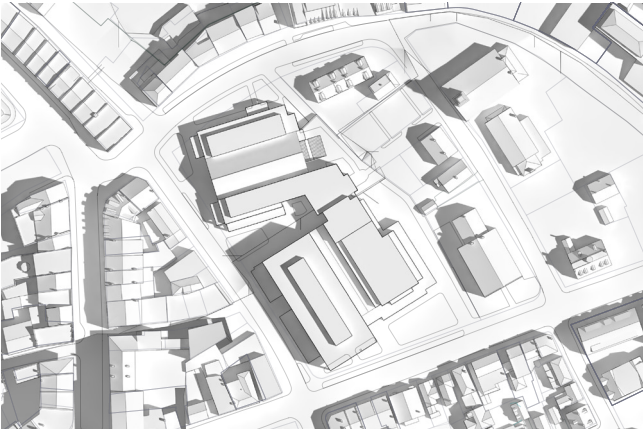


# Shadow Studies

# Shadows Summer Solstice

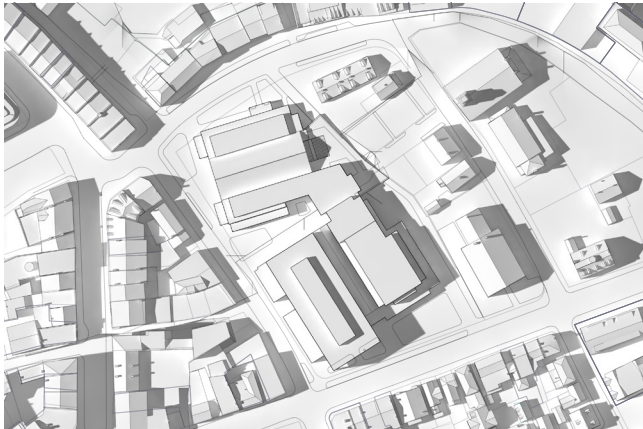
## COMMUNITY PLAN



9 AM

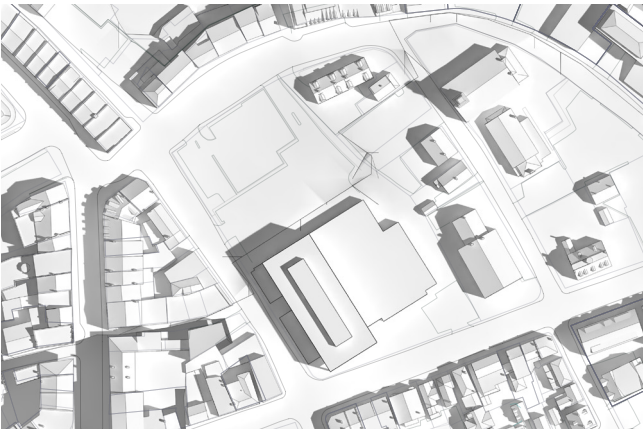


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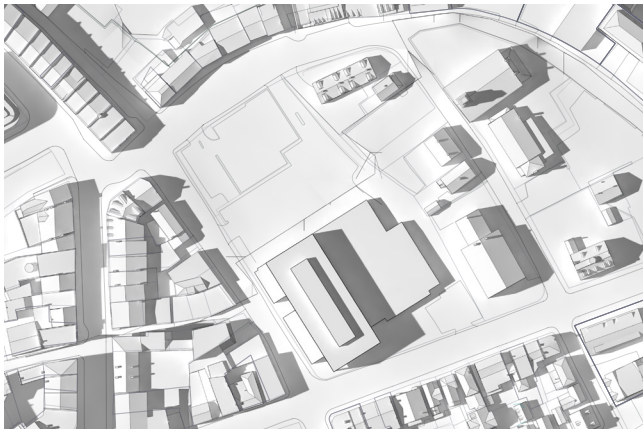
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9 AM



