

An aerial photograph of a city street intersection. A large, multi-story brick building with a flat roof and many windows is the central focus. It has a covered entrance on the left side. Surrounding the building are various other buildings, including smaller brick houses and commercial structures. There are several parking lots with cars and trucks. The text "McINTYRE PROJECT PUBLIC HEARING" is at the top, followed by "Historic Monument Program Draft Application" in a larger font. The date "January 7, 2019" is in the bottom right corner.

McINTYRE PROJECT PUBLIC HEARING

Historic Monument Program Draft Application

January 7, 2019

Presentation

DRAFT Application

Project History

Public Process

Public Private Partnership

Public Benefits

Private Benefits

Recent FAQ's

Updated Project Schedule





SECTION I - REQUEST FOR PROPERTY

To: General Services Administration	Through: National Park Service
Address: Thomas P. O'Neill Jr. Federal Building	Name: Bonnie J. Haida
10 Causeway Street	Address: Program Manager, Preservation Assistance
City: Boston	200 Chestnut Street
State: MA Zip: 02222	City: Philadelphia
	State: PA Zip: 19106

GSA Control Number: _____

The undersigned, _____, City of _____, _____, after referred to as the Applicant or Grantee, acting by and through _____, John Bohenic, City Manager, at _____, 1 Dunkin' Avenue, Portsmouth, NH 03801, of the _____, City of Portsmouth, _____, hereby applies for the conveyance, without monetary consideration, for use for historic monument purposes, from the United States of America pursuant to 40 U.S.C. 550(h), and in accordance with the rules and regulations of the General Services Administration, the following described property:

an improved 2.1 acre site occupied by the Thomas J. McIntyre building located at 62 Daniel Street (see Exhibit _____)

This property is more fully described in the "Program of Preservation and Utilization," attached hereto and made a part hereof. Enclosed herewith is a resolution or certification as to the authority of the undersigned to execute this Application and to do all other acts necessary to consummate the transaction.

The undersigned agrees that this Application is made subject to the following terms and conditions:

1. This Application, as approved by the Secretary of the Interior (Secretary) and as accepted by the Administrator of the General Services (Administrator), shall constitute the entire agreement among the Applicant, the Secretary, and the Administrator, unless modified in writing by the three parties.
2. The descriptions of the property set forth above are believed to be correct, but any error or omission shall not constitute ground or reason for nonperformance of the agreement resulting from the acceptance of this Application.
3. It is understood that the property is to be conveyed "As Is" and "Where Is" without representation, warranty, or guaranty as to quantity, quality, character, condition, size or kind, or that the same is in condition or fit to be used for the purpose intended, and no claim for any adjustments upon such grounds will be considered after this Application has been accepted.
4. The Applicant agrees to assume possession of the property within 15 days of any written request given by the Administrator after acceptance of this Application. Should the Applicant fail to take actual possession within such period, it shall nonetheless be charged with constructive possession commencing at 12:01 a.m., local time, of the 16th day after such request by the Administrator. The word "possession" shall mean either actual physical possession or constructive possession.
5. As of the date of assumption of possession of the property, or the date of conveyance, whichever occurs first, the Applicant shall assume responsibility for any general and special real and personal property taxes which may have been or may be assessed on the property, and shall pay its part of the pro-ration of any sums paid, or due to be paid by the Federal Government in lieu of taxes.

Historic Surplus Property Program

(a public benefit conveyance)

Application is **legally binding**, terms include:

- Property will be conveyed **"as is"**
- City agrees to assume possession following application acceptance
- **Preservation and Utilization Plan must conform to Secretary of the Interior Standards, and any changes must have written concurrence**
- Any lease must have **prior approval**
- **Biennial Reports required (audit report)**
- **Title may revert** to U.S. for non-compliance
- All laws re: **nondiscrimination** apply
- **Signage** in perpetuity

Brief Chronology

The City and its Congressional delegation have made diligent and intensive efforts to obtain the property over the past 13+ years – during that time, the federal land acquisition process, and changes in building design requirements, tenant needs/project scope, and funding availability all impacted the schedule.

CHRONOLOGY OF FEDERAL MCINTYRE BUILDING RELOCATION

2004-2016

2004:

Jan

Passage of Public Law 108-199 Sec. 408 regarding funds for relocation of federal building to McIntyre Building site

2007-2008

Mar 1st

Letter from Mayor S. to carry out acceptance of McIntyre site.

Oct

President Bush's

2009:

Jan 14th

Senator Gregg sends response to Deputy City Manager's request for

McIntyre Building Relocation

Chronology

Feb 12, 2014

Occupancy new building January 2014

2012:

Sept 17th

City contacts Senator Shaheen's office to request update on construction

process. Senator Shaheen's staff coordinates meeting for Sept 26th with

local delegation staff and City staff.

