



RUSSELL STREET DEVELOPMENT

HDC SUBMISSION #4 | 1.21.2022



PROJECT TEAM

**PORT HARBOR
LAND, LLC**
OWNER

SGA
ARCHITECT



**MARKET SQUARE
ARCHITECTS**
ARCHITECT OF RECORD



TIGHE & BOND
CIVIL



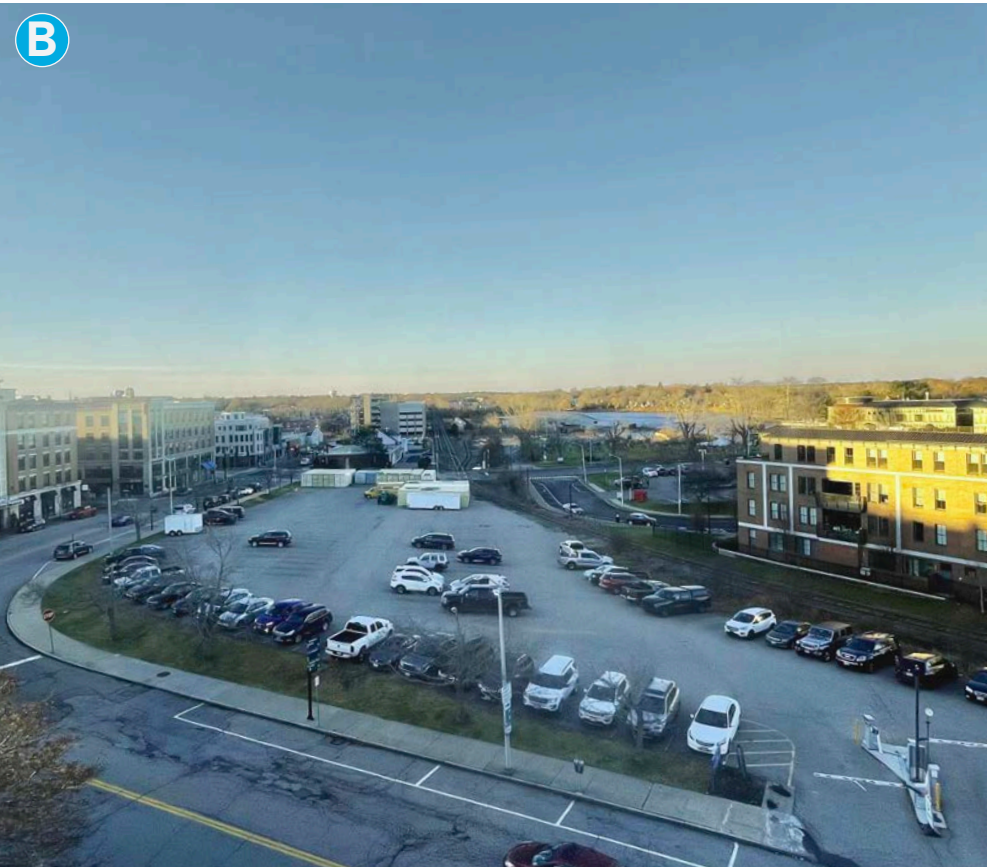
SITE CONTEXT | DOWNTOWN PORTSMOUTH



SITE CONTEXT | NORTH END SITE ANALYSIS



SITE CONTEXT | EXISTING SITE PHOTOS



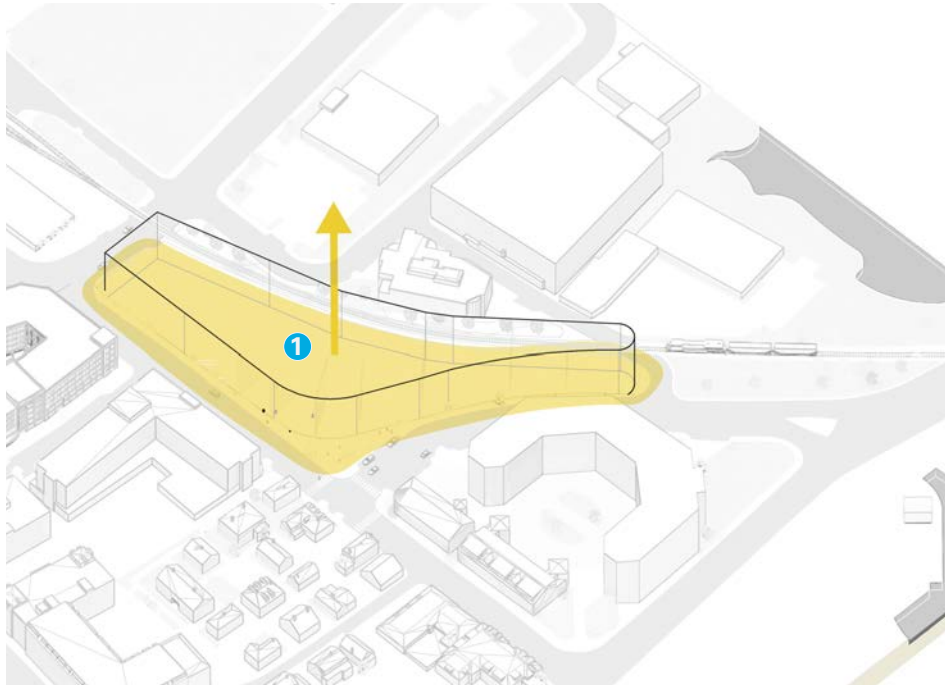
A. View from Russell Street looking South towards site

