



RUSSELL STREET DEVELOPMENT

HDC WORKSESSION #7 | 08.03.2022



**TWO INTERNATIONAL
GROUP**

**PORT HARBOR
LAND, LLC**
OWNER



SGA



**MARKET SQUARE
ARCHITECTS**



TIGHE & BOND



**HALVORSON | TIGHE &
BOND STUDIO**



**JAROS, BAUM & BOLLES
CONSULTING ENGINEERS, LLP**



**DESIMONE CONSULTING
ENGINEERS**



LIGHTBOX STUDIOS



RUSSELL STREET DEVELOPMENT

HDC WORKSESSION #7

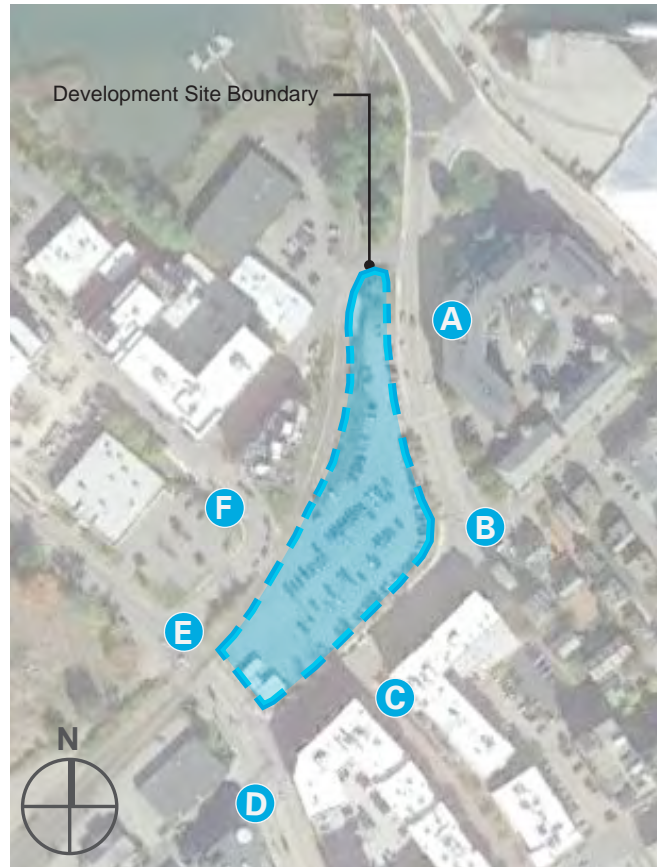
1. SITE CONTEXT	04 - 12
2. BUILDING DESIGN	13- 18
3. BUILDING 1	19 - 30
4. BUILDING 2	31 - 57
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SITE CONTEXT

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



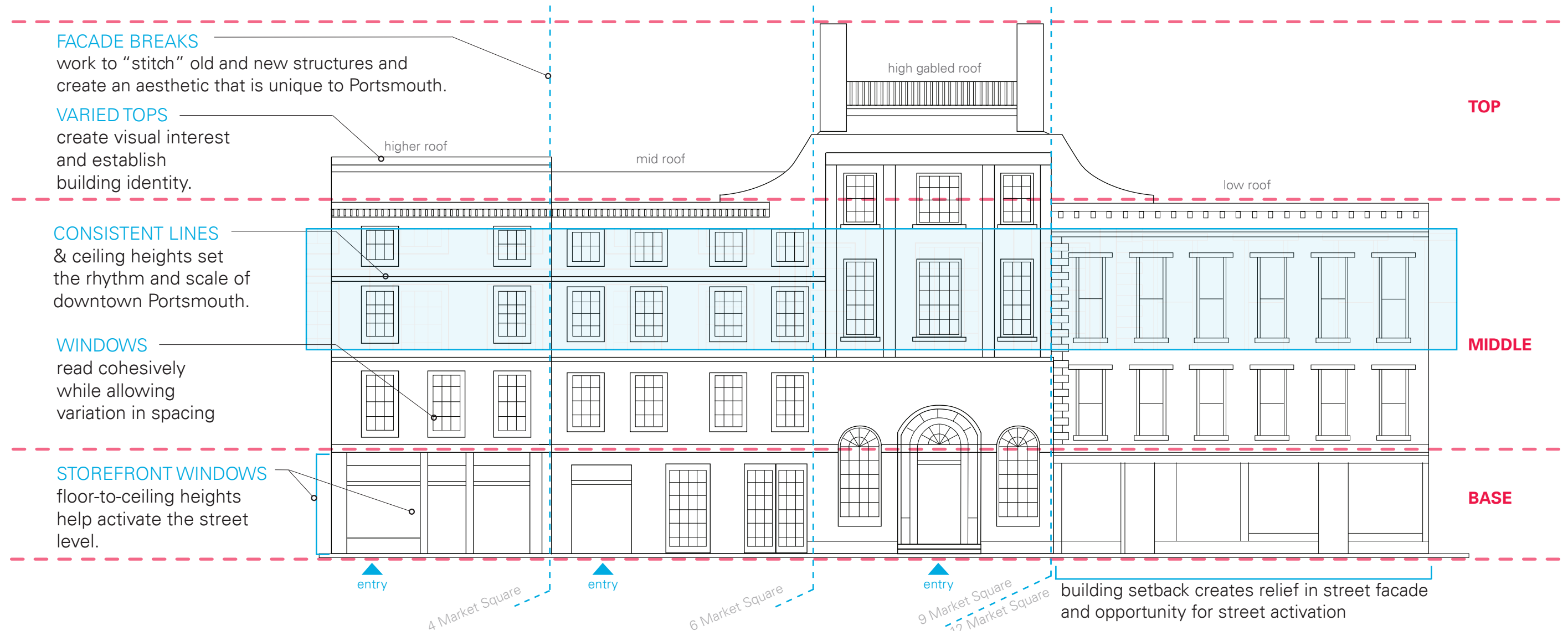
2. MAINTAIN WINDOW LINES



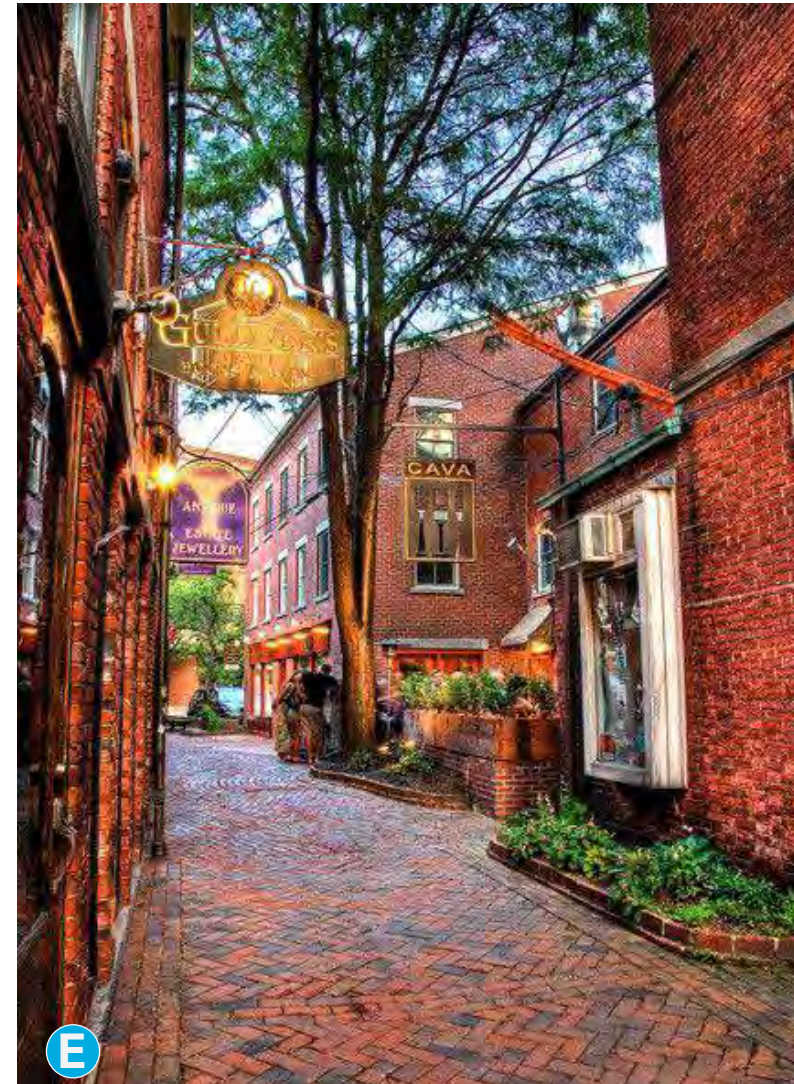
3. PRESERVE FACADE RHYTHM



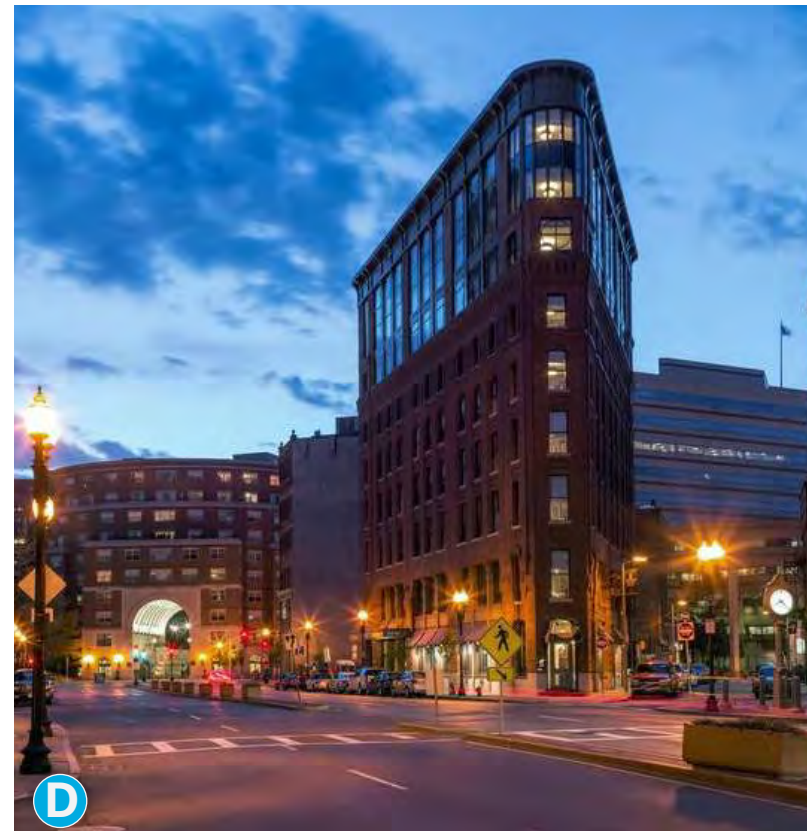
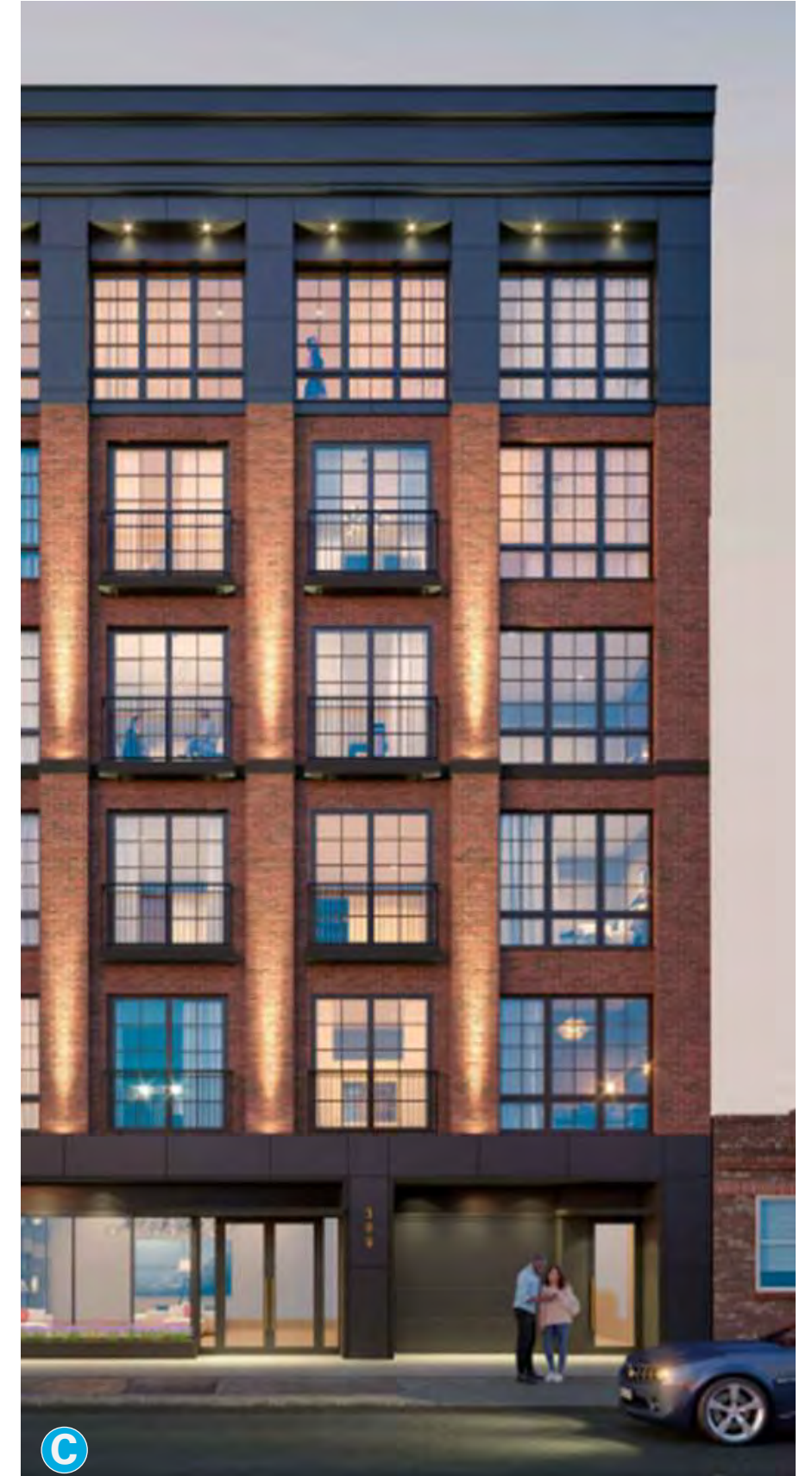
FACADE STUDY AT MARKET SQUARE



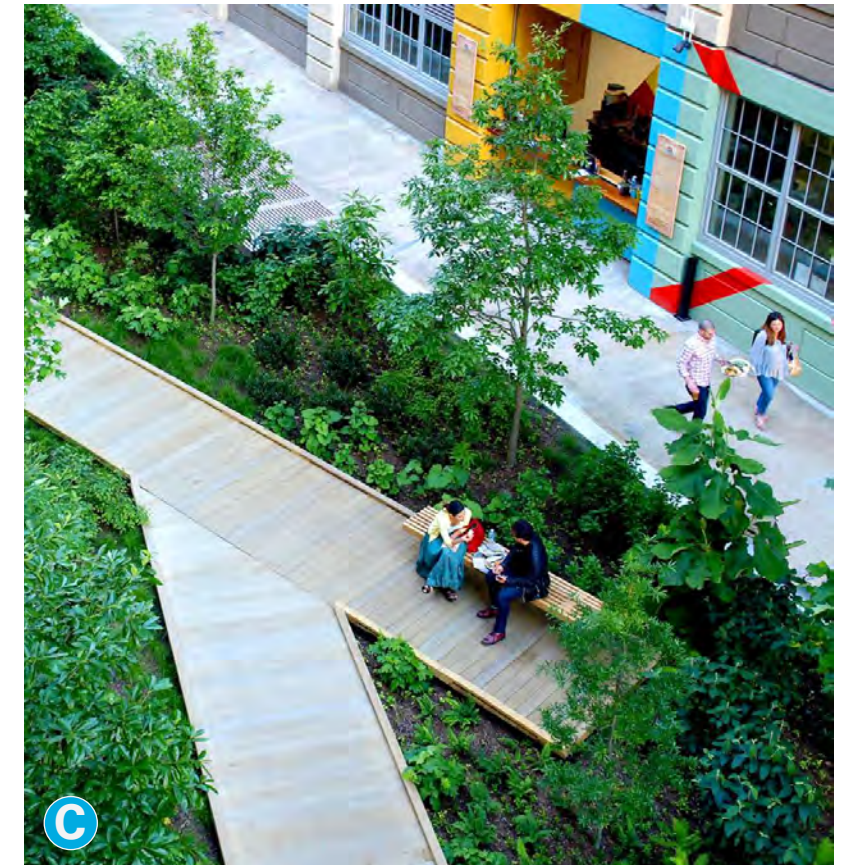
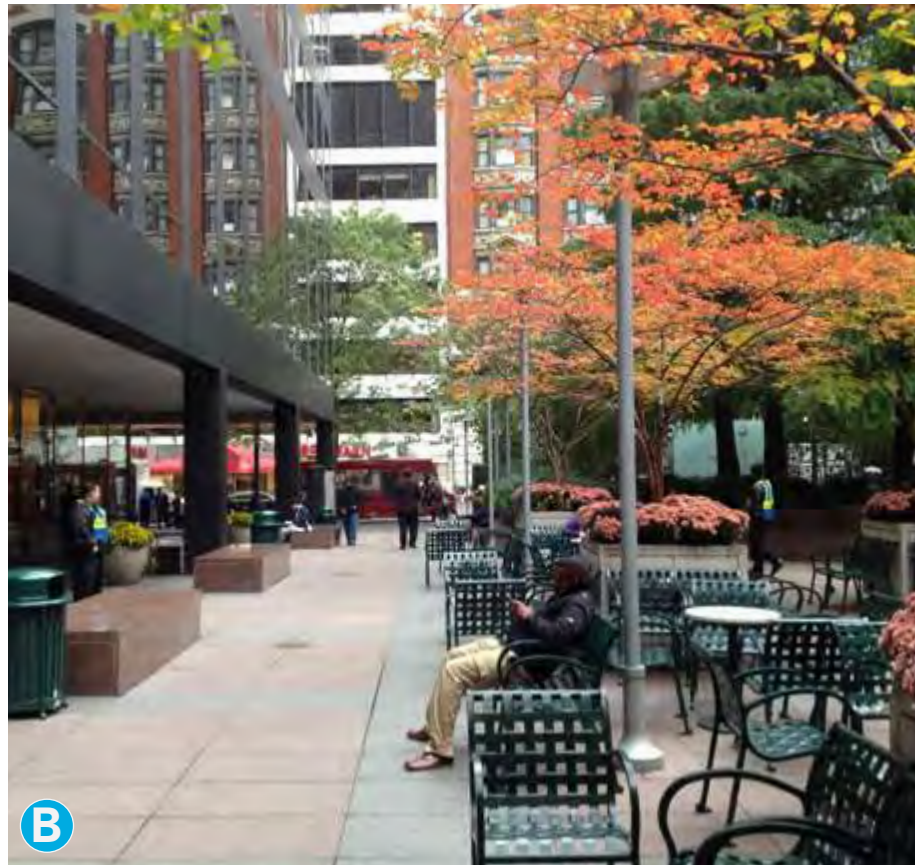
SITE CONTEXT | LOCAL PORTSMOUTH PRECEDENT STUDIES



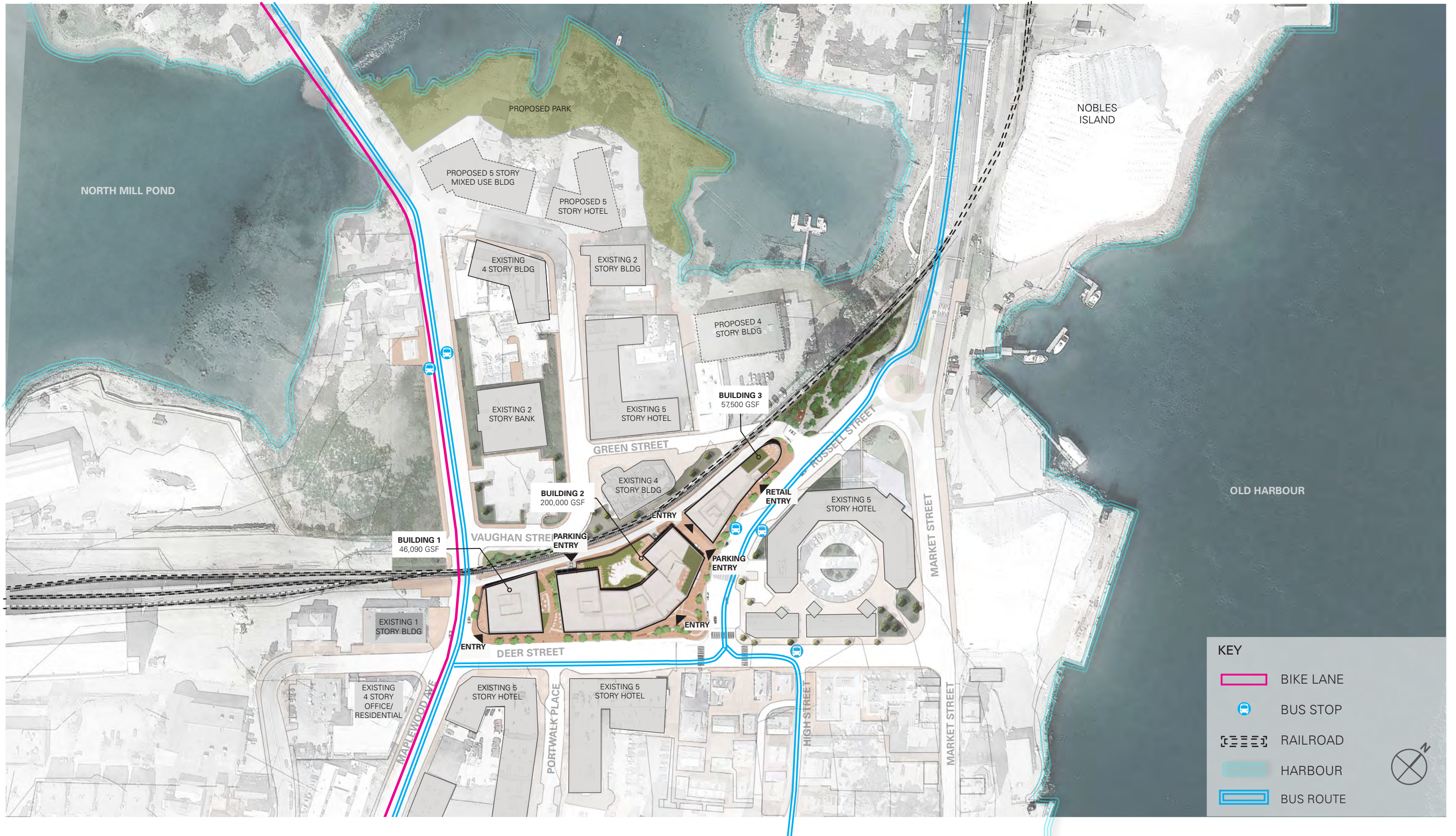
SITE CONTEXT | BUILDING FACADE PRECEDENT STUDIES



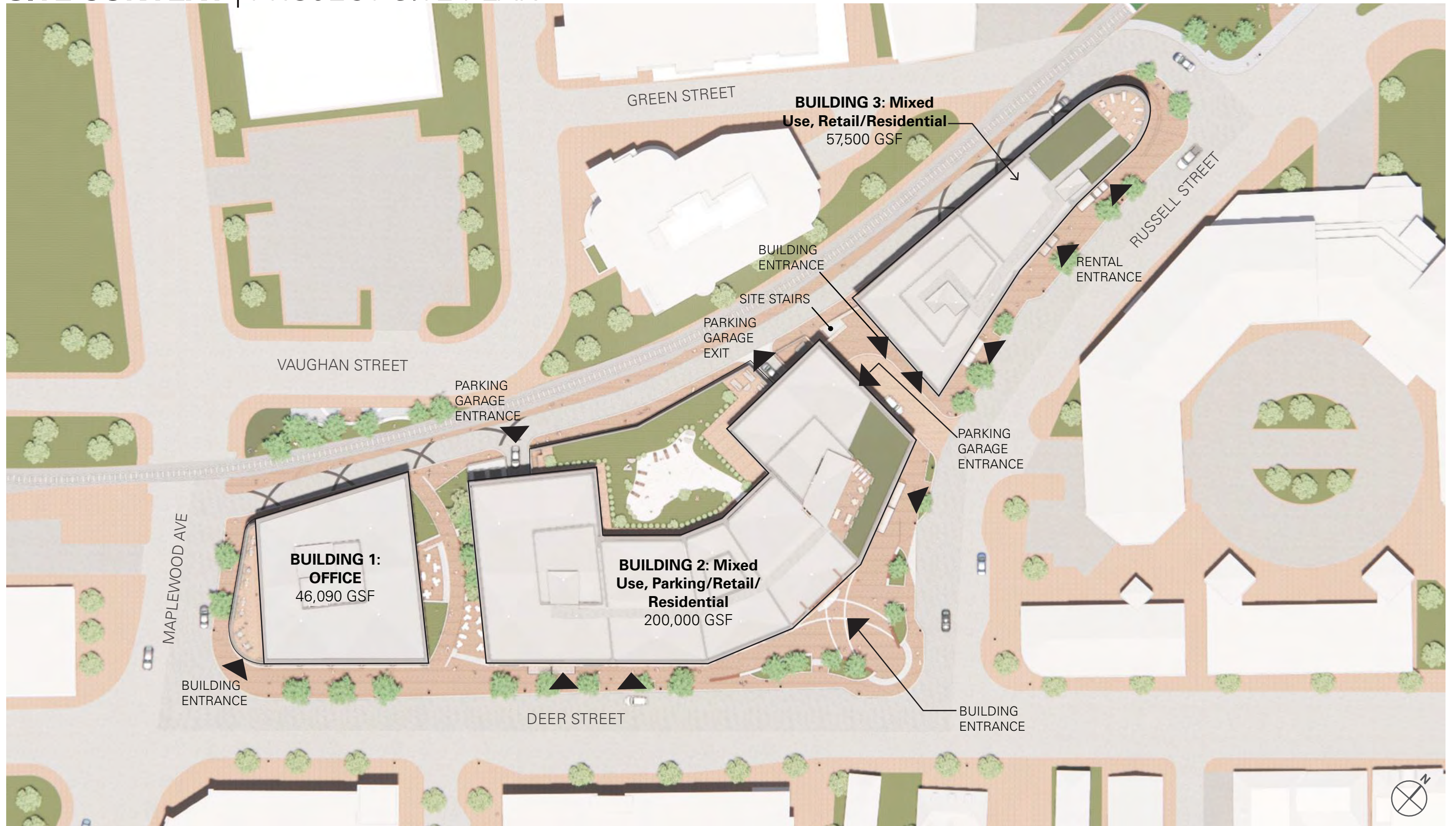
SITE CONTEXT | PUBLIC REALM PRECEDENT STUDIES