A4—Portsmouth Herald (N.H.), Friday, January 31, 2003

Seacoast / New Hampshire

McIntyre could go to city

Gregg bill would allow Portsmouth to demolish, redevelop federal building

By Jesse J. DeConto

City outlines priorities for McIntyre redevelopment



BUY PHOTO

HIDE CAPTION

The city of Portsmouth's draft request for proposals for the McIntyre Federal Building outlines the city's key priorities for redeveloping downtown site. Among goals are creating public and open spaces. [Ioanna Raptis/Seacoastonline]

Building Relocation

4

May 8th

After no response, second request to GSA for information requested in April 15th correspondence.

May 16th

Response from GSA Associate Administrator Lisa Austin acknowledging Mayor's request and reporting that GSA is "actively re-evaluating options" for tenant agencies in Portsmouth.

June 5th

Teleconference between GSA and City Council Working Group to discuss process for federal property disposition and opportunity for City to participate in process.

1st

Teleconference between GSA and City Council Working Group to continue discussion on process for federal property disposition and opportunity for City to participate in process.

4th

City Council non-meeting on negotiations and property disposition.

22nd

Teleconference between GSA and City Council Working Group to continue discussion on process for federal property disposition and opportunity for City to participate in process.

1st

City Council update memo.

14th

Teleconference between GSA and City Council Working Group to continue discussion on process for federal property disposition and opportunity for City to participate in process.

17th

Working Group provides progress update at City Council meeting.

19th

Teleconference between GSA and City Council Working Group to continue discussion on process for federal property disposition and opportunity for City to participate in process.

20th

Teleconference between GSA and City Council Working Group to continue discussion on process for federal property disposition and opportunity for City to participate in process.

3rd

Teleconference between GSA and City Council Working Group to continue discussion on process for federal property disposition and opportunity for City to participate in process.

3rd

Teleconference between GSA and City Council Working Group. City Manager memo update to City Council on federal property disposition process.

24th

Teleconference between GSA and City Council Working Group to continue discussion on process for federal property disposition and opportunity for City to participate in process.

McIntyre (1966) is listed in Portsmouth Downtown NR District

NPS Form 10-900

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Portsmouth Downtown Historic District

Other names/site number: N/A

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Multiple

City or town: Portsmouth

State: New Hampshire

County: Rockingham

Not For Publication: ☐

Vicinity: ☐



Letter of Interest RFQ/RFP Process

Letter to GSA: January, 2017



LEGGAT MCCALL –
“LINDEN SQUARE”

Proposal Developer	Linden Square Legat McCall Properties hotelAVE - hotel partner
Program	
Residential # Units	Rental Apts 122
Hotel # rooms	98 includes 15,500 SF of restaurants
Office Gross, Net SF	
Retail/Rest Gross, Net SF	23,128
Total Gr SF (excl parkg)	237,710
Total Net SF	178,518
Parking # Spaces	184
Total Development Cost	\$83,683,467
Budget Allocation for: Site, Demo, Abatement Environmental Remediation	\$7,176,309 ?



TWO INTERNATIONAL/
OCEAN PROPERTIES

Proposal Developer	Ocean Properties Hotels & Two International Group JV
Program	
Residential # Units	Rental Apts 34
Hotel # rooms	120 includes 2,944 SF bar
Office Gross, Net SF	
Retail/Rest Gross, Net SF	29,460
Total Gr SF (excl parkg)	172,419
Total Net SF	132,109
Parking # Spaces	239
Total Development Cost	\$65,930,618
Budget Allocation for: Site, Demo, Abatement Environmental Remediation	\$1,300,000 \$500,000



REQUEST FOR QUALIFICATIONS

Development Partnership with the City of Portsmouth

for Reuse & Redevelopment of the Thomas J. McIntyre Federal Property

80 Daniel Street

pursuant to the Historic Surplus Property Program

CITY OF PORTSMOUTH, NH REQUEST FOR PROPOSALS



DEVELOPMENT PARTNERSHIP FOR REUSE & REDEVELOPMENT OF THE THOMAS J. MCINTYRE FEDERAL PROPERTY 80 DANIEL STREET

PURSUANT TO THE HISTORIC SURPLUS PROPERTY PROGRAM

PROPOSALS ARE DUE: NOVEMBER 6, 2017 2:00 PM



REDGATE/KANE –
“SOBOW SQUARE”

Proposal Developer	SoBow Square LLC Redgate & The Kane Company JV
Program	
Residential # Units	Condos, THs 50
Hotel # rooms	
Office Gross, Net SF	
Retail/Rest Gross, Net SF	43,075
Total Gr SF (excl parkg)	45,330
Total Net SF	149,505
Parking # Spaces	140,355
Total Development Cost	\$67,600,000
Budget Allocation for: Site, Demo, Abatement Environmental Remediation	? ?

