

# MCINTYRE PROJECT VISION REPORT

Portsmouth, New Hampshire

May 4, 2021

PRINCIPLE



# Cover Letter

*MSC to Provide*



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# Acknowledgements

Thank you to the nearly 600 community members who participated in the community engagement process from December 2020 through April 2021.

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# Process

In late 2020, the City of Portsmouth selected the Principle Group to help guide the community engagement process for the McIntyre Project. The goal was to gather public input and establish community consensus for a redesign of the McIntyre Project. Due to the COVID-19, the pandemic turned the “normal” way of doing a shared design and planning process on its head. How do we gather to share visions and values without being in the same room? The solution was a virtual community co-design process.

The McIntyre 101 presentation was the first of five public engagement events focused on the McIntyre Project. Held on Zoom, with 182 people in attendance, kicked off the Portsmouth Listens process and set the direction for the community’s work ahead.

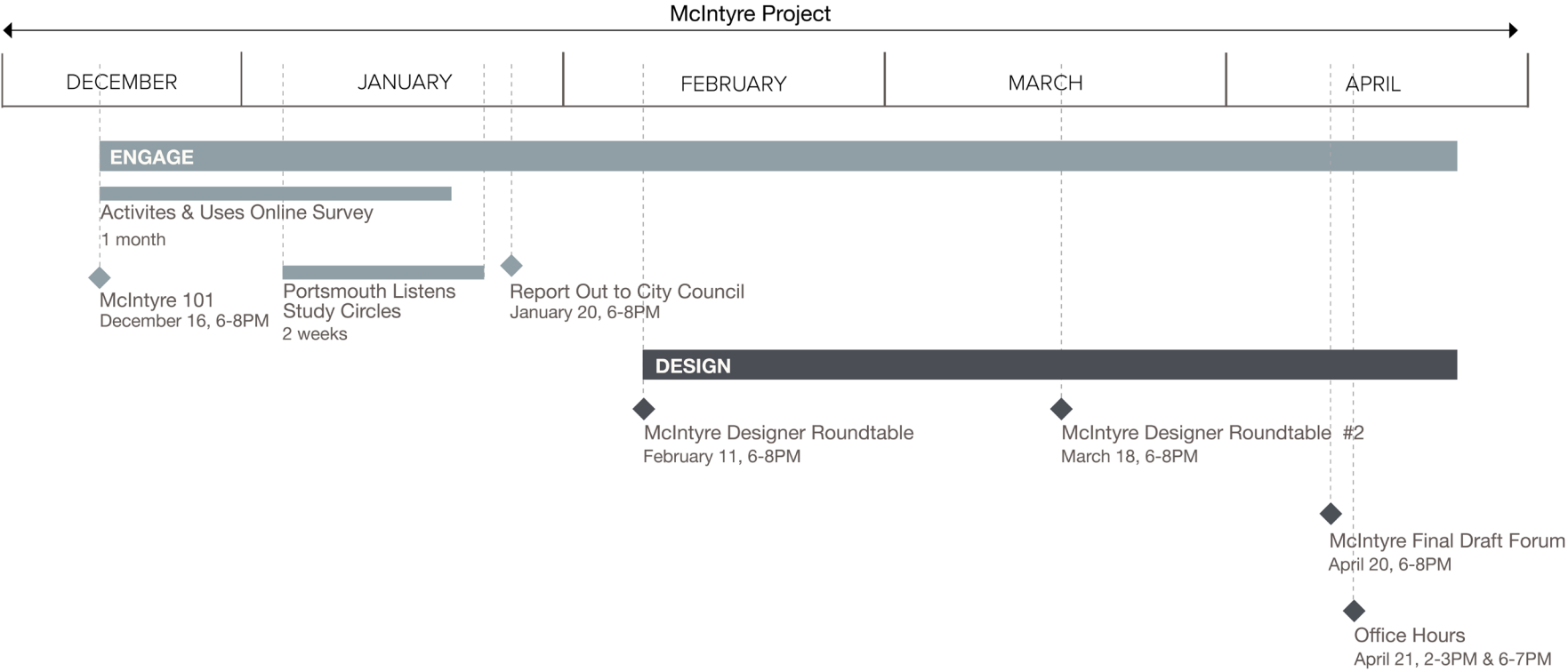
Portsmouth Listens, a non-profit organization focused on deliberative democracy, facilitated study circles to determine the “Values” of Portsmouth residents and the “Visions” they have for the McIntyre site. Each of the 22 groups met on Zoom under the guidance of a trained Portsmouth Listens facilitator for two 2-hour deliberation sessions. During the study sessions, the Values and Visions gathered were compiled into the appended report and presented by members of each study circle to the City Council on January 20th. Sixty-eight people attended the Report Out meeting on Zoom, simulcast on YouTube, and local access television. Overall, 177 residents participated in 22 Portsmouth Listens dialogue groups over two weeks--totaling at least 708 hours spent by residents--on the Portsmouth Listens Study Circle meetings alone.

The Values and Visions from the Portsmouth Listens Study Circles and the 225 survey responses from the Activities and Uses Survey (open from December 16th, 2020 through January 15th, 2021) helped identify the elements most important to Portsmouth residents. Principle compiled these elements into the McIntyre Design Brief, a set of concise design standards to incorporate into the McIntyre Project, which one can find in the Design Brief chapter of this report.

At the Designer Roundtable on February 11th, 2021, Principle presented eight unique designs to the community (Schemes A through H), incorporating the elements discussed in the Design Brief via Zoom. Each design expressed architectural, urban planning, and transportation-related alterations to reimagine the McIntyre site.

Principle Group discussed the eight designs in this public roundtable with 117 attendees. This group included eight architects, landscape architects, and planners tasked with helping to gain other professional and local perspectives on the designs. The Community feedback indicated a preference for Four of the eight designs discussed during the Design Roundtable from community feedback.

# Timeline





# Overview of Participation

## SURVEY #1

225

survey responses

55%  
Female

40%  
Male

5%  
Other

12%  
Ages 18-40

48%  
Ages 40-65

40%  
Ages 65+

Open Dec. 16 - Jan. 15

## MCINTYRE 101

182

attendees

Dec. 16 2020

## STUDY CIRCLES

244

original registrations

## SESSION 1 ATTENDANCE

Jan. 4 - 8

177  
attendees

73%  
rate of attendance

## SESSION 2 ATTENDANCE

Jan. 11 - 15

177  
attendees

73%  
rate of attendance

22

Study Circles

708

hours of participation

## PRESENTATION TO CITY COUNCIL

Jan. 20 2021

68  
attendees

# Overview of Participation

DESIGNER ROUNDTABLE #1

Feb. 11 2021

194 registered

117 attendees

MCINTYRE FINAL DRAFT FORUM

Apr. 20 2021

222 registered

113 attendees

MCINTYRE ROUNDTABLE #2

Mar. 18 2021

246 registered

163 attendees

OFFICE HOURS SESSION 1

Apr. 21 2021

6 attendees

SURVEY #2

Open Mar. 18 - Mar. 31

236 survey responses

OFFICE HOURS SESSION 2

Apr. 21 2021

15 attendees

TOTAL HOURS OF PARTICIPATION

includes residents' time spent on Survey 1, study circles,  
and all events and presentations

14,189



# How would you typically get to the McIntyre Property?



87% Walking

50.5% Car

41.6% Bicycle

3.3% Scooter

2.3% Bus

# Design Summary

## DESIGNER ROUNDTABLE #1

Feb. 11 2021  
8  
options presented

SCHEMES  
A B C D  
E F G H

Design work is an iterative process, with many qualitative and qualitative inputs must be translated into action. The design challenge is to synthesize all available information to create something that the community feels best accomplishes their vision and values. It requires feedback, tweaking, and borrowing elements from less-popular designs to include in a plan with more appeal. The result is a co-design process with the community’s input steering the design.

## MCINTYRE ROUNDTABLE #2

Mar. 18 2021  
4  
options presented

SCHEMES  
A - Square  
D - Plaza  
I - Market/Garden  
G - Park

## MCINTYRE FINAL DRAFT FORUM

Apr. 20 2021  
1  
option presented

SCHEME I





# Proposed Plan Response to the UNH Survey

The Survey Center at the University of New Hampshire conducted a survey for the City of Portsmouth. 3,495 responses were received. The survey questions asked residents to respond to the Redgate/Kane plan for the McIntyre site, the financial commitments from the City, and preferred architecture for the construction of new buildings.

## UNH SURVEY

### PUBLIC SPACE

38% INDOOR, OUTDOOR  
or A COMBINATION OF  
PUBLIC SPACE IN ONE  
PIECE

Most important change to R/K plan  
26% second most important

### POST OFFICE

35% RETURN POST OFFICE  
TO ITS ORIGINAL  
LOCATION

Most important change to R/K plan  
19% second most important

### LESS DENSITY

8% LESS DENSITY ON  
BOW STREET SIDE

most important change to R/K plan  
30% second most important

## PROPOSED VISION PLAN

### PUBLIC SPACE

51% OF THE 2.1 ACRES MCINTYRE SITE DEDICATED TO INDOOR,  
OUTDOOR AND COVERED PUBLIC SPACE

### POST OFFICE

THE PREFERRED PLAN ENCLOSED CAN ACCOMODATE A FULL  
SERVICE POST OFFICE WITH ACCESS TO A LOADING DOCK THAT  
CAN RANGE IN SIZE FROM 1,500 SF TO 5,000 SF BASED ON THE  
REQUIREMENTS OF THE USPS.

### LESS DENSITY

THE PREFERRED PLAN ENCLOSED INCLUDES A  
REDUCTION OF DENSITY ON THE BOW STREET SIDE OF  
THE SITE FROM 4 STORIES TO 2.5 STORIES

# **Survey Insights**



# The qualities of favorite places in Portsmouth



Prescott Park

"...outdoor plays, concerts, beautiful gardens, theatre and surrounding areas to walk including the bridge to Kittery."



Market Square

"Market Square, the beating heart of this town for nearly 400 years."



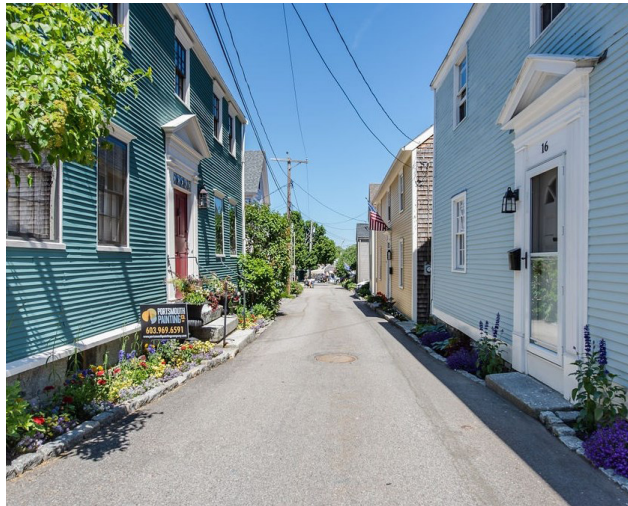
Strawberry Banke

"Walkability, quiet space surrounded by our community's history."



Commercial Alley

"Most European feeling part of town. Dense diverse shops. People are squeezed together. I want to feel the city."



Historic South End

"variety of architecture, gardens, human scale, always encounter people out walking."



Four Tree Island

"I love walking around Four Tree Island and Prescott park. These are community spaces that help bring people together!"





Peirce Island  
 "Pierce Island- surrounded by water and nature, it's quiet, not crowded, a respite, yet not too far from downtown."



Wentworth Coolidge Trails  
 "On the water, easy to access, not a lot of crowds."



Public Library  
 "It's a beautiful spacious building with lots of activities. It's a place built for the community. I almost always bump into somebody I know there. And there are plenty of bike racks."



Bow Street  
 "It has the density, activity, variation and liveliness that makes Portsmouth a special place."



South Street Cemetery  
 "It's beauty and profound serenity. It's very close to the downtown, but offers an escape..."

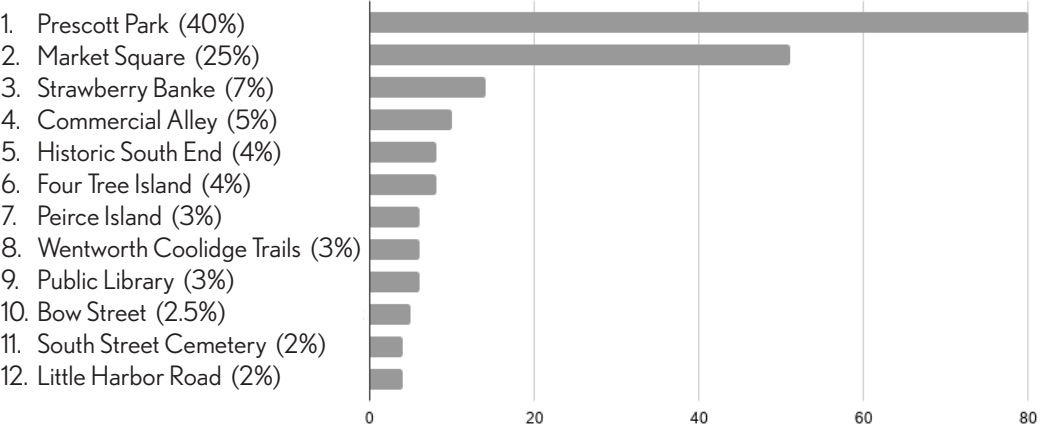


Little Harbor Road  
 "Little Harbor Road and Wentworth Gardner land - trails, trees, vistas, water views."



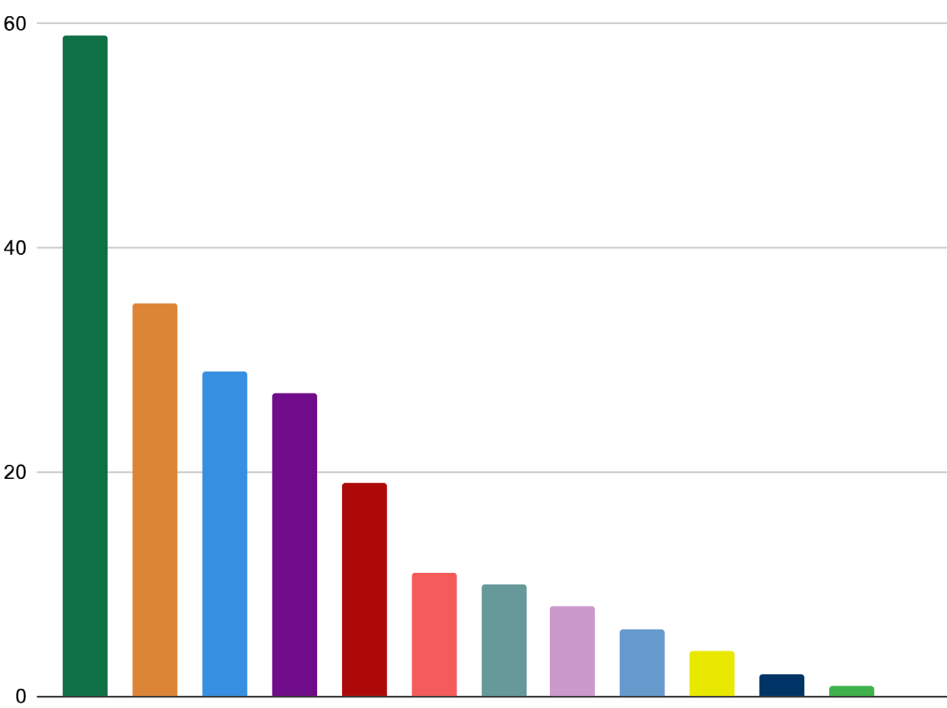
# Key Findings Favorite Places in Portsmouth