SITE CONTEXT | EXTENDED CONTEXT SITE PLAN

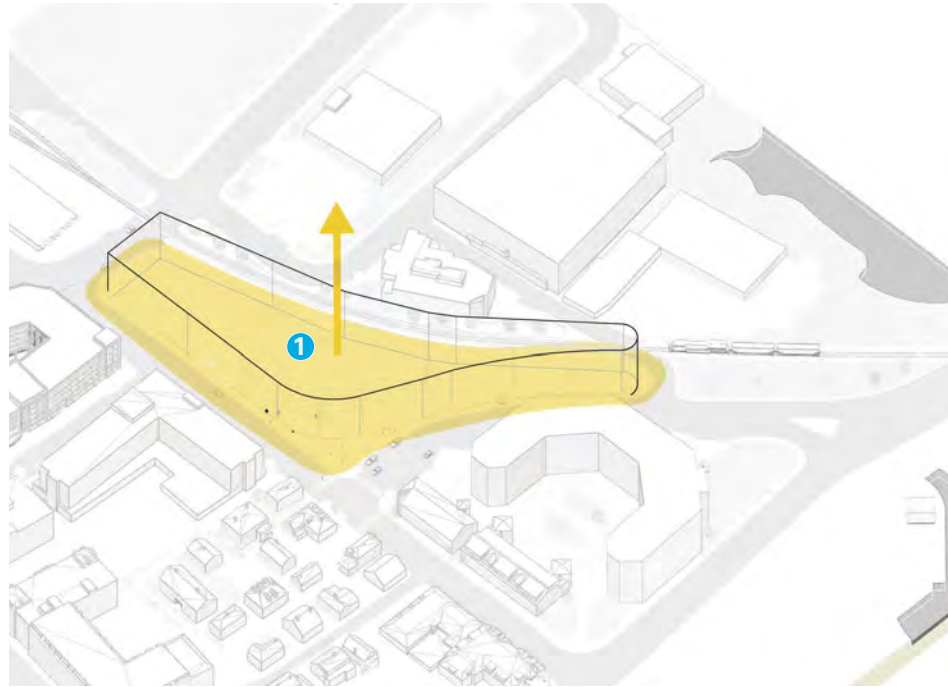


SITE CONTEXT | PROJECT SITE PLAN

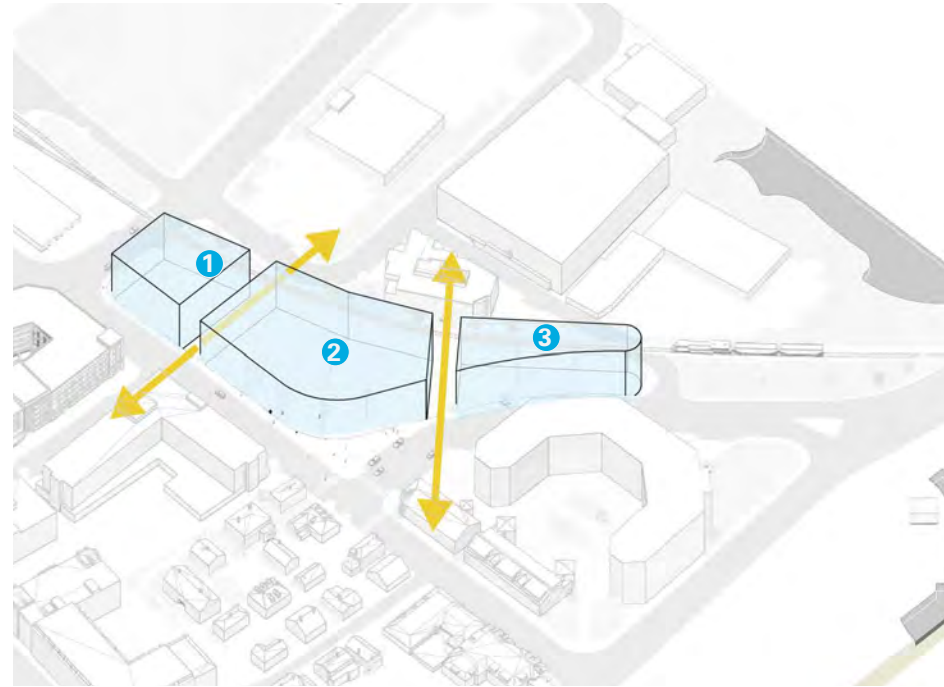


BUILDING CONCEPT

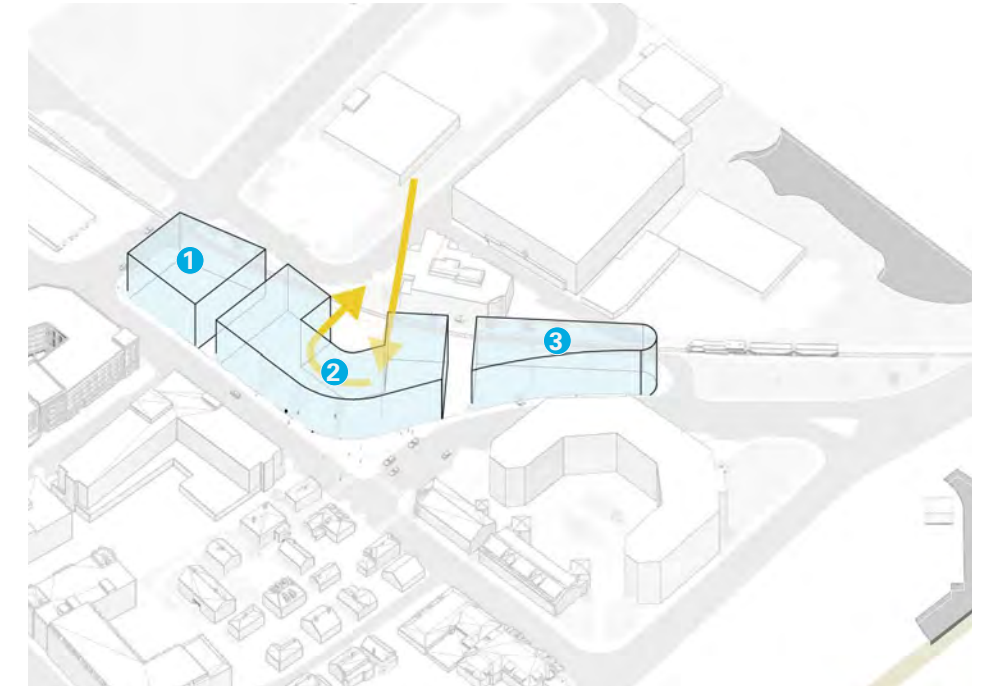
BUILDING CONCEPT | MASSING DIAGRAMS



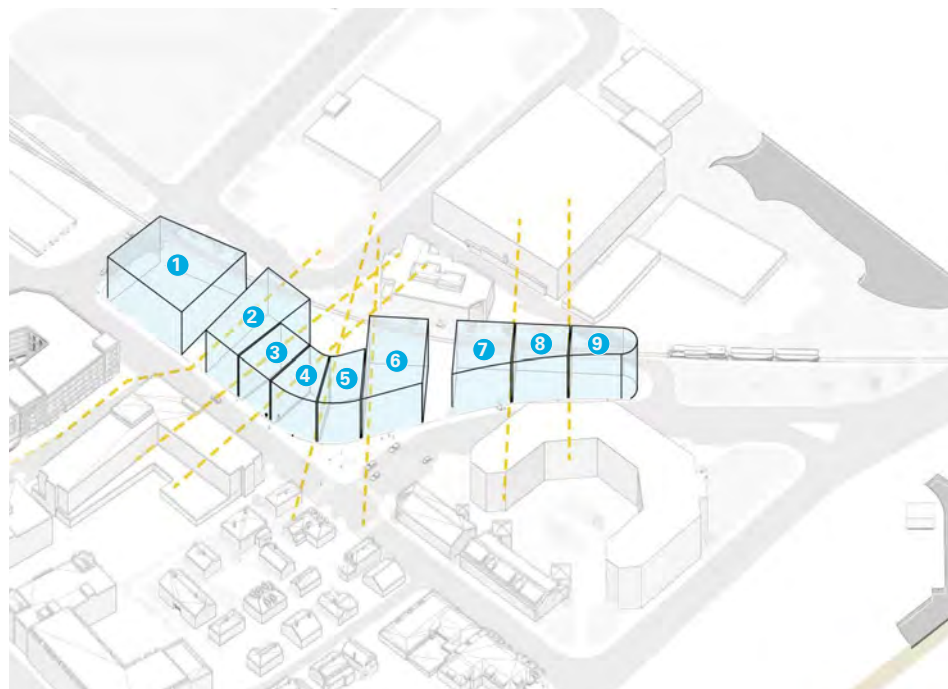
STEP 1: EXTRUDE THE ENTIRE BUILDABLE SITE
TO MAXIMIZE BUILDING HEIGHT AND FOOTPRINT.



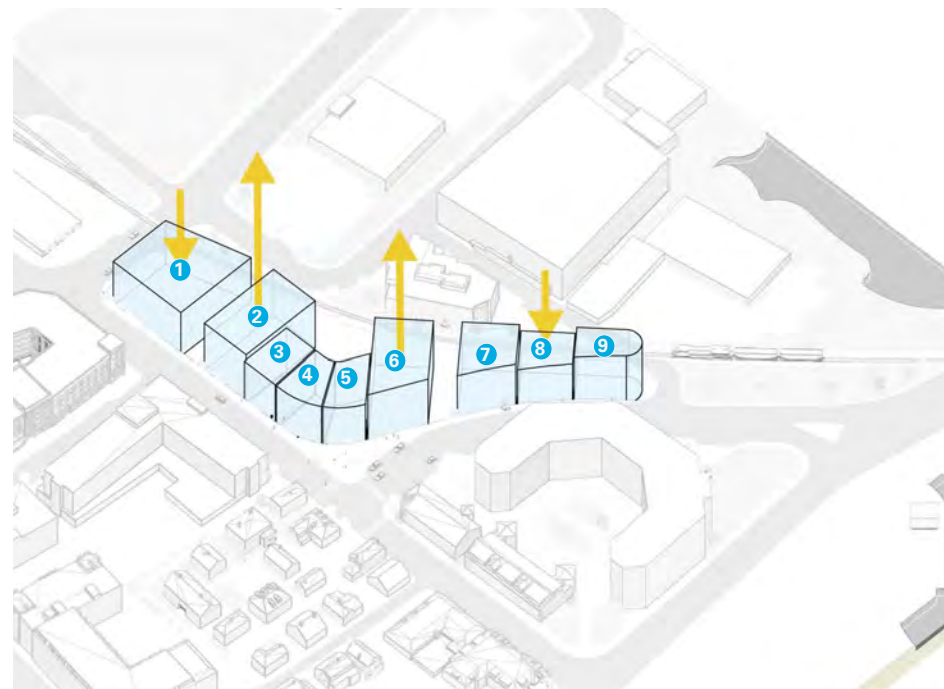
STEP 2: CREATE VIEW CORRIDORS
TO FRAME CONTEXT AND BREAK DOWN BUILDING SCALE.



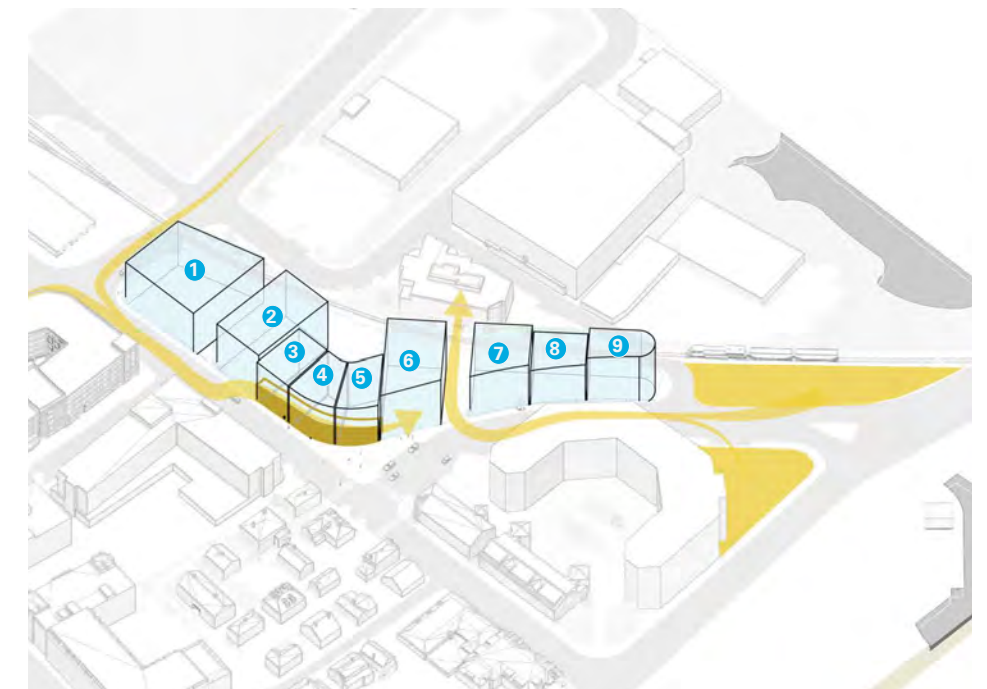
STEP 3: CARVE AWAY AT THE MASS
TO FORM OUTDOOR COURTYARD SPACE.



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.

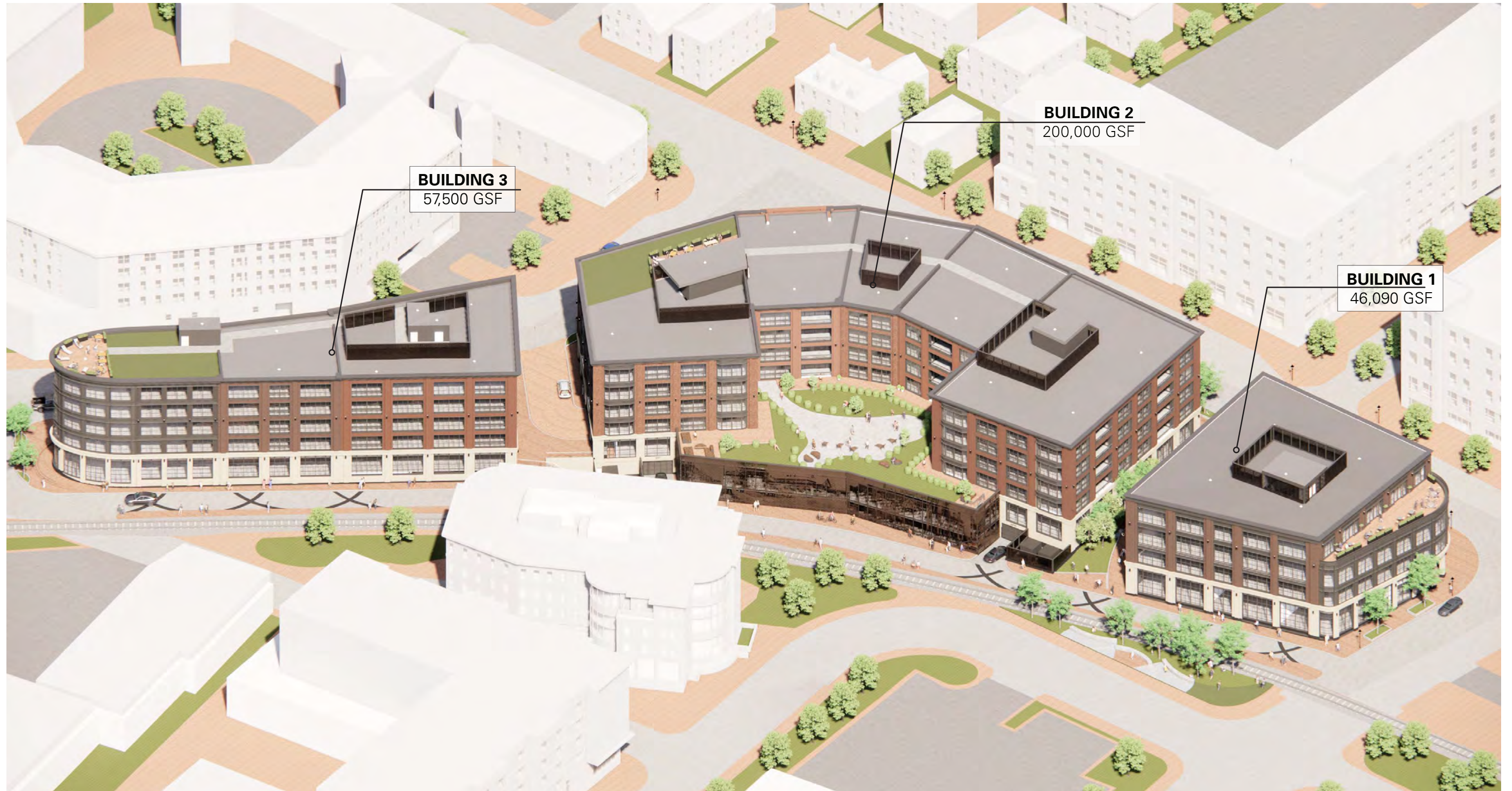


STEP 6: PULL IN COMMUNITY SPACE
TO STRENGTHEN PUBLIC INTERACTION WITH THE SITE

BUILDING CONCEPT | FRONT AXONOMETRIC



BUILDING CONCEPT | REAR AXONOMETRIC



BUILDING 3
57,500 GSF

BUILDING 2
200,000 GSF

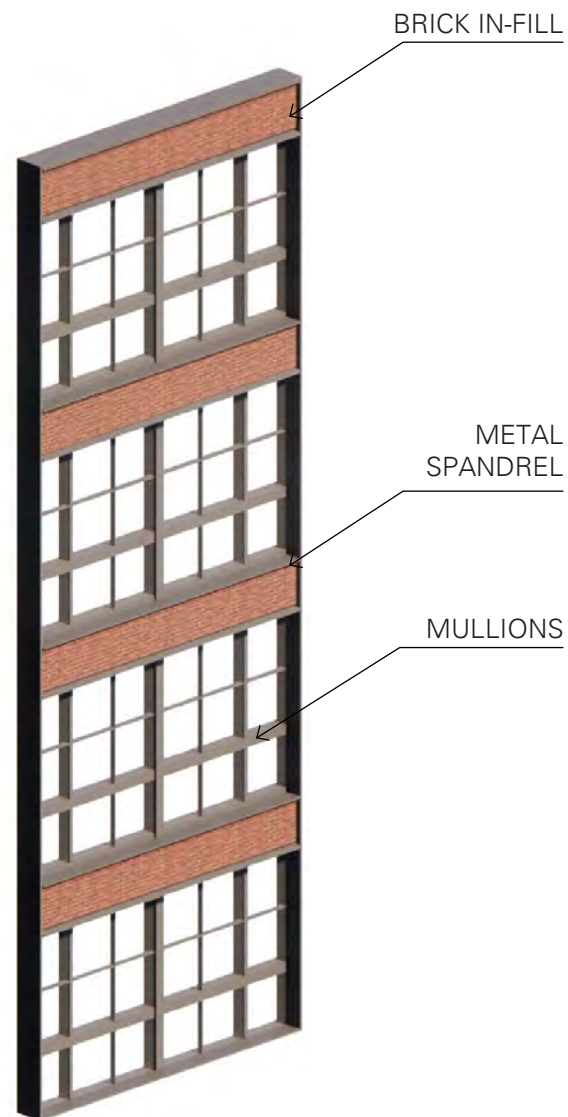
BUILDING 1
46,090 GSF

BUILDING CONCEPT | WINDOW STUDY

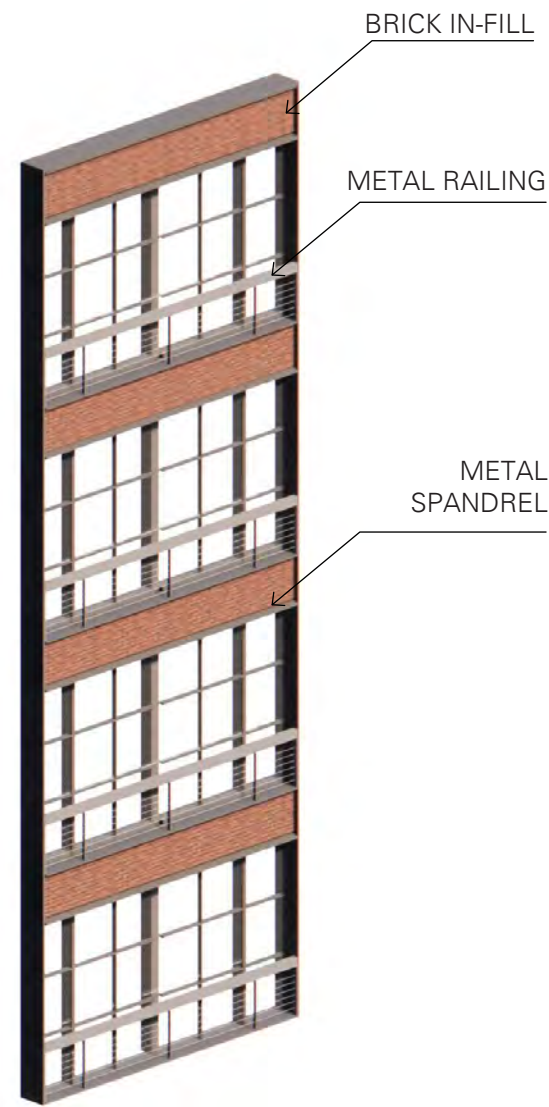
RECESSED BALCONY



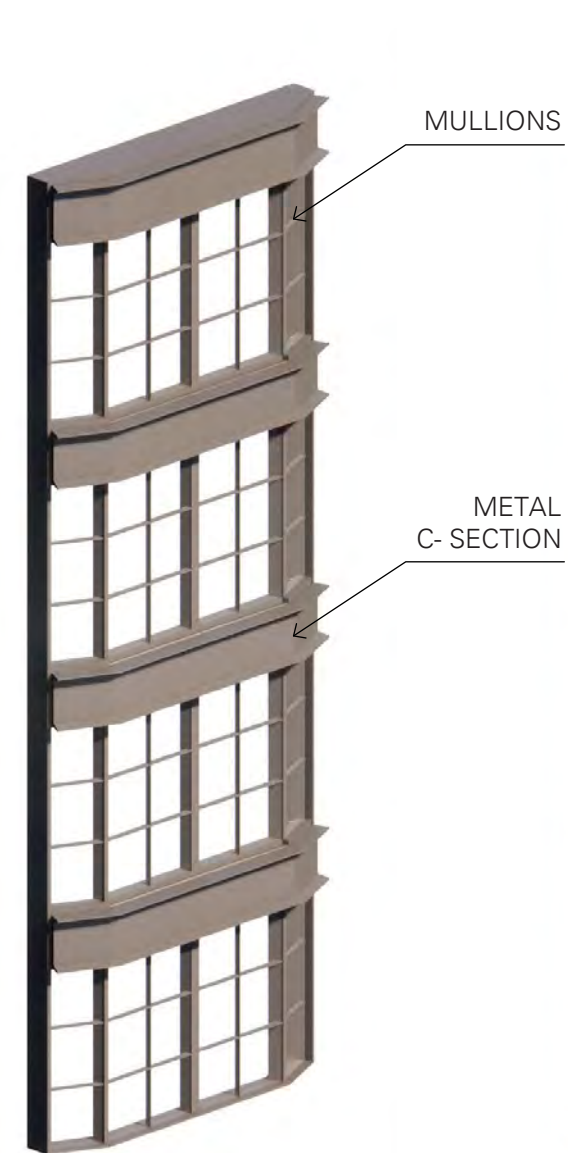
OPERABLE WINDOW



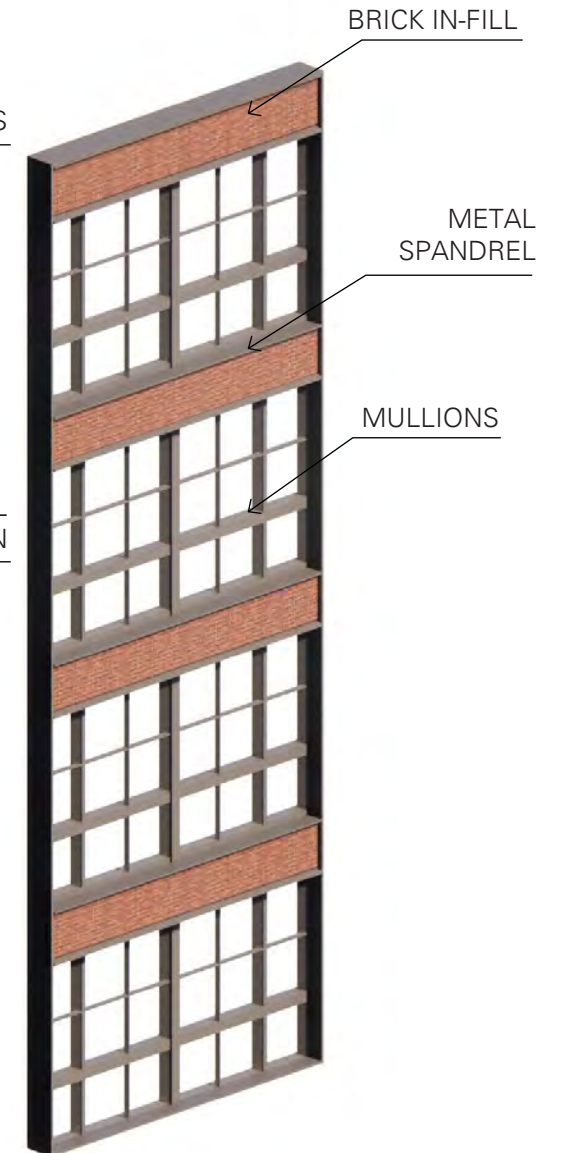
JULIET WINDOW



BAY WINDOW



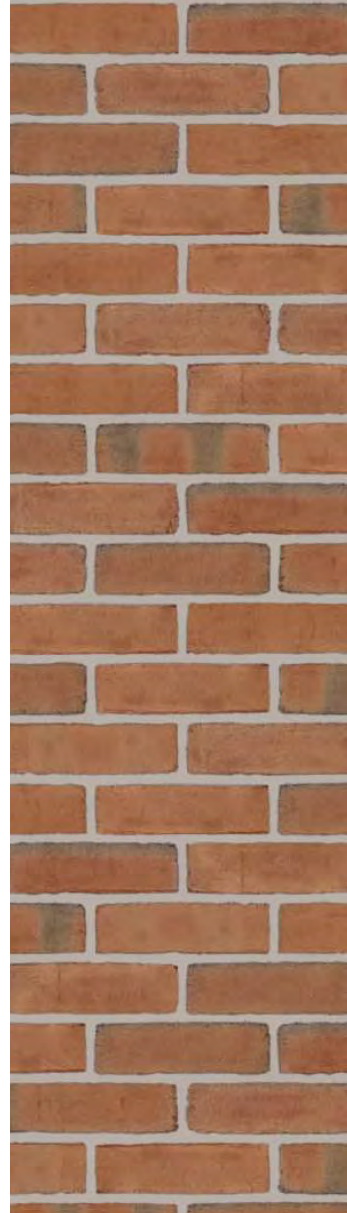
PUNCHED WINDOW



BUILDING CONCEPT | MATERIAL STUDY

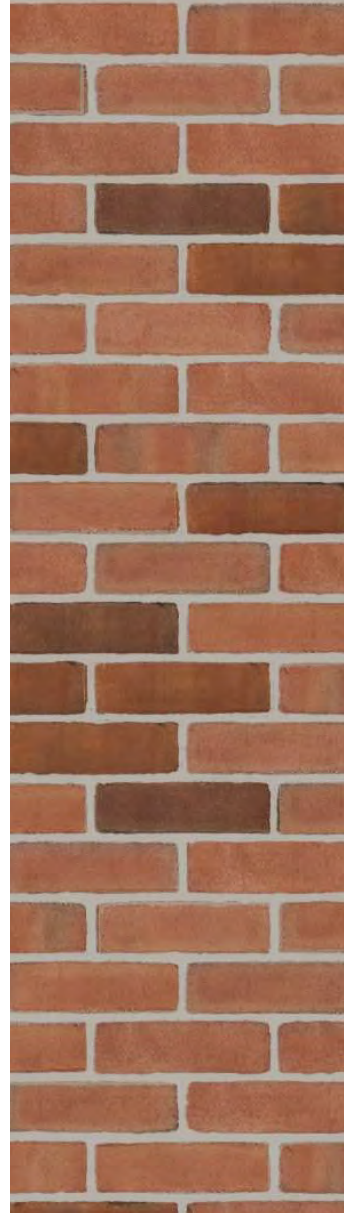
Brick 1

Full Color



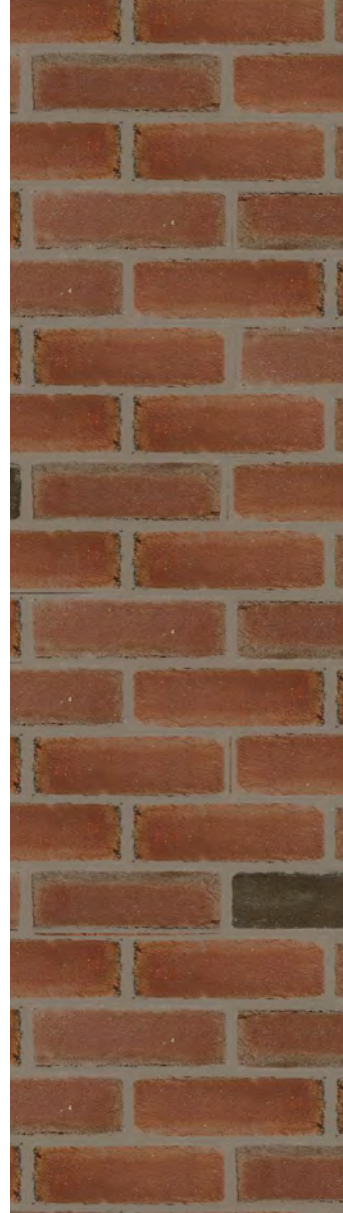
Brick 2 & 3

Blend



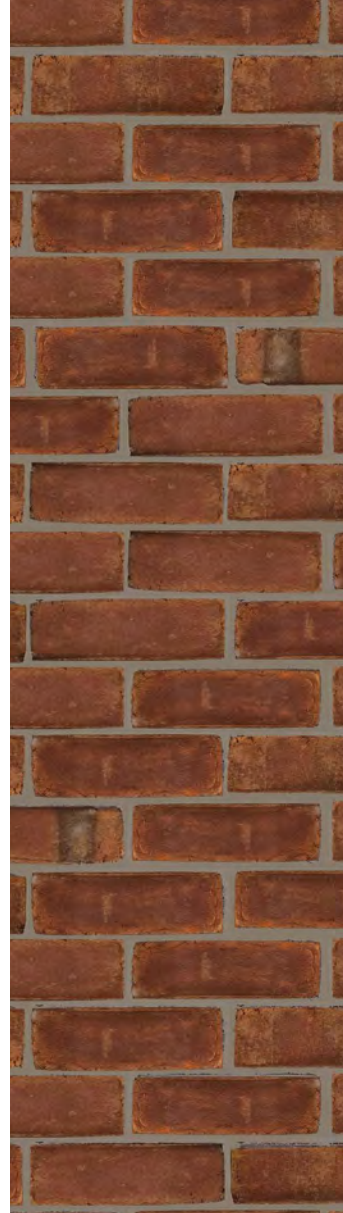
Brick 2

Full Color



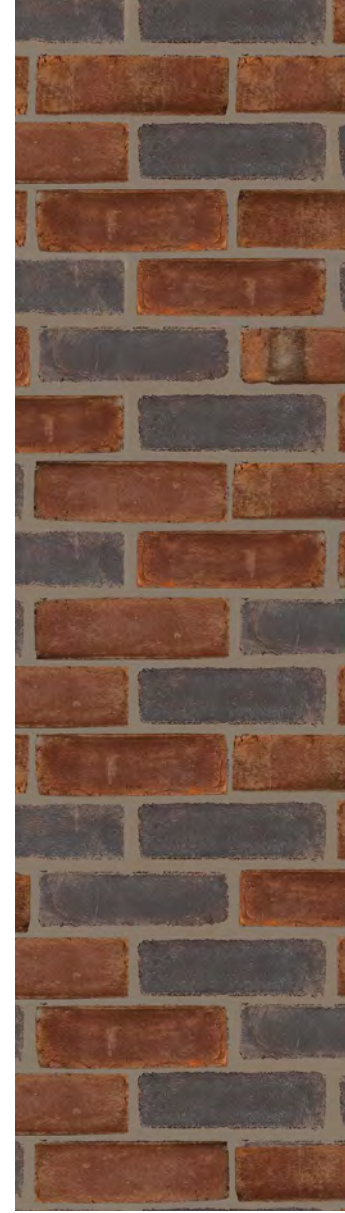
Brick 3

Full Color



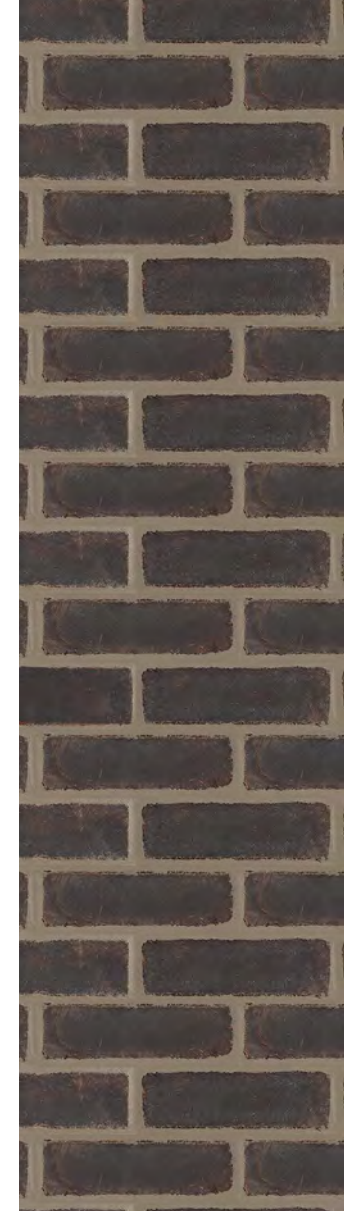
Brick 3 & 4

Blend



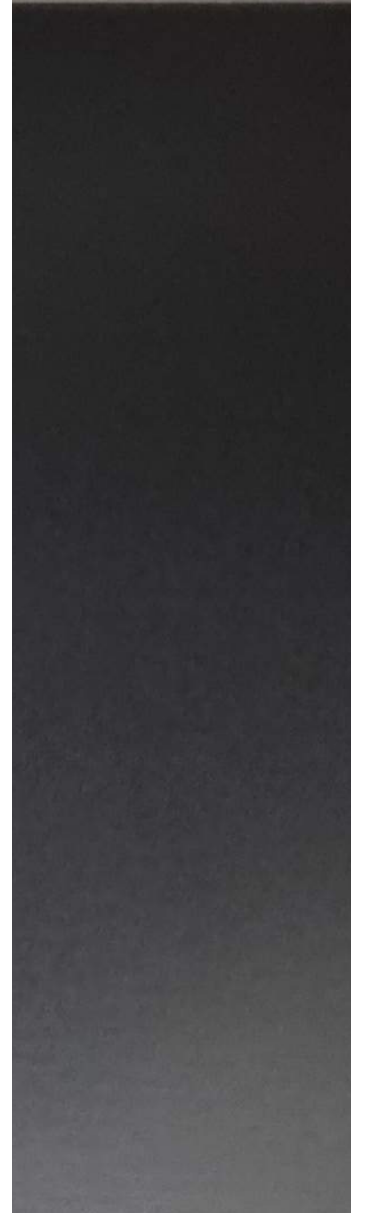
Brick 4

Full Color



Metal Channel

Dusty Charcoal



LIGHT

DARK

An aerial photograph of a city neighborhood, likely near a river. A bridge is visible in the upper left. The text 'BUILDING 1' is centered over the image.