Redgate/Kane Proposal

In January, 2018 the City Council chose as its preferred partner:

- ▶ Only proposal received to **not include hotel**
- ▶ Re-uses McIntyre with **office space** – downtown workforce
- ▶ Proposal demonstrated **due diligence Urban design/architecture/historic preservation**
 - ▶ Least “developed” of the proposals
 - ▶ Renowned architecture lead
 - ▶ Expert historic preservation



35 Public Meetings in 32 Months

City Council, Public Process, HDC (2), PB (1)

1/7/19

12/17/18

11/19/18

9/4/18

6/4/18

5/7/18

3/19/18

1/16/18

12/20/17

11/13/17

9/9/17

7/31/17

7/10/17

6/26/17

1/9/17

8/15/16

6/20/16

1/26/18

2/13/18

3/7/18

3/15/18

4/4/18

5/2/18

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10/11/18

2/3/18

2/8/18

2/26/18

3/6/18

3/10/18

3/28/18

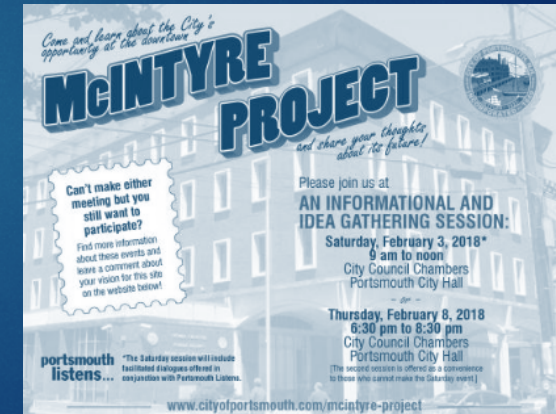
4/24/18



5/7/18

9/12/18

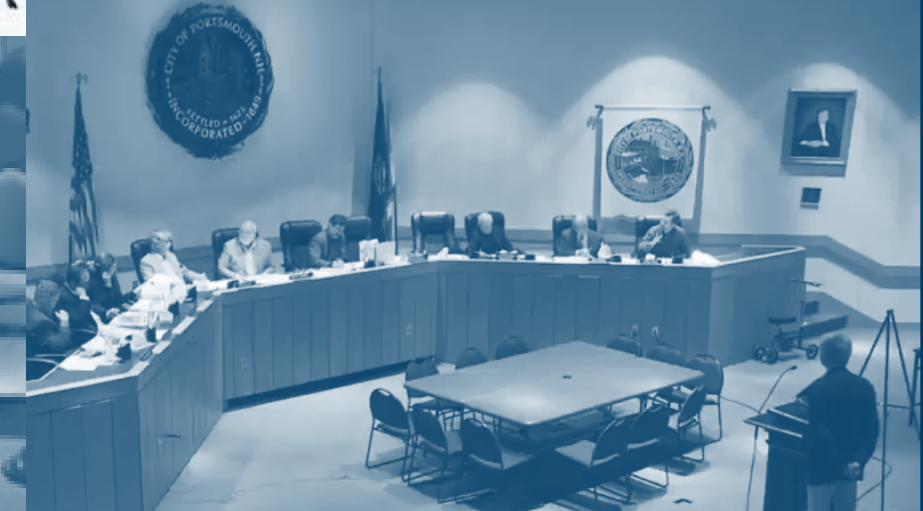
12/20/18





Public Input





Public Input

6) DON'T MESS IT UP! OPPORTUNITY!

McIntyre Framework



City of PORTSMOUTH NH

MCINTYRE PROJECT

Public Input City Presentations Historic Surplus Property Program More

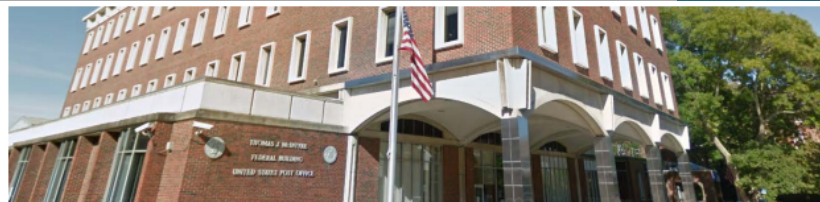
MCINTYRE PUBLIC INPUT BLUE RIBBON STEERING COMMITTEE

The McIntyre Public Input Blue Ribbon Steering Committee voted to submit its **Report Back to the City Council**. The report back is composed of two parts: the McIntyre Framework and an evaluation of how the Framework has been met by the proposed project as presented on April 24th, as well as Framework objectives that warrant additional consideration.

Appointments to the **McIntyre Public**

- Councilor Chris Dwyer, Chair
- Councilor Doug Roberts
- Councilor Rebecca Perkins
- Former Mayor Tom Ferrini
- Phil Cohen
- John Formella
- Larry Yerdon

The Committee's charge is to: to sponsor, second, assemble the priorities and proposed project as presented on April 24th, as well as Framework objectives that warrant additional consideration.