## Favorite Places:

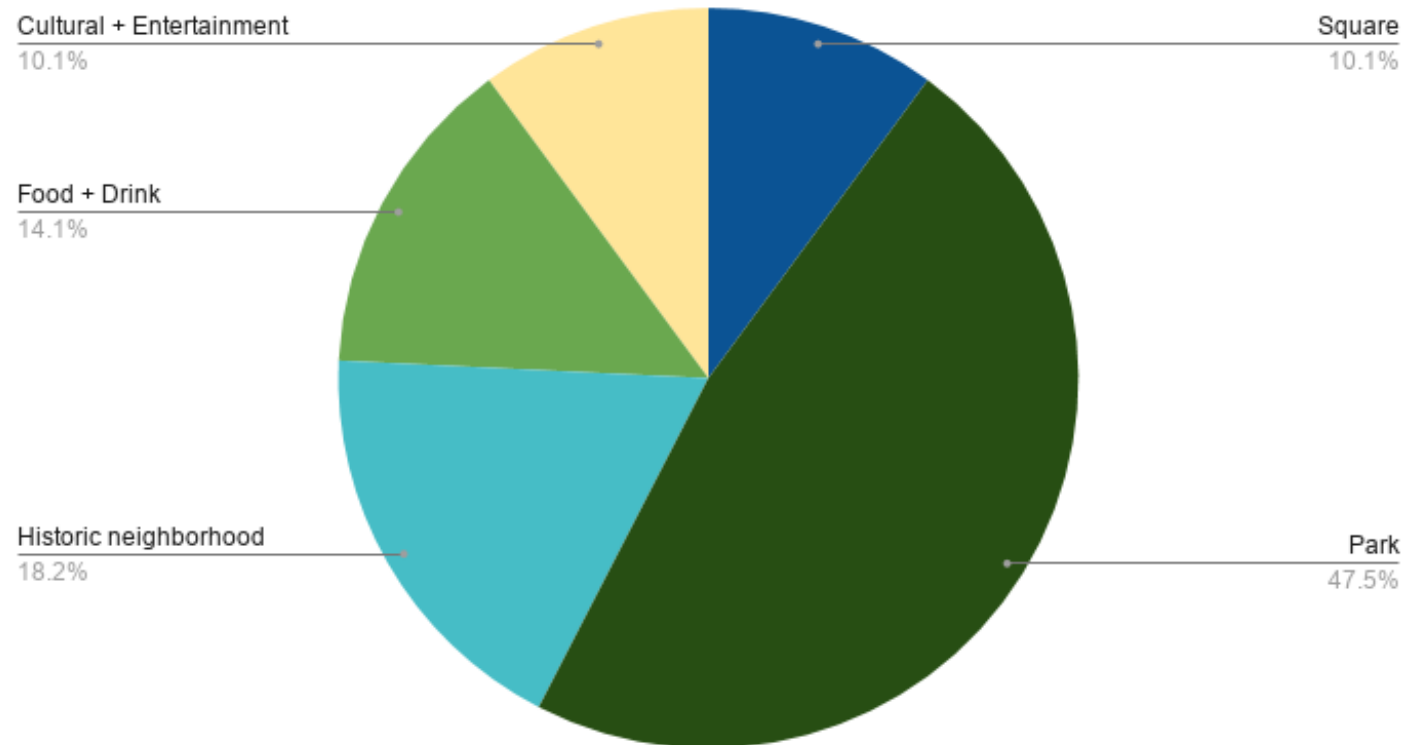


## Most frequently mentioned qualities:

- Open (28%)
- Human-Scale (16%)
- Historic / New England Aesthetic (14%)
- Hangout, linger, & places to sit (13%)
- Play, exercise, and activities (9%)
- Social & Active (5%)
- Sensory Pleasing (5%)
- Mobility, Connected, Accessible (4%)
- Safe, Comfortable, Pedestrian-friendly (3%)
- All seasons (4%)
- Seeing & views (1%)
- Sustainable (1%)



# Categories of Favorite Places in Portsmouth





"Prescott park and Four Tree Island, The view, the setting, being on the water...feeling proud of the place I live."

"Prescott Park. It offers entertainment, beauty, water views, amenities."

"It feels intimate. It has beautiful landscaping, public art, and varied walking paths."

"I enjoy the summer music performances particularly. It works for residents as well as tourists. It is pleasant to visit in all seasons."



"My favorite spot is Market Square - I love to sit and watch the life of the town. Friends, family, co-workers, visitors alike - the ebb and flow of Portsmouth life. I could sit there for hours soaking it all in..."

"Market Square, because it feels like a cozy, European-style community gathering space."

Market Square, especially with the COVID-related expansion of outdoor dining. All the pleasures of European city life where traffic is slowed and slimmed and made safer for pedestrians. The whole thing should be pedestrianized.

"The sense of being in an historic city, with layers of design and a feeling of livability."



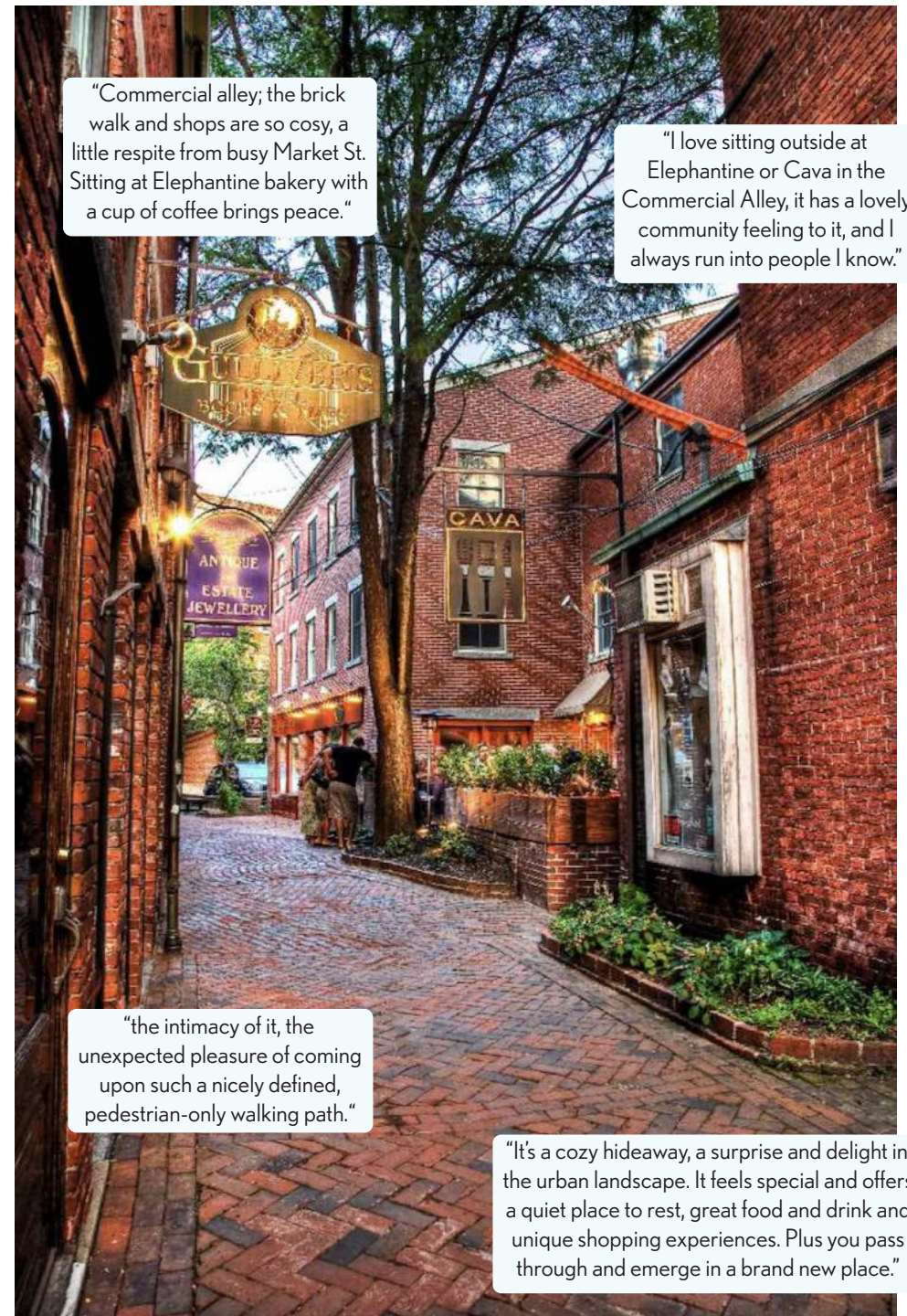


"Strawberry Banke - Family friendly, something for everyone, with every season."

"Open, active, and historic"

"Location with views, convenience to downtown. Open space possibilities."

"Strawberry Banke has become my new favorite place because during this trying time it has created a space for people to come together in the community - when it is not open for business (skating, educational events) it is open to the public for free (dog park, enjoy green space, picnicking, walking historic setting and the beautiful winter wonderland)."



"Commercial alley; the brick walk and shops are so cosy, a little respite from busy Market St. Sitting at Elephantine bakery with a cup of coffee brings peace."

"I love sitting outside at Elephantine or Cava in the Commercial Alley, it has a lovely community feeling to it, and I always run into people I know."

"the intimacy of it, the unexpected pleasure of coming upon such a nicely defined, pedestrian-only walking path."

"It's a cozy hideaway, a surprise and delight in the urban landscape. It feels special and offers a quiet place to rest, great food and drink and unique shopping experiences. Plus you pass through and emerge in a brand new place."

# **Visual Preference Survey**



# The qualities of the Visual Preference Survey images



Outdoor Cafe Seating, Paris  
Score: 4.2 out of 5



Farmer's Market  
Score: 4.0 out of 5



Tree-lined pedestrian street  
Score: 3.8 out of 5



Cafe de la Nuit Arles  
Score: 3.8 out of 5



Bryant Park, New York City  
Score: 3.6 out of 5



Pocket Park, London  
Score: 3.5 out of 5





Winter Market  
Score: 3.2 out of 5



Public festival, Cortona Lanterne  
Score: 3.0 out of 5



Park Steps  
Score: 3.3 out of 5



Fountain  
Score: 2.8 out of 5



Play Structure  
Score: 2.7 out of 5



Piazza del Campo  
Score: 2.7 out of 5



Skating Path  
Score: 1.8 out of 5





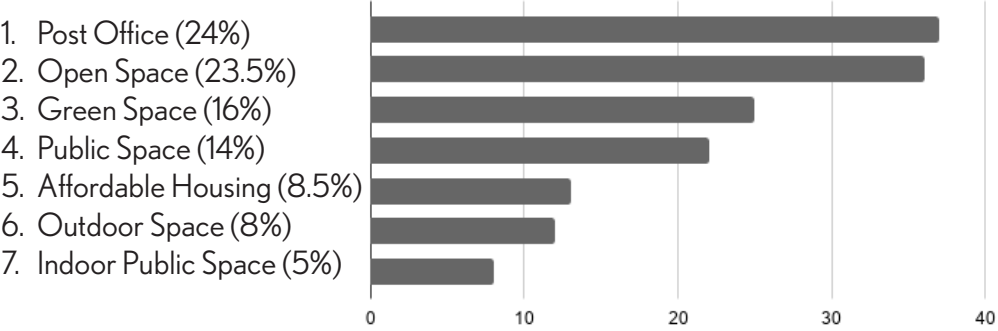






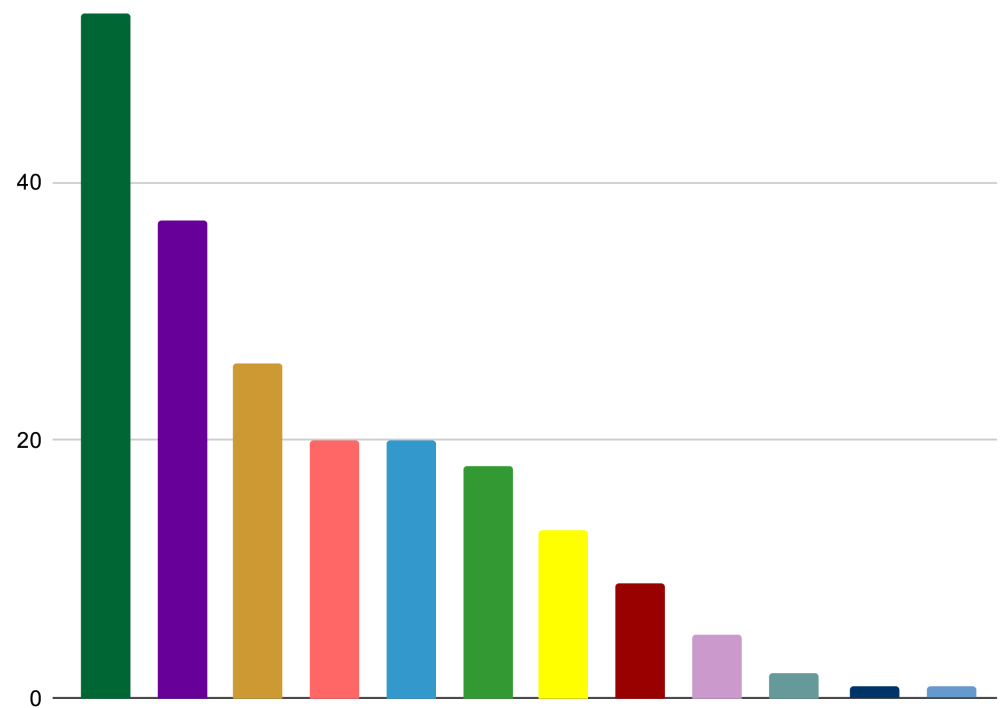
# Key Findings Vision for the McIntyre Property

Most mentioned visions:



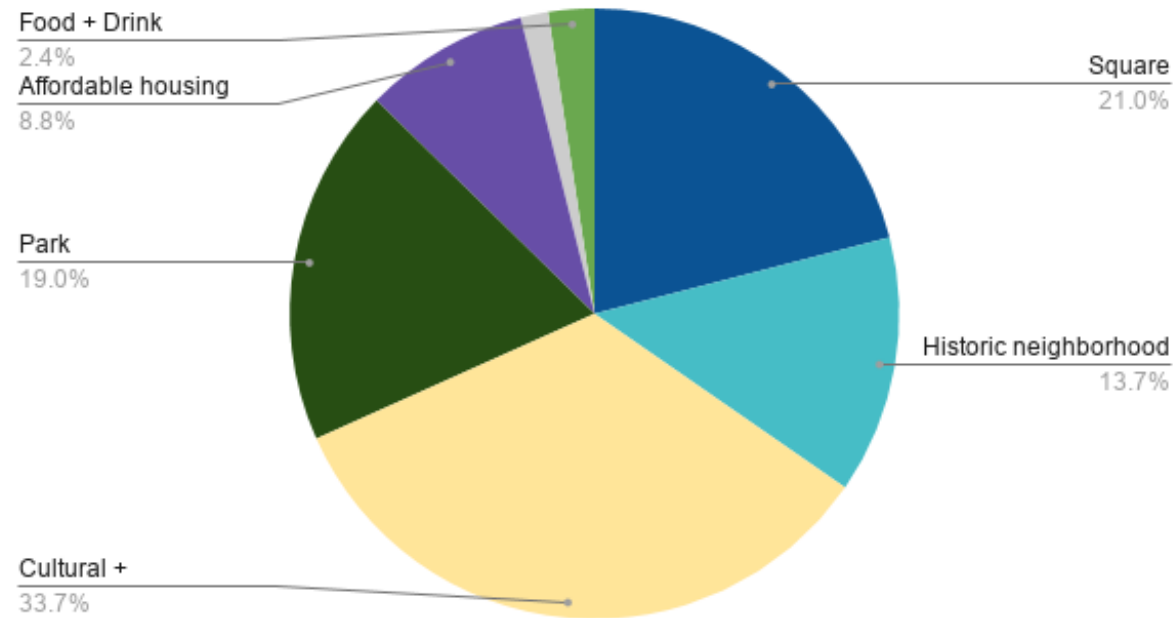
Most frequently mentioned attributes:

- Open (25%)
- Hangout, linger, & places to sit (17%)
- Human-Scale (12%)
- Social & Active (5%)
- Historic / New England Aesthetic (14%)
- Sustainable (8.5%)
- All seasons (6%)
- Play, exercise, and activities (5%)
- Mobility, Connected, Accessible (4%)
- Sensory Pleasing (5%)
- Safe, Comfortable, Pedestrian-friendly (3%)
- Seeing & views (1%)





# Categories of Vision for the McIntyre Property



# McIntyre Quality Criteria

The Design Quality Criteria are adapted from Jan Gehl's Twelve Quality Criteria for Public Spaces. We use the design criteria to categorize survey results and identify themes in people's favorite places.

## 1. Safe, Comfortable, Pedestrian friendly

- Does the lighting provide safety at night as well as a good atmosphere? Does the public space function well when it's windy? Is there shelter from strong sun, rain, or minor flooding? Do groups across age and ability experience traffic safety in the public space? Can one safely walk and bike without fear of being hit by a car?

## 2. Sensory pleasing, Peaceful

- Is there protection noises, dust, smells, or other pollution? Is the place visually pleasing or beautiful? Does it feel relaxing or spiritual?

## 3. Mobility, Connected, Accessible

- Is the space accessible? Are there physical elements that might limit or enhance personal mobility in the forms of walking, using a wheelchair, or pushing a stroller? Is it evident how to move through space without having to take an illogical detour?

## 4. Hangout, linger, places to sit

- Does the place have features you can stay and lean on, like a facade that invites one to spend time next to it, a bus stop, a bench, a tree, or a small ledge or a niche? Are there cafes or parklets along the street? Are there good primary seating options such as benches or chairs? Are there adequate non-commercial seating options so that sitting does not require spending money?