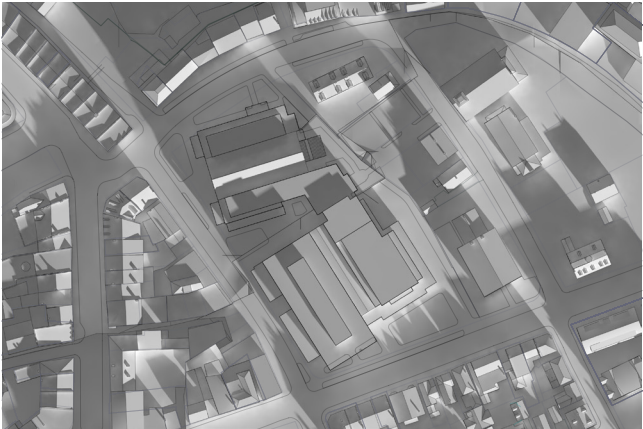
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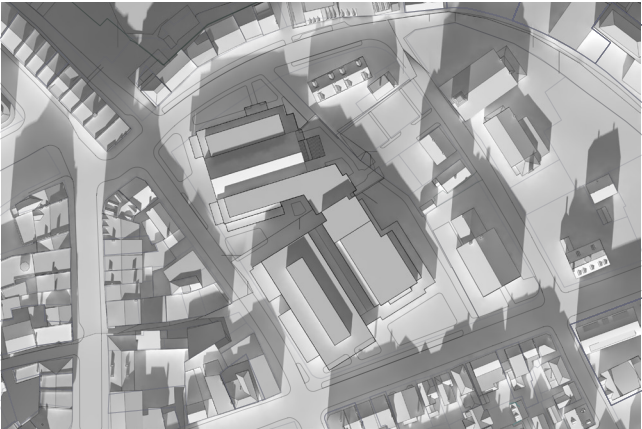
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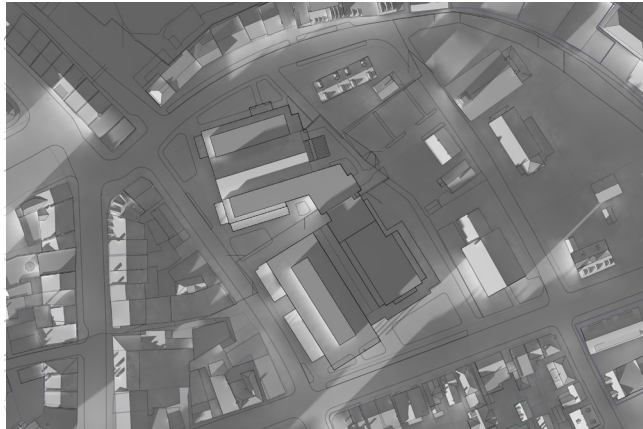
## COMMUNITY PLAN



9 AM

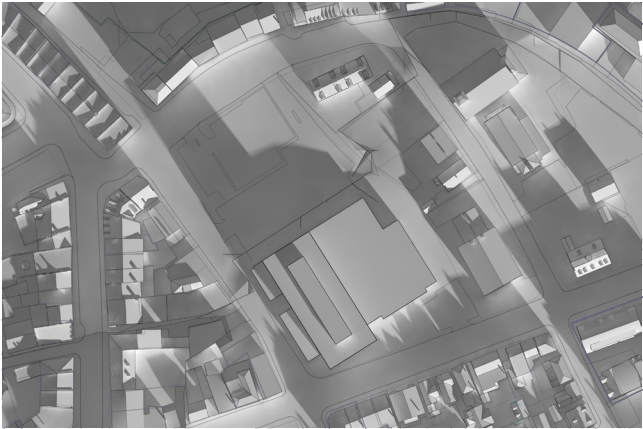


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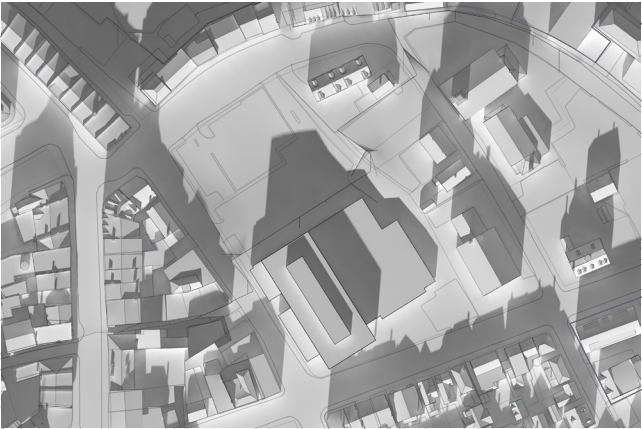


