

Public exhibit space

Children rec center space

Hatch shell

Artisanal studios

Value- Public/Community focused

✓ → Community gathering place
★ ✗ ♥ Welcoming space vs a barrier

✓ ✗ → Green Technology & Carbon Neutral Construction
Green Roof

✓ ♥ ★ Deliberate sightlines and visibility of landmarks

→ Space where people want to spend time

✗ Interactive Water feature
enclosed farmers market type space
Garden boxes that grow food
for community



✓ ✗ ♥ → ★ Vital Public Uses:
Youth Engagement- small scale playgrounds

✓ ✗ → ★ Small Vendor Space
Rec Space for Adults- pickle ball courts,
chess tables,

✓ ✗ ♥ Green Space
✓ ★ → ♥ Space for Artists and local art installations

♥ easy to access flow between indoor/outdoor community
spaces

★ first floor open to public
historical integrity of place

♥ Historical tie in - recreating NH State house
Outside art space - large outdoor mural

Celebrating 400 years of
Community

✗ Post office capabilities in downtown

Session #2: Vision Monday, Jan 11th 2021

Group 4

Facilitator: Mandy Reynolds

Priority Visions:

- Seating for general public in multiple locations throughout the site. And wide sidewalks
- Winterized/Summer usability of the site. Opportunity to use the space, both the physicality of, and activity within the space (something that draws people to the space). E.g., Pop-up markets.
- Commercial spaces geared towards residents, including produce/grocery store and post office.
- Rooftop access for the public: green roof.
- Intimate, walkable space. Buildings that tie in with the surrounding area. Connections between surrounding streets (Daniels, Bow, Penhallow, Chapel).

Notes from Small Group Report Out:

Group 2:
What could make the McIntyre property appealing?
- no dormers
- traditional materials
- not like portwalk
- no hotel
- not too fancy, make it real (like the older portions of Portsmouth)

What are your visions for the McIntyre property?
open space, open tables
covered area for winter/summer (retractable roof)
- small stalls/market space
- access to roof
- fam friendly with old city charm
- open space (gathering space) on Bow Street side

TOP VISIONS:
1. Seating for general public in multiple locations throughout the site. And wide sidewalks.
2. Winterized/Summer usability of the site. Opportunity to use the space, physicality of and activity (something that draws people to the space) within the space. E.g. Pop-up markets.
3. Commercial spaces geared towards residents, including: Produce/grocery store, post office.
4. Rooftop access for the public: green roof.
5. Intimate, walkable space. Buildings that tie in with the surrounding area. Connections between surrounding streets (Daniels, Bow, Penhallow, Chapel).

Group 3
What could make the McIntyre property appealing?
- green space, areas to sit
- open space, wider sidewalks

What are your visions for the McIntyre property?
- roof access
- open space for exhibitors
- farmers market (summer/winter)
- gathering space for community

Notes:
- People watching downtown is important. building setbacks important (along Bow Street). More open space along Bow Street, so that public has access to the street. Wider sidewalks. Places to sit.
- Cars parked along the street, valets use Bow Street for parking.
- Car parking for the site should be underground. Not enough room for parking AND public space.
- Farmer's market grocery store

What could make the McIntyre property appealing?
1. Seating for general public
1. Somewhere warm outdoors for winter
1. Publicly accessible
1. Greenery - perhaps vertical gardens
1. Public art
1. Well-lit
1. Intimate scale
1. Rest room access

What are your visions for the McIntyre property?
1. Walkable connection from Daniel to Bow and Penhallow to Chapel
1. Some commercial activity: place to get bev + food
- can't buy anything useful downtown (geared towards residents)
1. Opportunity for physical activity - small playground, yoga classes, climbable sculpture garden
1. See items in appealing section such as greenery, public art, seating
1. Tie-in with low surrounding buildings
1. Maintain existing views and possible roof garden if cost allows
1. Farmers market?

Session #2 - Vision - Rebecca Dawson Webb

Top Priorities

1. Before the opportunity is lost, this group supports reframing this project, returning control of the McIntyre site to the city. Shift "McIntyre as an island" to a site that is integrated for public good and meets existing resident and city needs. This would open up larger opportunities for . . .

- a. return of the retail Post Office to downtown
- b. relocation of City Hall to the downtown.
- c. retaining and expanding existing police facility at current City Hall and repurposing of the rest of the space for affordable housing.

2. No new permanent buildings on existing McIntyre site. The current site should be used for open-space, interactive, public benefit . . .

- a. grassy areas, pedestrian only space--no cars, no bikes
- b. year-round vendors--modular market stalls, food trucks
- c. comfort station
- d. allow future private collaborations to relocate surface parking from Bow and Chapel Streets to subterranean parking at the McIntyre site, reserved for employees and local businesses, and allowing for new, appropriate and design-sensitive development on Bow and Chapel Streets.

3. The design, height, and mass of any new buildout should be subservient to, and in harmony with, the surrounding historic buildings. Don't want buildings that look like what we already have on Maplewood Avenue from tracks to the bridge.

4. Indoor space - existing McIntyre Building should remain for offices with the first floor set aside for public space allowing for post office, gathering spaces, public seating, Internet use, cafeteria, public restrooms, art space, and greenery.

5. Beginning with Commercial Alley create a continuous pedestrian way from Market Street to Bow Street and to Chapel Street.

Other Notes

Clarifying a value: Continuity/complement between Market Square and McIntyre site.

Obstacles - The developer wants to maximize return on investment; the residents of Portsmouth want to maximize public benefit. These are competing interests.

Opportunities - thinking about long-term benefit for public; being willing to invest in the property through a bond would give the city more control over the property; this would be an opportunity for the McIntyre Building to be used for city purposes and a way to meet some already established city goals.

McIntyre Dialogue: Group 6 | Session Two | Facilitator: Lori Waltz-Gagnon

Group Members: James Robinson, Kristin Goodwillie, David Witham, Harold Whitehouse, Penny Reynolds, Mary Jo Ganley, Wendy Wren.

PRIORITY VISIONS—All have top priority

Indoor Spaces

- Entry Points on all four sides--keeps it open and airy and traffic moving
- First Floor of McIntyre has Haymarket feel with businesses on first floor—apothecary included
- Post office a few feet away from one entry point on Daniel (near street parking)
- Kiosk types of settings....ice cream....sandwich (both indoor and outdoor)
- 2, 3, 4th floors can be combo of business and residential--just not high end residential
- Consider Connie Bean elements on lower part of first floor
- Pub Restrooms on first floor

Outdoor Space (non-building)

- Draw pedestrians in from Penhallow—diagonally with a pedestrian walkway
- Incorporate the following elements
 - Water Fountain
 - Spanish Steps
 - Benches for sitting
 - Use ground lighting so not to detract from other parts of the space
 - Add a playground---active area—that incorporates a water feature-water that spouts up for kids to play--interactive (Back parking lot side)
 - Utilize a water feature that would cascade down -- along side steps and benches—
 - Take People Flow into Considerations—draw them in and move them around the space inside and outside
- 1 level of underground parking
- Bring back the concept of Linden Street
- Utilize the grade change--landscape/hardscape design taking wind/sun/shade into consideration

Rooftop

- A rotating feature that occupies part of the space—***must be publicly accessible***

Critical Elements

- History of Portsmouth taken into consideration in all aspects—inside and outside
- 1-2 permanent sculptures outside (similar to whale at PP) symbolize Portsmouth
- Visual and video loop of history of Portsmouth
- Incorporate local art as well as historical representation of Ports
- Harold has first printing press ever in Portsmouth! Proud #1 1890 from Randall's Printing Press
- place outdoor plaques of what used to be on this site around the outdoor spaces
- Include sailing heritage with visual art and artifacts throughout indoor and outdoor space
- Do not block view of St Johns Church – it is historical and navigational

+ Session Two - Visions

1. **Welcome**, check-in (other thoughts from last week?)
2. **Values:** Review priority values from Session One-
JT: let's not break the bank
Ajeet: should be inclusive/affordable
3. **Obstacles and Opportunities:** Briefly discuss possible obstacles and opportunities that exist for the McIntyre property.
(Such as indoor or outdoor space, elevation, rights of way, connections)
Obs: elevation of two stories / Opp: double-use, natural geometry of the lot
Obs: roof on main building / Opp: lower roof access, significant size
Obs: roof / Opp: can we see the water
Opp: connector between roofs for multiple views
Opp: build on top of existing roof, is that possible? (not sure possible)
Opp: envelope around the building possible?
Obs: financial cost
Opp: streets on side and making it part of a bigger footprint
Opp: a long block with space for a walkway through it
Opp: create a place to be
Opp: create a place that is a draw for young people, artists, musicians – subsidized –
convert interior to someplace like that / sustainable
Obstacle: limits of the Developer's capacity to implement within this process of negotiating with RK/City
4. What could make the McIntyre property appealing?