## 5. Seeing & views

- Are seating options placed so there are interesting things to look at? Are there captivating views of the waterfront, skyline, or landscape?

## 6. Social & Active

- Is it possible to have a conversation here? Is it evident that you have the option to sit together and have a conversation? Is the public space perceived to be safe both day and night? Are there people and activities at all hours of the day because the area has, for example, both residents and offices? Do people meet to spend time together here?

## 7. Play, exercise, and activities

- Are there options to be active at multiple times of the day and year? Are there concerts or live music performances?

## 8. Human Scale

- Is the public space and the building that surrounds it at a human scale? If people are at the edges of the space can we still relate to them as people or are they lost in their surroundings?

## 9. All seasons

- Are local climate aspects such as wind and sun taken into account? Are there varied conditions for spending time in public spaces at different times of the year? With this in mind, where are the seating options placed? Are they located entirely in the shadows or the sun? And how are they oriented/placed in relation to wind? Are they protected?

## 10. Sustainable

- Does it contribute to the health of the community or environment? Does it encourage environmentally-friendly behavior? Does it meet zero-waste, net-zero, or LEED building design and energy efficiency standards? Is it an urban farm or gardening center? Does the design consider future climate risks, such as sea-level rise or heat-island?

## 11. Historic / New England Aesthetic

- Is the public space beautiful? Is it evident that there is good design both in terms of how things are shared, as well as their durability?

## 12. Open

- Is there space open to the public? Is there green space for activities? Are dogs and kids welcome here? Are there areas to explore nature?

# **Values & Visions Statements**

# Aesthetics and Design

We value beautiful, authentic places that fit in with their surroundings.

We envision a design that compliments the scale and style of the McIntyre building without mimicking the existing historic character.





# Places for People

We value human-scaled buildings, places, and spaces that foster a sense of community and pride of ownership.

We envision intimate spaces where person-to-person connections are built and thrive. We envision these spaces to be inclusive, functional, and beautiful, with elements of nature.





# Connectivity

We value walkable, accessible, pedestrian-friendly places.

We envision the McIntyre site being integrated into the existing fabric of the city and enhancing the pedestrian connections and views to Commercial alley, Daniel Street, Bow Street and the waterfront, and Saint John's with wide sidewalks and limited vehicular access.





# Gathering Space

We value public space where people can gather in all seasons.

We envision welcoming indoor spaces where the public can gather, linger, eat, sit, or shop from locally owned businesses. We envision outdoor spaces that are different from the existing scale and types of parks in Portsmouth, such as pocket parks or a green roof.





# Economically Resilient

We value mixed-income neighborhoods, housing affordability, and fiscal responsibility.

We envision the McIntyre site as providing public benefit and does not add a substantial financial burden to taxpayers.

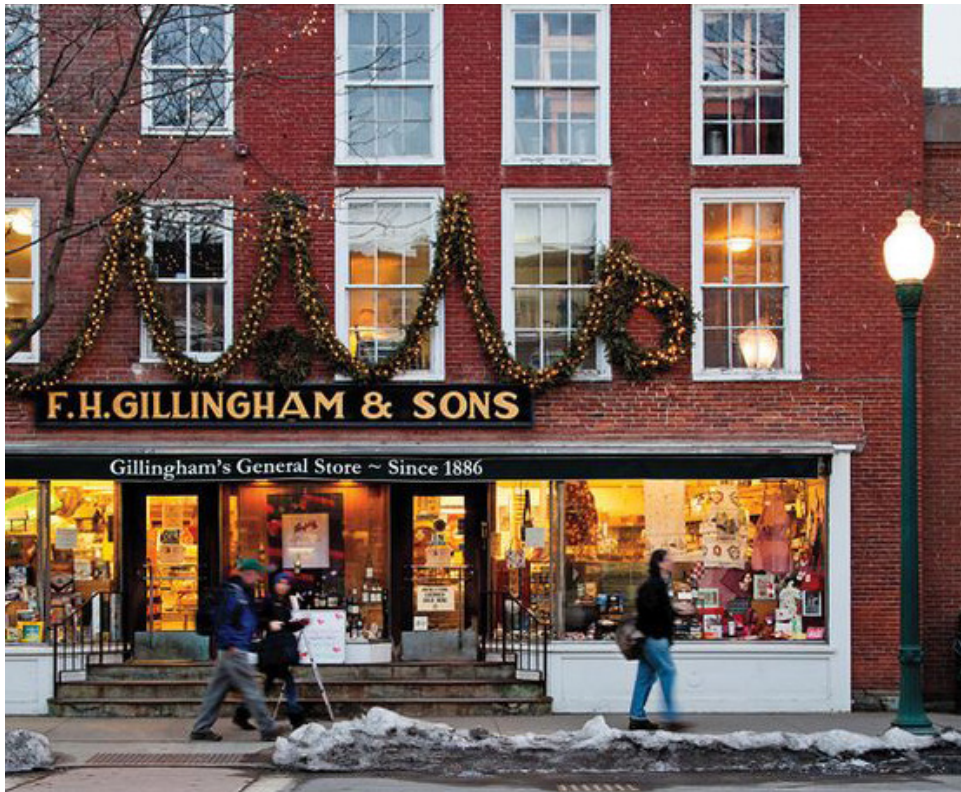




# Useful & Local

We value businesses that serve the needs of residents, locally-owned businesses over national chains and franchises, and space that can be used for public programming in all seasons.

We envision bringing back the post office in some capacity, a market for small local vendors, public restrooms, and a community hub for residents and visitors to find out what's happening in the community and downtown.





# Sustainability

We value energy efficiency and sustainable building practices, alternative modes of transportation, and designs that consider the impact of climate change on the City.

We envision incorporating sustainable design practices into the overall design, such as solar panels, green solutions to stormwater mitigation, and native, low-maintenance landscaping.





# Historic

We value our maritime, naval, working waterfront city, and heritage as a “Market” city.

We envision a timeless design that incorporates a sense of Portsmouth’s history.



# **Summary of Design Options**

# Survey #2 Results

Open Mar. 18 - Mar. 31

SURVEY

236

survey responses

184

responses to 'Choose Your Favorite Design Option' question

56%

Option I

18%

Option G

15%

Option A

11%

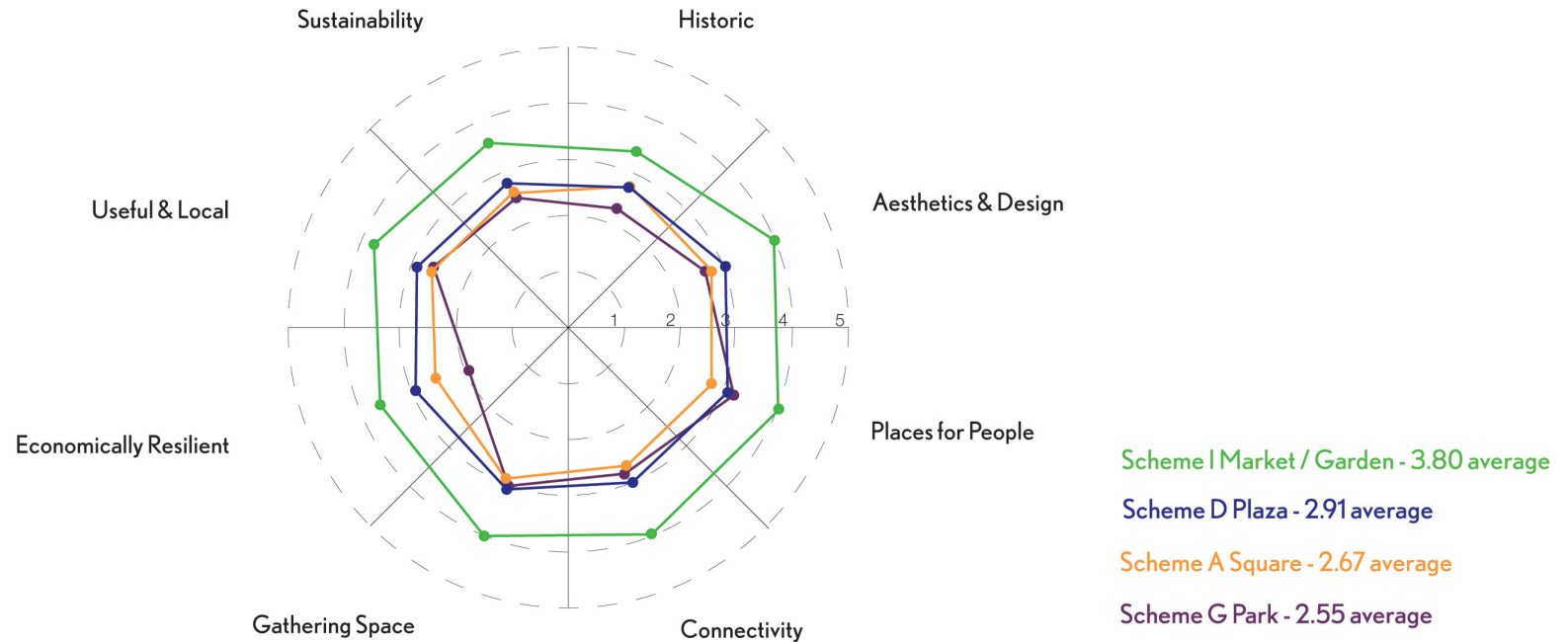
Option D

On March 18th, 2021, four designs from the original eight were presented to the community at the Second Roundtable event on Zoom to 163 people: Scheme A - Square; Scheme D - Plaza; Scheme I - Market/Gardens; and Scheme G - Park. Principle refined schemes A and D from the original set of drawings and plans. Schemes I and G were hybrid designs, blending the community's desired elements into two separate themes. With each public meeting, our team further refined designs based on the community's feedback. For instance, in Scheme I, we incorporated the central staircase as a feature for sitting and people watching. Another frequent piece of feedback was the need for a space to be useful, comfortable, and activated in all four seasons, a second element incorporated into the approach in Scheme I.

A second survey was released on March 18th and closed on March 31st with 236 responses. The survey asked how well each of the four designs ranked on the eight Design Brief criteria and which of the four design schemes was preferred. The overwhelmingly favored option was Scheme I. It won both as the individual favorite and ranked the best against the other options when judged against the design brief.



# Composite Survey Results



Survey respondents ranked each of the designs against how well they embodied each of the eight elements defined in the Design Brief. The above graphic shows the weighted average of how each of the four design schemes compares to one another. Scheme I outperformed the following Scheme (D) by nearly one whole point in the Design Brief elements and received 103 votes on the overall choice, which is approximately 56% of the total votes for this question. The remaining votes for the other Schemes (Scheme A - Square, Scheme D - Plaza, and Scheme G - Park) were split relatively evenly, with no one scheme receiving more than 33 votes.

On April 20th, Principle Group presented Scheme I as the final design at the Final Draft Forum, with over 100 attendees. To clarify questions from the community, following the Final Draft Forum, Principle Group hosted two office hours sessions on Zoom on April 21st, 2021. Six people attended the first session, and fifteen people participated in the second session. Simulating an in-person design studio, everyone had a chance to speak and express their thoughts. Principle Group could virtually draw suggestions with the attendees to better understand their comments and questions brought forward, resulting in more plan refinements.

# Scheme A - Square



## Plan Notes:

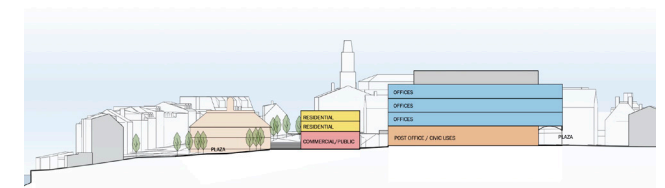
1. Vending Kiosks
2. Grand Stair connection to Chapel Court.
3. Garden
4. Playground
5. Upper plaza connection to Chapel Court
6. Picnic Lawn
7. Front Porch with Arcade. Terminates View from Ceres Street.
8. Prominent building. Possible location for a museum or other civic function.
9. Commercial Alley Extension.
10. New mixed-use building.



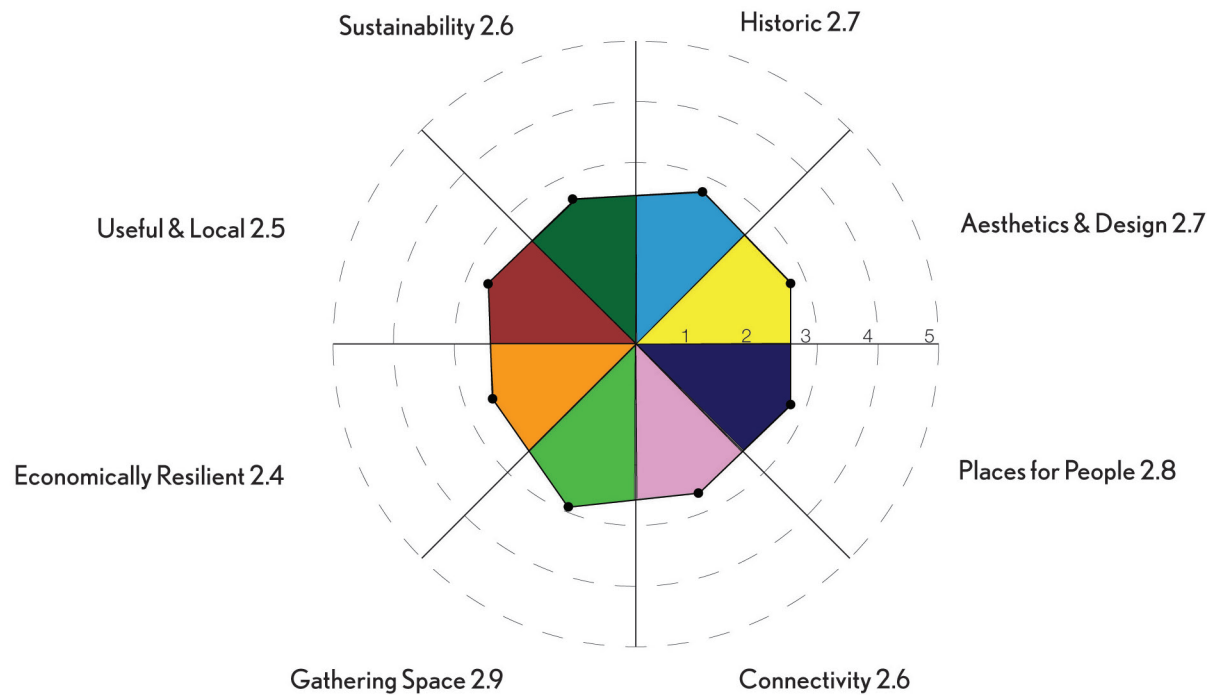
Scheme A - View from Penhallow St



Scheme A - View from Market St



Scheme A - Section 1=40



## Concerns

- “Do not “rebuild” the statehouse. It would have be recreated and would be an anomaly out of Disneyland.”
- ““Not winter ready, the wind from the river makes it unusable 9 months a year.””
- “Portsmouth already has a really successful town square in Market Square. We don’t need to recreate a town square at McIntyre, but we do need flexible space for a variety of uses.”
- “Nothing here says Portsmouth. Very poor in originality & uniqueness”
- “I like the street view down Penhallow, but don’t think a “large” park is best use of the space”
- “It seems like we are forcing a park like setting into a small space.”
- “The concept is slightly better than the Redgate/Kane design, but in the end its not all that different.”