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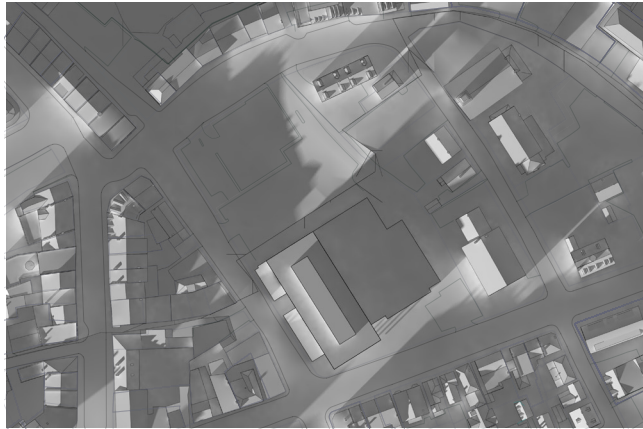
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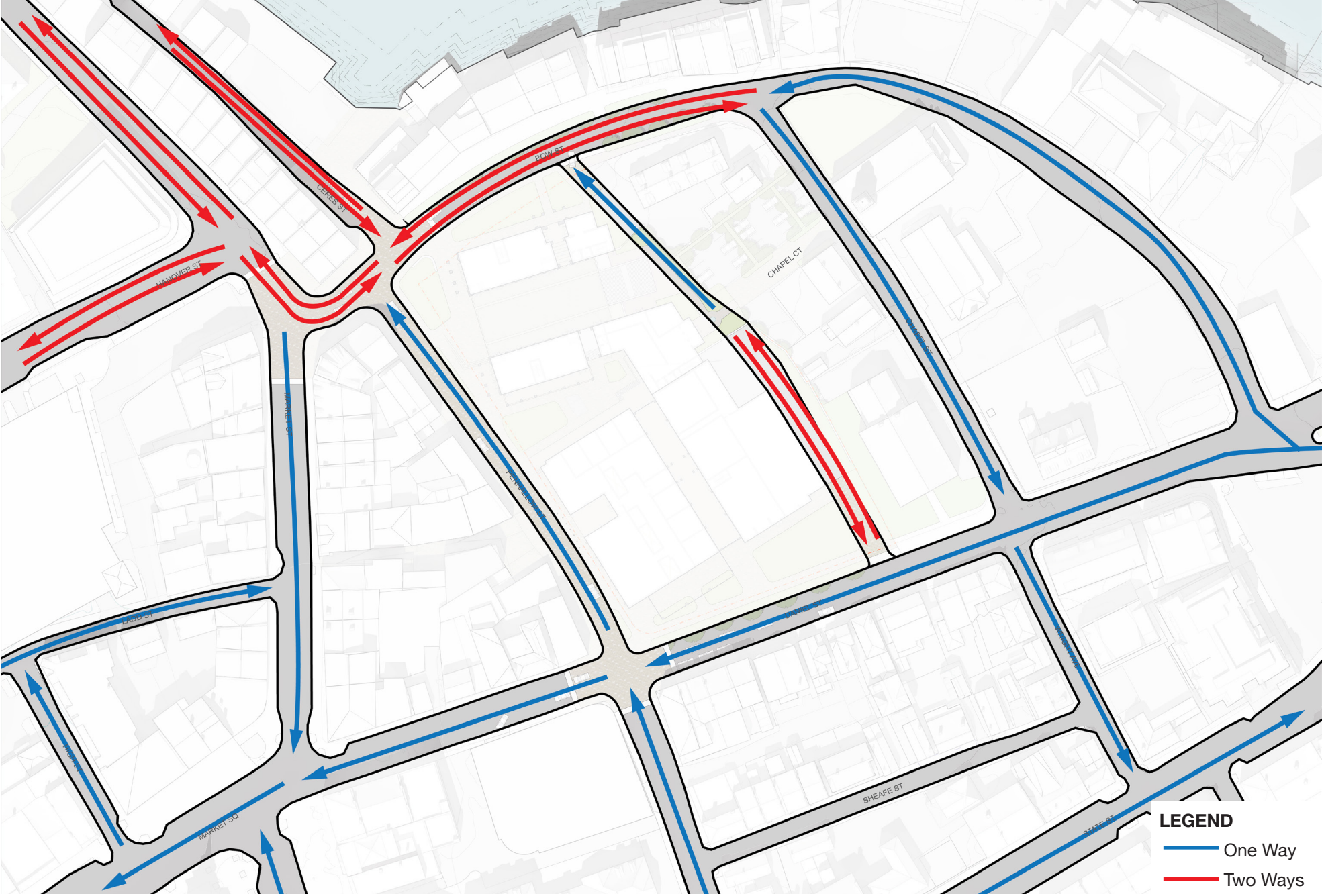


3 PM

# Street Network



# Street Network Circulation



**LEGEND**  
— One Way  
— Two Ways

# Councilors Comments

# Comments: Councilor Lazenby

From: Cliff Lazenby - City Council

Sent: Sunday, May 9, 2021 4:40 PM

To: Peter Whelan; Deaglan McEachern; John Tabor; Paige Trace; Jim Splaine; Rick Becksted; Esther Kennedy; Petra Huda

Cc: Robert P. Sullivan; Karen Conard

Subject: McIntyre questions

Hello -

I submit these questions related to the Principle Group "proposed scheme I" for the McIntyre project. While I will follow the recommended process of the City Attorney and City Manager, I am concerned about transparency of these emails in respect to the Right to Know law. I would ask that all be included in the City Council packet for May 17.

