

McINTYRE PROJECT

February 26, 2018



AGENDA

INTRODUCTION TO THE SESSION

What We Heard in the Stage 1 Sessions
Process

Tonight's Meeting Format

PANEL DISCUSSIONS

Public Realm

Design & Historic Preservation

REPORT OUT + NEXT STEPS

Introduction to the Session

STAGE 1 MEETINGS

REACTIONS? ④

got the right goals
big picture goals
integration not separation
BROAD goals - not specific enough. too much room for interpretation.
add: environmental/innovative USE in future
add: historical perspective
not too high concept - respect history
? Link TO 2025 MP?

Roof top rest. provide parking. price pp.
what uses? - offices lacking
equal access - \$, open to all!

sf ①
GROUP 4
economically accessible
public space
piazza is lacking a lot - no one sits, hardware store
CONVICT! with rest of community
ADA accessible in all

USE 3-1

- ✓ green space - fantastic, not just regular park w/art,
- ✓ public space
↳ that leads into retail
- ✓ public access + use of roof
- winter → impact on open space, roof access
- use that speaks to what was demolished
- not currently interactive w/comm - make more open + accessible + interactive
- roof - walk around area that points out various ^{historic} points/places from diff views
- no reminds of Boston City Hall - BCH is surrounded by open space w/a variety of uses
- look Boston - great ex of how to open space + art - ? places for ppl to convene + parking underground

Ideas for design team ⑤

- Keep communication open bet. public, city + developer
- Keep land use bds. part of the process
- Variety of building styles
- What is city's economic need from this project? (taxes, rent, profit for city)
- innovative design for new building(s)
- remove as much of the brick walls as possible
- paint brick walls
- Avoid negatively impact ^{on} surrounding streets esp Bow, Pen hollow



STAGE 1 MEETINGS

THOUGHTS ON CITY'S GOALS?

- Reinforce and connect into the City's Master Plan
- Ensure that the best interests of the community are taken into consideration
- Define 'fiscally prudent'.
- Provide more information on the economic goals of the City.
- Integrate historic preservation and environmental considerations

WHAT WILL IT TAKE TO MAKE THE McINTYRE A VIBRANT PART OF DOWNTOWN?

- Site as a destination to draw people downtown; retail that satisfies local resident needs
- Consider impact on neighborhood vitality
- Maintain accessible views; provide public rooftop access
- Mixed-use – no one overriding use with a lot of public space (art space, greenspace, water features, indoor attractions)
- Think forward with parking and public transportation
- Aesthetically beautiful and flexible to adapt to future generations/conditions

OTHER CONSIDERATIONS?

- Define 'reasonable profit'. What is the City's economic need?
- Be innovative and push the boundaries!
- Don't mess it up. This is an amazing opportunity!
- Diversify the conversation with new and different partners / voices
- Assess the environmental cleanup that may be needed
- Ensure site is a revenue generator, not revenue neutral

PORTSMOUTH 2025 MASTER PLAN

1. VIBRANT

- Support the continued vitality of the urban core through public investment and land use regulations.
- Encourage walkable mixed-use development along existing commercial corridors.
- Support the arts as a vital part of the community and local economy.
- Improve access to indoor and outdoor recreation facilities throughout the City.

2. AUTHENTIC

- Ensure that new development complements and enhances its surroundings
- Protect and enhance the integrity of historic landmarks, cherished views and open spaces.
- Maintain and establish usable public access to and along the waterfront.

3. DIVERSE

- Adapt housing stock to accommodate changing demographics.
- Accommodate the housing needs of low- and moderate-income residents.
- Ensure that the supply and character of commercial space can adapt to a changing economy.

