



RUSSELL STREET DEVELOPMENT

HDC WORKSESSION #5 | 3.02.2022



TWO INTERNATIONAL
GROUP

**PORT HARBOR
LAND, LLC**
OWNER



SGA
ARCHITECT



**MARKET SQUARE
ARCHITECTS**
ARCHITECT OF RECORD



TIGHE & BOND
CIVIL



RUSSELL STREET DEVELOPMENT

HDC WORKSESSION #5

1. SITE CONTEXT	4 - 12
2. BUILDING DESIGN	13- 16
3. BUILDING 1	17 - 23
4. BUILDING 2	24 - 32
5. BUILDING 3	33 - 39

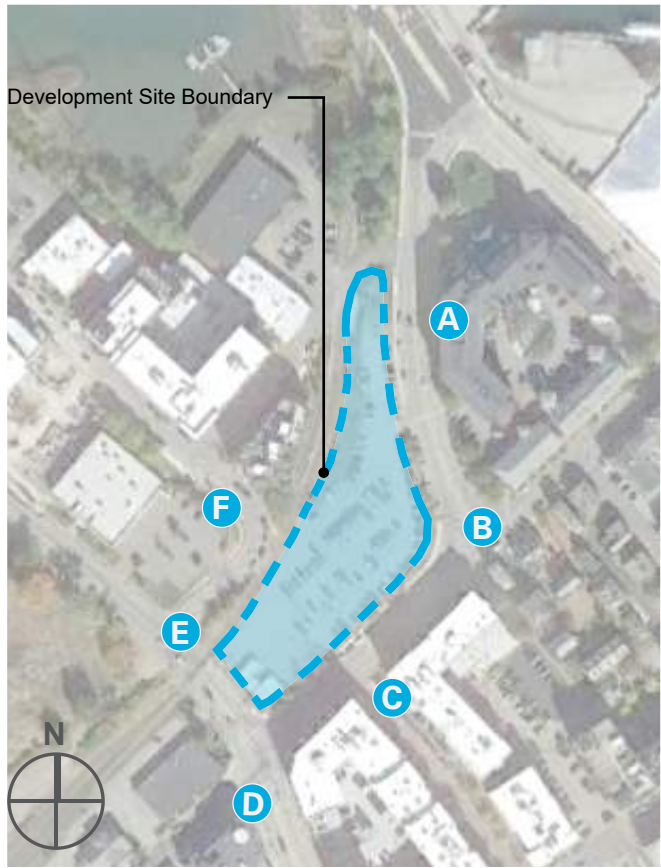


1. SITE CONTEXT

SITE CONTEXT | DOWNTOWN PORTSMOUTH



SITE CONTEXT | EXISTING SITE PHOTOS



A. DEER STREET AERIAL, LOOKING SOUTH
B. DEER STREET, LOOKING WEST
C. PORTWALK PLACE, LOOKING NORTH
D. DEER STREET, LOOKING EAST
E. MAPLEWOOD AVENUE, LOOKING SOUTH
F. VAUGHAN STREET, LOOKING SOUTH



SITE CONTEXT | DOWNTOWN PORTSMOUTH



1. CREATE AN ACTIVE GROUND & DEFINE ENTRANCES



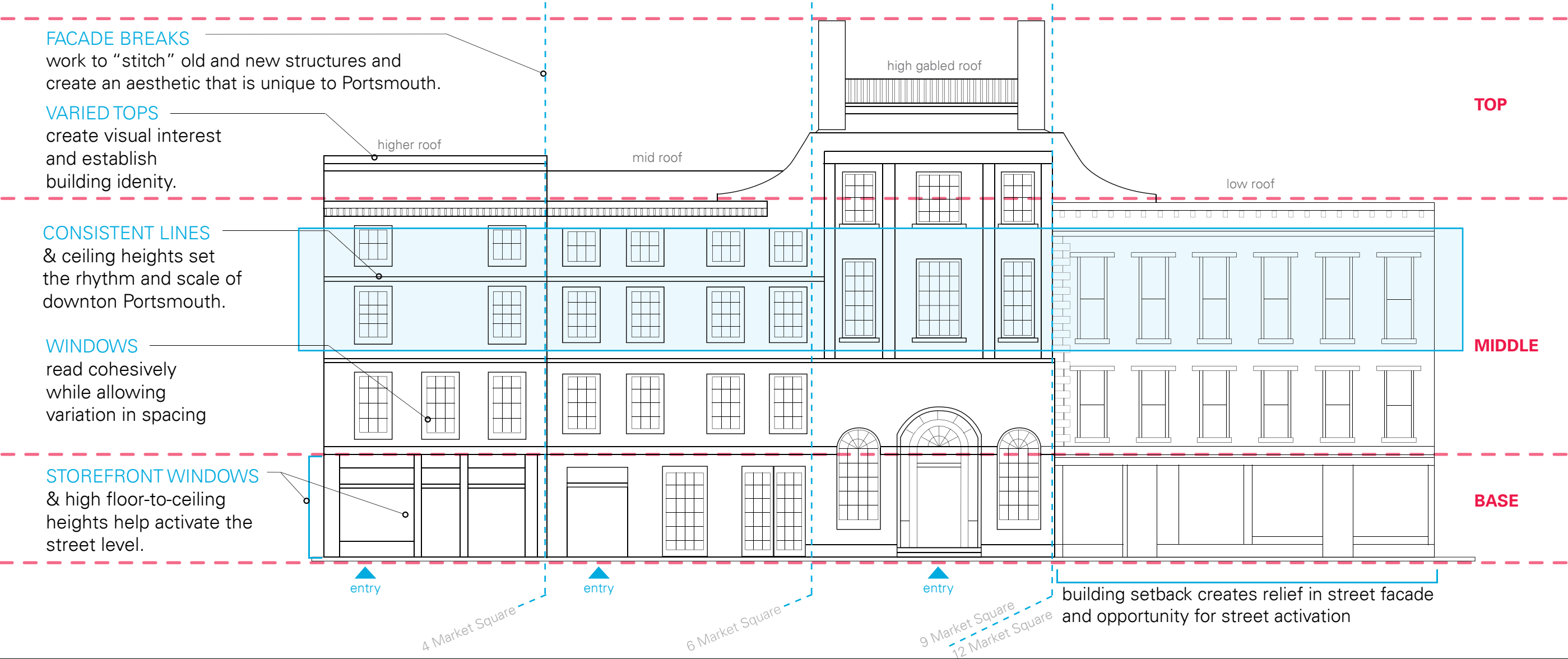
2. MAINTAIN WINDOW LINES



3. PRESERVE FACADE RHYTHM



FACADE STUDY AT MARKET SQUARE



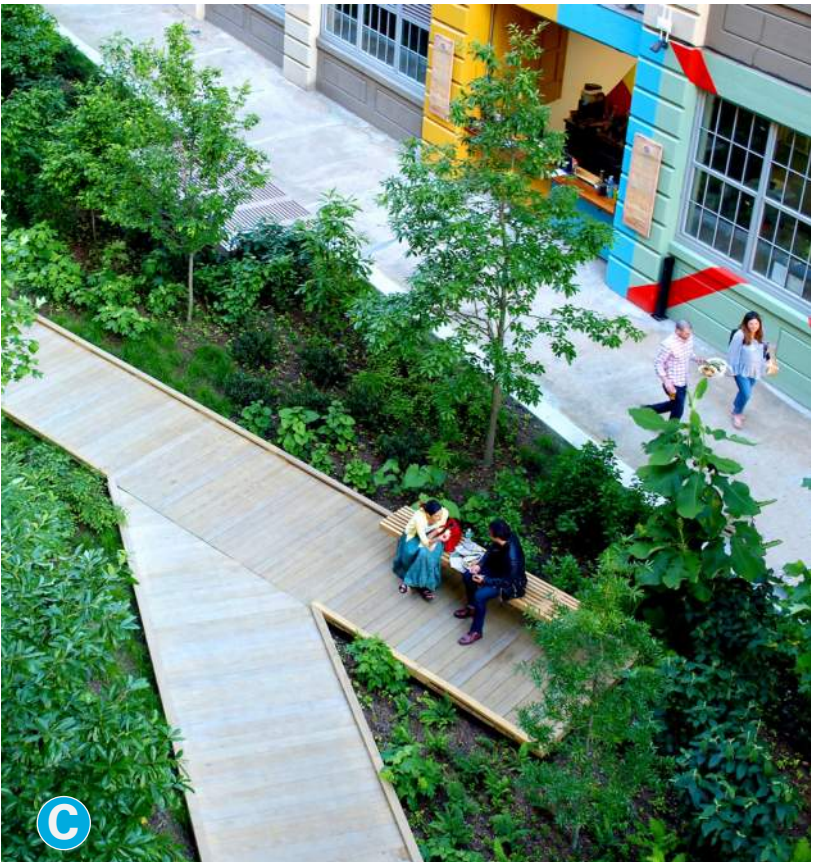
SITE CONTEXT | LOCAL PORTSMOUTH PRECEDENT STUDIES