B. View from Sheraton Hotel looking South toward's site

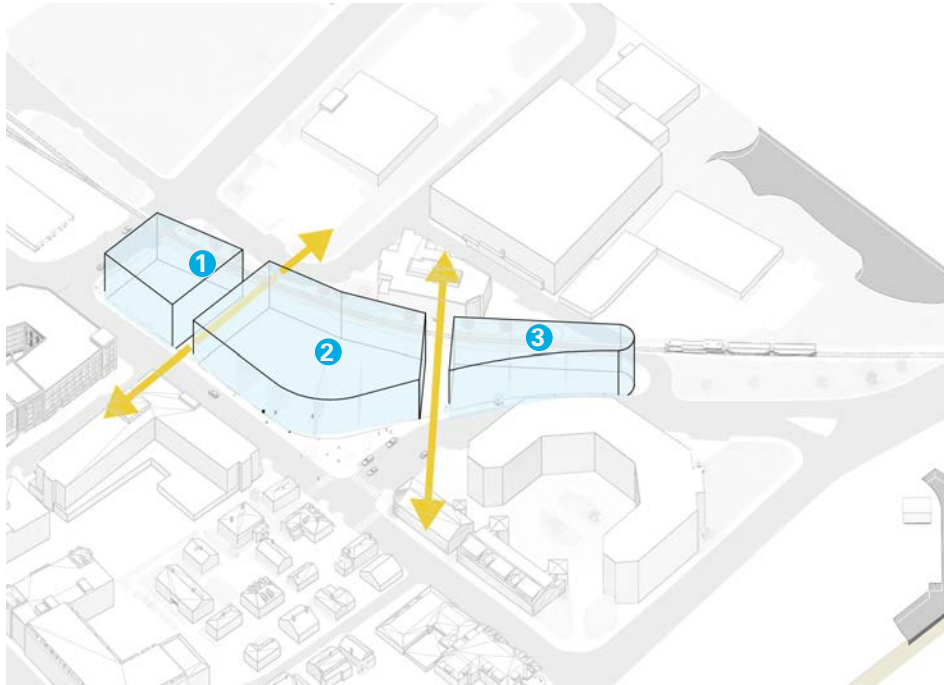
C. View from site looking NE towards Vaughan Street

D. View from site looking South down Maplewood Avenue

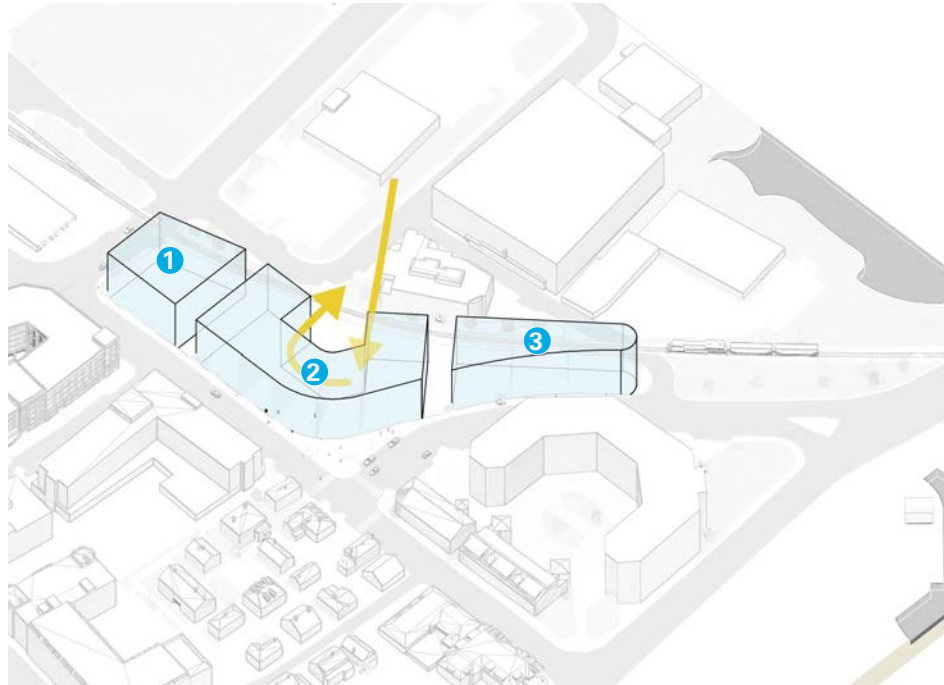
MASSING DIAGRAMS



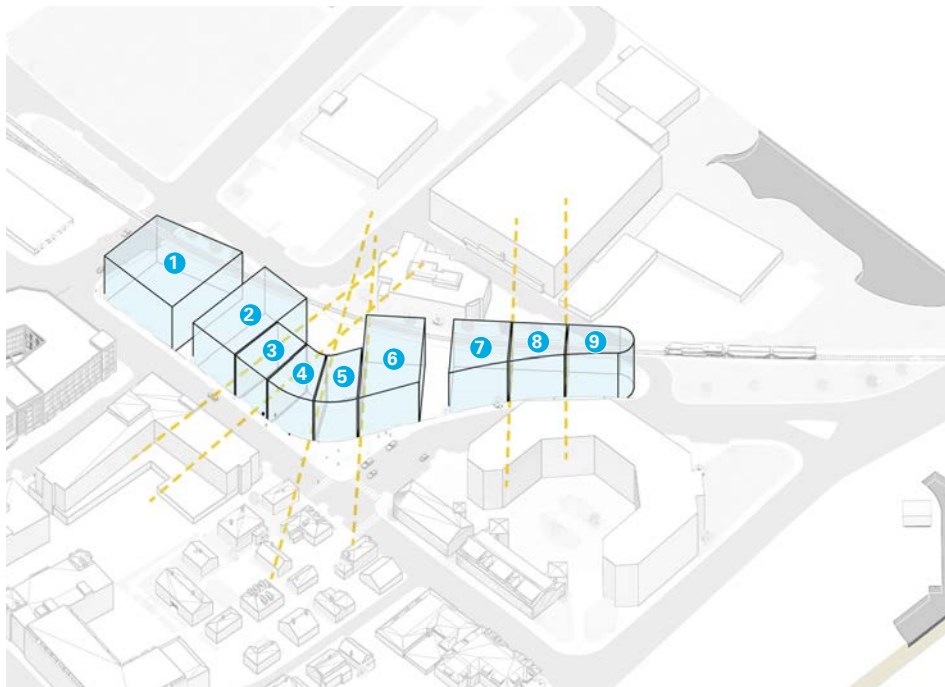
STEP 1: EXTRUDE THE ENTIRE BUILDABLE SITE
TO MAXIMIZE BUILDING HEIGHT AND FOOTPRINT.