## Likes

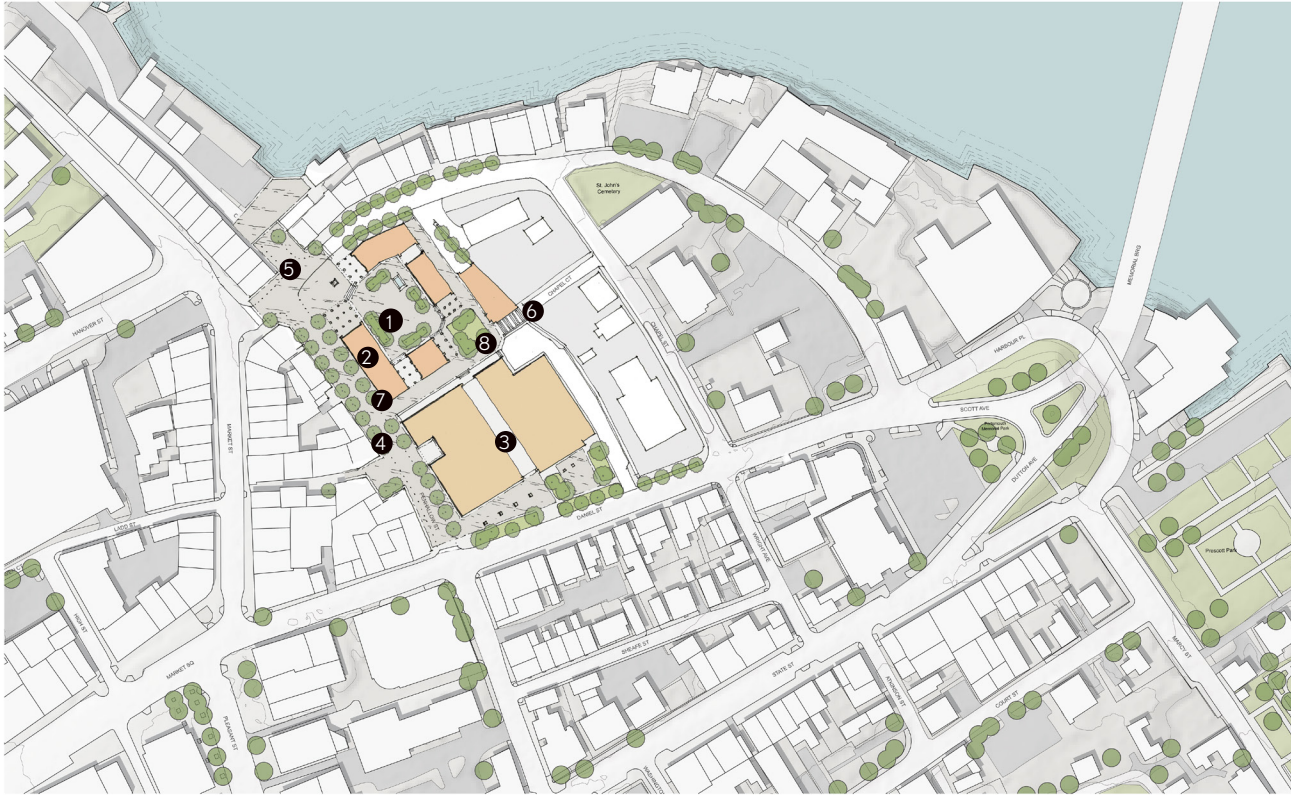
- “Loved the idea of the Old State House and using this as a historical resurrection.”
- “The public space isn’t interesting enough. Options with smaller but more numerous spaces would work better.”
- “Does a good job connecting this with Ceres street, the water, and bow street,”
- “I like it. It is beautiful and would get a great deal of use.”
- “A also provides greenspace to the center of town in a thoughtful manner. The way it opens the intersection of Bow / Penhallow / Ceres st, bringing in light and openness is brilliant. I also appreciate the multiple advantage points this plan offers.”
- “A good balance between open/green space and buildings.”

## Opportunities

- “The public space isn’t interesting enough. Options with smaller but more numerous spaces would work better.”
- “The Federal Building should be left as is and federal offices maintained. The building is a fantastic midcentury modern building. The surrounding area could be developed with indoor and outdoor spaces for local business and a farmers market.”
- “I like the stairway up from the bow Ceres corner, but otherwise it’s boring”
- “I like the plaza, the incorporation of the statehouse, the fact that you have maintained the water views. However, the scheme is very linear and does not offer the best connectivity from penhallow or commercial alley.”
- “I see very little that would draw me to this place, actively, to really WANT to be there with my friends. The old state house is a tired concept that people keep rolling out and it never goes anywhere for a good reason. No good for winter.”



# Scheme D - Plaza



## Plan Notes:

1. Central plaza.
2. Colonnade Market Building. Commercial on the ground.
3. Interior public connection through the McIntyre Building
4. Improve streetscape and paving to create a shared street design for pedestrian, bicycles and vehicles.
5. Strengthen the connection to the water by unifying the paving treatment across the intersection. Calming traffic at this key location.
6. Connection to Chapel Court.



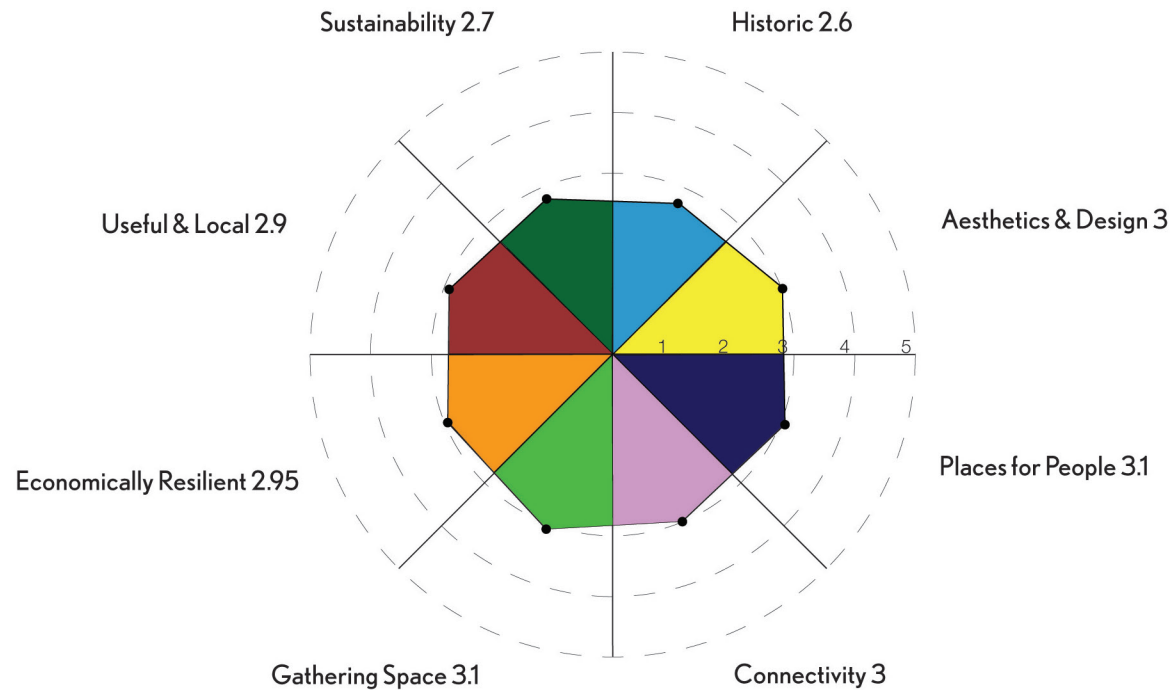
Scheme D - View from Penhallow St



Scheme D - View from Market St



Scheme D - Section 1=40



## Concerns

- “This plan provides a nice space for congregating, and plenty of retail space, but it does not lend itself to being a destination within the city.”
- “Least favorite design. Prefer multiple smaller gathering spots rather than this larger courtyard. The outer square of buildings doesn’t invite one into the green space.”
- “I feel as if the colonnades in this are very out of place, it reminds me too much of Europe and doesn’t tie into Portsmouth that well, the form of the plaza is nice and secluded which is a nice feature”
- “I don’t like anything about this one. It’s too over-built and I don’t like the tall building on the Bow Street side. This is just a bunch of buildings to me - not at all anything I’d want to see in that space.”
- “Too many buildings! Connection to water is overplayed since there is hardly one even you are standing on Ceres St.”

## Likes

- “This option seems like the most interesting to experience. A nice combination of structure and smaller public spaces. Seems like this design would draw you into it. Very strong option.”
- “I like the building especially because it fits into the places for people and market history ideas.”
- “I do like the the passage way through McIntyre building and I really like adding up to the old post office portion of the building.”
- “I like the terraces up from Bow street, varying levels create interest and lead from that corner into the plaza.”
- “Buildings are broken up allowing openness and many points of access. Penhallow is walking zone, slowed traffic is good.”

## Opportunities

- “The collonades add a cosy feeling which fits in with the feeling of Portsmouth. I’m not concerned with a large gathering space since we have Prescott park and the Music Hall (post-pandemic!).”
- “I like the fact that Penhallow is considered pedestrian friendly in this option, in fact IMO Penhallow from Daniel to Bow should be a pedestrian only zone in all plans. The connectivity to/ from Commercial Alley would spill into the site without cars.”
- “Favorite features are the (1) Connection thru McIntyre and (2) Shared Streets”
- “I like the stairway going up from the plaza to the Chapel St level, would like to see it as a feature, not sure if I’m seeing it a ‘grand’”
- “It is beautiful but i would prefer to see a space that allows for gatherings”



# Scheme I - Market / Gardens

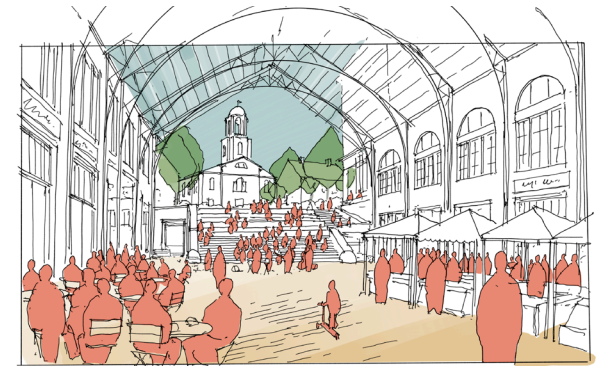


## Plan Notes:

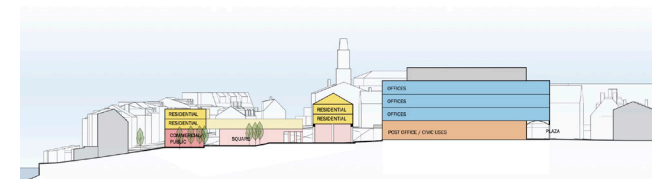
1. Market hall. Residential on upper floors or could be mixed-use on all floors.
2. Grand Stair/Theatre
3. Garden
4. Porches
5. Service Alley. Underground Garage Entrance.
6. Green Space with water feature and play feature.
7. Multiple use building. Possible civic use such as a museum with restaurant or cafe on the ground floor.
8. Winter garden, public connection through the McIntyre Building
9. Building with an Observation deck with view to the River.



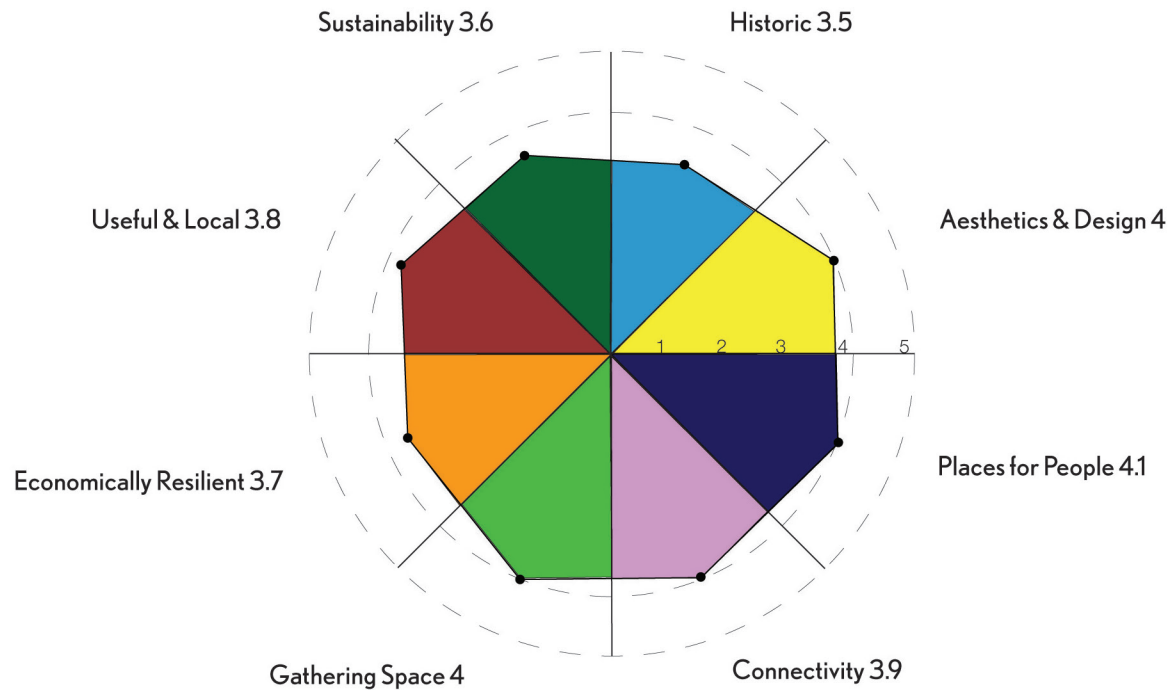
Scheme I - View from Main St



Scheme I - View of the Market at eye-level.



Scheme I - Section 1=40



## Concerns

- I like the concept, but would be concerned that the new “beehive market” being built across the street may accomplish many of the same retail goals?
- “Too many buildings!! Like the idea of market hall leading to grand staircase but not with residential or mixed use above. Would want glass enclosure for sunlight/open feel. But still squished between buildings, so no thank you.”
- “Covered hall seems interesting, but hard to tell from diagrams if winter proof or not. Most of challenge is wind.”
- “While I found the glass-roofed market area intriguing, I wasn’t sure how I felt about the alignment with St. John’s church. It’s facade isn’t that remarkable for so much dedicated attention. (Beautiful interior, though.)”
- “I do not like the market concept. It’s focus is on businesses and tourists. I doubt that Boston locals do not go to Faneuil Hall to gather with others unless they have out of state visitors.”

## Likes

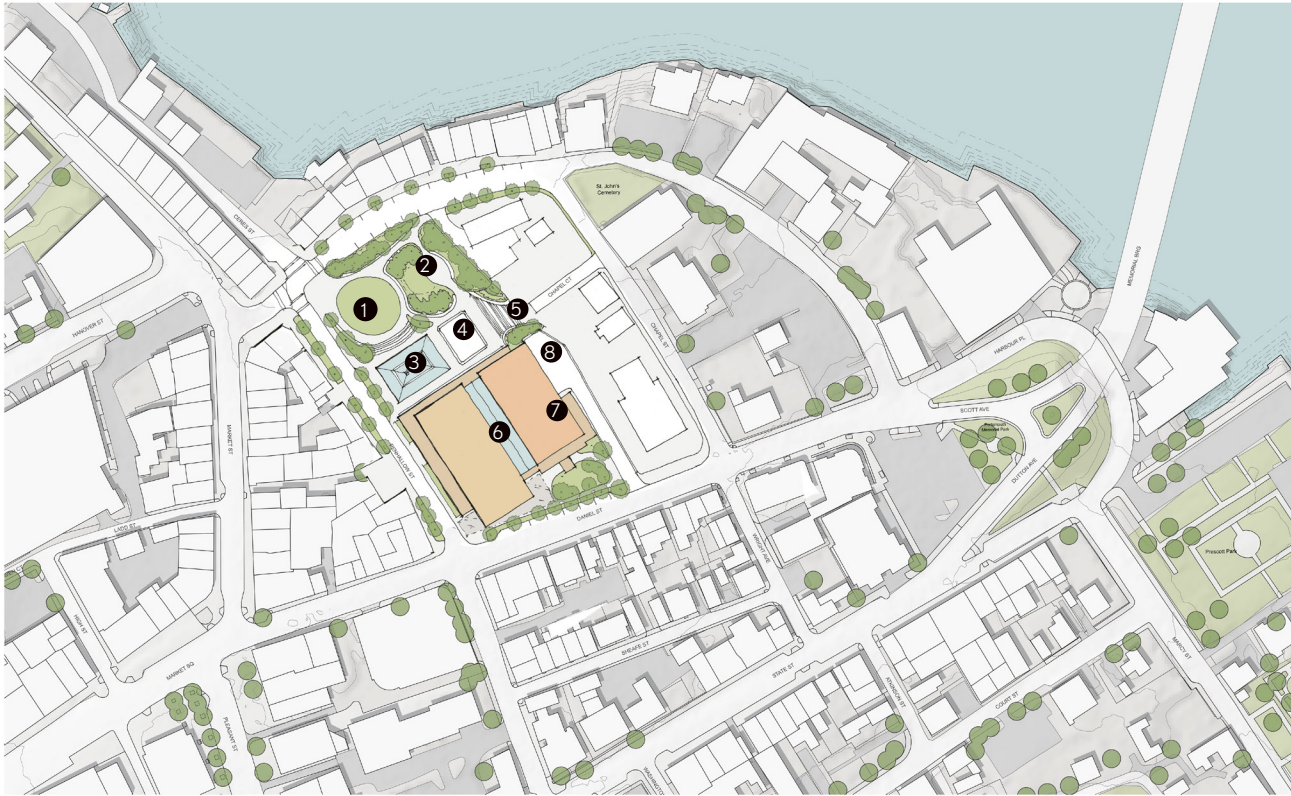
- “This plan creates a historic structure that will become a destination in itself. The plan meets all the design criteria on a scale that is appropriate for our historic city. Bravo!”
- “This is a true four season design and will be a destination with that glass atrium arcade!”
- “The angling of the structures really makes it an interesting design. The framing of St. John’s is beautiful.”
- “The Market Gardens scheme seems to tie together most of what we were looking for on this site. It offers mixed use buildings, good siting plan and very inviting for people to walk through and congregate. It appears sustainable too.”
- “This is by far my favorite option, connects everything very well from the church to the water from tourists to the people of Portsmouth. I envision market being a gathering place for everyone not just tourists and embraces history with something new.”