BUILDING 1

BUILDING 1 | VIEW A



BUILDING 1 | VIEW B



BUILDING 1 | NIGHT VIEW



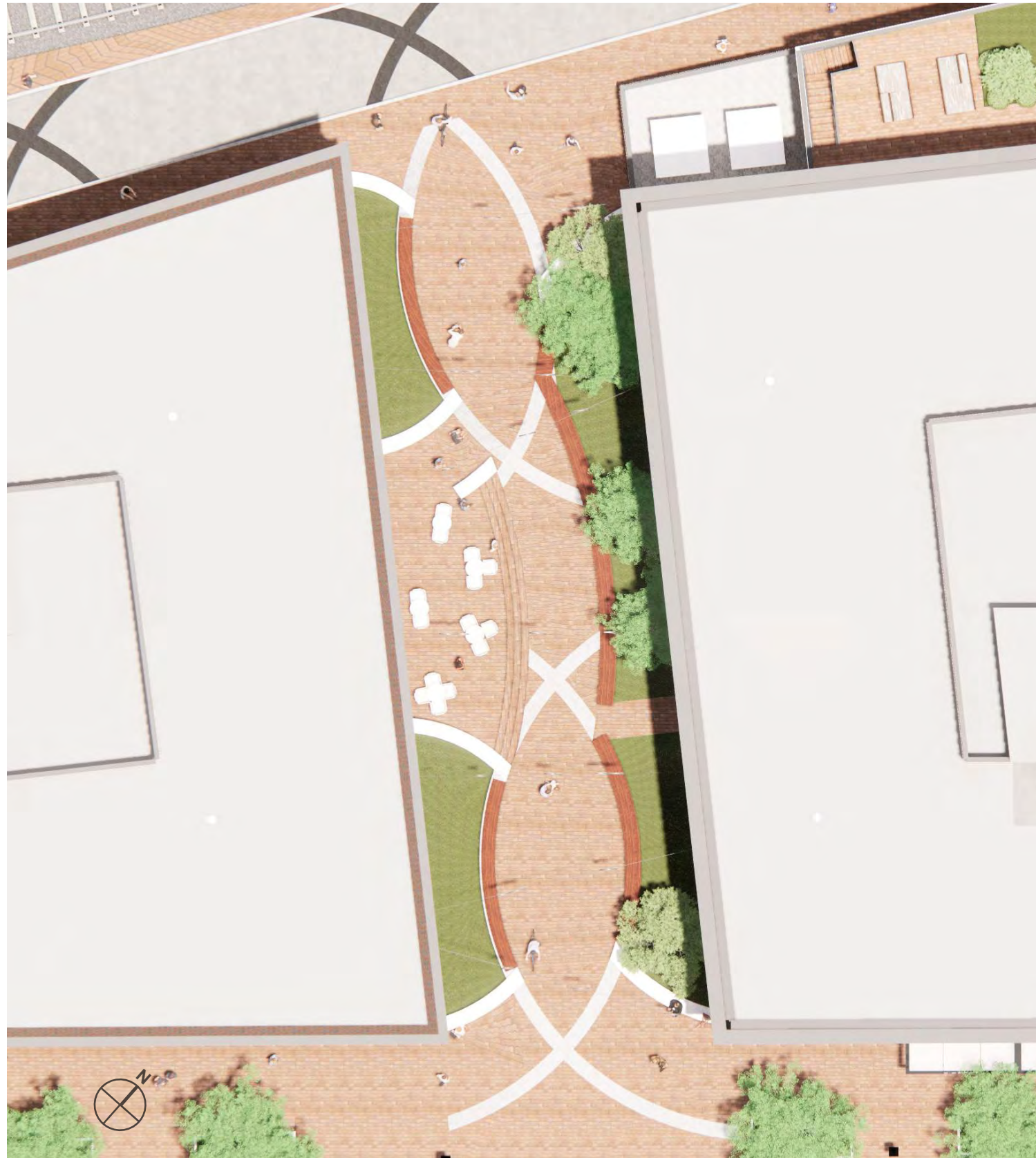
BUILDING 1 | SUPPLEMENTAL VIEWS



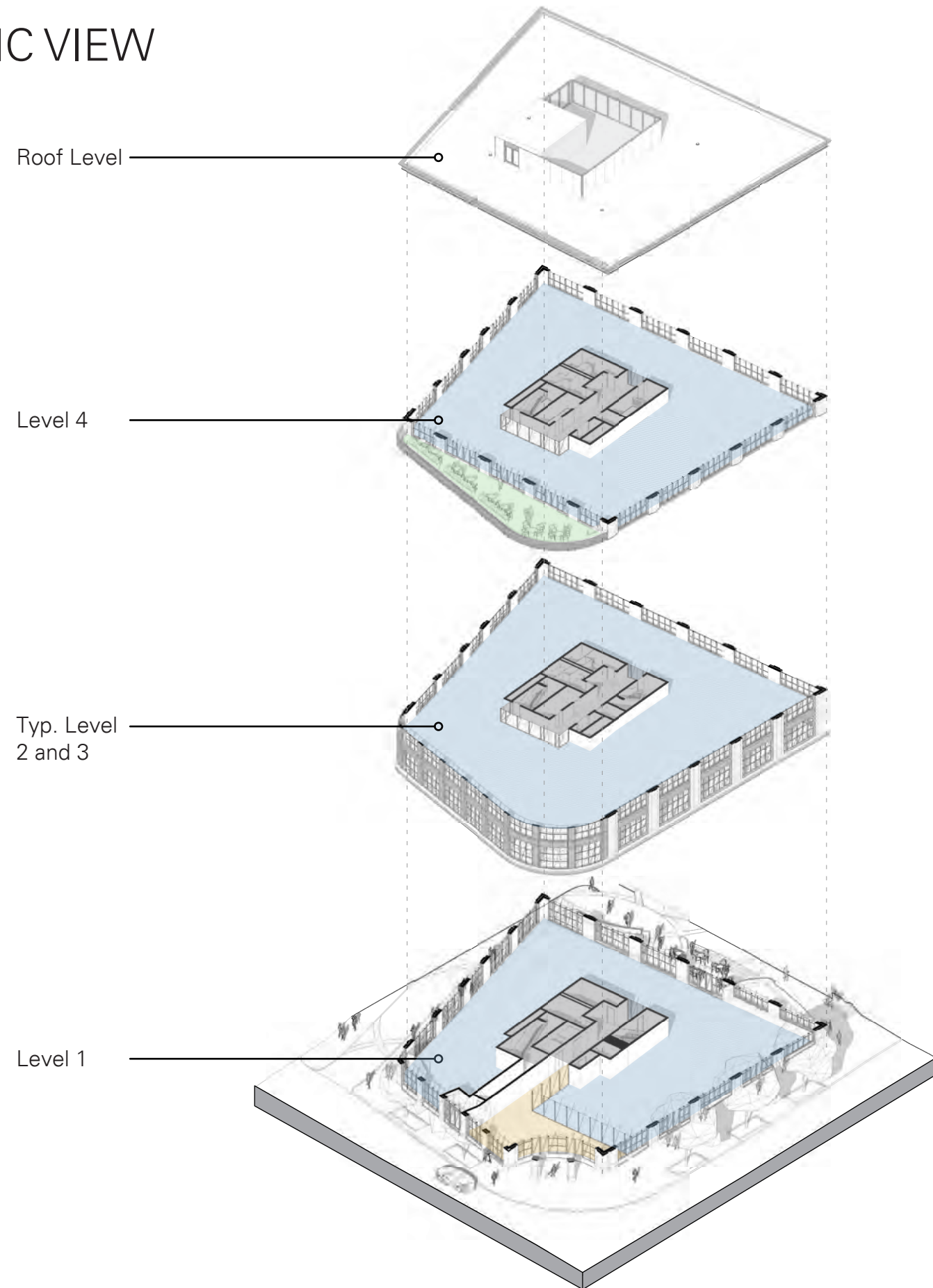
BUILDING 1 | PUBLIC REALM DESIGN - OPTION 1



BUILDING 1 | PUBLIC REALM DESIGN - OPTION 2



BUILDING 1 | AXONOMETRIC VIEW



LEGEND

- OFFICE SPACE
- ROOF DECK
- BUILDING CORE
- MECHANICAL ROOM
- LOBBY



BUILDING 1 | ELEVATIONS



B1 EAST ELEVATION



B1 SOUTH ELEVATION

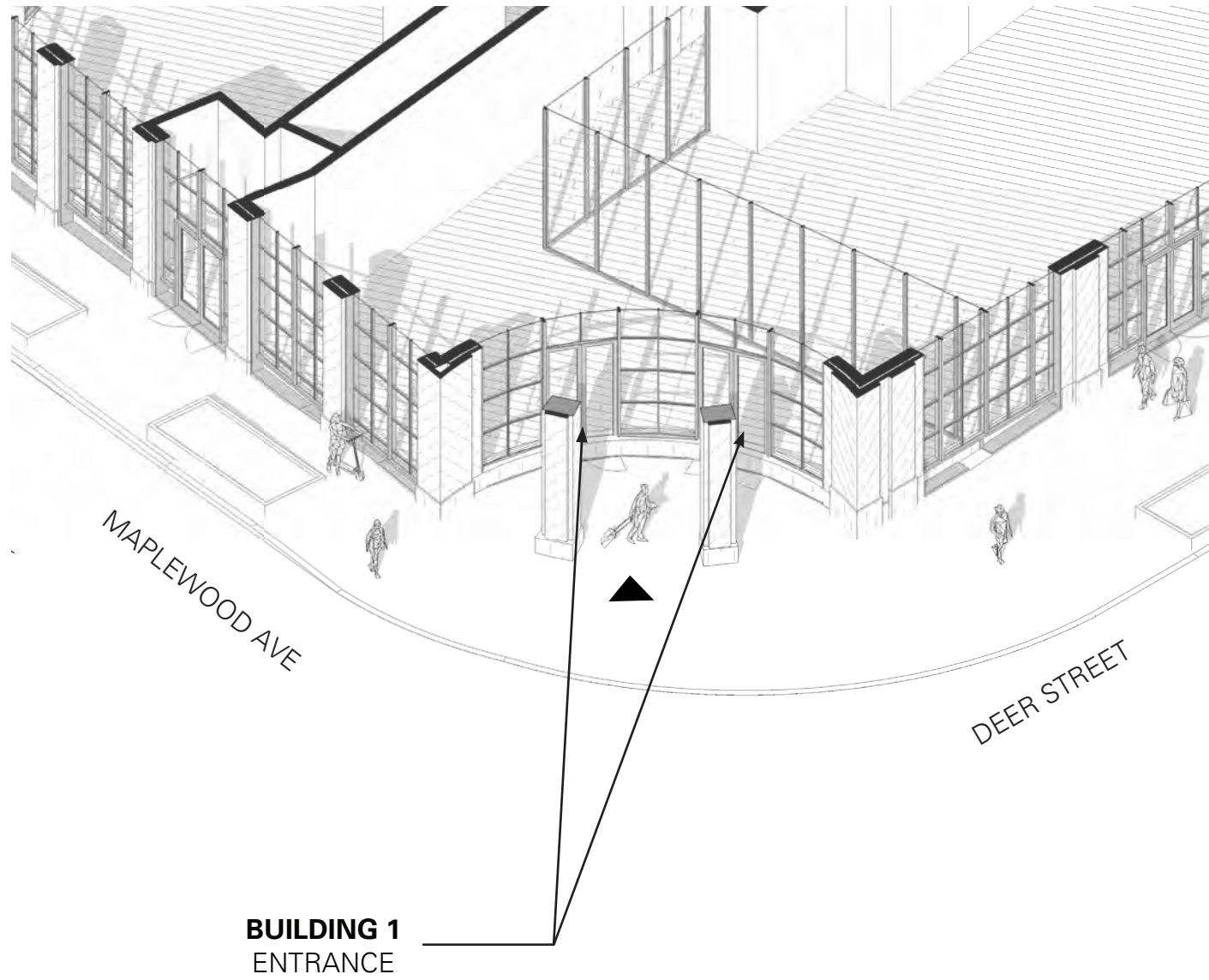


B1 NORTH ELEVATION



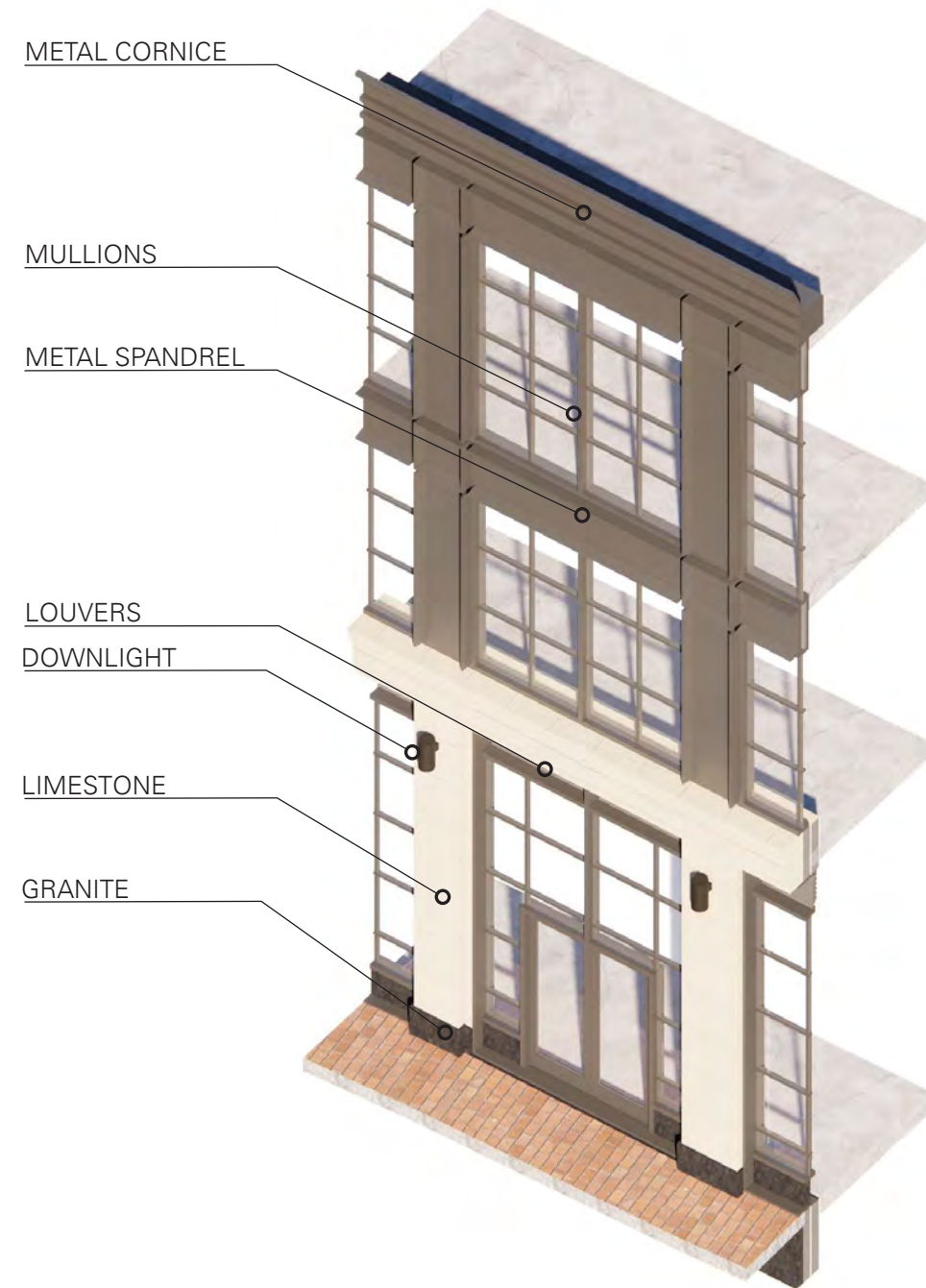
B1 WEST ELEVATION

BUILDING 1 | ENTRYWAY

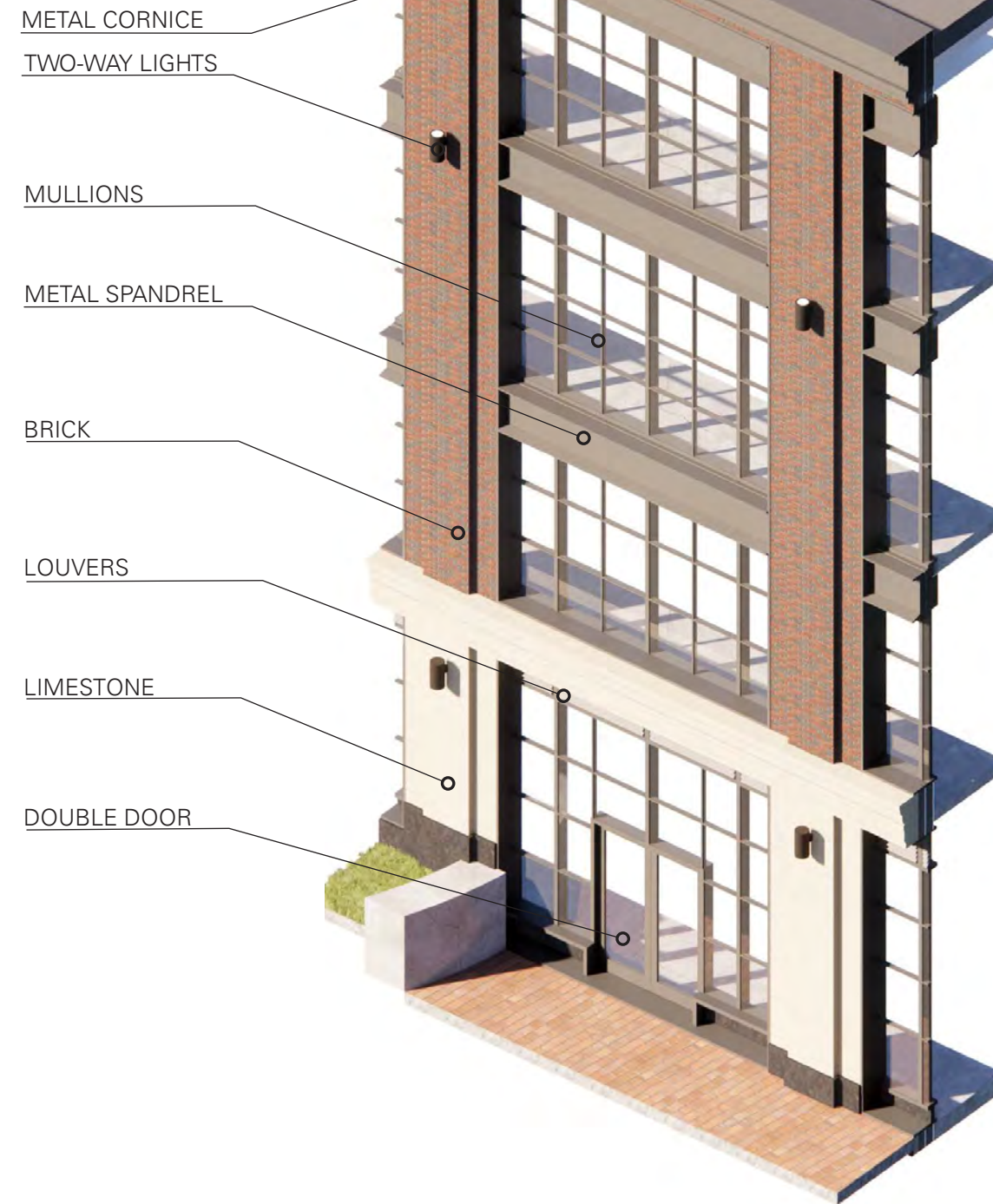


BUILDING 1 | BAY STUDIES

BAY 1



BAY 2



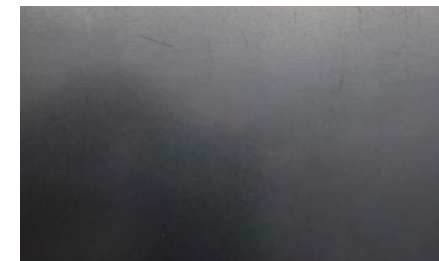
BUILDING 1 | MATERIAL STUDIES



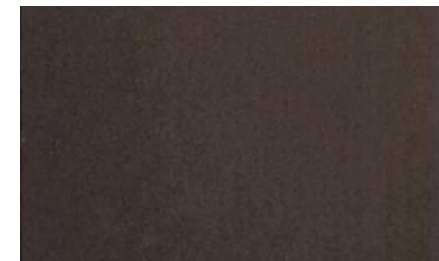
Brick 3 & 4
Modular



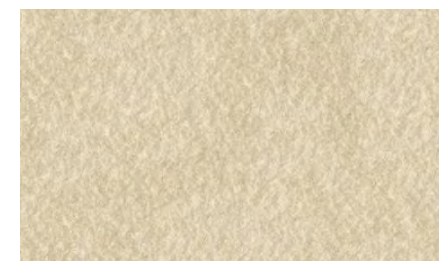
Metal C-Channel
Dusty Charcoal II
PVDF 2; Gloss 25-35



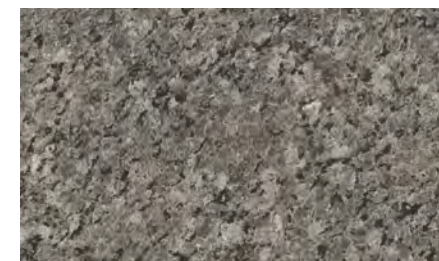
Storefront Mullion
Black No. 29



Limestone
Dark Cream Sandblast



Granite
Caledonia Flamed



BUILDING 2

BUILDING 2 | VIEW A | OPTION 1 (AS OF RIGHT)



BUILDING 2 | VIEW A | OPTION 2 (WITH VARIANCE)