McIntyre Project Public Input Process - ESSENTIAL FRAMEWORK -

A. PUBLIC REALM

- Include easily adaptable public realm spaces that accommodate modestly-sized indoor and outdoor gathering space and a variety of activities and programming options for all ages. The public realm of the McIntyre should complement existing and planned Portsmouth assets (e.g. Market Square, Prescott Park, Vaughn-Bridge-Worth, etc.).
- Establish a highly walkable project buildout that creates interesting and varied pedestrian experiences (including public art and views) along all property edges and throughout/within the property. Make edges active and inviting.
- Offer an opportunity for the public to access to the expansive elevated views of the downtown and waterfront. Preserve critical viewsheds from the street level experience.

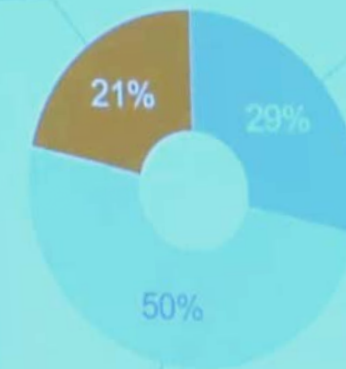
Which image best embodies the most essential feature you'd like to see in a public space at the McIntyre site?

Respond at [PollEv.com/mcintyreproj140](https://www.poll Everywhere.com/mcintyreproj140)

Text MCINTYREPROJ140 to 22333 once to join, then A, B, C, D, E...

Pop Ups (retail, parks, games)

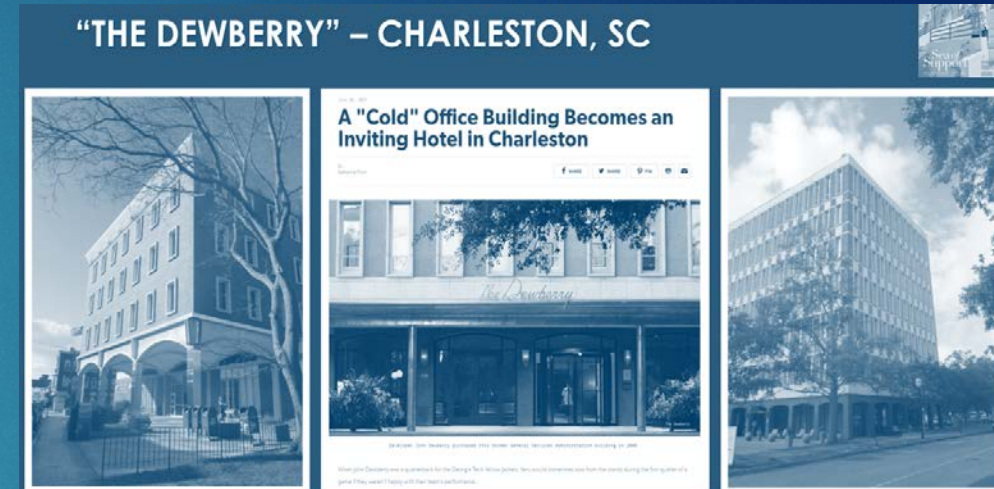
Historic Reuse



Social Gathering Space

Public Benefit

- ▶ Historic Preservation
- ▶ Mixed Use (no hotel)
 - Small Format/Flexible Marketplace
- ▶ 3 New Outdoor Public Spaces– 44% of site
 - Connection to Commercial Alley
 - Connection(s) from Daniel to Bow
 - Connection to Chapel Court
- ▶ Indoor Community Space – Collaborative Public Programming
- ▶ Hazardous Material Remediation
- ▶ Ground Lease Rent/Taxes/Excess Income



Mixed Use

"Achieve redevelopment of the McIntyre Federal Building site with uses that contribute to the tax base and the vitality of the downtown." – Master Plan 2005