+Report out

■ What could make the McIntyre property appealing?

- * Visually appealing with greenery, horizontally and vertically
- * Appealing for pedestrian's, their viewpoint
- * Mix of materials, quality, brick or fountains that are attractive (not just cement)
- * Move the eye focus away from the existing buildings
- * Having reasons to visit short-term (on the way someplace else) or long-term (to stay and hang there) – signature events and incidental events
- * Green space and living walls – a vibrant element to contrast Brutalist architecture
- * Year-round public space insulated from weather
- * A signature visual aspect (Market Square has North Church) that is a landmark – eg: fountain, sculpture defining it as a place to be
- * Whatever happens at the property works harmoniously with other businesses and spaces in the area without competing – supportive of what's here
- * Open late at night

+ Report out

■ P1 - What would make you want to use the property?

- * Engaging and not just a park
- * Utilization of the different levels including air space
- * Interactive for all ages
- * Access and walkability through the site, not around
- * Services: Rx, market, post office
- * using the space horizontally and vertically, not just 2.1 acres
- * a place with water views
- * you can get up high, build up, roof top
- * some type of museum or gallery on a rotating basis, borrow from other museums (to keep cost down) to offer art/displays that change and keep locals interested in going back

+ Report out

■ P2 - What would make you want to use the property?

- * having food stalls or a food element (quick ready-to-eat or fish/flowers)
- * performing arts and public performance in two ways: amphitheater-type space and smaller nooks/crannies as spaces for buskers, eg – scheduled or not
- * central gathering place
- * four-season place for market (pretzels, bagels, variety of ideas) – winter has a way to keep warm with sliding panels for example
- * affordable housing for artists through re-creating McIntyre building interior – can create and display their art and be included in this city (micro-apts)
- * ample space for bicycles/scooters/skateboards to make it easier for people to get in and not use their cars (elevator storage/vertical space)
- * a stop on a trolley route on a loop, hop-on, hop-off, short wait-times/5 mins – intra-city (not inter-city)

+ Report out

■ P1 - What are your visions for the McIntyre property?

1- Utilization of the 3D space – the whole space should be utilized

- you can get up high, build up, roof top
- a place with water views

4 Votes

2- A signature visual or interactive centerpiece or focal point (similar to the things we think of easily from other parks and places) that is iconic – with a unique element that is beautiful...Something striking and signature with a lot of public space (signature functionality or visual or both)

4 Votes

3- Year-round public interaction (that is not shut down for 3 months)

3 Votes

4- Organic – congregation of people who are attracted to this dynamic place (buy cheese, play chess, listen to music)

3 Votes

5- Visually appealing with greenery, horizontally and vertically

- Example: Linden trees (was Linden street) for spring/fall

3 Votes

+ Report out

6- Museum-type displays of local artists/their art and use partnerships for exhibits (Discover Portsmouth or Strawberry Banke or Athenaeum) that are unique/simple

2 Votes

7- Integration into the city, not a stand-alone place

- Be aware of current pending development (market) with ship-style opening to avoid competition with similar functions/services and Hubspot/CRM will occupy space inside

- Connectivity and walkability – to Memorial Bridge, Prescott Park, Mkt Sq – pathways to allow a seamless flow – a hub from which you can shoot off to other places

- switch” is a smart hub – go in and interact, converse, connect – an update to the kiosk in Mkt Sq

5 Votes

8- Uniquely Portsmouth - not something generic or chains (not McDonalds)

- With useful services: Rx, market, post office

- A place to bring friends who are visiting

- Consistent and cool

4 Votes

9- Mix of materials, quality, brick or fountains that are attractive (not just cement)

* Move the eye focus away from the existing buildings

2 Votes

McIntyre Public Input 1/12/21

6:00-8:00PM

Session 2 Report

Group 8 Facilitator Tanya Pitman

Participants: Brad Landon, Connie Freiermuth, Becca Hedlund, Meghan Rice, Mark Brighton and Jeremy O.

Spokesperson for Group 8: Brad

1) Top 5 Values 2) Top 5 Visions

Group 1

- 1. Outdoor seating ~ socializing ~ social collision,**
- 2. Greenspace, natural light, vistas of Portsmouth, warmth**
- 3. Human scale - lower height of buildings.**
- 4. Flow around and through the site and building**
- 5. Open forum**

Group 2

Connect Daniel to Bow, or drop that passageway down.

Binney owns the old city hall?

Alley way commercial alley – continue that feel across property to St. Johns.

Maybe those passages in / through buildings.

Don't have tall blogs that shade Bow St.

We talked about parks.

We want independent, locally owned business, and for example incubator – think of Stonewall Kitchen, how it starts local, and can grow elsewhere. Not national chain stores. Right thing going in West End with small businesses. Maybe for this part of town too.

People want to come, hang out, socializing space. If the open space at McIntyre had intentionality around destination space and not just walking through. When Prescott park is full w/ the festival, it'd be a place to enjoy.

A mix of buildings where people are passing through and hanging out. Spanish Steps in an amphitheater feel with slopes and views- acoustics, interest, movement slopes and steps grasss and granite blocks, shaped as an amphitheatre And, you wouldn't have neighbors complaining about the sound, as with Prescott Park neighbors. Sustainable. Something that can be relevant longterm --50, 200 years. Think how quickly McIntyre building dated.



McIntyre Help <mcintyre@principle.us>

maritime precedents

2 messages

Vanessa Farr

Wed, Jan 13, 2021 at 2:19 PM

To: McIntyre Help
<mcintyre@principle.us>

Good morning Vanessa,

I found some ideas online that would incorporate a maritime heritage theme into the McIntyre site. Some ideas include a museum and/or sculpture garden with nautical artifacts (anchors, buoys, propellers, etc), and a tribute to the USN Thresher submarine (over 100 died when it sank in 1963). These photos are just representations, of course, but might give our group some ideas to include. Feel free to share with our circle if you wish.

John Baldassare

----- Forwarded message -----

From: **John B**

Date: Wed, Jan 13, 2021 at 10:14 AM

Subject: Fwd: Photos

To: Johnny

----- Forwarded message -----

From: **Joyce Baldassare**

Date: Wed, Jan 13, 2021 at 10:07 AM

Subject: Fwd: Photos

To: Johnny



Vanessa L. Farr
Principle



Fwd:

1 message

Vanessa Farr

To: Mandy Reynolds <@principle.us>

Sat, Jan 16, 2021 at 5:32 PM

Envoyé de mon iPhone

Début du message transféré :

De:

Date: 15 janvier 2021 à 1:00:54 PM UTC-5

À: Vanessa Farr

<https://www.mynewsdesk.com/sg/pan-pacific-hotels-group/pressreleases/parkroyal-on-pickering-sustainable-and-green-features-2437465>



Mandy Reynolds <mandy@principle.us>

Re: Tiered pictures - from Group 9.

1 message

Vanessa Farr <vanessa@principle.us>

Tue, Jan 19, 2021 at 9:40 PM

To: Joan Boyd <jboyd@marginista.com>, Mandy Reynolds <mandy@principle.us>

They're all great!! This one I'll send along to Mandy, too.

Vanessa L. Farr
Principle
207.671.7885
vanessa@principle.us

BOSTON PORTLAND PROVIDENCE

On Jan 19, 2021, at 3:59 PM, Joan Boyd <jboyd@marginista.com> wrote:

Ok. One other comment/suggestion.