BUILDING 2 | VIEW B



BUILDING CONCEPT | MATERIAL

Concept Collage



Concept Collage



BUILDING 2 | NIGHT VIEW



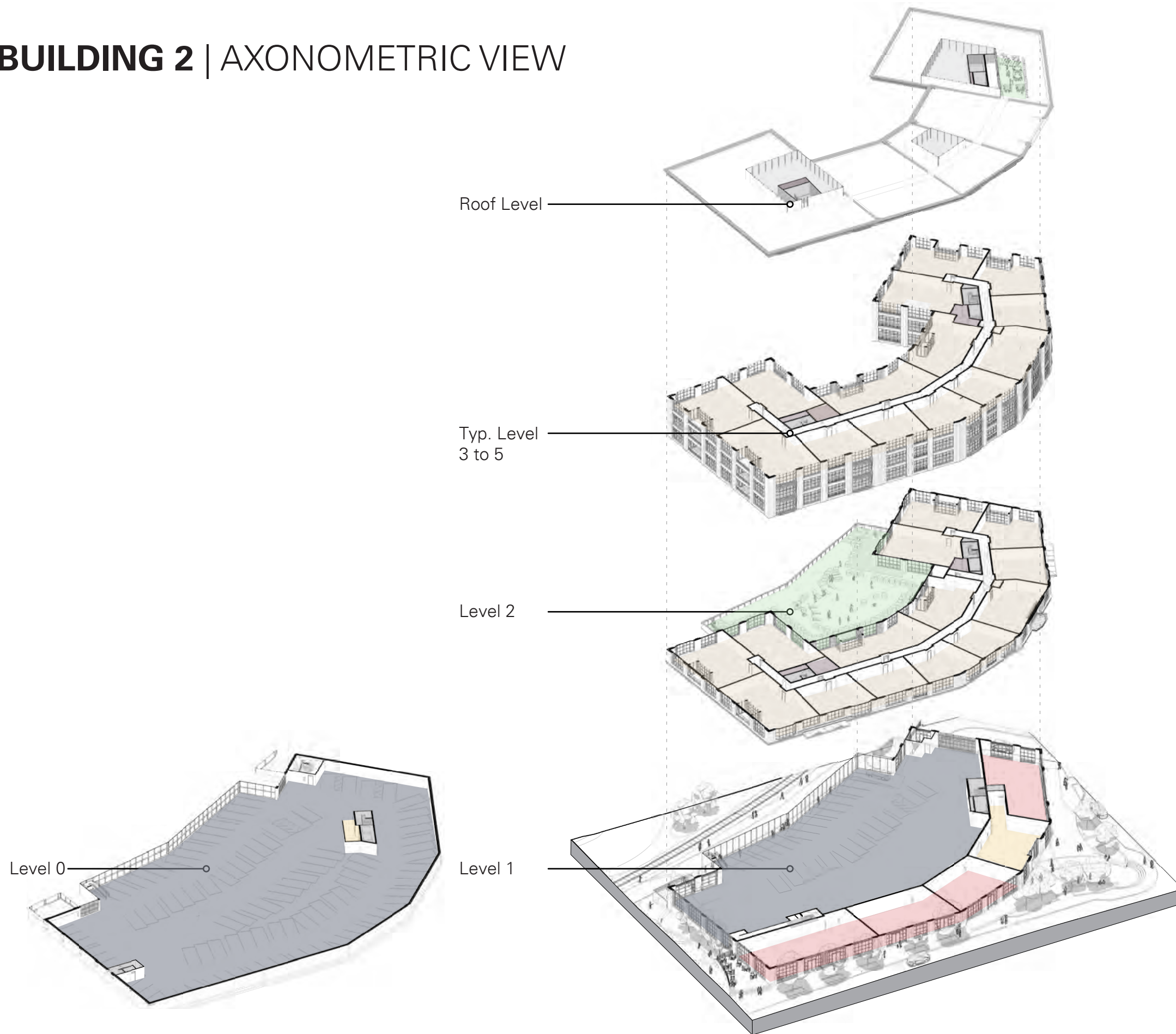
BUILDING 2 | SUPPLEMENTAL VIEWS



BUILDING 2 | PUBLIC REALM DESIGN



BUILDING 2 | AXONOMETRIC VIEW



LEGEND

- ROOF DECK
- BUILDING CORE
- MECHANICAL SCREEN
- LOBBY
- RETAIL
- RESIDENTIAL
- PARKING
- BACK OF HOUSE



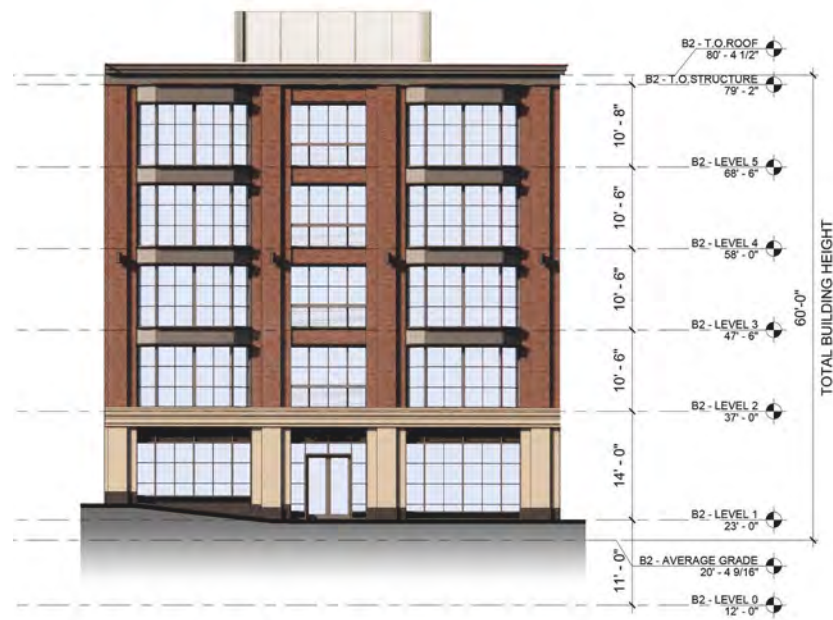
BUILDING 2 | ELEVATIONS



B2 SOUTH ELEVATION



B2 SOUTH EAST ELEVATION 1



B2 SOUTH EAST ELEVATION 2

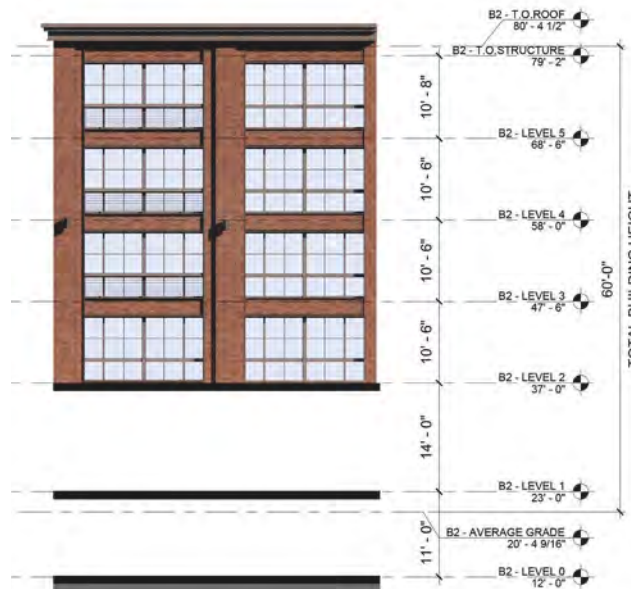


B2 EAST ELEVATION 2

BUILDING 2 | ELEVATIONS



B2 NORTH ELEVATION



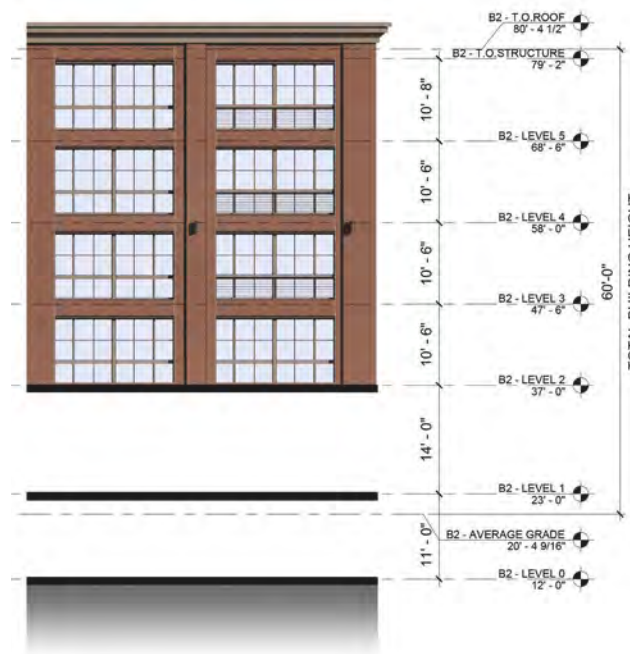
B2 SOUTH ELEVATION 2



B2 WEST ELEVATION 1



B2 WEST ELEVATION 2



B2 NORTH ELEVATION 2



B2 WEST ELEVATION 3

BUILDING 2 | ELEVATIONS

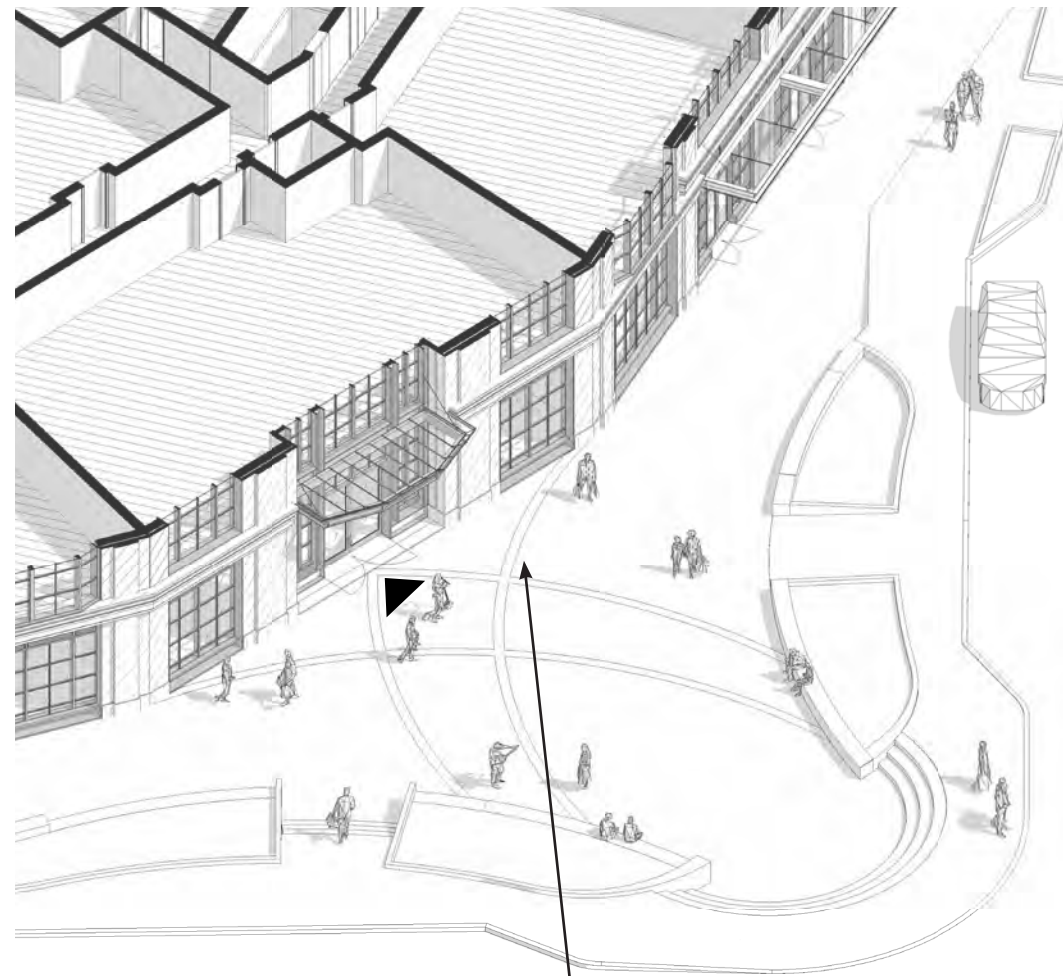


B2 EAST ELEVATION | OPTION 1
AS OF RIGHT



B2 EAST ELEVATION | OPTION 2
REQUIRES A CITY VARIANCE

BUILDING 2 | ENTRYWAY



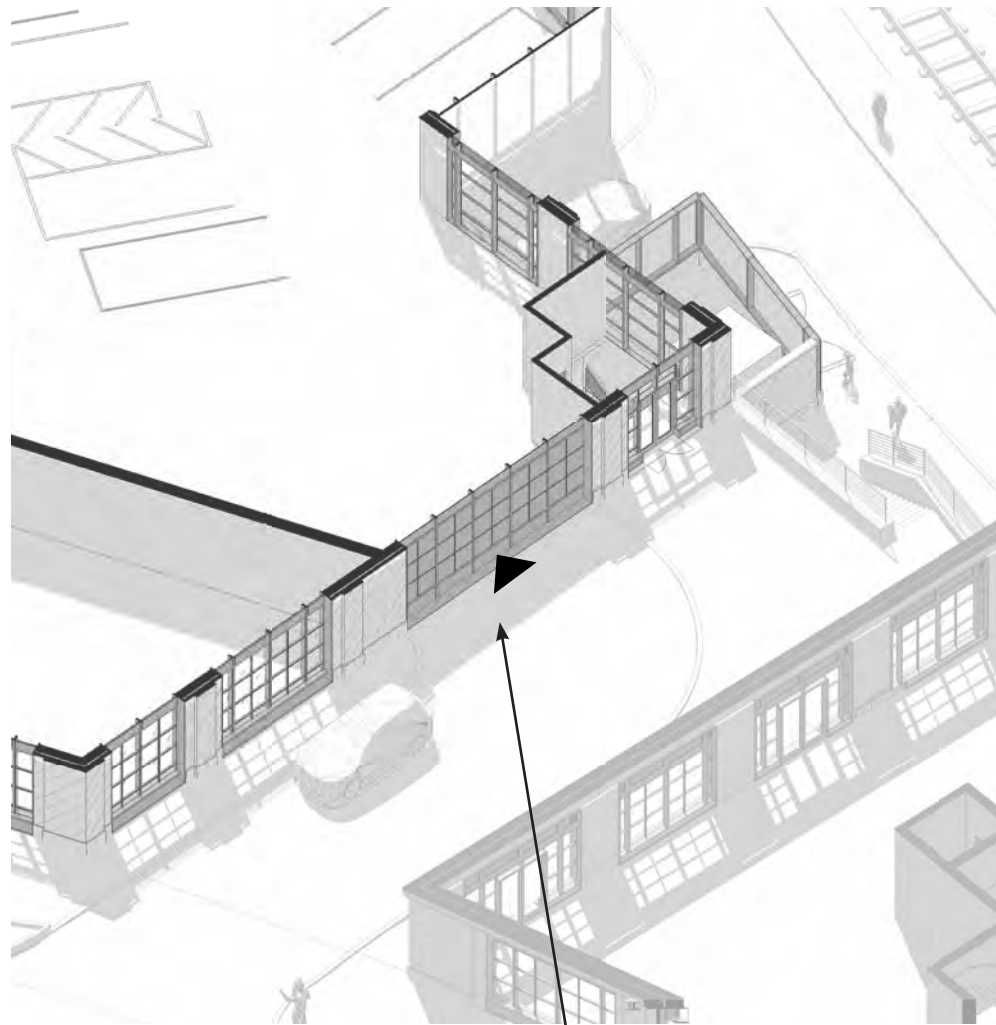
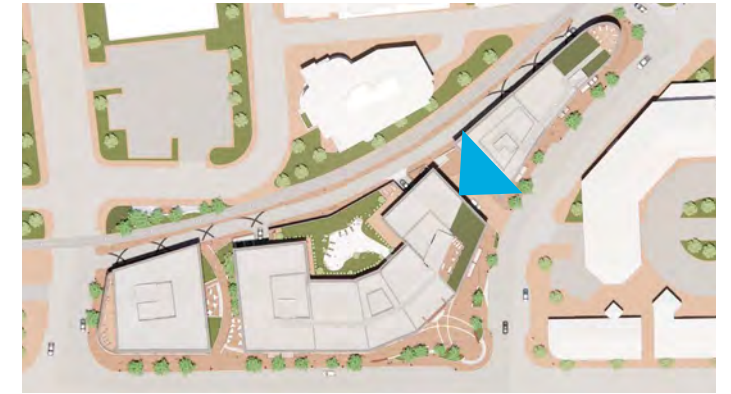
DEER STREET

