



Construction | Development | Management

July 4, 2023

Karen Conard, City Manager
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH. 03801

RE: Improvements Plan for High Street, Ladd Street & Haven Court

Dear Ms. Conard,

As a continuation of the meeting hosted by you and your senior staff on June 7th, enclosed please find our information package for presentation to the City Council on July 10, 2023.

Included in this package you will find the design concepts from Arcove Architects, Haley Ward Engineers, and Terra Firma Landscape Architects, as well as an overall narrative on how we see our gift to the City of Portsmouth taking shape. We not only point out some of the good, the bad and the ugly of what is, but we do so with the overall intent to demonstrate the breadth and commitment of our investment for the overall well-being of the City of Portsmouth.

In this particular design, we see improved connectivity through the heart of downtown and outwardly to the west, **as a win for all.**

As reviewed during the June meeting, these plans are intended to engage the City Council to advance the ultimate authorization as City Manager and appropriate DPW staff to execute future licensing agreements. We understand the initial meeting to be informational only, with such authorization to follow at the next scheduled meeting, thus allowing them time to fully analyze the project.

Since this has been on the table "so to speak" since January of 2022, I'd like to be clear and state it is not my intent to have this go on to any study committee, but to close the loop on whether we continue to engage full engineering or otherwise retract the conceptual gift.

Please advise if there is any additional and/or specific information required prior to the placing of this item on the July 10th agenda.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. McNabb".

Mark A. McNabb, President
Enclosures

3 Pleasant Street | Suite 400
Portsmouth, NH 03801

603.427.0725



Construction | Development | Management

TO: Deaglan McEachern, Mayor
JoAnna Kelly, Assistant Mayor
John Tabor, Councilor
Josh Denton, Councilor
Beth Moreau, Councilor
Andrew Bagley, Councilor
Vincent Lombardi, Councilor
Rich Blalock, Councilor
Kate Cook, Councilor

FROM: Mark A. McNabb 

RE: City Council Meeting – July 10, 2023
Improvements Plan for High Street, Ladd Street & Haven Court

DATE: July 4, 2023

Enclosed you will find a packet of information prepared by our development team to advance conversations on a concept shared with the City of Portsmouth City Manager and Senior Department Heads beginning early in 2022 to provide significant site improvements to Ladd Street, High Street and Haven Court as a “gift” to the community.

Much like the Brick Market project located at 3 Pleasant Street, 30 Penhallow Street, and 60 Penhallow Street development sites, it is my goal to improve the safety and enjoyment of Market Square and its’ surroundings solely as a legacy project to the City of Portsmouth.

As the material enclosed reflects, the improvements are not required for the continuation of our approved One Market Square redevelopment project; however, the opportunity to make such significant off-site improvements align exceptionally well at this time.

Following a meeting on June 7th with all Senior Department Staff, including the City Manager, it is my understanding we have their full support to present this project now to you.

With that representation we seek City Council approval to accept this gift to improve Ladd Street, High Street and Haven Court, at the sole cost of the developer at no cost to the City of Portsmouth and to authorize the City Manager to execute the necessary license agreements to allow these improvements.

The City property improvements are estimated into the several millions of dollars, and while the developer is prepared to make this investment, it is also our intent to seek City Council approval to waive the license fees for the work being done in the public way.

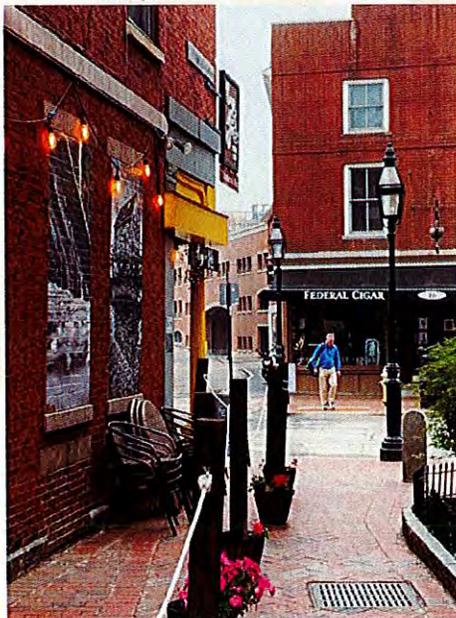
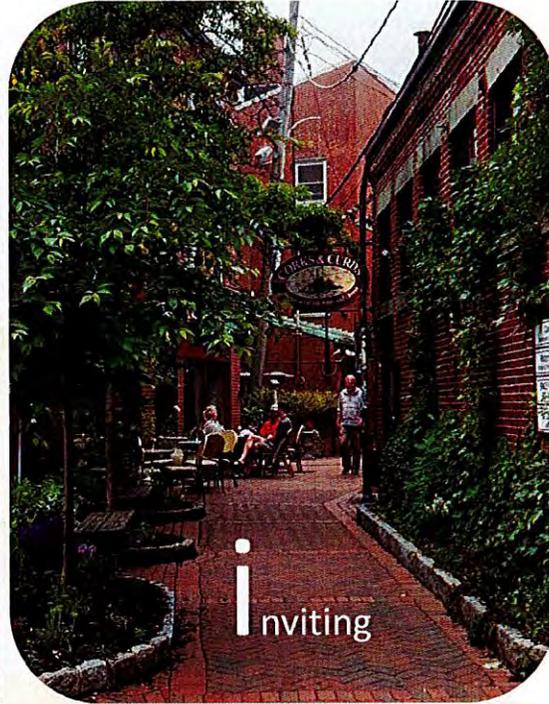
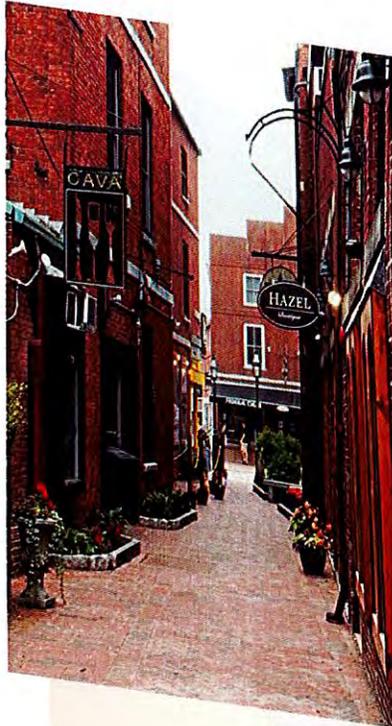
Thank you for your consideration.

3 Pleasant Street | Suite 400
Portsmouth, NH 03801

603.427.0725

We invite you to see what we see ...

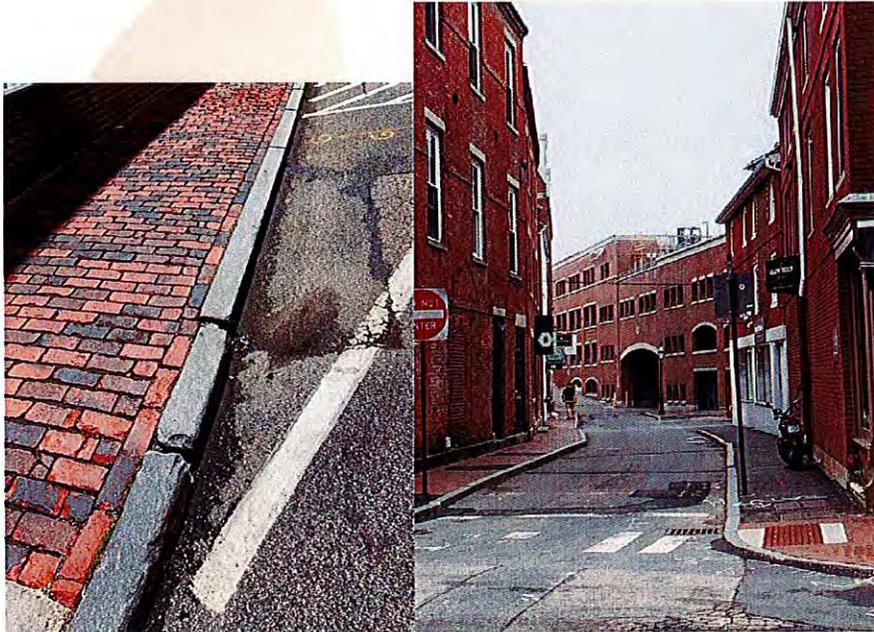
Engagement of the meandering walkway from the Thomas J. McIntyre building through Commercial Alley brings pedestrians through a mini-European like path to Market Street...



And then ...

Crossing over Market Street (*one of our most prominent streets*) pedestrians divert left or right to avoid what comes ahead – the opening to Ladd Street – where a most un-inviting DO NOT ENTER sign meets you square in the eye and on to an otherwise dark alley; its sidewalks narrow and unnavigable with uneven curb heights, mixed materials of asphalt, brick and rubble, entries to establishments at varying heights ...

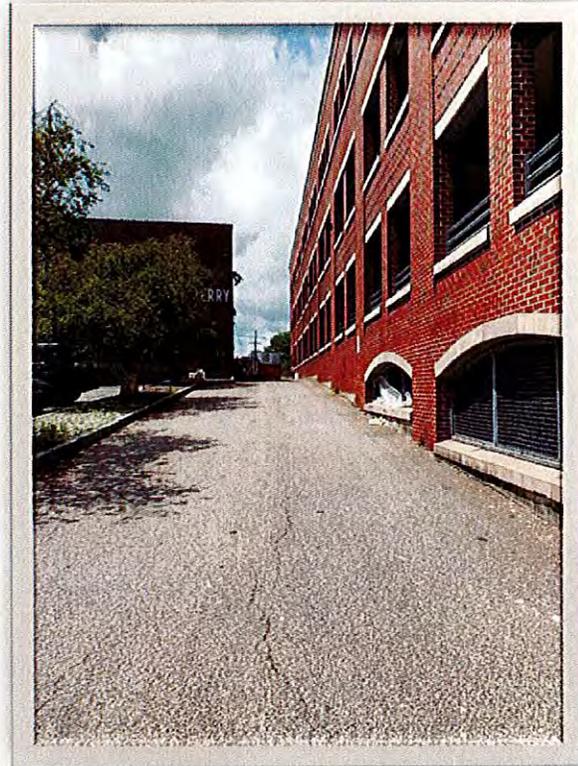
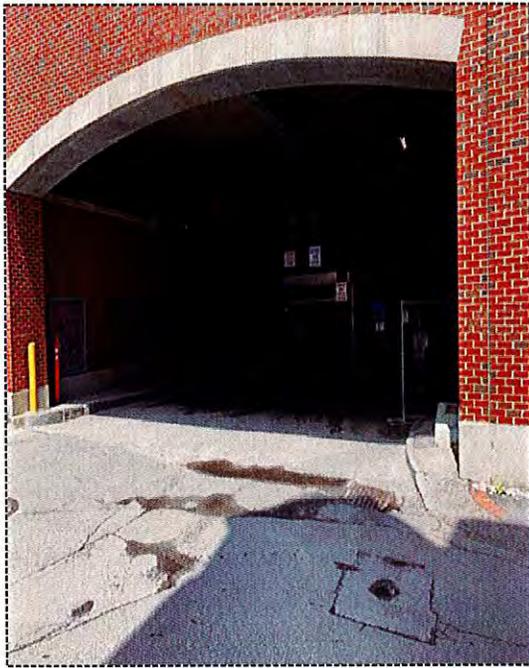
NOT “so” inviting