I have been thinking about liability (steps needing to be shoveled in the snow, etc) and separately wheelchair access.

I am wondering if there is a way to have a few floors connected by a sloping walkway (maybe tucked tight against the building) rather than all stairs. And if they are tight against the building, it might be easier to get some covered areas for the walkways/stairs to help with the snow/rain. Not sure if grade change between the floors would be an issue "run rate" wise.

The design could have a central elevator - or a few) connecting all of the floors. Would a glass elevator be too cheesy? But could be a draw unto itself.

Ok. I will stop sending you emails with ideas and thoughts.

Sent from my iPhone

On Jan 19, 2021, at 4:39 PM, Vanessa Farr <vanessa@principle.us> wrote:

I'm going to package all of the examples you've sent into one doc w/ links and forward to the team.

Vanessa L. Farr
Principle
207.671.7885
vanessa@principle.us

BOSTON PORTLAND PROVIDENCE

On Jan 18, 2021, at 9:44 PM, Joan Boyd <jboyd@marginista.com> wrote:

A few more pictures.

Note that I did not forward to anyone else.

From: Joan Boyd <jboyd@marginista.com>
Sent: Monday, January 18, 2021 10:38 PM
To: Joan Boyd <jboyd@marginista.com>
Subject: Tiered

Most of these are modern, but you get the idea. Open air/lots of windows, some covered space, some “enclosed pass throughs” etc.

<image001.jpg>

<IMG_6151.PNG>

<IMG_6240.PNG>

<IMG_6266.PNG>

<IMG_6268.PNG>

<image002.jpg>

<IMG_8058.PNG>

Sent from my iPhone

Portsmouth Listens - McIntyre Project Public Input Process Meeting 2

Date: January 12, 2021

Group # 10

Facilitator: Dave Cohen

Participants:

Alice Carey

Ann Cummings

Andrea Daly

Kyle LaChance

Ed Mallon

Byron Matto

James Mulhern

Sarah Nadeau

Jacki Pitts

John Stephenson

Zoe Stewart

Notes:

- 1) Reviewed the Values determined in Meeting 1 (Jan. 5, 2021). Discussed that two of the top values were similar enough that they could be combined. This allowed the 6th value: Sustainable Economically/Practical to Taxpayers to be the 5th.
 - a) Value 1 rewrite: Preserve the nature beauty of the area maintaining a sense of the environment using the working waterfront and seasonal planting unique to Portsmouth.

- 2) Discussed Opportunities vs Obstacles. Opportunity example: Farmers Market; Obstacle example: economics of the final design
 - a) We don't own the property yet (Obstacle)
 - b) What does the GSA want? What are their conditions? (Obstacle)
 - c) What was problematic about the initial plan (Obstacle)

Assumption that it can be developed so that the process can move forward.

- d) Types of plantings based on existing and future buildings and limited light (Obstacle)
 - e) Walk through the area (opportunity)
 - f) Dead block. It is windy and ugly; we can make it much better (Opportunity)
 - g) Create something vital and active close to water (Opportunity)
 - h) Area can be congested (obstacle)
 - i) We can do something now that we can't now do in Portsmouth (Opportunity)
 - * Art museum
 - * Carousel
 - j) Unique space for entertainment that is not commerce or high end residential (Opportunity)
 - k) Terrain/significant elevation changes – (both Obstacle and Opportunity)
 - l) Create a reason to go there; make it a destination (Opportunity)
- 3) Discussed "What would make McIntyre appealing"? What would I like to use the space for?
 - a) Indoor space AND outdoor space leveraging terrain elevations
 - b) Park for kids with things for them to play on, e.g. tugboat tying in the waterfront theme
 - c) Natural amphitheater toward the water; entertainment
 - d) Something that's linked to the identity of Portsmouth. Something cool, e.g. Restaurant startups, Test Kitchen concept.
 - e) Quincy market style concept but applied to Restaurants / Eatery. Possibly glassed in.
 - i) Faneuil Hall provides historical aspect to that area

Portsmouth Listens - McIntyre Project Public Input Process Meeting 2

- f) Something that feels like the inner cogs of downtown but is open to the public
 - g) Something like the button factory - but also celebrate artists and nonprofits
 - h) Farmers market celebrating local anchored by a historical landmark
 - i) Affordable Housing / Eclectic Housing
 - i) Conversely should not be Affordable Housing due to the value of the property
 - j) Attractive to the arts
 - k) Attractive to the culinary arts
 - l) A space for people to work and live in Portsmouth; amenities that they can walk to rather than having to drive somewhere
 - m) Attractive in the winter months where people can gather inspiring community
 - n) Chelsea Market in Manhattan
 - i) Covered Market with restaurants
 - ii) The reason they go there is because it's an important spot along the "High Line" walking space combined with the Whitney museum
 - iii) Incorporates the surrounding spaces
 - o) Taking advantage of the vertical delineation of the property
- 4) Broke into small groups to discuss Visions
- 5) Larger group reconvened where Visions were presented by each group – See Whiteboard in separate document.
- 6) City Council Meeting presentation on January 20th. It will be each of the 20 groups presenting their Values and Visions. Each group will have 5 minutes.
- a) Presenter: Kyle LaChance
- 7) Although the top 5 of each will be presented, values and visions will be provided for review. Important for the Principle Group to see all views>
- a) Affordable Housing – realistic or not? High End Condos not desirable.
 - b) Copy historical architecture vs not doing the 'same old'.

- * Affordable housing x2  
- * People who work in the restaurants
- * People who are in the arts
- * Would tie in well with a market
- * Traffic
- * Post office was there, and the government was there it was a problem for traffic. This is because the people who were there were not living there.
- * It would be hard to have a park without the affordable housing - it would be problematic
- * People avoid walking through there - having something more than just a dense block of buildings -
- * Something for the kids to climb on   
- * A place to play 
- * Post office 
- * People would congregate there - a place to see and meet people  
- * Important to have postal services downtown
- * There is need for mostly personal mailings and business
- * Portsmouth lacks places to congregate ... can we incorporate that in a modern way. 
- * Pocket parks  
- * The bays could be used as shop space or popup restaurant areas   
- * Huge potential on the old post office side where the glass area is
- * Is there something like Prescott park but in the winter that could be a destination.

Ed / Sarah / Byron / James

Summary of Top 5 Visions from dot voting:

- 1) Something for the kids to climb on
- 2) The bays could be used as shop space or popup restaurant areas
- 3) What are the shops and amenities for people who live downtown? Hardware store, market, etc.
- 4) SUSTAINABILITY - Does the development scream sustainability? Consider LEED, Netzero
- 5) Preserve space for indoor public activity: performances, shops, etc

Andrea/Jackie/Kyle/Alice

Space that is attractive to families, good places to stop 

- Interactive sculpture, related to Portsmouth identity. Outdoor furniture, street art that is climbable   
- Interactive childrens museum
- Carousel

Landscape space, amphitheater with multiple use

Preserve space for indoor public activity: performances, shops, etc      

Complementary open space to existing parks 

- Mix of hard and green streetscapes

Not a big block building, permeable/broken up 

- More cool and funky spaces and buildings  

Landscape/streetscape on Post office side – urban garden feel, doesn't need to be large 

Bring back the post office! Community building, connector 

What are the shops and amenities for people who live downtown? Hardware store, market, etc      

Different than other developments on the ground floor:

SUSTAINABILITY - does the development scream sustainability? Consider LEED, Netzero      

Destination 
all seasons, all ages 
Quincy Market 
Arts

Tilted or aimed at the people of Portsmouth

Size of buildings, keep in perspective

don't lose sight 

match buildings around them 

Post Office - was the reason to go downtown  

Issue of housing is tricky. Not entirely supportive of affordable housing idea - prime real estate

people who work in NYC don't live on 5th ave

but don't need more expensive condos 

right up the hill from the working port can we relate the development to the working port

John/Zoe/Ann

Don't forget about the history tie-in 

What's special about Portsmouth, what's unique, it's the history. With a lot of it remaining. A big draw, needs to be accounted for in the development. 

We also want to think about history as what is modern today, will be considered historical by following generations.