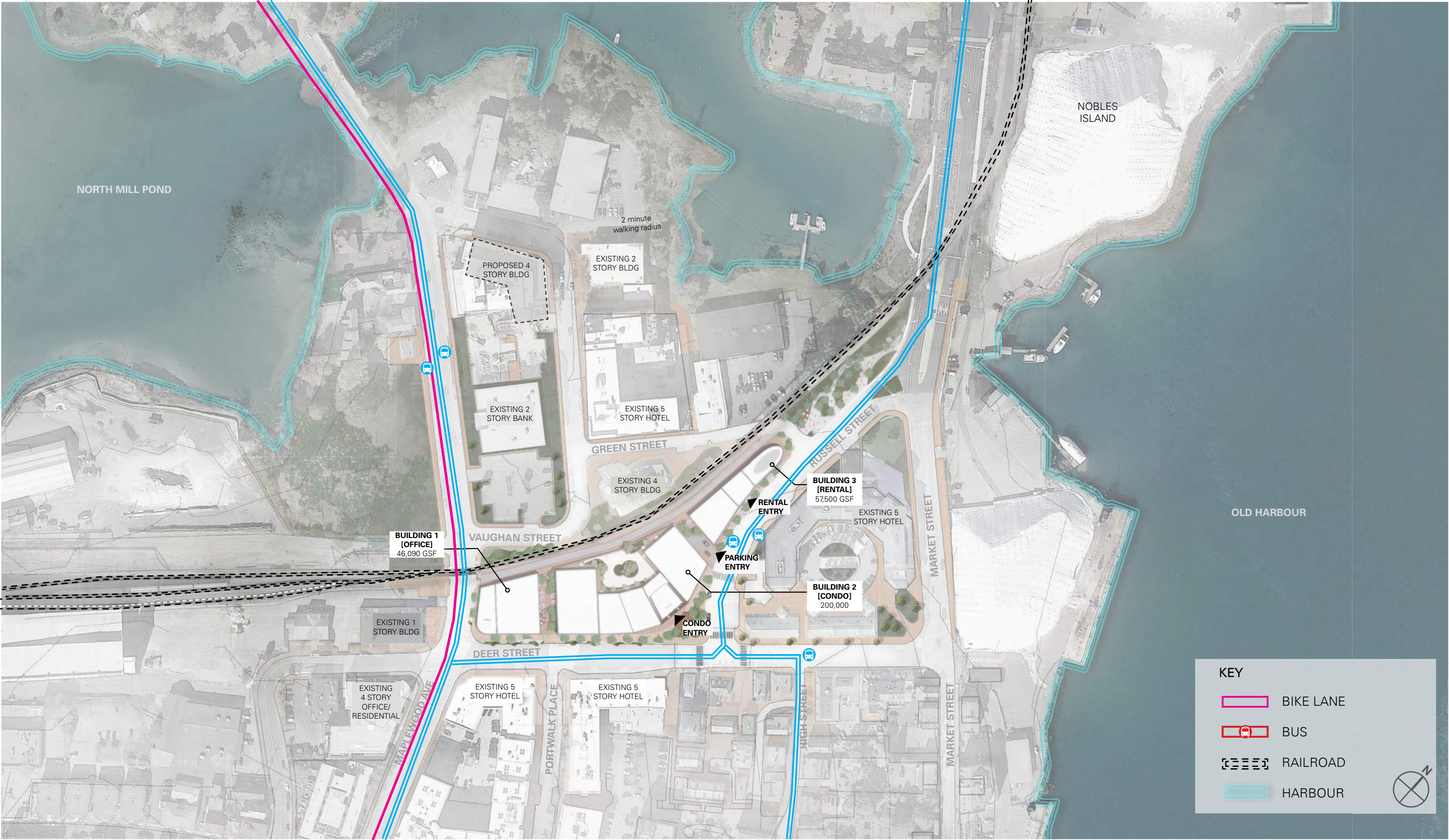
SITE CONTEXT | BUILDING FACADE PRECEDENT STUDIES



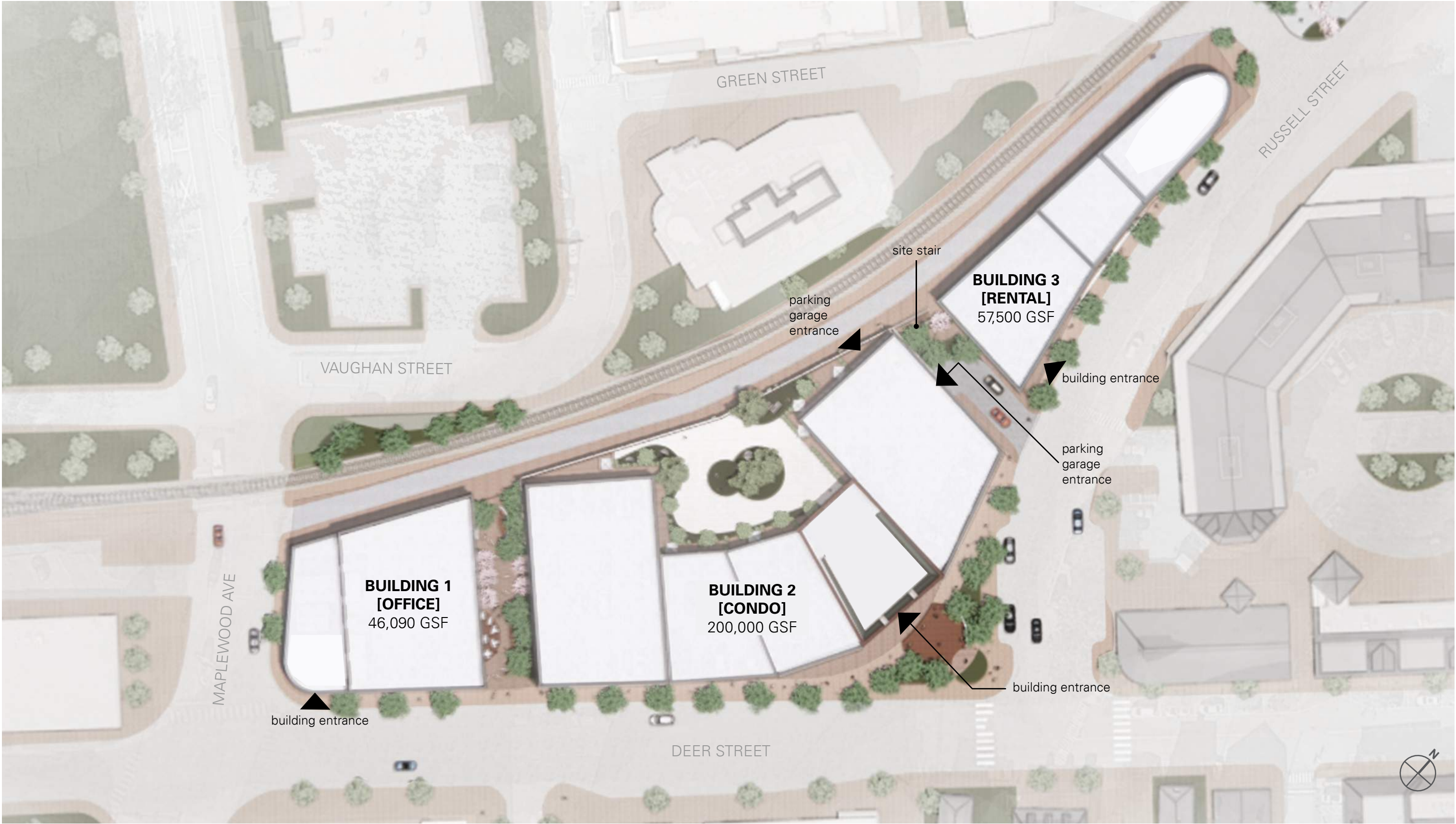
SITE CONTEXT | PUBLIC REALM PRECEDENT STUDIES



SITE CONTEXT | EXTENDED CONTEXT SITE PLAN



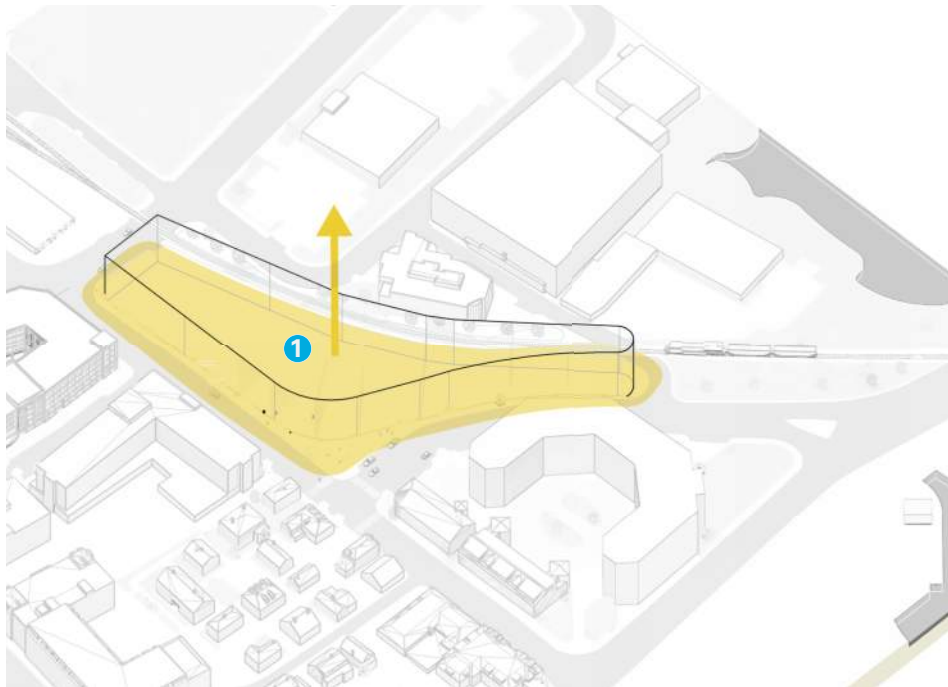
SITE CONTEXT | PROJECT SITE PLAN



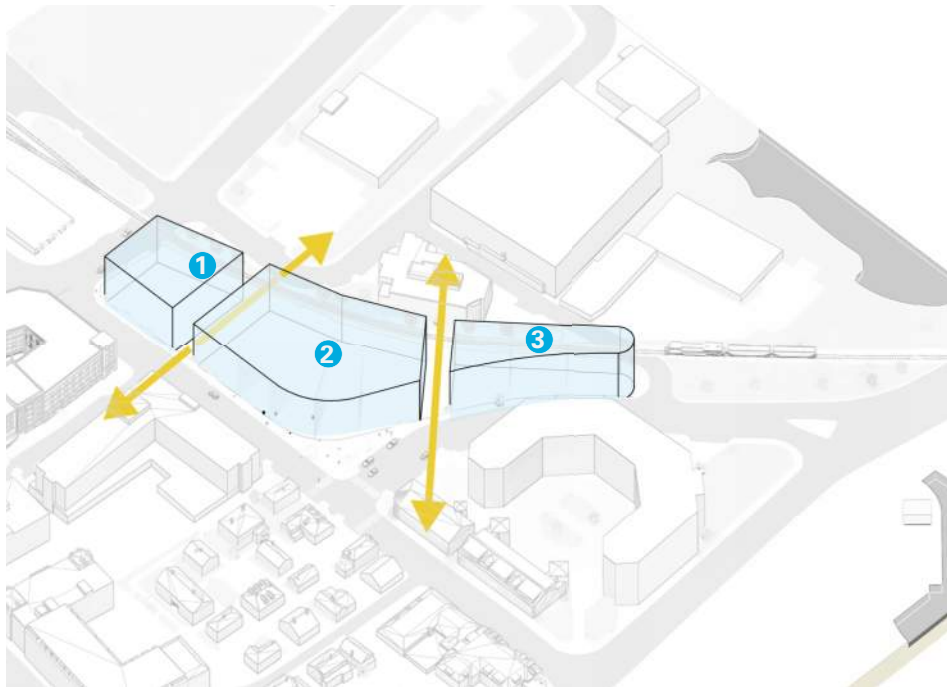
An aerial photograph of a coastal town, likely in New England, showing a mix of residential and commercial buildings along a waterfront. A large bridge spans a river or harbor in the upper left. The town is densely packed with buildings, and a road runs along the water's edge. The image is used as a background for a presentation slide.