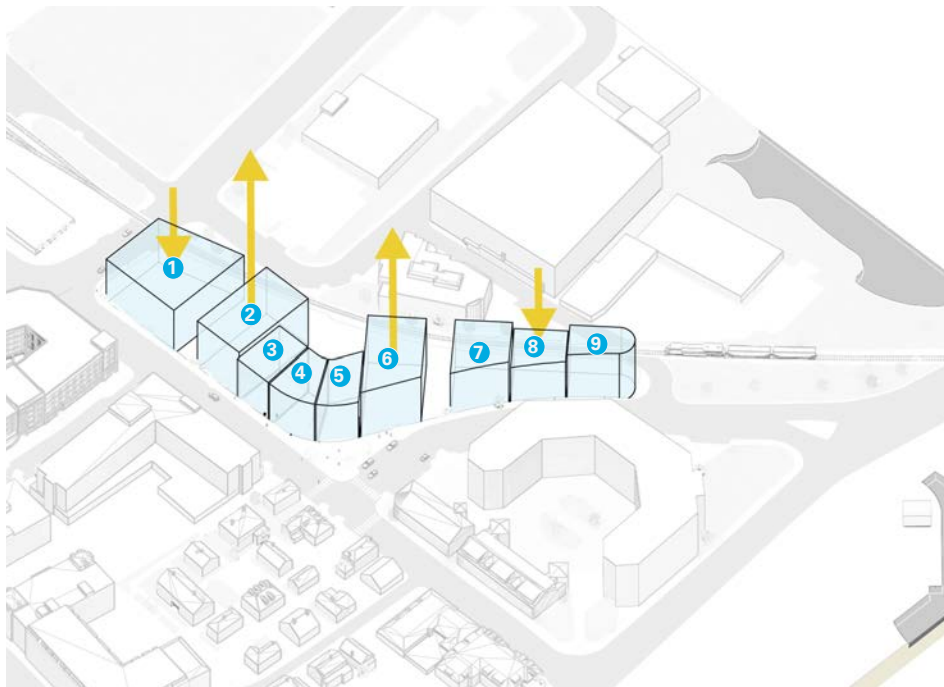
STEP 2: CREATE VIEW CORRIDORS
TO FRAME CONTEXT AND BREAK DOWN BUILDING SCALE.



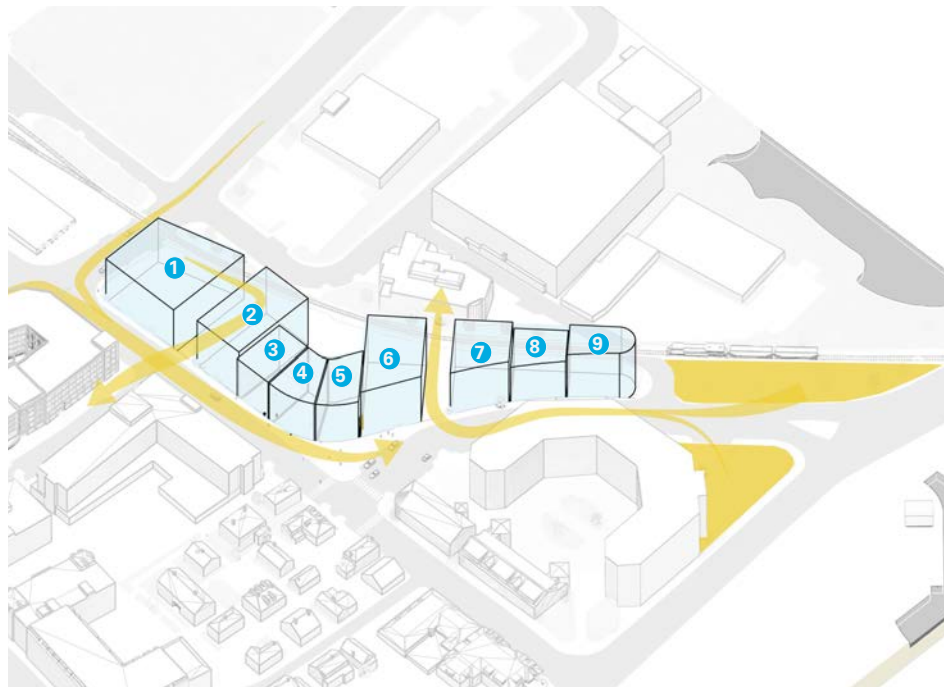
STEP 3: CARVE AWAY AT THE MASS
TO FORM OUTDOOR COURTYARD SPACE.



