

# City of Portsmouth, NH

# PRESCOTT PARK

# MASTER PLAN

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## PROPOSED PHASE 1 IMPLEMENTATION

Virtual Public Engagement Meeting #1  
September 15<sup>th</sup>, 2020



# PROJECT TEAM



## City of Portsmouth

Nancy Colbert Puff  
Deputy City Manager

Peter Rice  
Director of Public Works

Joe Almeida  
Facilities Manager

## Blue Ribbon Committee

Genevieve Aichele  
Alan Gordon  
Councilor Petra Huda  
Beth Margeson  
Robin Lurie-Meyerkopf  
Tom Watson



**Weston & Sampson**  
*Landscape Architecture*  
*Resiliency*  
*Utility Infrastructure*



**Touloukian Touloukian Inc.**  
*Architecture*

## Consultants

Leslie Chiu & Seaghan McKay  
Outdoor Performing Arts  
Production  
United Stage & Rigging  
Stage Mechanics

# AGENDA

## RECAP MASTER PLAN AND MASTER PLAN REPORT

PUBLIC OUTREACH & PARK FIRST APPROACH  
MASTER PLAN UPDATES AND HIGHLIGHTS

## ENABLING ENGINEERING

CLIMATE RESILIENCY STRATEGY  
HISTORIC BUILDING ANALYSIS

## PRESCOTT PARK PROJECT UPDATES

PROJECT SCHEDULE & PUBLIC PROCESS TIMELINE  
PROJECT PHASING DIAGRAM

## INTRODUCTION TO PROPOSED PHASE 1

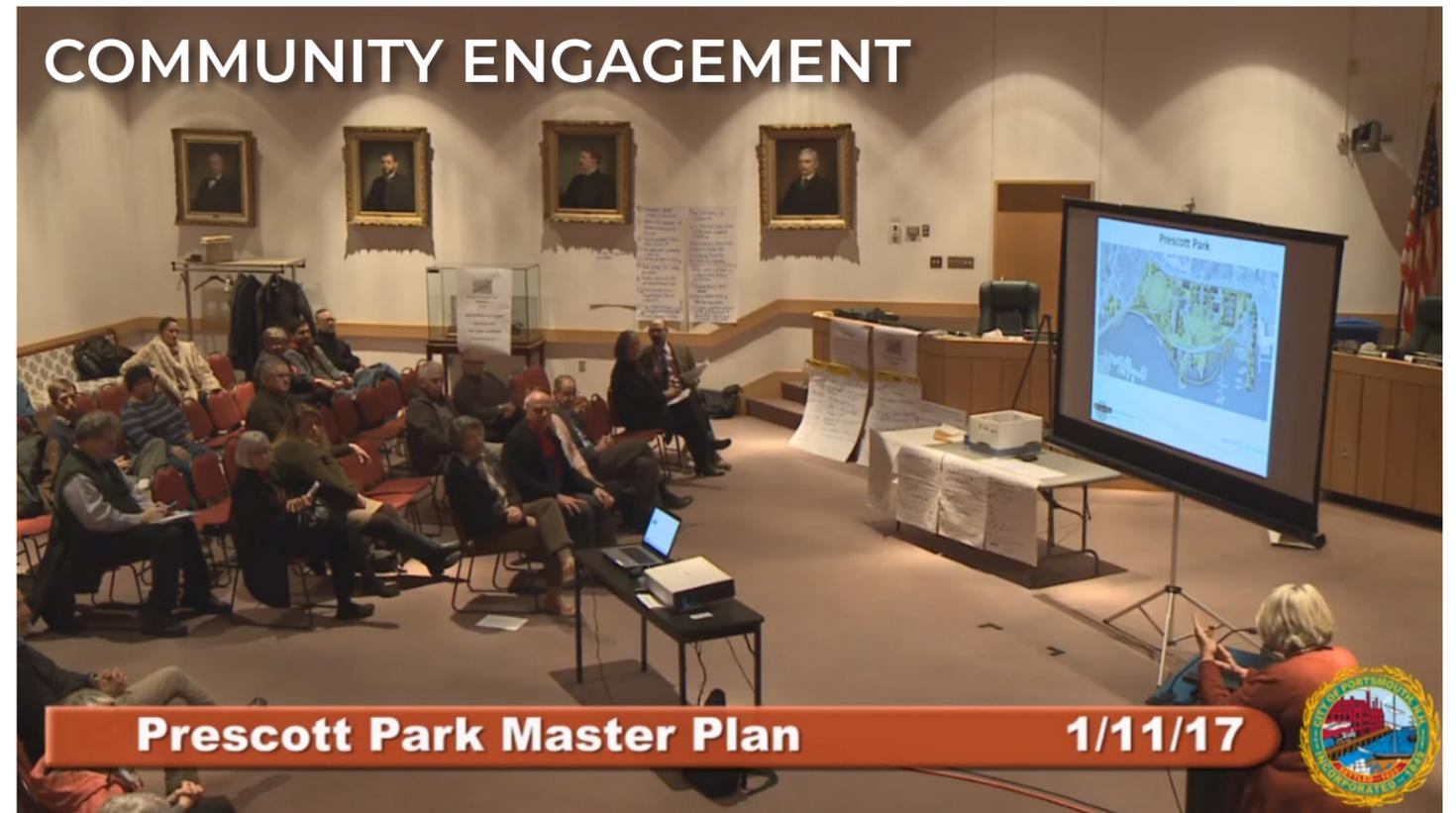
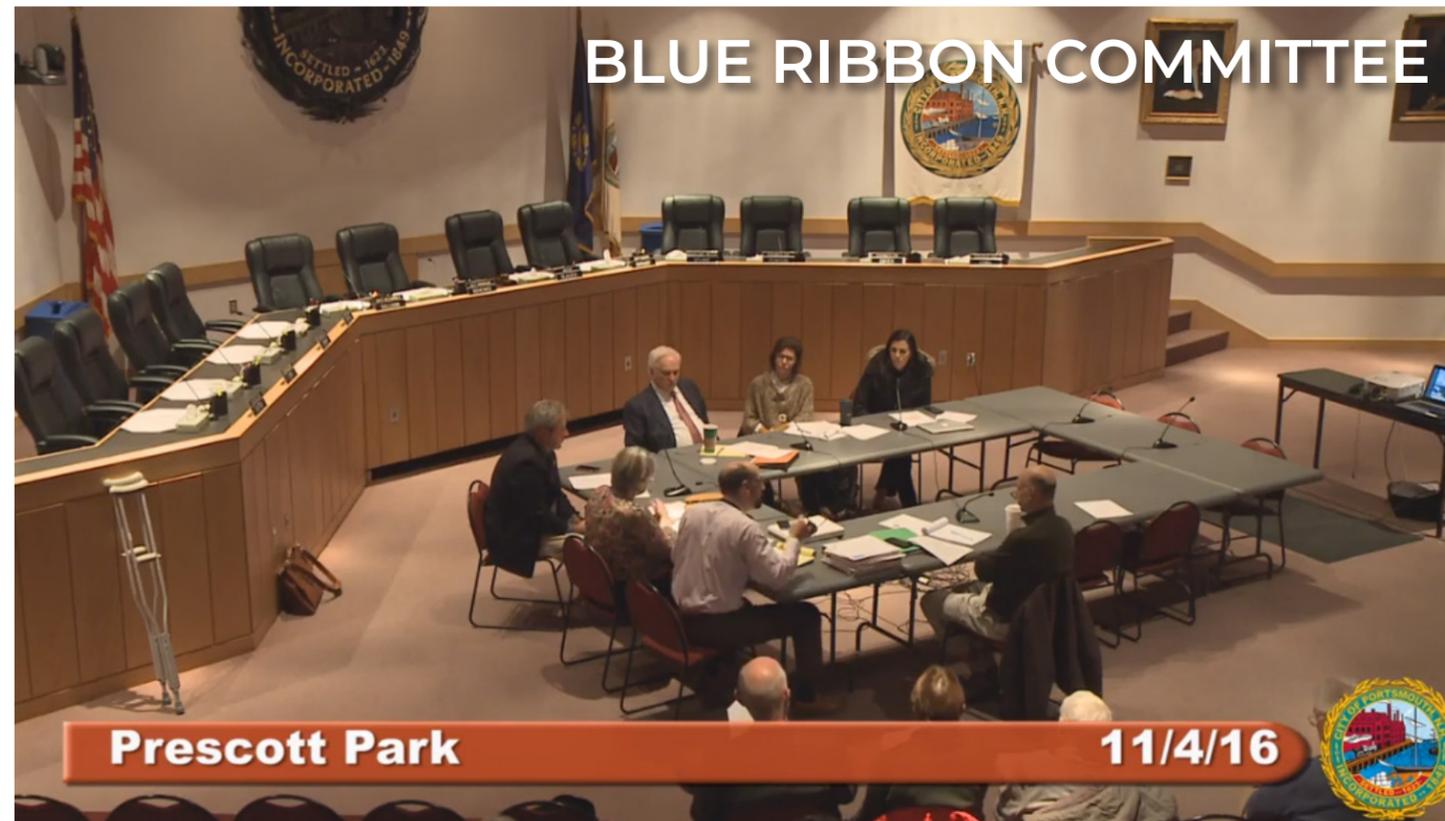
PROPOSED PHASE 1 PRIORITIES & SCOPE  
DIAGRAM OF PHASE 1 MOVES  
PHASE 1 COST SUMMARY