1. The design we are being asked to support proposes new construction of 26,162 square feet above the one-story Post Office wing, or nearly two-fifths of the overall new proposed SF. In May of 2018, the NPS denied Redgate Kane from building above the one story wing, though their proposal above that wing was significantly smaller than what PG has proposed. (See Page 6 of this presentation from Sep 2018 -- [http://files.cityofportsmouth.com/files/mcintyreproject/CC\\_9\\_4\\_18\\_Final.pdf](http://files.cityofportsmouth.com/files/mcintyreproject/CC_9_4_18_Final.pdf))

A. What was the total SF of what Redgate Kane proposed above the one story wing, and was denied three years ago? How do the PG and RK proposals compare in SF, and as an overall percentage of each respective projects?

B. Striving to build above the one story wing would make a better project, just as it would have with the previous design proposed by Redgate Kane. However, rather than assume that the NPS will approve this part of the proposal, wouldn't it be less risky, or more realistic, to expect they would stay consistent with their decision to deny? The PG proposal is significantly larger than what the NPS denied of RK and they did so recently.

C. If the Subcommittee and/or PG have written correspondence to share from NPS regarding this topic, please share with the Council and public.

2. Reductions in the overall square footage in a revised project with Redgate Kane have likely impacts in adding burden to Portsmouth taxpayers.

A. How much less is the overall additional Square Footage of the Principle Group proposal compared to the Redgate Kane project agreed to in the Development Agreement from 2019?

B. If the NPS again denies building above the one story wing proposed by PG, how then would that total SF compare to the RK project?

3. What is the motion being proposed by the Subcommittee to move to the next stage? Please provide the language of the motion in the packet for preparation by the City Council and public.

4. If the Council does move ahead May 17 with Principle Group Scheme I as the concept to be brought to Redgate Kane, what is the updated proposed timeline on the subsequent next steps to move the project forward? Revised project drawings, financial analysis, contract negotiation and submission of a revised project to the NPS.

Thank you.  
Cliff

# Answers: Councilor Lazenby

Please find the Principle Group's answers below to Councilor Lazenby's questions in bold.

**1. The design we are being asked to support proposes new construction of 26,162 square feet above the one-story Post Office wing, or nearly two-fifths of the overall new proposed SF. In May of 2018, the NPS denied Redgate Kane from building above the one story wing, though their proposal above that wing was significantly smaller than what PG has proposed. (See Page 6 of this presentation from Sep 2018 -- [http://files.cityofportsmouth.com/files/mcintyreproject/CC\\_9\\_4\\_18\\_Final.pdf](http://files.cityofportsmouth.com/files/mcintyreproject/CC_9_4_18_Final.pdf))**

The community's plan will require further communication with both the development partner and National Park Service on the proposed addition to the one-story Post Office wing. Where the McIntyre is concerned, the National Park Service authority extends to the entire parcel, which includes the new from scratch buildings and any additions to the existing structures on the site. Each site is taken on an individual basis and considered for the historical significance of the entire site.

The community's plan has reduced density on the McIntyre site when compared with the Redgate Kane plan. The City and the McIntyre Subcommittee will guide the conversation with the National Park Service to highlight these changes.

On page 4 of the presentation from Sep 2018 ([linked here](#)), the NPS is quoted as stating the following in regards to a new addition versus a rooftop addition: "We would be willing to consider the addition of a low tower on top of the existing wing... We would also be willing to consider the removal of a portion of the wing towards the back... chopping off the back third or so of the wing would not be a dealbreaker." NPS - December, 2017

The community's plan adds three stories to the existing one-story Post Office wing, and reduces the overall new area square footage on the McIntyre site by nearly 50%. Additionally, The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995 states:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**1 a. What was the total SF of what Redgate Kane proposed above the one story wing, and was denied three years ago? How do the PG and RK proposals compare in SF, and as an overall percentage of each respective projects?**

**1b. Striving to build above the one story wing would make a better project, just as it would have with the previous design proposed by Redgate Kane. However, rather than assume that the NPS will approve this part of the proposal, wouldn't it be less risky, or more realistic, to expect they would stay consistent with their decision to deny? The PG proposal is significantly larger than what the NPS denied of RK and they did so recently.**

**1c. If the Subcommittee and/or PG have written correspondence to share from NPS regarding this topic, please share with the Council and public.**

Please see table on page 88.

