What brings us here tonight...

Councilors pitch redevelopment of Portsmouth’s Worth lot
PORTSMOUTH — City Councilors Eric Spear and Brad Lown will ask city officials on Monday to look into options "for the redevelopment of the Worth lot." Spear said he believes it’s crucial to consider ways Portsmouth can better...

Turn Bridge St. lot into open green space
One would be hard pressed to find someone in Portsmouth who isn’t grateful to the Prescott sisters for their foresight over 75 years ago. By purchasing, clearing and bequeathing 10 acres of open land on the Piscataqua River, they...

New twist in Portsmouth’s bid to get McIntyre property
PORTSMOUTH — The proposal for federal officials to give control of the McIntyre Federal Building to the city in exchange for the city erecting a new building for them on the Bridge Street lot "evaporated all in the space of 10...

Provident Bank opening new office in Portsmouth
PORTSMOUTH — The Provident Bank announced its executive team and Seacoast senior lenders will relocate their offices from Amesbury, Massachusetts, to Portsmouth.

The bank purchased 25 Maplewood Ave., the former Coldwell Banker office at the edge of the Worth lot, to accommodate growing operations and its commitment to New Hampshire. The property will be redeveloped in keeping with Portsmouth’s historic landscape, bank officials said.
What brings us here tonight...

"I want us to think as broadly as possible. It could be anything," Spear said. "It's an invitation to the manager and any other people who are interested in looking at the possibilities."

"I'd like to hear what the possibilities are, is there an expansion of that lot, properties (around the Worth Lot) may or may not be for sale," Blalock said.
Vaughan – Bridge – Worth Study Area
Project Goals

- Use City property optimally in service of City priorities
- Apply high quality urban design that “fits” Portsmouth
- Improve connectivity: between neighborhood, new parking garage
- Connect North End and Downtown to Islington Street Corridor
- Reinvigorate Vaughan Mall
Tonight’s Discussion

- Where have we been?
- What is permitted/underway?
- What are some of the possibilities?
- City Council Discussion on Ideas and Process

“Imagination is more important than knowledge.” — Albert Einstein
140 Years Ago…

1877 Map View of Bridge and Vaughan - Maplewood Ave in Yellow
This collection of images comes from Portsmouth’s North End, circa 1967. It is the area bordered by Market, High, Congress, Bridge, Maplewood, and Russell Street. This area was re-developed during the 1960’s as part of a Federally funded Urban Renewal movement that followed World War II. Primarily an Italian neighborhood, approximately 175 inhabited homes and active businesses were documented prior to removal.

Approximately one dozen buildings - some dating back to the 1700s - were saved and converted to office, restaurant and retail space on what is currently known as the “The Hill”. In addition, several buildings were moved to the Strawbery Banke Museum grounds.
Urban Renewal

Avenue Extension – Vaughan Street Urban Renewal Project.
Urban Renewal

After Urban Renewal in 1974, the "Fortinourth Parade Mail", a Modernist two-story building, opened. The building housed the "Ap" supermarket and various other businesses; however, the building did not live up to its full commercial promise and was sold at auction in 1976. The undistinguished building and its surrounding empty parking lot invited feelings of sadness and anger for many former North End families who had lost their neighborhood. When demolished in 2010, local newspapers reported that some referred to the "apartment building" as Paradesville. The building was a commercial and residential Parade Mall, buildings situated along both sides of Parade Mall, now reside on the site.
65 Portsmouth, N.H., Houses Threatened By Demolition

Renewal Would Level 18th-Century Buildings

An urban renewal project in Portsmouth, N.H., is threatening the existence of 65 predominantly 18th-century buildings deemed to have unique historical and architectural significance.

The Portsmouth Housing Authority has the right at present to raze the entire Vaughan Street Urban Renewal Project area, and is now attempting to obtain demolition contracts for the destruction of at least five buildings. Portsmouth Preservation, Inc., a nonprofit real estate development corporation, was formed in December 1968 to rescue the land and the buildings.

By early April, Portsmouth Preservation must raise $200,000 with which to purchase 0.6 acres (roughly one-third) of the renewal area and a total of 65 buildings located in this sector and in other parts of the project. The organization has proposed that six properties be removed or relocated for a planned highway access, that 17 inappropriate structures be removed, and that more than a dozen important houses presently slated for demolition be moved to the land to be purchased by the corporation.