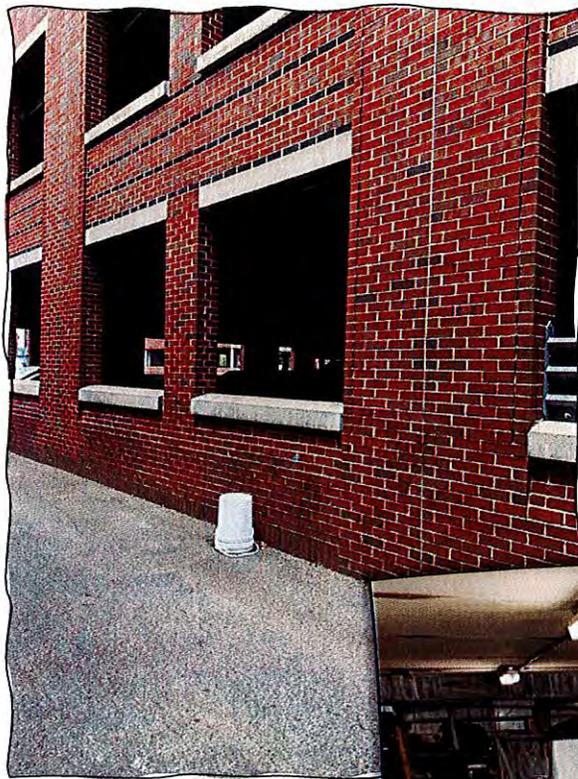


As you continue toward this parking garage opening - do you know of any other Municipal Parking Garage that has three (3) points of entry? ...or one that requires navigating through the *majestic Market Square* ... via three (3) different one-way streets ??

Or ...have you ever stopped to watch how most cars circle through - **not to enter the garage** – but instead to try to snag a parking space on High or Market Street?

Next ... welcome to Haven Court – NOT at all ... inviting!





Did you ever consider ... rather than a drywall bucket on either side of this window – an actual door opening with a granite step into and out of the parking garage, as just another way to engage and bring life to this path?

How about this...

... a “safe” place to house “STUFF”
... *wouldn't* and **couldn't** this be better utilized to combine unsightly



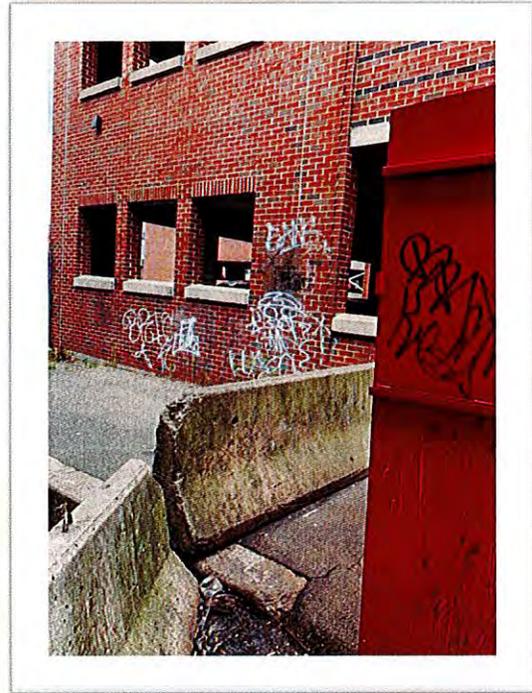
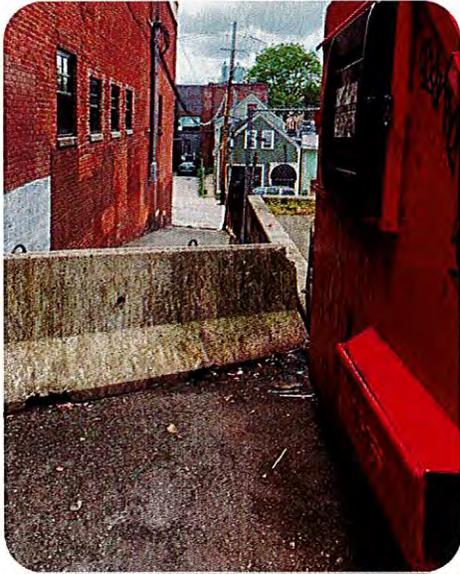
trash for surrounding businesses??

We certainly think so ...

Now, ... what would you rather ... ?

Barricades that close off the flow ...

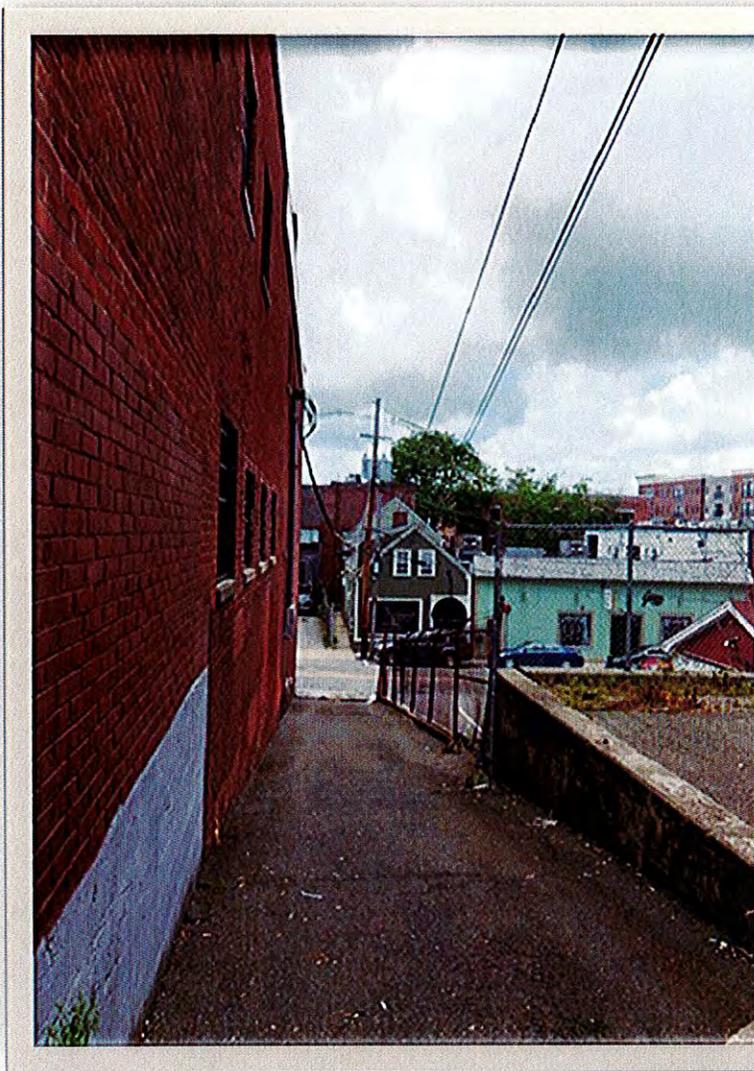
a dark, dirty & unsafe Place ... or what could be ?



Just ***imagine*** this in the dark of night when the graffiti artist is using the wall as their canvas ...

What else do you think goes on in this darkened "night" scene?

What if, and instead ... There was ...



CONNECTION

Still *"imagining"* ...

Can't you *see* it ???

The other side!

Now we could connect

Our City

Safe. Walkable. Inviting.

Vaughan Mall

Worth Lot

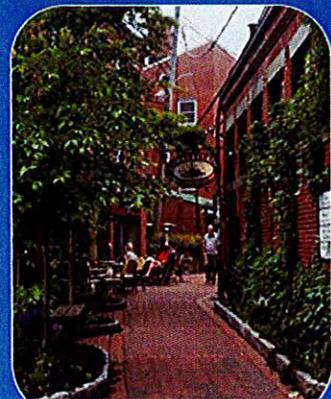
Maplewood Avenue

Islington Street

Foundry Garage

And all starting ... at the

T.J. McIntyre Building



So ... What do we see as a gift?

We see the continuation of Commercial Alley and beautification of Ladd Street.

We see brick walkways with inset granite curbs.

We see Haven Court continuing up and over on to Fleet Street.

We see High Street with safer sidewalks.

We see benches for people to sit.

We see color in flowerpots.

We see catenary lights from building to building.

We see engagement and life.

We see traffic calming.

We see more retail activity.

We see consolidating trash for the surrounding businesses.

We see improved drainage throughout High and Ladd Streets.

We see bicycle racks.

We see safety.

We see reality in providing this gift.

We see opportunity for our community.

Now, WE invite YOU to see.

IMPROVEMENT PLANS

HIGH STREET, LADD STREET & HAVEN COURT PORTSMOUTH, NEW HAMPSHIRE CITY COUNCIL APPROVAL SET

PROJECT PROPONENT:

ONE MARKET SQUARE LLC
3 PLEASANT STREET
SUITE #400
PORTSMOUTH, NH 03801
TEL. (603) 427-0725

LANDSCAPE ARCHITECT:

TERRA FIRMA LANDSCAPE
ARCHITECTURE
163A COURT STREET
PORTSMOUTH, NH 03801
TEL. (603) 430-8388

**LAND SURVEYOR & CIVIL
ENGINEER:**

AMBIT ENGINEERING, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801
Tel. (603) 430-9282
Fax (603) 436-2315

GEOTECHNICAL:

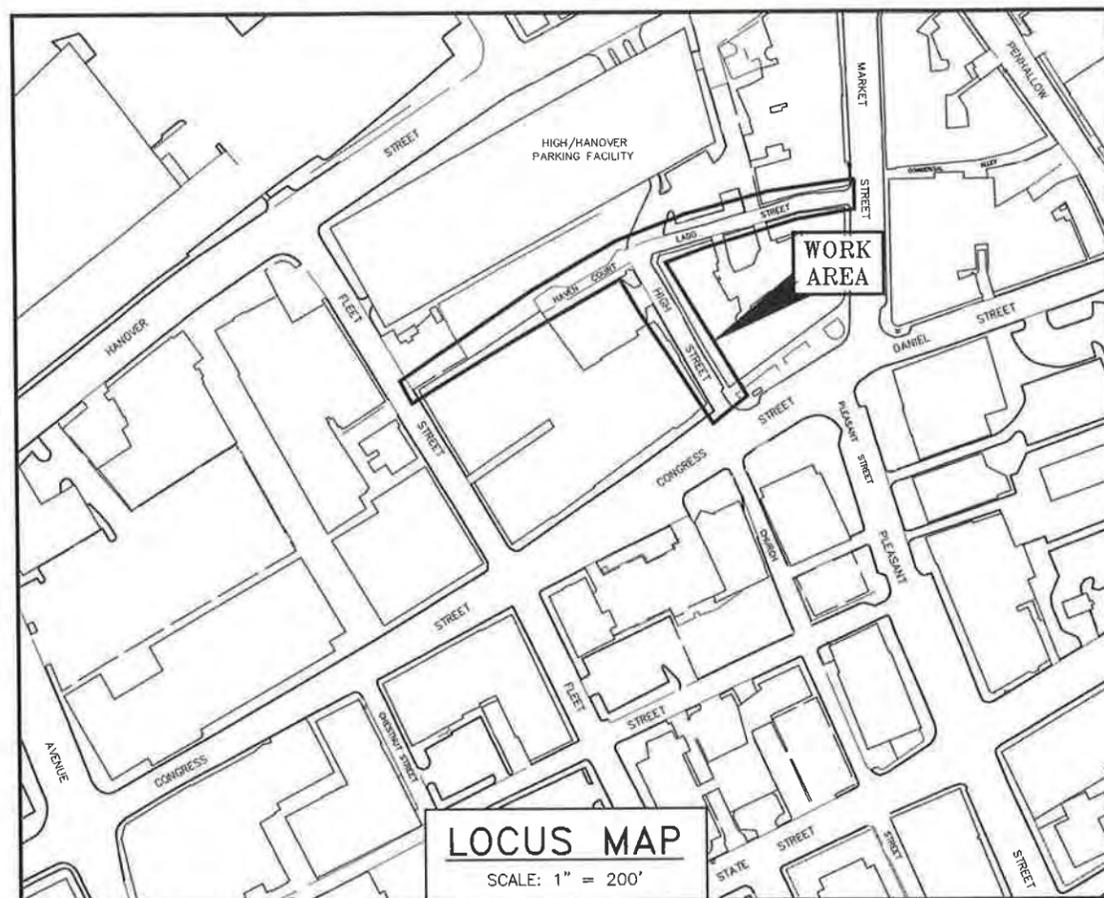
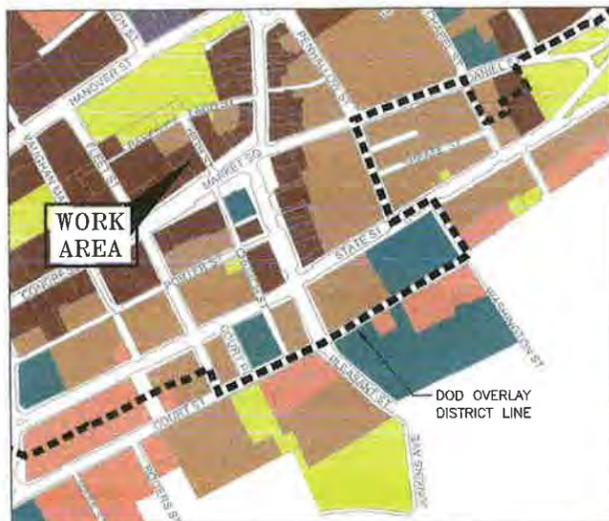
GEOTECHNICAL SERVICES INC.
18 COTE AVENUE, UNIT 11
GOFFSTOWN, N.H. 03045
Tel. (603) 624-2722

ARCHITECT:

ARCOVE LLC
3 CONGRESS STREET
SUITE 1
PORTSMOUTH, NH 03801
TEL. (603) 731-5187

LAND USE ATTORNEY:

BRUTON & BERUBE, PLLC
601 CENTRAL AVENUE
DOVER, N.H. 03820
Tel. (603) 749-4529



LOCUS MAP
SCALE: 1" = 200'

LEGEND:

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	SETBACK
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
UGE	UGE	UNDERGROUND ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC/WIRES
---	---	FOUNDATION DRAIN
---	---	EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
○	○	UTILITY POLE
⊙	⊙	WALL MOUNTED EXTERIOR LIGHTS
⊙	⊙	TRANSFORMER ON CONCRETE PAD
⊙	⊙	ELECTRIC HANDHOLD
⊙	⊙	SHUT OFFS (WATER/GAS)
⊙	⊙	GATE VALVE
⊙	⊙	HYDRANT
⊙	⊙	CATCH BASIN
⊙	⊙	SEWER MANHOLE
⊙	⊙	DRAIN MANHOLE
⊙	⊙	TELEPHONE MANHOLE
⊙	⊙	PARKING SPACE COUNT
⊙	⊙	PARKING METER
LSA	LSA	LANDSCAPED AREA
TBD	TBD	TO BE DETERMINED
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
AC	AC	ASBESTOS CEMENT PIPE
VC	VC	VITRIFIED CLAY PIPE
EP	EP	EDGE OF PAVEMENT
EL	EL	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL



INDEX OF SHEETS

- EXISTING CONDITIONS / WORK AREA
- PEDESTRIAN CONNECTIONS
- LANDSCAPE PLAN-HAVEN COURT
- LANDSCAPE PLAN-HIGH STREET
- LANDSCAPE PLAN-LADD STREET
- LANDSCAPE PLAN-PLANTING
- LANDSCAPE DETAILS
- LANDSCAPE PERSPECTIVES
- PROPOSED UTILITIES-WORK AREA

UTILITY CONTACTS

- ELECTRIC:**
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436-7708, Ext. 555.5678
ATTN: MICHAEL BUSBY, P.E. (MANAGER)
- NATURAL GAS:**
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 294-5144
ATTN: DAVE BEAULIEU
- CABLE:**
COMCAST
155 COMMERCE WAY
PORTSMOUTH, N.H. 03801
Tel. (603) 679-5695 (X1037)
ATTN: MIKE COLLINS
- SEWER & WATER:**
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 427-1530
ATTN: JIM TOW
- COMMUNICATIONS:**
FAIRPOINT COMMUNICATIONS
JOE CONSIDINE
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525

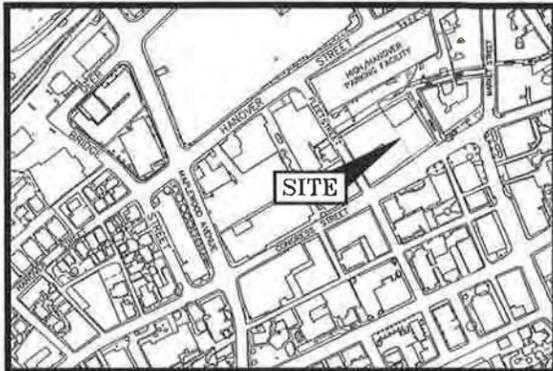
CITY COUNCIL APPROVAL PLAN SET
IMPROVEMENT PLANS
HIGH STREET, LADD STREET & HAVEN COURT
PORTSMOUTH, N.H.



200 Griffin Road Unit 3
Portsmouth, NH 03801
603.430.9282

WWW.HALEYWARD.COM

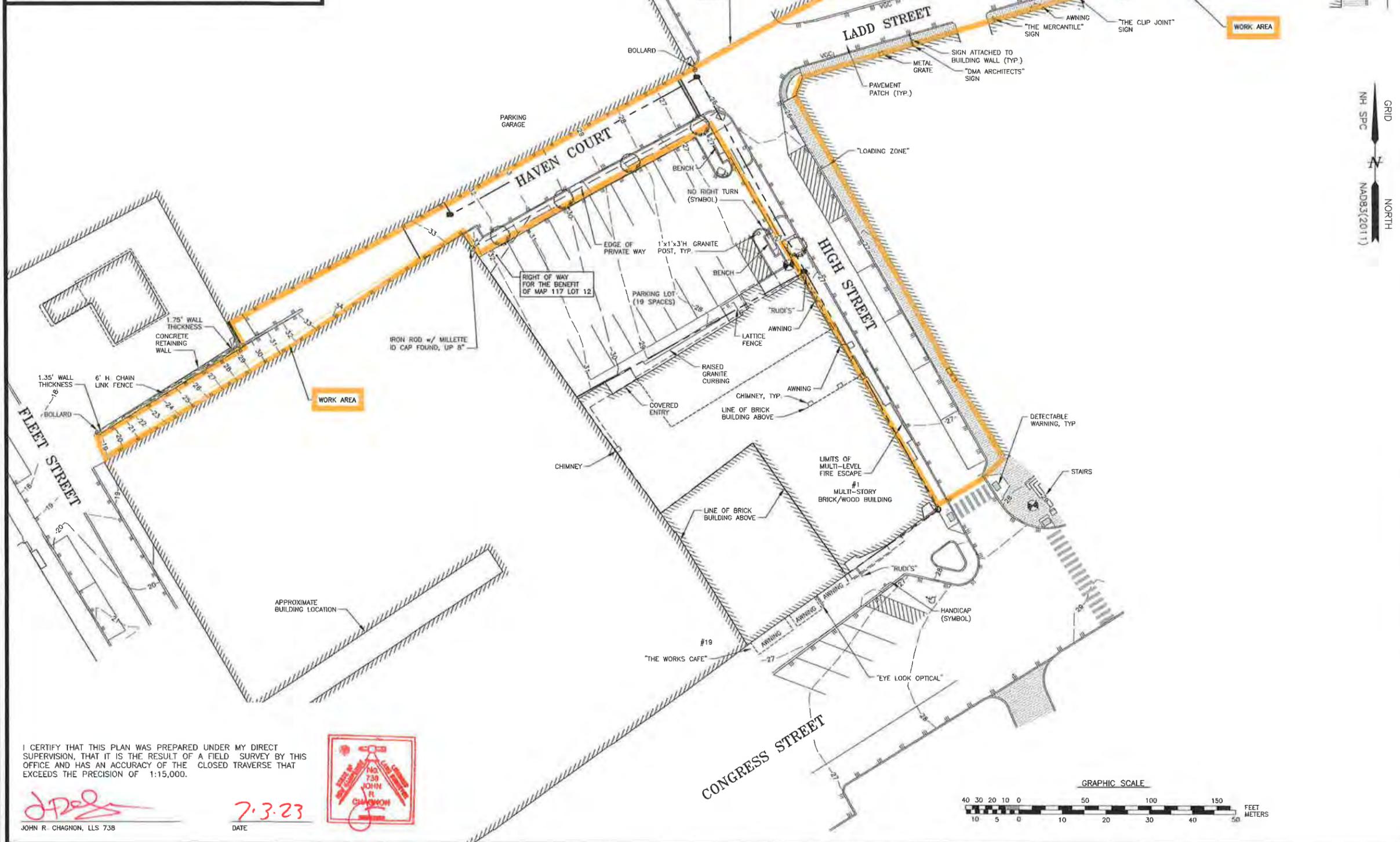
PLAN SET SUBMITTAL DATE: 3 JULY 2023



LOCATION MAP

SCALE: 1" = 300'

PLAN REFERENCE:
 STANDARD BOUNDARY SURVEY, TAX MAP 117, LOTS 14 & 15, FOR PETER H. JARVIS & SONS, LLC, 1 CONGRESS STREET & HIGH STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC DATED NOVEMBER 2021, ISSUED FOR RECORDING 12/8/21, R.C.R.D. PLAN D-43095.