**2. Reductions in the overall square footage in a revised project with Redgate Kane have likely impacts in adding burden to Portsmouth taxpayers.**

**2a. How much less is the overall additional Square Footage of the Principle Group proposal compared to the Redgate Kane project agreed to in the Development Agreement from 2019?**



# Answers: Councilor Lazenby (Cont'd)

**2b. If the NPS again denies building above the one story wing proposed by PG, how then would that total SF compare to the RK project?**

Please see table on page 88.

**3. What is the motion being proposed by the Subcommittee to move to the next stage? Please provide the language of the motion in the packet for preparation by the City Council and public.**

Motion to be included in the Council Packet.

**4. If the Council does move ahead May 17 with Principle Group Scheme I as the concept to be brought to Redgate Kane, what is the updated proposed timeline on the subsequent next steps to move the project forward? Revised project drawings, financial analysis, contract negotiation and submission of a revised project to the NPS.**

Paraphrasing from the McIntyre Subcommittee meeting on May 12, 2021, the first step is for the Council to pass the motion included in their packet. Next, negotiation can begin with the development partner, which will include a preliminary financial analysis, to be agreed upon by the City, the development partner, and the National Park Service. Additionally, the McIntyre Subcommittee will seek preliminary feedback as the City works with the development partner.

# Answers: Councilor Lazenby (Cont'd)

## Volume Comparison of Redgate/ Kane Plan from Community Plan (GSA)

	A	B	C		Net Estimated Lease Area (ENLA) 85.7%	Percentage of ENLA
	McIntyre Building & Post Office Wing	Addition to the Post Office Wing	Bow & Penhallow St. Buildings	Total Gross Floor Area (GFA)		
Redgate / Kane Plan	66,684	0	87,236	153,920	131,946	-
Community Plan	65,862	26,162	39,783	131,807	112,959	85.6%
Community Plan -No addition on Post Office Wing	65,862	0	39,783	105,645	90,538	68.6%

### PROPOSED PLAN'S ADDITIONAL GROSS FLOOR AREA

FLOOR	PARKING McINTYRE	PARKING ADDITION	EXISTING McINTYRE***	POST OFFICE WING	PENHALLOW WING	BOW WING	TOTAL NEW / ADDITION
SUB-GRADE	?	34,161	0	0	0	0	0
FIRST FLOOR*			30,432	0	6,234	4,834	11,068
MEZZANINE			0	0	4,534	5,368	9,902
SECOND FLOOR			11,810	9,950	8,108	3,627	21,685
THIRD FLOOR			11,810	9,950	7,078	0	17,028
FOURTH FLOOR**			11,810	6,262	0		6,262
<b>TOTAL</b>			<b>65,862</b>	26,162	25,954	13,829	<b>65,945</b>

**MCINTYRE + ADDITION 131,807**

### PROPOSED PLAN'S ADDITIONAL GROSS FLOOR AREA No Addition over Post Office

FLOOR	PARKING McINTYRE	PARKING ADDITION	EXISTING McINTYRE***	POST OFFICE WING	PENHALLOW WING	BOW WING	TOTAL NEW / ADDITION
SUB-GRADE	?	34,161	0	0	0	0	0
FIRST FLOOR*			30,432	0	6,234	4,834	11,068
MEZZANINE			0	0	4,534	5,368	9,902
SECOND FLOOR			11,810	0	8,108	3,627	11,735
THIRD FLOOR			11,810	0	7,078	0	7,078
FOURTH FLOOR**			11,810	0	0		0
<b>TOTAL</b>			<b>65,862</b>	0	25,954	13,829	<b>39,783</b>

**MCINTYRE + ADDITION 105,645**

\* MCINTYRE INCLUDES 3,627sf for Winter Garden and EXCLUDES 1,941 sf of removed corner of existing building

\*\* EXCLUDES +/- 7500 sf of public roof observation deck and services

\*\*\* Existing square footage from plans provided by City of Portsmouth

# Comments: Councilor Huda

From: Petra Huda  
Sent: Tuesday, May 11, 2021 10:54 AM  
To: Rick Becksted; Jim Splaine; Esther Kennedy; Cliff Lazenby; Paige Trace; Deaglan McEachern; John K. Tabor Jr. ; Karen Conard; Robert P. Sullivan; Peter Whelan  
Subject: McIntyre Design/development questions

TO MY FELLOW COUNCILORS ON THE MCINTYRE SUB COMMITTEE & THE PRINCIPLE GROUP:

MY SINCERE THANK YOU FOR ALL THE HARD WORK & TIME YOU HAVE PUT INTO THIS PROJECT AND THANK YOU IN ADVANCE FOR YOUR CONSIDERATION OF THE QUESTIONS LISTED BELOW.