McIntyre Project GROUND FLOOR USES

LOCAL ARTS + MAKER



SHORT-TERM VENDORS



EXPERIMENTAL



TRADITIONAL RETAIL

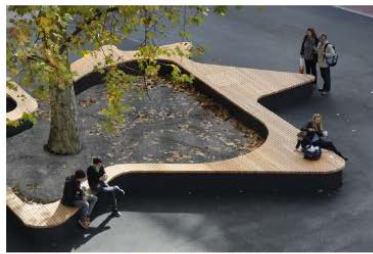


Outdoor Plazas



Outdoor Plazas

McIntyre Project BOW PLAZA

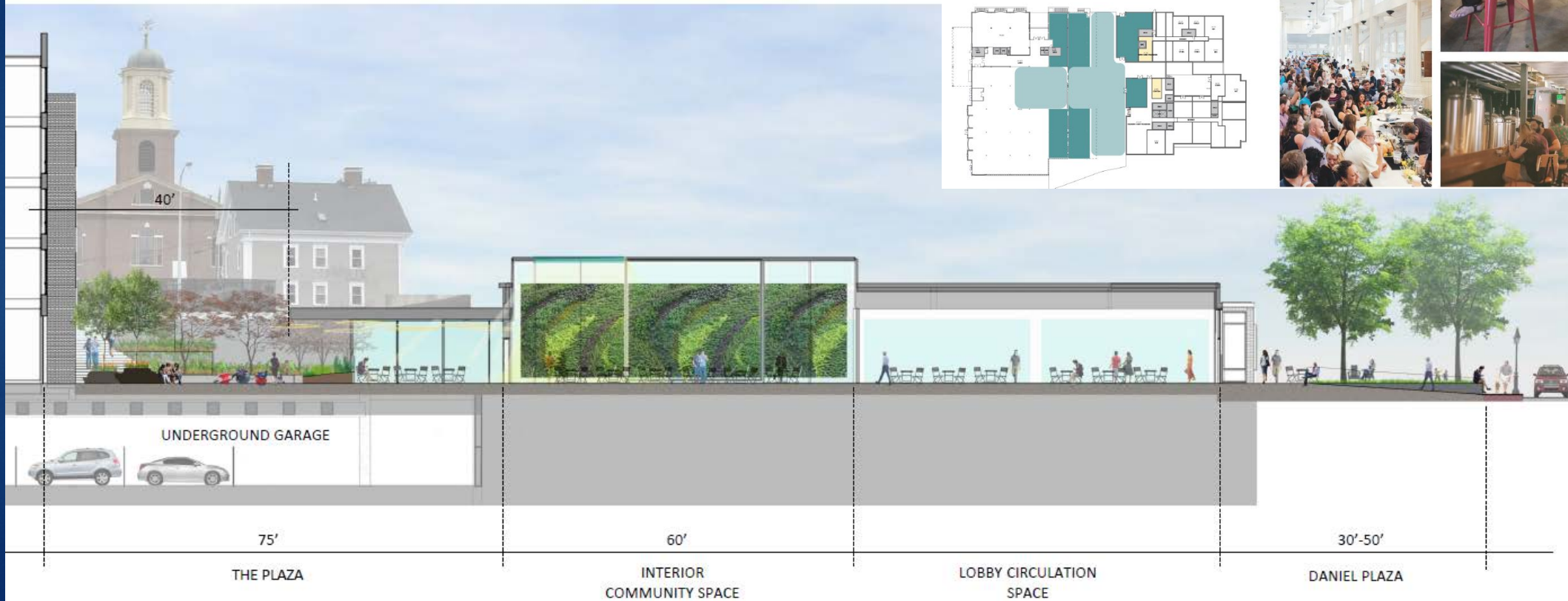


McIntyre Project DANIEL PLAZA



Indoor Community Space

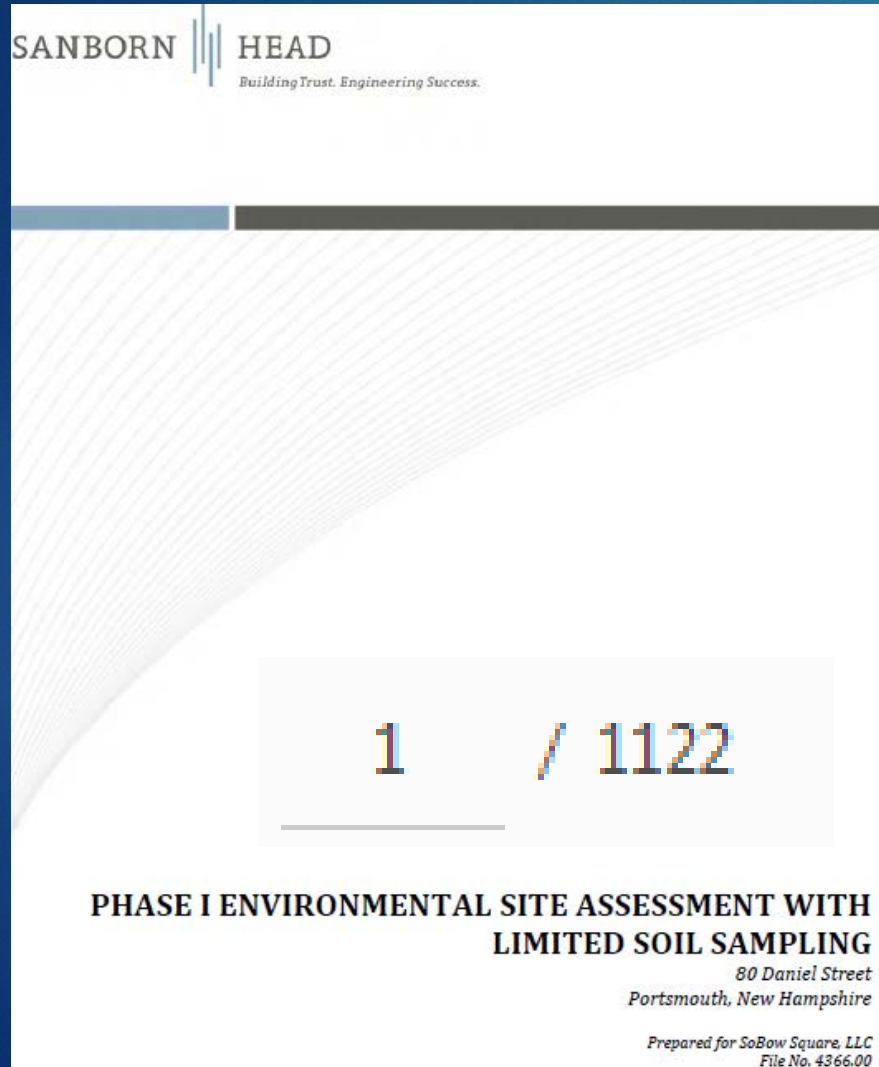
McIntyre Project COMMUNITY SPACE



COMMUNITY SPACE



Hazardous Material Remediation



► \$1.9 (direct) -\$2.3 (total) million in remediation

HAZARDOUS BUILDING MATERIALS SURVEY REPORT T.J. MCINTYRE FEDERAL BUILDING 80 DANIEL STREET, PORTSMOUTH, NH



PREPARED FOR:

SANBORN, HEAD & ASSOCIATES
ONE TECHNOLOGY PARK DRIVE
WESTFORD, MA 01886

PREPARED BY:

AXIOM PARTNERS, INC.
ONE PLEASURE ISLAND ROAD
WAKEFIELD, MA 01880

AXIOM PROJECT NUMBER 01074.06

SIMPSON GUMPERTZ & HEGER

Engineering of Structures
and Building Enclosures

3 August 2018

Mr. Steve Perdue
Redgate Real Estate Advisors, LLC
265 Franklin Street, 6th Floor
Boston, MA 02110

Project 180822 Building Envelope Condition Assessment Survey, T. J. McIntyre
Federal Building, Portsmouth, NH

- Re-integrate the site with the urban core through a "live/work/play" mix of uses that enhances the vitality of the downtown neighborhood.
- Create connections through the site, so that it is accessible and inviting to the public.
- Include significant open spaces that will be enjoyed by the public.
- Preserve the essential historic character of the McIntyre Building.
- Make the site sustainable and resilient to promote the City's Eco-Municipality status.

Public Benefit