## OPEN DISCUSSION



# RECAP MASTER PLAN AND MASTER PLAN REPORT

# PUBLIC OUTREACH



# PARK FIRST APPROACH

## DESIGN TENETS

- Recognize City ownership of the park and its structures
- Use “for park and recreational purposes” per the Josie F Prescott Trust
- Ensure pedestrian through-route accessibility at all times
- Maximize waterfront connection
- Integrate coastal resilience / adaptation strategies
- Maintain and enhance maritime historical connection
- Improve integration into the neighborhood
- Ensure presence for theater, dance, music, and visual arts
- Maintain / increase large open spaces for formal and informal activities
- Ensure that parking does not take up precious waterfront park space
- Protect and preserve historic resources
- Maintain a Public Forum Area
- Include meaningful invitation for youth play
- Preserve active maritime recreation including public docking structure

# EARLY CONCEPT RENDERINGS



WATERFRONT



LIBERTY GARDEN ENTRANCE



PUBLIC FORUM



HOVEY FOUNTAIN ENTRANCE ON MARCY

# THE MASTER PLAN, 2017



0 50 100 200FT



# PROPOSED UPDATED MASTER PLAN, 2020



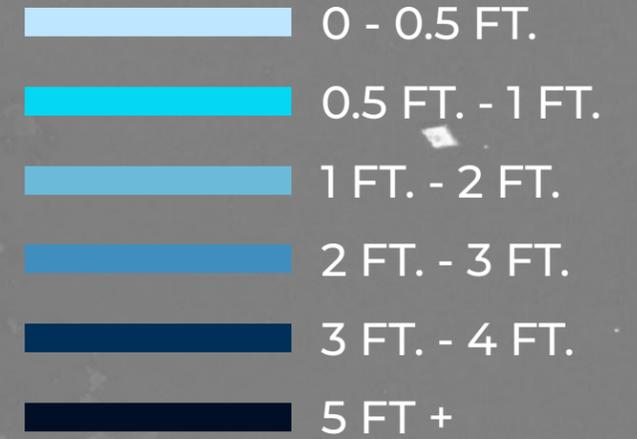
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# ENABLING ENGINEERING

# MAX FLOOD ELEVATION: 10.2' NAVD88

## INUNDATION DEPTHS:



Sheafe Warehouse  
+/- 10.0'