Murals! Public art displaying history. 

We don't necessarily need to recreate historical draws, but draw attention to existing ones.

Comments captured from the full group discussion following the breakout

Jan 14th - Session 2 - Group 11

To edit: View options - Annotate

terracing/amphitheatre with small performance space

play area/small play structure seating/benches (all season) trees, plants,

What is your vision for incorporating a vibrant urban street life with land use patterns and buildings that promote a unique place that draws children and families to it.

-integrate/close-off Penhallow -historic markers/interactive - if there are new buildings then they should reflect "old" Portsmouth and be on Bow St. away from McIntyre

Have commercial alley spill out to the area...making it an entrance walkway. Somehow Use river in a way that the space mirrors the water or brings in a sea theme

Tables and umbrellas, benches

Limit surrounding three stories.

Limit the height of surrounding structures to the "traditional" three stories, i.e. not an inflated

Farmer's market indoor/outdoor Performing spaces rotating Art

Paths, benches, play area for both children and adults (families). Elements of nature for all seasons - evergreen plantings.

A welcoming space for ages 8-80, with one of more features where children can play (water feature?) while parents watch — and allowing for a diversity of people — people in outlying neighborhoods having some kind of shuttle stop (seniors especially) — must include inexpensive food and drink.

Sculpture ? Trees for shade and texture. Plantings throughout...

Avoid slavish imitation of old buildings. Good modern design is better.

Definitely solar PV

Living walls...

Bus stop

View of churches

Perhaps church view

Large space for children and families...perhaps with large toys or water feature children can play in

Elements of nature including terracing, organic shapes (echoing new Brick Market development around the corner), possible vertical greenery, shade trees.

Convert Penhallow to public space. Shady or covered places to play; no rain/snow. Benches and tables. Something for children to climb. Maintain views of Bow St restaurants, church. Brick.

Ecosystem, agriculture, permaculture
More building than open space
Active streetscapes/buildings along edges
Not one big park
Diversity of spaces, many different spaces
Diversity of uses, housing mostly
Indoor-outdoor spaces
Indoor public space
Winter garden
Many places to sit for free
Elements of play
Really good architecture and urban landscape design - not traditional or contemporary, just extraordinary that fits Portsmouth, do not let HDC review this project.

Net Zero energy use, carbon neutral construction and operation.

Whole site achieving highest sustainable practices.

Resilient and adaptable to changing climate conditions.

Pedestrianize Penhallow with access only for emergency, delivery, and transit vehicles - planters and speed tables to slow traffic, bike racks, something to amuse children. Maybe with art or elements that celebrate our 400th anniversary.



- Closing all or part penhallow to cars- focus to slow/reduce traffi -Ped Friendly ✓ ★
- emergency, delivery, and transit vehicles 🚗
- Bike friendly
- Bike racks
- Incorporated a play area or sculpture -Childrens space ✓
- Benches & Picnic tables, A water Feature? ♥ ★ ♥ ♥ 🗺
- Net-Zero/Carbon neutral ✓ 🗺
- Limit surrounding buildings and structures to 3 stories to preserve views ♥
- views of bow street/ the Church
- Diversity of uses - housing (low/middle class, not lux)
- Smaller units - Bachelor/1bed? /dining/retail/business
- Public space indoors ✓ ♥ 🗺
- Incorporate historic markers - Portsmouths 400th ann.

Art

- Good arch-
- Bringing in views and influence from the river and the brick market development
- Reflect old portsmouth ★ ♥
- Shuttle service to promote use and ease of access
- Resilient to climate ♥ ✓
- ♥ Trees/plants for shade - Terraced plants. ✓ ♥ 🗺
- Performing space/Outdoor performing space ♥ ★
- Ampitheater ✓
- Vibrant street life. ★ ✓ ♥

Group 12 PRIORITY VALUES

Community Gathering

1. Creates destination “hub” for residents, visitors, and tourists to access businesses, retail establishments, and services relevant to all
2. Place and space that carries and communicates the essence of Portsmouth in a relaxed and open, casual yet inspired, environment

Support for Local Arts

1. Leverage and present, organically or topically, local talent in performing, visual, and crafts community

Respect for Design

1. Reflect, in design, tone, and content, Portsmouth’s history, values, and vibrant future
2. Connect with the City using both familiar and innovative materials
3. Utilize local and NH building resources, architectural stories, and materials
4. Employ an architectural style that will stand the test of time and reflect a commitment to sustainability

Inclusion

1. Uniquely Portsmouth: convenient to all, regardless of age, ability, or intention of use
2. Place to come to and stay (for coffee, for lunch, for a casual friend meet-up, for a meeting spot, to play, etc.)

Connection

1. Engineered to leverage and story the surrounding Portsmouth assets: the Bow Street buildings, lower Ceres Street history, salt/sand piles, working port, Piscataqua River, Dolphin Striker well, Portsmouth/Seacoast/New Hampshire claims to fame, etc.; the view of the sea

Group 12 PRIORITY VISION

Modular Market Stalls

1. Short-term, seasonal, or permanent stalls
2. Potentially derived from or inspired by existing Portsmouth structures
3. Established design criteria

Economic Viability

1. Contributes to the vitality of the downtown business community
2. Balances public benefit with municipal investment
3. Shared services for businesses: below street level parking and operations, for example loading dock, storage, kitchen facility
4. Outstanding and memorable public bathrooms will draw people to the area

Views Looking In and Looking Out

1. Grand stairways/terracing/ramps as continuation from the lower Ceres Street stairs (at Dolphin Striker and Izzy’s corners)
2. Creates open and central plaza(s)
3. Areas for sitting or taking breaks *en route* to the top
4. Everything, from materials to the view, creates a platform for story-telling
5. Sight lines to view potential feature, from performers to ships coming or going on the River

Hardscape Combined with Greenery

1. From grass to plants to structures
2. Convenient benches, chairs, café tables; play area, etc.

Welcoming from All Sides

1. Open, accessible, organized design (uncomplicated): walkable and without dead zones; 360 access (from street sides) and dual entrances to retail venues
2. Continuously running loop shuttle for people to travel throughout Portsmouth

Group 12 took inspiration from these notable places:

#1) Bryant Park in NYC for its use of modularity to become a four seasons destination, and its effective combination of hardscape and greenery; #2) Parc Guell in Barcelona for its grand staircase, overlooking balconies, and overall artistry; #3) Oslo, Norway, for its creative plazas and graceful integration of many levels; #4) Chicago waterfront for its integration of ramps into the stairway; and #5) Bow Market in Somerville, MA, for its use of market stalls to facilitate small scale enterprise in a casual environment.

Session #2 - Brinser - Group 12 - 1/11/21

Modular market stalls, i.e., Bryant Park in NYC. Modern modular buildings potentially derived from existing Portsmouth architecture. Provides seasonal flexibility for example, Bow Street Market in Somerville. Shared services wherever possible to make development more economic viable. Nice functional public bathrooms, available year round spotlessly maintained!!! **10 Votes Received**

Stairway/terracing/ramp - multilevel using the hills. Result is the view that is open of other buildings, of the sea, of what is above and below. Will make Bow Street and Ceres Street a central square. Staircase/terrace/ramp from there would make it a key role as a gathering space. Good example is Oslo Norway. **9 Votes Received**

Has to provide economic viability and economic value. Good balance between economic viability and defined community values. Useful to residents - multiple reasons for go, i.e., post office, shops, bank, meeting place. **8 Votes Received**

Hardscape combined with greenery and lots of seating. Has to have places to sit and gather. People come and sit and stay. Benches, cafe tables, chairs, stairs, etc. Multi-use performance/play area. Kids can feel comfortable as well as adults. Sight lines to view performer. **7 Votes Received**

Welcoming from all sides. Open space. Walkable. Eliminate dead zones, an example is the port walk on Maplewood. Needs to get into and through the space in multiple ways. When you look at it in 360 degree view, there are many ways to access. Doorways and storefronts from the interior and exterior. Street side as well. **4 Votes Received**

Tells the story of Portsmouth, of the seacoast, of NH, of New England and its place in the country. Story of people, present and past. Places. Business in the seacoast, Portsmouth or NH. Other items that brand Portsmouth claims. **3 Votes Received**

Continuous running loop shuttle for people to travel throughout the city. **2 Votes Received**

Different levels - parking/shared service loading docks below level - not on street level. Bow Street Market (Somerville) on another level and Bryant Park module above. **2 Votes Received**

Celebratory

Diversity of scale with available retail spaces.

