

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

LUHD-366

Work Session

**LUHD-366**

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jul 13, 2021**Applicant**

Ryan Plummer
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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

**PORT HARBOR
LAND, LLC**
OWNER

SGA
ARCHITECT



**MARKET SQUARE
ARCHITECTS**
ARCHITECT OF RECORD



TIGHE & BOND
CIVIL

Tighe&Bond



SITE CONTEXT | DOWNTOWN PORTSMOUTH



SITE CONTEXT | NORTH END SITE ANALYSIS

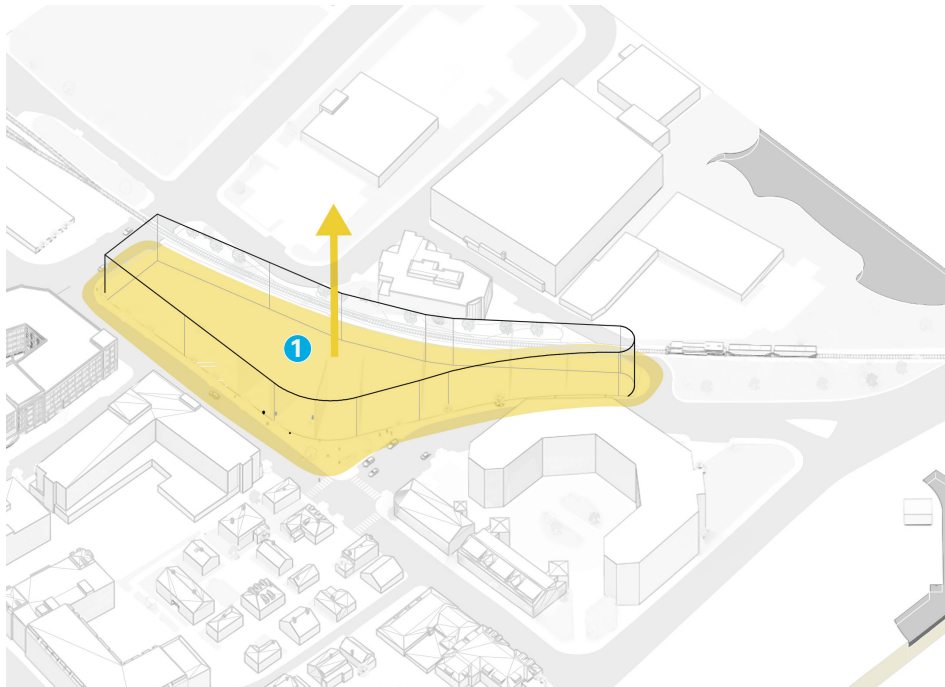


SITE CONTEXT | EXISTING SITE PHOTOS

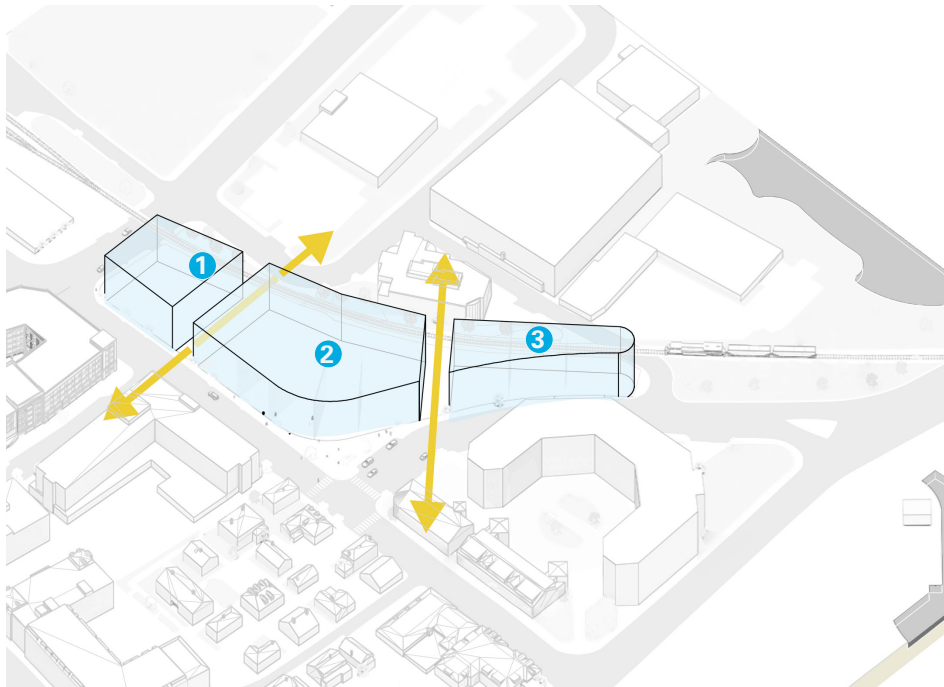


- A. View from Russell Street looking South towards site
- B. View from site looking South towards Portwalk Place
- C. View from site looking NE towards Vaughan Street
- D. View from site looking South down Maplewood Avenue