2. BUILDING DESIGN

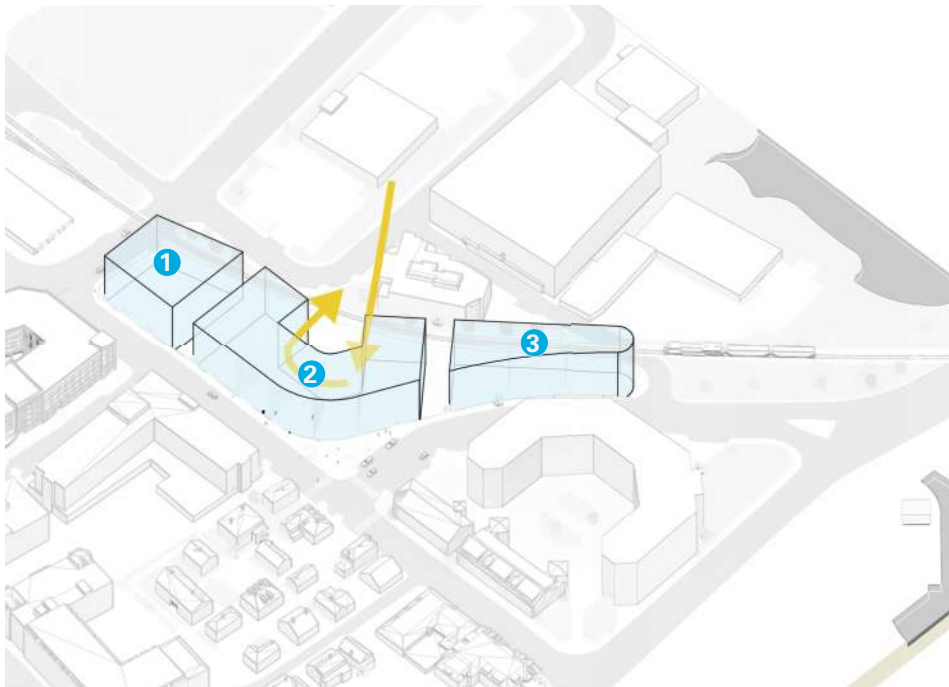
BUILDING DESIGN | MASSING DIAGRAMS



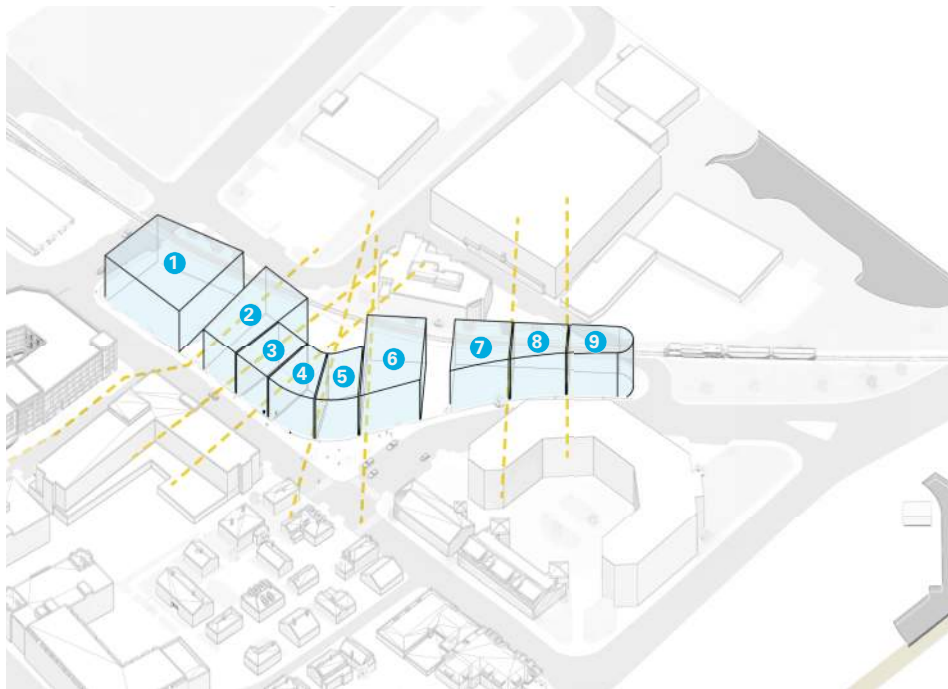
STEP 1: EXTRUDE THE ENTIRE BUILDABLE SITE
TO MAXIMIZE BUILDING HEIGHT AND FOOTPRINT.



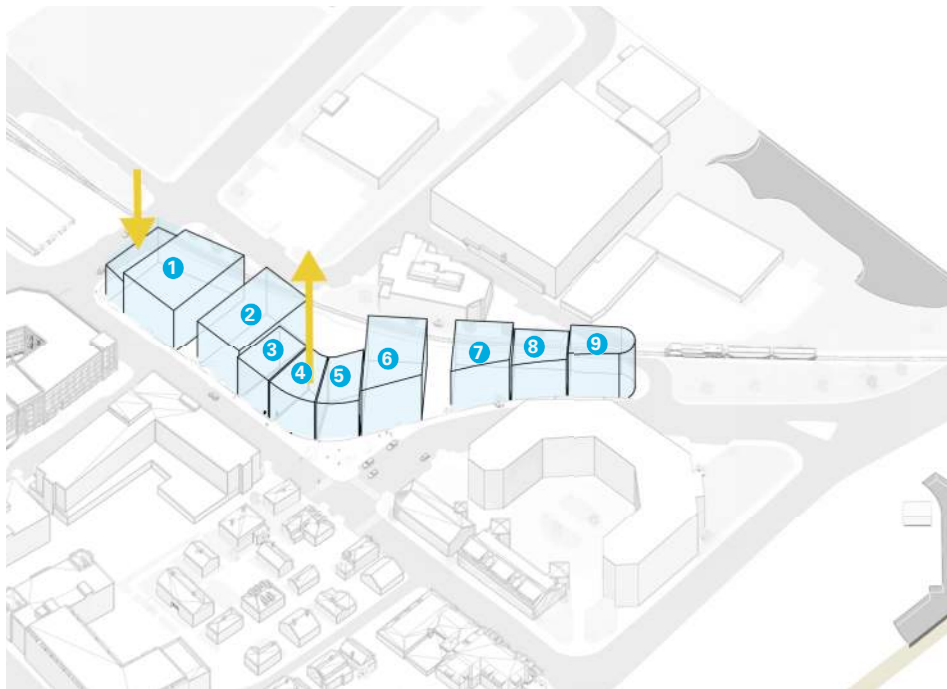
STEP 2: CREATE VIEW CORRIDORS
TO FRAME CONTEXT AND BREAK DOWN BUILDING SCALE.



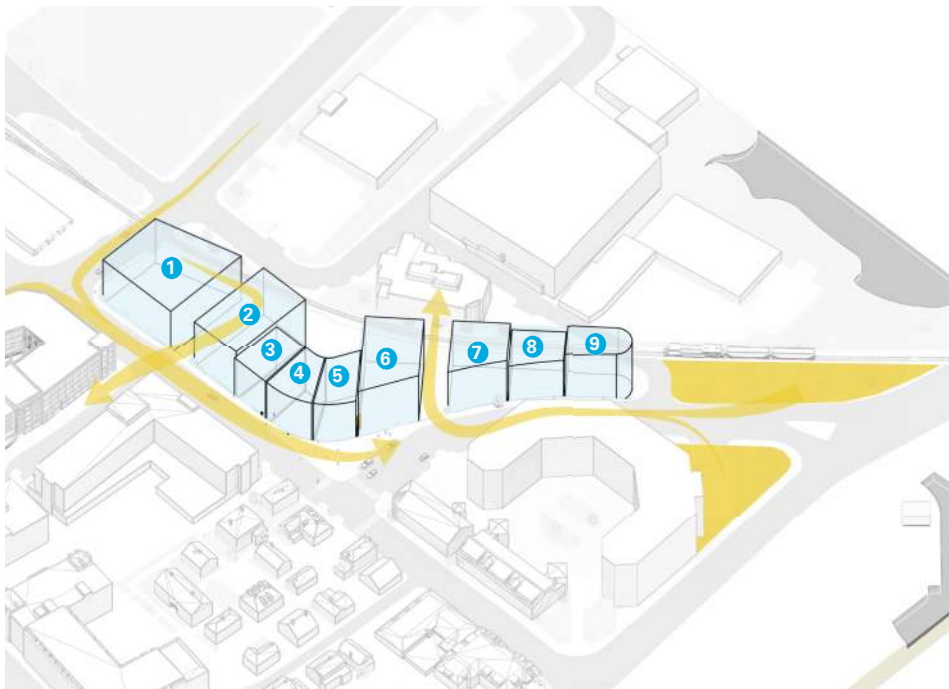
STEP 3: CARVE AWAY AT THE MASS
TO FORM OUTDOOR COURTYARD SPACE.



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

BUILDING DESIGN | FRONT AXONOMETRIC



BUILDING DESIGN | REAR AXONOMETRIC



An aerial photograph of a coastal town, likely in New England, showing a mix of residential and commercial buildings along a waterfront. A large bridge spans a river or harbor in the upper portion of the image. The town is densely packed with buildings, and a road runs along the waterfront. The text "3. BUILDING 1" is overlaid in the center of the image.