**Diversity:
local art!**

Connected+Celebratory
Make stop on Art Walk

Sustainability (other priority)

Connected:
Solar power!

Connected: carbon neutral?

**Value: Connected
Sustainability!** The community needs ways to come
together and contribute to something larger than
themselves, for themselves, loved ones, and
community. Im advocating for recycling, COMPOST,
and landfill waste receptacle options .
Green spaces including community gardens in which
local restaurants can adopt and grow from farm to
table.
Solar power!

Connected: Zero
waste?

Preserve the view of the
tugboats from Daniel street along

Preserve Historic scale of area with new buildings along
street edges.

Use old State House along Penhallow Street to
anchor Plaza at Bow and Penhallow penhallow .

**History:
time line?**

History

**Old State House skeleton -- historical
History and site: Honor the Bow
Street and Penhallow Sun axis...
Do not build higher or obscure**

Sailing Ship playground -- vibrant/historical

preserve view St. John's steeple from market and bow
street.

History: keep the warm, downtown,
historical, colonial feel

Connected

**Connected Sustainability: Rooftop garden to supply
local needs**

**Connected: a "frame" of attractive streetscapes
with wide sidewalks and pedestrian comforts.**

connect and strengthen pedestrian way from Daniel to
Bow.

Connected: dissect the large block with pedestrian
ways such as comm alley, linden way and others.

link prestcott park through site -proposed Linden way or St
John's Plaza.

Spanish Steps to Church -- community

Vibrant

Activate streetcorner @ Bow & Penhallow with
Public Plaza.

Vibrancy Reestablish working post office

Active/interactive fountain -- vibrant community

**Vibrant: the top floors should be a great public
space for public uses and local arts,.**

**Connected: Create interior open
light space for undesignated
communal uses**

**Vibrant: accessible vibrant street frontages on all
sides**

We need to see design options bc theres not just one design

Diversity

**Diversity: rental housing to include diverse price
points and unit types for more inclusive housing
options for future residents**

Building uses to streetscapes should be open and
accessible: PO, COOP market, cafe and others
vibrant ground floor uses, winter garden etc.

relaxation-recreation spaces for toddlers
and chidre with kids games and rask toys
should be adjacent to geen landscaped
space and parental sitting area.

**Accessibility: Parking for bikes,
mopeds, scooters and charging
stations etc. Bus stop"**

Diversity & Connected: areas for local performers

Diversity and Accessibility

Value: The project's programming of uses and the design of building's and open spaces should promote Diversity and Accessibility:

Diversity Value:

Being open and inclusive to all aspects of the Portsmouth city community are important. The citizens of the city each have an "ownership" stake once the building and property are conveyed through the development agreement.

Translation into design:

- The economic uses should be open and available to persons of all economic backgrounds.
- Promote building uses that are good for local people and not just tourism economy through the promotion of local businesses as part of the economic development program as opposed to expensive "luxury" retail and other parts of the development.
- The economic uses in terms of residential development should also not just cater to the top 10% of Portsmouth wage earner values as the current rent values are priced. The housing development within the McIntyre should have a broader cross section of opportunity for people to have access to the rental housing. Perhaps a rental housing pro forma could be developed based upon the income percentages of the most recent census data.

Accessibility Value:

The principles of universal design regardless of physical or other disabilities should be followed both to comply with the American with Disabilities Acts (ADA) as well as other civil rights. People should feel that the design of a new McIntyre neighborhood can be inclusive for all people through the uses that are developed.

Translation into design:

- Physical features that promote handicapped access as part of the integrated design and not just an add on feature to "meet code".
- Major entranceways in corridors of circulation should not have stair obstacles except where topography makes that impossible.
- Corridors of circulation that have elevation changes should avoid "handicap ramps" with all the code requirement landings and handrails - and instead should seek lesser sloped walkways that can be more unified in design with public spaces.
- Street frontages should also promote Accessibility and the project will need to comply with "community space" design requirements in the city's downtown district four widen sidewalks with street trees, and the era of COVID-19 suggests a bit more space for social distancing but the existing sidewalks on both Daniel St and Penhallow are extremely narrow at about 5 feet or less.

Design that is respectful of history and optimistic about the future:

Context:

While Portsmouth is largely considered a historic city, there are many parts of the downtown and neighborhoods that are more of a dynamic timeline of neighborhood and architectural development. Such is the case with the McIntyre neighborhood in its evolution from a 19th century working class neighborhood of the city near the waterfront - classic 1960's era Urban Redevelopment made a modernist federal complex that erased that past.

There is no historical mandate to copy the past to get an inspiration for the future of McIntyre, but at the same time it does appear that there is a sensitivity and perhaps a lack of confidence in Portsmouth's public that new buildings could look beautiful on the site even though they aren't mimicking historical reproductions. There are many anecdotes about the undesirable scale and character of some of Portsmouth's recent "city building" development. but there are plenty examples of historical cities around the world whose richness in urban character is because of architectural diversity with a mutual eye of compatibility.

Value:

The next chapter of McIntyre could be to a future design that has the potential to include elements of this changing past to inform a future and promote designs that are historically compatible but not "fake history".

Translation into design:

- There is no specific appropriate "time" that would be historically correct for the McIntyre neighborhood. Therefore, the presumption that the buildings should look like all the old buildings in Portsmouth does not have a historical foundation, although it may have some public confidence.
- Because the context of the McIntyre neighborhood is one that has changed over time, it is equally viable that the projects designed of renovated 1960s federal architecture as well as new architecture could present a picture of architectural diversity and interest.
- Previous McIntyre listening sessions identified a pretty ambitious intention to have "challenging architecture that speaks to the future" but somehow that did not get translated into the project's current design.
- In accepting the brutalist McIntyre building itself, the building should be transformed as much as possible to be more open and transparent to the public than the barriers of the current major facades.
- New building uses, including the inclusion of the post office could be a part of that increased transparency to the streetscape.
- New buildings do not need to clash just to look new but they could be designed with historical compatibility but clearly be of the 21st century. The popovers building downtown is probably one of the best examples in the downtown. The library could be another public building, and additions to the middle school a contrasting but highly compatible modern intervention.
- The design of the site has opportunities to "tell a story" with authentic historical foundations interpreted in a new way – like the African burial grounds memorial which achieved just that success.

McIntyre Session Two - Jan 12th 6-8pm, Group 14 Report

Facilitator: **Cara Cargill**

Participants: **Alan & Ellen Cohen, Mike Harvell, Kathleen Tutone, Anne Wiedman, Colleen Wolfe, Lee Frank, and Jen Meister**

Break Out Group - Identified Visions

- **Wall removal** To create a more inviting passage through McIntyre and improve flow ★
- **Greening and pleasant landscaping of the parking lot area with the potential of using the rear of the McIntyre building as a stage for performances.** ★★★★★
- **Sitting areas with chairs, benches, tables for folks to collect, rest, enjoy a snack, take in the view.** ★★
- **Aesthetic alterations to the Daniel side of the building - brick the sidewalk or perhaps add a small fountain.** ★★
- **Balancing new construction with the incorporation of as much green and open space accessible to the Portsmouth community as possible.** ★
- **Less fortress-like: beautify parts that cannot be altered (i.e. covered section on Daniel St) and eliminate parts that can be changed (i.e. the brick wall on Penhallow); find ways to incorporate architectural/design elements to make the facade less imposing** ★★
- **Winter Uses: make the space a place to gather in winter; similar to Pop-Up Portsmouth in concept, e.g. winter market, ability to set up kiosks** ★★★★★★
- **Outdoor Dining: options to sit outside and eat, both from onsite restaurants and food that people bring from other restaurants in town** ★★★★★
- **Post Office or other organic options to build community and be social: since we can't control whether the post office returns, try to recreate the feel of a business or activity where people come to the site for a defined short-duration purpose and can bump into friends/neighbors while there** ★★★★★★
- **We envision a space that can be easily traversed on foot, i.e. enable community members to walk through the public indoor sections and exit through the other side rather than in/out the same door; also key to eliminate the brick section on St. John's Church side near old post office that prevents walking between Bow St side of property and Daniel St. side (we're pretty sure Feds gave City permission to remove this one existing structure on the site)** ★★★★★★

Group Member Volunteer to Compile the Report: [Colleen Wolfe](#)

Group Member Volunteer to Present to City Council: [Lee Frank](#)

Top 5 Priority Visions

1. Flow/create thru space/removal of wall
2. Enhance green space
3. Create winter space/social zone
4. Outdoor dining/ public benches and seating
5. Organic connection in a community space

Other Information to be Considered re. Visions

Can we have the post office back?