## Opportunities

- “I like the stepping up of buildings from Bow Street and ability to have views to the water. I would love it if you could make the market hall be able to be closed up in winter to truly provide 4-season use.”
- “Absolutely keep the through-way through the McIntyre with the glassed in atrium at the end -- this will really make the McIntyre feel more open and inviting.”
- “How does this reflect the preservation standards for related new construction, compliance with which is required?”
- “I like the open market concept, I like the “skewing” of the building, I like the connectivity off of Penhallow and the use of different levels. I’d like to see more trees/green in the “plaza” between the market building and the one behind it”
- “By far the best design - would suggest adding a “compass” like historical art piece to connect the pedestrian to other historic landmarks throughout the town visually.”



# Scheme G - Park



## Plan Notes:

1. Lawn
2. Garden Area
3. Large kiosk, multipurpose pavilion
4. Playground or water play feature
5. Grand stair to Chapel Court.
6. Winter garden public connection through McIntyre Building
7. 3 Story addition over the existing warehouse wing of

the McIntyre Building to activate the park and provide “eyes on the space”.

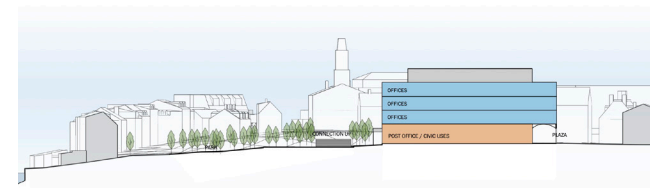
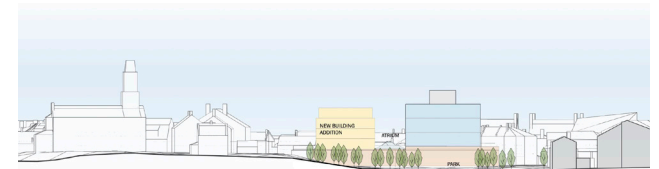
8. Service Lane



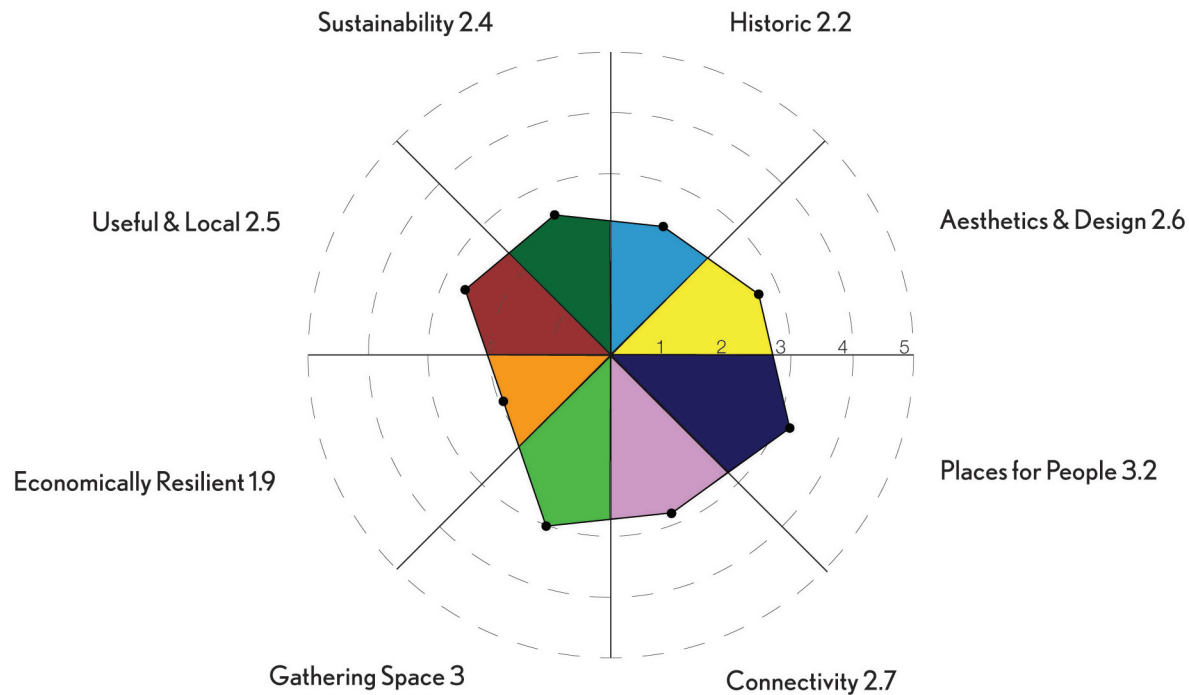
Scheme G - View from Ceres St



Scheme G - View from Market St



Scheme G - Section 1=40



## Concerns

- “Not enough activation. We do not need a lawn/park in this space with so many park spaces within a few minutes’ walking distance. Year round activation is critically important in my view.”
- “Lost opportunity. Downtown should be core of activity and economic vitality. Will be a cold empty place in winter.”
- “This plan creates a basic park. In my experience, little parks are often neglected and become holes in a city. Without a reason to be there, there is little that draws people there, especially in winter. The McIntyre is overbearing to the park.”
- “This design is REDUNDANT for what already exists in Portsmouth -- it offers nothing new that you can’t get elsewhere.”
- “Less functional for local folks. Less vibrant, less activity. Less draw when I have visitors. Doesn’t compare to the flair that design I brings to the city.”
- “The park idea is great but it is not very inviting, the economic vitality of the space seems in question and the sustainability of the space appears very expensive.”

## Likes

- “Fewer buildings is always my choice.”
- “I really like that there’s not a building bordering Bow Street. I think the park is nice and offers a great opportunity for pop-up markets/craft fairs, etc. Not sure that this plan is economically viable since there’s so little indoor public space”
- “Love the idea of a park. But how sustainable will it be? Treated grass? natural only? Lots of trees that might invite birds, other creatures? Who takes care of it and who pays for that?”
- “Beautiful! Too much recent development in Portsmouth has added enormous building mass without much quiet or open space. Public spaces in the city have been getting busier & more crowded”

## Opportunities

- “I think that the programmed area should be dedicated to our Maritime/Naval history, maybe a sculpture garden with naval artifacts (anchors/submarine items/statues), and a memorial to The Thresher sub. I think these items can be included in any plans.”
- “I do like the passageway with market stalls through the existing building, between McIntyre and the PO buliding, and I do like the relocation of the PO to that interior area, but that idea could be common to all the plans.”
- “I like open green space with some of the architectural features mentioned an Thursday. Another park is not necessary.”
- “I think this addresses outside space, but the balance leans too heavily in that direction with a bit less balance for other objectives.”
- “The public art at McIntyre Place could be sculptured art and featured.”



# **Preferred Design Concept**





# View of St. John's from Market Shed

Scheme I was overwhelmingly the favorite design of the four finalists. 56% of survey respondents chose Scheme I as their top choice of the design plan. The design's significant site elements include a covered market hall framing St. John's Church in the background; a grand stair that doubles as seating for a theater with glass elevators on either side; connections through interior public space on the ground floor of the McIntyre building; prioritization of pedestrian comfort on portions of adjacent streets; enhancing Bow Street with the new streetscape, trees, and landscaping, calming vehicle travel at the key intersection of Market Street, Bow Street, Ceres Street, and Penhallow, and reclaiming surface parking area by replacing with underground parking.







View of St. John's from Atrium



# Ground Floor Plan

Daniel Street continues to function as a gateway to Market Square and downtown Portsmouth. However, the new streetscape design will slow vehicles so that pedestrians and bicyclists can share the street comfortably. This shared street design extends from Daniel and Penhallow to the intersection of Penhallow, Bow, and Ceres. This approach will reduce vehicular traffic speeds in these public ways welcoming more comfortable walking and cycling. A new paver treatment on the roadway transitions the public sidewalks and plazas without cars to the travel lanes with cars, indicating to local traffic and businesses along Penhallow that pedestrians have priority. These streets will still function for local businesses, loading, and access. However, the vehicle traffic on them will behave in a fashion more consistent with the visions and values of the community for this area. The front porch on the McIntyre building activates the entryway to Portsmouth as a grand porch.

Scheme I provides for internal navigation on the McIntyre site. The plan has approximately 1.25 acres of space that is publicly accessible. The public can move through or within these spaces, including the outdoor plaza space, green space, and ground-floor winter garden space. These characteristics are consistent with a core request of making the site open. Connectivity was a theme throughout the public process. Residents wanted to be able to walk across the site, between buildings, or on alleyways. Scheme I provides a pedestrian connection to Chapel Court. The Scheme creates a hidden service lane that runs the entirety of the parcel from Daniel to Bow Street. The design makes multiple connections within the McIntyre building itself that break down the scale of the property.

Connections to the waterfront are important to Portsmouth residents, both to maintain views of the River down Ceres Street and as an homage to the history of Portsmouth and its working waterfront.

The characteristics of the site and the continuous building fabric on Bow Street pose a challenge for accessing water views; to see above the buildings on Bow Street to the River, you must be at least on the 4th floor of a building on the McIntyre parcel. The design accomplishes this by providing access to the observation deck through public elevators and stairs on top of the three-story, uphill wing of the Market Shed. Scheme I plans for an observation deck on top of the building adjacent to the McIntyre building. Examples of rooftop observation decks activated as public space provide an area to seek refreshment, sit, linger, meet others, and rest and watch boat traffic in the harbor.



# PLAN NOTES

1. Covered Plaza. Residential on upper floors or could be mixed-use on all floors
2. Grand Stair/Theatre
3. Garden
4. Connection to Chapel Court
5. Shared Pedestrian streets
6. Plaza at Bow Street
7. Service Alley. Underground Garage Entrance.
8. Courtyard Green Space with Restaurants and/or Cafes surrounding it. Kids play feature in the green space.
9. Building with an Observation deck
10. Atrium - Connection through the McIntyre Building
11. Post Office
12. Groundfloor opening in the McIntyre Building
13. Service Alley
14. Daniel Street Plaza
15. Connection to waterfront
16. Connection to Commercial Alley
17. Building Loading

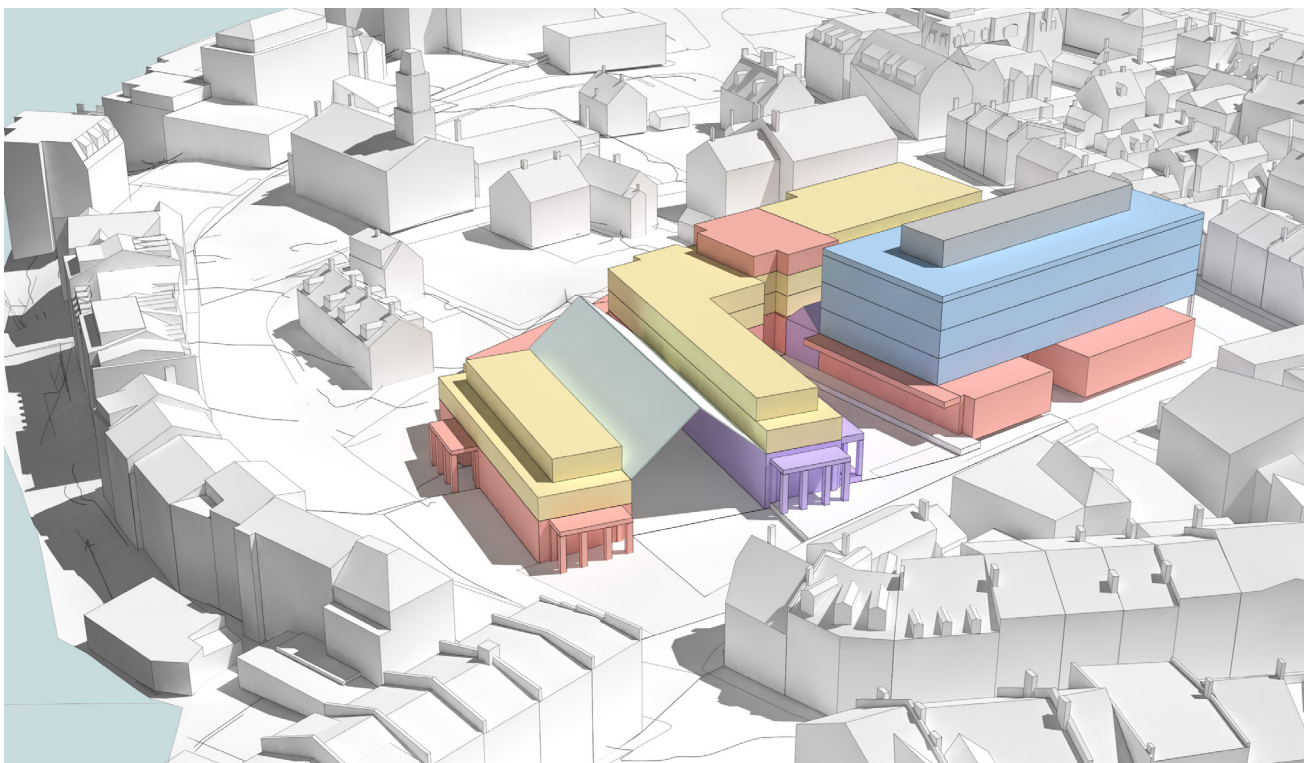


# Development Program

The massing diagram shown here identifies how new structures are organized on the site to blend the scale of the existing, tall McIntyre building, and how the McIntyre building can be better situated into the context of the historic streetscapes surrounding the site. Portsmouth residents have expressed a spectrum of distaste for the existing McIntyre building, noting that it is out of scale with the rest of Portsmouth and feels “brutal,” protruding into the neighborhood, out of context with the city and the neighborhood’s dense, low-scale building fabric. Scheme I aims to reduce the impact of the McIntyre building by massing the adjacent buildings to compliment the McIntyre building rather than drawing attention to it. The buildings around the McIntyre step down and step back as the grade changes 4% from Daniel Street to Bow Street. This design technique will also provide more celebration of the McIntyre as its standing within the larger context will feel more purposeful and intentional leading to overall more pleasing views of the structure.

## LEGEND

- Commercial
- Commercial - Office
- Commercial or Residential
- Cultural / Museum



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*			26,805	3,627	6,234	4,834	14,695
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
TOTAL			62,235	29,789	25,954	13,829	69,572

MCINTYRE + ADDITION 131,807

\* MCINTYRE EXCLUDES 3,627sf for Winter Garden and 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

# Public Space

The McIntyre building was constructed in 1967 for the U.S. Government. Designed by architecture firm Koehler and Isaak, the building came under the care of the General Services Administration, and has been effectively off limits to the general public for the entirety of its history in Portsmouth. This plan seeks to open the site up to the public and to provide uses on the site that keep the site accessible to the community. This diagram illustrates the types of spaces within the design and those that are publicly accessible. The design intentionally includes a variety of outdoor, covered, and interior public spaces at the request of the Community to create a truly four season network of spaces. These public spaces represent 1.34 acres of the total 2.45 acres between the McIntyre site and surrounding sidewalks, which pull the city through the site, making it more approachable and welcoming.

## PUBLIC SPACE SUMMARY:

58,500 SF (1.34 acres)

- 23,800 sf - Plaza
- 16,100 sf - Green
- 9,900 sf - Covered plaza
- 5,000 sf - Porches
- 3,600 sf - Winter Garden





# Daniel St. Detail

A variety of local businesses can occupy the ground floor of the McIntyre building. It is essential to activate the corner of Daniel Street and Penhallow, drawing people into Portsmouth, acting as a welcoming gateway to Market Square. The main entrance to the Winter garden is accessible from Daniel Street, providing access to the site's interior and the future home of the post office.



## PLAN NOTES

1. Street design and bollard location coordinate with loading and parking access for existing businesses.
2. Expanded pedestrian area with space for street trees.
3. Raised intersection to slow and calm traffic at this key intersection.
4. Grand entrance to public Winter Garden.
5. Expanded sidewalk with increased green space and trees.
6. Street Parking along Southern side of the street remains.
7. Green space with flexible outdoor seating to take advantage of the southern orientation.
8. Service Lane access with bollards and pavers that are similar to the other pedestrian areas of the space.
9. Planting area with trees and retaining wall to buffer neighboring properties.
10. Full-service Post office. Final size to be determined through discussion with USPS.