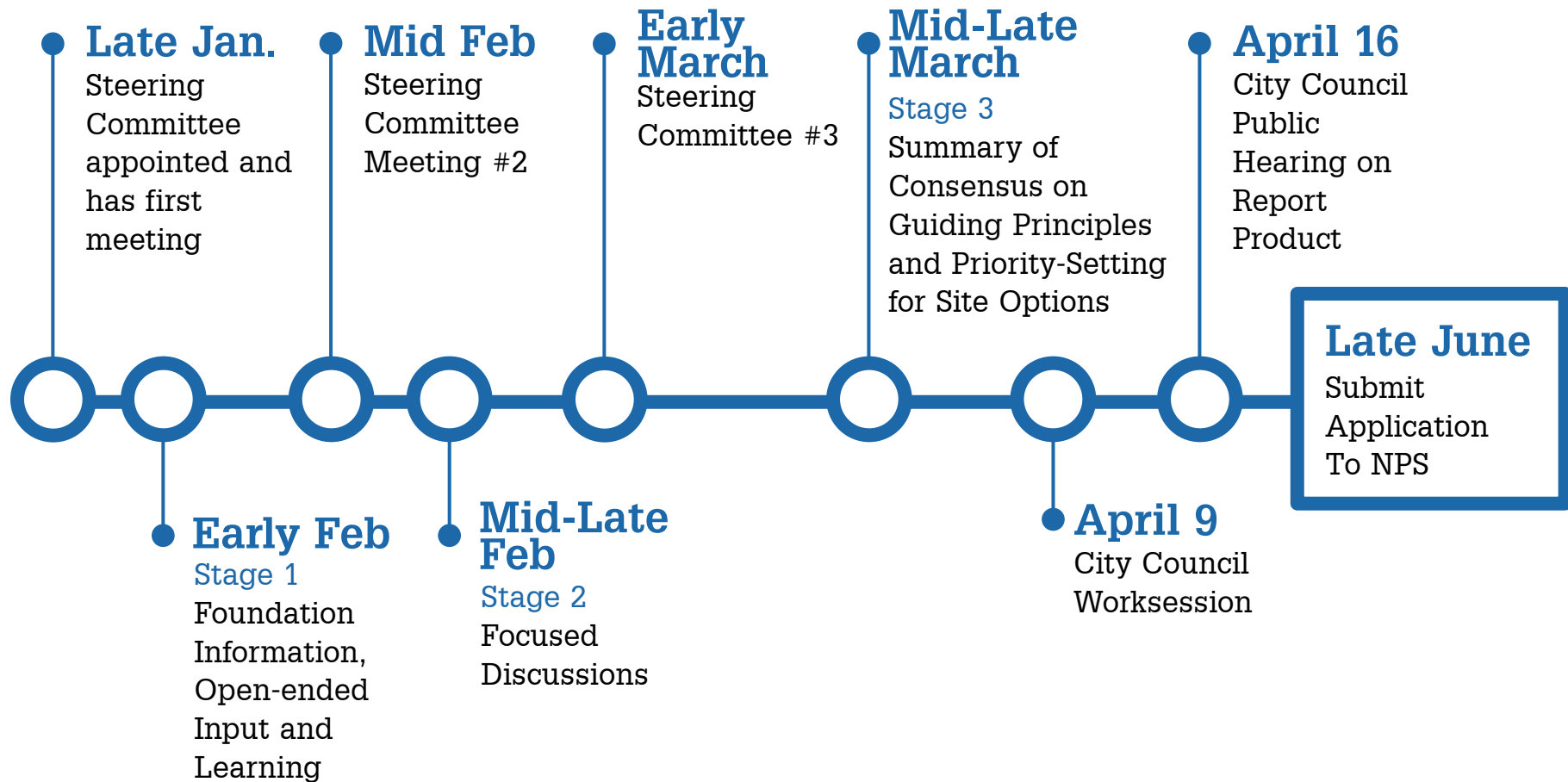
4. CONNECTED

- Ensure that transportation improvements are designed to create convenient, safe and accessible streets for all users.
- Ensure that biking and walking are safe, convenient and comfortable throughout the City.
- Manage public and private parking supply to serve development needs without compromising community character.
- Support a strong local and regional transit system.