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

FACADE STUDY | DOWNTOWN PORTSMOUTH



1. CREATE AN ACTIVE GROUND & DEFINE ENTRANCES



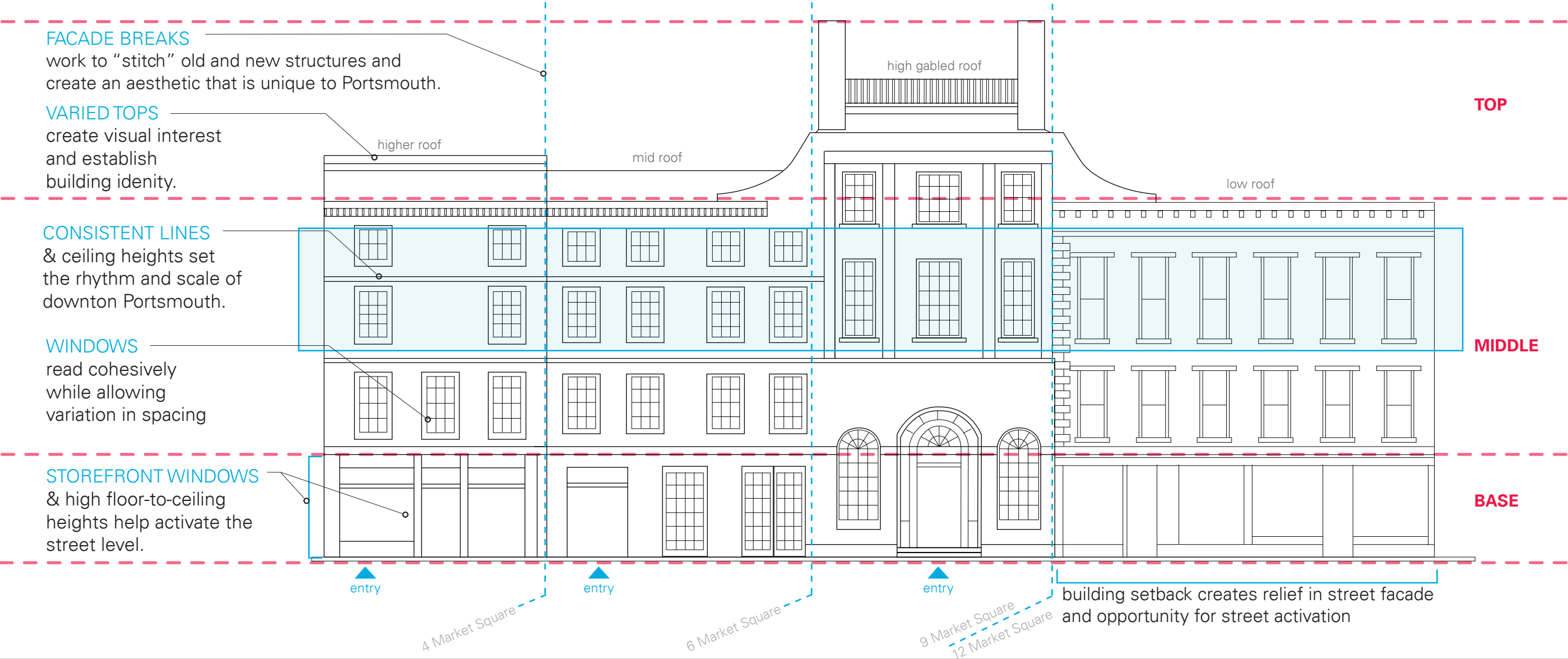
2. MAINTAIN WINDOW LINES



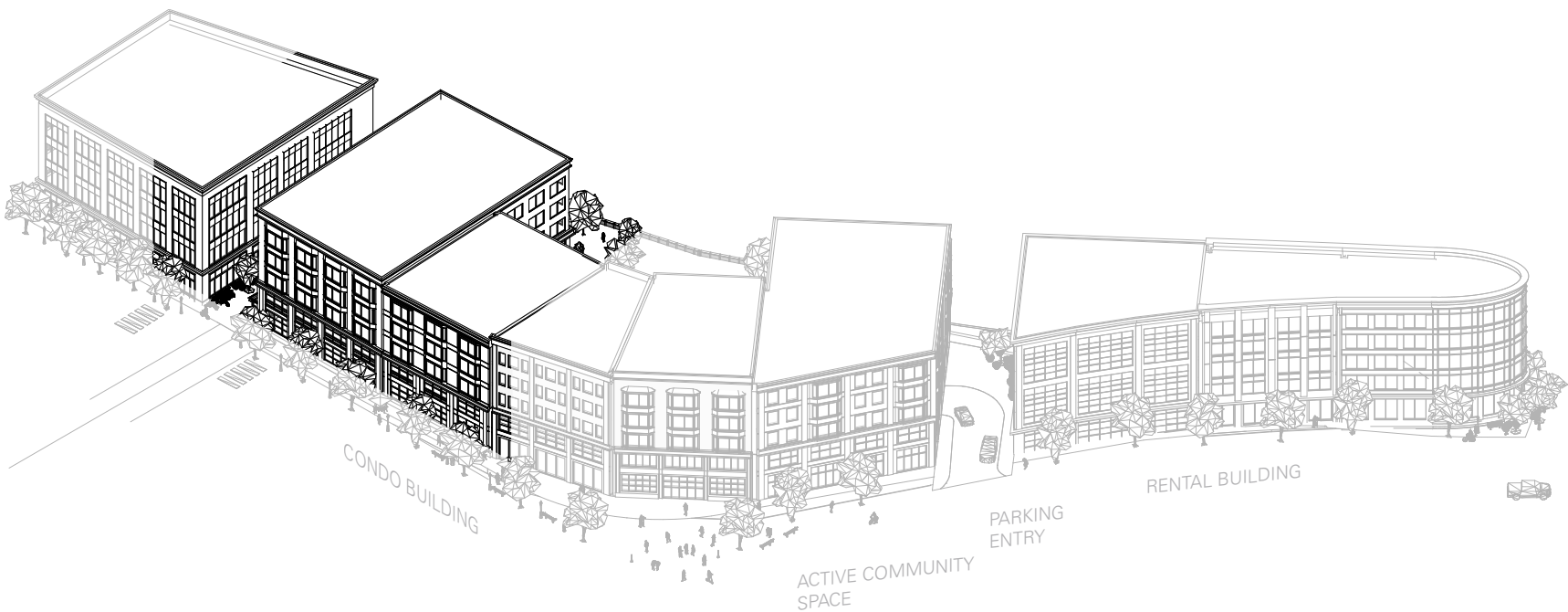
3. PRESERVE FACADE RHYTHM



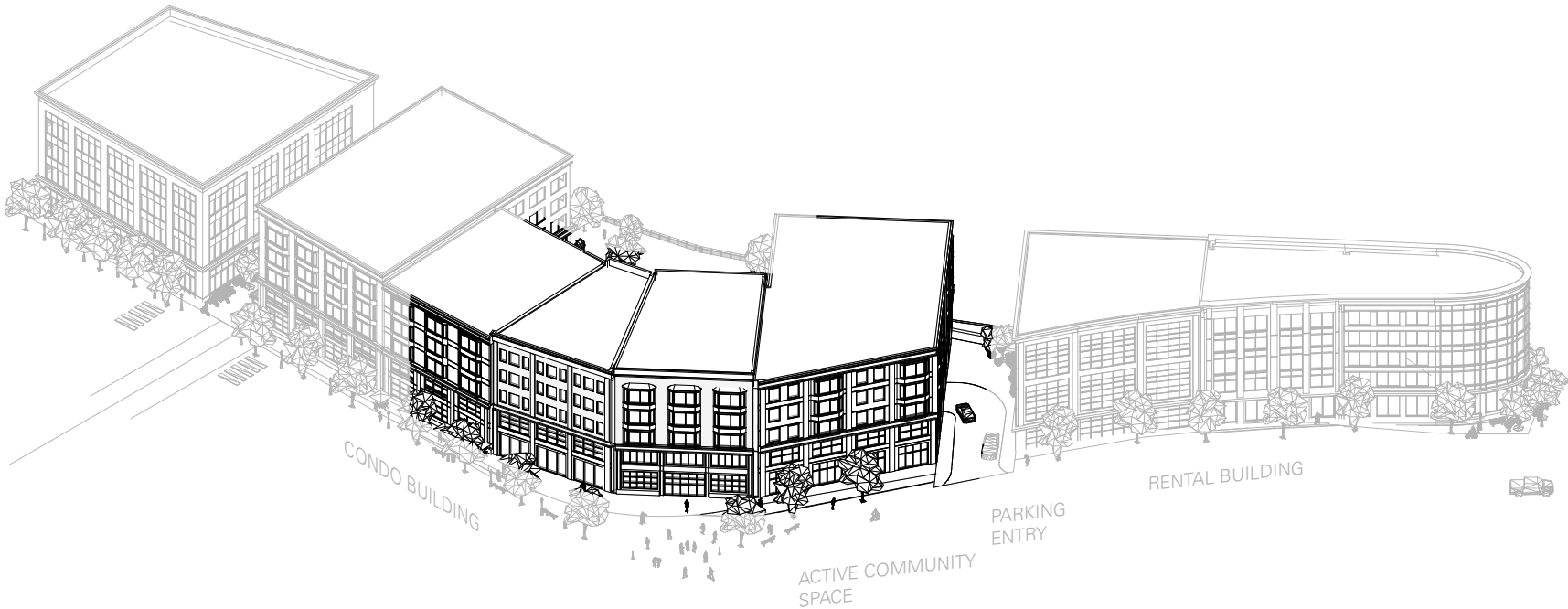