Title 40 U.S.C. 550(h) authorizes conveyance to any State, political subdivision, instrumentalities thereof, or municipality, ... in the determination of the **Secretary of the Interior is suitable and desirable for use as a historic monument for the benefit of the public.** Conveyances of property for historic monument purposes under this authority shall be made **without monetary consideration to the United States...** All income exceeding the cost of repairs, rehabilitation, and maintenance shall be used for public historic preservation, park, or recreational purposes. Deeds conveying any surplus real property under this authority shall be used and maintained for the purposes for which it was conveyed in perpetuity ...

Public Benefit: Financial Plan - TBD



City must demonstrate capacity & plan should be feasible

Public/private benefits are to be **fair and balanced (non-cash & cash)**

- ▶ Is development proposal **feasible** from a market standpoint?
- ▶ **Ground Lease** Payment*
- ▶ **Taxes** (\$500,000? To be determined by Assessor)
- ▶ **Surplus Income** (beyond “reasonable profit”)

Community Benefits	Amount
Public Realm	\$ 6,150,000
Community Space	\$ 625,000
Offsite Utility Upgrades	\$ 400,000
TOTAL	\$ 7,175,000

Ongoing Benefits (annual)	Amount
Proposed Ground Lease Payment*	\$ 100,000
Community Space Free Rent	\$ 105,000
Community Space Operations	\$ 37,000
TOTAL	\$ 242,000

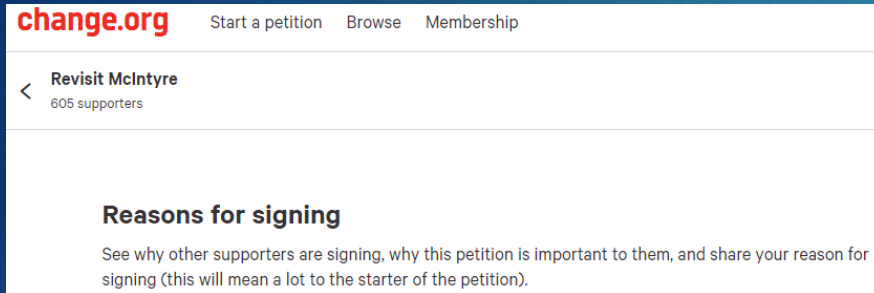
Private Investment/Benefit



- ▶ ~ \$60 million project
- ▶ 2.1 acres in downtown
- ▶ “we will be creating a **new destination for downtown Portsmouth**”



Private Investment/Benefit FAQ's



- ▶ Q: Let's provide what the citizens have asked for.....1) Open **GREEN** Space, 2) **PARKING**, an additional 250 space and 3) **POST OFFICE!**
- ▶ A: The **McIntyre Framework** resulted from the public input process.