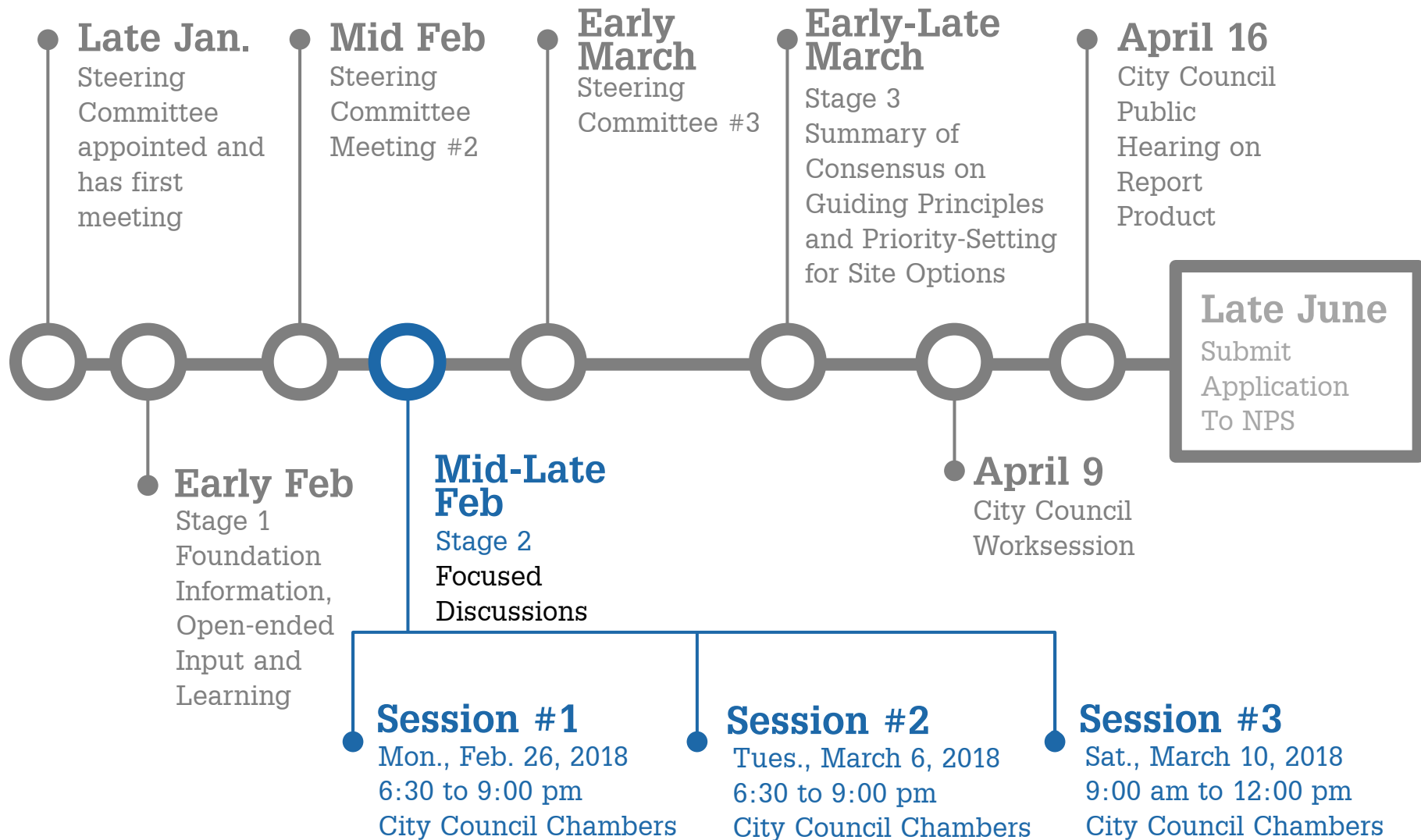
5. RESILIENT

- Implement best management practices and site design standards to ensure sustainability and resilience of public and private infrastructure.
- Manage public open spaces for passive recreation and environmental preservation.
- Promote effective stewardship to enhance the City's natural resources.
- Promote efficient use and management of resources.
- Incorporate climate change impacts and adaptation into all development review and planning efforts.