FACADE STUDY AT MARKET SQUARE



FACADE DESIGN | OFFICE AND CONDO PARTIAL ELEVATION



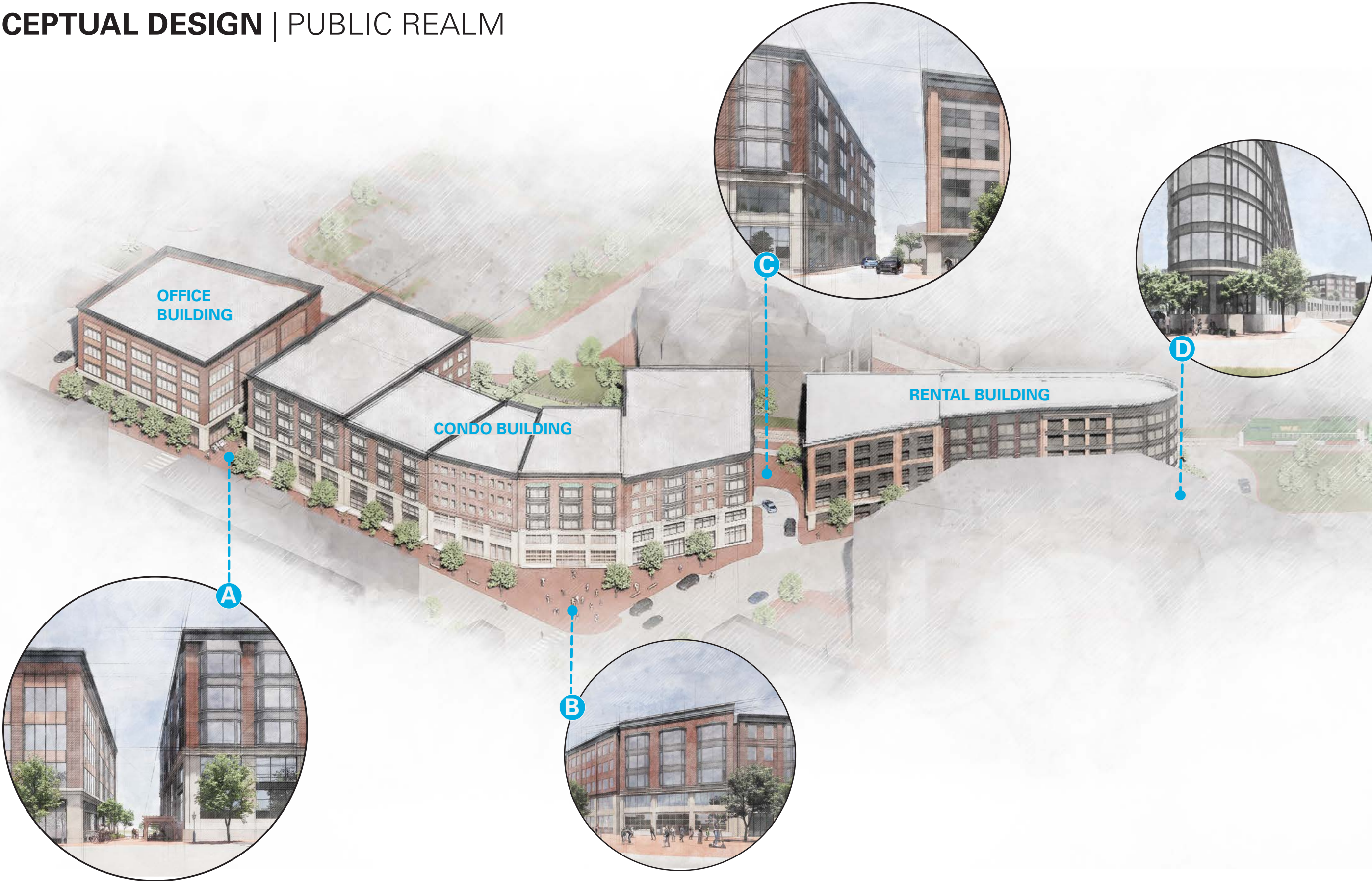
FACADE DESIGN | CONDO PARTIAL ELEVATION



FACADE BREAKS



CONCEPTUAL DESIGN | PUBLIC REALM



CONCEPTUAL DESIGN | PUBLIC REALM - VIEW A | DEER STREET PUBLIC ALLEY