During the evolution of the co-design process, it became apparent that the northern area of the site behind the existing loading docks needed to have active uses surrounding it throughout the day and evenings. This issue became particularly clear when the process created several park designs. It is essential to bring activity and upper floor windows with people looking down on the public spaces within the block to foster a safe and comfortable public realm. Borrowing from this need to bring activity to this area, Principle conducted further research and design into the idea of an addition to the existing one-story warehouse wing of the McIntyre. These additional floors will help foster a more comfortable and safe public realm and help satisfy those in the community concerned about fiscal resilience by appropriately utilizing the building volume above this one-story warehouse located downtown.



# Penhallow St. Detail

The Penhallow streetscape has a unified paving pattern (e.g., pavers), allowing for a street that feels welcoming to pedestrians. Removal of street curbing alleviates barriers for those with mobility challenges, creating more access points to the McIntyre parcel park destination with a water feature. The street treatment puts drivers in a frame of mind to move slowly and carefully through this space.



## PLAN NOTES

1. Increase pedestrian and street tree area.
2. Wide steps for sitting.
3. Two lanes of travel. Study if Penhallow can benefit from being converted to two-way traffic
4. Coordinate parking and loading access with existing business for final street design.
5. Large tree to provide good shade to the green during the summer.
6. Green space with play structure.
7. Porch
8. Play Feature. Final design to be determined.
9. Courtyard entrance to public parking garage lobby, observation deck lobby, and upper floor lobby.
10. Open air breezeway accessing main plaza space under the glass shed roof.
11. ADA lift for grade change.
12. ADA Ramp to access existing loading dock.
13. Storefronts with doors accessing Penhallow.
14. Add storefront entrances to take advantage of the covered building entrance niche.
15. Work with property owners to enhance paving and landscaping of existing parking and loading areas.
16. Coordinate parking and loading access with existing business for final street design.
17. Lobby entry to upper floors of McIntyre Building.
18. Storefronts with doors to access Penhallow.







View from Penhallow to the rear of the McIntyre building. A park provides a destination for locals to meet and kids to play. The Post Office is accessible from both Daniel and Penhallow streets.



# Bow St. Detail

Bow Street sidewalks are widened on both sides of the street, flanked by trees, with on-street parking moved to the centralized underground garage. The new covered plaza building angled along Bow Street allows the existing buildings on the north and west of the street to continue to have ample light in all seasons and outdoor space through the widened sidewalks. Helpful local businesses geared toward residents can locate on the ground floor of the new building. These businesses can access the outdoor space created by the widened sidewalks, creating a vibrant atmosphere with upper story potential for museum, residential, commercial, or hospitality uses. The new building will align in scale and materials with the existing structures on Bow Street.



## PLAN NOTES

1. Expanded sidewalk width with increased room for walking, retail and restaurant use, street furniture, and street trees.
2. Stone bench for sitting to look at the water or enjoying the lawn.
3. Picnic lawn.
4. Cover porch on Bow Street. Possible entrance to ground floor use such as a museum, daycare, or restaurant.
5. Cover porch on Penhallow.. Possible entrance to ground floor use such as a museum, daycare, or restaurant.
6. Green space.
7. Covered public entrance to the main shed space from Bow Street.
8. Service lane exit. One way.
9. Open air breezeway accessing main plaza space under the glass shed roof.
10. Upper floor lobby and ada lift to access the main plaza space from Bow Street.
11. Flexible plaza space. Covered with Glass roof. Roof truss design should explore the tradition of arches found in other areas of Downtown.
12. Public elevator with glass walls and glass lift accessing the upper garden.
13. Grand stair that can function as bleachers for event seating.
14. Upper garden and landscape buffer.
15. Expanded sidewalk with street trees and sidewalk landscaping.
16. Work with Church to improve landscaping and coordinate other potential improvements to further enhance the connection between the two properties. Continue discussion with the church about parking needs.
17. Garden with fountain.
18. Public Lobby accessing Observation Deck deck and public parking garage.





Outdoor green spaces with street trees lining a light and airy two-way Bow Street with places to sit, linger, and enjoy a sunny day. Vehicles will still be able to drive to and from Market Street, but with slower speeds providing a more comfortable environment for pedestrians.



# Ceres St. Detail

The intersection of Ceres, Bow, Penhallow, and Market streets is the gateway to the waterfront. It focuses on creating spaces for people to linger and gather. The design shows the flexibility of this plaza as a place where civic events happen, like graduation celebrations and holiday markets. The buildings step down to provide a human scale to the plaza.

The plaza area seamlessly transitions into the covered plaza within the Market Shed. The vision for the glass roof structure is to frame St. John's Chapel atop the steps. When entering the plaza at grade on Penhallow, various publicly accessible "breezeways" allow people to move through and within the series of public spaces without needing to circumnavigate the property.

## PLAN NOTES

1. Coordinate paving improvements on Ceres Street to strongly connect the area with the waterfront.
2. Ensure view from Ceres Street to the Market Shed is aligned. Celebrate this relationship in both direction. Looking down to the water from the Bow Street plaza and up to the McIntyre Market from the waterfront.
3. Calm traffic at this important intersection by creating a shared street design with flush curbs, bollards, pavers, and other traffic calming design elements. Vehicular travel speeds should be slow and pedestrian and bicyclist comfort prioritized.
4. Expand sidewalk area with new shared street design approach. Make this pedestrian connection more inviting and comfortable.
5. Expand waterfront district street design to this intersection at Market Street to further Calm traffic by creating a shared street design with flush curbs, bollards, pavers, and other traffic calming design elements. Vehicular travel speeds should be slow and pedestrian and bicyclist comfort prioritized.



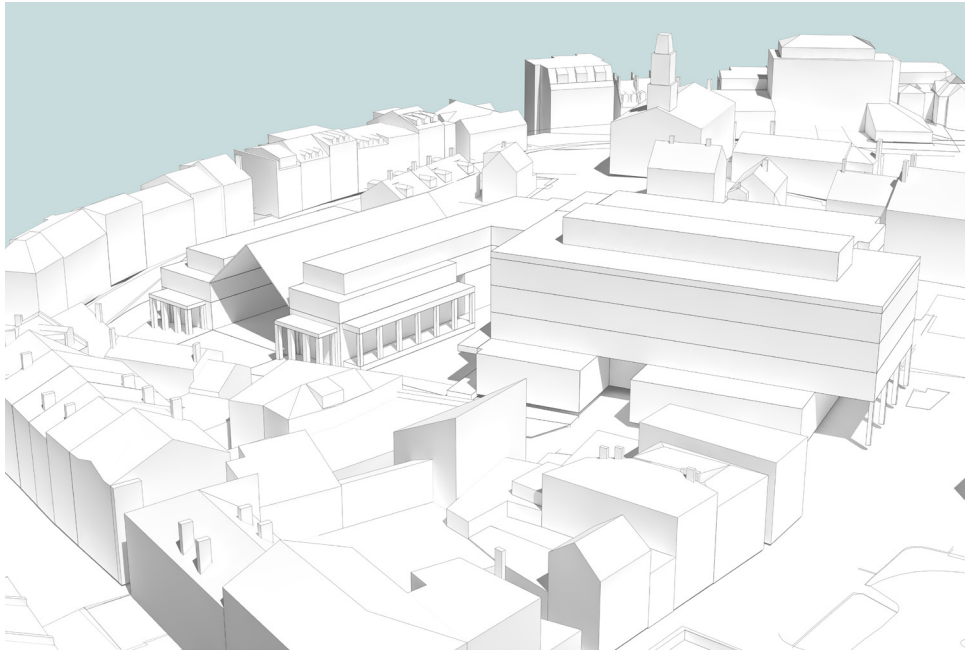




Flexible plaza on Penhallow with views to the waterfront is the gateway to the Market Shed and steps.



# Scheme massing

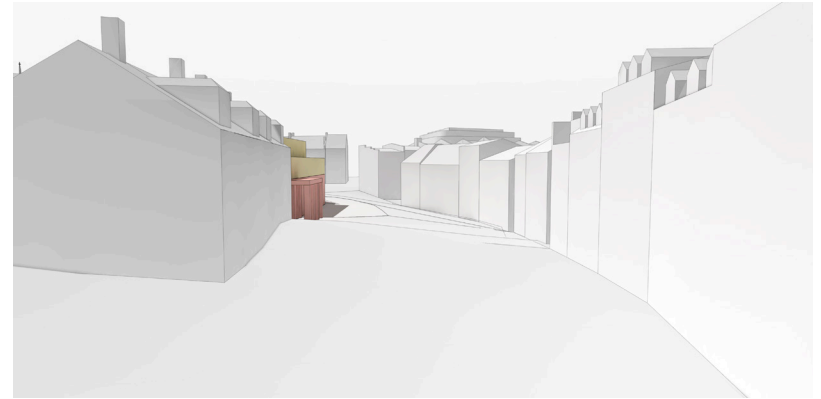


This view of the McIntyre site from the southwest provides a sense of the McIntyre building's mass in context with the other buildings on the site and with the surrounding neighborhood. The site and facilities have been situated concerning the 4% grade change between the McIntyre building and Bow Street, stepping down and back as the site moves down Penhallow towards the waterfront. In this view, the addition to the post office building is barely visible.

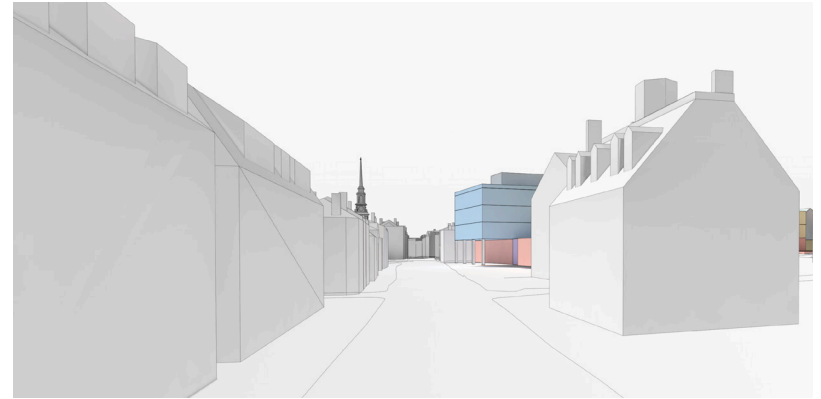


This northeast view illustrates the addition to the post office building, deferential to the McIntyre to the southwest. Directly next to the post office addition is Old City Hall for context.

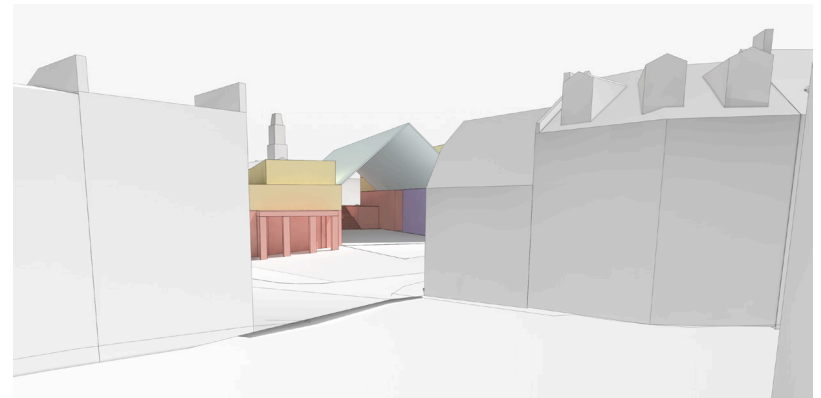
View downhill from Bow St.



View from Daniel St



View from Hanover and Market St.





# Post Office

The one-story addition, which formerly held the US Post Office, is in stark contrast to the original McIntyre building. A four-story building on Daniel and Penhallow sits prominently in densely developed blocks of one-to-three story commercial buildings. The one-story US Post Office addition makes the McIntyre building look taller than it is. The Preferred Design includes an addition on top of the one-story warehouse wing to soften the McIntyre building by putting its surroundings in context.

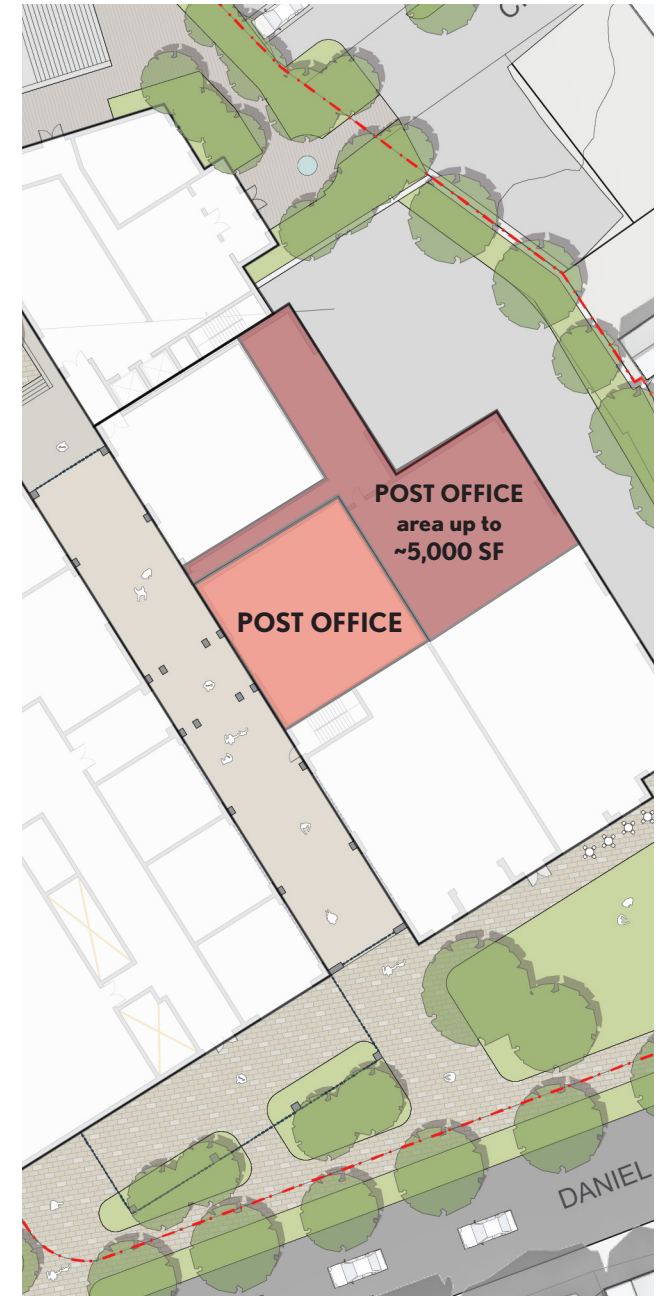
Whatever form it may take, the entire McIntyre Project will require approval from the National Park Service. The building, site, and new additions must meet the Secretary of the Interior's Standards for Rehabilitation. Those standards include:

"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the 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."

While the National Park Service has the final say, the design for an addition to the US Post Office keeps the Secretary of the Interior's Standards for Rehabilitation in mind.

It is important to note that the community has been consistent about bringing a full-service US Post Office location back to the McIntyre. Further discussion is needed with the US Postal Service to finalize these details. However, this framework has been designed to accommodate the US Postal Service requirements, including access to a loading dock.





Portsmouth residents want useful and local business options in the downtown that serve the needs of residents, like a pharmacy, grocer or market, hardware store, and of course a post office. The Post Office building provides opportunities for these businesses on the ground floor, activating the block.



Additional design study is needed to finalize the play structures, street furniture, and landscaping of this space. However, overall this space is envisioned as a functional, attractive, and inviting space for families and children. The park depicted above provides more opportunities for people to meet, people watch, and bump into neighbors. This space creates an active front door to the Post Office, which the public can access via Penhallow and Daniel streets. The covered porch along the loading dock at the McIntyre building and on the Market Shed building offers intimate gathering places in a relaxed environment. The park and water feature acts as an invitation to the McIntyre site from Penhallow, leading you through the parcel.



Winter Garden: A four-season space providing a connection and movement through the McIntyre parcel. The Winter Garden is a year-round area providing an active interior space with seating and other public amenities. The Winter Garden travels between Daniel Street, Penhallow Square, and the Market Shed. The Winter Garden bridges the gap between the existing McIntyre building and the addition over the post office building. Not illustrated in this sketch, but this space can accommodate lush, indoor plantings and year-round greenery, creating a proper winter garden.