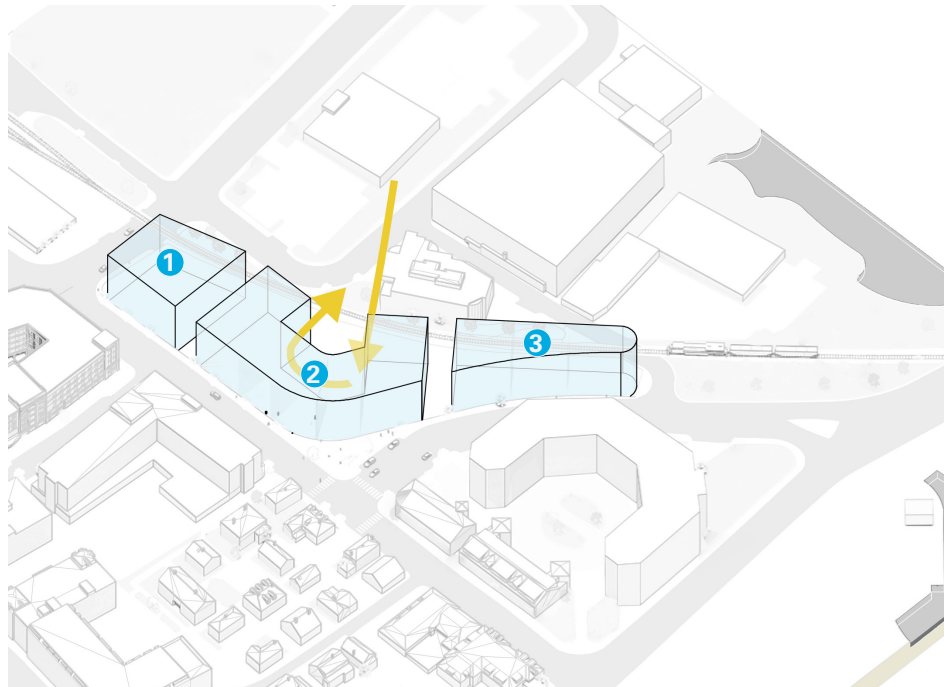
MASSING DIAGRAMS



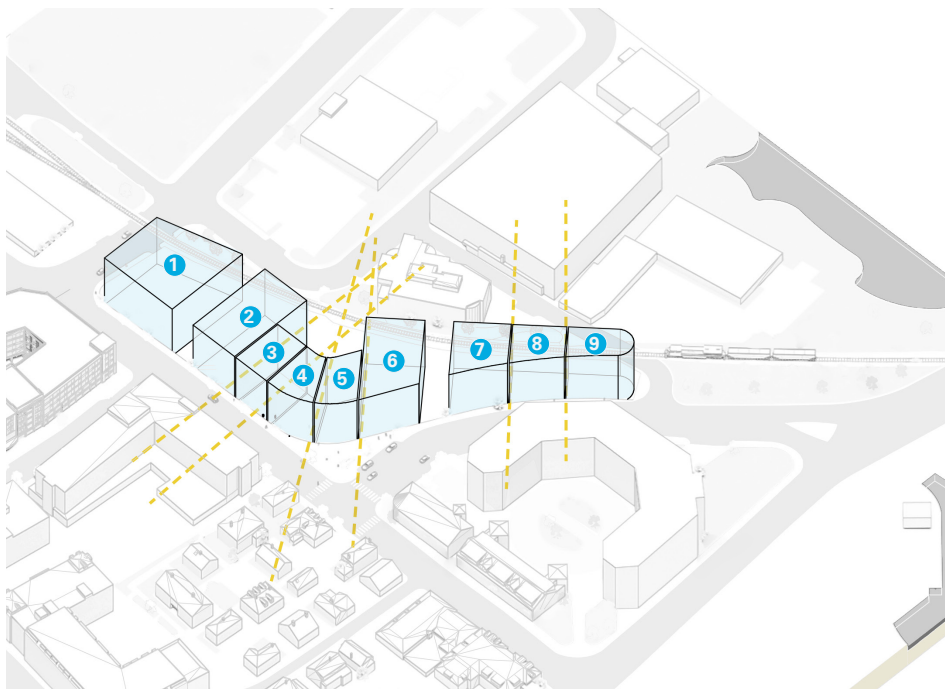
STEP 1: EXTRUDE THE ENTIRE BUILDABLE SITE