View from the rooftop?
Could be best view in Portsmouth!

Financial considerations

What do public spaces look like post-covid?
Opportunity to set a new standard in how shared spaces are utilized

GROUP 16 SESSION 2. Visions

LAST WEEK VALUES

1. WELCOMING. Inclusive. Friendly. Neighborly. Cohesive. Safety. Lingered. Restful. For all ages. PUBLIC. Feeling of the space
2. PUBLIC CULTURE AND HISTORY arts, music. Content of the space. First Nations, slavery, maritime.
3. AFFORDABILITY. Diversity of income. Related to being inclusive and welcoming. Related to being truly public.
4. CONNECTIVITY. How you get there. The space should feel connected to its surroundings.
5. ADAPTABILITY. of the public space uses, interior and exterior. Anticipate change. Multiseason

Participants:

1. Bill Lyons
2. Tom Nies
3. Kathleen Somssich

1) Attractive destination. Not a place to do just one specific thing.

Public gathering space like a european Praça

- Activities that attract everybody, including families with children. Playgrounds. Fountains. Seating being child friendly.

- Vaulted space on Daniel St. could be used for gatherings, activities. Outdoor living space. Maybe reclaiming some of the space from Daniel St.

- Amphitheater. Arts, music, poetry. It doesn't need to be big, can be tiny, intimate.

3) Easy walk access from multiple directions; connect for access and connect to architecture in vicinity

- Walking connections to: Commercial alley Ceres St Daniel St. walk/bikeshare/ride-share uses drop-off
- Public access from multiple approaches. Open from many directions. Not dependent on cars

2) Local commercial, businesses. Art shows.

Pop-up markets. Farmers market. Temporary or flexible to use one-story pavillions of some kind.

4) Geneorous open space as a priority. Light and airy. Less density than the current proposal in terms of footprint. In scale with existing surroundings

- Green space. Trees. Landscaping that is attractive seasonally.
- Some outdoor space being buffered from the vehicular traffic.
- Take advantage of the view down Penhallow St.
- Maybe only develop the actual McIntyre building? (extreme option?)

5) Uses for different seasons. Anything from simple to complex.

- Turning indoor spaces into outdoor spaces during the summer.
- Interior public spaces. Spaces for meetings publicly available besides the Library.

McIntyre Study Circle – GROUP 17 – Thursday, January 14, 2021 – Maria Sillari, facilitator

Obstacles:

- 1) elevation grade between Daniel and Bow Streets
- 2) potential need of loading docks/zones for businesses
- 3) limitations to reusing McIntyre building [e.g., is roof access possible]
- 4) Limited room for sidewalk expansion between McIntyre building and Penhallow St
- 5) McIntyre building has limited accommodation for street facing businesses (display windows, doors) on west side
- 6) Location of the entry for the underground parking garage presents challenges for developing or landscaping the north side of the block
- 7) Any portion that is designated for green space would not benefit from mature trees; we don't want it to look like a softball field
- 8) scale and architecture of the building in relation to other buildings in the area ie. too big, not pretty, bad windows
- 9) Post Office may refuse to come back
- 10) may lack significant public buy in on whatever is decided
- 11) pending lawsuit with Redgate Kane
- 12) developers seeking a profit versus Portsmouth residents' wishes and interests
- 13) possible addition of large buildings in addition to the McIntyre
- 14) lack of bicycle stations [no additional vehicle parking]
- 15) over planting trees that may grow too large

Opportunities:

- 1) outdoor/indoor marketplace supporting artisan businesses, farmers, etc.
- 2) attractive spaces for small gatherings/solo activity [benches for reading, daydreaming]
- 3) improve connectedness between Market Street and Chapel Street
- 4) New building space to accommodate restaurants including ample outdoor dining at ground level. Existing restaurants that don't have an outdoor dining option could relocate there (for example, the Black Trumpet)
- 5) Rooftop restaurant space that offers views of the river, Prescott Park, and city
- 6) Small post office for the convenience of historic district dwellers
- 7) Non-luxury apartments on upper floors of existing or new buildings
- 8) Open space between new buildings and surrounding structures to encourage people to gather
- 9) Height. Possible rooftop access for public/free access for Portsmouth residents
- 10) Potential for a plaza (Bow St) as opposed to a park
- 11) Potential for the Post Office to come back
- 12) Affordable workforce housing
- 13) Potential for solar energy OR "green" roof option/building could have no emissions going forward/sustainability
- 14) once in a lifetime opportunity to add to Portsmouth's charm
- 15) green open space
- 16) gathering place with outdoor seating and tables
- 17) Move post office back into area for the downtown residence and Businesses!
- 18) Open area with grass and small decorative trees and a Plaza with small stores, snack shops, coffee shops (just small buildings that compliment congress St and market square) where anybody can come to relax and enjoy that walk around town!
- 19) There are some attractive, interesting elements to the building that can be repurposed and highlighted
- 20) Move city hall to the McIntyre Building and convert current city hall to housing

21) Repurpose the Old State House now in storage into the McIntyre elements; develop exhibit space

OBSTACLE	OPPORTUNITY
McIntyre building itself [e.g., ? roof access, limited sidewalk on Penhallow side, limited exposure for ground floor uses, underground parking access, ugly building with small windows]	Marketplace for business, restaurants, vendors, non-profits with year round access; possible use of McIntyre roof; consider Bow Street plaza vs a park
Use of the space behind the building [elevation grade, out of scale buildings, how green space developed [avoid large open field; too tall trees]	Connecting more of the center of downtown with this area [walkways, gathering spaces; bike parking]
Post office decision not to return	Open spaces for gatherings; make the open space so attractive the building goes into the background
Lack of public buy-in	Post office return [smaller]
Possibility of legal action by developer or developer not heeding public input	Housing [affordable, small units]
	Using McIntyre roof for “green” energy
	There are some attractive, interesting elements to the building that can be repurposed and highlighted
	Repurpose the Old State House now in storage into the McIntyre elements; develop exhibit space

- Green space – ?
- not a giant field of grass;
 - buildings with grassy areas; some buildings with green grassy space★✗
 - create interesting views;
 - open space with character, ★✗✓✓
 - items of visual interest,
 - fountain w/soothing water sound✓✓ (but safe for children!);
 - plantings of native trees and shrubs to complement the older trees in the front; also scaled down that are good in small spaces
 - Benches and tables w/shade★✓
 - No additional buildings on the site♥✓✓✓✓✗
 - Only the McIntyre building on the site, possibly with additional ♥✓
 - one-story buildings or one-story pavilions peripheral to the green space with multiple uses that does not obstruct views; mostly grass
 - Make the most of river views♥✓
 - Small amphitheater, especially for families with children ✗

- Architectural character
- Incorporate elements of the old state house into the architectural design of the McIntyre building or the green space ♥

✓

- Adequacy ✗
- Affordable housing – at least less expensive than luxury housing♥
 - Nonprofit and artist studio space
 - Public access to the roof; free for Portsmouth residents; public space, as in Market Square✓✓
 - Accessible from birth to death for residents and visitors
 - Achieving a variety of aims with housing – housing as a useful tool to the nonprofit community; achieving multiple purposes of bringing a workforce to downtown that the city can't operate without, a nod to service agencies, the housing issue, and bringing diversity; a creative spin on affordability; not permanent – could be for volunteers, Vista/Americorps volunteer
 - Return of the Post Office♥♥♥