The preservation group hopes to rehabilitate the structures and preserve the area for residential and commercial use. It intends to sell the land and buildings to individuals committed to renovation and maintenance of the houses; to invite professional and commercial use in character with the area's history, and to persuade the Housing Authority not to raze the area for industrial and municipal purposes.

Portsmouth Preservation officers are arranging to meet with officials of the Department of Housing and Urban Development at HUD's New York Regional Office and in Washington, D.C. They are seeking a stay of demolition and a change of the urban renewal project as planned.

The urban renewal regulations of HUD provide for recognition of historic preservation in plans of local agencies receiving federal renewal funds. Preservation activities and planning are

See “Portsmouth,” page 6, col. 1
1965 Aerial – Vaughn St. Lot (now Worth); Bridge St. Block in Foreground

50 Years Later...
50 Years Later...

- 1967 Vaughan St. Parking Lot
50 Years Later...
Bridge St. Parking Lot

(“Portsmouth Public Library’s Online Archives – North End House History Project.”)
“Opponents say will Create Vast Wasteland”
Maplewood & Hanover, Looking East
Bridge & Deer, Looking East
Bridge & Hanover, Looking West
Bridge and Hanover, Looking North
VAUGHAN MALL

**Key Features**
- More activities: food vendors, three-season market, Christmas tree sales, mini-playground, concerts...
- Expand into first rows of Worth Lot
- Enhance cleanliness
- More and better lighting
- More and enhanced seating
- Bike racks, thru-way
- Wayfinding, signs
- Historic info, marker, sign

**Options**
- Public toilets
- Water feature
- Liner building for enclosure and to hide Worth Lot. Or, leave open for sunlight, trees and greenery
- Updated storefronts (owner cooperation required)
- Woonerf (5 mph street -- cars and pedestrians mixed)
Chestnut Street, 2016
Worth Garage Concept, 2012

Portsmouth should focus on new parking garage at Worth lot

The Mayor's Blue Ribbon Garage Selection Committee has already accomplished more than most of the previous efforts to identify an acceptable site and plan for a second municipal parking garage.

Sep 20, 2012
New Developments in the “Near North End”
Recent/Current Initiatives

- Character-Based Zoning: North End and West End
- Islington Street Corridor Improvement Project
- Maplewood Avenue Complete Streets Project
- New Development Cluster on Deer/Bridge/Foundry Place
  - Hotel/Residential/Retail/Office
  - New Municipal Parking Garage
40 Bridge Street
North End Portsmouth (Harborcorp)
North End Portsmouth (Harborcorp)
46-64 Maplewood Avenue
46-64 Maplewood Avenue
46-64 Maplewood Avenue
46-64 Maplewood Avenue
46-64 Maplewood Avenue
Deer Street / Maplewood Avenue
Bridge Street / Deer Street
Bridge Street / Deer Street
Municipal Parking Garage
Vaughan-Worth-Bridge Study Area and Context
Master Plan Guidance
Master Plan Theme: Vibrant

- Action #1.1.2 – Enhance the quality and connectivity of pedestrian facilities
- Action #1.1.3 – Promote the creation of open spaces, seating areas and other outdoor amenities
“The preservation and revitalization of public spaces with seating, pedestrian connections and other outdoor amenities ... will continue to be essential to the Downtown’s economic vitality.”

“Any redevelopment should be context-sensitive and contribute to the Downtown’s historic human-scale character. New projects should use Low Impact Development practices and allow for bicycle and pedestrian connectivity and amenities ....”
“Existing, underused areas see new life after investment in preservation and improvements in pedestrian infrastructure create better non-motorized connections”
Challenges

- Balancing Objectives
  - Development (tax revenues, economic vitality)
  - Open Space (quality of life)
  - Parking (infrastructure to support other uses)

- Lose Parking Spaces
  or
- Invest in Replacement Parking Facilities
### Ideas?

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REACTIONS/IDEAS

TIMELINE

• PS 21 Vaughan Demo, 2017?
• Foundry Place Garage, Fall 2018
• Hanover Garage Reno, ~ 2021
• Provident Bank, Deer St. Assoc., 2019?

PROCESS