3. BUILDING 1

BUILDING 1 | VIEW A



BUILDING 1 | VIEW B



BUILDING 1 | SUPPLEMENTAL VIEWS



BUILDING 1 | PUBLIC REALM DESIGN



SEATING WITH PLANTING MOMENT



ART OR LIGHT FEATURE



PLACE-MAKING NODES

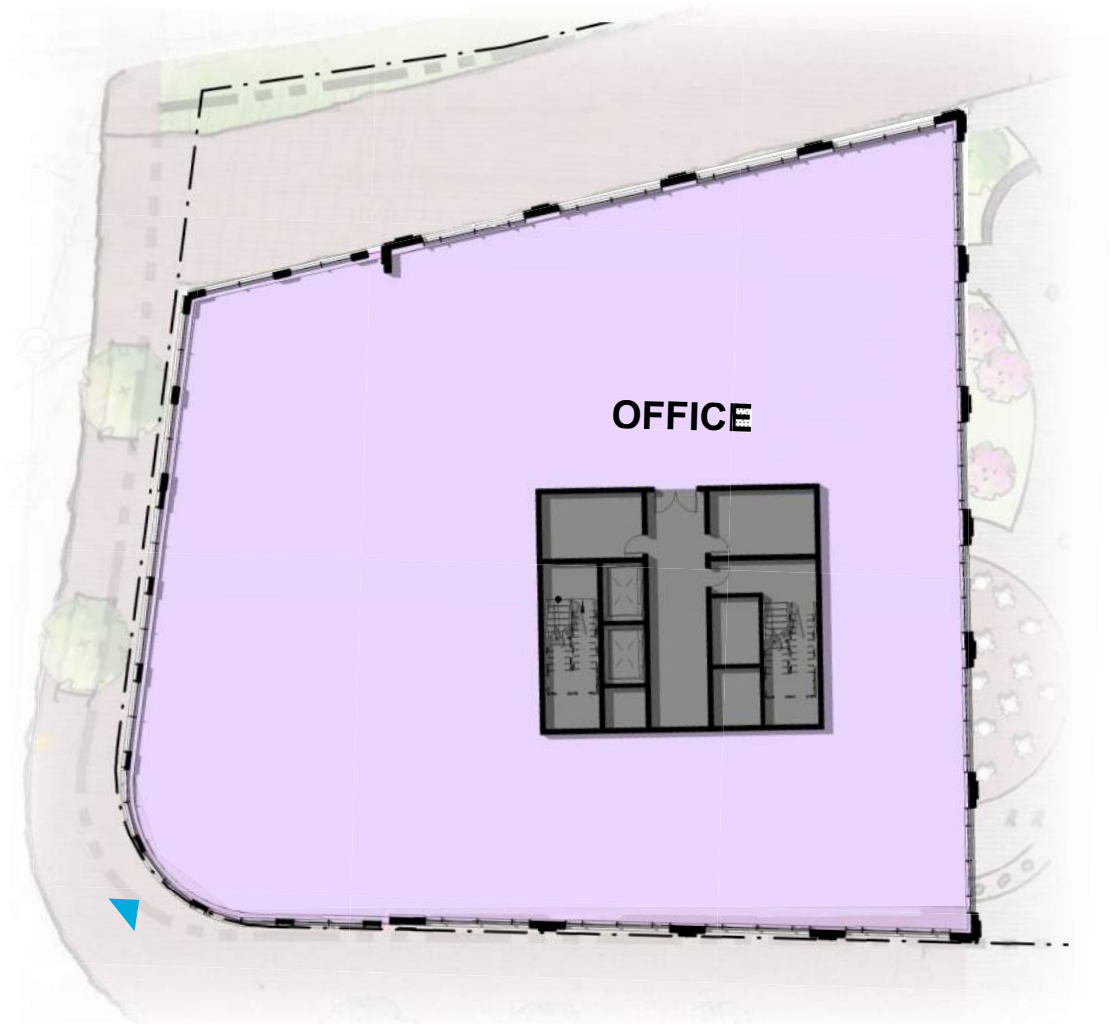


MEWS COMMUNITY SPACE

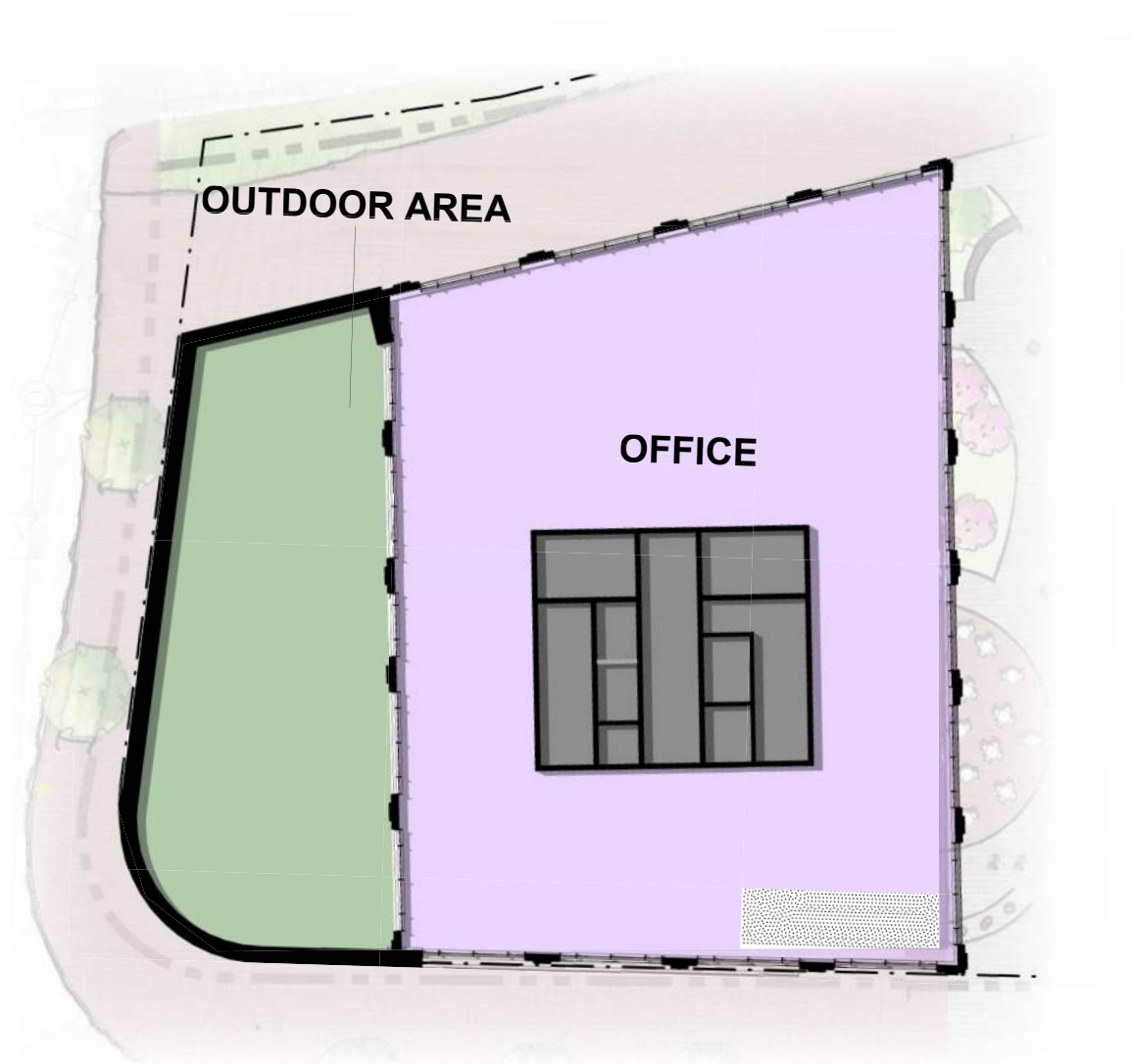
Tighe&Bond

BUILDING 1 | FLOOR PLANS

GROUND THROUGH LEVEL 3 FLOOR PLAN



LEVEL 4 FLOOR PLAN



CORE

OFFICE SPACE

OUTDOOR AREA

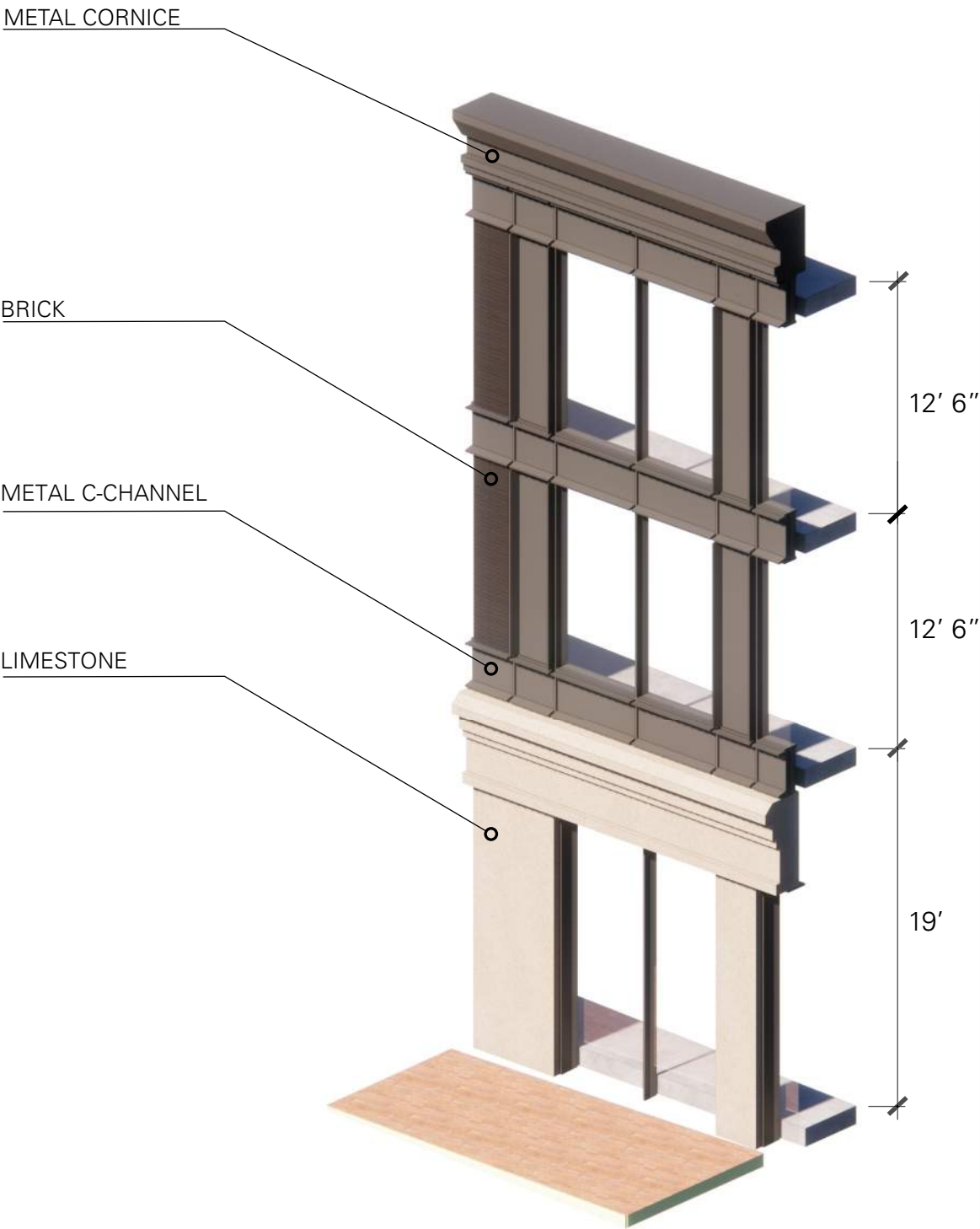
36,300 GSF

2,300 GSF

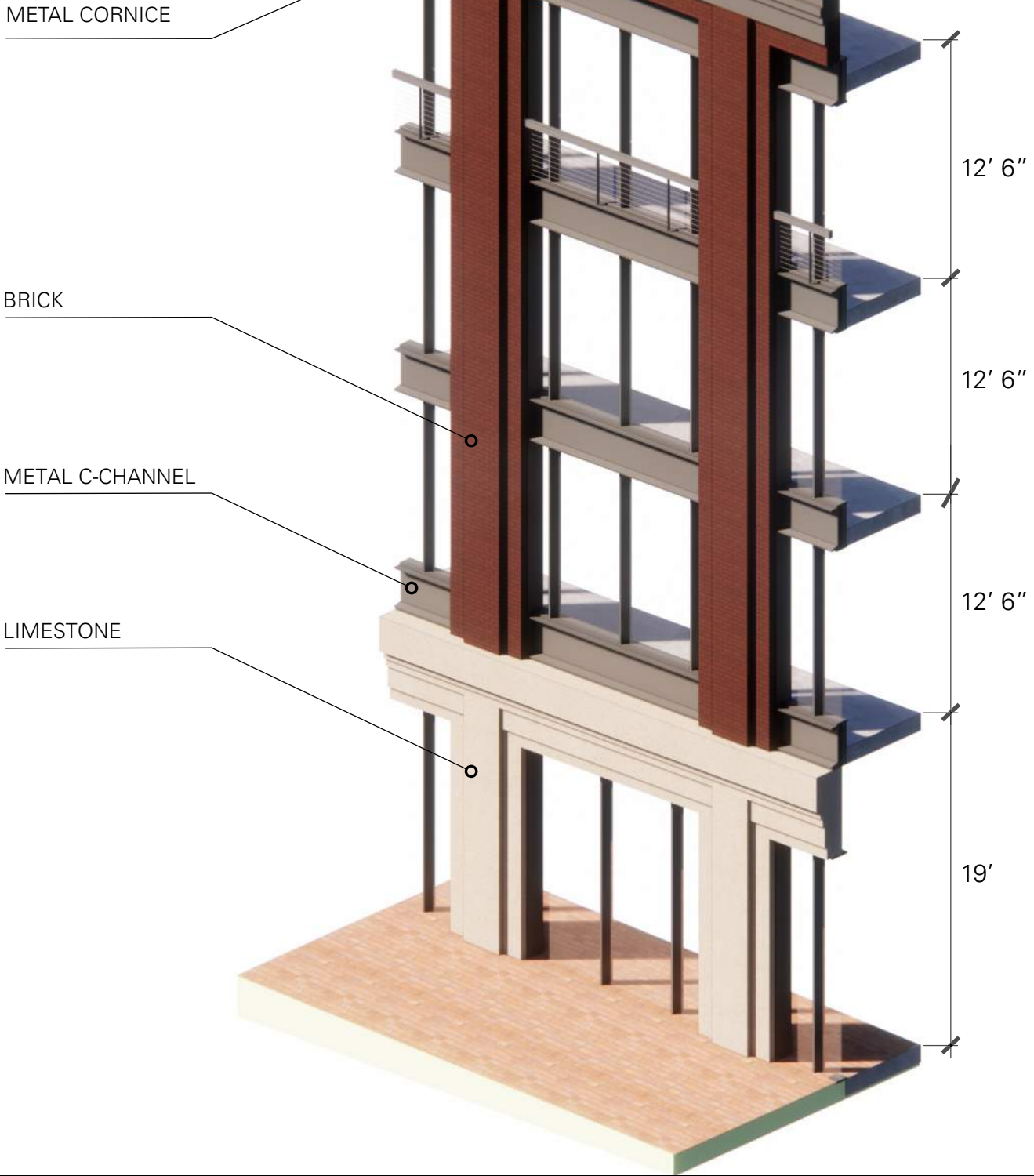


BUILDING 1 | BAY STUDIES

BAY 1



BAY 2



An aerial photograph of a coastal town, likely in Maine, showing a mix of residential and commercial buildings along a waterfront. A large bridge spans a river or bay in the upper portion of the image. The town is densely packed with buildings, and a road runs along the water's edge. The overall scene is captured in a slightly desaturated, high-angle perspective.

