

01/23/2017

McIntyre Public Process Steering Committee

Conference Room A, 8:00 am

Portsmouth, NH

ATTENDEES

- Councilor Chris Dwyer, Chair
- Councilor Doug Roberts
- Councilor Rebecca Perkins
- Former Mayor, Tom Ferrini
- Phil Cohen
- John Formella
- Larry Yerdon
- Nancy Colbert Puff, Deputy City Manager
- Nancy Carmer, Economic Development Program Manager
- David Moore, Assistant City Manager
- Gene Bolinger, Vice President, Weston & Sampson
- Cheri Ruane, Vice President, Weston & Sampson
- Cassie Bethoney, Landscape Architect, Weston & Sampson

SUMMARY OF COMMITTEE COMMENTS

- Each committee member introduced themselves and shared their connections to the McIntyre project and other City boards. It is hoped that the far reach across the members will allow for greater coordination among various project stakeholders. Weston & Sampson introduced themselves, described their role in the project and described their excitement for the opportunity that this project presents for the City.
- Nancy Colbert Puff described the three components of the Historic Monument application: a preservation plan, a reuse plan, and a financial plan.
- The Committee agreed that an interior building tour and site tour would be useful.
- There is a character-defining features report, “Thomas J. McIntyre Federal Building... Character-defining Features Analysis” by Alisa McCann located on the project’s website, which is a good resource for Committee members and members of the public.
- A summary of the CD4 and CD5 of the zoning regulations was briefly described. While the City is exempt from its own zoning, this project will be reviewed by the land use boards.
- Committee members were encouraged to attend as many of the public input sessions as possible in order to build consensus and reach decisions.
- Councilor Dwyer and Weston & Sampson described the purpose of each stage and the outcomes hoped for each. For Stage 1, the initial idea is for Weston & Sampson to deliver a short, 30-minute presentation and then divide into groups to answer critical questions. The Committee agreed that this format provides opportunities for voicing opinions in different forms and was asked to provide potential questions that would lead to productive discussion.
- An online and social media presence is essential through this process, including additional presentations and webinars. Booths at local events was also recommended.
- A list of frequently asked questions and a summary of project facts was suggested as a way of reminding participants of the key project issues as well as providing information in advance of the sessions. Some options include:
 - What is the character of Bow Street and how would you like to see the opposite side look?
 - What primary uses does downtown Portsmouth need?
 - What kind of office space is desired?
 - How much parking is needed and how much are you willing to pay to have parking downtown?

- Should this project contribute financially beyond taxes?
- Redgate/Kane has indicated a willingness to be a part of the process, however that role has not been defined yet.

SUMMARY OF PUBLIC COMMENTS

- It would be interesting to learn the historical context of the neighborhood to enlighten any new direction that the redevelopment may move toward.
- Is there a backup plan if the developer team drops out?
- Create many opportunities for input.
- Make the website easily navigable and allow people to come to meetings as educated as possible. The messaging along this quick process is incredibly important. Meeting summary notes are important for folks who cannot attend meetings.
- Preregister meetings such that groups can be formed that represent a diverse cross section of the Portsmouth population.
- Take care in the selection of invited experts and make sure to cover all of the complex topics covered within this project.