BUILDING 2
ENTRANCE



BUILDING 2
ENTRANCE

BUILDING 2 | PARKING ENTRY 1

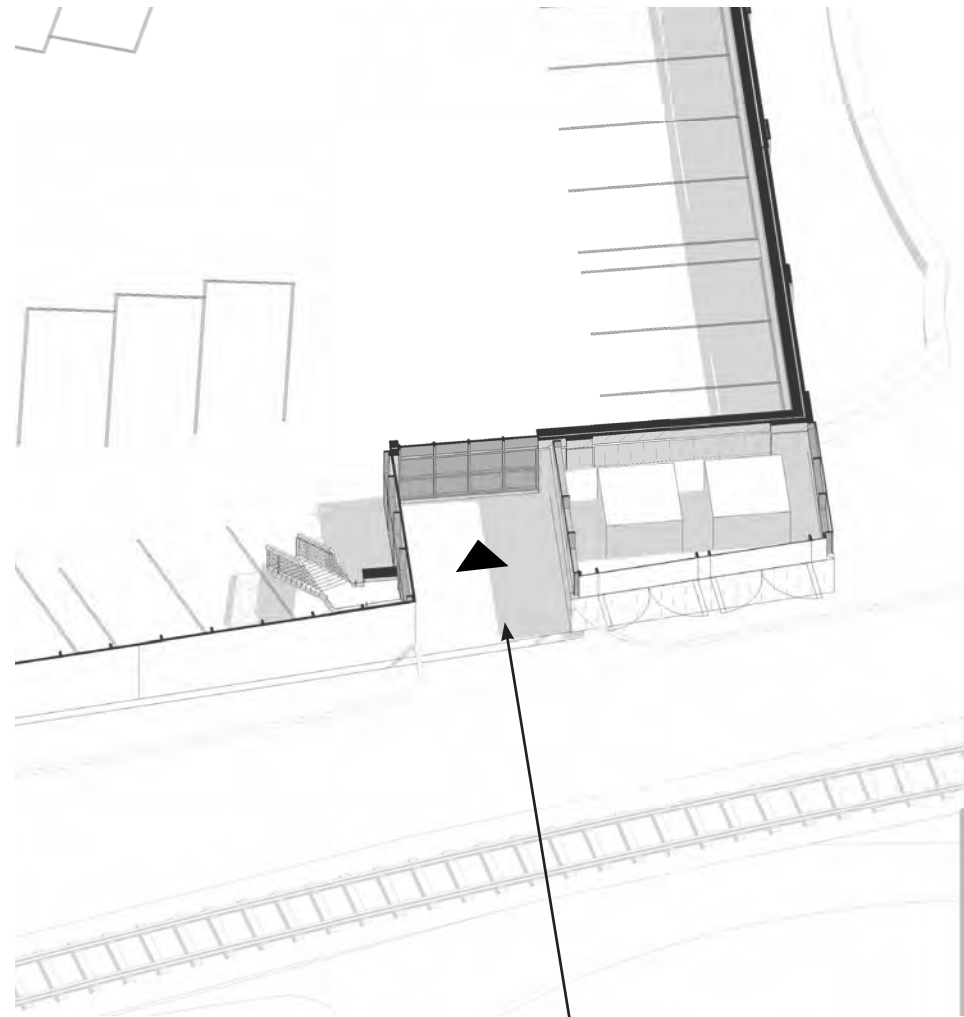


BUILDING 2
LEVEL 1 PARKING
ENTRANCE



BUILDING 2
LEVEL 1 PARKING
ENTRANCE

BUILDING 2 | PARKING ENTRANCE

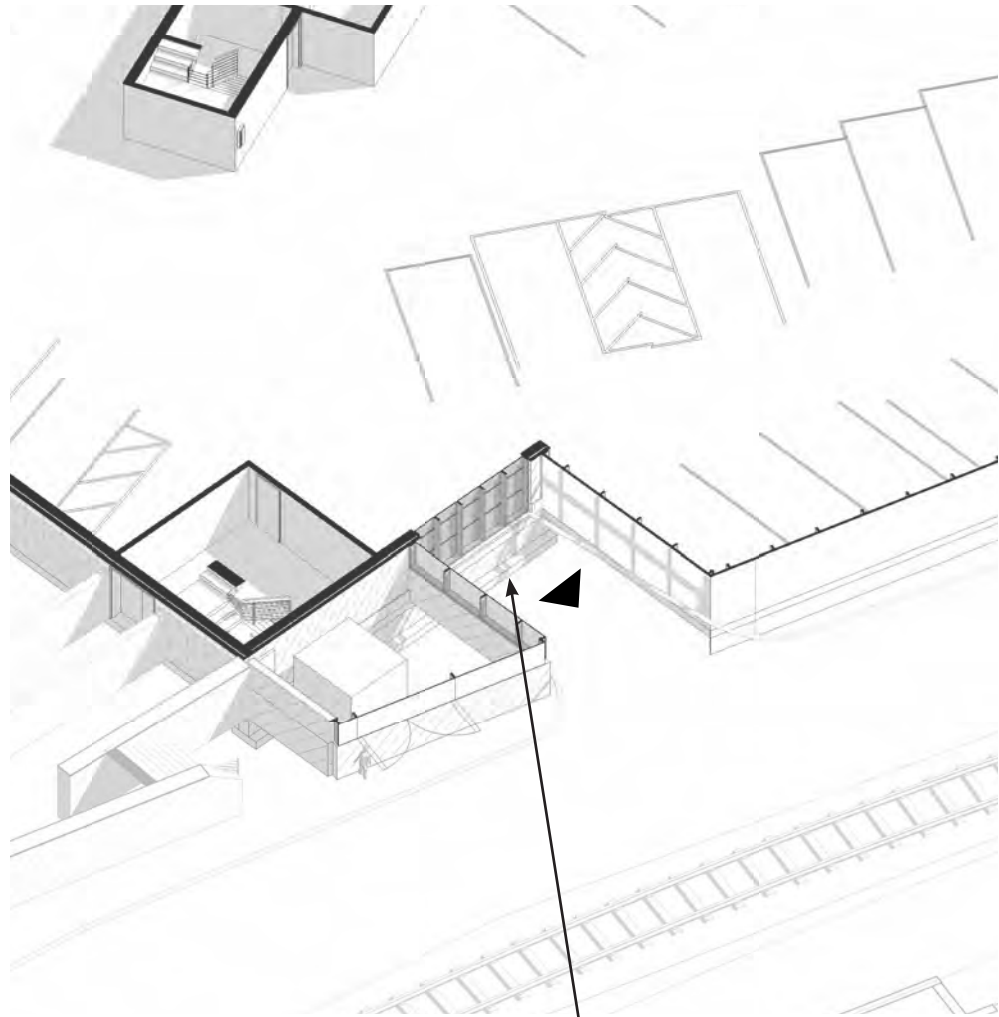


BUILDING 2
LEVEL 0 PARKING
ENTRANCE



BUILDING 2
LEVEL 0 PARKING
ENTRANCE

BUILDING 2 | PARKING EXIT

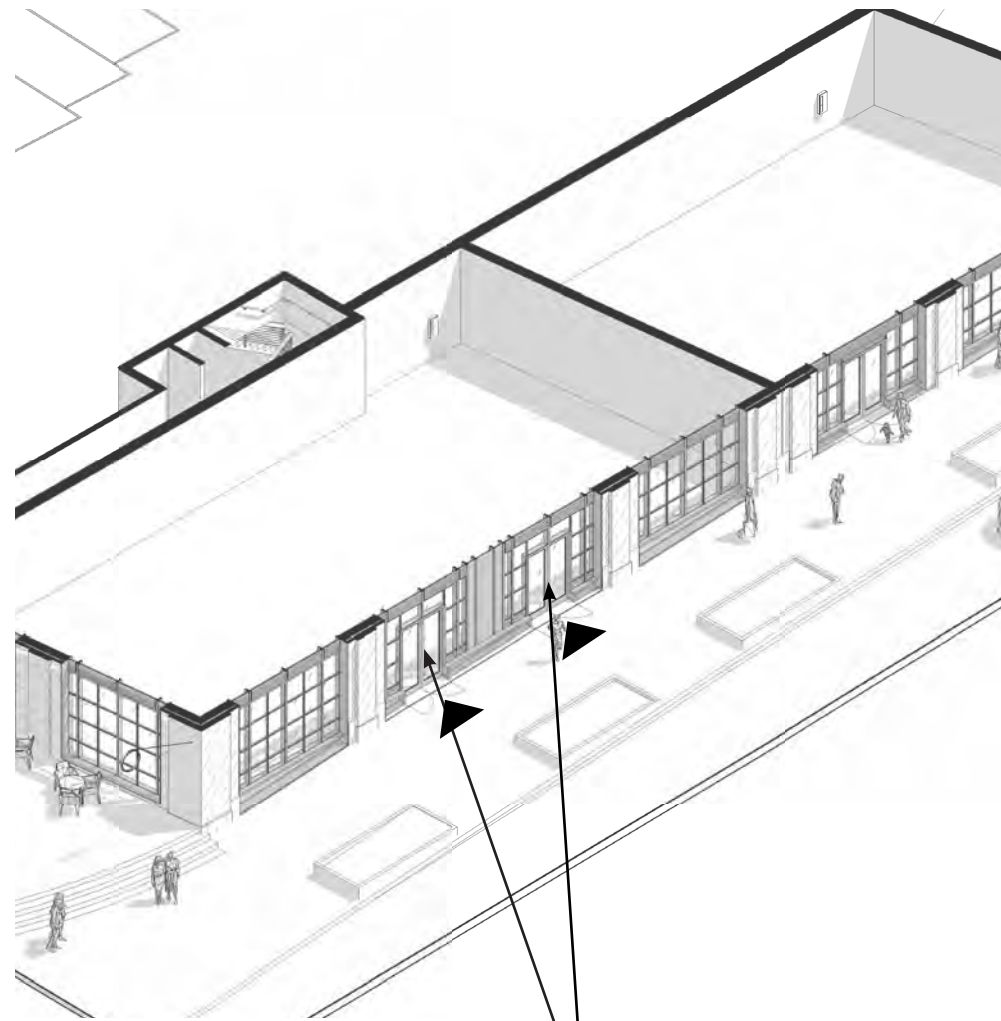


BUILDING 2
LEVEL 0 PARKING
EXIT



BUILDING 2
LEVEL 0 PARKING
EXIT

BUILDING 2 | RETAIL ENTRY

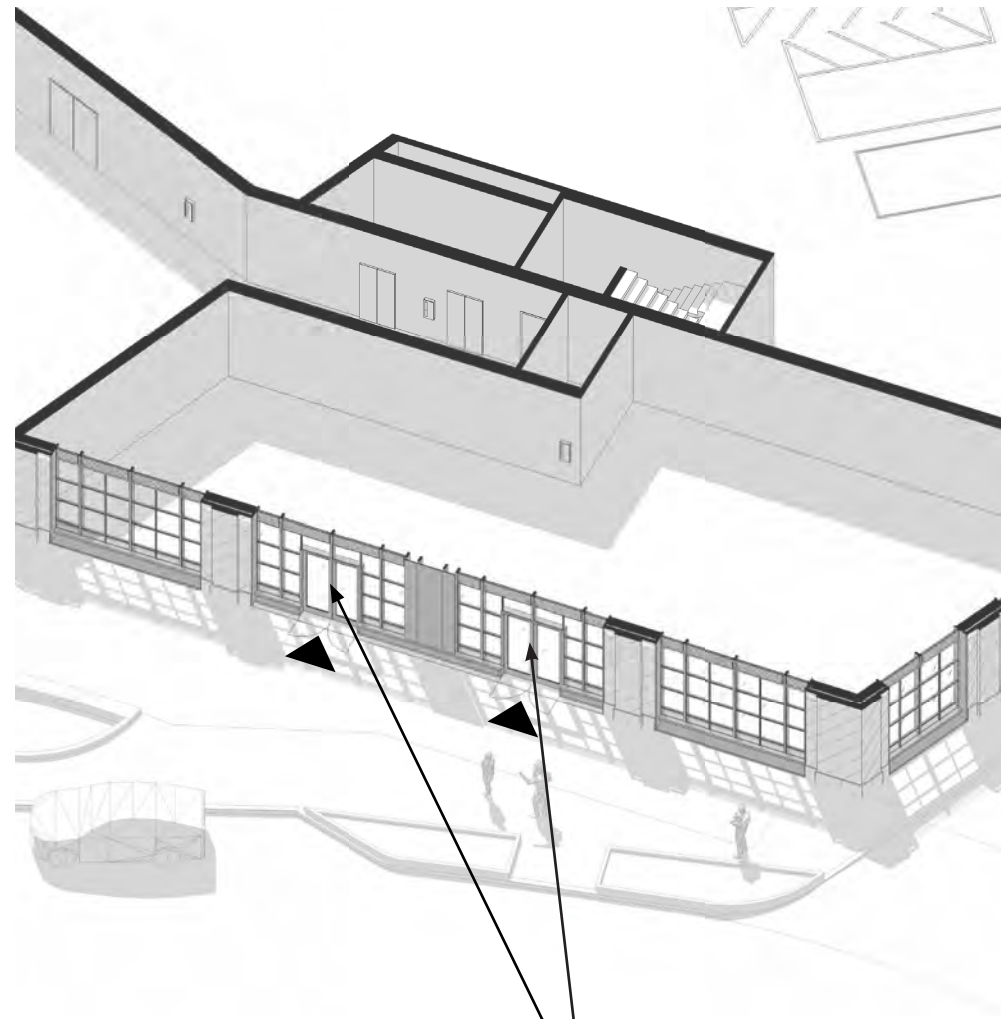


BUILDING 2
RETAIL ENTRANCE



BUILDING 2
RETAIL ENTRANCE

BUILDING 2 | RETAIL ENTRY 2



BUILDING 2
LEVEL 1 RETAIL
ENTRANCE



BUILDING 2
LEVEL 1 RETAIL
ENTRANCE

BUILDING 2 | ROOF DECK



BUILDING 2 | BAY STUDIES

BAY 1 - PUNCHED

METAL CORNICE

METAL SPANDREL

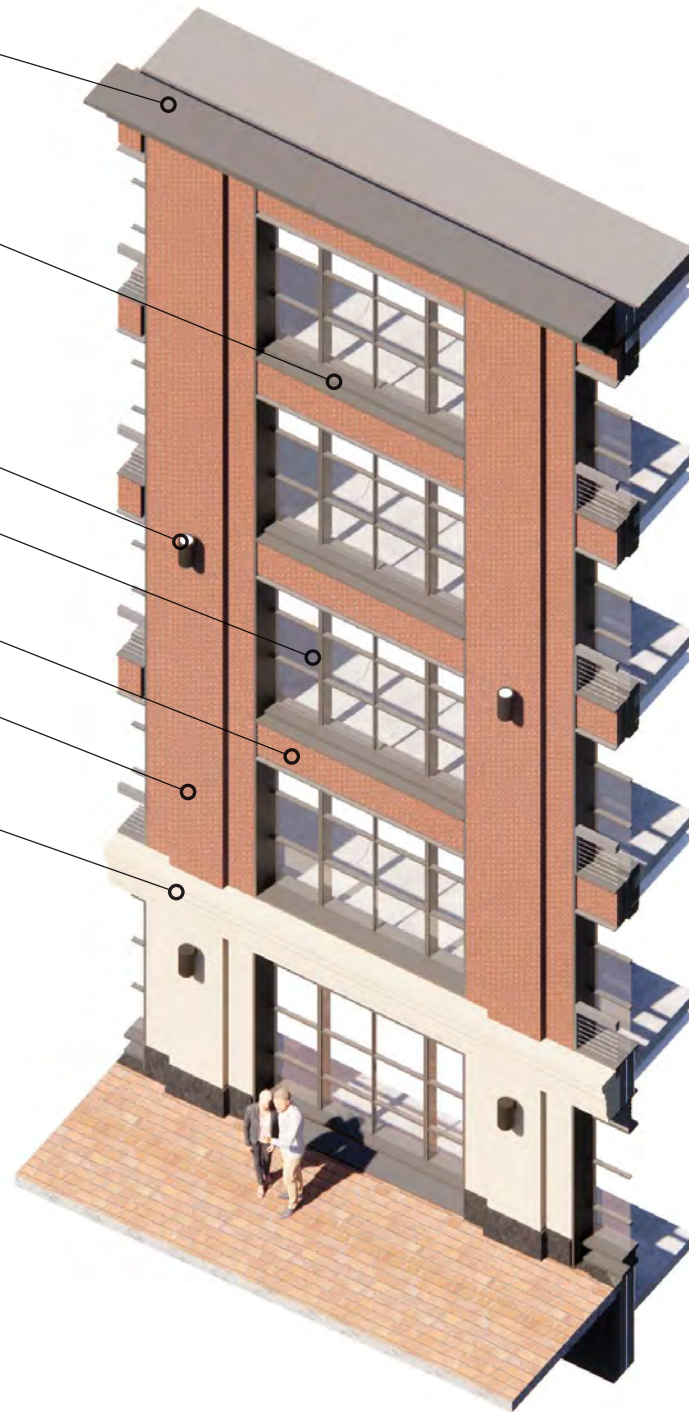
TWO-WAY LIGHTS

MULLIONS

BRICK IN-FILL

BRICK

LIMESTONE



BAY 2 - OPERABLE WINDOWS

METAL CORNICE

TWO-WAY LIGHTS

MULLIONS

METAL SPANDREL

BRICK

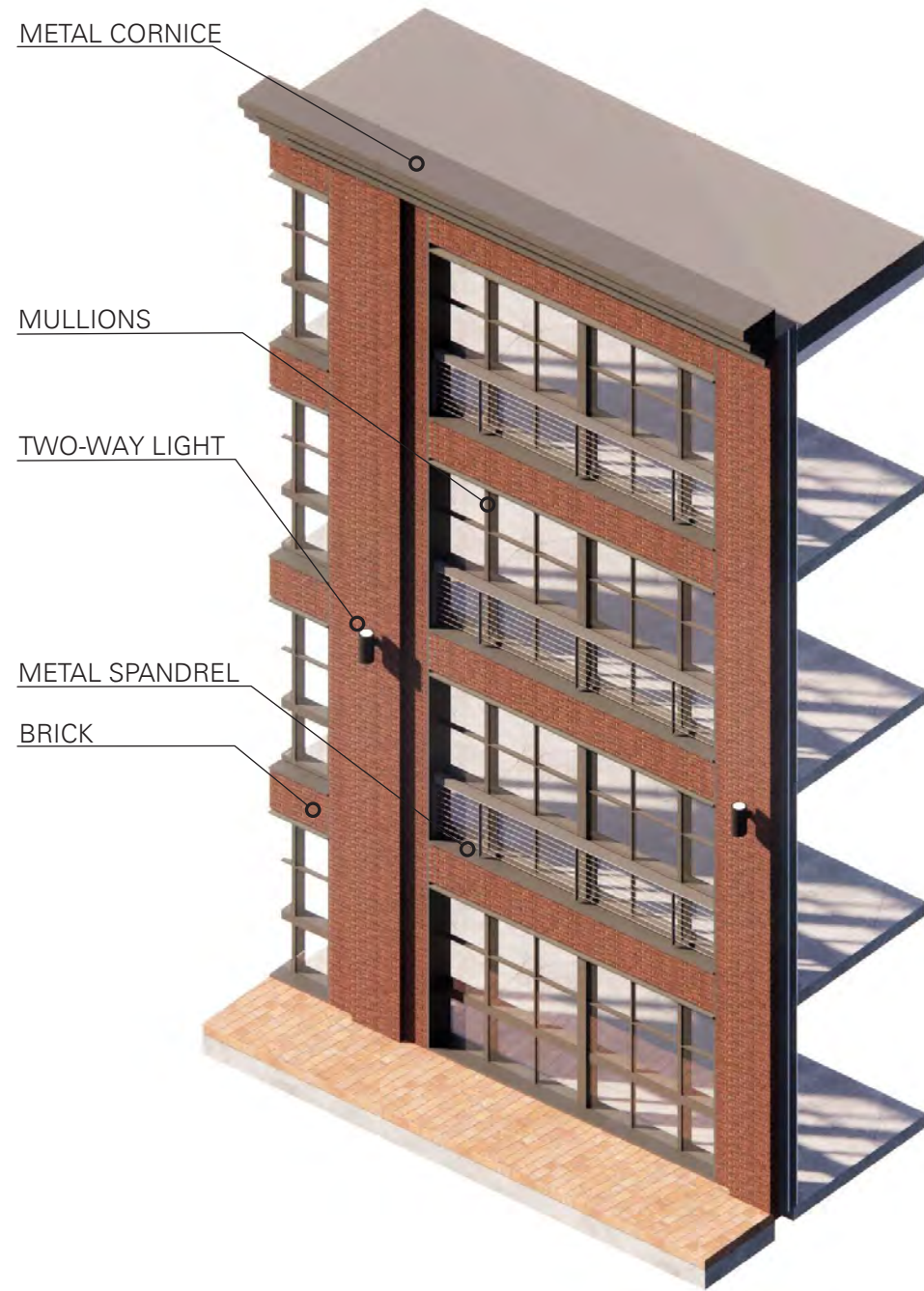
LIMESTONE

DOUBLE DOOR

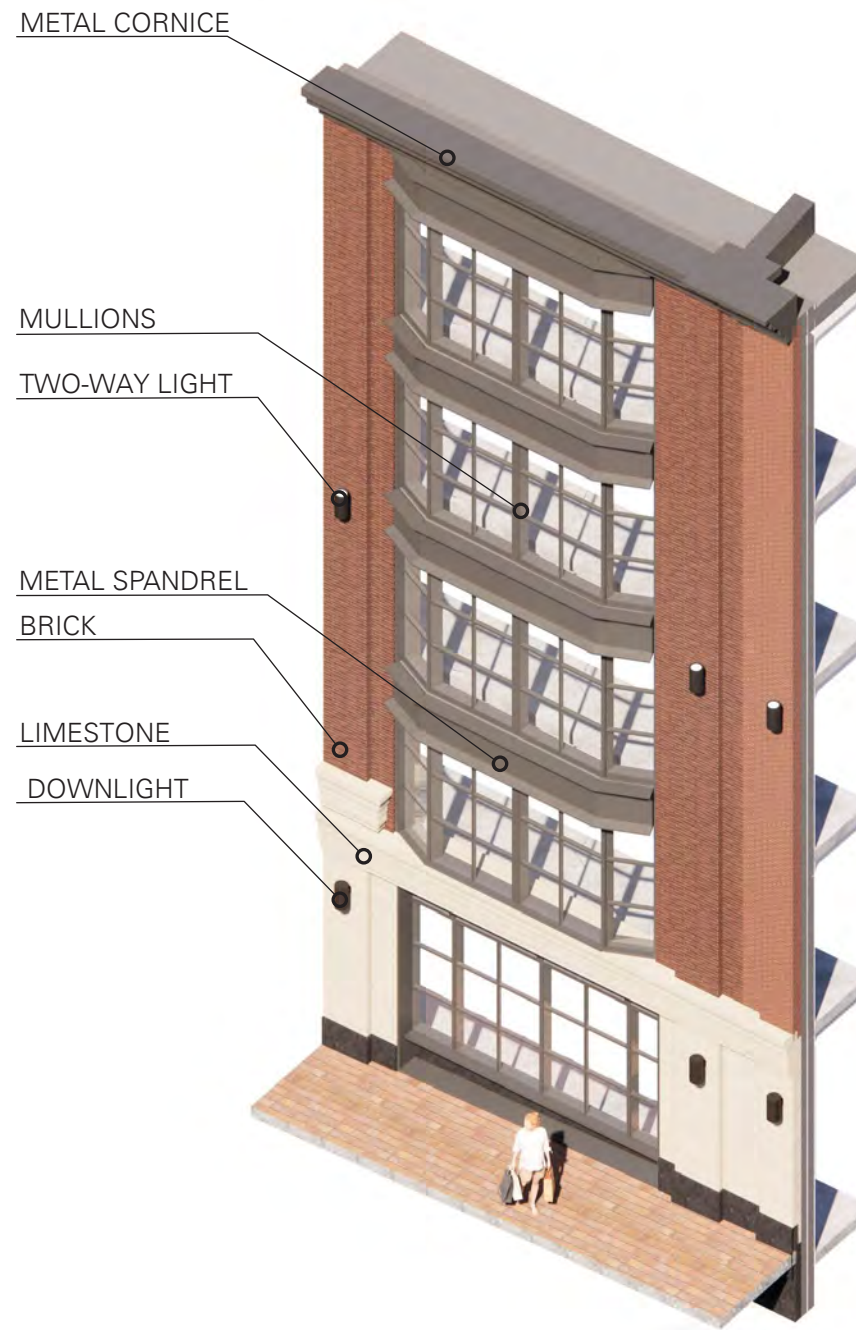


BUILDING 2 | BAY STUDIES

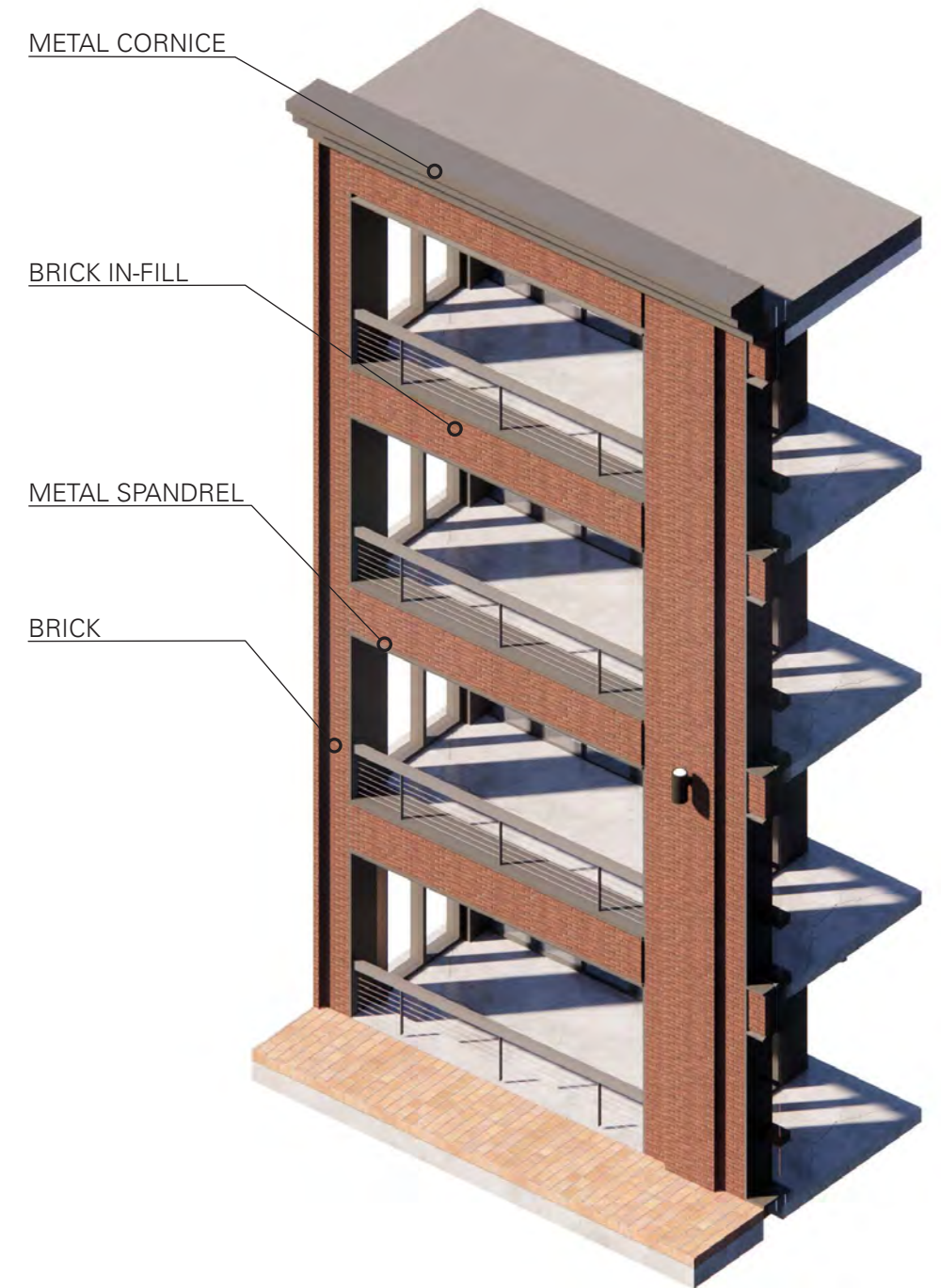
BAY 3 - JULIET WINDOW



BAY 4 - BAY WINDOW



BAY 5 - RECESSED BALCONY

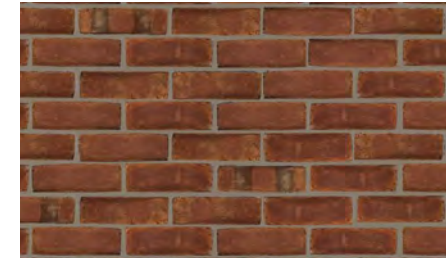


BUILDING 2 | MATERIAL STUDIES

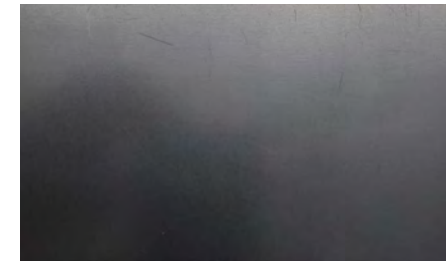
BUILDING 2 - A



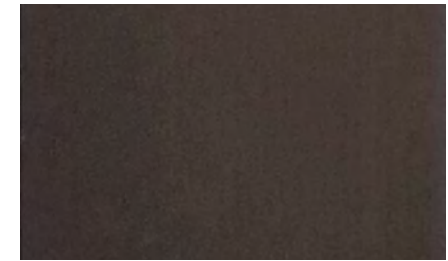
Brick 2
Modular



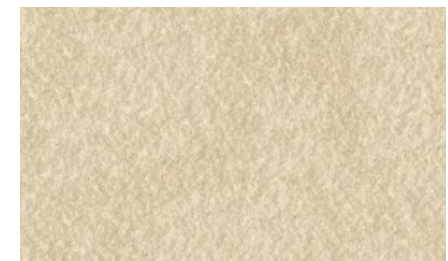
Metal C-Channel
Dusty Charcoal II
PVDF 2; Gloss 25-35



Mullion
Black No. 29



Limestone
Dark Cream Sandblast



Granite
Caledonia Flamed

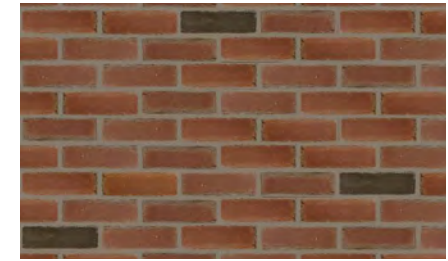


BUILDING 2 | MATERIAL STUDIES

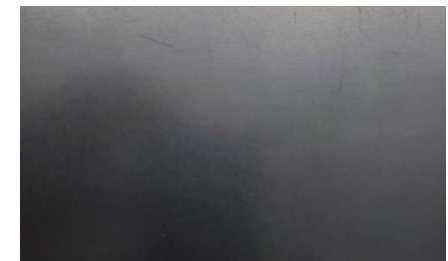
BUILDING 2 - B



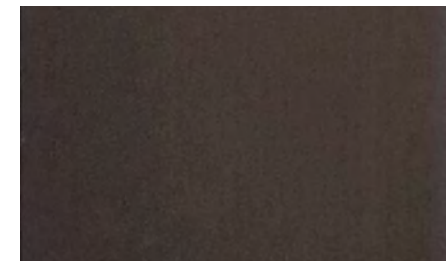
Brick 2
Modular



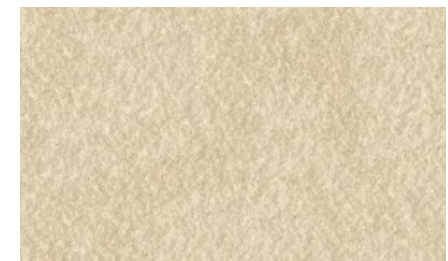
Metal C-Channel
Dusty Charcoal II
PVDF 2; Gloss 25-35



Mullion
Black No. 29



Limestone
Dark Cream Sandblast



Granite
Caledonia Flamed

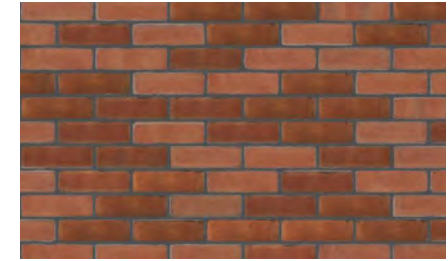


BUILDING 2 | MATERIAL STUDIES

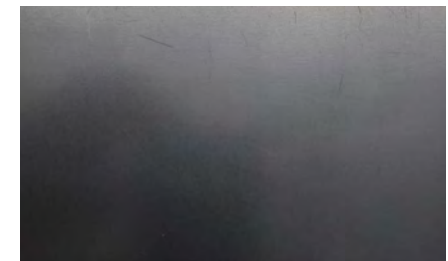
BUILDING 2 - C



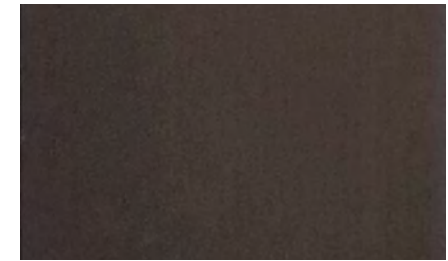
Brick 1 & 2
Modular



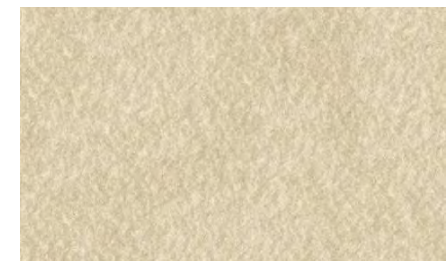
Metal C-Channel
Dusty Charcoal II
PVDF 2; Gloss 25-35



Mullion
Black No. 29



Limestone
Dark Cream Sandblast

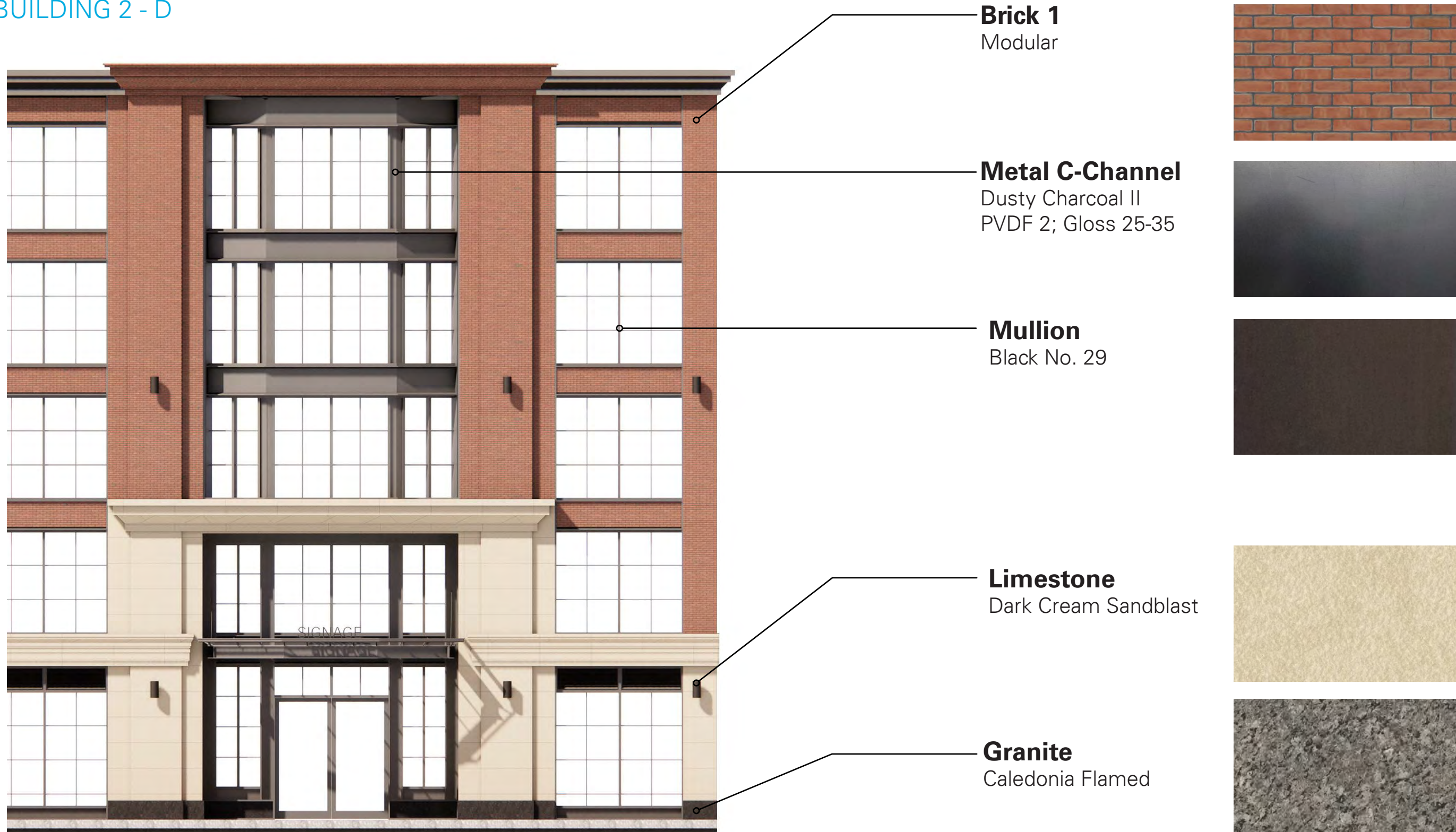


Granite
Caledonia Flamed

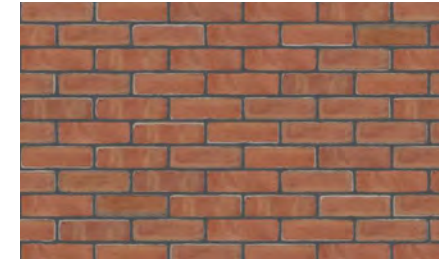


BUILDING 2 | MATERIAL STUDIES

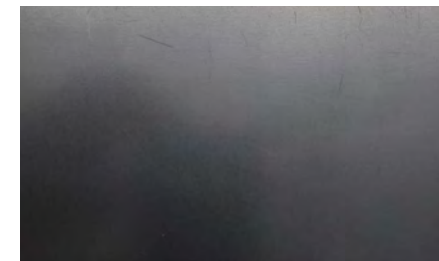
BUILDING 2 - D



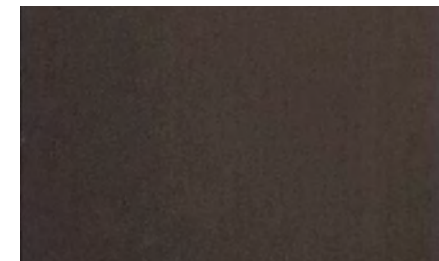
Brick 1
Modular



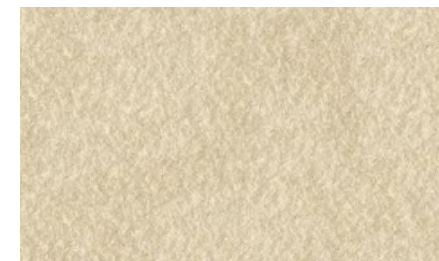
Metal C-Channel
Dusty Charcoal II
PVDF 2; Gloss 25-35



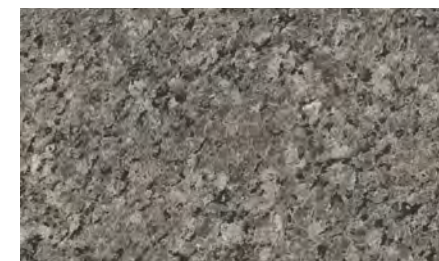
Mullion
Black No. 29



Limestone
Dark Cream Sandblast



Granite
Caledonia Flamed

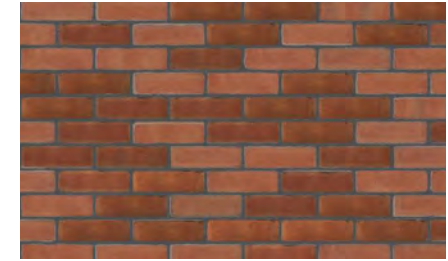


BUILDING 2 | MATERIAL STUDIES

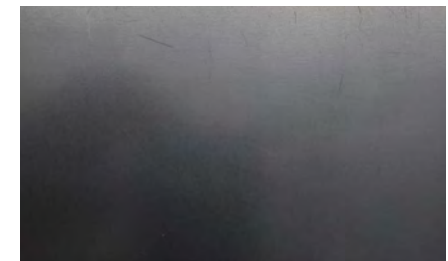
BUILDING 2 - E



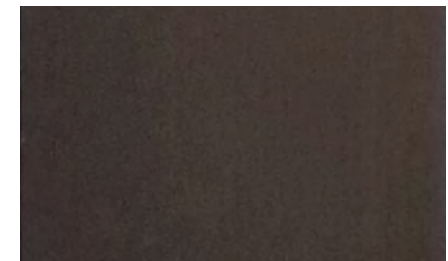
Brick 1 & 2
Modular



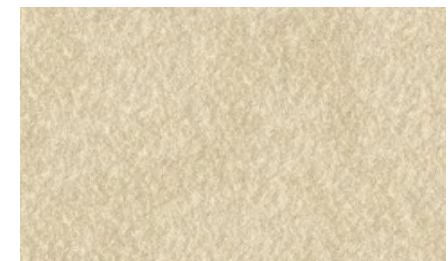
Metal C-Channel
Dusty Charcoal II
PVDF 2; Gloss 25-35