- NOTES:**
- 1) 1 CONGRESS DEVELOPMENT PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOT 14.
 - 2) OWNER OF RECORD (MAP 117 LOT 14):
 ONE MARKET SQUARE, LLC
 3 PLEASANT STREET, SUITE 400
 PORTSMOUTH, NH 03801
 6363/31 PARCEL 1 & PARCEL 2
 - 3) THE PURPOSE OF THIS PLAN IS TO SHOW THE AREA OF WORK ASSOCIATED WITH THE IMPROVEMENT PLANS.

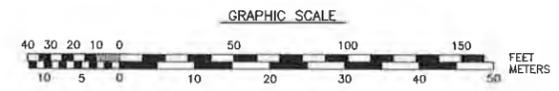
NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	7/3/23
REVISIONS		

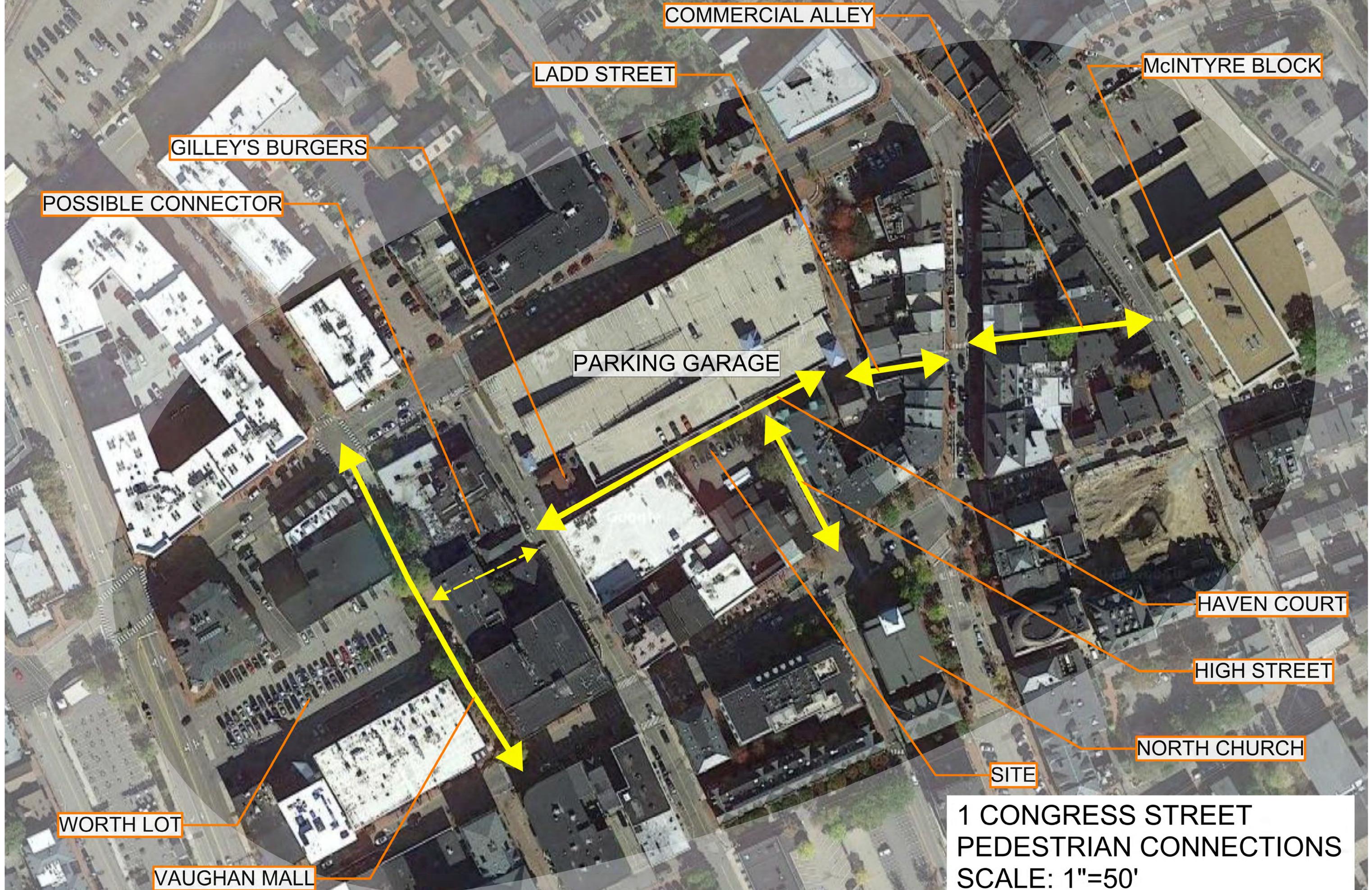
**EXISTING CONDITIONS
 WORK AREA**
 OWNER OF RECORD:
THE CITY OF PORTSMOUTH
 HIGH STREET, LADD STREET &
 HAVEN COURT
 CITY OF PORTSMOUTH
 COUNTY OF ROCKINGHAM
 STATE OF NEW HAMPSHIRE