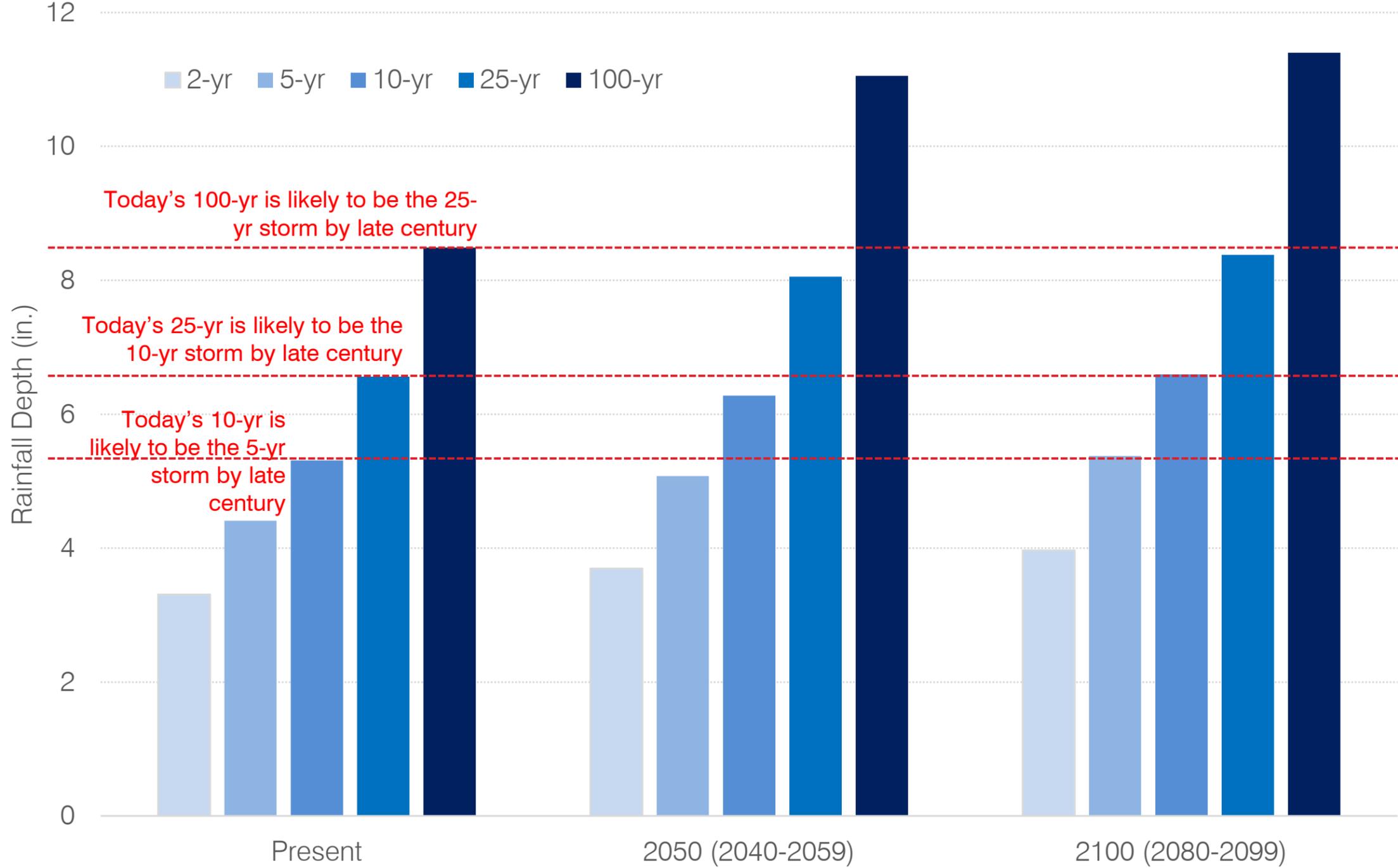
Shaw Warehouse  
+/- 6.2'  
+/- 6.5'  
+/- 7.9'

The Player's Ring  
8.9' - 9.1'

