy Development.
- Landscape Screening Fence

5.0 Landscape plan updates showing enhanced connectivity to the greenway.

6.0 Reference Pages

Thank you for your consideration.
Sincerely,



Carla Goodknight, AIA, NCARB
Principal, CJ Architects



SITE AERIAL & LOCATION PLAN

HISTORIC DISTRICT COMMISSION WORK SESSION 4: JANUARY 5, 2022



1.0



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD BRIDGE VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION 4: JANUARY 5, 2022



2.0



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION 4: JANUARY 5, 2022



2.1



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NORTH MILL POND VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION 4: JANUARY 5, 2022



2.2



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION 4: JANUARY 5, 2022



2.3



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MARKET STREET VIEW ACROSS
NORTH MILL POND
HISTORIC DISTRICT COMMISSION WORK SESSION 4: JANUARY 5, 2022



2.4



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NORTH MILL POND GREENWAY
VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 4: JANUARY 5, 2022



2.5



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NORTH MILL POND VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION 4: JANUARY 5, 2022



2.6



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

DESIGN INSPIRATION

HISTORIC DISTRICT COMMISSION WORK SESSION 4: JANUARY 5, 2022



3.0

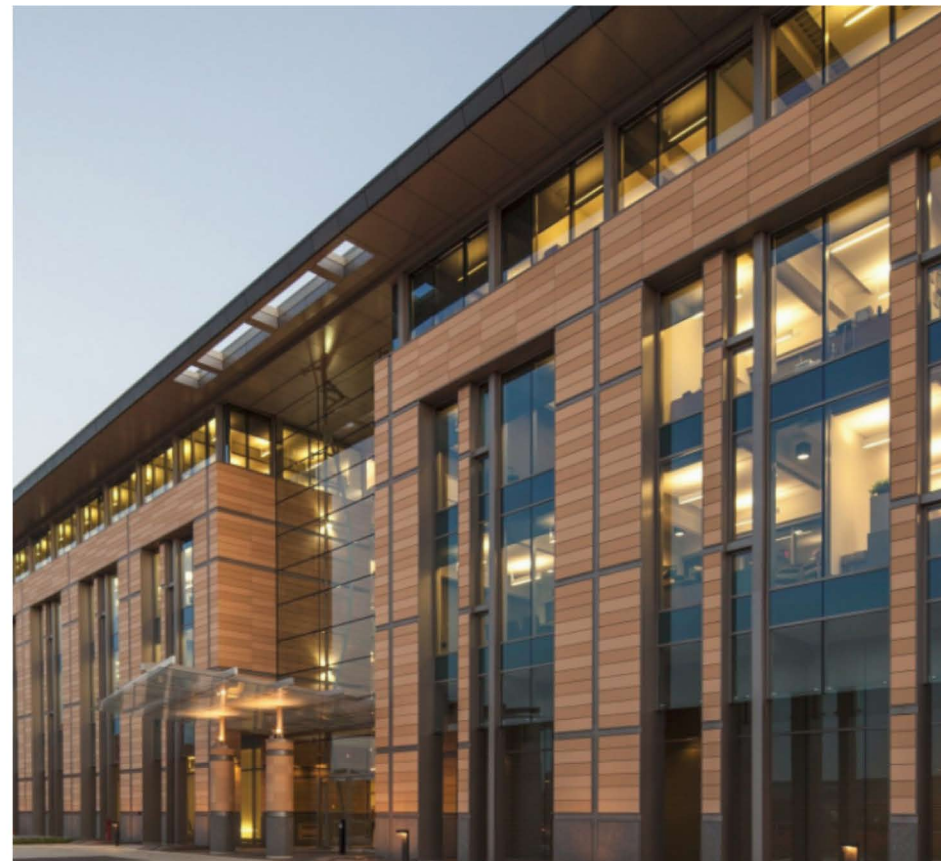


RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

DESIGN INSPIRATION

HISTORIC DISTRICT COMMISSION WORK SESSION 4: JANUARY 5, 2022





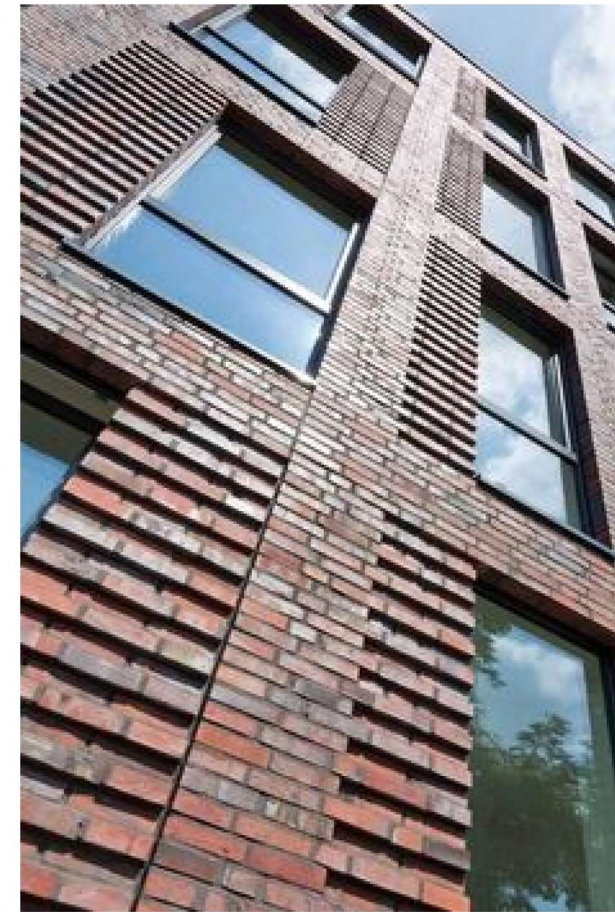
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

DESIGN INSPIRATION

HISTORIC DISTRICT COMMISSION WORK SESSION 4: JANUARY 5, 2022



3.2



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

DESIGN INSPIRATION

HISTORIC DISTRICT COMMISSION WORK SESSION 4: JANUARY 5, 2022



3.3

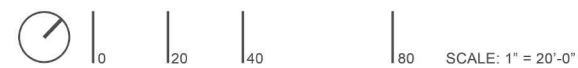


RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED UPDATES TO MIXED USE
BUILDING
HISTORIC DISTRICT COMMISSION WORK SESSION 4: JANUARY 5, 2022