4. BUILDING 2

BUILDING 2 | VIEW A



BUILDING 2 | VIEW B



BUILDING 2 | SUPPLEMENTAL VIEWS

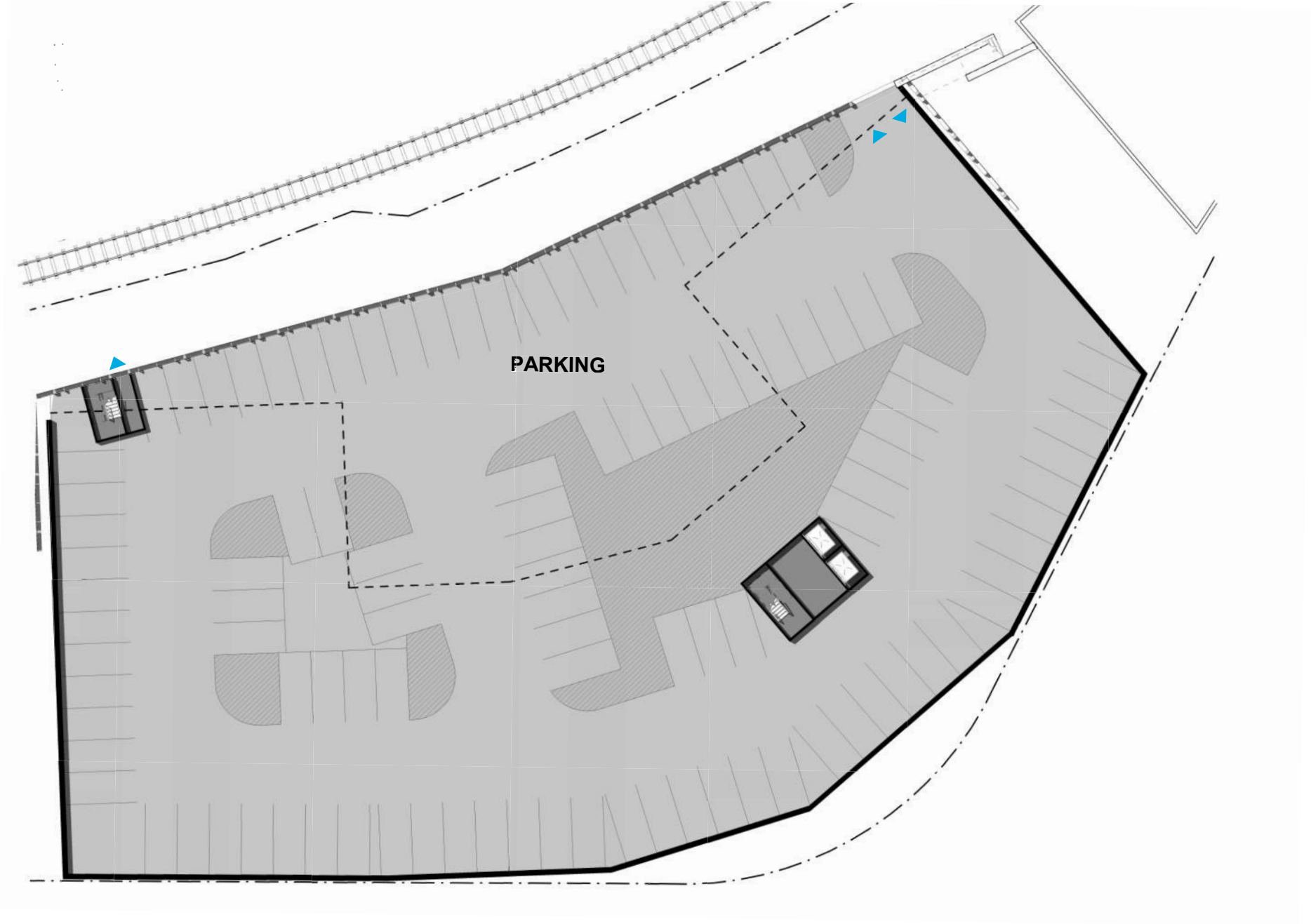


BUILDING 2 | PUBLIC REALM DESIGN



BUILDING 2 | FLOOR PLANS

PARKING LEVEL FLOOR PLAN



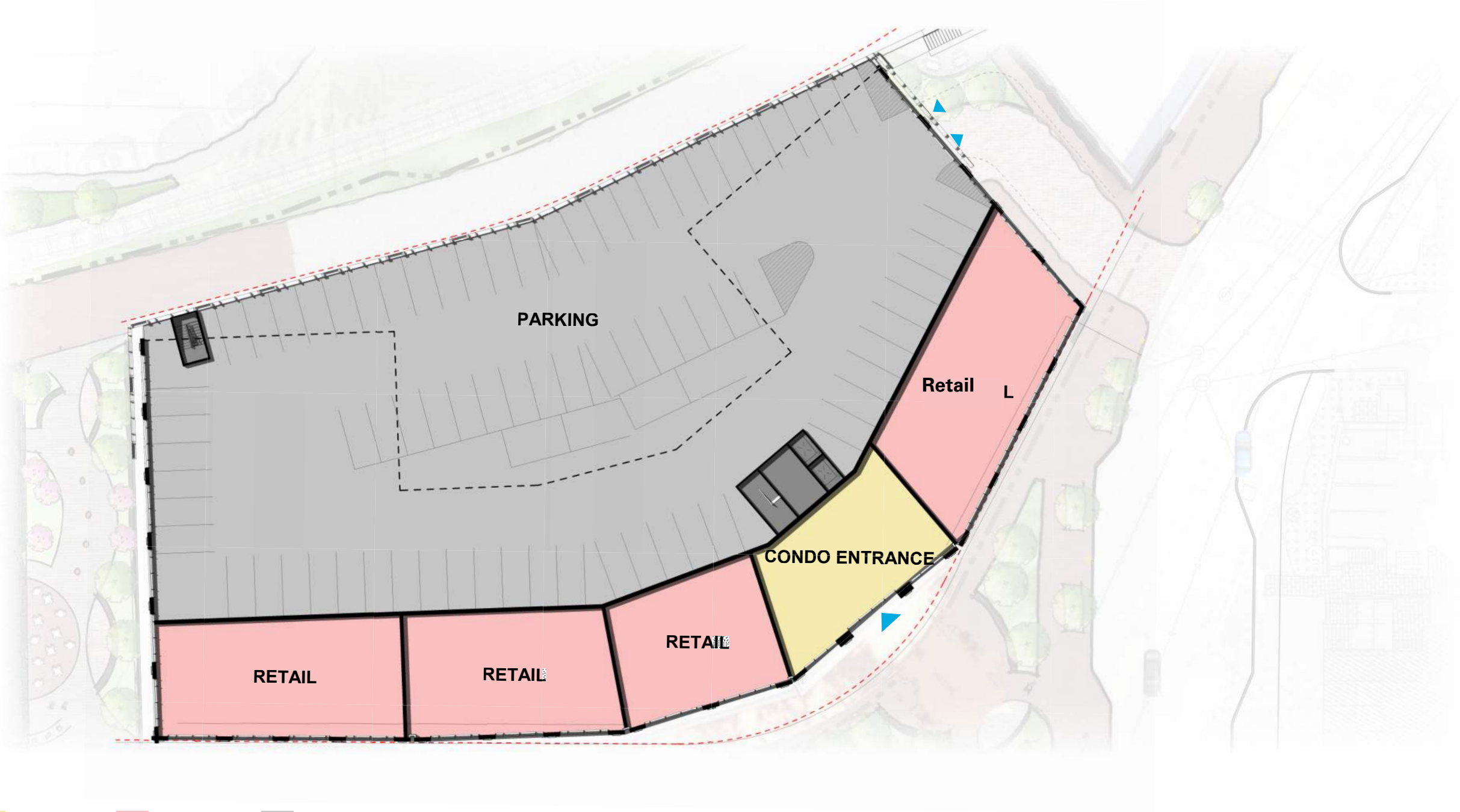
CORE PARKING

40,000 GSF



BUILDING 2 | FLOOR PLANS

GROUND LEVEL FLOOR PLAN



CORE LOBBY RETAIL PARKING

40,000 GSF



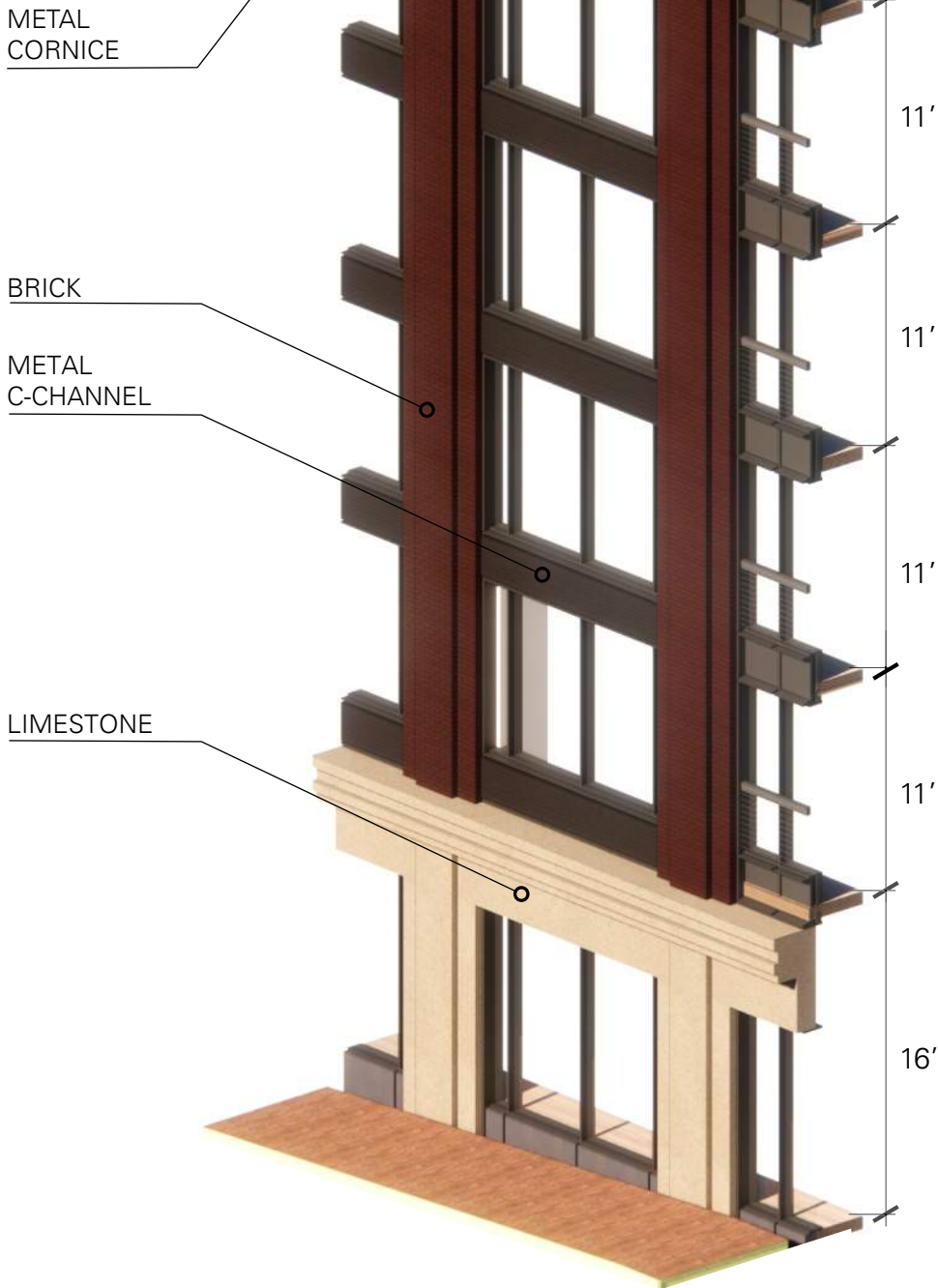