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

J. R. Chagnon
 JOHN R. CHAGNON, LLS 738

DATE: 7.3.23





COMMERCIAL ALLEY

LADD STREET

McINTYRE BLOCK

GILLEY'S BURGERS

POSSIBLE CONNECTOR

PARKING GARAGE

HAVEN COURT

HIGH STREET

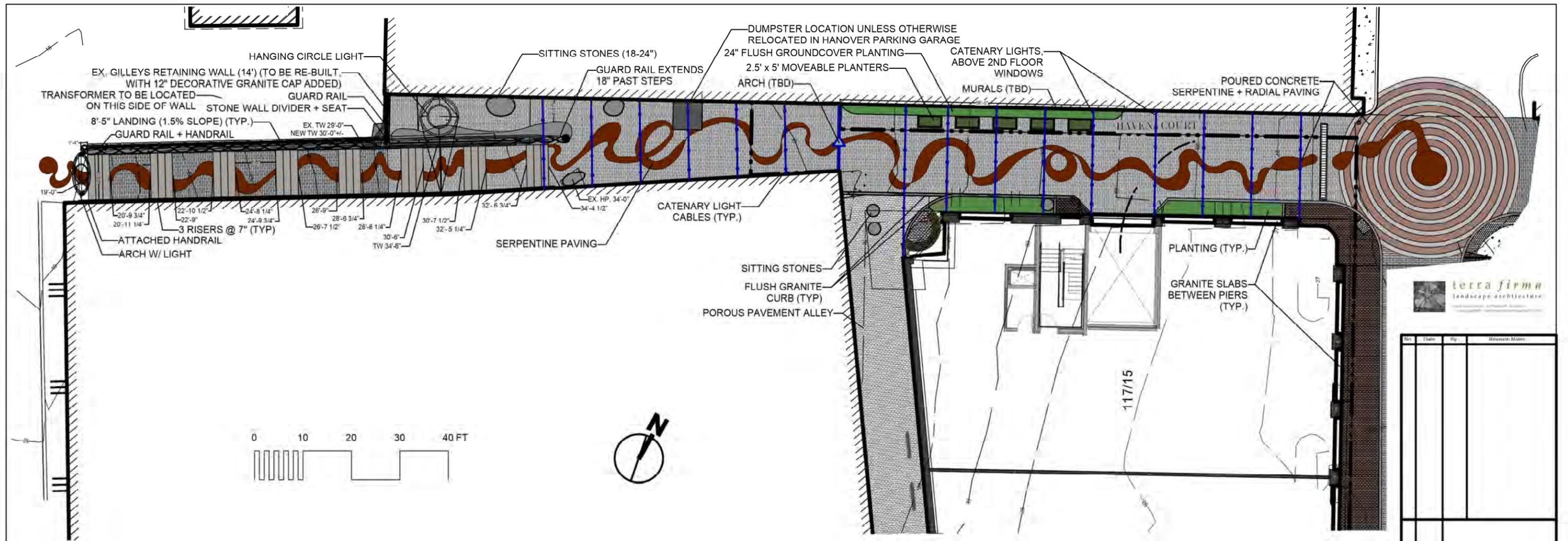
NORTH CHURCH

SITE

WORTH LOT

VAUGHAN MALL

1 CONGRESS STREET
PEDESTRIAN CONNECTIONS
SCALE: 1"=50'



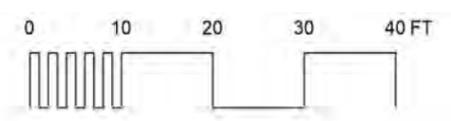
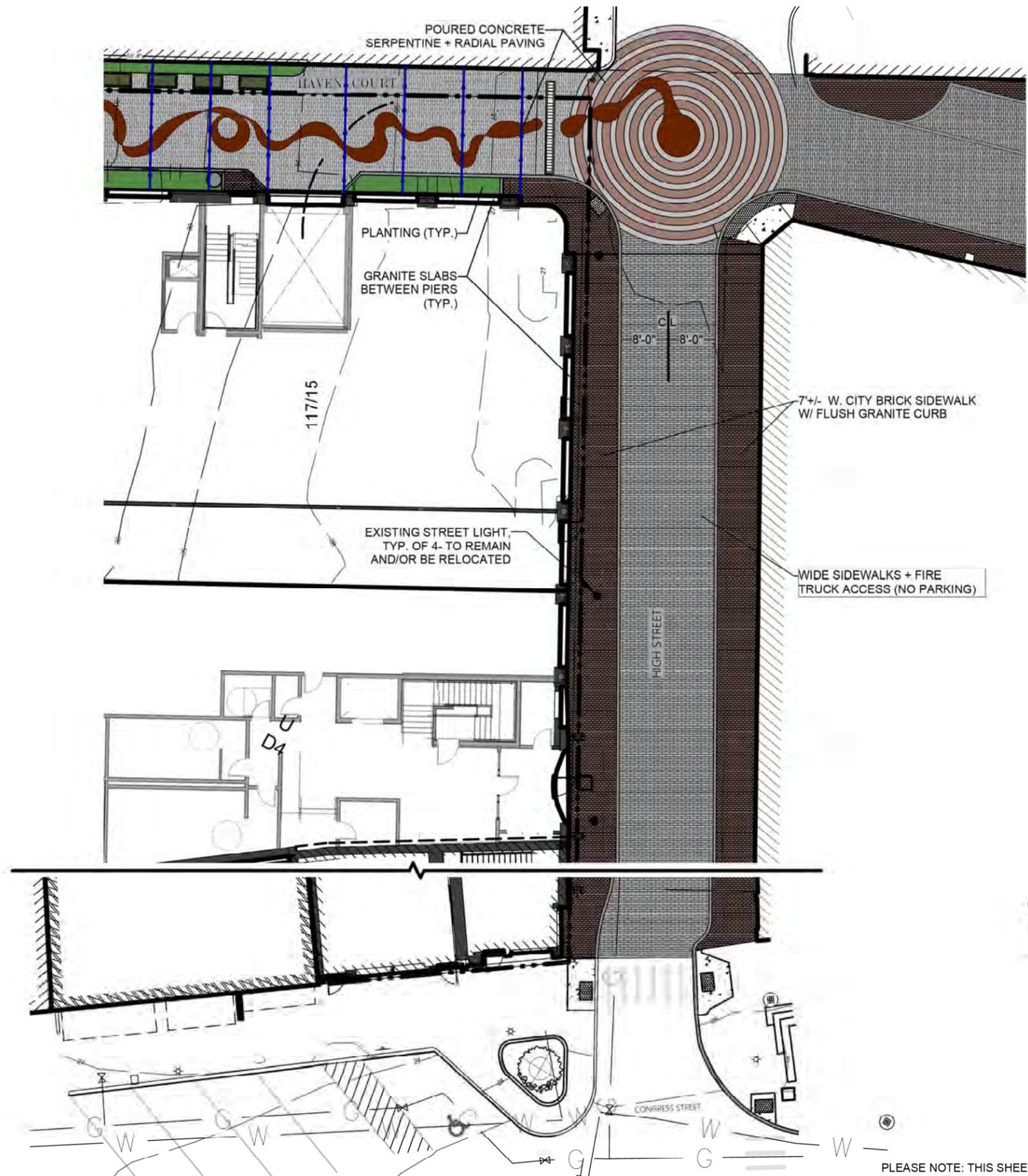
LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE ARCHITECT. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT DELIVERED TO THE SITE FOR AESTHETIC REASONS BEFORE PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY FOR ALL THE PLANTS.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL PLANTS SHALL BE INSTALLED AND DETAILED PER PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OR OTHERWISE FORFEIT HIS CLAIM. LANDSCAPE CONTRACTOR SHALL PRUNE PLANTINGS OF DEAD LIMBS OR TWIGS DURING THE FIRST YEAR OF GROWTH.
12. FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
13. LANDSCAPE CONTRACTOR SHOULD REPLACE DEAD PLANTINGS IMMEDIATELY UPON OWNER DIRECTION WITHIN THE WARRANTY PERIOD AND AGAIN AT THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAVE DIED, THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN UNHEALTHY OR UNSIGHTLY CONDITION.
14. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS CALLED FOR.
15. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH DEFINED AND CUT EDGES TO SEPARATE TURF GRASS AREAS.
16. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN APPLY GRASS SEED OR PINE BARK MULCH AS DEPICTED ON PLANS.
17. LANDSCAPE CONTRACTOR SHALL FEED AND PRUNE EX. TREES, ON OR JUST OFF SITE, THAT HAVE EXPERIENCED ROOT BASE INTRUSION OR DAMAGE DURING CONSTRUCTION IMMEDIATELY AND FOR THE DURATION OF THE WARRANTY PERIOD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
18. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE EDGE OF THE EX. TREE CANOPY THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. ALL MULCH AREAS SHALL RECEIVE A 2" LAYER OF SHREDDED PINE BARK MULCH.
20. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.

PLEASE NOTE: THIS SHEET IS SCALED FOR 11 BY 17 PAPER, DO NOT REDUCE OR ENLARGE.

No.	Date	Issue Notes
D	7/5/2023	CITY COUNSEL APPROVAL SET
C	2/17/2023	POROUS PAVER DETAIL
B	2/14/2023	POROUS PAVER NOTE
A	2/2/2023	NOTE ADDED: WALL MOUNTED LIGHT

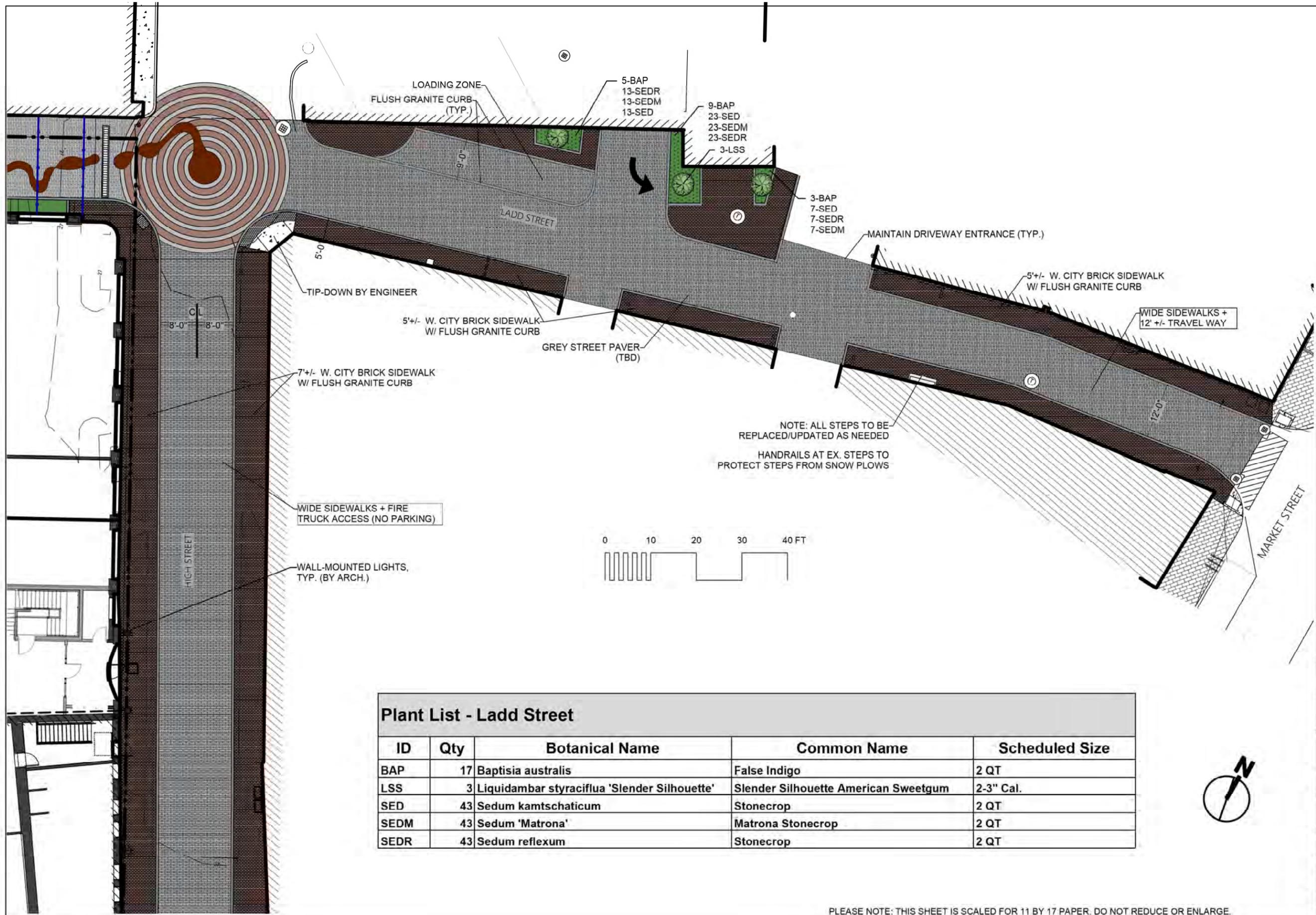
terra firma landscape architecture 163.a Court Street Portsmouth, NH 03801	
ONE CONGRESS STREET	
LANDSCAPE PLAN - HAVEN COURT	
Project Manager TC	Project # ONE CONGRESS STREET
Reviewed By TP	Scale 1" = 20'-0"
Date 1/11/2023	Sheet No. L-1A
Sheet Name CONGRESS62823.wg	of 8



No.	Date	Issue Notes
1	7/5/2023	CITY COUNSEL APPROVAL SET
2	2/17/2023	POROUS PAVER DETAIL
3	2/14/2023	POROUS PAVER NOTE
4	2/2/2023	NOTE ADDED: WALL MOUNTED LIGHT

terra firma landscape architecture 163 a Court Street Portsmouth, NH 03801	
ONE CONGRESS STREET	
LANDSCAPE PLAN - HIGH STREET	
Project Manager	ONE CONGRESS STREET
IC	1" = 20' @
TP	L-1B
Date	1/11/2023
Sheet No.	CONGRESS02823.vw
8	

PLEASE NOTE: THIS SHEET IS SCALED FOR 11 BY 17 PAPER, DO NOT REDUCE OR ENLARGE.



No.	Date	By	Revision Notes
I	7/5/2023		CITY COUNSEL APPROVAL SET
C	2/17/2023		POROUS PAVER DETAIL
B	2/14/2023		POROUS PAVER NOTE
A	2/2/2023		NOTE ADDED: WALL MOUNTED LIGHT

Plant List - Ladd Street

ID	Qty	Botanical Name	Common Name	Scheduled Size
BAP	17	Baptisia australis	False Indigo	2 QT
LSS	3	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette American Sweetgum	2-3" Cal.
SED	43	Sedum kamtschaticum	Stonecrop	2 QT
SEDM	43	Sedum 'Matrona'	Matrona Stonecrop	2 QT
SEDR	43	Sedum reflexum	Stonecrop	2 QT