TO MAXIMIZE BUILDING HEIGHT AND FOOTPRINT.



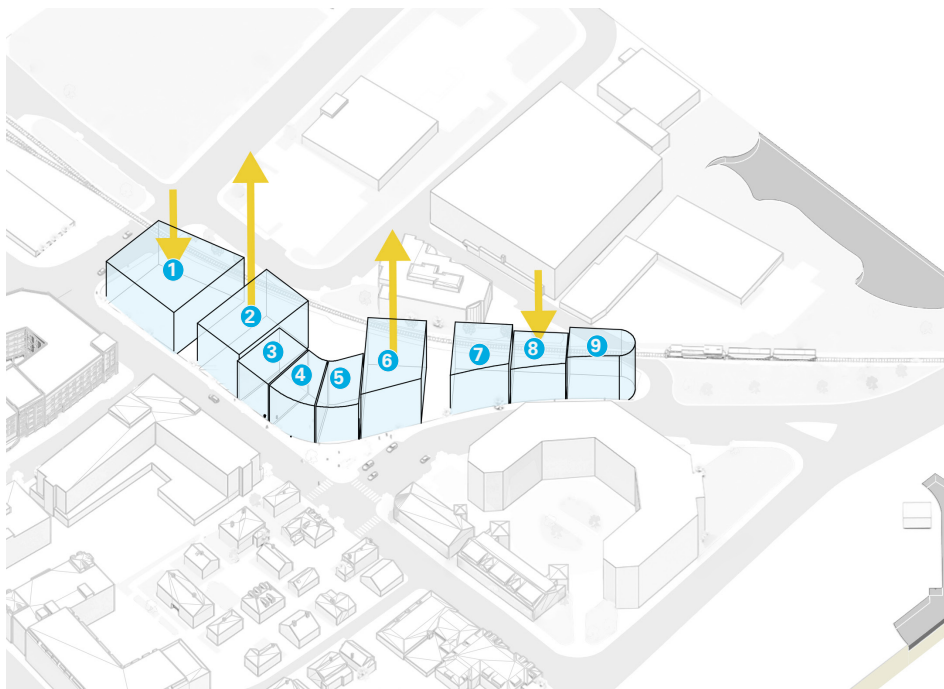
STEP 2: CREATE VIEW CORRIDORS
TO FRAME CONTEXT AND BREAK DOWN BUILDING SCALE.