PROCESS



STAGE 2 PROCESS



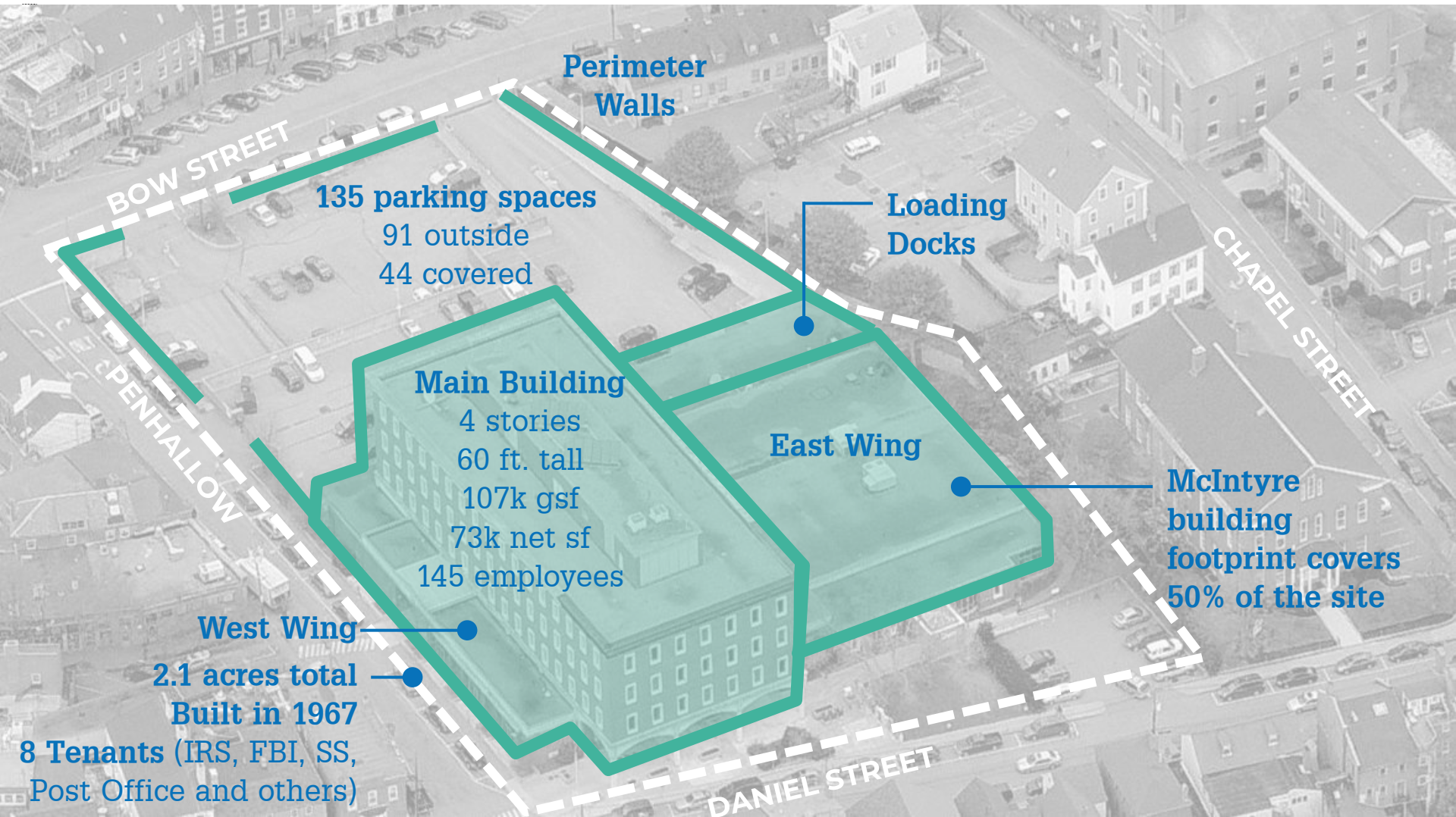
TONIGHT'S MEETING FORMAT

TOPIC 1:
**PUBLIC
REALM**

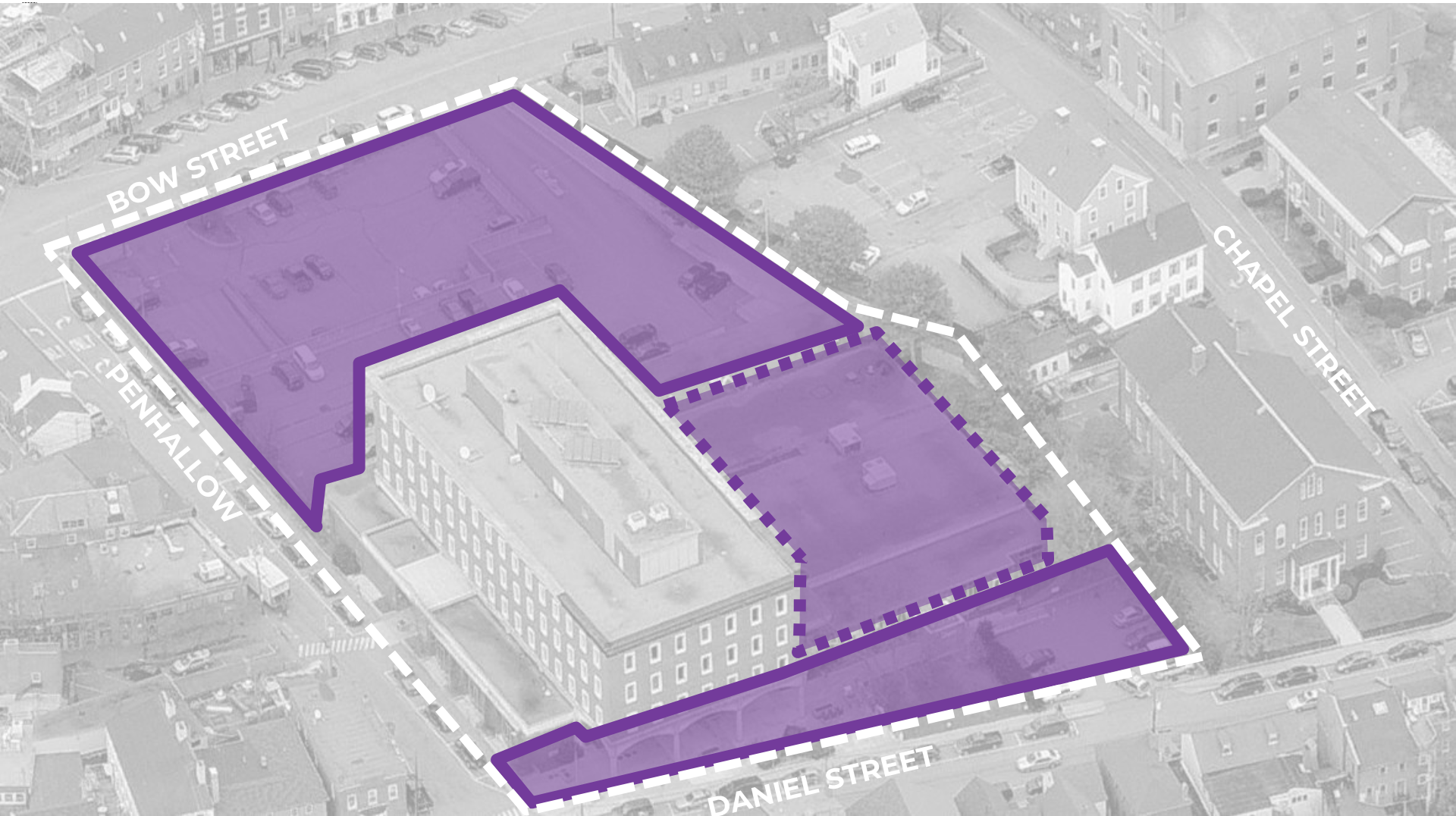
TOPIC 2:
**DESIGN + HISTORIC
PRESERVATION**