The **Post Office** is provided a space in the site **plan** to return to once the construction project is complete.

Parking – **Transportation Demand Management (TDM)** will be required in the lease, and discussed with the Planning Board
PPP is a balancing act...



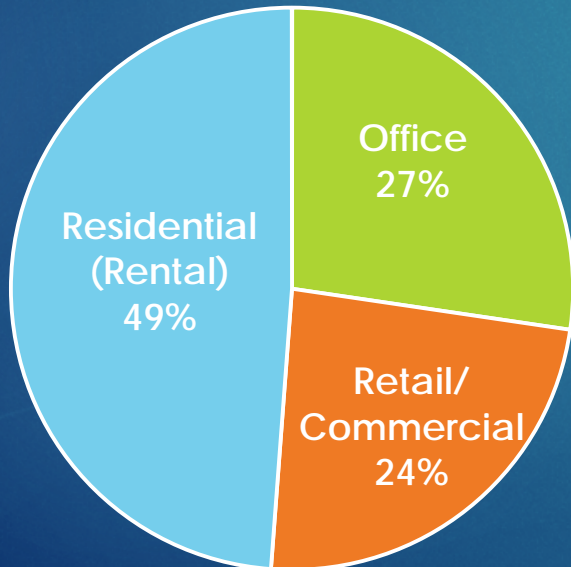
Private Investment/Benefit FAQ's



change.org Start a petition Browse Membership

< Revisit McIntyre
605 supporters

Reasons for signing
See why other supporters are signing, why this petition is important to them, and share your reason for signing (this will mean a lot to the starter of the petition).

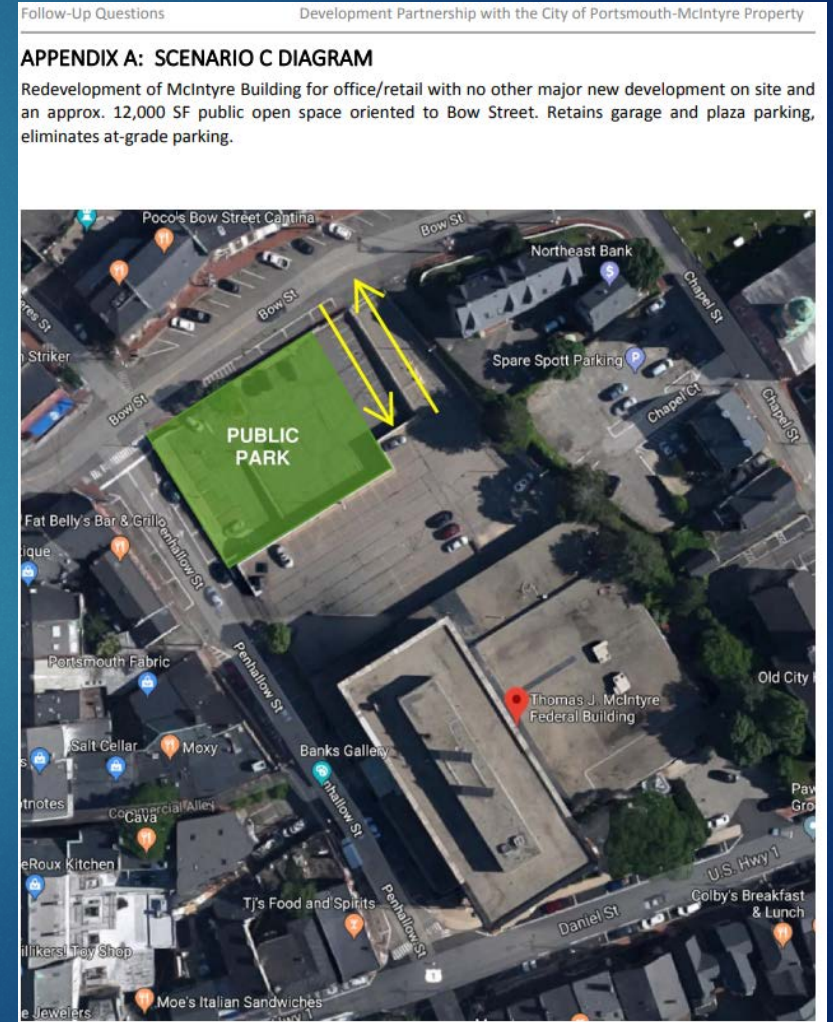


- Q: Portsmouth doesn't need another ugly, gigantic **hotel**, or more **luxury condos**.
- A: The **proposed project does not have a hotel, and condos are prohibited**.