Mullion
Black No. 29



Limestone
Dark Cream Sandblast



Granite
Caledonia Flamed



BUILDING 2 | MATERIAL STUDIES

PERFORATED METAL SCREEN | ASHVILLE AIRPORT- PARKING GARAGE





BUILDING 3

BUILDING 3 | VIEW A



BUILDING 3 | VIEW B



BUILDING 3 | NIGHT VIEW



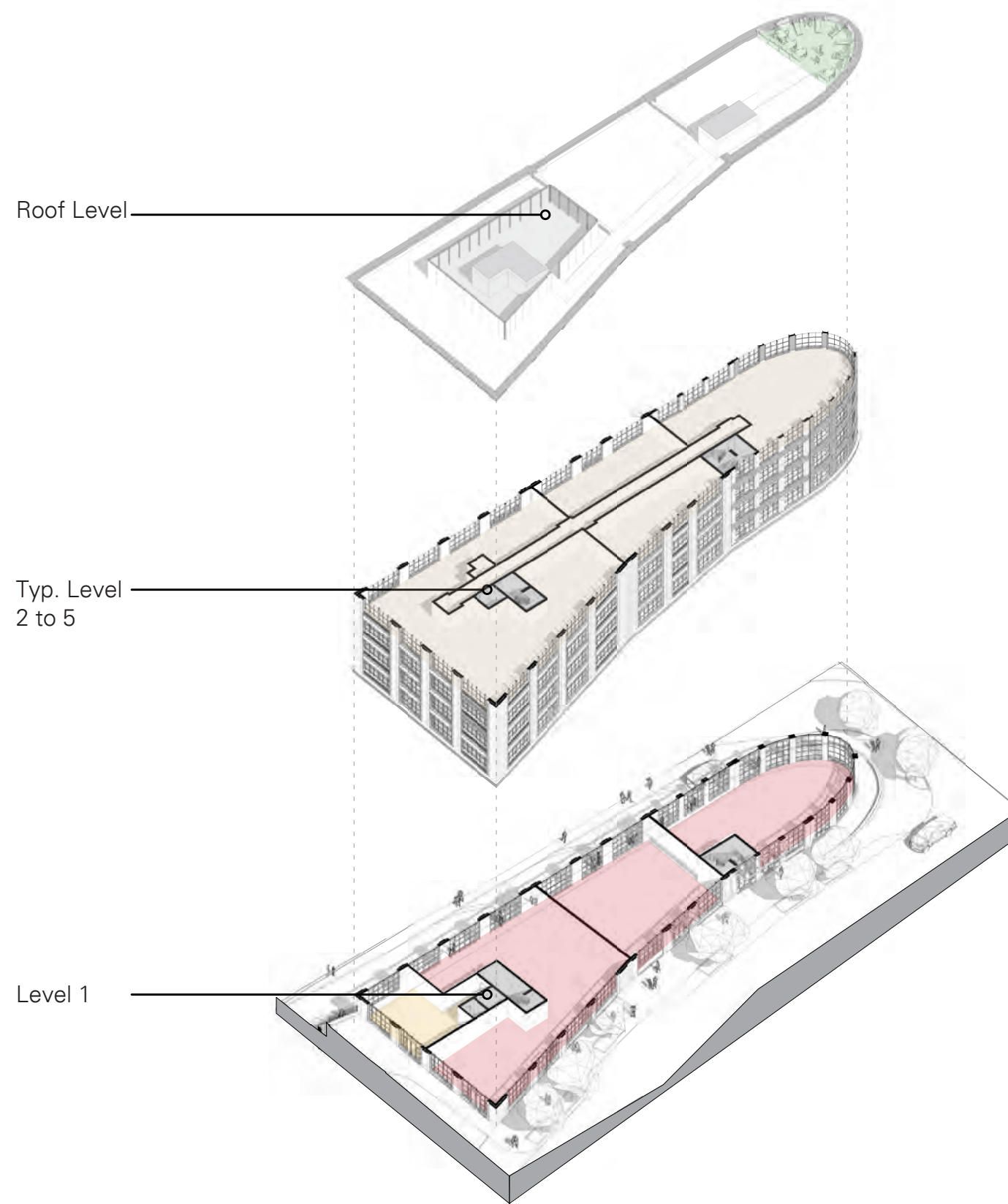
BUILDING 3 | SUPPLEMENTAL VIEWS



BUILDING 3 | PUBLIC REALM



BUILDING 3 | AXONOMETRIC VIEW



LEGEND

- ROOF DECK
- BUILDING CORE
- MECHANICAL SCREEN
- LOBBY
- RETAIL
- RESIDENTIAL
- BACK OF HOUSE

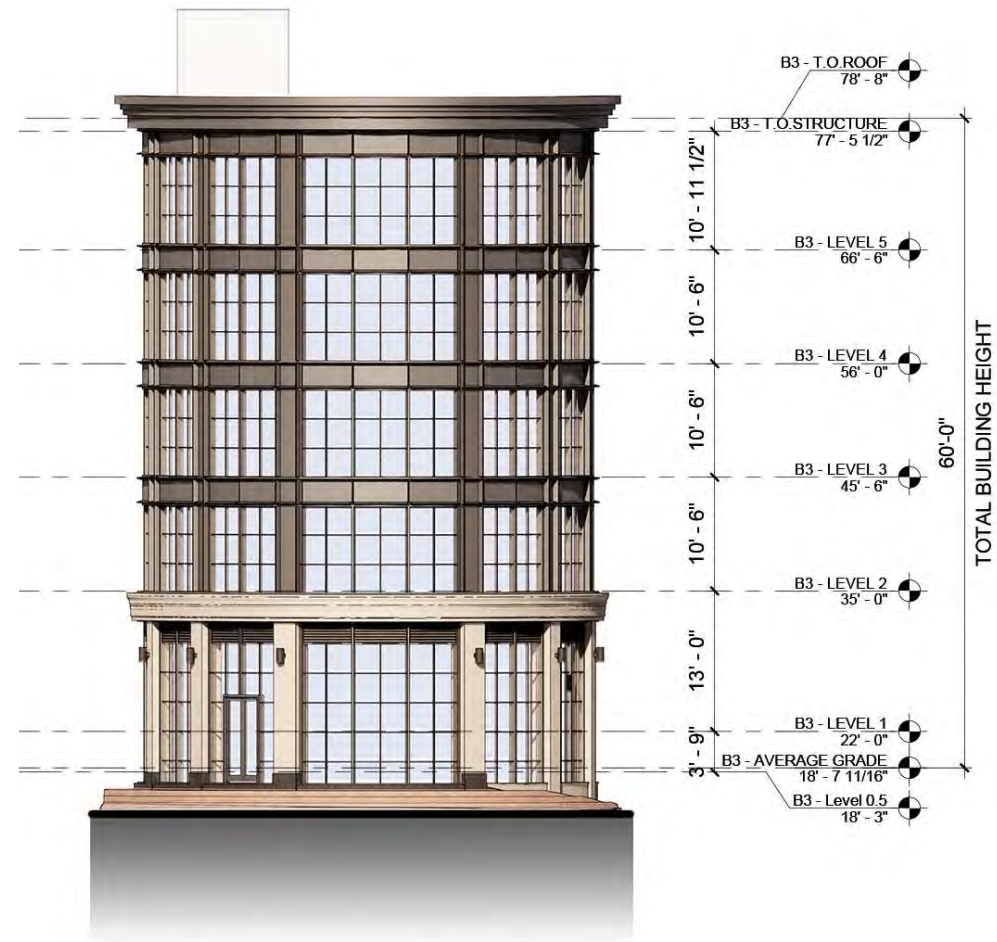


BUILDING 3 | ELEVATIONS

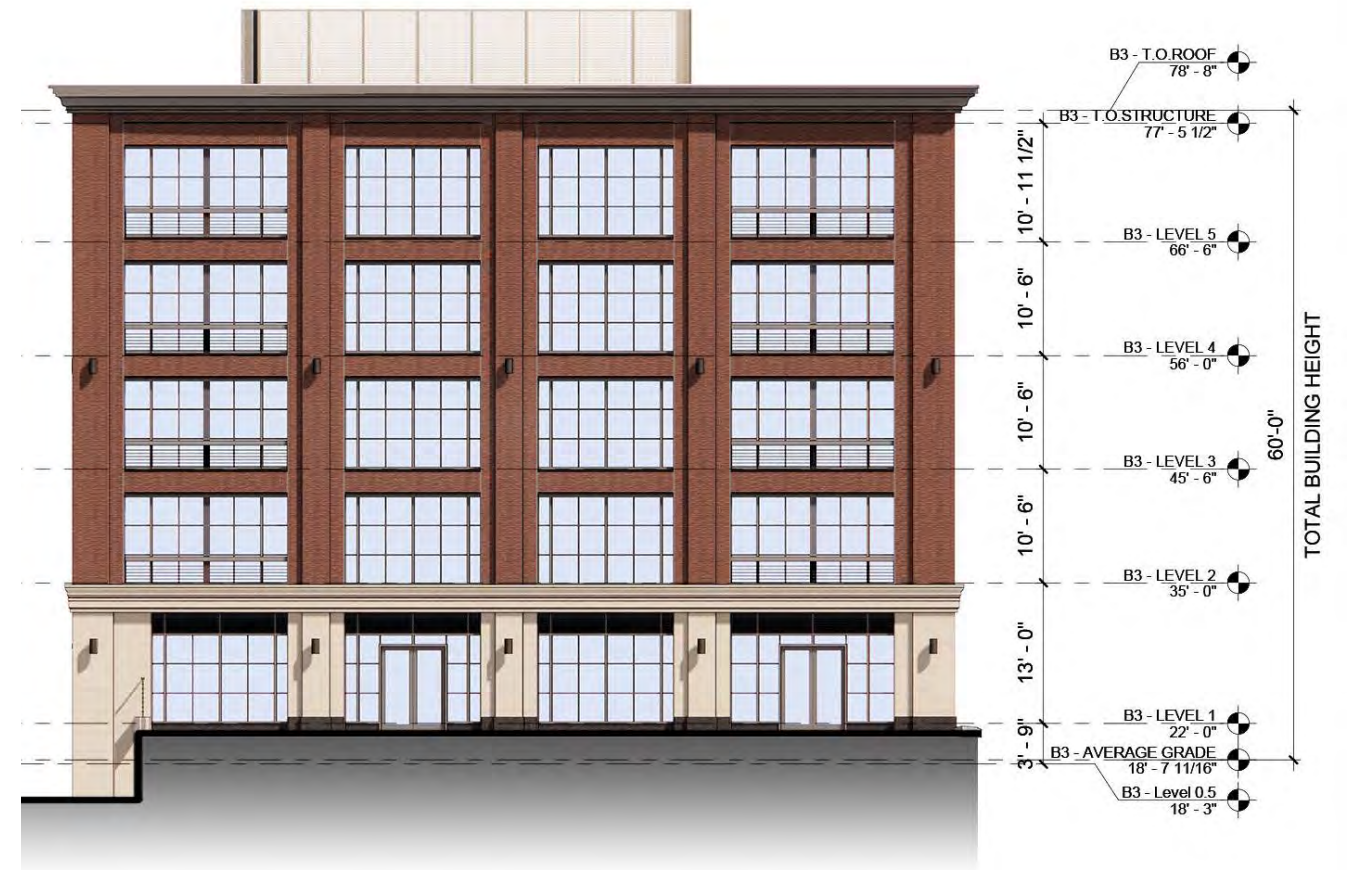


B3 EAST ELEVATION

BUILDING 3 | ELEVATIONS



B3 NORTH ELEVATION



B3 SOUTH ELEVATION

BUILDING 3 | ELEVATIONS

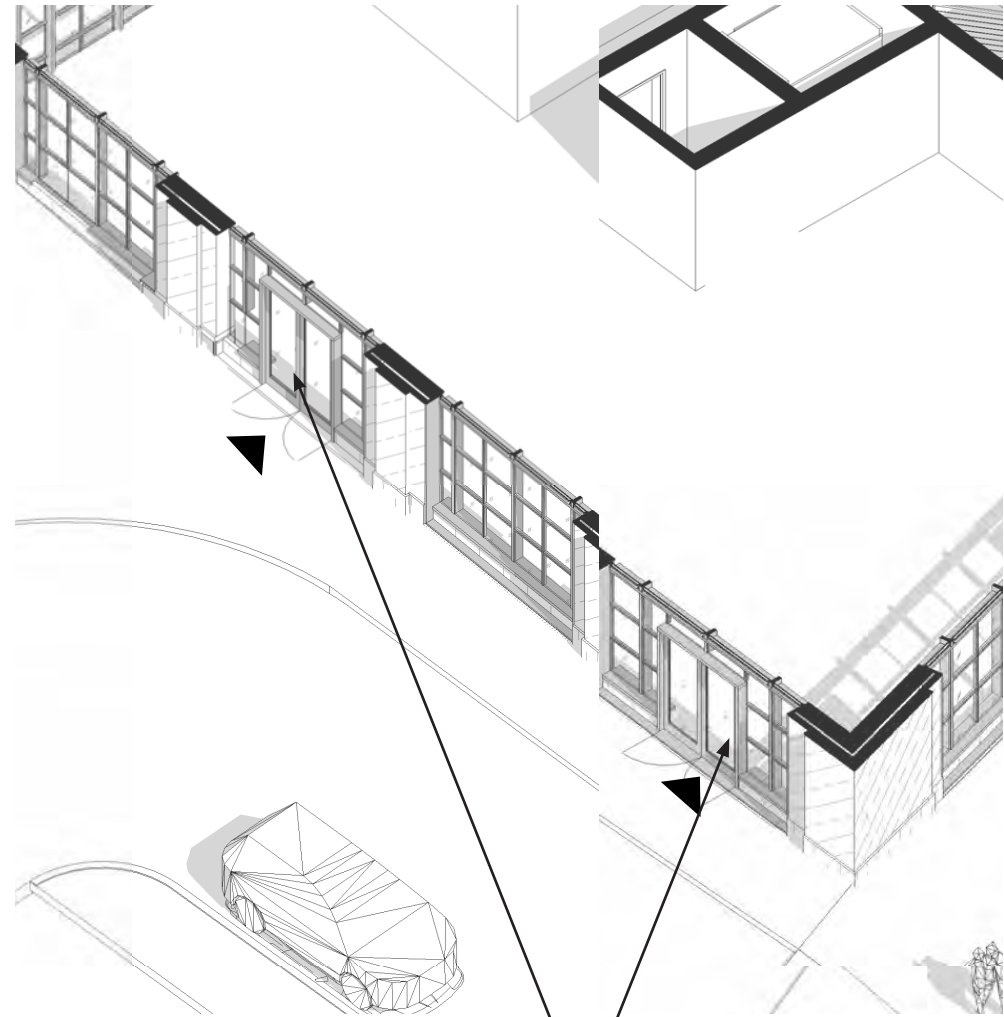


B3 WEST ELEVATION

BUILDING 3 | ROOF DECK



BUILDING 3 | ENTRYWAY 1

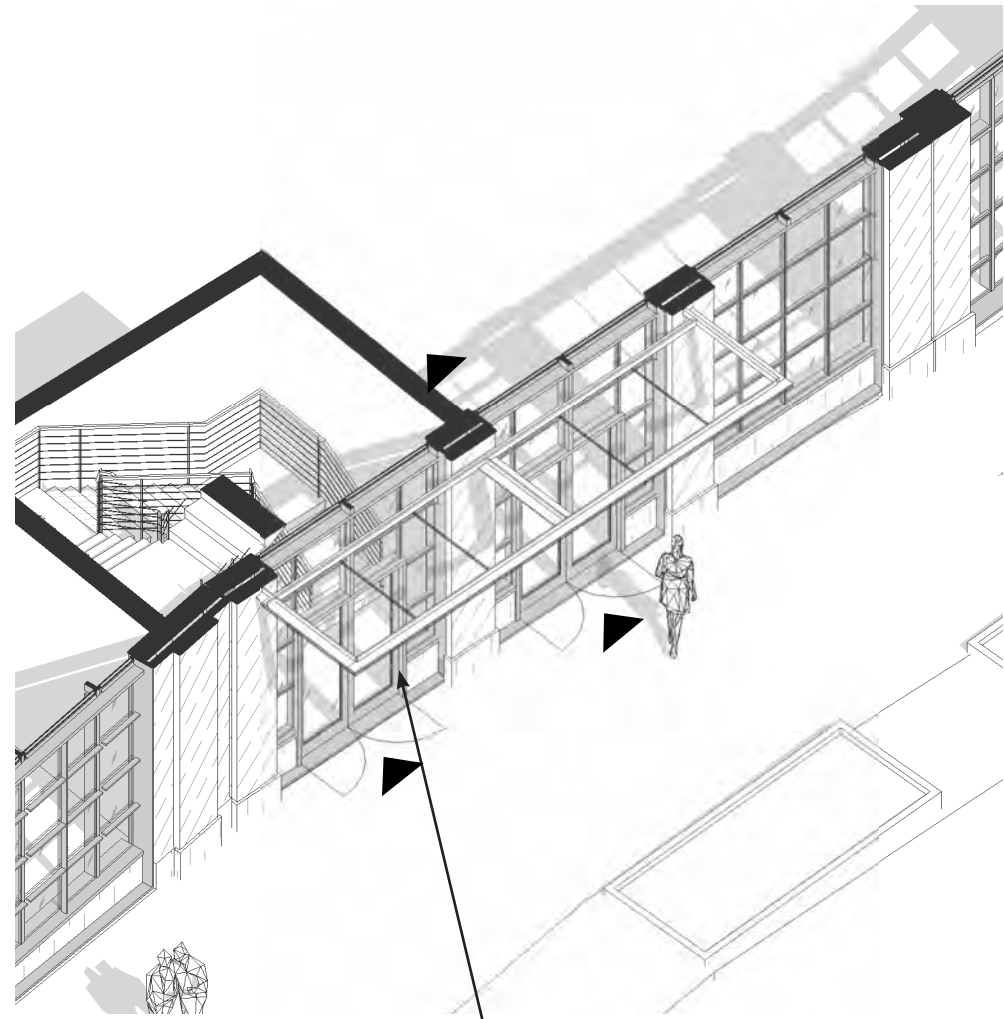


BUILDING 3
ENTRANCE



BUILDING 3
ENTRANCE

BUILDING 3 | ENTRYWAY 2

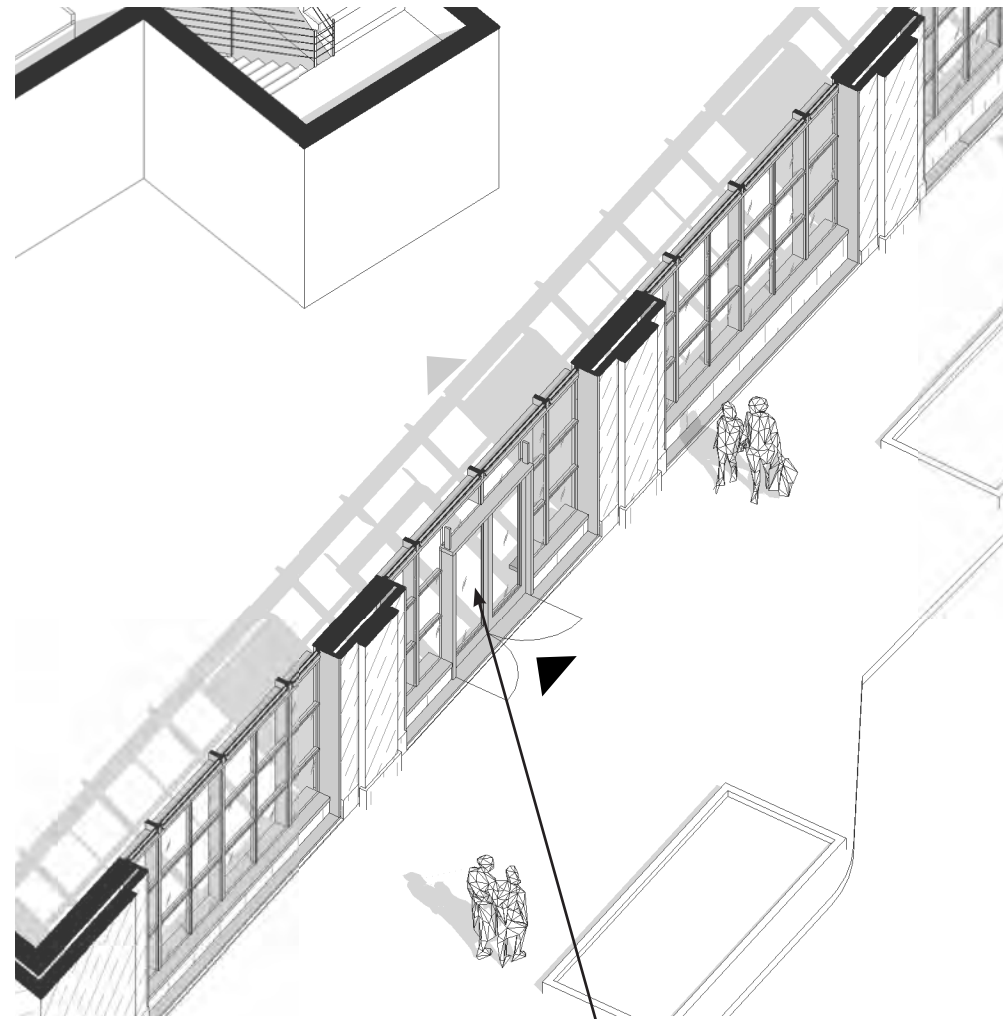


BUILDING 3
RETAIL ENTRANCE



BUILDING 3
RETAIL ENTRANCE

BUILDING 3 | ENTRYWAY 3



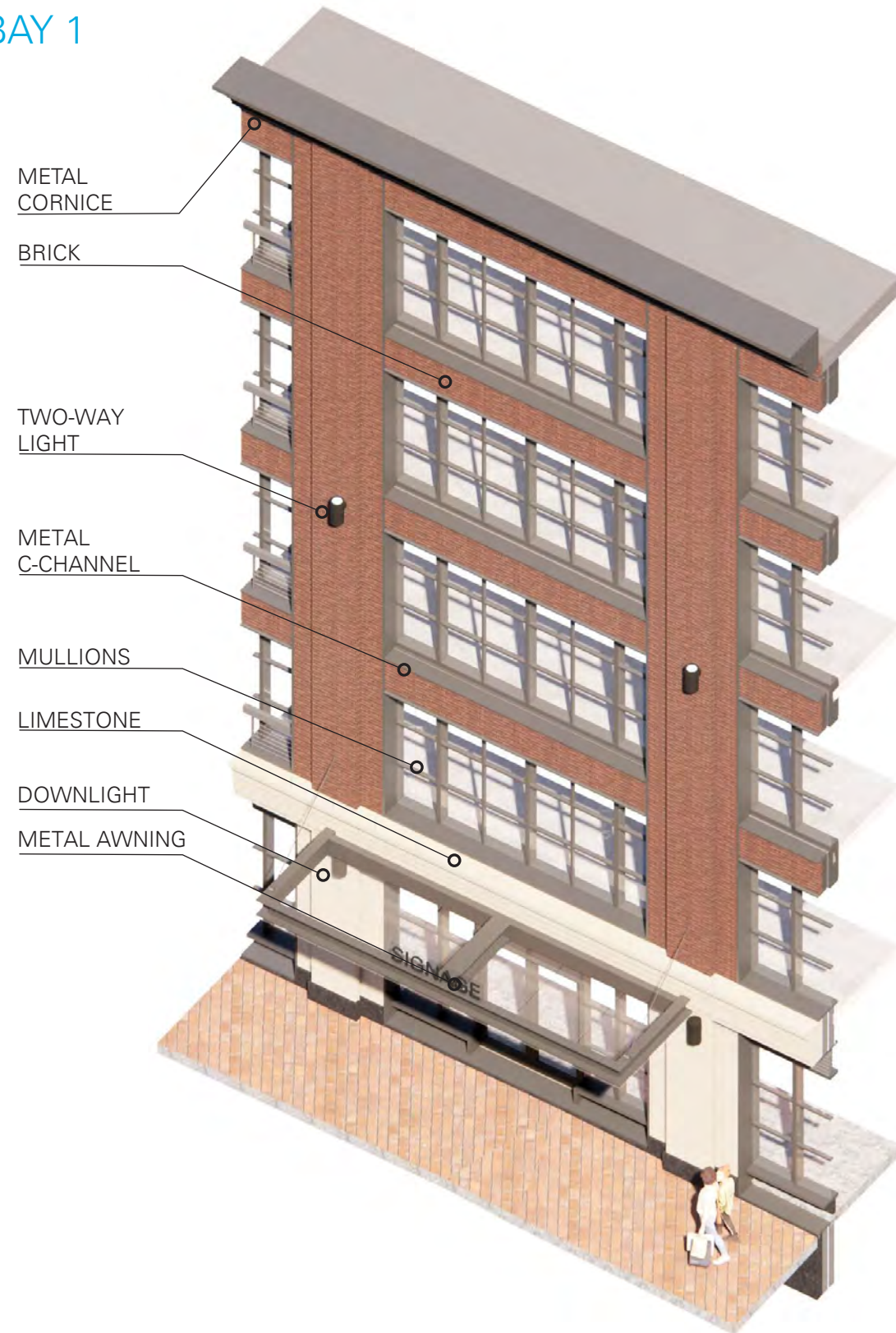
BUILDING 3
RETAIL ENTRANCE



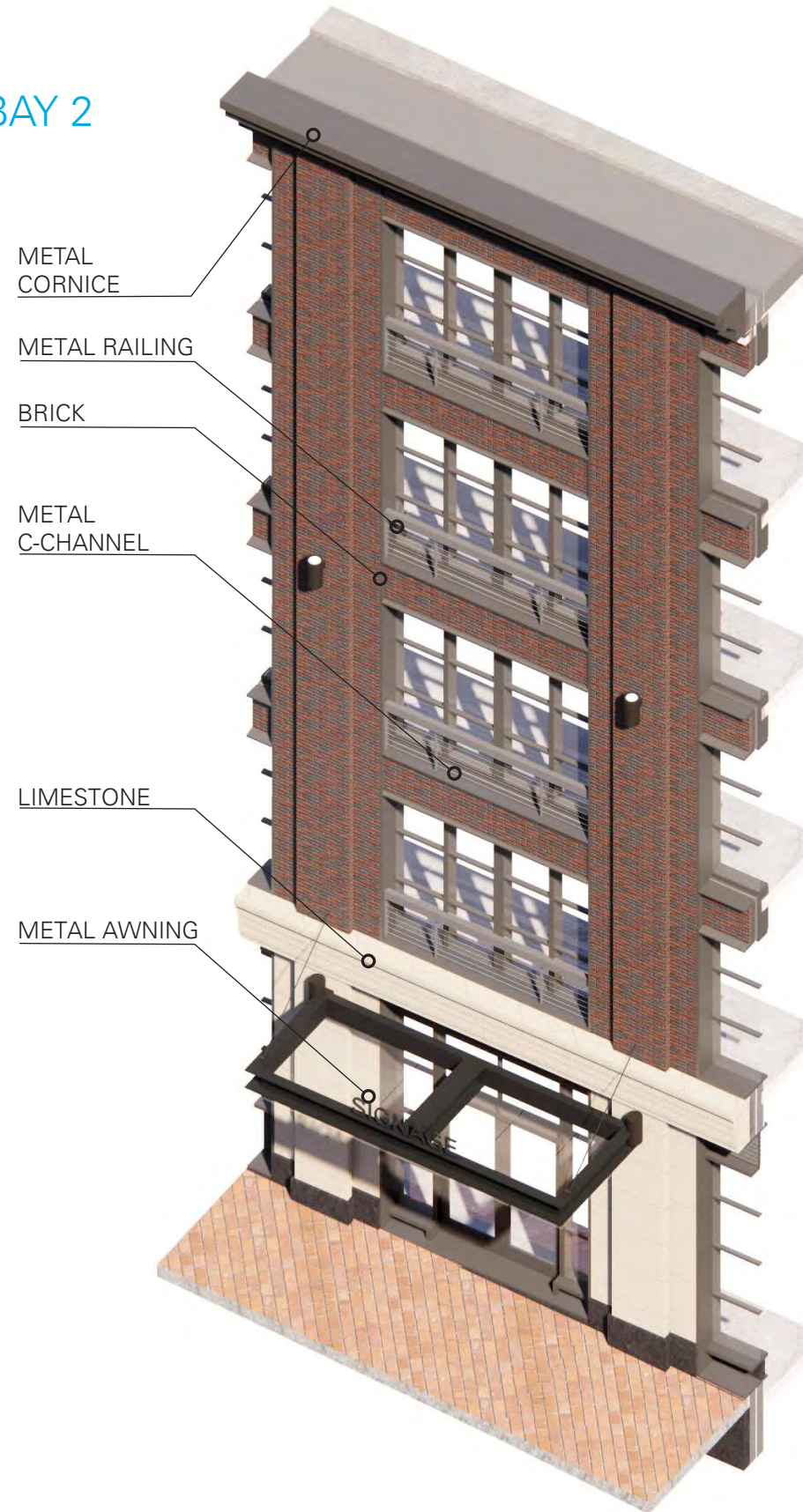
BUILDING 3
RETAIL ENTRANCE

BUILDING 3 | BAY STUDIES

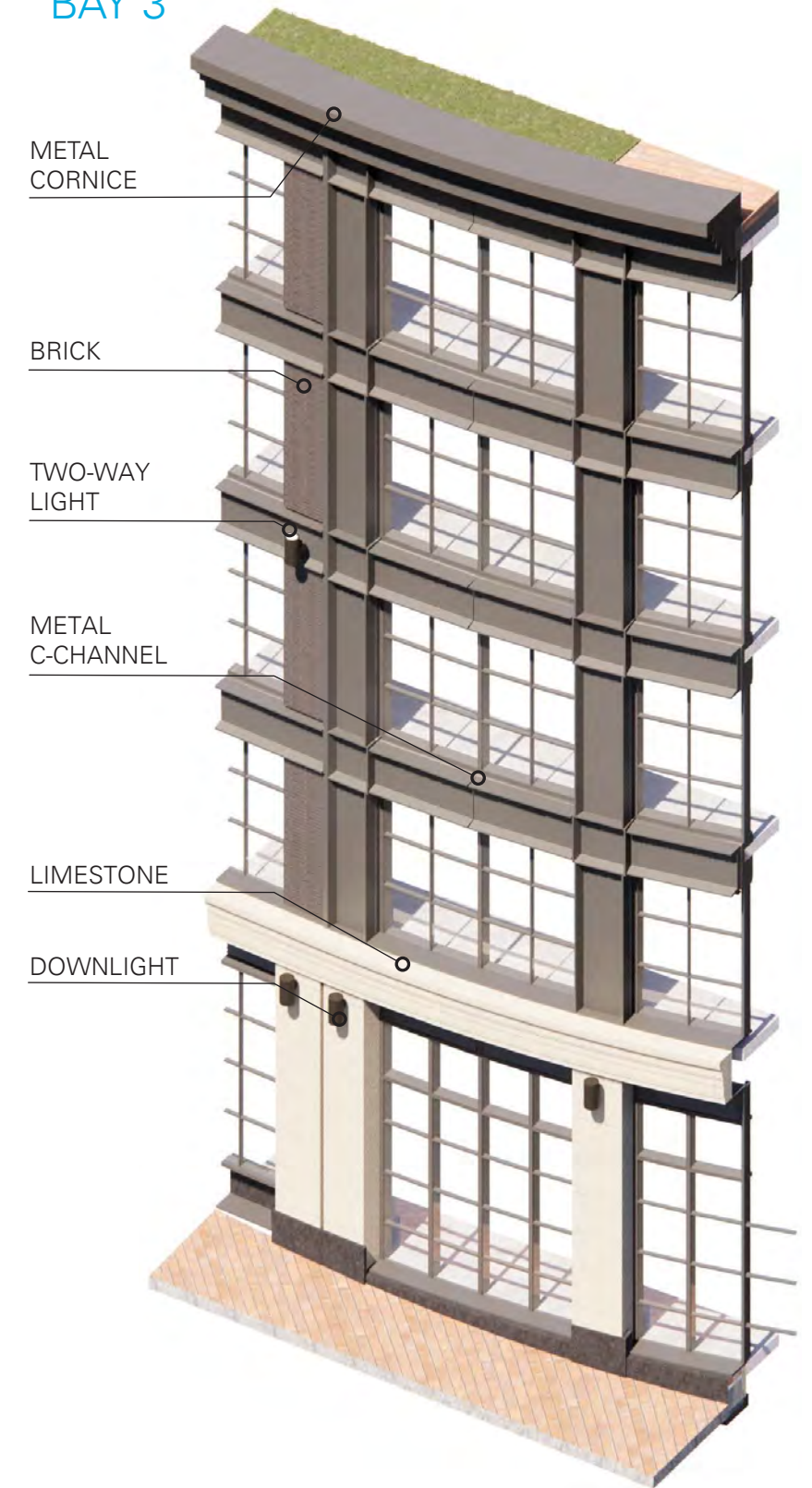
BAY 1



BAY 2



BAY 3

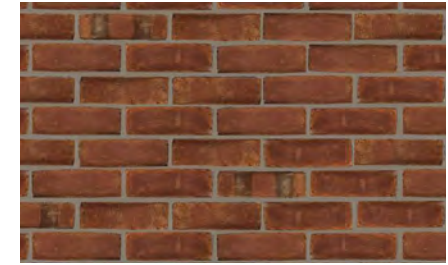


BUILDING 3 | MATERIAL STUDIES

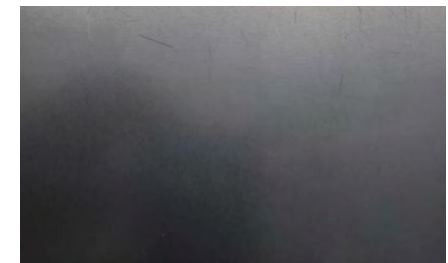
BUILDING 3 - A



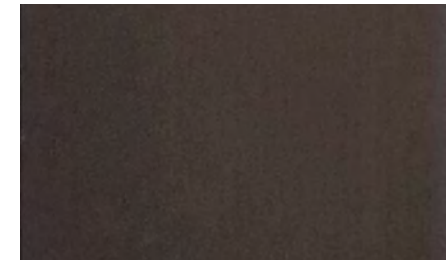
Brick 3
Modular



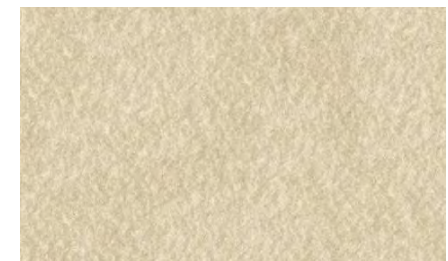
Metal C-Channel
Alucobond Plus
Dusty Charcoal II
PVDF 2; Gloss 25-35



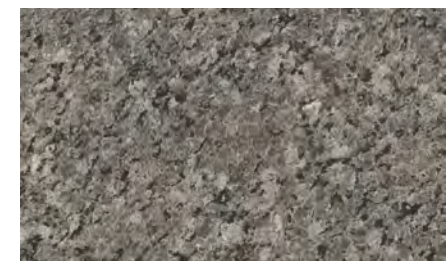
Mullion
Kawneer
Black No. 29



Limestone
Gridworx
Dark Cream Sandblast

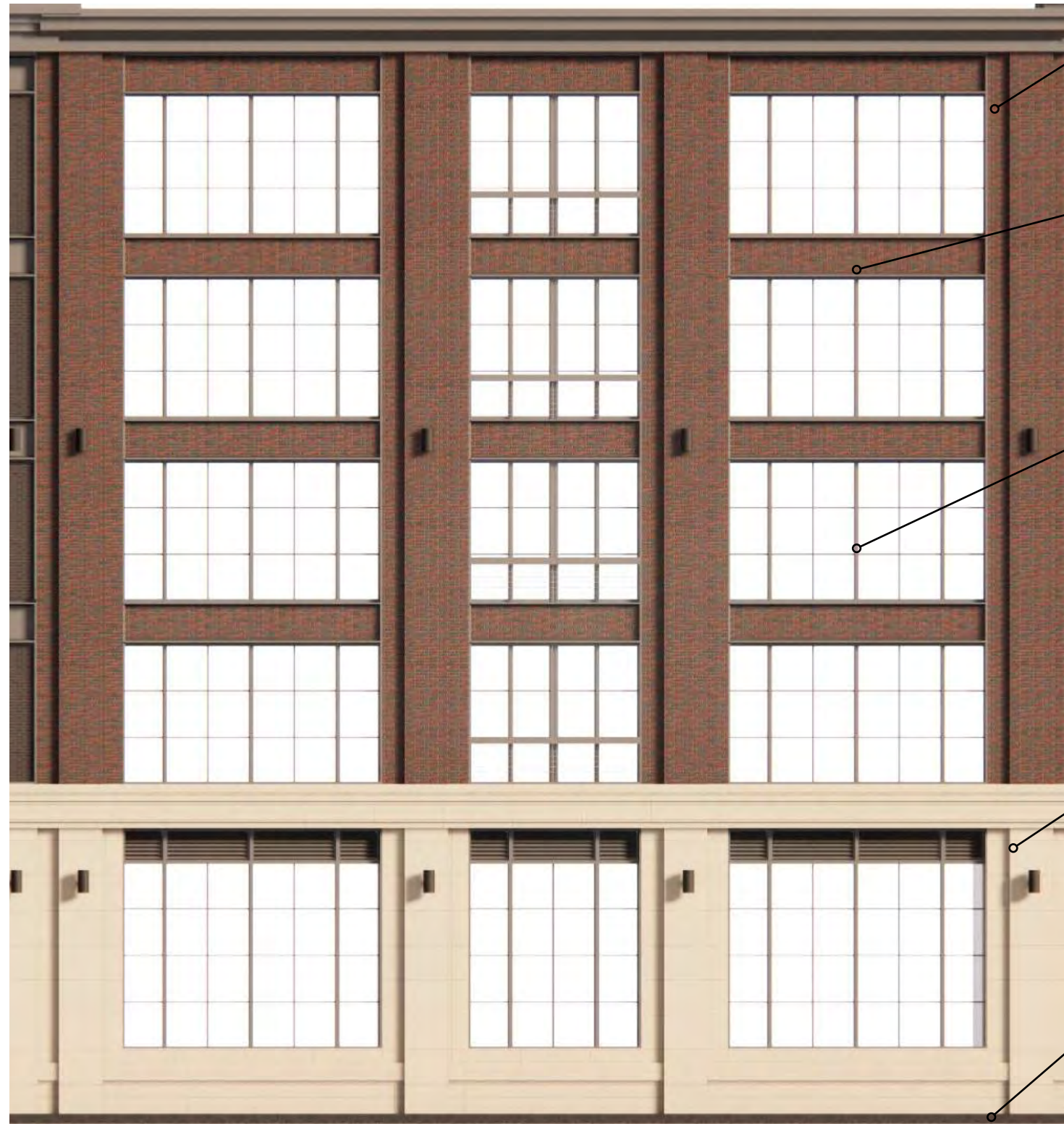


Granite
Polycor
Caledonia Flamed



BUILDING 3 | MATERIAL STUDIES

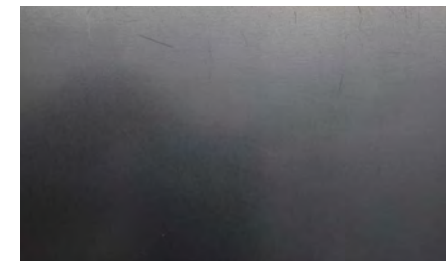
BUILDING 3 - B



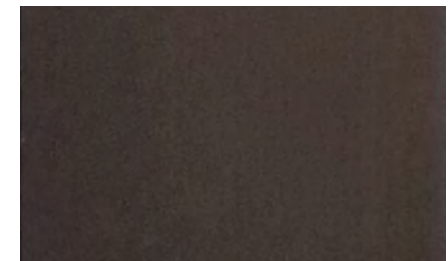
Brick 3 & 4
Modular



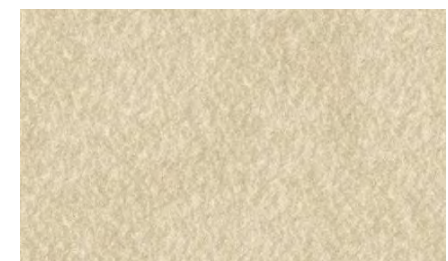
Metal C-Channel
Alucobond Plus
Dusty Charcoal II
PVDF 2; Gloss 25-35



