

HDC

ADMINISTRATIVE APPROVALS

June 12, 2024

1. 113 Bow Street -Recommended Approval
2. 135 Market Street, Unit D -TBD

1. 113 Bow Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of a vertical granite curb post and black chain fence and an aluminum Boston Garden Style post and cap fence with black chain fence to define public vs. private space. The applicant is also seeking approval to replace the overlook with the same footprint, but different materials.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



SELECTIVELY PRUNE VEGETATION TO MAINTAIN BUFFER WITH 113 BOW STREET AND TO IMPROVE VIEWS OF RIVER AND WATERFRONT. ADD ADDITIONAL AND APPROPRIATE PLANT MATERIAL TO RIVER BANK TO ENHANCE SLOPE STABILIZATION.

INSTALL NEW, CODE-COMPLIANT OVERLOOK IN SAME 192 SQUARE FOOT SIZE AS ORIGINAL USING MORE DURABLE MATERIALS.

REPLACE EXISTING SLOPED GRANITE CURB WITH VERTICAL GRANITE CURB AND RECONSTRUCT BRICK WALKWAY TO PROVIDE BETTER PEDESTRIAN ACCESS TO OVERLOOK AND IMPROVE STORMWATER CONTROL.

ADD VERTICAL CURB AND BLACK CHAIN FENCE TYPE ALONG EDGE OF REBUILT BRICK WALKWAY TO DEFINE PUBLIC ACCESS ROUTE, AND TO PROVIDE SEPARATION OF PUBLIC REALM FROM ADJOINING PRIVATE BUILDING ACCESS.

ADD VERTICAL GRANITE CURB POST AND BLACK CHAIN FENCE TYPE INTO EXISTING VEGETATIVE STRIP TO ADD TO VISUAL IDENTITY OF PUBLIC SPACE AND DEFINE EDGE BETWEEN PRIVATE PARKING AND PUBLIC SIDEWALK.

111 BOW STREET

PISCATAQUA RIVER



CHARACTER IMAGE OF OVERLOOK RAILING TYPE



CHARACTER IMAGES OF VERTICAL GRANITE CURB POST AND BLACK CHAIN FENCE TYPE

113 BOW STREET

INTEGRATE VERTICAL ALUMINUM BOSTON GARDEN STYLE POST AND CAP WITH BLACK CHAIN FENCE TYPE WITH NEW CITY PROVIDED VERTICAL GRANITE CURB ALONG PARKING EDGE TO PROVIDE SAFER PEDESTRIAN CIRCULATION AND BETTER DEFINE THE PUBLIC ACCESS ROUTE.

PROVIDE ACCESS GATE FOR RESIDENTS OF 111 BOW STREET THAT HAVE PARKING RIGHTS AT 113 BOW STREET.