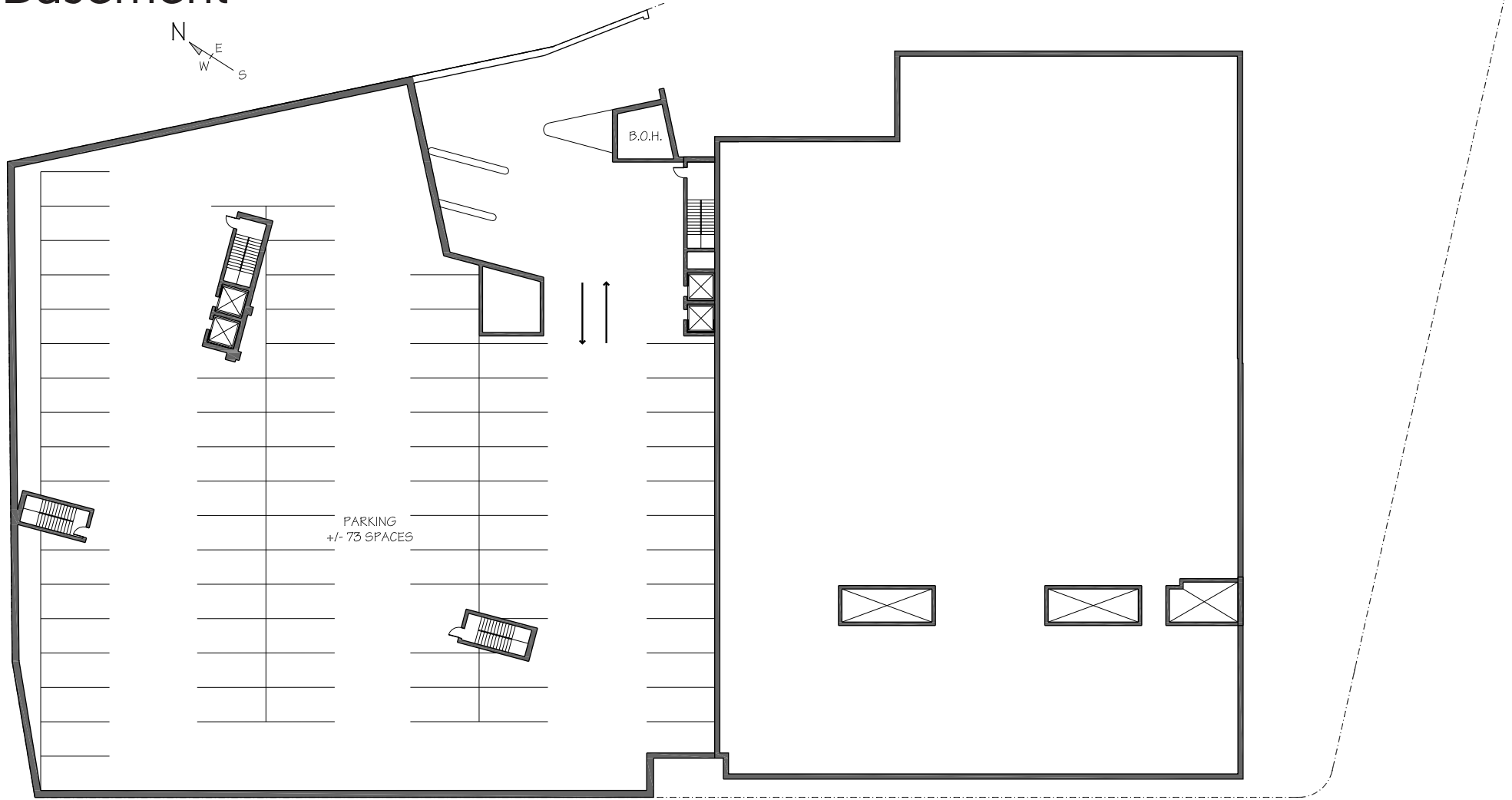


# Appendix

# **Architectural Floor Plan Studies**



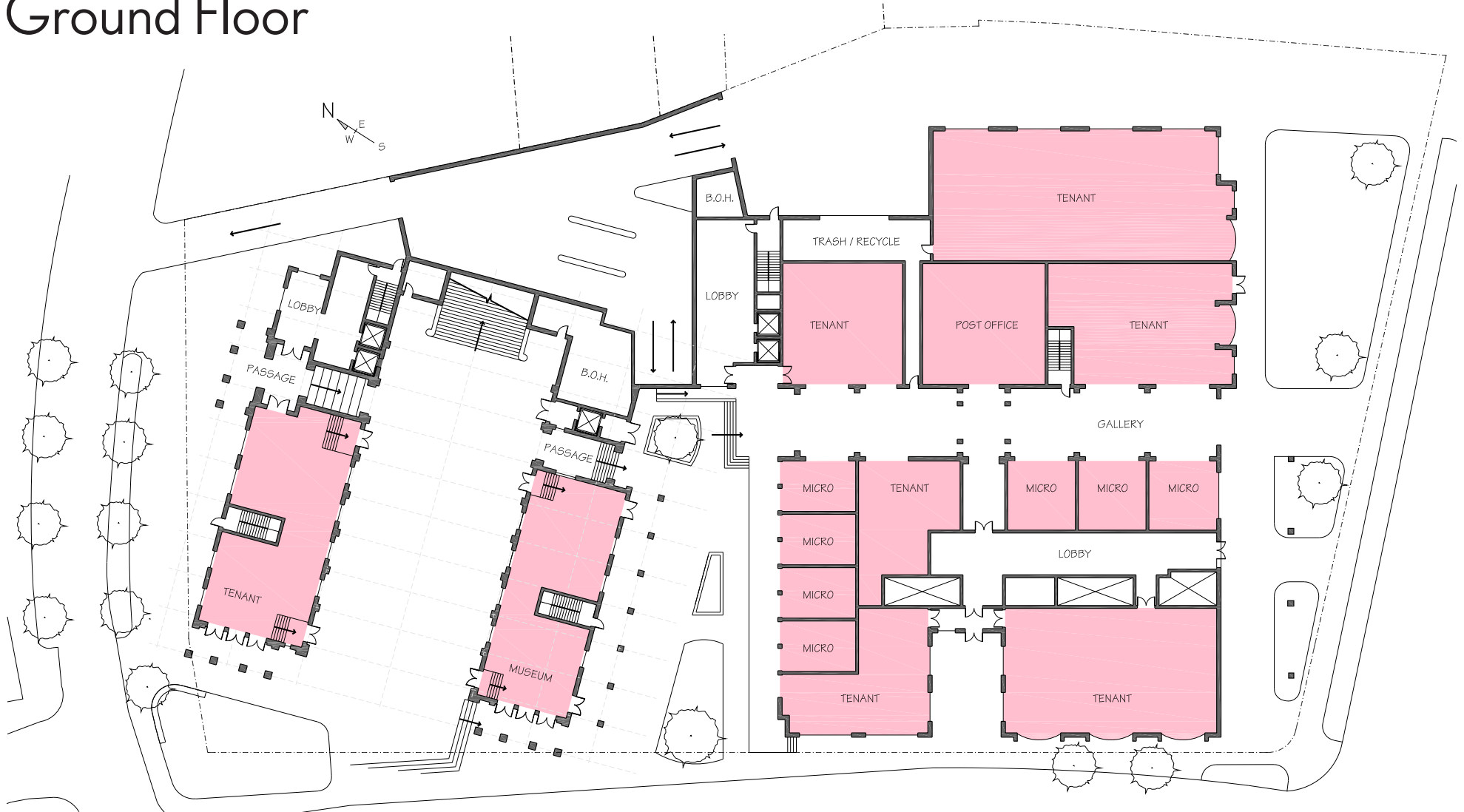
# Basement



New underground parking centralized in a shared garage will address the relocation of street parking on Bow, Penhallow, and Daniel. The garage is sized to accommodate the **XXXX** street parking spaces that will be removed with the preferred design.

Hiding parking underground allows for more space at ground level for people instead of vehicles. The shared parking level will address the needs of the future users of the McIntyre, enhance the “park once” strategy in this area of downtown, and create a parking resource for the neighborhood that can help encourage a shared, district approach to vehicular storage.

# Ground Floor

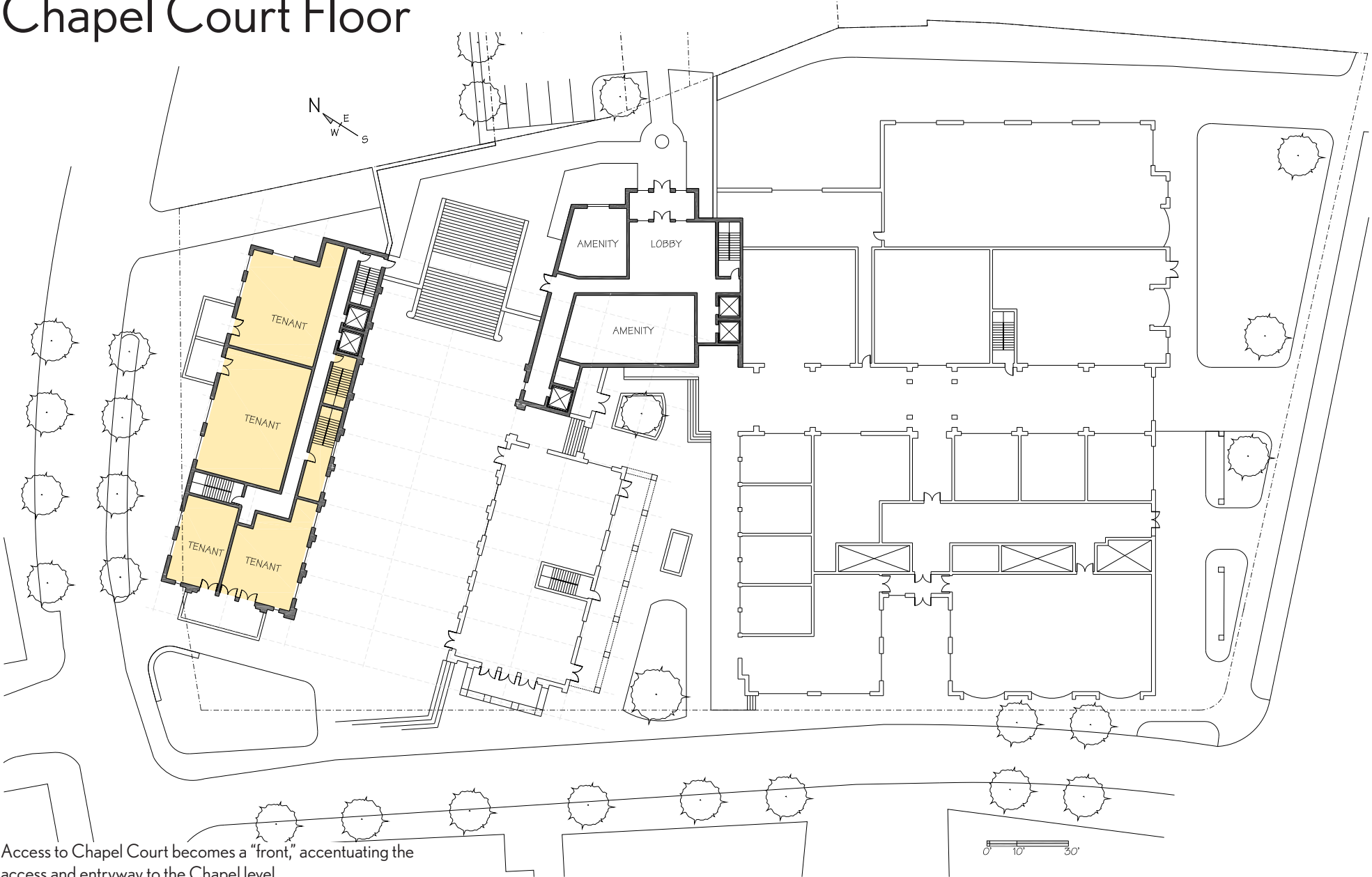


The ground floors across the buildings on the site provide differently sized shop fronts, from 200 square feet to 3,000 square feet. Micro spaces offer incubator opportunities to small businesses or individual operators to build a local following to scaling up and out of the small space if successful. Neighborhood services and restaurants may use larger areas. In addition to restaurants, a market, a museum, or other public

amenities are desired to provide much-needed services downtown. These uses can encourage an active and vibrant district to emerge at the McIntyre. The Post Office retail shopfront would anchor the ground floor, drawing people into the site. The new service lane along the northern property line would provide space to access 'back of house' functions (i.e., garbage pickup) and the parking garage.

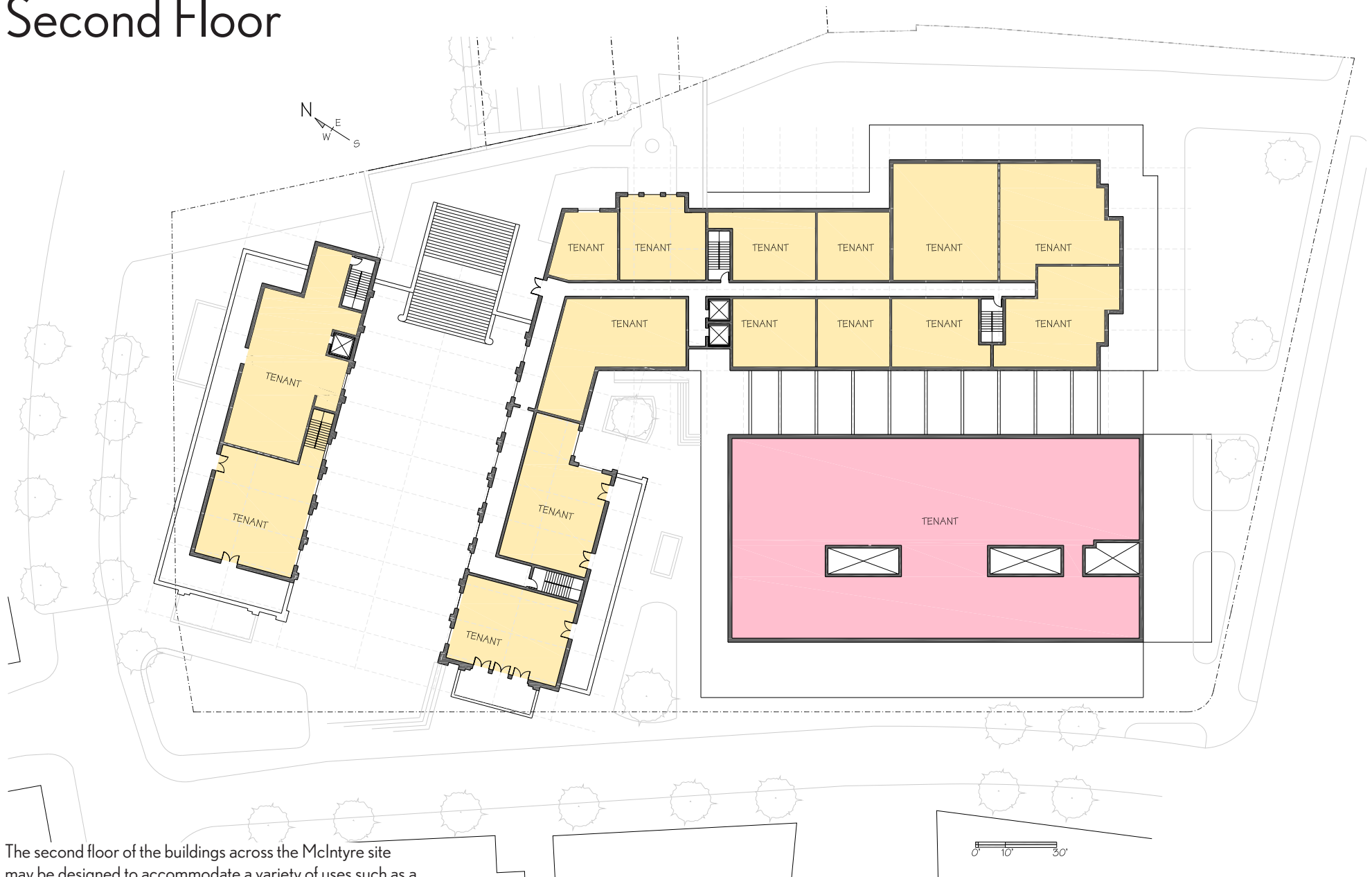


# Chapel Court Floor



Access to Chapel Court becomes a "front," accentuating the access and entryway to the Chapel level.