PLEASE DO NOT HESITATE TO CONTACT ME IF YOU HAVE ANY QUESTIONS, I AM AVAILABLE AND LOOK FORWARD TO WORKING WITH YOU----- AS THE FINISH LINE IS SO CLOSE.

SINCERELY,  
PETRA  
(COUNCILOR HUDA)

MCINTYRE PROJECT- QUESTIONS FROM COUNCILOR HUDA TO THE MCINTYRE SUB COMMITTEE & THE PRINCIPLE GROUP.

HAVING HAD TIME TO THOROUGHLY REVIEW THE 5.4.21 "MCINTYRE PROJECT VISION REPORT " ALONG WITH ATTENDING THE NUMEROUS PUBLIC COMMENT SESSIONS THROUGHOUT THE PROCESS & MEETING WITH INDIVIDUAL GROUPS AFTER THE 5.4.21 CITY COUNCIL MEETING TO GATHER ADDITIONAL RESIDENT FEEDBACK/ INPUT.

THE FOLLOWING WAS ONE OF THE MOST ASKED QUESTIONS FROM THE RESIDENTS WHEN ASKED FOR FEEDBACK:

" WHY ARE THE STREETS OF PENHALLOW, BOW, AND DANIELS AND THE CHAPEL HILL PROPERTY INCLUDED THE DESIGN SCHEMES"?

AND THE RESIDENT PERSPECTIVE IS AS FOLLOWS AND I CONCUR :  
THE ORIGINAL SCOPE OF THE MCINTYRE PROJECT WAS & STILL IS DESCRIBED AS THE 2.1 ACRE PARCEL KNOWN AS THE " MCINTYRE PROPERTY" THE SURROUNDING STREETS OF BOW, PENHALLOW, & DANIELS & THE ABUTTING CHAPEL HILL CHURCH PARCEL & PARKING LOT SHOULD NOT INCLUDED IN ANY PART OF THE DESIGN OF THE "MCINTYRE VISION PROJECT". (THIS DESIGN OPPORTUNITY WAS NOT IN THE PREVIOUS RFP & HAS NOT BEEN ADVANCED BY THE FULL COUNCIL)

BASED ON THE DATA FOUND IN THE "MCINTYRE PROJECT VISION REPORT " INCLUDED ON THE ATTACHED PAGE 2 WHICH INCLUDES INPUT FROM ALL THE RESIDENTS IN THE SURVEYS, ROUNDTABLES, COMMENTS & OFFICE HOURS CAN BE SUMMARIZED AS FOLLOWS:

THE FOLLOWING TWO PREFERENCES CONSISTENTLY ROSE TO THE TOP AS THE RESIDENT CHOICES

- 1) RETURN OF THE POST OFFICE
- 2) CREATING OPEN PUBLIC SPACE LISTED AS: GREEN, INDOOR/OUTDOOR, GATHERING & HANG OUT & LINGER SPACE WHILE KEEPING THE NEW ENGLAND AESTHETIC.

IN RETURNING THE POST OFFICE TO ITS ORIGINAL LOCATION - THE ONLY ADDITIONAL REQUEST TO SATISFY THE REQUESTS OF THE RESIDENTS:

QUESTION #1

CAN SOME SHORT TERM PARKING SPACES FOR POST OFFICE PATRONS IN FRONT OF MCINTYRE BLDG/ POST OFFICE BLDG BE RETURNED? (AS NOTED IN SCHEME A DIAGONAL PARKING OR SPACES IN THE CURRENT LOT LOCATION)?

# Comments: Councilor Huda (Cont'd)

## QUESTION #2

HOW CAN WE AS A COUNCIL MOVE THIS PROJECT FORWARD TO SATISFY THE MOST REQUESTED ATTRIBUTES OF THE RESIDENTS BY LISTENING TO THE DATA?

ACCORDING TO THE DATA (SEE ATTACHED PAGE 2) THE PREFERENCES OF THE RESIDENTS HAVE NOT WAVERED FROM THE ORIGINAL UNH SURVEY RESULTS AND THROUGHOUT THE PROCESS. THE LARGEST % OF RESIDENT SATISFACTION WILL BE ACHIEVED WITH VARIOUS CONCEPTS OF PUBLIC SPACE, INCLUDING OPEN SPACE, GREEN SPACE, OUTDOOR SPACE, INDOOR PUBLIC SPACE & HANG OUT & LINGER SPACE.