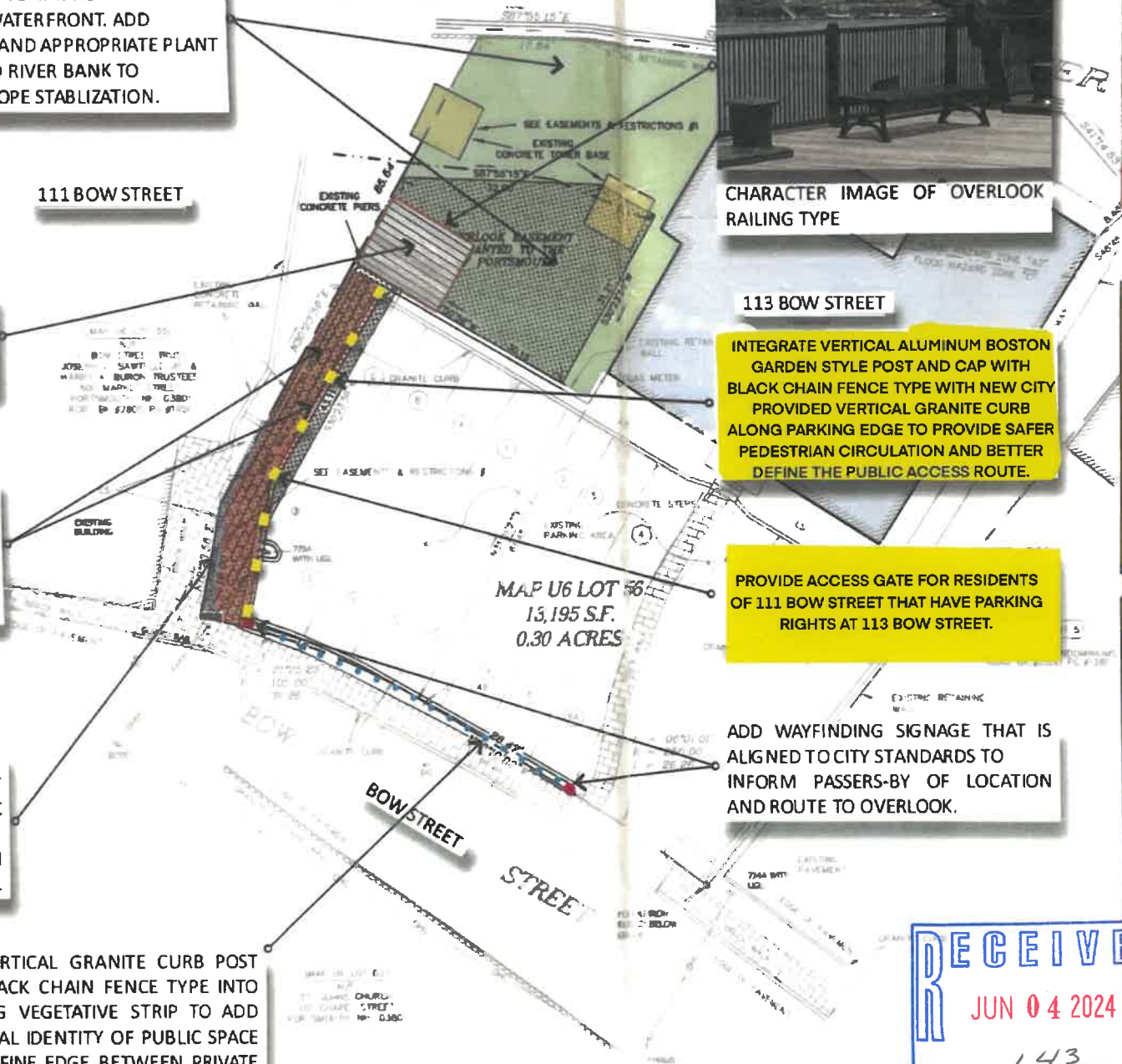
ADD WAYFINDING SIGNAGE THAT IS ALIGNED TO CITY STANDARDS TO INFORM PASSERS-BY OF LOCATION AND ROUTE TO OVERLOOK.



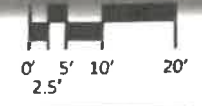
CHARACTER IMAGE OF ALUMINUM POST AND CHAIN FENCE



CHARACTER IMAGE OF POST CAP



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WOOD AND CONCRETE STRUCTURE BELOW OVERLOOK IN NEED OF INSPECTION AND REHABILITATION.



EXISTING CONCRETE TOWER BASES.



EXISTING VEGETATION STABILIZES RIVERBANK BUT IMPEDES VIEWS TO RIVER AND WATERFRONT.



GRADE CHANGES CREATE CHALLENGES TO THOSE WITH LIMITED MOBILITY.



OVERLOOK (12'DX16'W) IS CLOSED TO PUBLIC ACCESS. WOOD DECK AND FENCE CONSTRUCTION IN NEED OF REPAIR AND LIKELY NO LONGER CODE COMPLAINT.



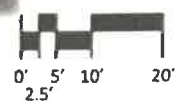
SIDEWALK SETTLEMENT CREATES LOW-POINT THAT LIMITS PUBLIC ACCESS, CAPTURES STORMWATER AND COLLECTS DEBRIS.



LACK OF SIGNAGE INFORMING PASSERS-BY OF THE OVERLOOK AS A PUBLIC AMENITY. LIMITED VISUAL AND PHYSICAL SEPARATION BETWEEN PUBLIC AND PRIVATE REALMS.



LACK OF VISUAL AND PHYSICAL SEPARATION BETWEEN PUBLIC SIDEWALK AND PRIVATE OFF-STREET PARKING AREA.



PUBLIC ACCESS AND OVERLOOK AT 113 BOW STREET
 EXISTING CONDITIONS PLAN

EX 1.0

JULY 17 2023

2. 135 Market Street, Unit D -TBD

Background: The applicant is seeking approval for the replacement of the existing condenser with a new unit.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