CONCEPTUAL DESIGN | PUBLIC REALM - VIEW B | DEER & RUSSELL STREET PLAZA



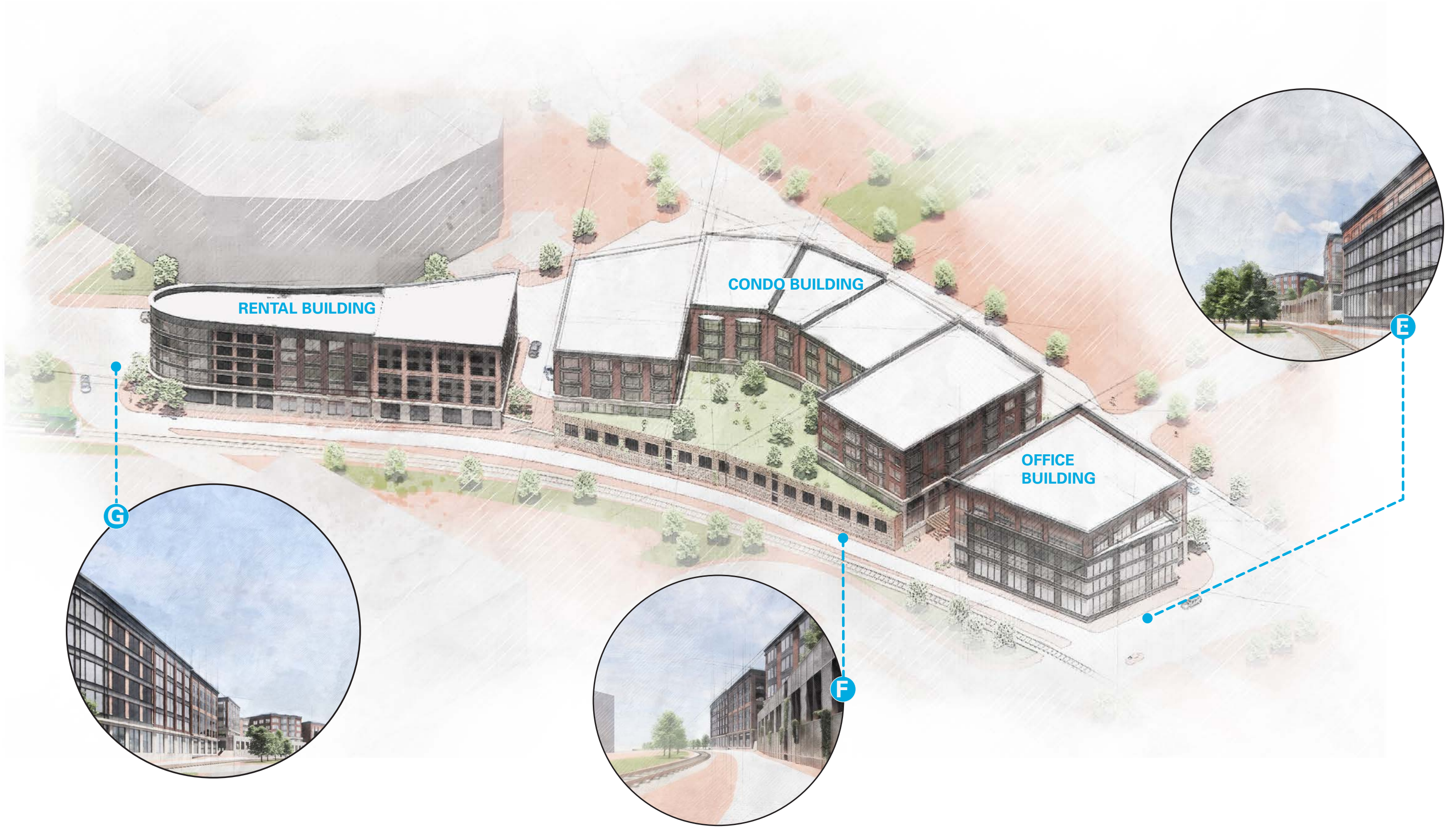
CONCEPTUAL DESIGN | PUBLIC REALM - VIEW C | RUSSELL STREET PARKING ENTRY



CONCEPTUAL DESIGN | PUBLIC REALM - VIEW D | GREEN AND RUSSELL STREET PLAZA



CONCEPTUAL DESIGN | PUBLIC REALM (CONTINUED)