- a. Panelist Introductions
- b. Brief Introduction to the Topic
- c. Facilitator-posed Topical Questions to the Panelists
- d. Discussion & Public Questions/Comments

PROJECT SITE



OPPORTUNITY ZONES



Public Realm



Prescott Park



Leary Field



Strawberry
Banke



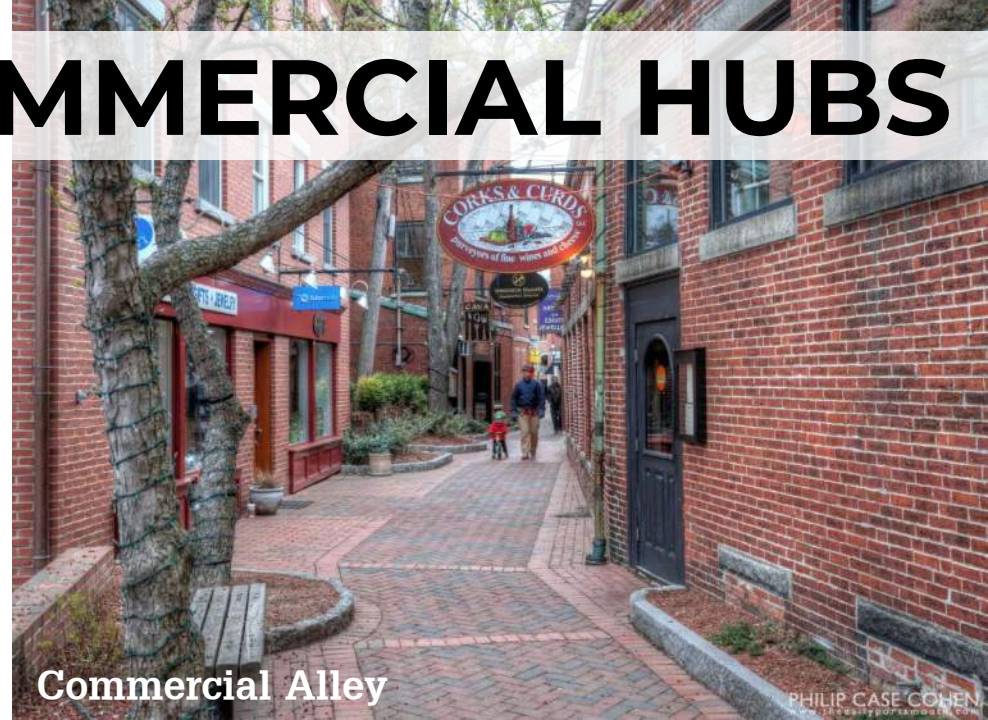
Four Tree Island

Seacoast

COMMERCIAL HUBS



Market Square



Commercial Alley



Bow Street Decks

NEIGHBORHOOD PARKS



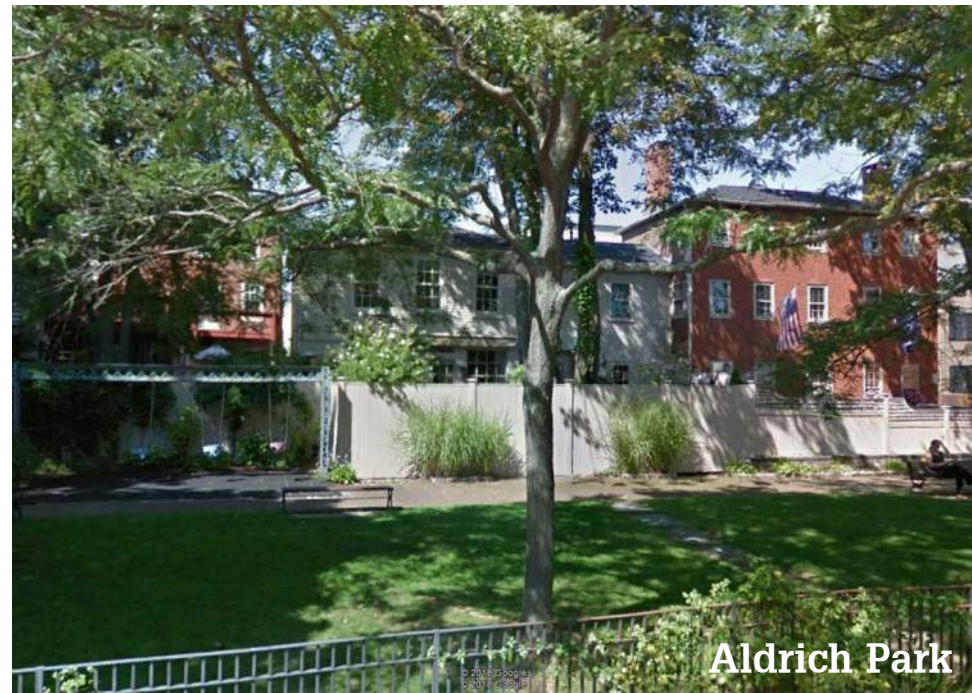
African Burying
Ground Memorial Park



Harbor Walk Park



Haven Park



Aldrich Park



360° ROOFTOP VIEWS





THE PEARL, SAN ANTONIO, TX



THE PEARL, SAN ANTONIO, TX



KROG STREET MARKET, ATLANTA, GA



STANLEY MARKETPLACE, DENVER, CO



LAWN ON D, BOSTON, MA



NORTH END PARK, BOSTON



PUBLIC ART, MIT CAMPUS



PUBLIC ART, MONTREAL



POP UP RETAIL, MELBOURNE



GROVE ARCADE, ASHEVILLE, NC

An aerial, sepia-toned photograph of a city street scene. A large, multi-story brick building with a flat roof and many windows is the central focus. It has a small section with arched windows on the ground floor. Surrounding the building are various other structures, including smaller houses and a church with a steeple in the upper right. Numerous vintage cars from the mid-20th century are parked along the streets and in lots. The text "Panelist Discussion" is overlaid in a bold, teal, sans-serif font in the center of the image.

Panelist Discussion

PANELISTS

Terrence Parker

Terra Firma Landscape Architecture

Emily Corbett Chadwick

Manypenny Murphy Architecture

Nick Cracknell

Principal Planner, City of Portsmouth

Lawrence Cheng

Bruner Cott Architects of the Redgate/Kane Team

Design & Historic Preservation







BOW STREET



DANIEL STREET



c. 1988



Odd Fellows
Hall (former)
c. 1877



North
Church
c. 1855



c. 2006

Portsmouth Athenaeum
c. 1817



**DOWNTOWN
CONTEXT**

PORTSMOUTH'S CHARACTER-BASED ZONING



- To encourage development that is **compatible with the established character of its surroundings** and consistent with the City's goals for the preservation or enhancement of the area
- **Character District 4 [CD 4]**
 - +1 ½ acres along Penhallow, Daniel and Chapel Streets
 - 2 to 3 ½ story/40 foot bldgs.
 - 90% coverage of lot
- **Character District 5 [CD 5]**
 - ½ acre along Bow Street
 - Allows 2 to 4 ½ story/ 45 foot bldgs.
 - 95% coverage of the lot
- Both zones allow for an additional 10' in height if 20% of site is designated as 'community space' (wider sidewalks, alleyways, parks, playground, greenways).