Storefront Mullion
Kawneer
Black No. 29



Limestone
Gridworx
Dark Cream Sandblast



Granite
Polycor
Caledonia Flamed



BUILDING 3 | MATERIAL STUDIES

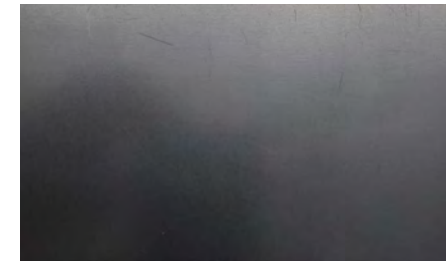
BUILDING 3 - C



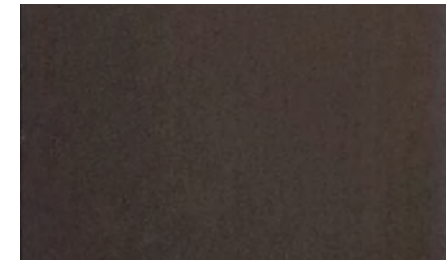
Brick 4
Modular



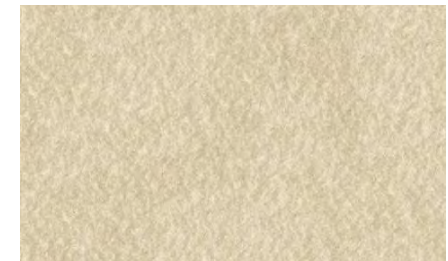
Metal C-Channel
Alucobond Plus
Dusty Charcoal II
PVDF 2; Gloss 25-35



Storefront Mullion
Kawneer
Black No. 29



Limestone
Gridworx
Dark Cream Sandblast



Granite
Polycor
Caledonia Flamed



STOREFRONT SIGNAGE



APPENDIX

BUILDING 1 | ELEVATIONS



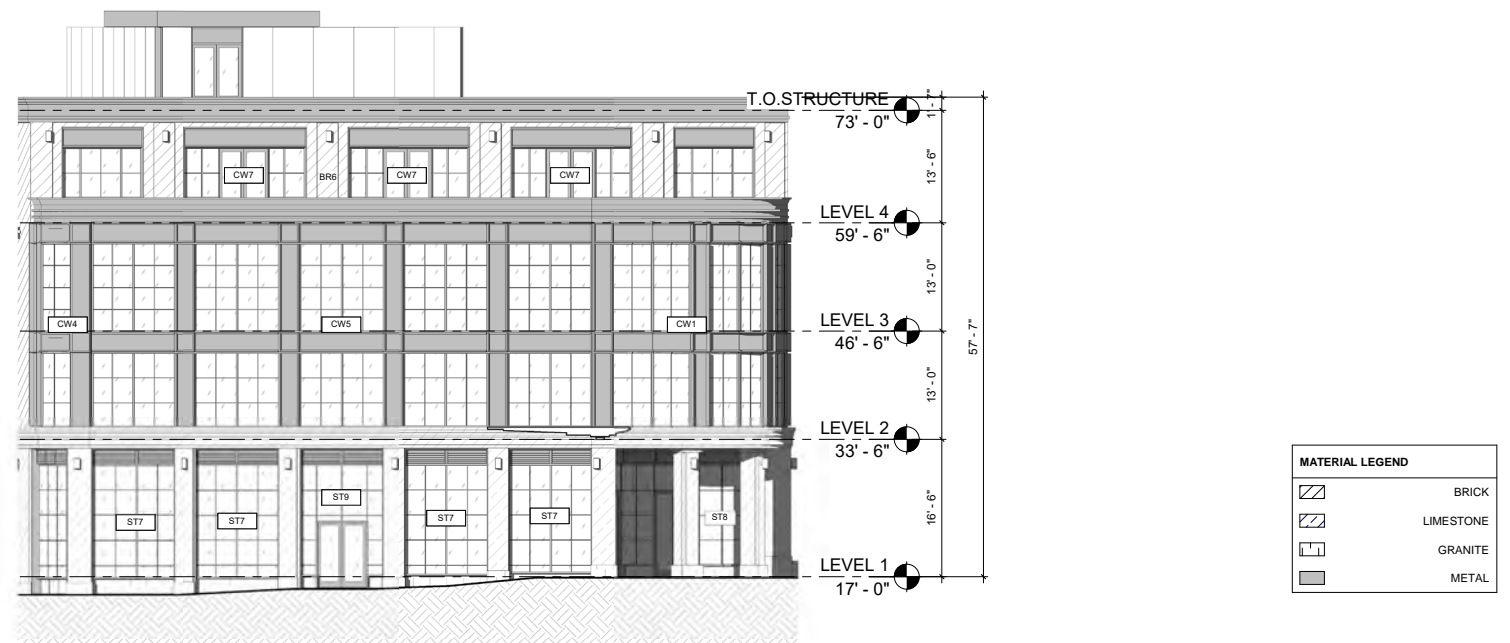
1 B1 - West Elevation
1/8" = 1'-0"



1 B1 - East Elevation
1/8" = 1'-0"



2 B1 - North Elevation
1/8" = 1'-0"



2 B1 - South Elevation
1/8" = 1'-0"

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL

BUILDING 2 | ELEVATIONS



1 B2 - South Elevation
1/8" = 1'-0"



1 B2 - West Elevation 1
1/8" = 1'-0"

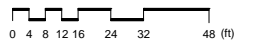


2 B2 - South-East Elevation 2
1/8" = 1'-0"



2 B2 - North-West Elevation 2
1/8" = 1'-0"

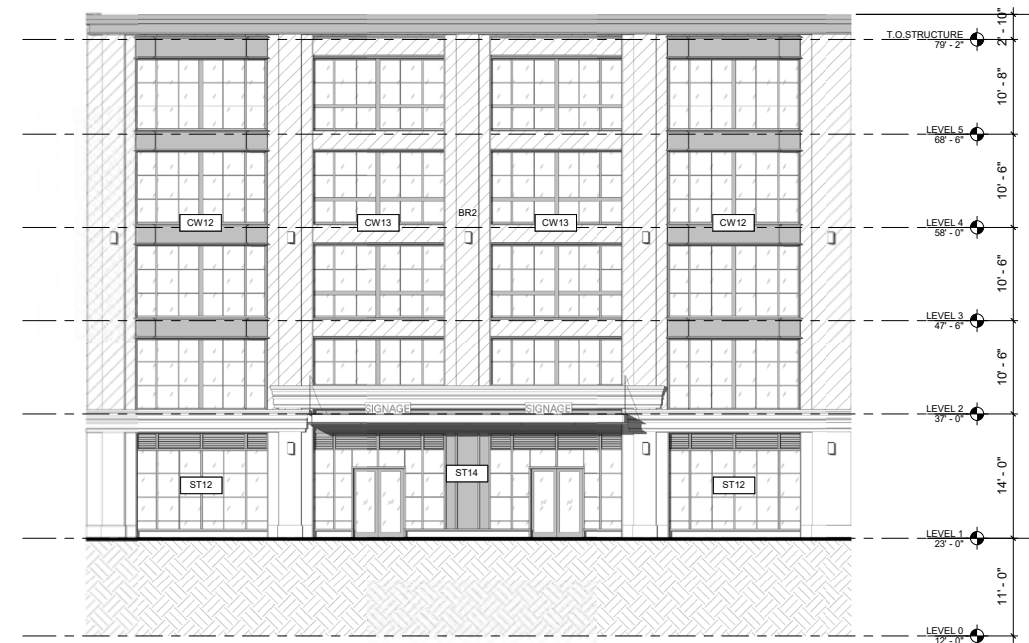
MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



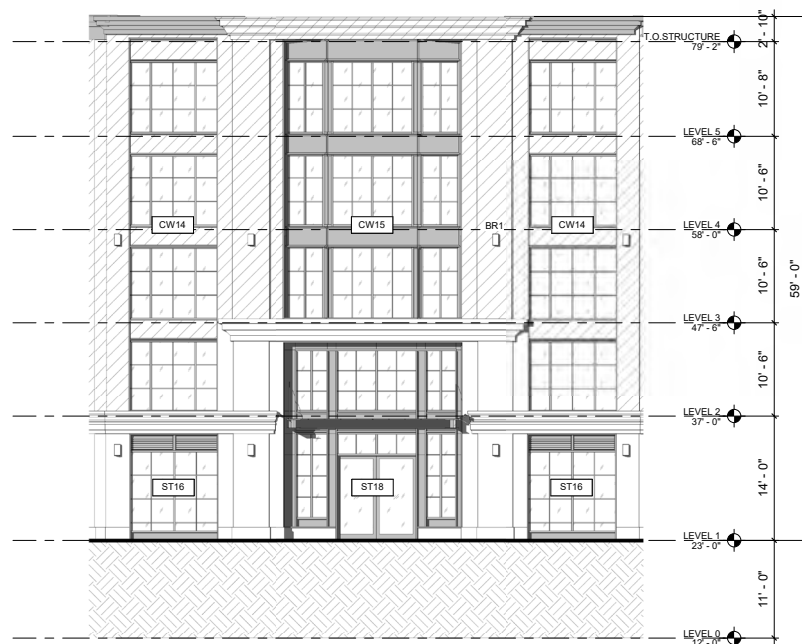
BUILDING 2 | ELEVATIONS



1 B2 - South-East Elevation 1
1/8" = 1'-0"



3 B2 - East Elevation 2
1/8" = 1'-0"



2 B2 - East Elevation 2
1/8" = 1'-0"

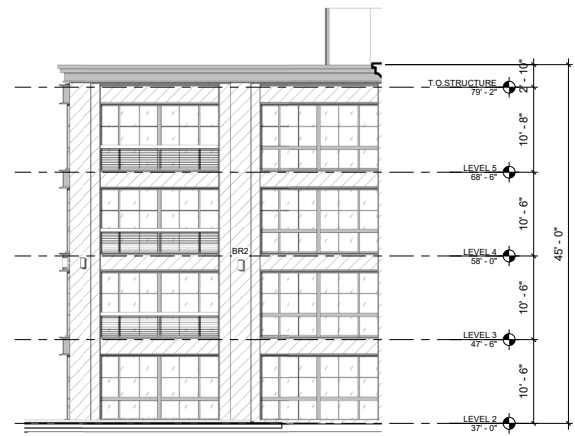


4 B2 - North Elevation
1/8" = 1'-0"

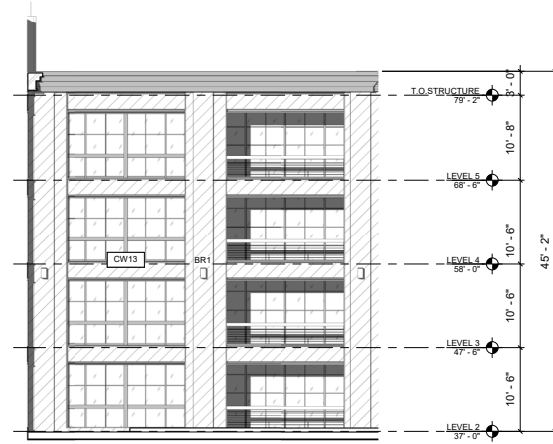
MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



BUILDING 2 | ELEVATIONS



1 B2 - South Elevation 2
1/8" = 1'-0"



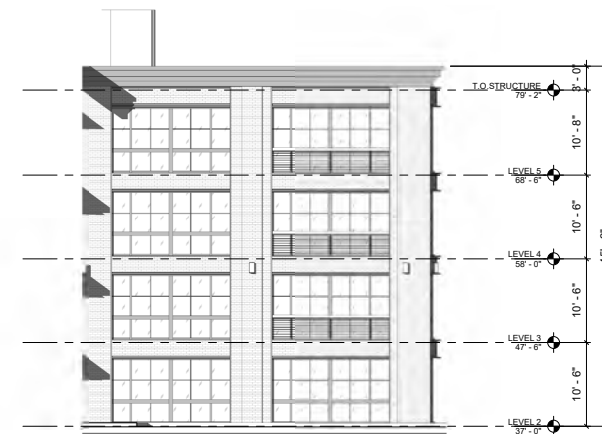
2 B2 - West Elevation 2
1/8" = 1'-0"



3 B2 - South West Elevation 1
1/8" = 1'-0"



4 B2 - South West Elevation 2
1/8" = 1'-0"



5 B2 - North Elevation 2
1/8" = 1'-0"

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



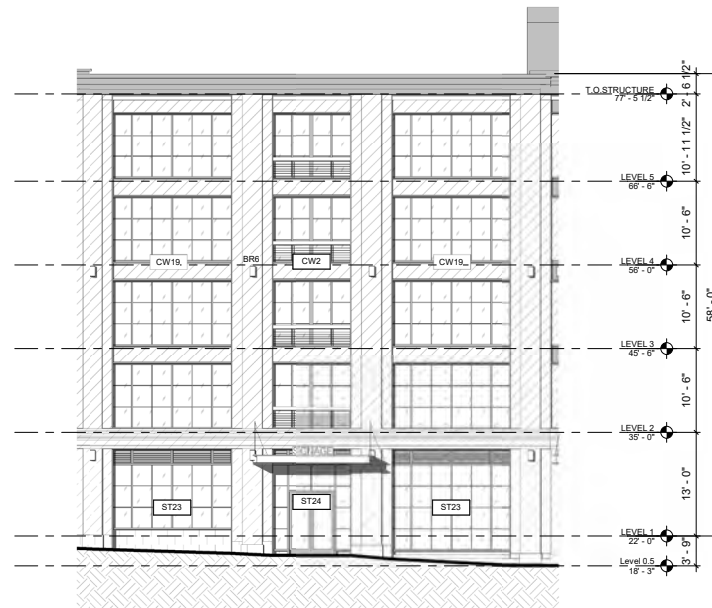
BUILDING 3 | ELEVATIONS



1 B3 - South Elevation
1/8" = 1'-0"



2 B3 - East Elevation 1
1/8" = 1'-0"

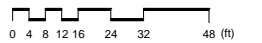


3 B3 - East Elevation 2
1/8" = 1'-0"

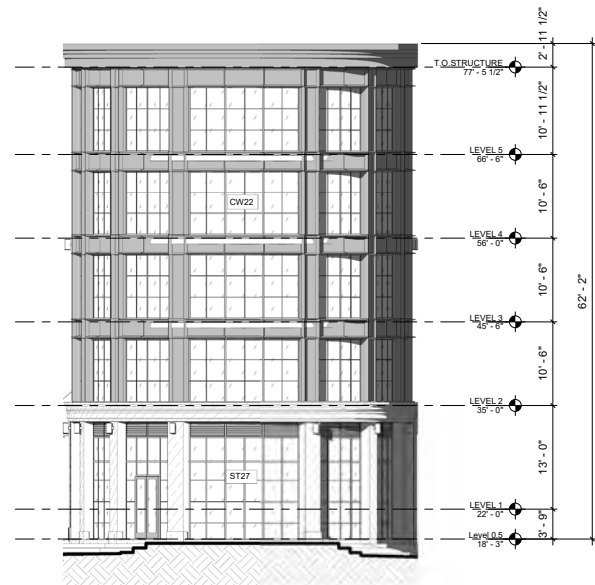


4 B3 - East Elevation 3
1/8" = 1'-0"

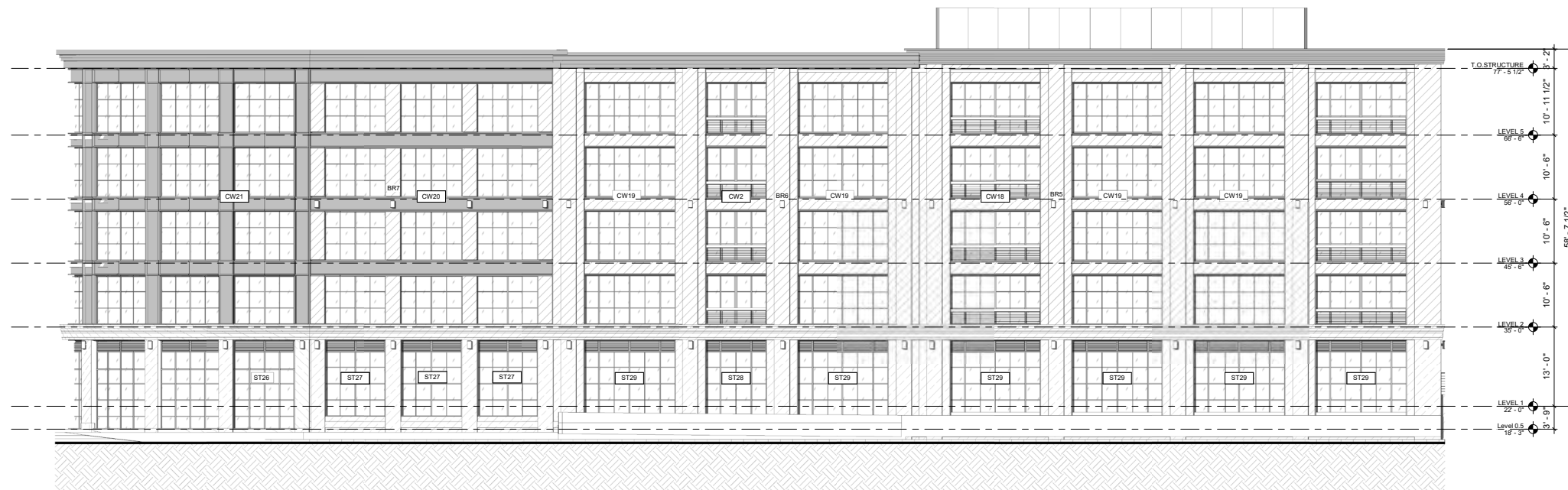
MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



BUILDING 3 | ELEVATIONS

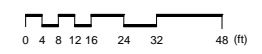


1 B3 - North Elevation
1/8" = 1'-0"







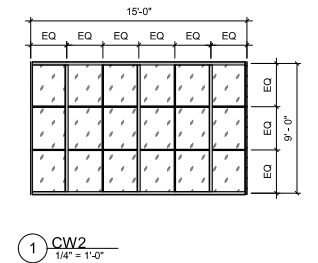
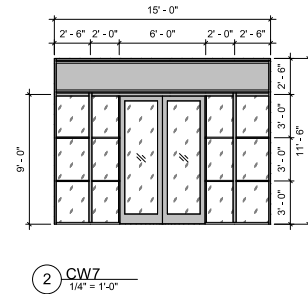
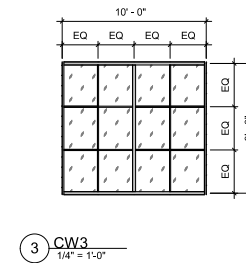
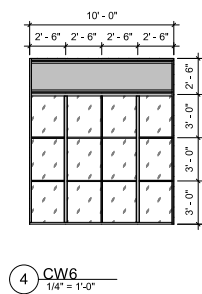
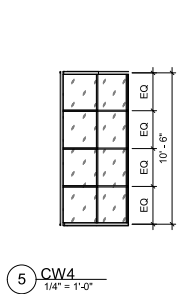
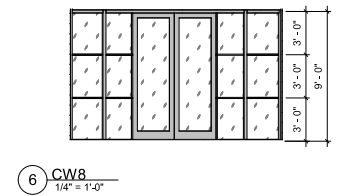
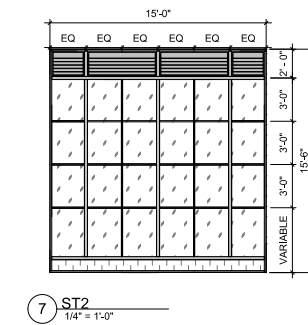
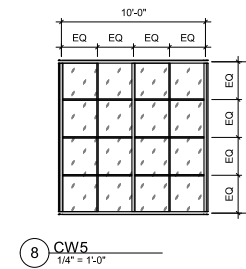
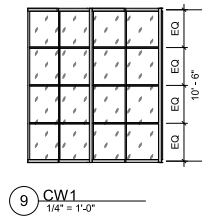
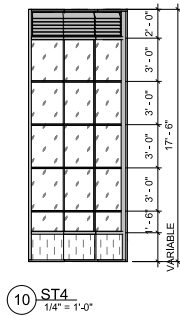
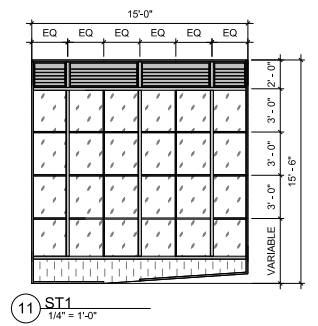
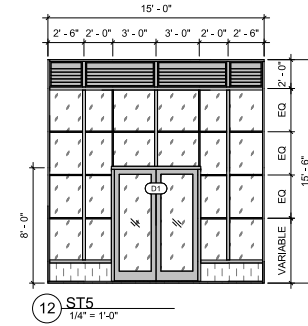
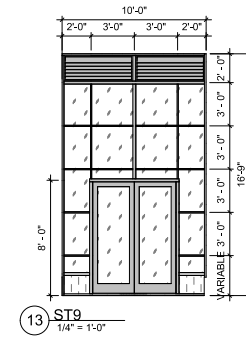
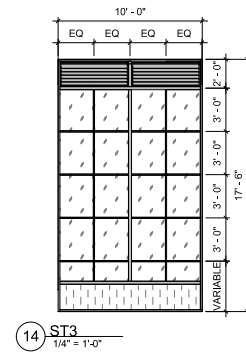
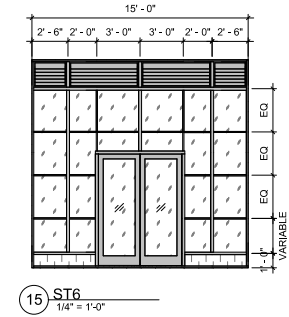
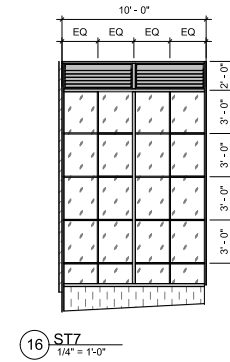
2 B3 - West Elevation
1/8" = 1'-0"

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



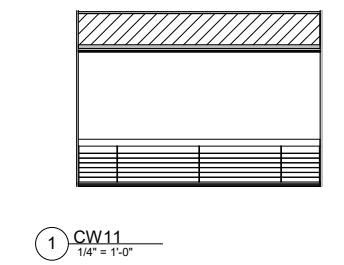
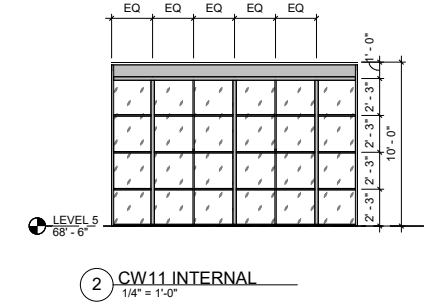
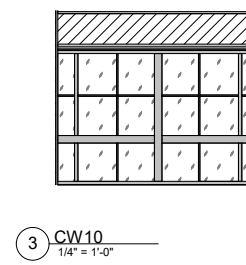
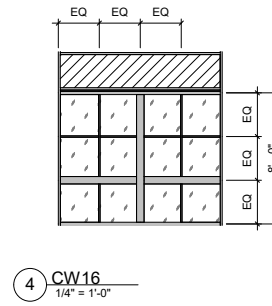
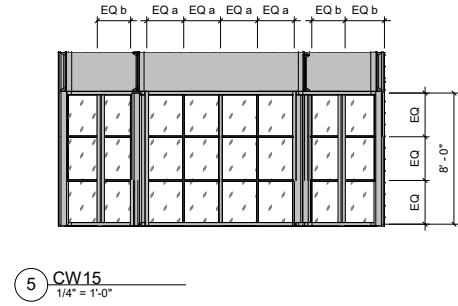
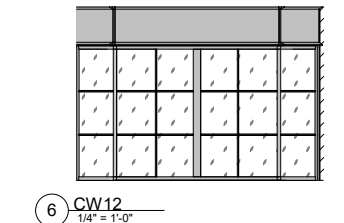
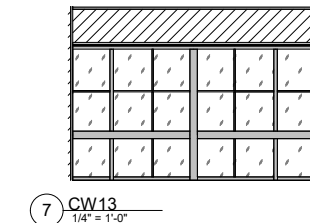
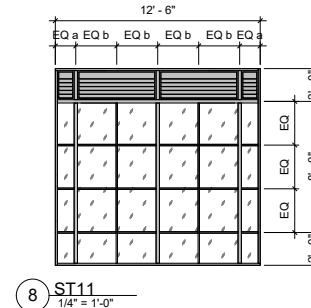
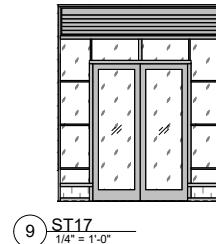
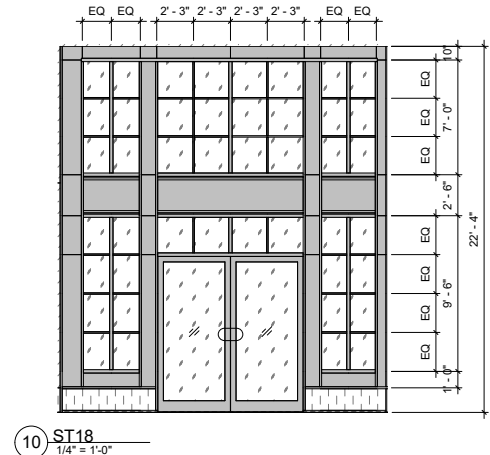
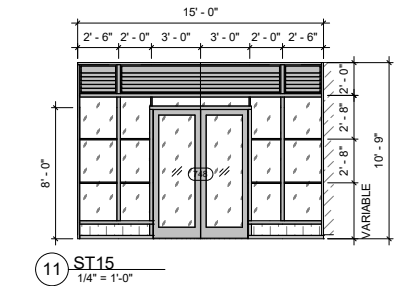
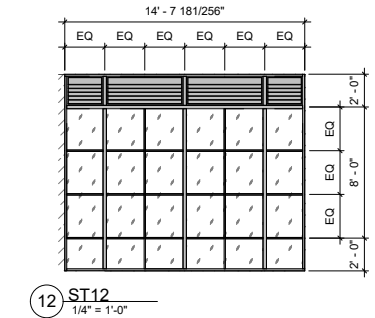
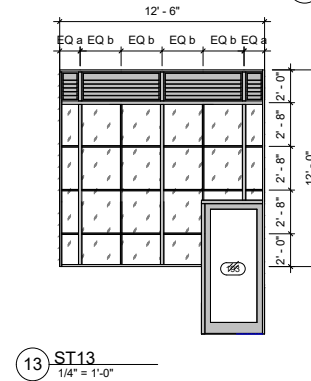
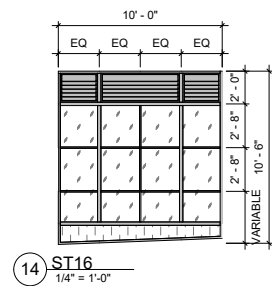
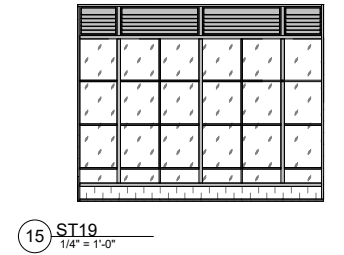
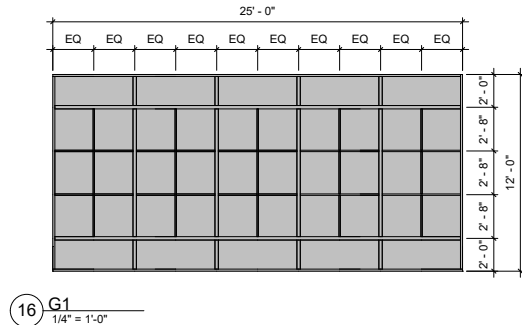
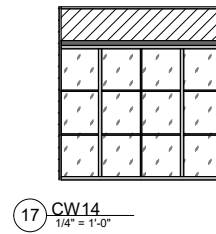
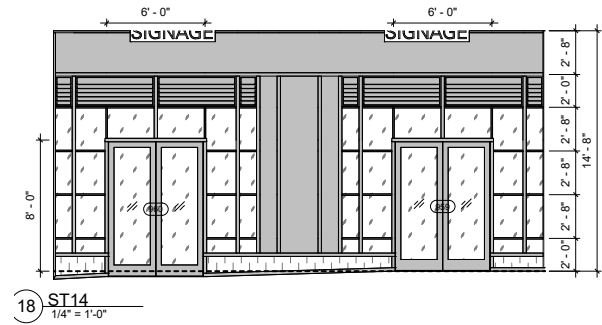
BUILDING 1 | DOOR AND WINDOW SCHEDULE