BUILDING 2 | FLOOR PLANS

TYPICAL LEVEL FLOOR PLAN (LEVELS 2-5)

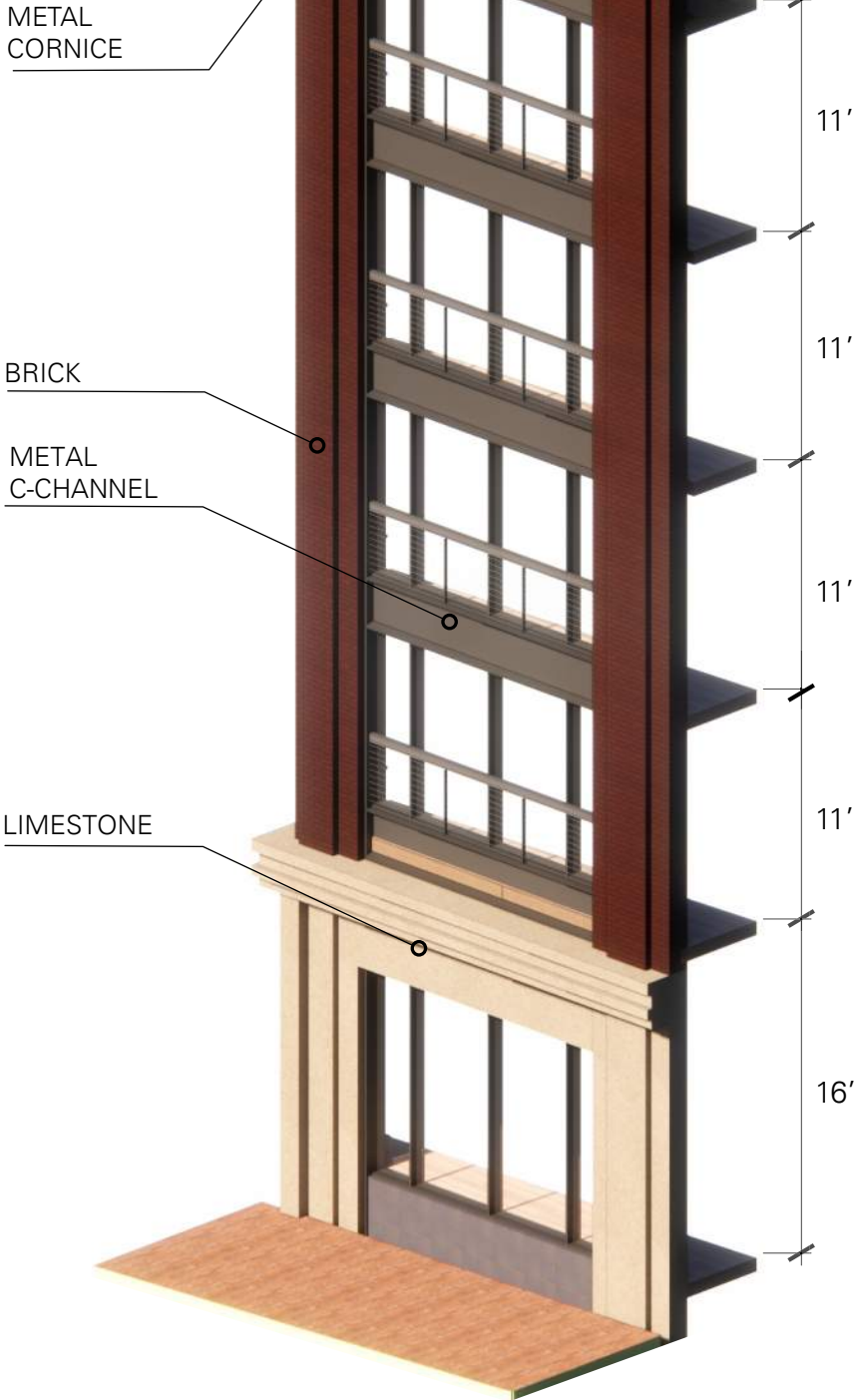


BUILDING 2 | BAY STUDIES

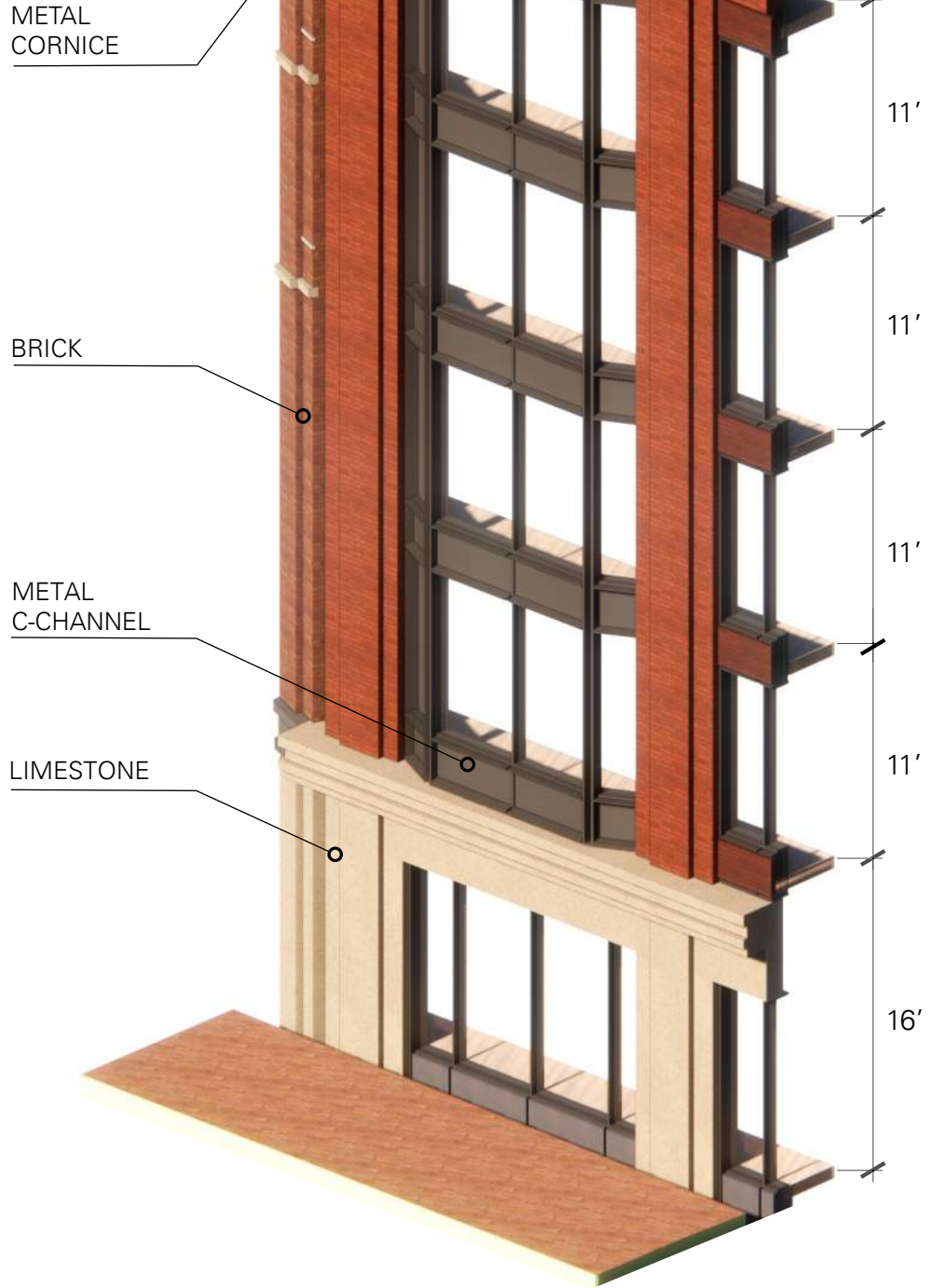
BAY 1 - PUNCHED



BAY 2 - JULIETTE



BAY 3 - BAY WINDOW



An aerial photograph of a coastal town, likely in Maine, showing a river or harbor with a bridge, residential buildings, and industrial areas. The text "5. BUILDING 3" is overlaid in the center.