PLEASE CONSIDER THIS REFINEMENT AS A SOLUTION:

THE MELDING TOGETHER OF 1/2 OF THE RESIDENTS MOST DESIRED ATTRIBUTES OF SCHEMES G & I (1ST VIEW)

THIS SOLUTION WOULD CREATE A CONTIGUOUS GREEN SPACE USING THE BOTTOM HALF OF SCHEME G

BY ADDING AN OPEN AREA ALONG BOW STREET COMBINED WITH SOUTH HALF OF SCHEME "I" CONTAINING THE CONTIGUOUS

PUBLIC INDOOR/OUTDOOR, GATHERING, OPEN PUBLIC SPACE MORE ALIGNED WITH PENHALLOW AND THE MCINTYRE BUILDING WHICH INCLUDES THE 1ST FLOOR OF THE MCINTYRE BUILDING + POST OFFICE + LINER BUILDING + AN ATTACHED SHED/TRIUM THAT IS FULLY OPEN ON THE NORTH SIDE TO AN UNOBSTRUCTED VIEW OF THE HISTORIC PORTSMOUTH WATERFRONT.

BENEFITS:

> THIS WILL CREATE TWO DISTINCT PUBLIC SPACES & SATISFY THE MOST RESIDENT REQUESTS AS SEEN IN THE DATA.

> THIS WILL BRING THE SCATTERED ODD-SHAPED GREEN SPACES TOGETHER IN ONE CONTIGUOUS LOCATION. (AS NOTED IN THE ORIGINAL RFP)

AND CREATE A CONTIGUOUS, MEASURABLE, DEFINED INDOOR, INDOOR/OUTDOOR, GATHERING, LINGERING PUBLIC SPACE AND ALSO MAKE

A SPACE ON SITE ON THE EAST SIDE FOR INCREASED ACCESS.



# Answers: Councilor Huda

Please find the Principle Group's answers below to Councilor Huda's questions in bold.

## **" WHY ARE THE STREETS OF PENHALLOW, BOW, AND DANIELS AND THE CHAPEL HILL PROPERTY INCLUDED THE DESIGN SCHEMES"?**

Coordinating the public spaces (streets) and private properties will align the community's visions and values on the McIntyre site. Yes, the plan could have looked at the site in isolation, but we know that creating great places requires careful coordination of the public spaces (streets) and buildings that frame those spaces. During the Portsmouth Listens process, we heard much about "flow" and "access" to the site, both of which require careful review and consideration of the surrounding streetscape. We needed to capture these thoughts, ideas, and aspirations at this time.

## **THE ORIGINAL SCOPE OF THE MCINTYRE PROJECT WAS & STILL IS DESCRIBED AS THE 2.1 ACRE PARCEL KNOWN AS THE " MCINTYRE PROPERTY" THE SURROUNDING STREETS OF BOW, PENHALLOW, & DANIELS & THE ABUTTING CHAPEL HILL CHURCH PARCEL & PARKING LOT SHOULD NOT INCLUDED IN ANY PART OF THE DESIGN OF THE "MCINTYRE VISION PROJECT".**

## **(THIS DESIGN OPPORTUNITY WAS NOT IN THE PREVIOUS RFP & HAS NOT BEEN ADVANCED BY THE FULL COUNCIL)**

A development project does not happen in a vacuum. The existing conditions of the surrounding parcels and streetscape are essential in planning for a thoughtful project. As a public-private partnership, the McIntyre redevelopment can provide more value to the community if consideration for the public rights-of-ways is included when looking at the project in its totality.

The Portsmouth Listens process, which indicated that members of the community wanted to increase access in, through, and around the McIntyre parcel, further led the design team to conceptually think about the existing public spaces surrounding the McIntyre and how the City can integrate those spaces into the design. Additionally, many Portsmouth Listens study groups shared a vision for increased pedestrian and bicycle access and around the McIntyre parcel.

Additionally, there may be improvements that the City can work into the development--or at very least, coordinate with the development schedule--with regards to public works, electrical work, or infrastructure upgrades or improvements, including underground work, fiber internet, electrical, sewer, water, and landscaping. The Portsmouth Listens process highlighted specific enhancements to the existing infrastructure (e.g., burying power

lines underground) that the community would find attractive. When coordinated, this type of streetscape improvement work, for instance, with planned excavation on the McIntyre parcel, is an example of where the City and the development partner may work together to provide additional public benefit to the community.