- Affordability
- Fiscal impact statement - Whatever is decided, it would be helpful to the residents what the tax burden is before they're asked to build it or pay for it.♥♥✗

- Opportunity for making the front of the building on Daniel Street more accessible, more attractive, more useful✓✗

- Walkability
- Central core with spokes that then connect to Commercial Alley, Bow St, Daniel St✓✓
 - Unobtrusive walkways that connect to the rest of downtown and direct people to interesting parts of the city and its history; getting to know Portsmouth's history as you walk✓♥♥

- Safety
- ✗•Lighting – different types from what's in downtown Portsmouth; varied lighting✓
 - Welcoming area; people feel welcome, safe, comfortable; not just a tourist attraction but somewhere everyone feels they can go and hang out ✓♥
 - ✗•Public restrooms (more attractive than in garage) w/changing tables– open year round, really clean – perhaps in lobby of existing McIntyre building♥♥★
 - Bicycle parking

Portsmouth Listens McIntyre Development Dialogue

Group 18 of 25 – Facilitator Bert Cohen

Meeting Minutes for Wednesday, 01/13/2021

“Values to Visions to Sketches” Notes

- Bert opened the meeting by clarifying last week’s identified Values. (Attached.) and the definition of Obstacles (i.e., 2.2 Acre site, and McIntyre Building preserved with few design changes), and Opportunities for the McIntyre property (i.e., could incorporate abutting streets into property vision and address area parking congestion).
- He stated that our “Values to Visions” process allows us to look at the project via a Systems View when we bring forth consideration of surrounding property and development and usage. Participants brought up that the new vision should not introduce redundant or competitive services provided by existing surrounding businesses, restaurants, spaces, parks or buildings in the McIntyre designated “neighborhood”(i.e., five mile walk from center to edge). And that the vision should include what Portsmouth will look like in ten to 100 years out. (i.e., projecting more inclusivity to its residents of all ages, income levels, and family types.)
- The general consensus of the full group was that including open green space and returning the Post Office were the two most important Visions that we have for the McIntyre Building property. (Unlike the current design of Redgate/Kane which has many walkways but little green space.) Participants gave examples of Post Office Square in Boston, Bryant Park off of Times Square in NYC, or even Stratham Hill Park and its exercise courses for the values of contemplative and permanent open space that includes ADA design and safety, natural sightlines on Ceres,

Bow, Daniel, and Penhallow Streets and their distinctive New England historical and maritime landmarks, waterways and walkways (i.e, Ceres wharf and tugs, St. John's Church, Memorial Bridge, etc.).

- Two other Visions that the full group thought important focused on the McIntyre Building itself. The first was that it include affordable MicroApartment units above the ground floor, and rent friendly business market court spaces at street level. The second was to incorporate a Maritime-themed interactive space or museum honoring Portsmouth's past.
- The meeting was closed by creating a Session 2's slides that incorporated the voting results and priorities. Attached.

Group 1 Nancy Sell, Paul
O'Connor, Robin LM, Jane Nilles

Participants:
Nanc

Group 2 Patrick Clary, Bert
Cohen, Mike Chubrich, Alan
Lincoln

Value: Inclusivity, Accessible
Design to accomodate
Disabilities; Respect for History;
Safety; Park Atmosphere;
Exercise /playground/ all ages

Vision: MicroApartments/food
court for businesses, ADA
Compliant, Maritime Museum
space;

Value: Building Community;
Permanent open space; original
topography

Vision: Open green Space with
respect to history and commu
use; Post Office

green space possibly urban
new buildings

Weighted Key based on cumulative points with first choice =3, second choice =2, and third choice = 1

Participants:
Nancy Sell, Paul O'Connor, Robin LM, Jane Nilles, Patrick Clary, Mike and Donna Chubrich, and Alan Lincoln

Group 18 Bert Cohen

Wednesday January 13, 2021

Vision:

1. Open Green Space with respect to history and community use (15)
2. Post Office (10)
3. Affordable MicroApartmentUnits/Business Market Court Spaces (6)
4. ADA Compliance (4)
5. Maritime Interactive-themed space (2)



Group 19

Study Circle #2 - Visions

January 11, 2020 6-8PM

Room 1 - Adam, Bob, Ellen, Richard

✓ Use existing topography and buildings including ★
underground spaces to accomodate commercial uses,
large varied open public space, that is flexible enough
for different uses and weather without blocking light to
Bow Street. ❤️ ❤️ ★ ❤️ ❤️

✓ Make it easy for people to get on and into the site /
design the edges to draw people in ❤️ ★ ❤️

✓ Make the site accessible - pedestrian walkways,
✓ passageways, bridges ❤️ ❤️ ❤️ ★



✓ Culture - museum or ★ lecture hall, most importantly, local
shops, tourist information center all 4 seasons ❤️ ❤️ ❤️

✓ Affordability - opportunity to ★
create affordable ★ commerical or
retail spaces. ❤️ ❤️
✓ Post office ❤️ ❤️
✓ Public bathrooms ❤️ ❤️ ★ ❤️






Room 2- Alyssa, Carmela, and Zach








Public seating - flexible/moveable tables, benches,
chairs 

Publicly accessible rooftop  space 

 greenery, trees for shade, natural element to the site     

  Useable outdoor public space     

Public amenities - like games or music, interactive,   
events

 creating something that is “uniquely Portsmouth” fits 
 into the context of the city and other prominent 
 architecture - could only be in portsmouth not like it
could be anywhere else  

 Involving public art    

room 3 - John, Maggie, Tracey

♥ Use the existing features on the site - make them active ★ ♥ ★ ♥ ✓
✓

Reduce scope of private development and more emphasis
on public benefit. Public good outweighs tax revenue. ♥ ★ ♥ ✓

♥ McIntyre building - mixed use commercial spaces, public
★ market, (ex portland public market, D.C. eastern market, ♥
✓ reading terminal) ♥ ✓ ★
bring people together and to the downtown ♥ ♥ ★

Site as an extension of Prescott Park ♥
sculptural, references urban landscape, using existing topo
to create unique and welcoming ♥ ♥ ✓
Millennium Park in Chicago (range of open spaces)
performance space or amphitheater and gathering space ♥ ♥ ♥ ♥

★ Apply sustainable practices to overall design ✓ ♥ ♥ ★
✓ Our values guide the implementation of our visions ♥

Engage local artists ♥ ♥ ✓

Overall vision:

1. creating something that is “uniquely Portsmouth” fits into the context of the city and other prominent architecture - could only be in portsmouth not like it could be anywhere else

2. Use existing topography and buildings including underground spaces to accomodate commercial uses, large varied open public space, that is flexible enough for different uses and weather while maintaining natural light on Bow Street at ground level.

3. greenery, trees for shade, natural element to the site

4. McIntyre building - mixed use commercial spaces, public market, (ex portland public market, D.C. eastern market, reading terminal)
bring people together and to the downtown

5. Culture - museum or a lecture hall, amphitheatre, most importantly, local shops, tourist information center all 4 seasons. Public resources - Post office Public bathrooms,

Sustainable building, using native stone and native materials; trying to build as green of a building as possible; less concrete; as green and sustainable as possible

★★★★★ (4) RATE

Add comment

community space where people could meet each other to bring laptops and work remotely

★★★★☆ (4) RATE

Add comment

widen the sidewalk on Bow Street. Set the building back farther from the street.

★★★★★ (3) RATE

1 comment

Anonymous 34m 2*

Add comment

Reconstruction of the State House

★ (3) RATE

1 comment

Anonymous 30m 5*

Add comment

Church Street Ext

Redevelop with an eye towards what Chestnut Street (African Burial Ground) has become. Different surfaces, help tell the history, etc.