HISTORIC REHABILITATION GUIDELINES

- **The Secretary of the Interior's Standards for Rehabilitation + Historic District Commission Guidelines** provide a framework and guidance for decision-making about work or changes to a historic property.
- **“The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.”**
 - New architecture should reflect the time in which it was constructed
 - Whatever is built needs to be compatible

DESIGN PRINCIPLES	NEW COMMERCIAL DEVELOPMENT
Scale: Height & Width	Proportions and size of the new commercial construction compared with neighboring buildings
Building Form & Massing	The three-dimensional relationship and configuration of the new commercial construction footprint, its walls and roof compared with neighboring buildings
Setback	Distance of the new commercial construction to the street or property line when compared with other buildings on the block
Site Coverage	Percentage of the site that is covered by new commercial construction, when compared to nearby sites of compatible size
Orientation	Location of the front of the new commercial construction and principal entrance relative to other buildings on the block
Alignment, Rhythm & Spacing	Effect the new commercial construction will have on the existing patterns on its block
Architectural Elements & Projections	Size, shape, proportions and location of each entrance, balcony, roof overhang, chimney, dormer, parapet and other elements that contribute to the building's overall shape and silhouette relative to neighboring buildings
Façade Proportions: Window & Door Patterns	Relationship of the size, shape and location of the new commercial construction's façade and building elements to each other, as well as when compared to other buildings in the area
Trim & Detail	Moldings, decorative elements and features of a building that are secondary to major surfaces such as walls and roofs and how they relate to the neighboring buildings
Materials	Products with which a new commercial building is composed or constructed and how these relate to neighboring buildings

An aerial photograph of a city street scene. A large, multi-story building with a flat roof and many windows is the central focus. It has a small, square, white-roofed structure on its roof. The building is surrounded by other smaller buildings, parking lots filled with cars, and trees. The text "Panelist Discussion" is overlaid in a large, bold, purple font across the middle of the image.