Private Investment/Benefit FAQ's



- ▶ Q: Why not just **redevelop the McIntyre building and leave the remaining site a park?**
- ▶ A: **Three proposers** were asked to respond to this scenario –
 - ▶ **Not interested**
 - ▶ Would consider if **City subsidized parking at the Hanover Garage** and if the **City took on all risk associated with environmental remediation**
 - ▶ **Redgate/Kane diagram shown to the right**



Private Investment/Benefit FAQ's



- ▶ Q: \$100,000 in **rent is too low**. \$500,000 in taxes is too low. **The City is getting an unfair deal!** If 95% occupancy is required, will the City ever receive rent?
- ▶ A: The City is **amid negotiation** of the details of the Financial Plan, Development Agreement, and Financial Plan.

The has **engaged experts** to ensure that the deal is fair to both sides. **NPS will not recommend conveyance unless they agree.**



Private Investment/Benefit FAQ's



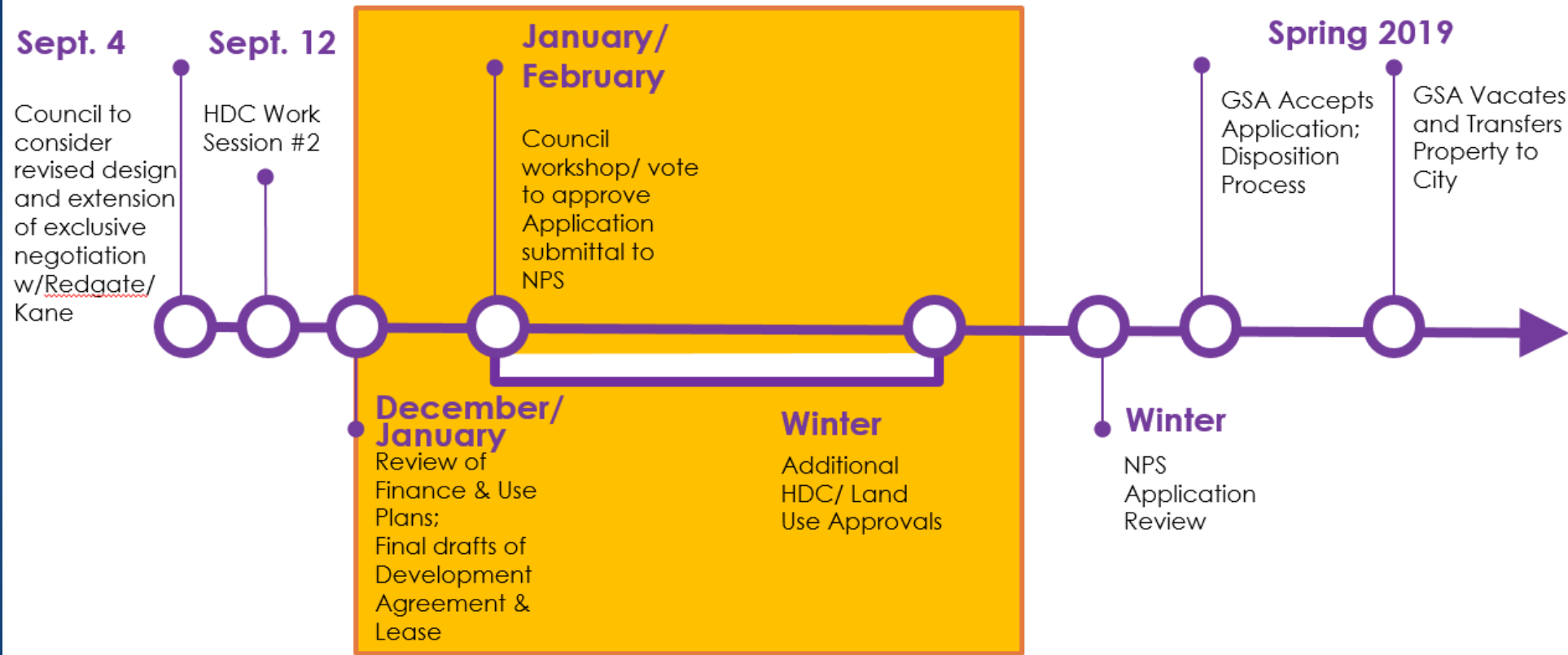
- ▶ Q: What will happen if Council rejects this application? Will the GSA give us an extension?
- ▶ A: The GSA's timeframe remains to vacate the building by June, 2019



We do not know if they would allow the City to delay its application; if GSA put the site on the market, historic preservation would be required by a deed restriction.

Future Process/Schedule

UPDATED PROJECT SCHEDULE



Questions?