terra firma landscape architecture
163.a Court Street
Portsmouth, NH 03801

ONE CONGRESS STREET

LANDSCAPE PLAN - LADD STREET

Project Manager: ONE CONGRESS STREET

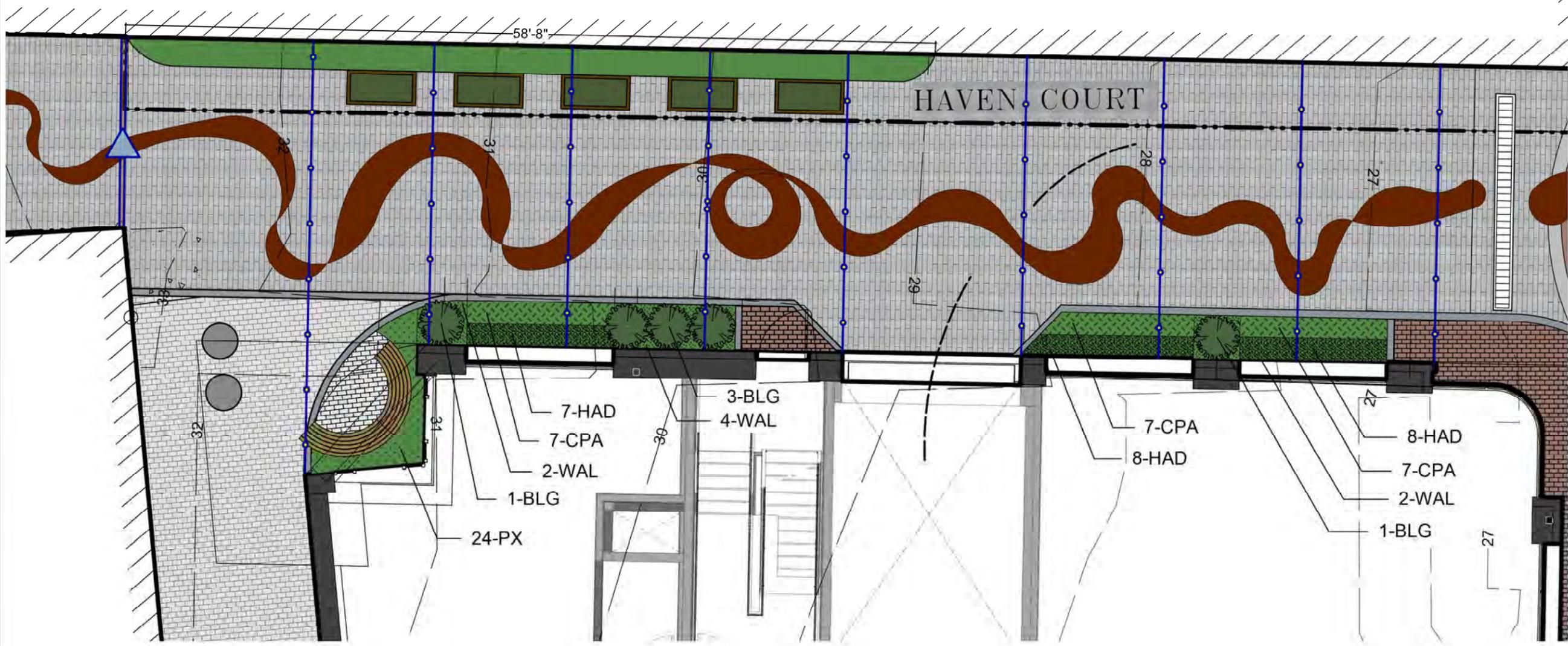
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Sheet: L-1C

Date: 4/11/2023

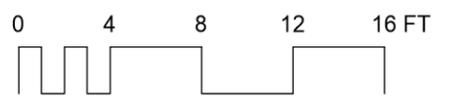
Project No: CONGRES-56282.1

PLEASE NOTE: THIS SHEET IS SCALED FOR 11 BY 17 PAPER, DO NOT REDUCE OR ENLARGE.



Plant List

ID	Qty	Botanical Name	Common Name	Scheduled Size
BLG	5	Buxus m. 'Little Gem'	Little Gem Boxwood	3 Gal.
CPA	21	Carex appalachia	Appalachian Sedge	2 QT
HAD	23	Heuchera americana 'Dale'	Dale's Strain Coral Bells	2 QT
PX	24	Polystichum acrostichoides	Christmas Fern	2 QT
WAL	8	Waldsteinia ternata	Siberian Barren Strawberry	2 QT



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No.	Date	By	Revision Notes
1	7/5/2023		CITY COUNSEL APPROVAL SET
2	2/17/2023		POROUS PAVER DETAIL
3	2/14/2023		POROUS PAVER NOTE
4	2/2/2023		NOTE ADDED: WALL MOUNTED LIGHT

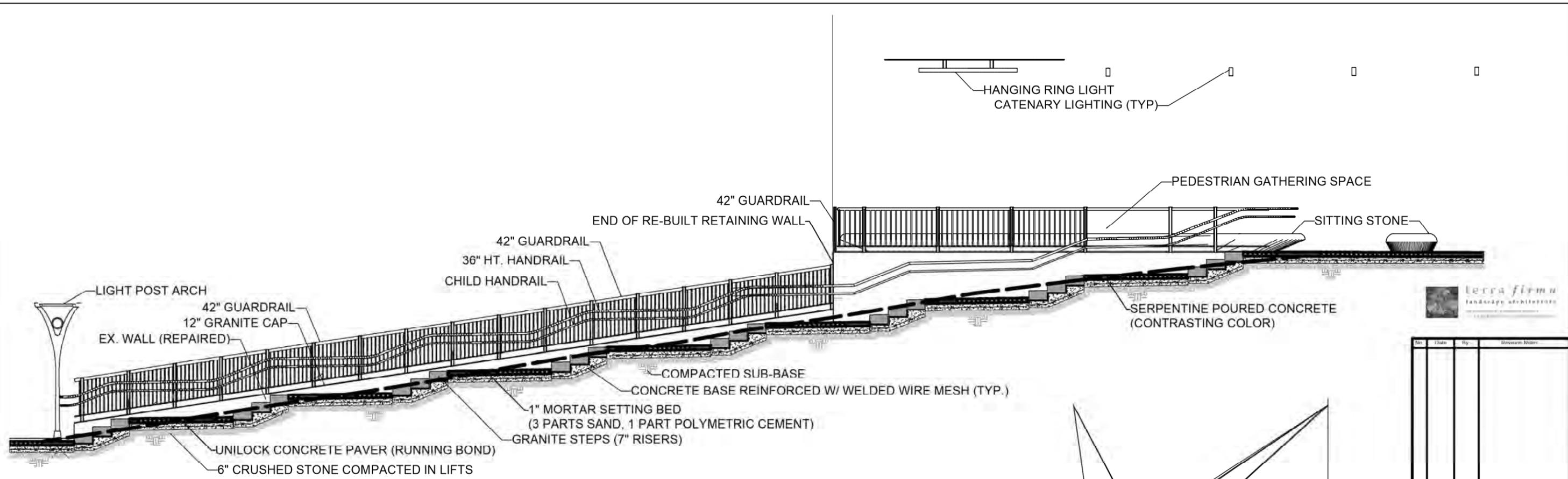
No.	Date	Issue Notes

terra firma landscape architecture
 163 a Court Street
 Portsmouth, NH 03801

ONE CONGRESS STREET

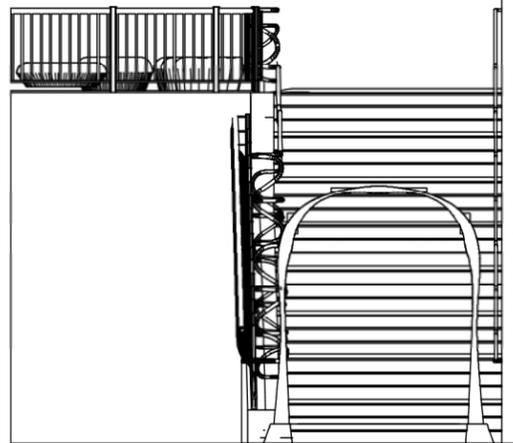
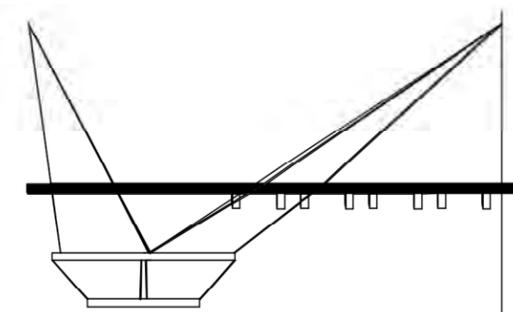
LANDSCAPE PLAN - PLANTING

Project Manager	ONE CONGRESS STREET
Drawn By	TC
Scale	1/8" = 1'-0"
Checked By	TP
Date	1/11/2023
Sheet No.	L-2
Sheet Total	8



1
L-3

HAVEN COURT STEP DETAIL
SCALE: 1/8"=1'-0"



2
L-3

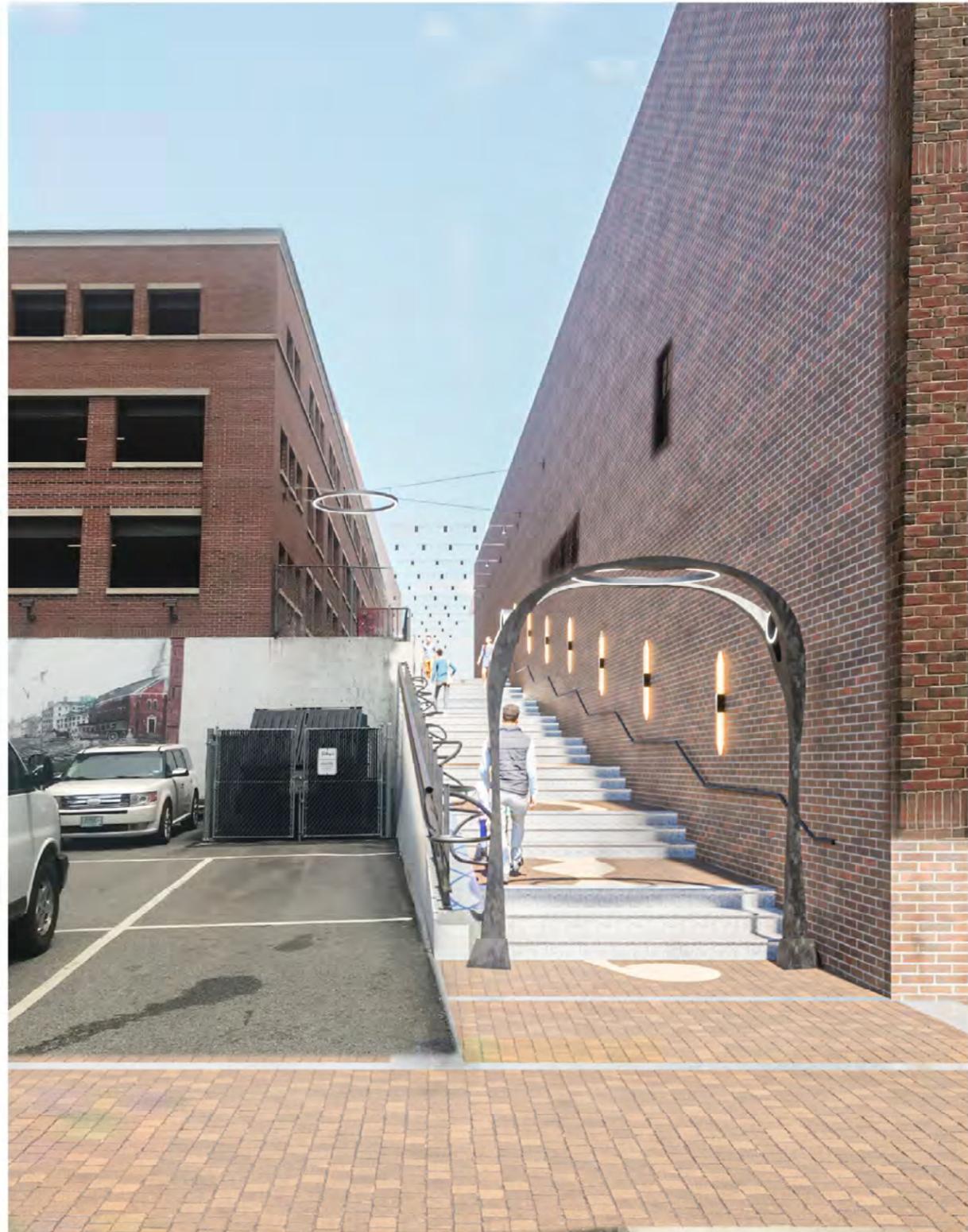
HAVEN COURT ARCH DETAIL
SCALE: 1/8"=1'-0"