Panelist Discussion

PANELISTS

Steve McHenry

McHenry Architecture

Martin Ryan

Historic District Commission

Nancy Colbert Puff

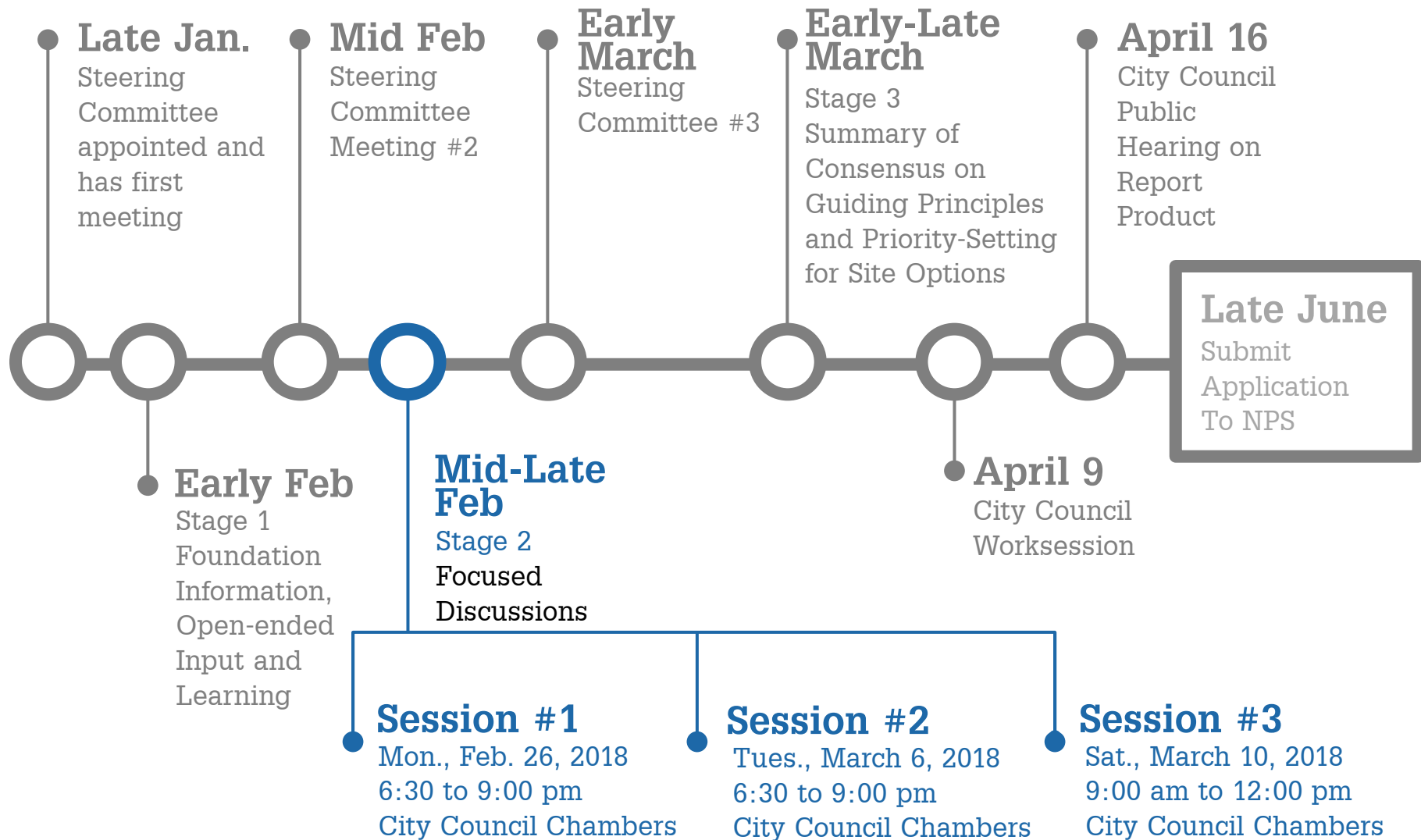
Deputy City Manager, City of Portsmouth

Henry Moss

Bruner Cott Architects of the Redgate/Kane Team

REPORT OUT + NEXT STEPS

STAGE 2 PROCESS



QUESTION:

Respond at [PollEv.com/mcintyreproj140](https://www.poll-ev.com/mcintyreproj140) or Text MCINTYREPROJ140 to 22333 once to join, then A,B,C,D,E,F

Which image best embodies the most essential feature you'd like to see in a public space at the McIntyre site?