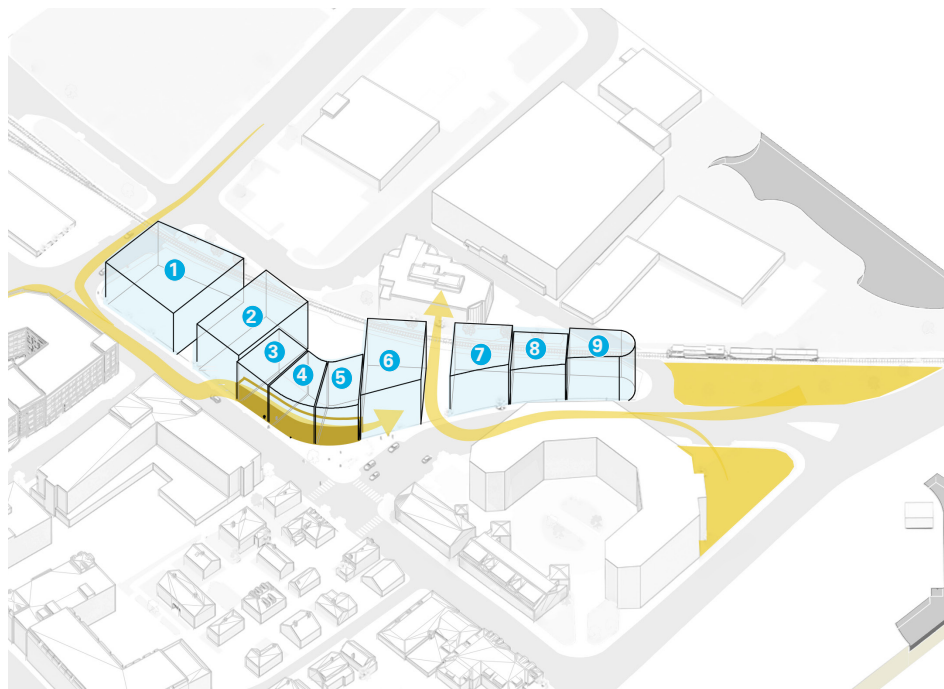
STEP 3: CARVE AWAY AT THE MASS
TO FORM OUTDOOR COURTYARD SPACE.



