

MCINTYRE PROJECT  
STAGE 1 MEETING 1  
MEETING MINUTES

DATE: 02.03.2018, 9:00 am to 12:00 pm

LOCATION: City Hall Chambers, Portsmouth City Hall  
1 Junkins Avenue, Portsmouth, NH 03801

PRESENTERS: Councilor Chris Dwyer, Chair, McIntyre Public Input Blue Ribbon Steering Committee  
Gene Bolinger | Weston & Sampson  
Cheri Ruane | Weston & Sampson

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PRESENTATION:

- Councilor Dwyer opened the meeting with general comments about the public input process and introduced members of the Steering Committee, City, and Weston & Sampson team.
  - Gene Bolinger of Weston & Sampson described W&S's role in the process, City goals, the GSA application process, the property itself and its context, and the project's history to date. Gene also discussed what comments have received from the community to date.
  - Cheri Ruane of Weston & Sampson discussed the City-wide amenities within a 15-minute walking radius and the site's immediate neighborhood character. She offered thoughts on what could make the McIntyre a special place and an asset to the downtown's vitality. Cheri also introduced the format of the breakout sessions and shared the three key questions that each group was to answer in the allotted time period.
  - A short 5-minute question and answer session followed the Weston & Sampson presentation.
  - Attendees broke out into six groups of +/- 15 people each to discuss the three questions in detail. The goal was to summarize each group's input at the end of the meeting.
  - All attendees reconvened and representatives from each group presented a summary of the key ideas their group agreed upon per question.
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GENERAL COMMENTS:

- Presentation will be available on the project's page within the City website.
- The building is named after Senator McIntyre, who represented the State of New Hampshire in Congress. Technically, the building does not need to retain the name moving forward.

Formally, certain signage may need to be removed when the property is transferred as to not identify it as a federal building.

- The City Council issued an RFQ and RFP for a developer partner and designated the Redgate/ Kane team as a preferred partner. It is hoped that this process will result in a project that reaches consensus with all parties. The City and developer are working together to meet specific timeframes in order to reach an agreement as to what can be included in an application to the National Parks Service. Members of that team were present at this meeting and will be listening and following along throughout the public input process. The process embarked at this meeting will help to inform the developer's thinking.
- No engineer is on the Blue Ribbon Committee because the committee's charge simply surrounds the public input process (8 weeks only). Other expertise comes from the City and developer.
- A fact sheet / handout was provided to delve into the project and process details and it is meant as a take-away to absorb before the Stage 2 meetings.

BREAKOUT SESSION SUMMARY COMMENTS:

	Questions		
	A. What are your thoughts on the City's goals for this project?	B. These goals have been summarized previously in the phrase "make the McIntyre a vibrant part of downtown". What will it take to achieve this goal?	C. What else do you think the City should consider as McIntyre Project opportunities are explored?
Group 1	<ul style="list-style-type: none"> <li>Make sure this project connects to City's master plan</li> </ul>	<ul style="list-style-type: none"> <li>Create a two-story open market like Faneuil Hall in the McIntyre building</li> <li>Centralized plaza would pull architecture along the edges together</li> <li>Include opportunities for children's play, water features, and seating (Spanish steps)</li> <li>Preserve views to the water at the corner of Penhallow and Bow Streets</li> <li>Subgrade parking would be ideal</li> <li>Include a green/park element</li> <li>Work with the Church to make vibrant connection</li> </ul>	<ul style="list-style-type: none"> <li>What is the definition of reasonable profit?</li> </ul>
Group 2	<ul style="list-style-type: none"> <li>Agreed with Goal #1</li> <li>What entails the 'urban design goals'?</li> <li>What defines 'a fiscally prudent manner'?</li> <li>To what extent is the City willing to make tradeoffs between community goals and revenue generation.</li> </ul>	<ul style="list-style-type: none"> <li>Defined vibrancy as the creation of space where people want to be all year-round</li> <li>Small greenspaces and water features</li> <li>Site as a destination and connector</li> <li>Maintaining accessible views</li> <li>Mixed-use in terms of many little uses</li> <li>Think forward with parking and public transportation (rideshade, bike stations, etc.)</li> </ul>	<ul style="list-style-type: none"> <li>What happens to adjacent streets when site is developed?</li> <li>Innovative design; consider a variety of architectural styles</li> <li>What is the City's economic need?</li> </ul>
Group 3	<ul style="list-style-type: none"> <li>Comfortable with historic preservation and financial viability</li> </ul>	<ul style="list-style-type: none"> <li>The site should be very much public; include public art, public access to roof and make regional connections</li> <li>No hotel; no single overriding use</li> <li>Enclosed winter garden and other year-round uses</li> </ul>	<ul style="list-style-type: none"> <li>Be assertive with the GSA and do not be afraid to be creative in how to redevelop the site</li> </ul>
Group 4	<ul style="list-style-type: none"> <li>Accessible to all, meaning economically, physically, socially and welcoming to residents and visitors</li> <li>Mindfulness that historic use and environmental impact are integrated</li> </ul>	<ul style="list-style-type: none"> <li>Integrate the space into the surrounding neighborhood and community; include everyday services</li> <li>Ensure regular foot traffic</li> <li>Art spaces to be used by people of all ages</li> </ul>	<ul style="list-style-type: none"> <li>Move City Hall to McIntyre building and create affordable housing in current City Hall</li> <li>Don't mess it up. This is an amazing opportunity!</li> </ul>
Group 5	<ul style="list-style-type: none"> <li>Agreed with goals</li> <li>Include that the best interests of community taken into consideration; how will it impact future generations</li> <li>What does fiscally prudent mean? How</li> </ul>	<ul style="list-style-type: none"> <li>How do we create a vibrant local community for residents as well as a community for visitors?</li> <li>Year-round indoor / outdoor space (indoor rec space)</li> <li>Aesthetically beautiful</li> </ul>	<ul style="list-style-type: none"> <li>More and different partners brought into the conversation – environmental, ConCom, landscape architects</li> <li>Use as a public gathering</li> </ul>

	do we strike a balance between interests of developer and of community?		space, not simply a pass through
Group 6		<ul style="list-style-type: none"> <li>• Consider ways to bring Portsmouth residents downtown</li> <li>• Enclosed rotating bar on the top of McIntyre building</li> <li>• Developer to utilize above Post Office and interior of McIntyre as mixed use</li> <li>• Potential for site to house both parking and open space on the 1 acre balance of the site</li> </ul>	<ul style="list-style-type: none"> <li>• Keep flexibility and viability of this site</li> <li>• Assess environmental cleanup</li> <li>• Revenue generator, not revenue neutral</li> </ul>

End of Notes. CB