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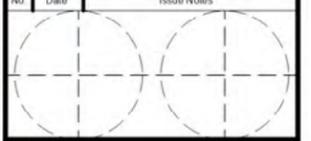
No.	Date	Issue Notes
D	7/5/2023	CITY COUNSEL APPROVAL SET
C	2/17/2023	POROUS PAVER DETAIL
B	2/14/2023	POROUS PAVER NOTE
A	2/2/2023	NOTE ADDED: WALL-MOUNTED LIGHT

terra firma landscape architecture 163.a Court Street Portsmouth, NH 03801	
ONE CONGRESS STREET	
LANDSCAPE DETAILS	
Project Manager TC	Project ID ONE CONGRESS STREET
Reviewed By TP	Drawn No. AS NOTED
Date 1/11/2023	Sheet No. L-3
Sheet Name CONGRESS62823.vw	8 of 8



terra firma
landscape architecture
163 a Court Street - Portsmouth, NH 03801
Tel: 603.431.8131 | terra.firma@terrafirmadark.com

No.	Date	By	Revision Notes
D	7/5/2023		CITY COUNSEL APPROVAL SET
C	2/17/2023		POROUS PAVER DETAIL
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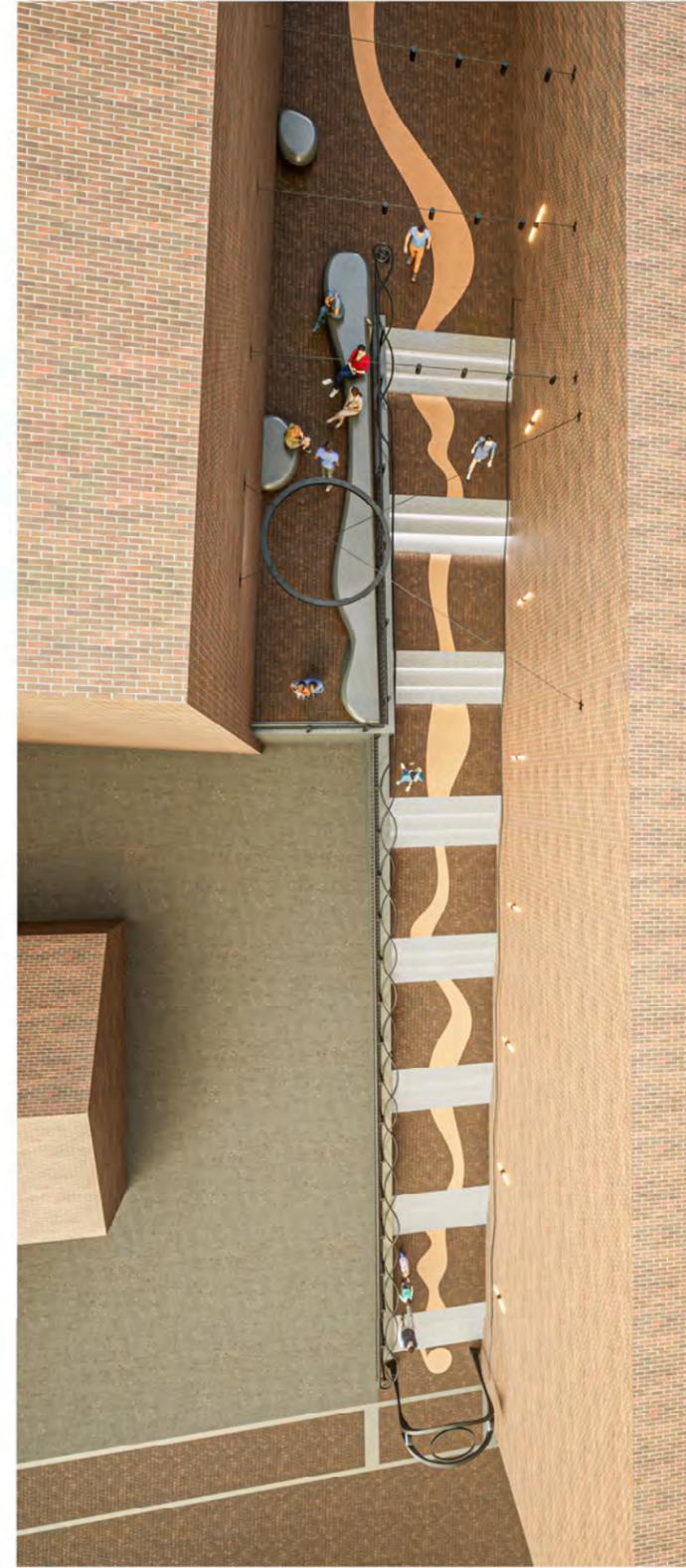
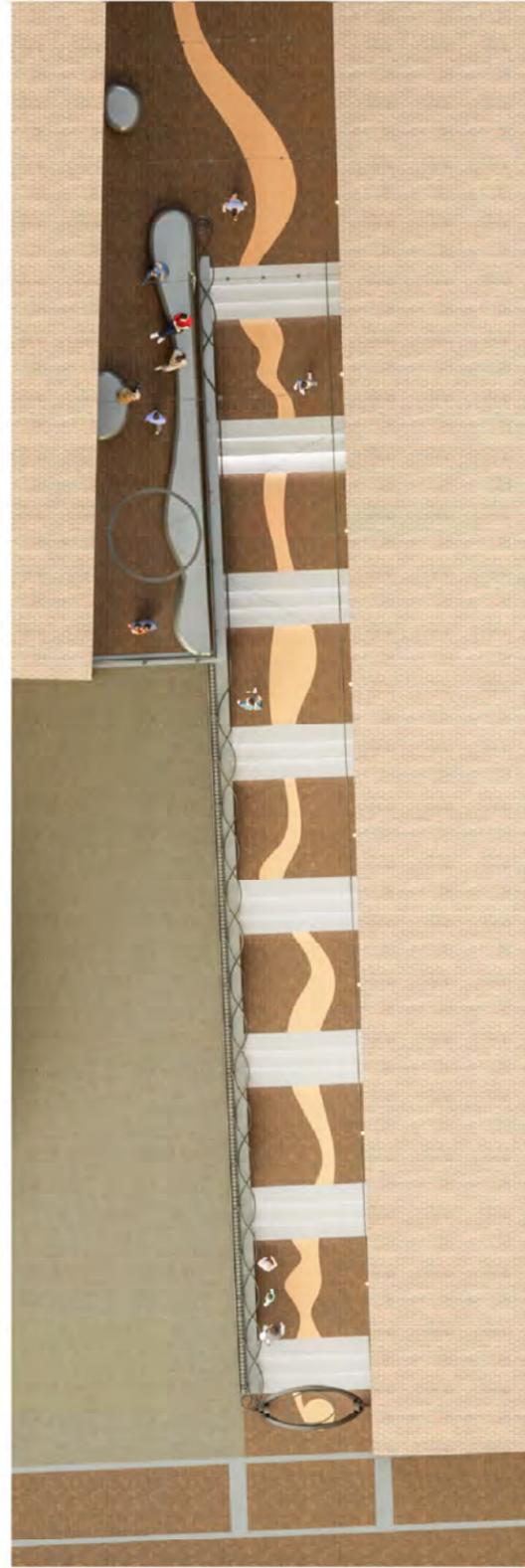
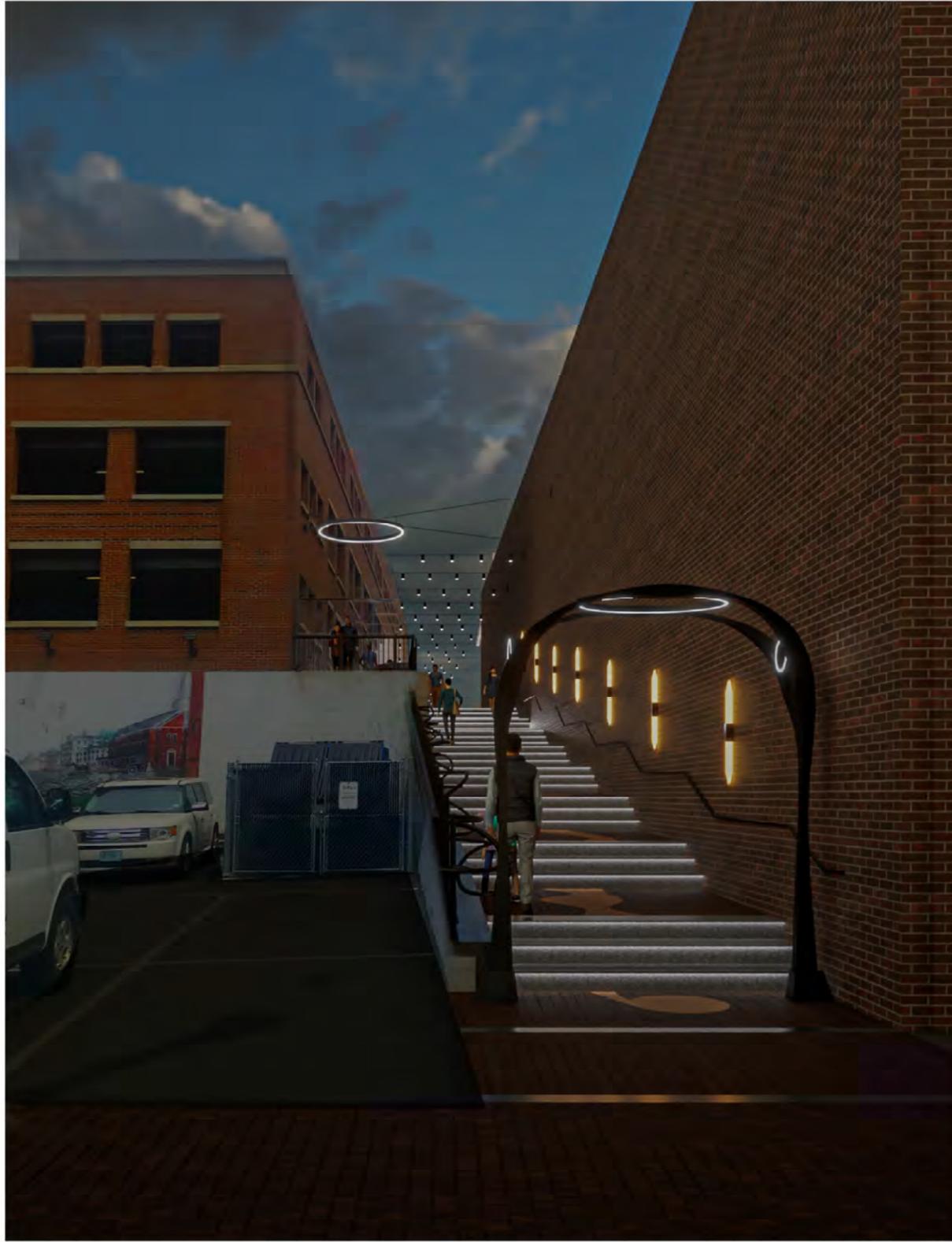
ONE CONGRESS STREET