CONCEPTUAL DESIGN | PUBLIC REALM - VIEW E | REAR VIEW FROM MAPLEWOOD STREET



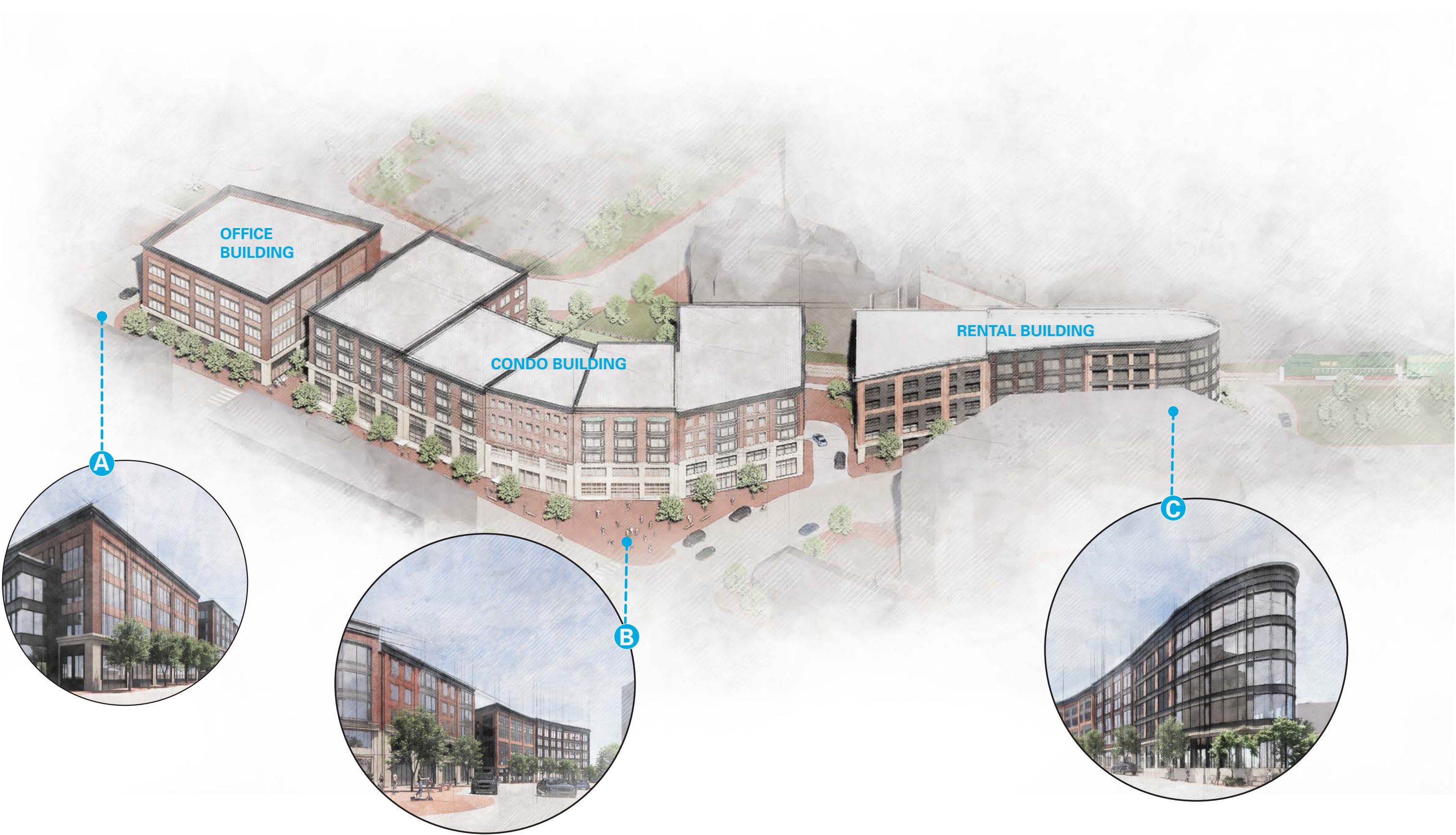
CONCEPTUAL DESIGN | PUBLIC REALM - VIEW F | REAR VEHICULAR ACCESS



CONCEPTUAL DESIGN | PUBLIC REALM - VIEW G | REAR VIEW FROM GREEN AND RUSSELL ST



CONCEPTUAL DESIGN | FACADE



CONCEPTUAL DESIGN | FACADE - VIEW A | MAPLEWOOD AND RUSSELL STREET EDGE



CONCEPTUAL DESIGN | FACADE - VIEW B | DEER AND RUSSELL STREET PLAZA



CONCEPTUAL DESIGN | FACADEVV - VIEW C | GREEN AND RUSSELL STREET PLAZA



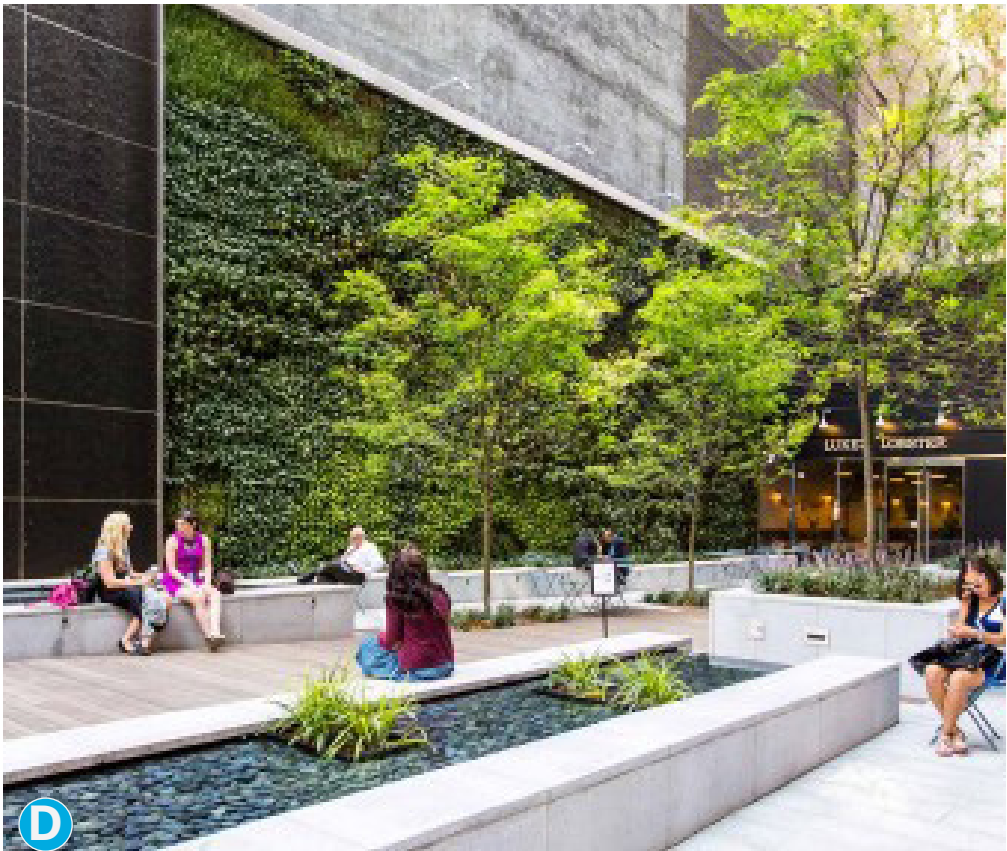
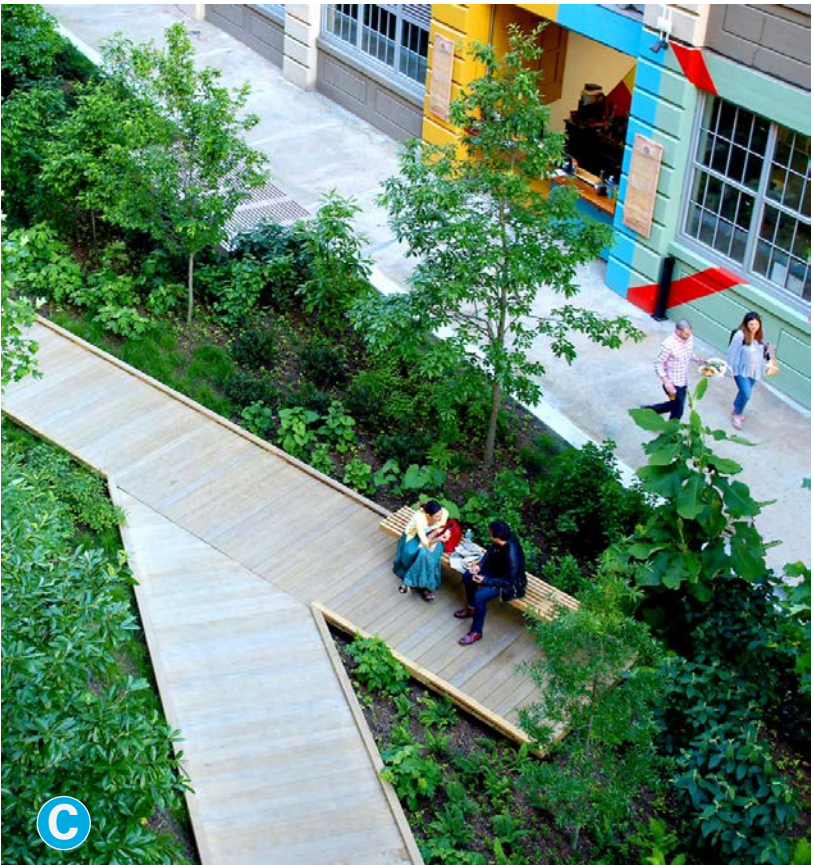
PRECEDENT IMAGES - FACADE