5. BUILDING 3

BUILDING 3 | VIEW A



BUILDING 3 | VIEW B



BUILDING 3 | SUPPLEMENTAL VIEWS



BUILDING 3 | PUBLIC REALM



WELCOME LANDSCAPE



PLACE-MAKING SEATING NICHE



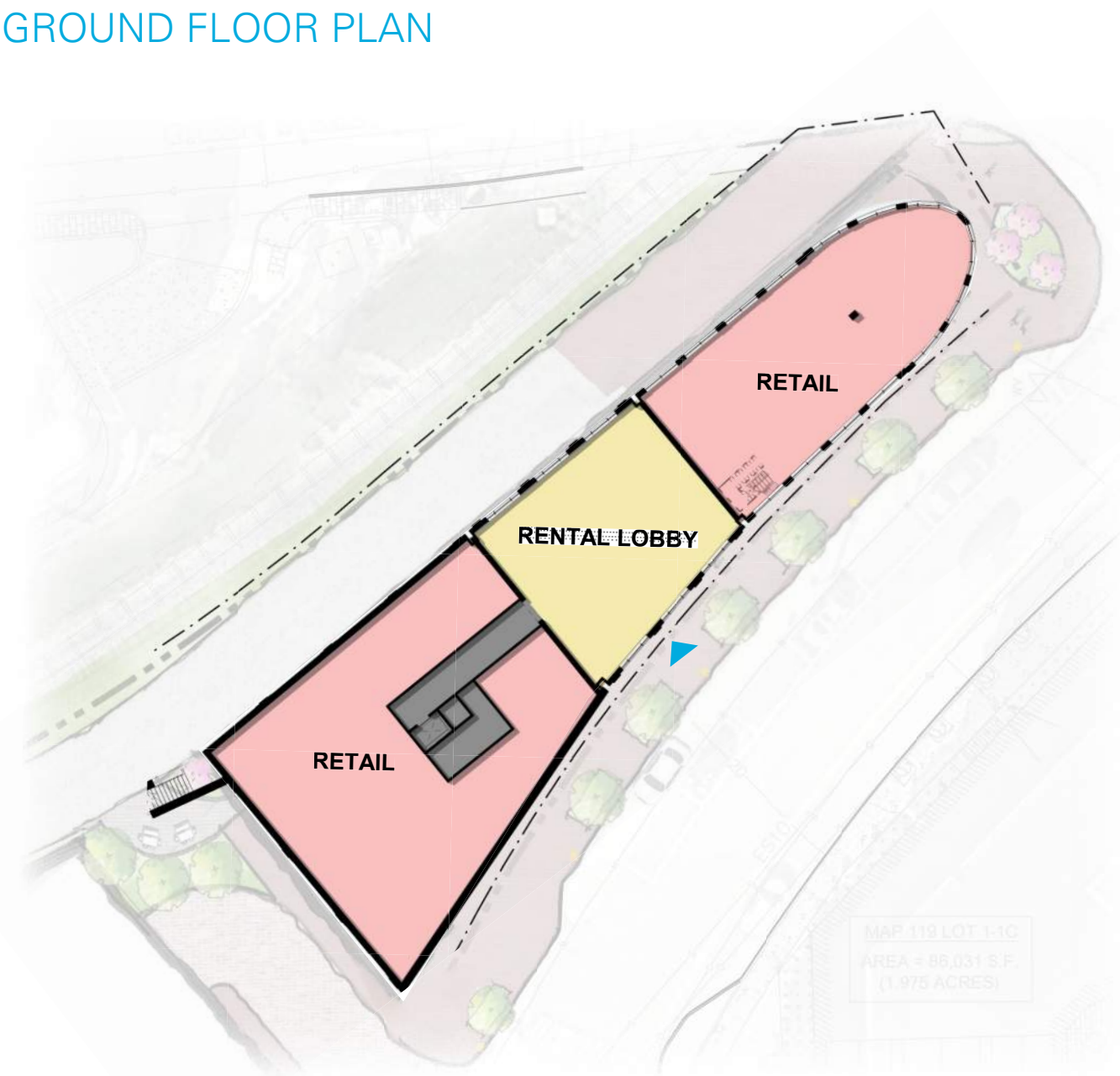
SEASONAL PLANTINGS



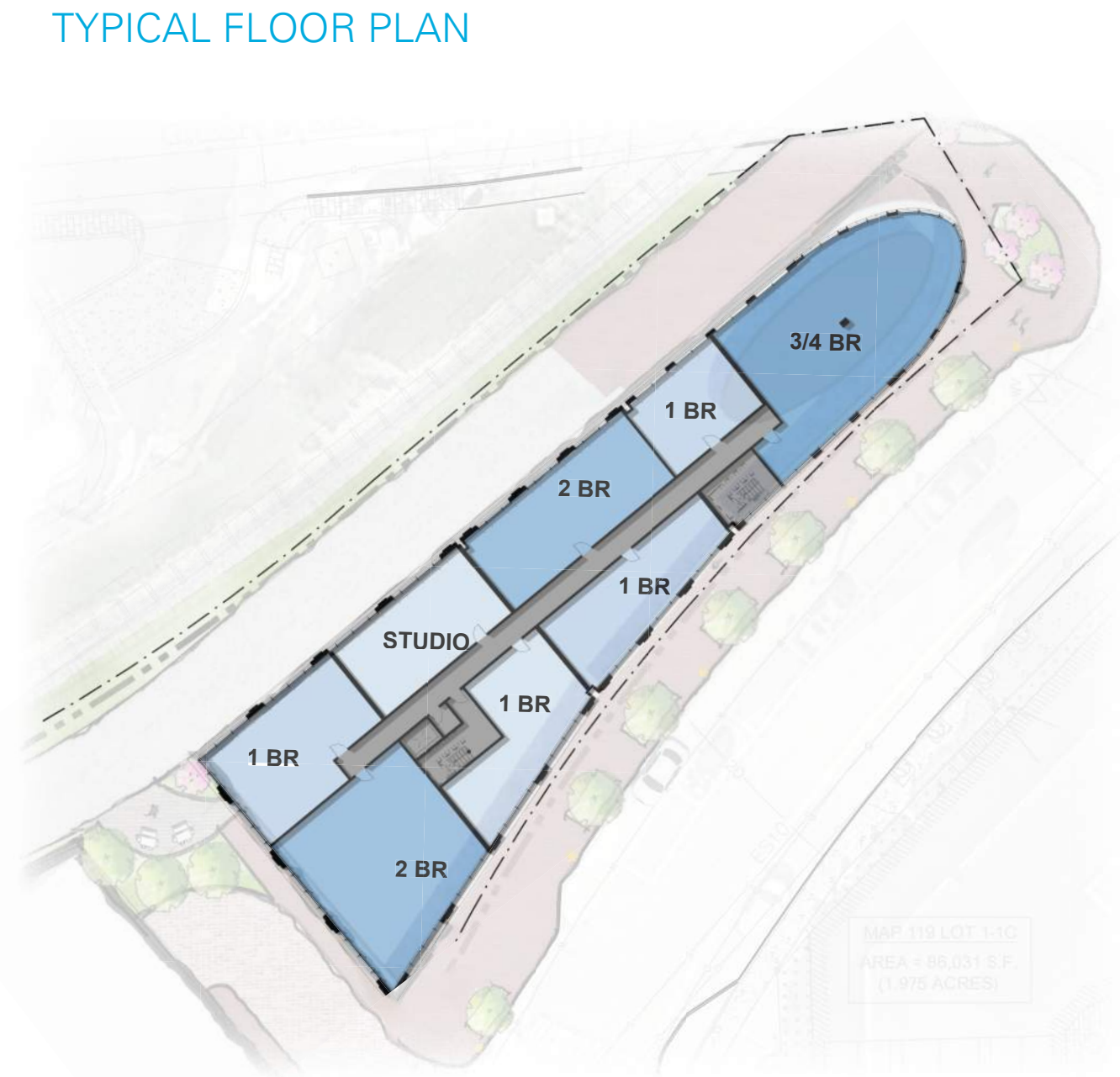
NORTH COMMUNITY PARK

BUILDING 3 | FLOOR PLANS

GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



CORE

RETAIL

LOBBY/
AMENITY

3 UNITS