4.0



RAYNES AVE - PORTSMOUTH, NH
11/15/2021

SITE LANDSCAPE PLAN

Tighe&Bond

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

SITE LANDSCAPE PLAN
REFERENCE

HISTORIC DISTRICT COMMISSION WORK SESSION 4: JANUARY 5, 2022



5.0

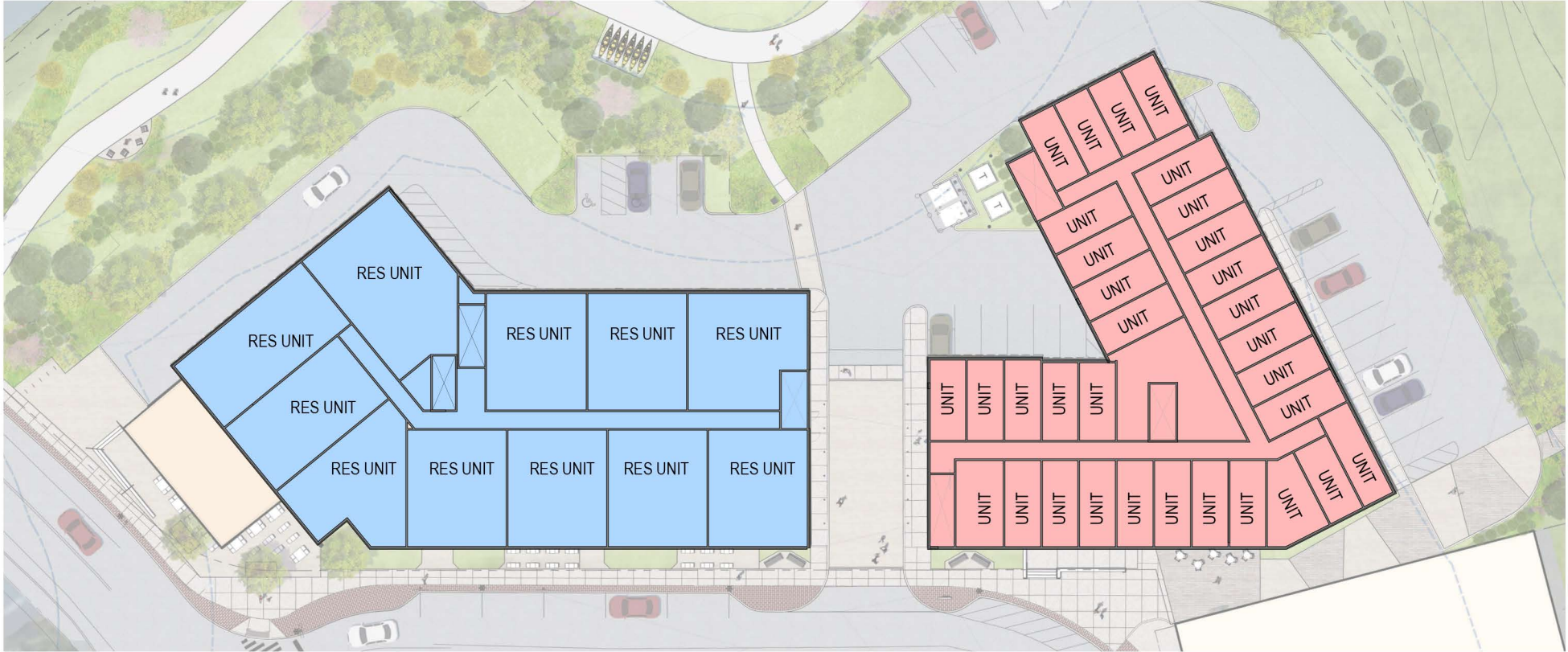


RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

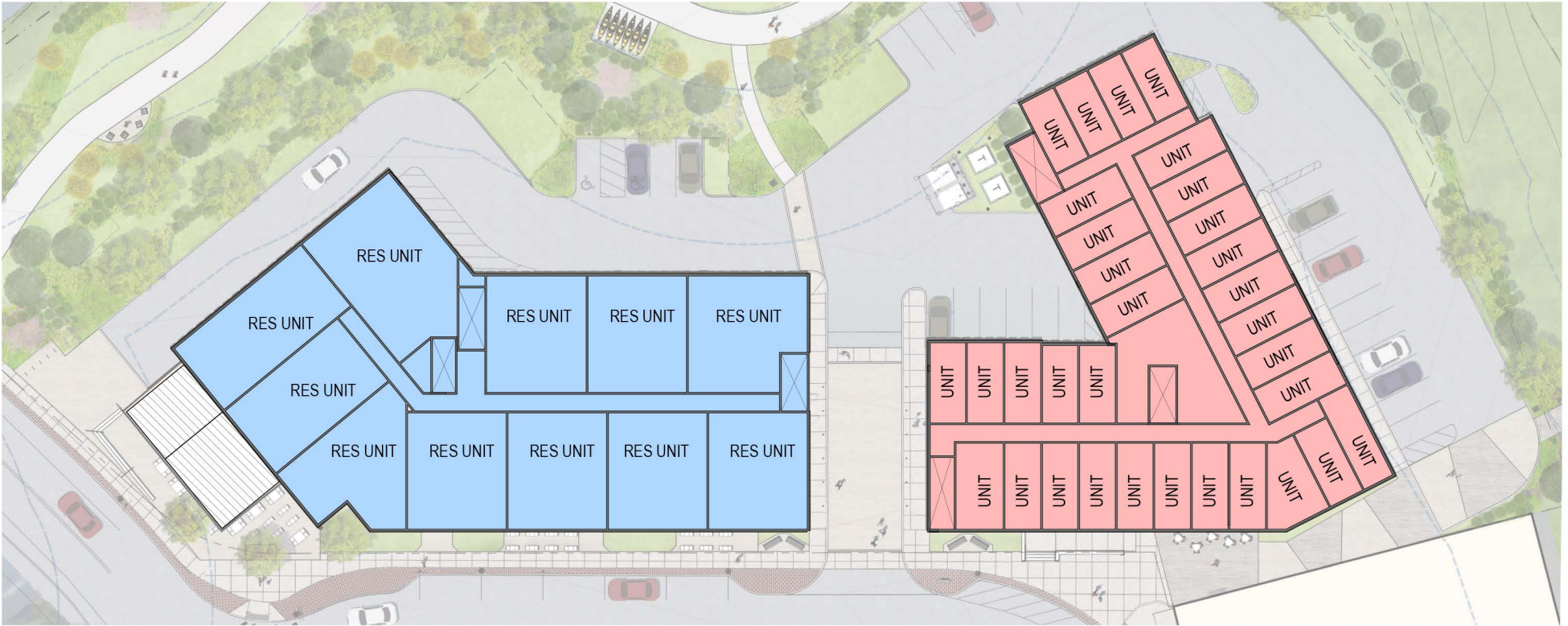
PROPOSED FIRST FLOOR PROGRAM
REFERENCE
HISTORIC DISTRICT COMMISSION WORK SESSION 4: JANUARY 5, 2022