PRECEDENT IMAGES - LOCAL PORTSMOUTH



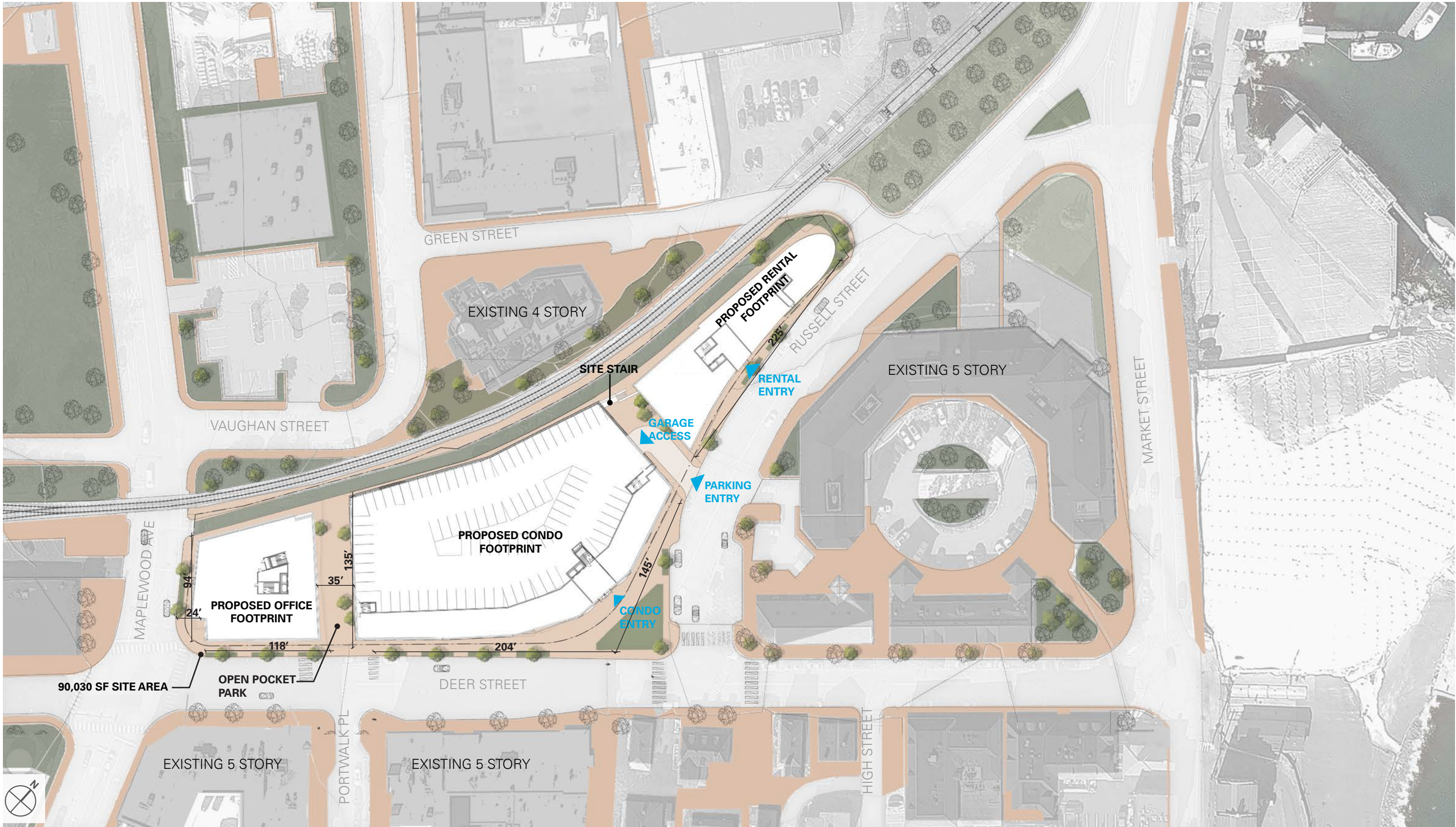
PRECEDENT IMAGES - COMMUNITY SPACE



CONTEXTUAL SITE PLAN



GROUND FLOOR PLAN



ARCHITECTURE | PLANNING
INTERIOR DESIGN | VDC
BRANDED ENVIRONMENTS

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THANK YOU