2+ BED
UNIT

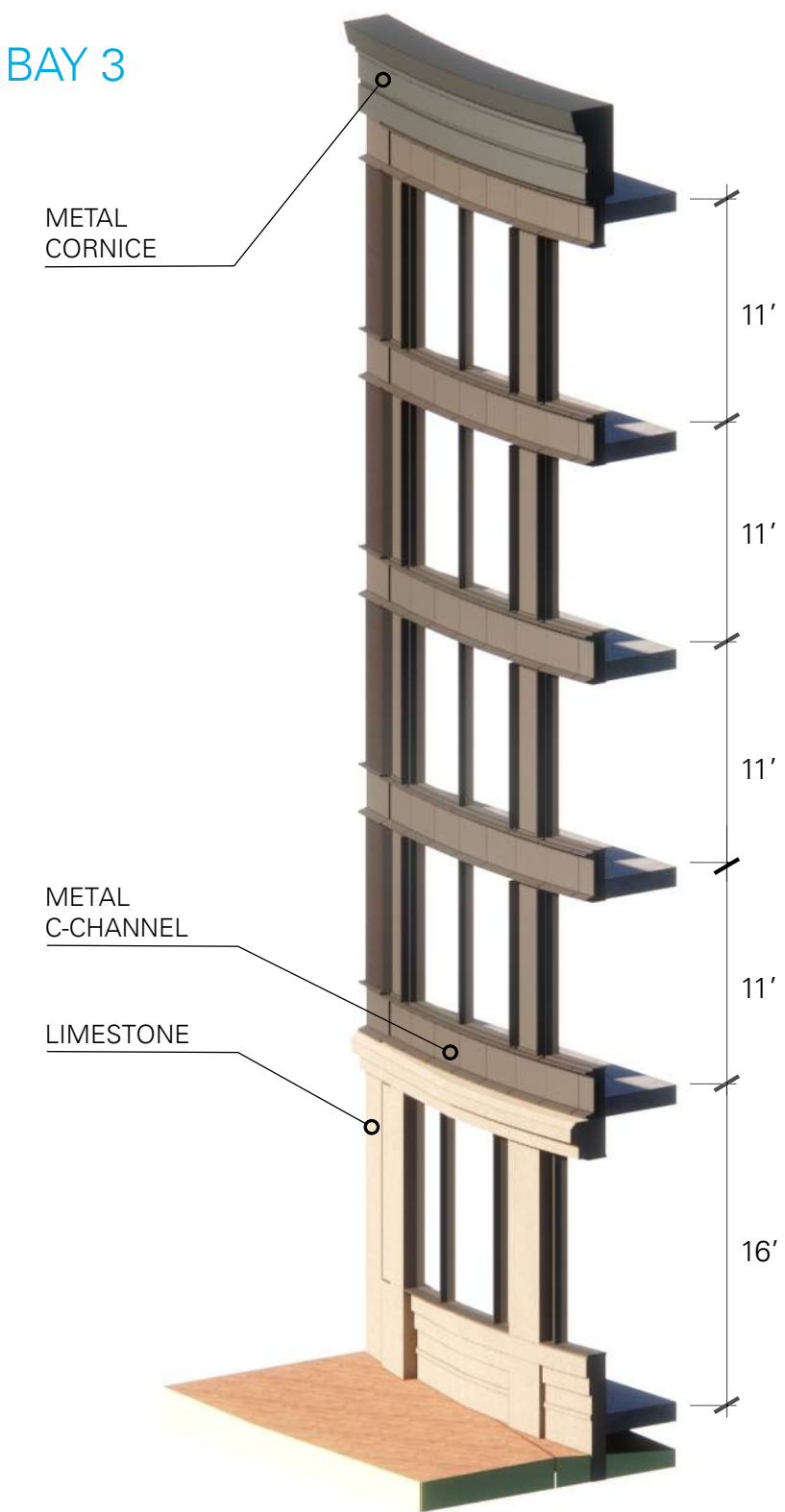
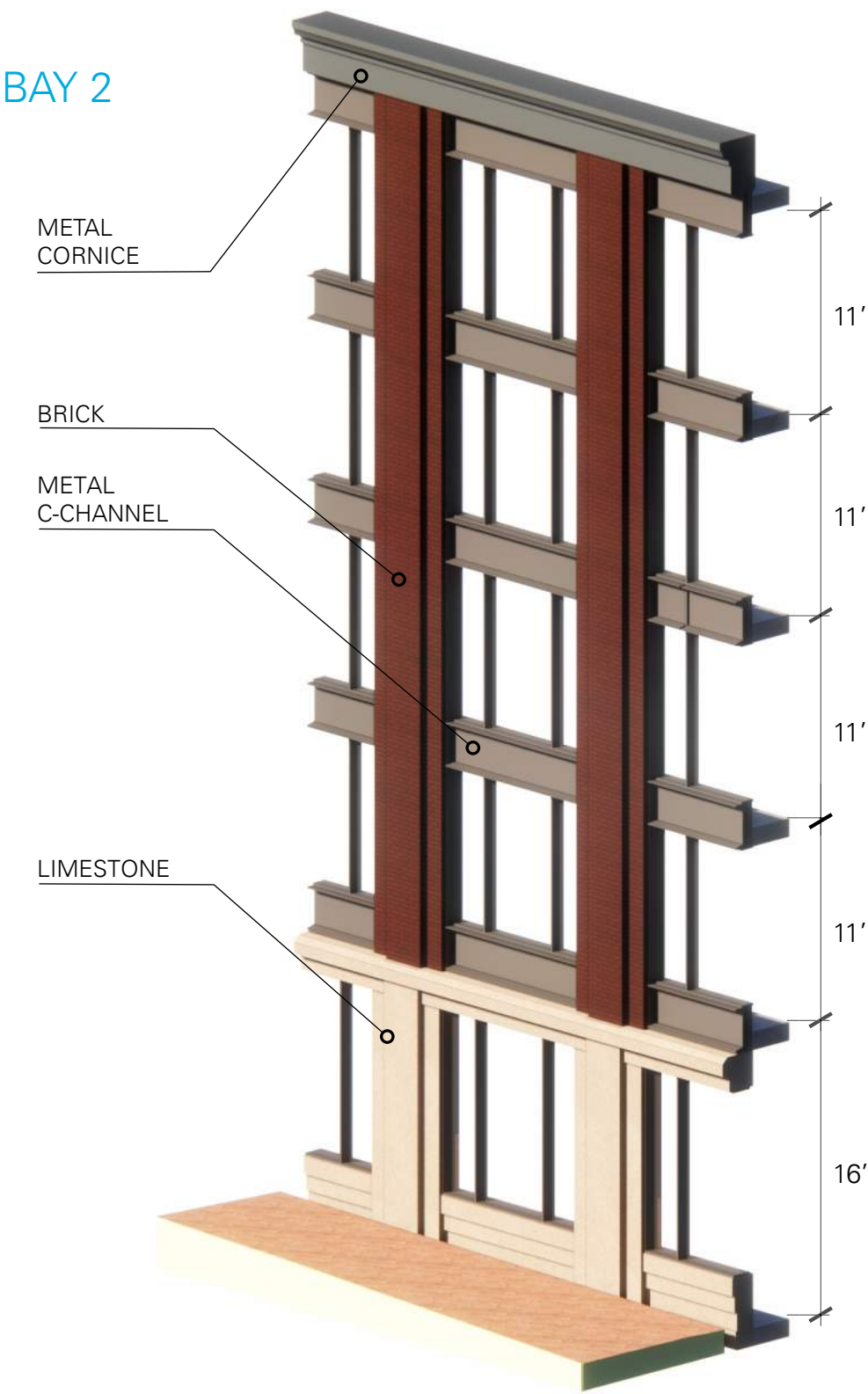
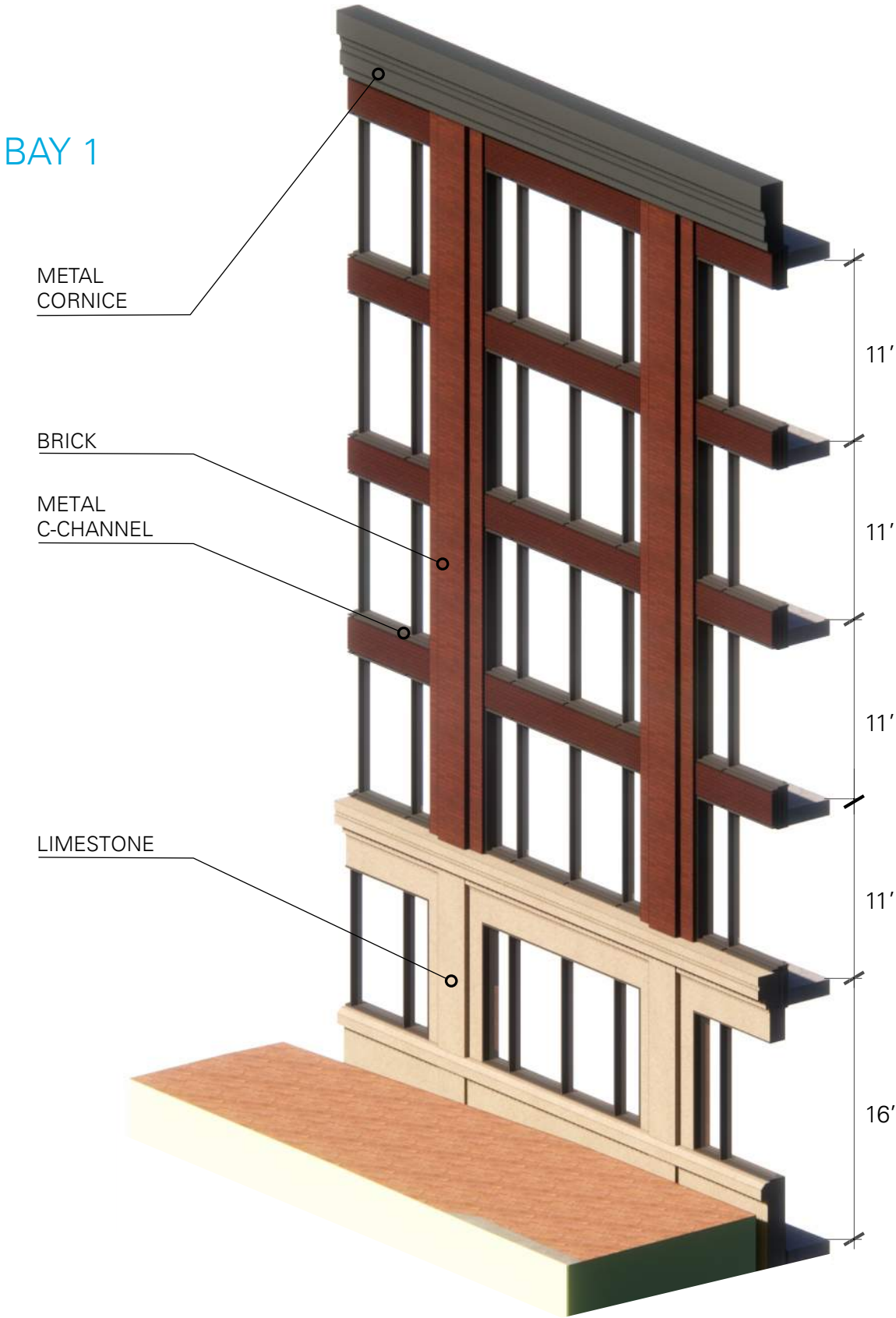
2 UNITS
1-BED
UNIT

2 UNITS
STUDIO
UNIT

11,500 GSF/ FLOOR



BUILDING 3 | BAY STUDIES



ARCHITECTURE | PLANNING
INTERIOR DESIGN | VDC
BRANDED ENVIRONMENTS

BOSTON
200 HIGH ST, FLOOR 2
BOSTON, MA 02110

NEW YORK
54 W 21ST ST, FLOOR 12
NEW YORK, NY 10010

SGA-ARCH.COM
857.300.2610

THANK YOU