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

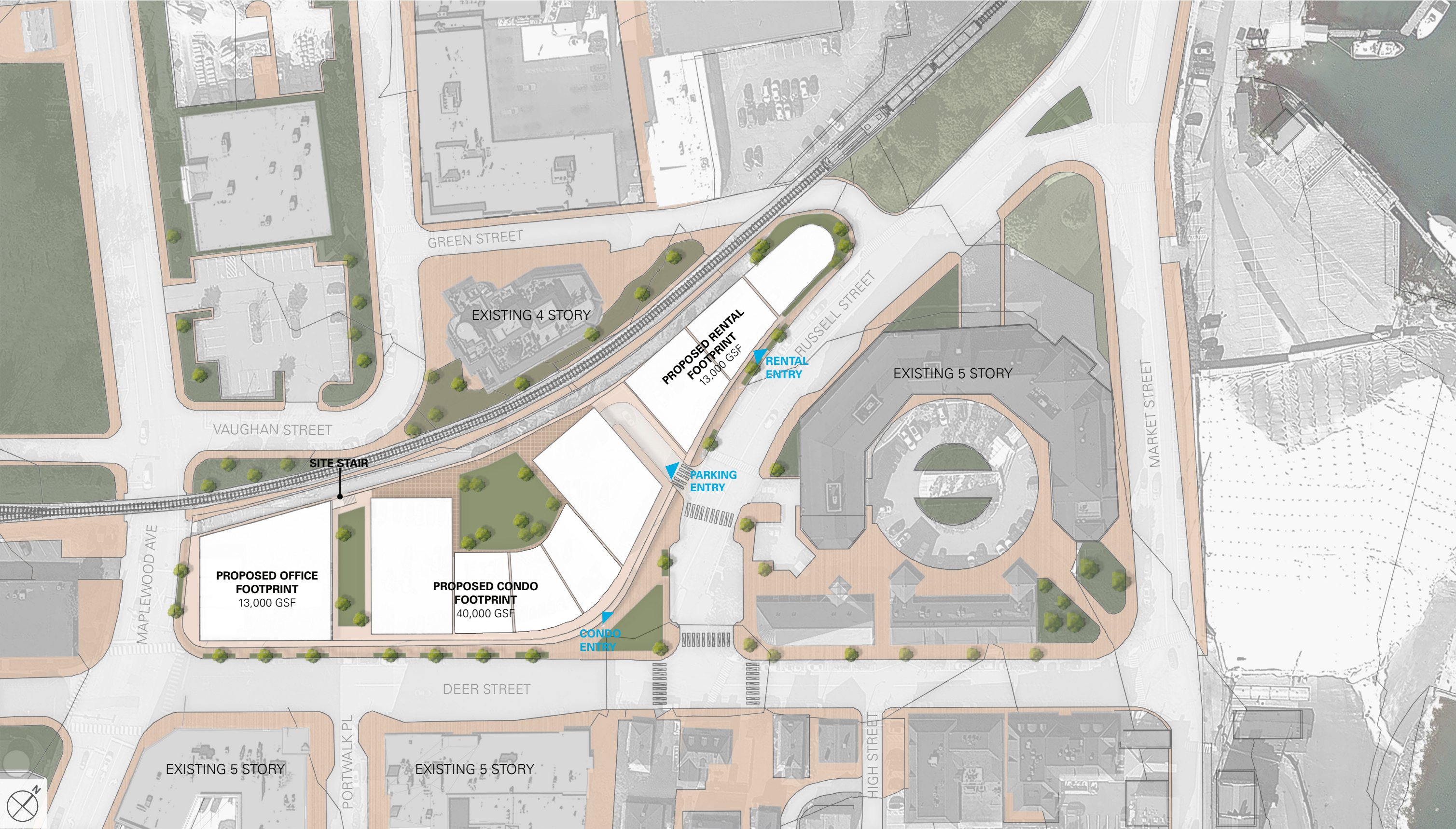


STEP 5: VARY MODULE HEIGHTS AND SETBACKS
TO CREATE VISUAL BREAKS IN THE FACADES.