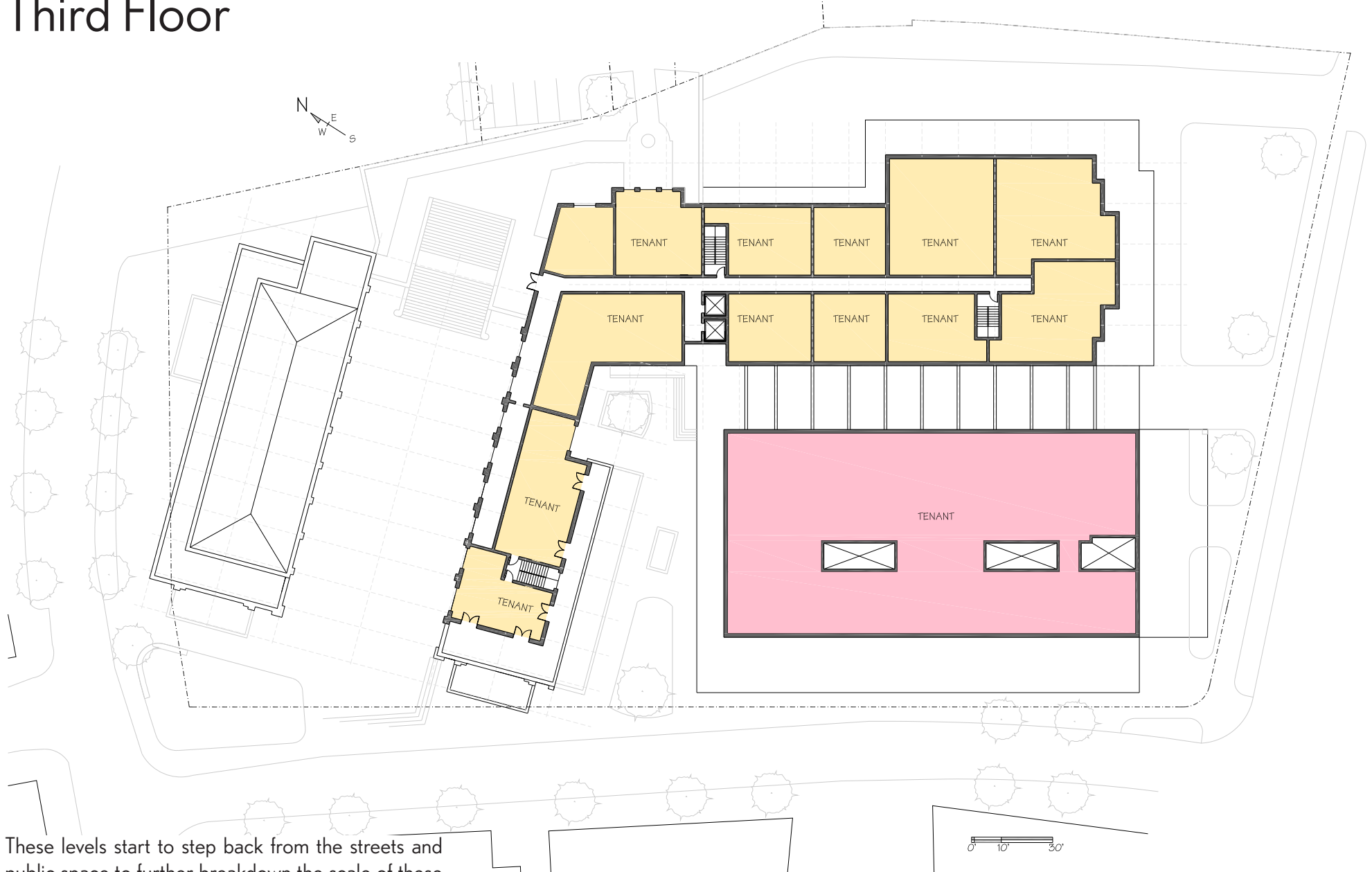
# Second Floor



The second floor of the buildings across the McIntyre site may be designed to accommodate a variety of uses such as a museum, offices, residential, or hospitality uses.

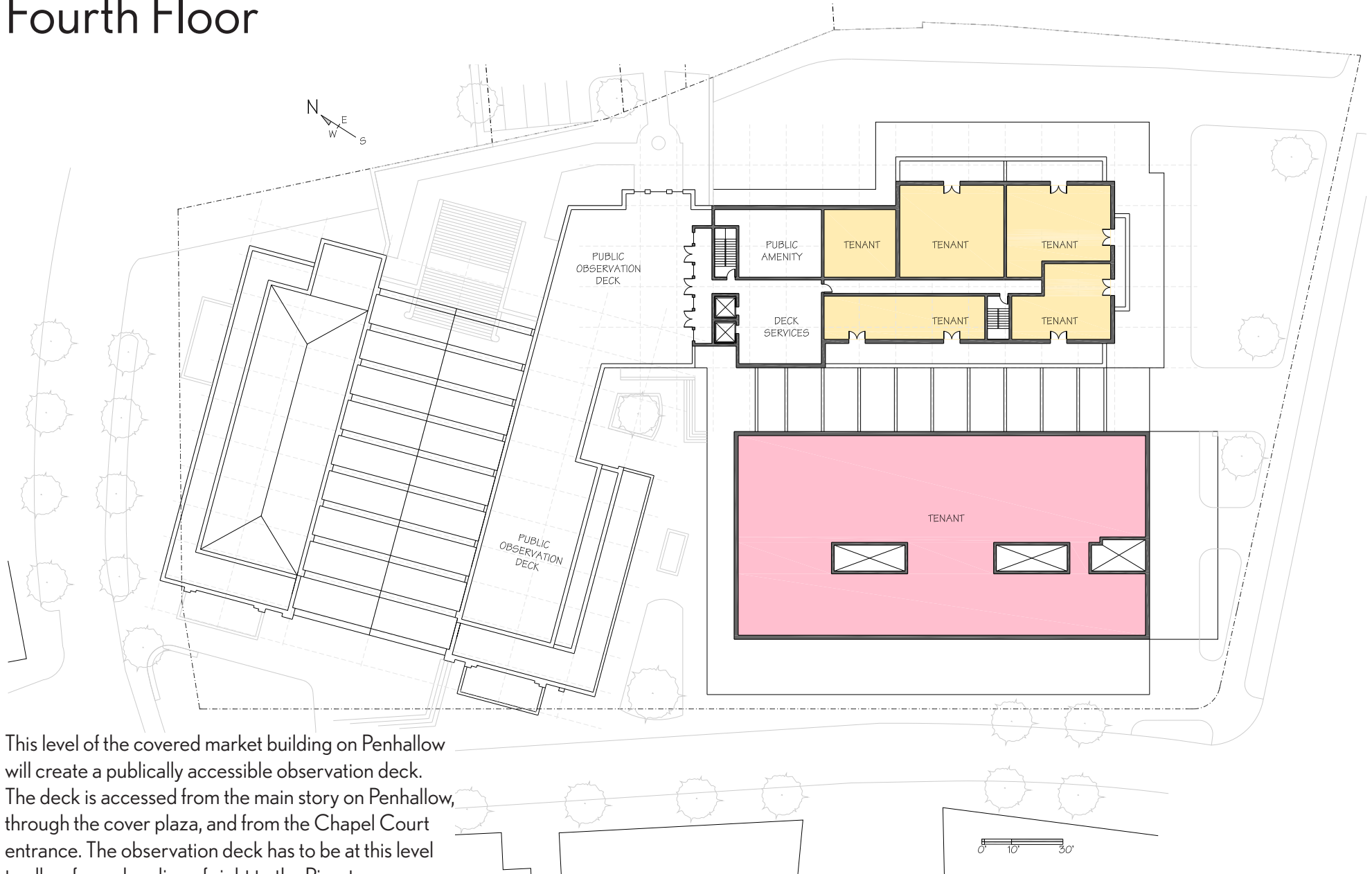


# Third Floor



These levels start to step back from the streets and public space to further breakdown the scale of these structures.

# Fourth Floor



This level of the covered market building on Penhallow will create a publically accessible observation deck. The deck is accessed from the main story on Penhallow, through the cover plaza, and from the Chapel Court entrance. The observation deck has to be at this level to allow for a clear line of sight to the Piscataqua River over the row houses on Bow Street, which vary between three and four stories.



# **Designer Roundtable #1**

## **Sketches Plans**

# Scheme A

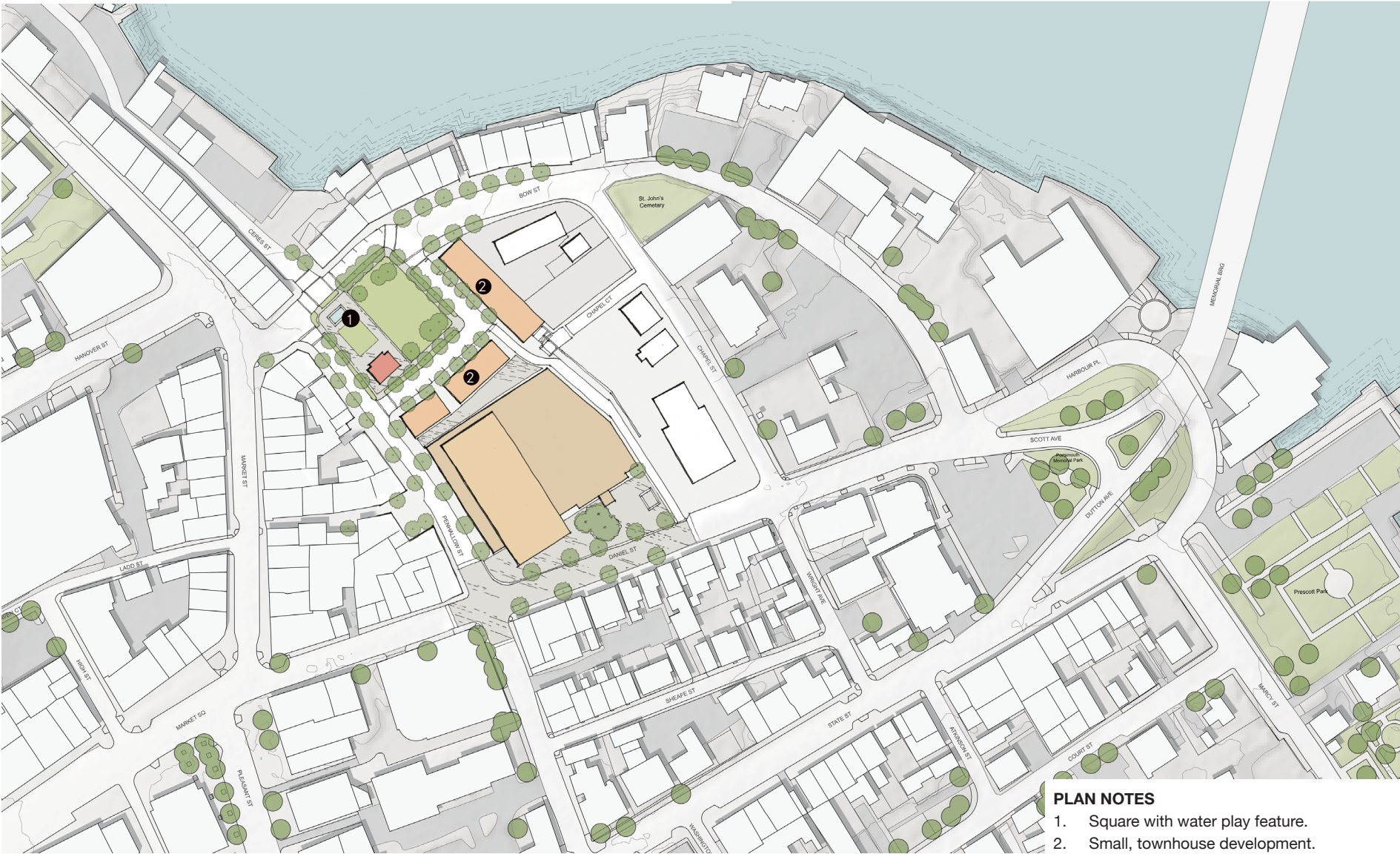


McIntyre Option A — Portsmouth, NH

PRINCIPLE 



# Scheme B



McIntyre Option B — Portsmouth, NH

# Scheme C



## PLAN NOTES

1. Mixed-use Building with active ground floor uses.
2. Architectural feature terminating the view from Ceres Street.
3. Courtyard entrance. Commercial in ground floor along the extended alley.
4. Diagonal unobstructed vista to the church.
5. Smaller building or pavilion.
6. Green square close to water.

McIntyre Option C — Portsmouth, NH

PRINCIPLE 



# Scheme D



**PLAN NOTES**

- 1. Central park.
- 2. Grove of Trees for shady place in the Summer.
- 3. Colonnaded Market Building. Commercial on the ground. Upper floors could be civic, residential, or hospitality.
- 4. Curbless street to traffic calm vehicle movements.
- 5. Strengthen the connection to the water by unifying the paving treatment.
- 6. Piazza space with flexible outdoor seating. Public artwork.
- 7. Memorial stage.
- 8. New park in place of existing parking lot.

McIntyre Option D — Portsmouth, NH

# Scheme E



McIntyre Option E — Portsmouth, NH

PRINCIPLE 



# Scheme F



McIntyre Option F — Portsmouth, NH

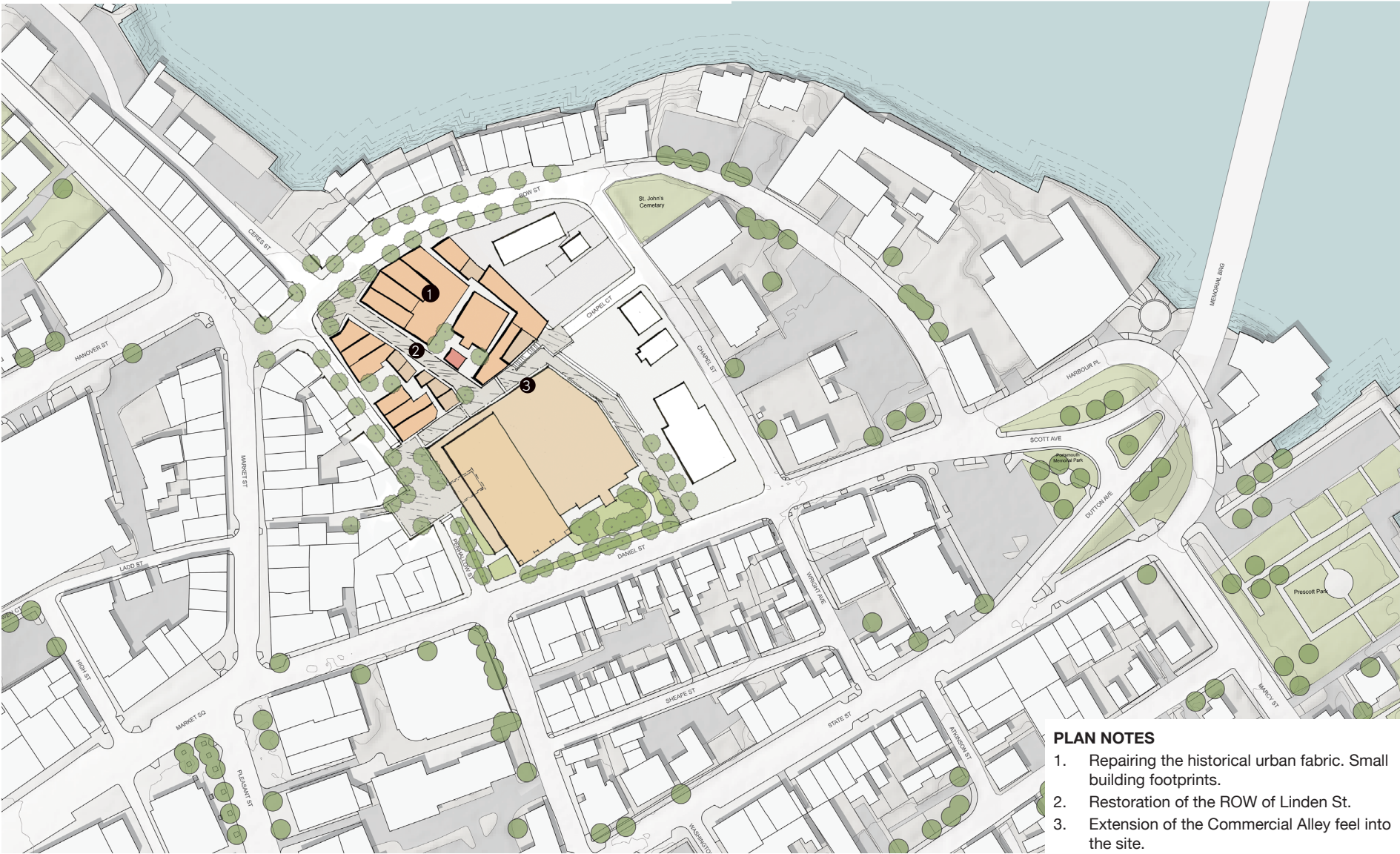
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# Scheme G





# Scheme H



- PLAN NOTES**
- 1. Repairing the historical urban fabric. Small building footprints.
  - 2. Restoration of the ROW of Linden St.
  - 3. Extension of the Commercial Alley feel into the site.

McIntyre Option H — Portsmouth, NH









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