## **CAN SOME SHORT TERM PARKING SPACES FOR POST OFFICE PATRONS IN FRONT OF MCINTYRE BLDG/ POST OFFICE BLDG BE RETURNED? (AS NOTED IN SCHEME A DIAGONAL PARKING OR SPACES IN THE CURRENT LOT LOCATION)?**

The plan can undoubtedly accommodate this as the process progresses into more detailed phases of design. The community's plan is a high-level vision for the McIntyre parcel. Many more aspects and details will need to be addressed during the next stage of the City's process with its development partner, including coordinating with National Park Service, General Services Administration, and other local, state, and federal agencies. There are many future steps for the Council to move forward on the community's plan, including negotiations with the City's development partner and the project's economic feasibility for the National Park Service requirements around income. These instances highlight the different layers of process and input that the City and Community will require, likely resulting in additional plan adjustments and refinements down the line.

# Answers: Councilor Huda (Cont'd)

While the community's plan aims to be as comprehensive as possible, parking will be among the specific details that require further improvement.

## **HOW CAN WE AS A COUNCIL MOVE THIS PROJECT FORWARD TO SATISFY THE MOST REQUESTED ATTRIBUTES OF THE RESIDENTS BY LISTENING TO THE DATA?**

The community plan represents an amalgamation of the data collected over 14,000 hours from community members engaged in the community process. The raw data gleaned from these tens of thousands of hours provide context, which the team must synthesize into designs. Survey results are one set of many different inputs, in various mediums, considered in the design process. The community plan outlines the values and visions of the community as defined through the iterative dialogue around them and puts those values and visions into action through the conceptual design.

# Comments: Councilor Kennedy

From: Esther Kennedy

Sent: Monday, May 10, 2021 10:22 PM

To: Robert P. Sullivan; Karen Conard; Assistant Mayor Splaine; Deaglan McEachern; Mayor Becksted; Paige Trace; Peter Whelan; John K. Tabor Jr.; Petra Huda>; Cliff Lazenby

Subject: For The McIntyre Development Committee

Statements for the McIntyre Sub Committee Based on the 5/4/21 report to City Council.

To the McIntyre Sub Committee,

Like many, I understand that you all have worked very hard on the McIntyre building plan and we thank you.

As I shared in my previous email, I have met with citizens on the project. Some of the individuals are neighbors that I have been trying to keep informed that do not use modern technology. What has become clear in my meetings with citizens these past six days is the need to clarify the plans in writing. As one citizen shared after I showed the plans. "What does this mean?" This particular individual has been trying to follow the project evolution on Zoom.

I believe it is time to put our thoughts into a motion. I understand the design plan has been a work in process. The plan even evolved since the last vote by the citizens. I would encourage the council to put what we have currently in a strong motion. I know we would all like to make sure the developer understands the citizens wishes for the 2.1 acres known as the

McIntyre.

I have shared what I'm presenting to you, with the constitutes I met with. Being transparent not everyone totally agreed with what I'm presenting, but all felt it was a good compromise. The citizens also appreciated the concept of me sending it to you in the included format.

Given my research I would ask the McIntyre Committee to include the following in any motion that you put forward. If you do not feel you can consider an Item, I would ask that you please share why it cannot be considered. Many of the items included in the motion are either in the plan known as the "Second I" or the original RFP for the McIntyre.

I would ask that the following items be include in the Motion brought forward to the City Council Meeting on May 17,2021:

The McIntyre "project" is only developed in the original 2.1-acre property known as the McIntyre site and does not include public streets or adjacent properties.

There will be no net loss of on-street parking on Daniel, Penhallow, and Bow Streets, at the completion of the project.

Penhallow, Bow and Daniel will remain open to motor vehicles and other users at the completion of the project.

Fifty One Percent of the original 2.1 acres of the McIntyre property will be community space.

A structure substantially similar in size to that shown as the Market Shed or covered plaza on scheme " I" will be included in the project.

The space known as the winter garden will be included in the project.

One half or more of the fifty one percent community space will be contiguous green space.

A public rooftop observatory will be included in the project

The project will include a memorial dedicated to the first NH state house.

The Post office will be welcomed back with a parking drop off area(s) of at least 4 spaces.

The building area that holds the post office will only go up three stories.

A minimum seventy-foot set back of open space off of Bow Street.

Please let me know if you have any questions. I will look forward to your response.

Esther Kennedy

# Answers: Councilor Kennedy

We encourage Councilor Kennedy to bring these comments forth to the Council. We appreciate the Councilor's thoughts on how to move the project forward.