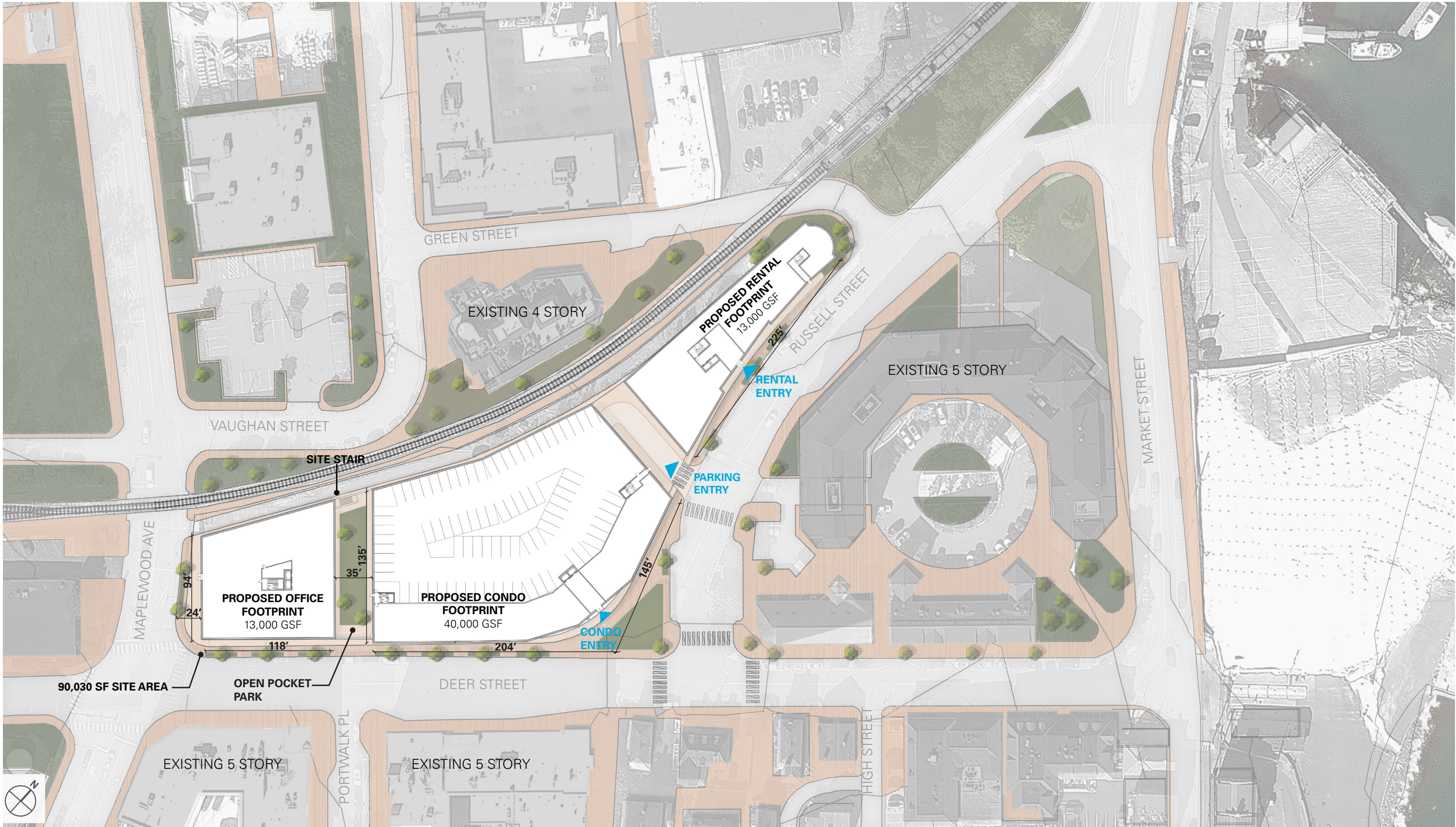


STEP 6: PULL IN COMMUNITY SPACE
TO STRENGTHEN PUBLIC INTERACTION WITH THE SITE

SITE PLAN



GROUND FLOOR PLAN



PRECEDENT IMAGES - FACADE



PRECEDENT IMAGES - LOCAL PORTSMOUTH



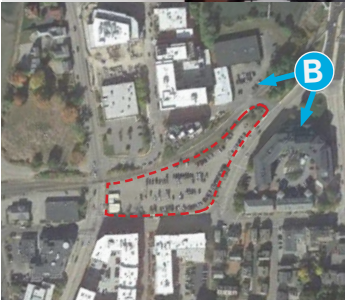
PRECEDENT IMAGES - COMMUNITY SPACE



PERSPECTIVES | DEER & RUSSELL



PERSPECTIVES | RUSSELL & GREEN



PERSPECTIVES | MAPLEWOOD & VAUGHAN



ARCHITECTURE | PLANNING
INTERIOR DESIGN | VDC
BRANDED ENVIRONMENTS

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BOSTON, MA 02110

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

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THANK YOU