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



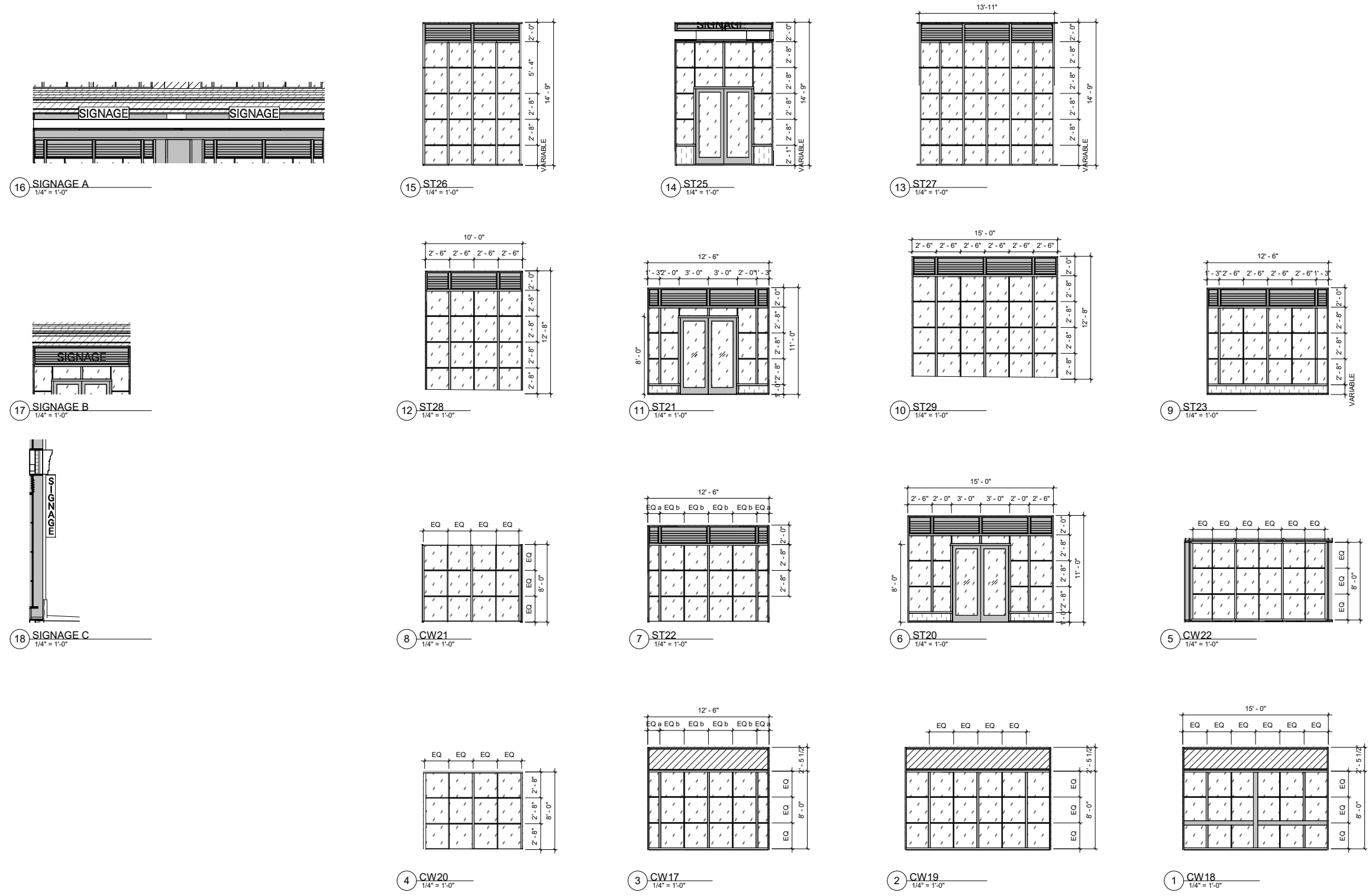
BUILDING 2 | DOOR AND WINDOW SCHEDULE

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL

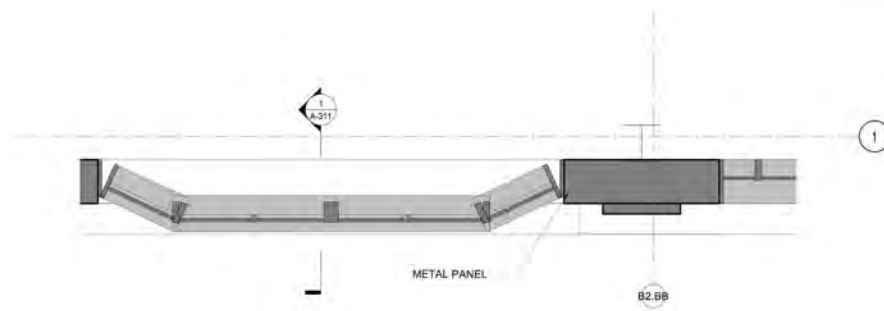


BUILDING 3 | DOOR AND WINDOW SCHEDULE

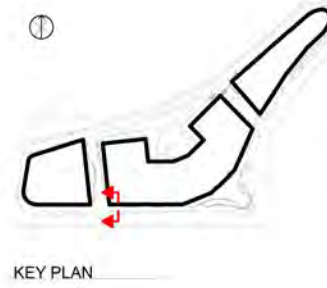
MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



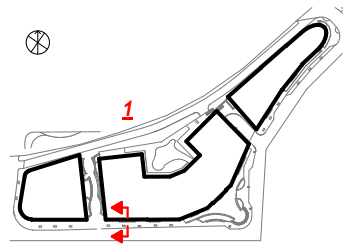
BUILDING | TYPICAL DETAILS



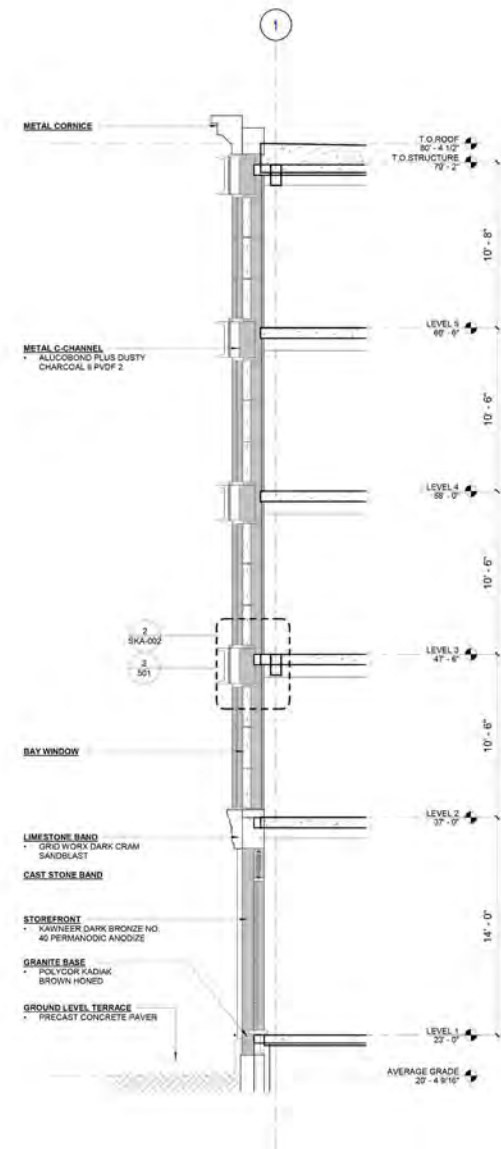
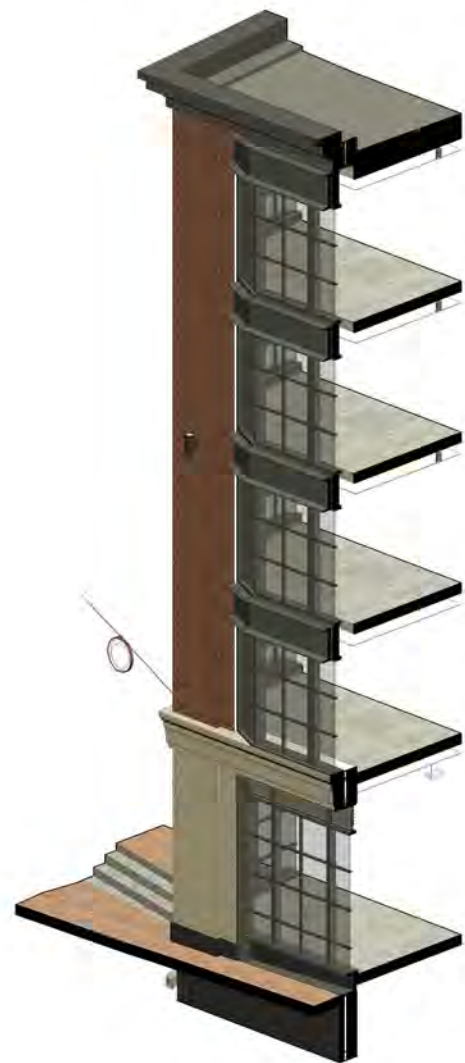
3 TYPICAL BAY WINDOW PLAN
1/2" = 1'-0"



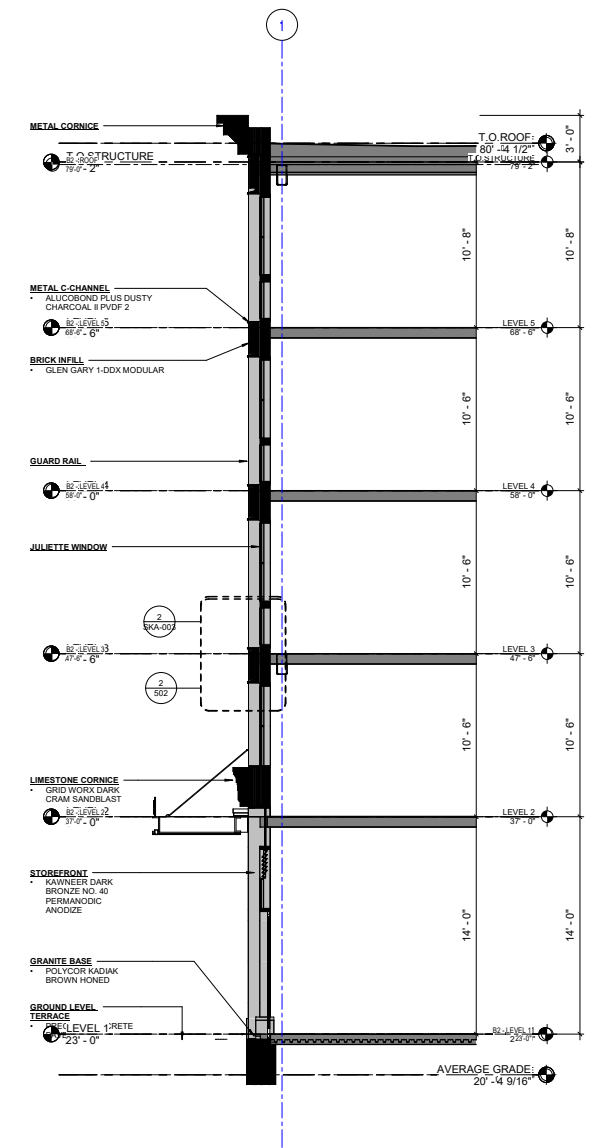
KEY PLAN



KEY PLAN

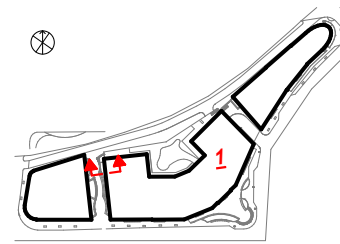


1 TYPICAL BAY WINDOW SECTION
1/4" = 1'-0"

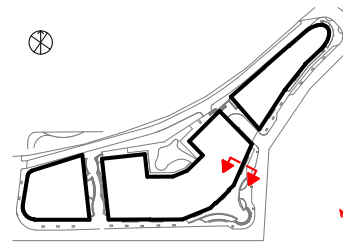


1 JULIET BALCONY SECTION
1/4" = 1'-0"

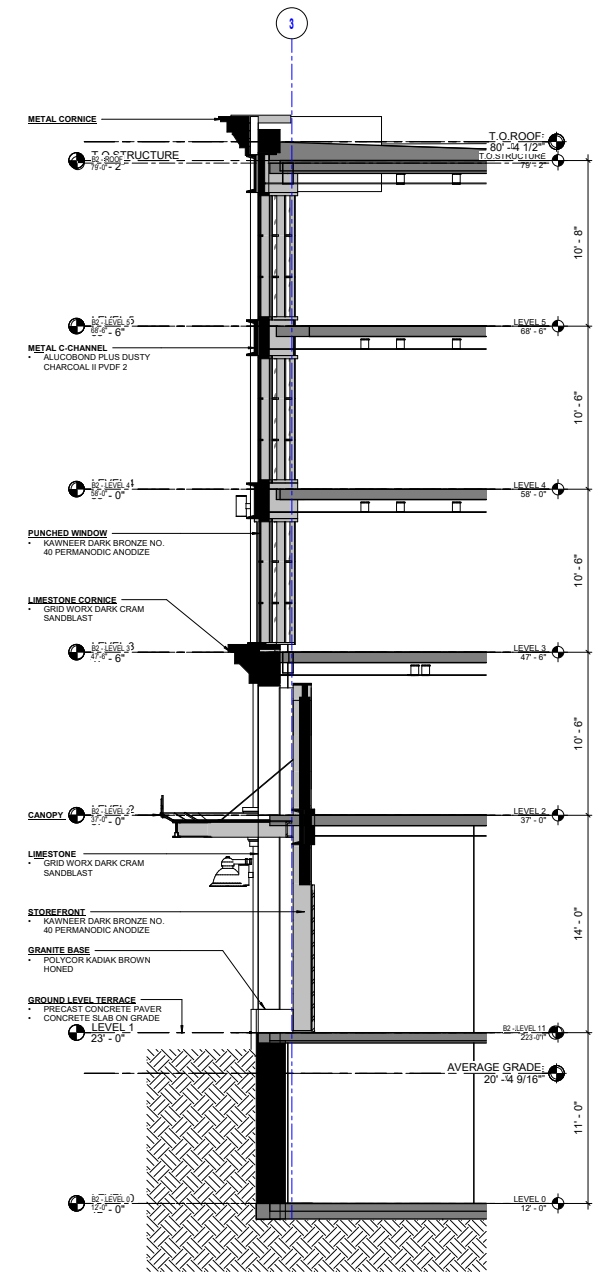
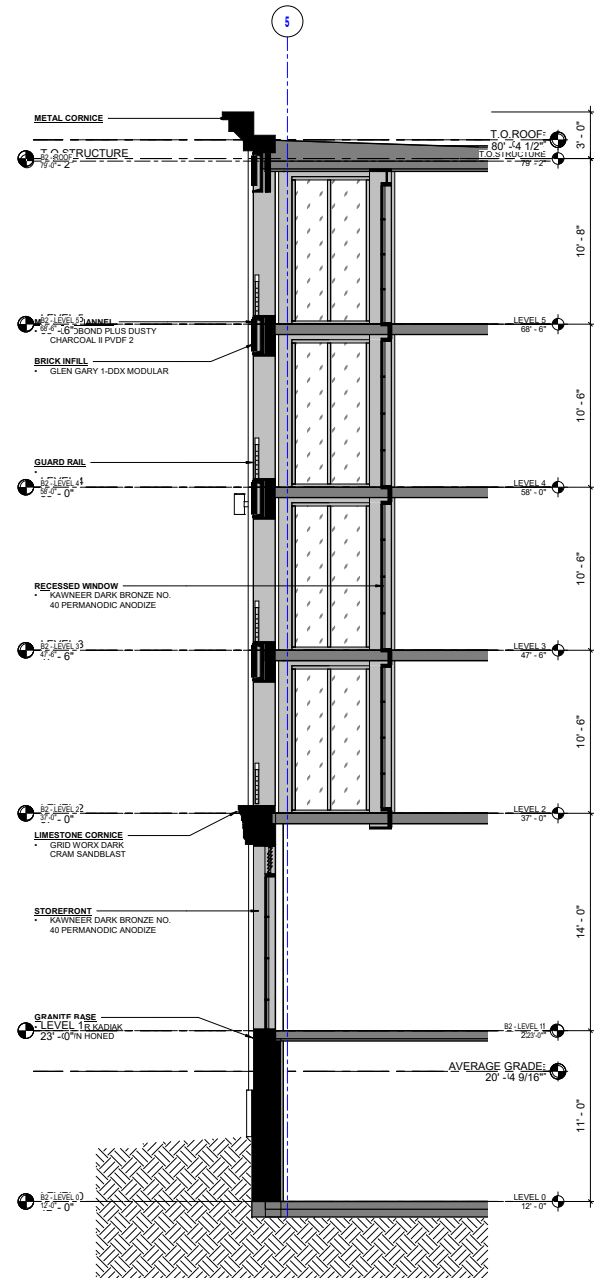
BUILDING | TYPICAL DETAILS



KEY PLAN



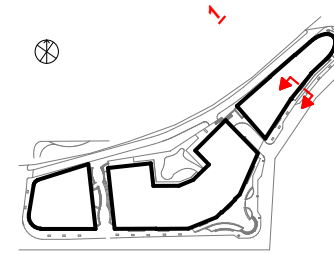
KEY PLAN



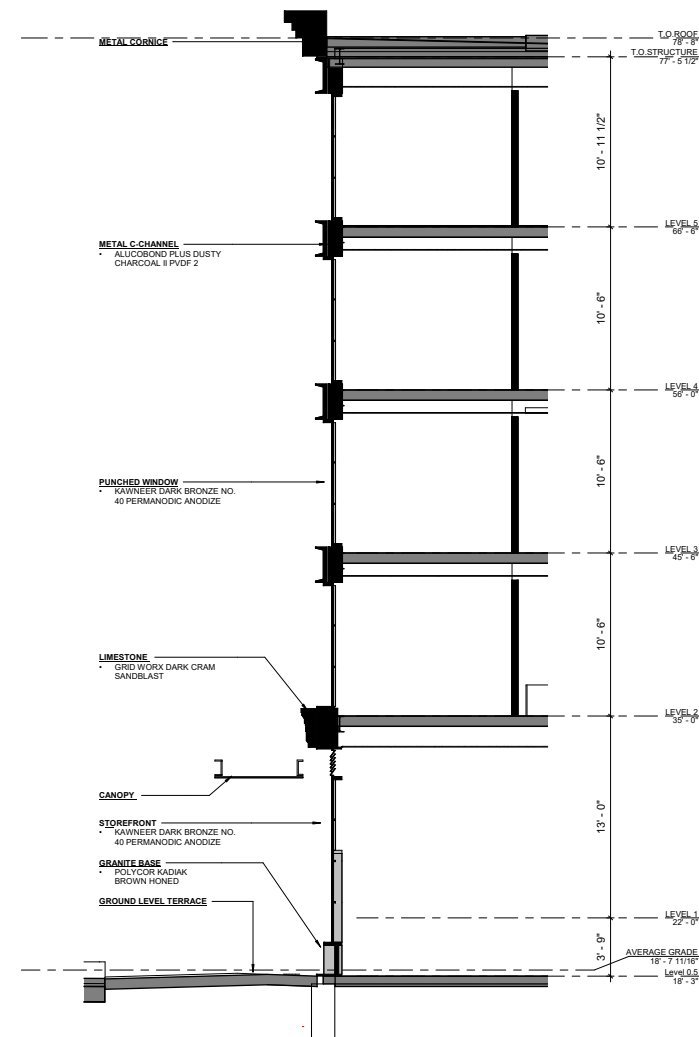
1 RECESSED BALCONY SECTION
1/4" = 1'-0"

1 WALL SECTION AT ENTRYWAY
1/4" = 1'-0"

BUILDING | TYPICAL DETAILS

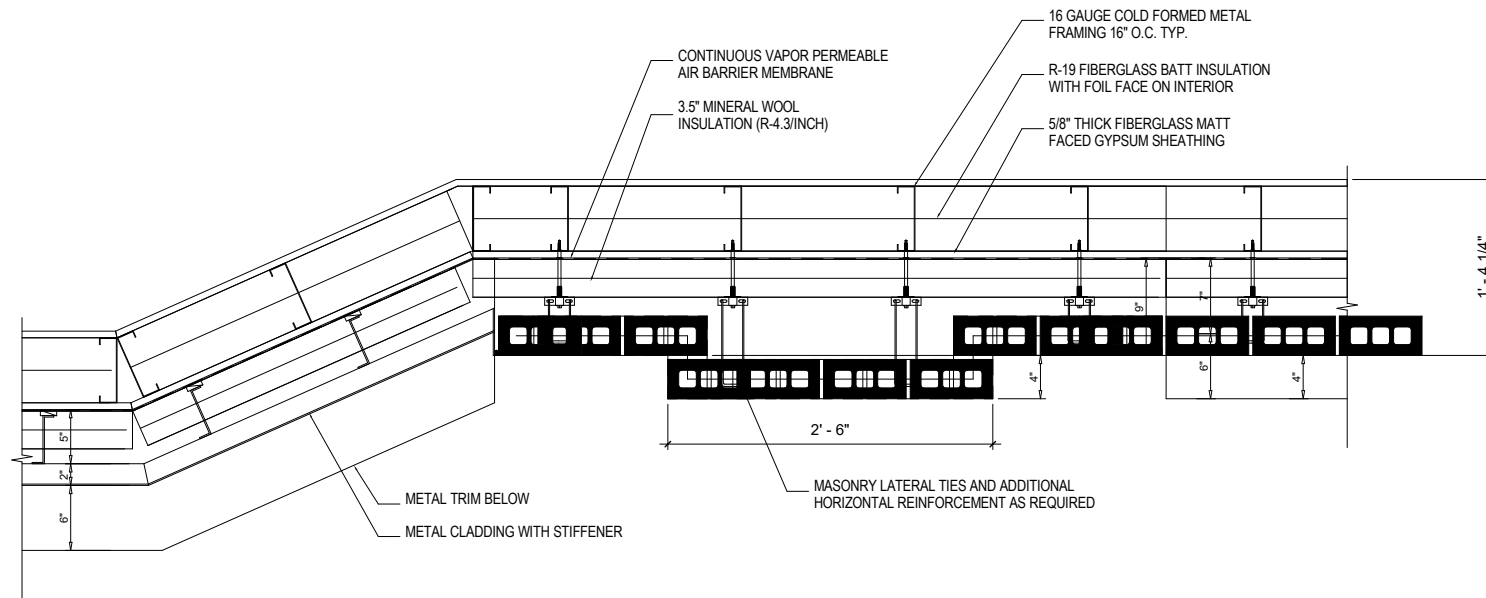


KEY PLAN

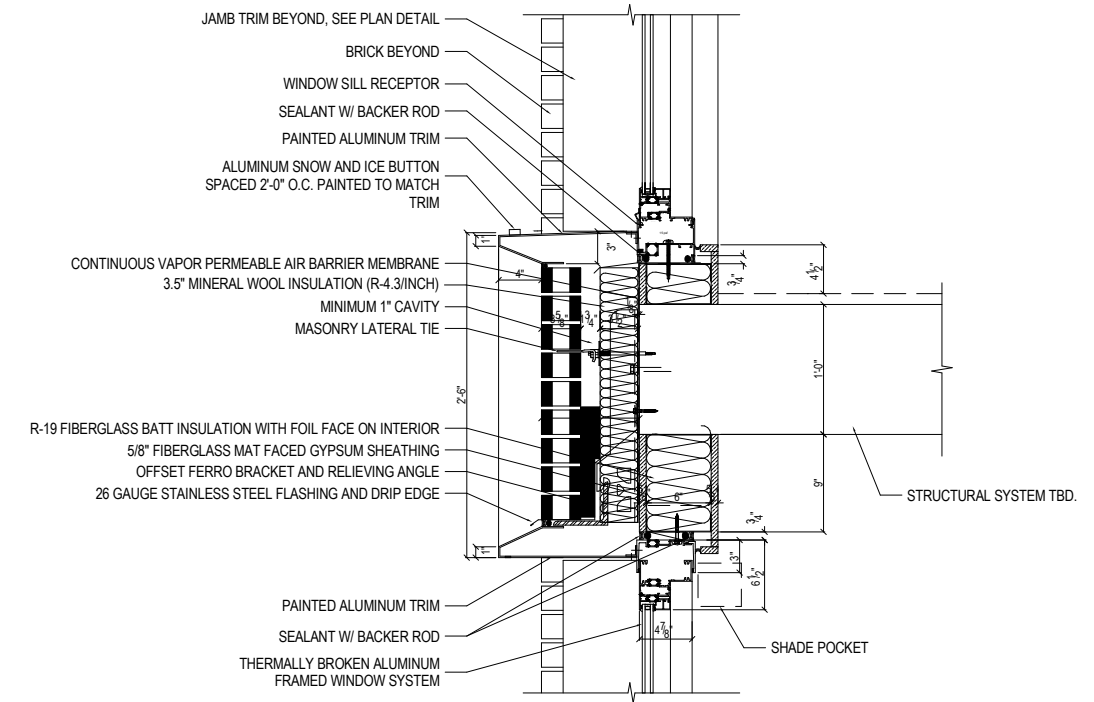


1 WALL SECTION @ BUILDING 3
1/4" = 1'-0"

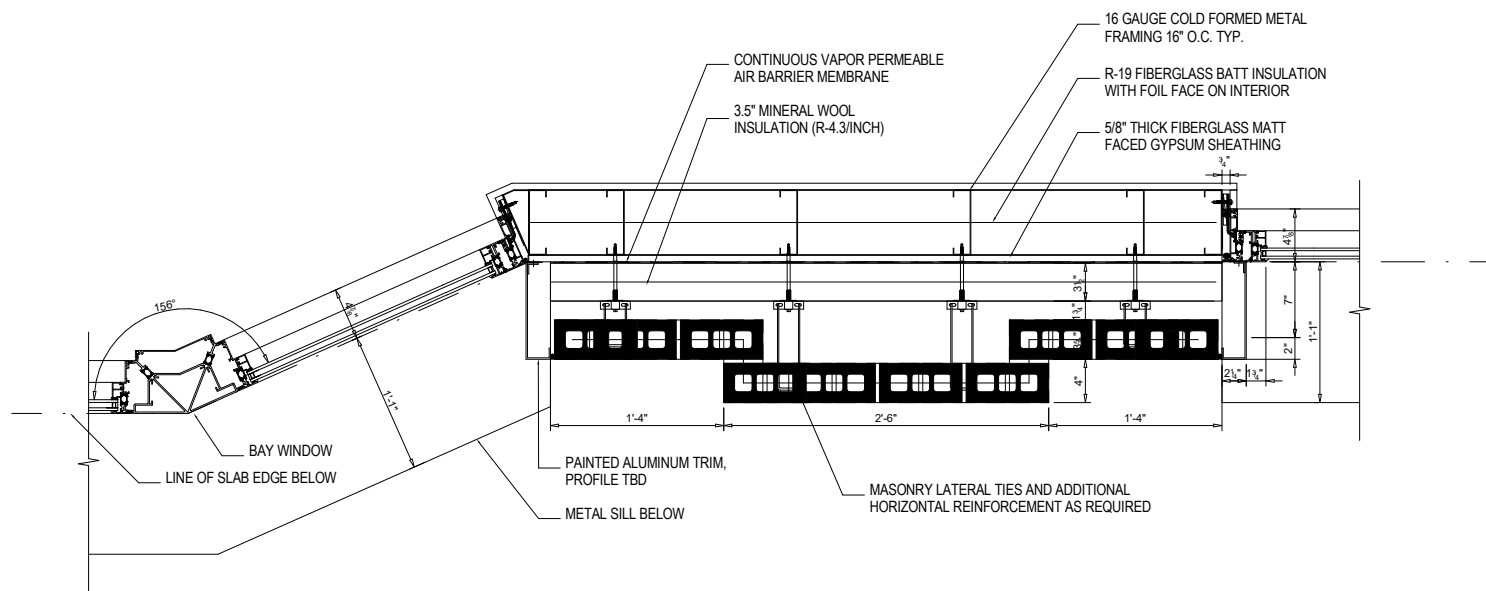
BUILDING | TYPICAL DETAILS



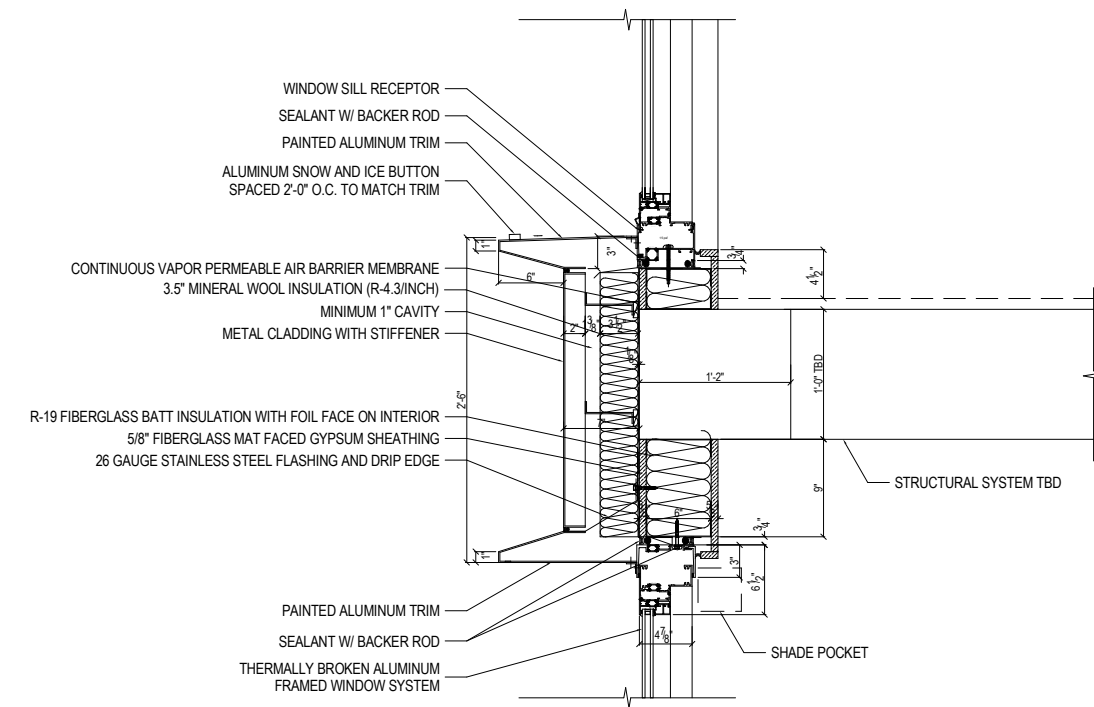
Typical Plan Detail II



Typical Window Section Detail (Brick)



Typical Plan Detail I



Typical Bay Window Section Detail (Metal Panel)

ARCHITECTURE | PLANNING
INTERIOR DESIGN | VDC
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THANK YOU