COLOR KEY
HOTEL
RESIDENTIAL



OVERALL THIRD FLOOR PLAN



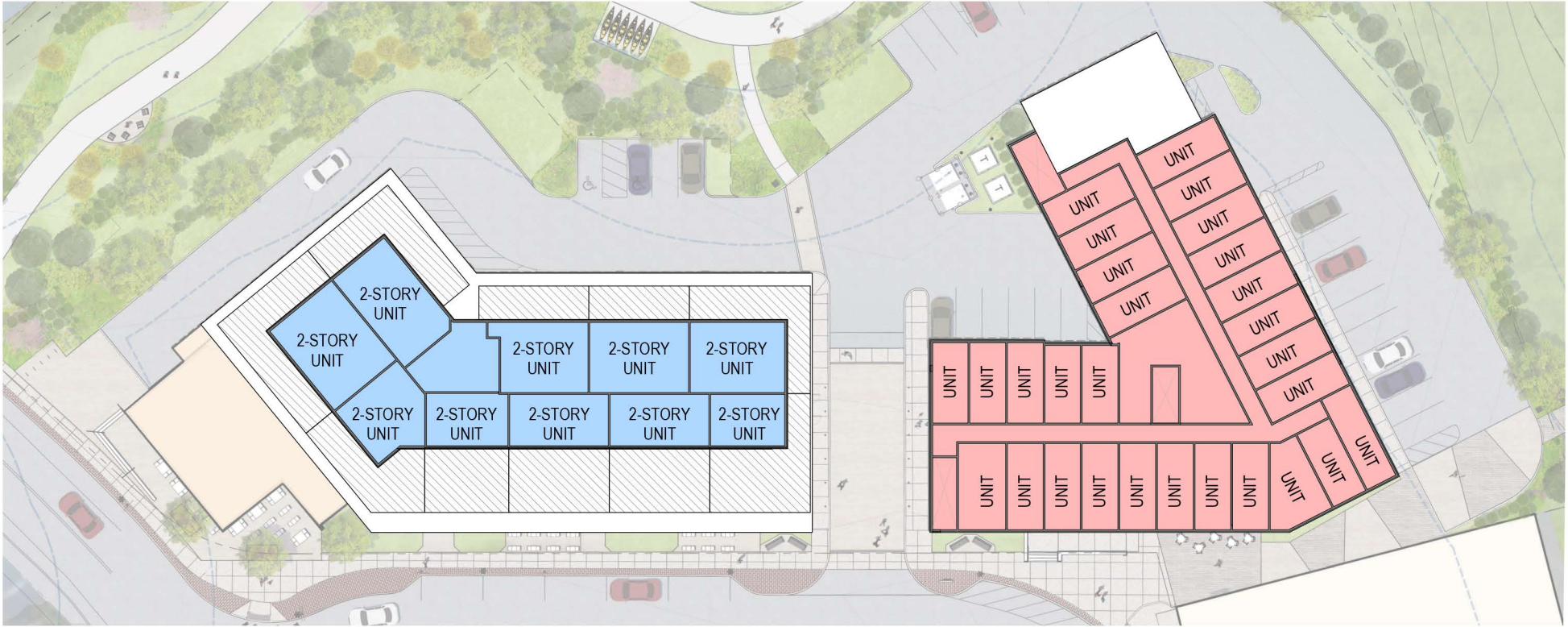
OVERALL SECOND FLOOR PLAN

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