A. Historic Reuse



B. Food Hall



C. Social Gathering Space



D. Public Art

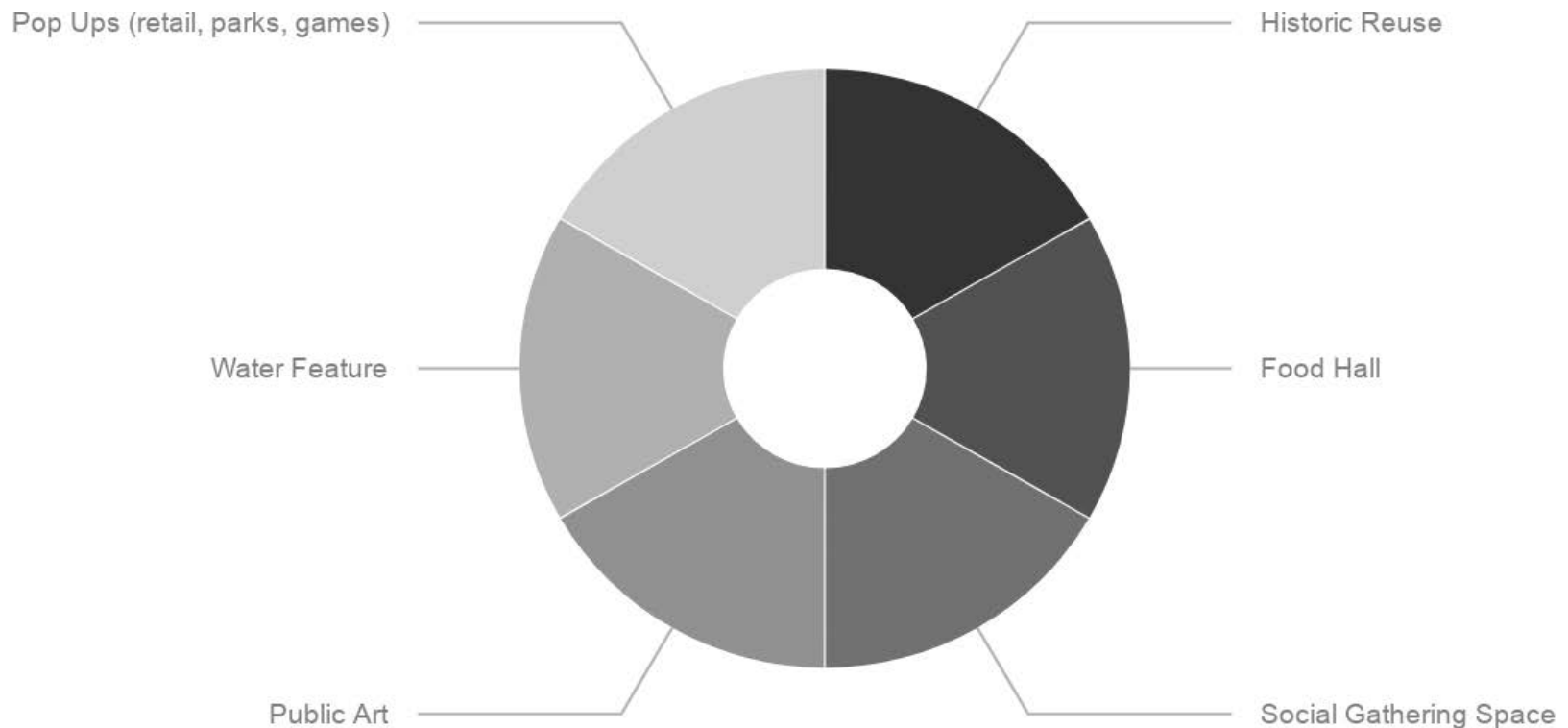


E. Water Feature



F. Pop Ups

Which image best embodies the most essential feature you'd like to see in a public space at the McIntyre site?



www.cityofportsmouth.com/ mcintyre-project

City of PORTSMOUTH NH

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MCINTYRE PROJECT



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[City Presentations/News](#)

[Historic Surplus Property Program](#)

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UP AND COMING MEETINGS

SAT
FEB
03

MCINTYRE PROJECT PUBLIC SESSION

9:00 AM
Eileen Dondero Foley Council
Chambers, City Hall

THU
FEB
08

MCINTYRE PROJECT PUBLIC SESSION

6:30 PM
Eileen Dondero Foley Council
Chambers, City Hall

TUE
FEB
13

MCINTYRE STEERING COMMITTEE

8:00 AM
Conference Room A, City Hall

The Thomas J. McIntyre Federal Building has been home to several offices of the Federal government for over 50 years. Located on Daniel Street, the building has supported offices of the Internal Revenue Service, the Social Security administration, the Federal Bureau of Investigation, and the U.S. Postal Service. Since 2004, the General Services Administration (GSA) has been planning to relocate the functions from this property to another location in Portsmouth. In fall of 2016, the GSA officially began its disposal process, declaring the building to be surplus to its needs.

Public Input Sessions



RESIDENTS > MCINTYRE PROJECT