LANDSCAPE PERSPECTIVES

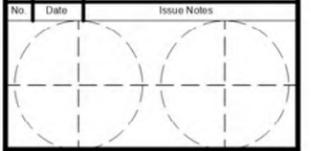
Project Manager	ONE CONGRESS STREET
Drawn By	AS NOTED
Checked By	TP
Date	1/11/2023
Sheet No.	L-4
Sheet Total	8

1 STEPS FROM FLEET STREET
L-4 SCALE: NTS

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No.	Date	By	Revision Notes
D	7/5/2023		CITY COUNSEL APPROVAL SET
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terra firma landscape architecture
163.a Court Street
Portsmouth, NH 03801

ONE CONGRESS STREET

LANDSCAPE PERSPECTIVES

Project Manager	ONE CONGRESS STREET
Drawn By	TC
Checked By	TP
Date	1/11/2023
Sheet No.	L-5
Sheet Name	CONGRESS62823.vw
	8

1
L-5

STEPS FROM FLEET STREET
SCALE: NTS

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No.	Date	By	Revision Notes

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No.	Date	Issue Notes

terra firma landscape architecture
 163.a Court Street
 Portsmouth, NH 03801

ONE CONGRESS STREET

LANDSCAPE PERSPECTIVES

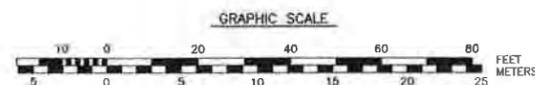
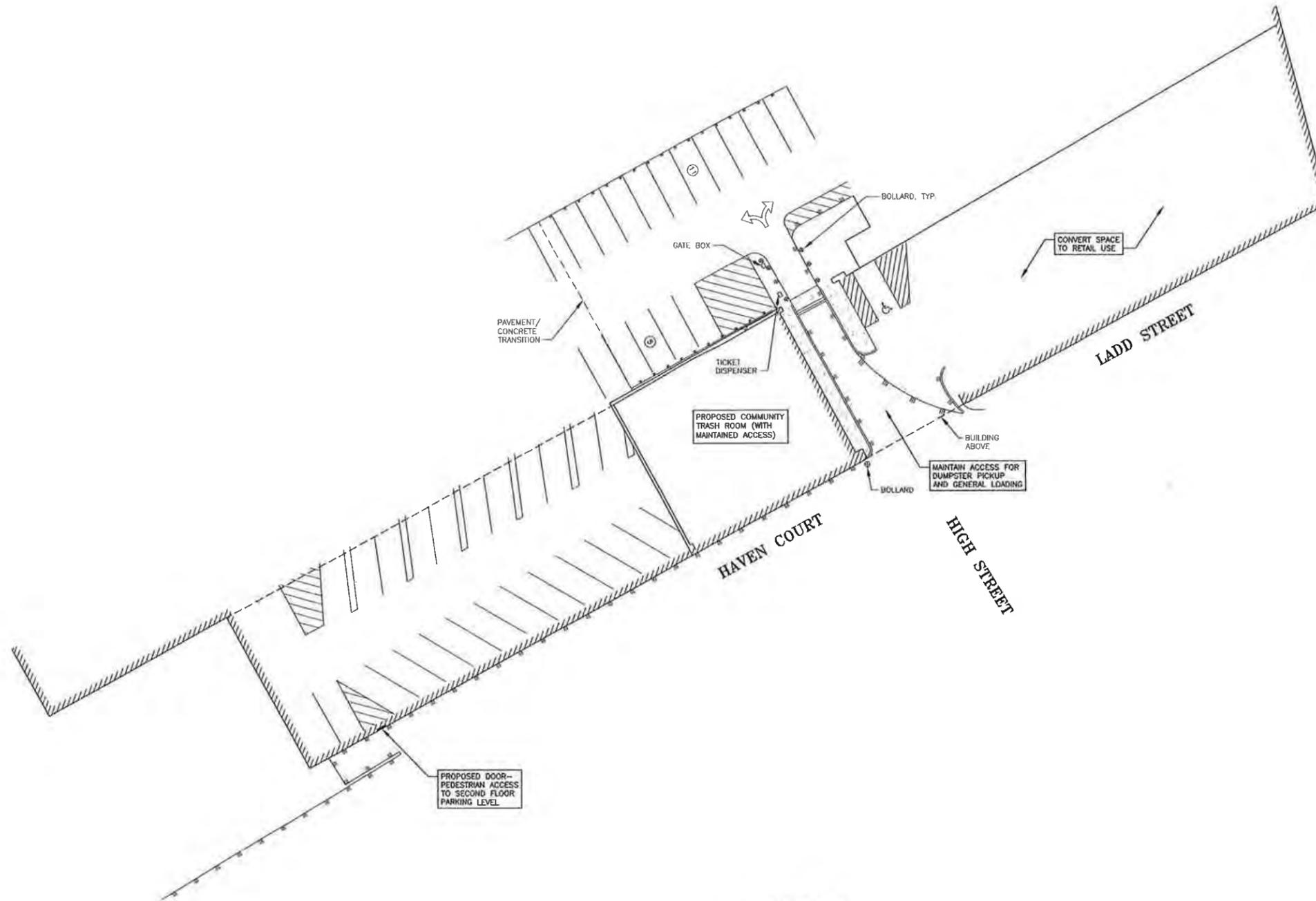
Project Manager	ONE CONGRESS STREET
Drawn By	AS NOTED
Checked By	TP
Date	1/11/2023
Sheet No.	L-6
Sheet Name	CONGRESS62823.vw
	8

1 STONE SEATING NEAR FLEET STREET STEPS
 L-6 SCALE: NTS

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GRID
NH SPC
NAD83(2011)
NORTH



NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	7/3/23
REVISIONS		

**PROPOSED CHANGES TO
HIGH HANOVER
PARKING GARAGE**
THE CITY OF PORTSMOUTH
HIGH STREET, LADD STREET &
HAVEN COURT
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE 1" = 40'

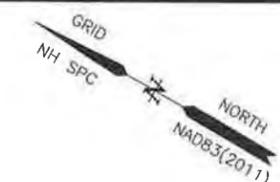
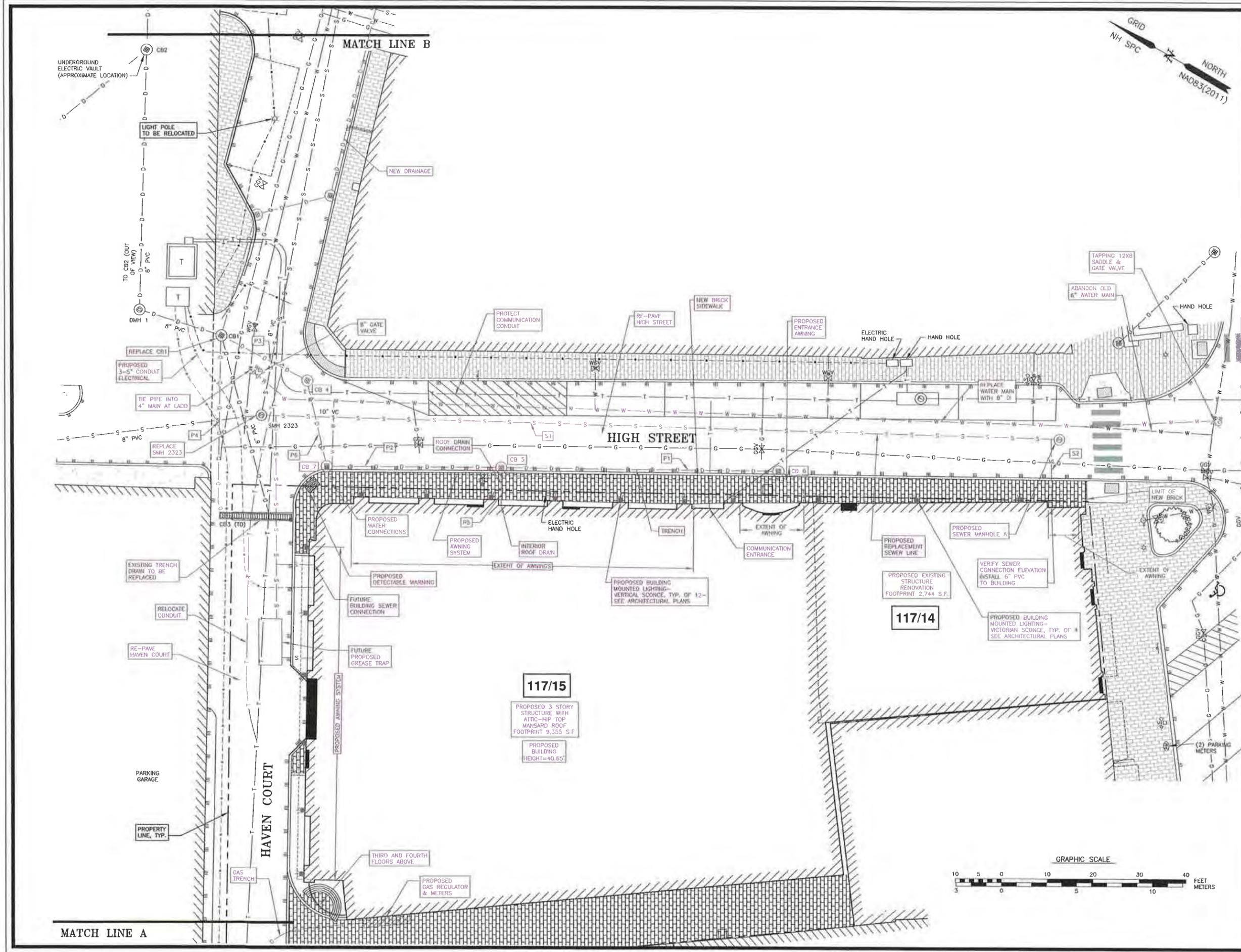
JUNE 2023



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 438-2315

NOTES:

- 1) 1 CONGRESS DEVELOPMENT PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOT 14.
- 2) OWNER OF RECORD (MAP 117 LOT 14):
ONE MARKET SQUARE, LLC
3 PLEASANT STREET, SUITE 400
PORTSMOUTH, NH 03801
6363/31 PARCEL 1 & PARCEL 2
- 3) THE PURPOSE OF THIS PLAN IS TO SHOW CONCEPTUAL UTILITY IMPROVEMENTS ASSOCIATED WITH THE IMPROVEMENT PLANS.



HIGH STREET

NO	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	7/3/23
REVISIONS		

PROPOSED UTILITIES WORK AREA
OWNER OF RECORD:
THE CITY OF PORTSMOUTH
HIGH STREET, LADD STREET & HAVEN COURT
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