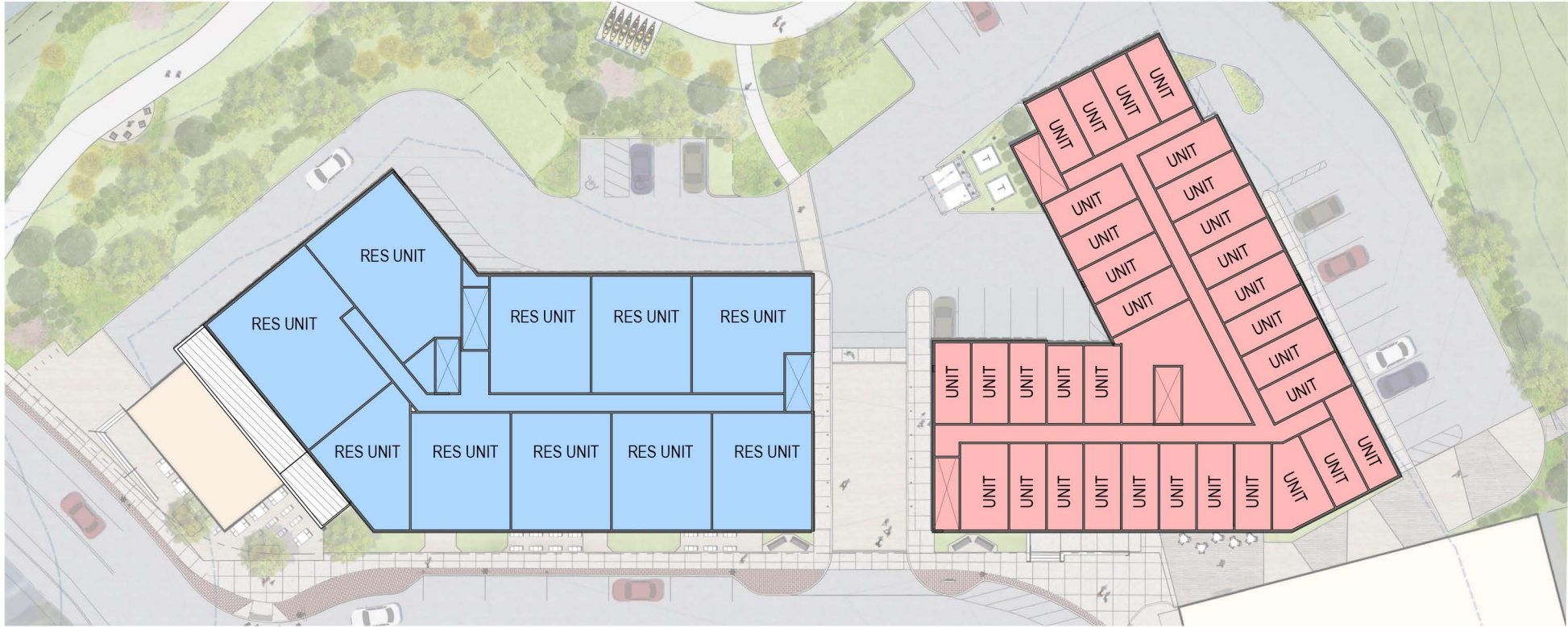
PROPOSED UPPER FLOORS PROGRAM
REFERENCE
HISTORIC DISTRICT COMMISSION WORK SESSION 4: JANUARY 5, 2022