★★★★★ (3) RATE

1 comment

Anonymous 42m Yes Chapel Ct 5*

Add comment

ample space for outdoor dining

★★★★★ (4) RATE

2 comments

Anonymous 1h Where people can picnic

Anonymous 35m 3*

Add comment

Full-service post office in previous location

★★★ (4) RATE

Add comment

Add chess boards

★★★ (4) RATE

1 comment

Anonymous 39m 2*

Add comment

No more uglification of downtown

★★★★★ (4) RATE

Add comment

NO Hotel

★★★★★ (4) RATE

1 comment

Anonymous 33m 3*

Add comment

Limit Parking

Bow/Penhallow/Daniel will be fully activated for pedestrians. We should avoid making the site a magnet for cars (limit the amount of onsite parking, don't make it a public parking garage) to keep people safe.

★★★★★ (4) RATE

Add comment

bike racks

★★★ (4) RATE

1 comment

Anonymous 42m Yes 3*

Add comment

5-10% of the apartments in the McIntyre or one of the new buildings could be set aside for workforce housing

★★★ (4) RATE

1 comment

Anonymous 34m 4 stars

Add comment

Public space for people to bring their own food to eat. Perhaps permanent furniture

★★★★★ (5) RATE

3 comments

Anonymous 2h Deleting my comment, I'd just include that the public space is both indoors and outdoors.

Anonymous 1h Including chess boards

Anonymous 41m Yes 4*

Add comment

Water fountains (drinking fountain)

★★★ (4) RATE

1 comment

Anonymous 32m 3*

Add comment

Well set back from Bow street, even if means less "through space" between buildings and McIntyre building

★★★★★ (4) RATE

1 comment

Anonymous 31m 4*

Add comment

Urban gathering space, including public art, interactive structures, and performance space for theater and mime

★★★★★ (4) RATE

Add comment

large shade trees

★★★★★ (4) RATE

3 comments

Anonymous 2h I don't think Linden tree's would qualify, but it would be great to plant some Linden tree's where "Linden Street" was.

Anonymous 2h Cool idea

Anonymous 34m 3*

Add comment

Worried about post-pandemic world. Will there be a need for office space? Retail is already struggling.

★★★ (3) RATE

1 comment

Wendy Surinsky 1h Maybe need more functional places: a grocery store, pet grooming, dry cleaning.

Add comment

beautiful innovative architecture.

★★★★★ (4) RATE

1 comment

Anonymous 41m Yes 5*

Add comment

Emphasis on landscaping and lighting, intimate spaces vs broad boulevards

★★★★★ (4) RATE

1 comment

Anonymous 32m 2*

Add comment

Magnificent and tangible to construct the 400th anniversary of Portsmouth

★★★ (4) RATE

2 comments

Anonymous 40m Yes most important

Anonymous 33m 5*

Add comment

Adds people to downtown that are there year round (workers, and residents)

★★★★★ (4) RATE

3 comments

Wendy Surinsky 1h Not just a tourist attraction.

Wendy Surinsky 1h There needs to be office space.

Anonymous 33m 3*

Add comment

Smaller footprint for the new buildings that are being planned.

This would create more open space on the lot

★★★★★ (4) RATE

1 comment

Anonymous 41m Yes 5*

Add comment

practical retail tenants such as grocery store to serve the needs of people who live downtown.

★★★ (4) RATE

1 comment

Anonymous 35m 3*

Add comment

<https://www.tangram3ds.com/vr/2511RED/15/tour.html>

★★★★★ (1) RATE

Add comment

Why does it have to be brick? It could be lighter. It would take away from the mass if the design were different.

★★★ (4) RATE

Add comment

Interesting children's play structure that could also be an art piece with seating surrounding the area for parents to socialize and watch children play.

★★★ (4) RATE

2 comments

Anonymous 2h yes

Anonymous 32m 4*

Add comment

Active fountain (like in Charleston, South Carolina, and Oregon)

★ (4) RATE

1 comment

Anonymous 40m Yes, 5*

Add comment

TOP 5 visions and related values (IN NO SPECIAL ORDER) to be incorporated into the McIntyre public space.

1. **Connected:** The McIntyre public space will embody connection: of time, space and people. Time connection comes from nearly 400 years of Portsmouth history: Revolutionary period, shipbuilding, early settlements, our neighborhoods and indigenous or marginalized peoples. Time connection bridges to the future through energy-efficient and sustainable design, while consistent with guidelines of the Historic District Commission. Space connection of the downtown segments will happen with openings to the adjacent spaces, including routes to the tugboat dock and the Piscataqua River, St. Johns' Church, Prescott Park and beyond to Pierce Island. This connection shall create a new hub of the city giving orientation to all of the foregoing landmarks. The connections to people will derive from open and welcoming pedestrian ways as well as paths that connect the present Commercial Alley to Daniel and Bow Streets [are these the names?]. Within the actual paths, benches, small fountains, and symbolic or written placards will allow us to gather and also allow the visitor to grasp some of our history.
2. **Diverse & Inclusive:** Our space will be useful and welcoming, and inclusive for all peoples in the broadest sense. We want to provide comfort and diversion to those from all walks of life and socioeconomic status. This is a place for those who live outside downtown Portsmouth as well as a special place for visitors to the city. We want the space to have a historical feel, but have the accessibility of a newer building with a special focus on ensuring access for those with disabilities in new and innovative ways. Generationally, we want those of all ages to be welcome as well.
3. **A Useful Public Space:** Our design should afford a civic function and encouragement of the arts and culture that are so important to Portsmouth. We envision a mix of public garden, gallery and performance space that fosters community/civic pride and feels useful to residents on an everyday basis. We see a space that benefits the city and includes and enhances the flow of transportation in the downtown area.
4. **Local & Integrated:** We envision a space that says "This is Portsmouth," and has unique symbols and sculpture that utilize and honor the special opportunity granted by public ownership of the McIntyre block. *We envision a stimulating and special location(historically – Daniel St. and Penhallow were lined with local small retailers). We see a “destination,” something that gives you reason to visit. Including commercial dining and retail that brings a smaller feel to the city and breaks the area into something more manageable. We want to offer essential services as they make sense in 2021, so a Post Office with a smaller*

footprint than previous is important to the local and essential feel that this value embodies.

5. **Open Space:** This space shall be visibly open so as call out the “connective sightlines” of Portsmouth. The design will utilize "green space" rather than obscuring with tall physical boundaries.



Annual Report

A SUMMARY OF MUNICIPAL ACTIVITIES FOR THE FISCAL YEAR ENDING DECEMBER 31, 1954





Group 1

1. Commercial Alley - Archway entrance to the building.

Connection to vibrant alley.

2. Widening all the sidewalk.

3. Roof access. Provide higher, birdseye view of the city.

4. Angled views. Church to Bow Street.

Group 2

1. Remove walls, barriers, etc.

2. Smaller buildings. (New)

3. Diverse look and feel of new buildings. (Historic Photo)

4. Many places to sit. People watch. Not large, but comfortable.

5. Fire, water, and food!

6. Connect to Ongoing Other Projects in the surrounding blocks.

7. Rooftop access.

8. Roof top garden (at lower step back roof). See green from the street.

9. Street wall. Right up to the wide sidewalks.

Group 3

1. Piazza

2. Views

3. Some type of public space. Accessible to all.

4. Food trucks.

5. Connect to surrounding streets.

6. Place for events. Music, Art.

Bays for small vendors.

Questions:

1. Bays in the back? Can they be changed?
2. Connection to Church...
Topography, access?
3. Remove brick walls surrounding the site?
4. Penhallow vents.
5. O&M of public restrooms?
Etc.?
6. Cost for roof top gardens? Best use of construction dollars?
7. How can we make sure this is a project that is celebrated for generations?
8. What happens on the ground floor of the new buildings?

Public Space (the Piazza)

Walkability & Access through the spaces

Publicly accessible for all.

Dynamic space. Events and activities. People will gather to do things. Easy to host events & gatherings.

Public Amenities (seating, fire pits to public restrooms)

Celebrating the long view.
Access to the roof for the public.

Size? Learn from Bow Street curve. Unique.

1 space or 2? 3?

Water in the summer. Fire in the winter. No public bathrooms currently or hard to find.

Enclosed space. Street Wall Continues. Bow street curve?

Avoid issues with character of public spaces in Port Walk

Celebrate Long Views.

O&M of these amenities?