COLOR KEY
HOTEL
RESIDENTIAL



OVERALL FIFTH FLOOR PLAN



OVERALL FOURTH FLOOR PLAN

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED UPPER FLOORS PROGRAM
REFERENCE
HISTORIC DISTRICT COMMISSION WORK SESSION 4: JANUARY 5, 2022





RAYNES AVENUE
PLAN PORTSMOUTH 3D MODEL: AREA 7
CHARACTER DISTRICT: CD-4

BUILDING TOTALS:
RESIDENTIAL: 65,150SF - 60 UNITS
HOTEL: 68,000SF - 128 UNITS

ZONING DISTRICT: CHARACTER DISTRICT 4 (CD4)
DOWNTOWN OVERLAY DISTRICT
NORTH END INCENTIVE OVERLAY DISTRICT
HISTORIC DISTRICT

PROPOSED USE: MULTI FAMILY DWELLING
HOTEL
RETAIL/RESTAURANT

PROPOSED LOT SIZE: ±2.53 ACRES (±110,415 SF)

DEVELOPMENT STANDARDS			
BUILDING PLACEMENT (PRINCIPAL BUILDING):			
	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
MAXIMUM PRINCIPAL FRONT YARD:	15 FT	±16 FT ⁽¹⁾	7.4 FT
MAXIMUM SECONDARY FRONT YARD:	12 FT	±5 FT	N/A
SIDE YARD:	NR	NR	NR
MINIMUM REAR YARD:	5 FT	N/A	N/A
MINIMUM FRONT LOT LINE BUILDOUT:	50%	66.7%	66.7%
(1) - INCREASE ABOVE THE MAXIMUM ALLOWED PER 10.5A42.12			
BUILDING AND LOT OCCUPATION:			
	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
MAXIMUM BUILDING BLOCK LENGTH:	200 FT	191 FT	116 FT
MAXIMUM FACADE MODULATION LENGTH:	80 FT	<80 FT	<80 FT
MAXIMUM ENTRANCE SPACING:	50 FT	<50 FT	<50 FT
MAXIMUM BUILDING COVERAGE:	90%	±47.0%	±47.0%
MAXIMUM BUILDING FOOTPRINT:	30,000 SF ⁽²⁾	17,383 SF	14,628 SF
MINIMUM LOT AREA:	NR		
MINIMUM LOT AREA PER DWELLING UNIT:	NR		
MINIMUM OPEN SPACE:	10%	35.0%	
MAXIMUM GROUND FLOOR GFA PER USE:	15,000 SF	8,100 SF	7,400 SF
(2) - INCREASE ABOVE 15,000 SF ALLOWED PER 10.5A46.10			
BUILDING FORM (PRINCIPAL BUILDING):			
	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
BUILDING HEIGHT:	5 STORY ⁽³⁾ 60 FT	5 STORY 59.77 FT	5 STORY 57.90 FT
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 IN	<36"	<36"
MINIMUM GROUND STORY HEIGHT:	12 FT	15 FT	15 FT
MINIMUM SECOND STORY HEIGHT:	10 FT	10.5 FT	10.5 FT
FACADE GLAZING:			
SHOP FRONT FACADE TYPE	70%	70%	70%
ALLOWED ROOF TYPES			
FLAT, GABLE, HIP, GAMBREL, MANSARD	FLAT, GABLE, HIP, GAMBREL, MANSARD	FLAT	