# FLOODING UNDER TODAY'S HIGH TIDE DURING A 100 YEAR STORM

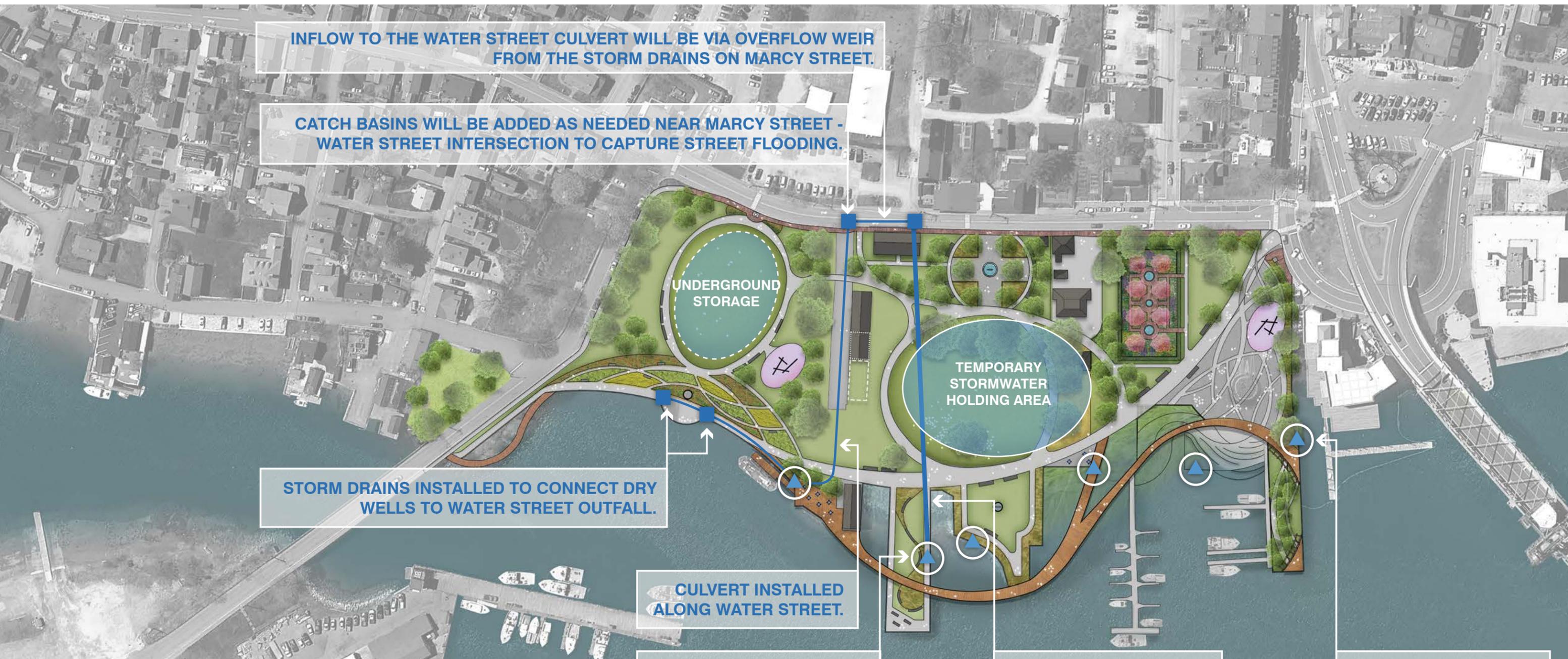


# STORMWATER FLOODING IMPACTS



Source: Climate change projections for Portsmouth by Dr. Cameron Wake as part of NHDES publication on New Hampshire Coastal Flood Risk Summary Part 1: Science, released September 3<sup>rd</sup>, 2019

# STORMWATER STRATEGY



**Proposed Conditions Improvements under Baseline Climate Scenario**

Flooding Area	Existing Conditions	Proposed Conditions	
	Flooding (MG)	Flooding (MG)	% Reduction
Prescott Park	0.295	0.000	100%
Marcy & Water St.	0.279	0.000	100%
<b>Total</b>	<b>0.574</b>	<b>0.00</b>	<b>100%</b>

ALL EXISTING OUTFALLS WILL HAVE TIDE GATES IF NOT ALREADY IN PLACE.

# MEP STRATEGY



NEW ELECTRICAL HANDHOLE

NEW 100A SERVICE

EXISTING ELECTRICAL SERVICE EQUIPMENT

NEW UTILITY PAD MOUNTED TRANSFORMER

NEW ELECTRICAL HANDHOLE

NEW WATER SERVICE TO SPRAY FEATURE

NEW 800A SERVICE

NEW SEWER LINE CONNECTION TO THE SHAW AND SUPPORT BUILDING

NEW WATER SERVICE TO SHAW AND SUPPORT BUILDING

NEW GAS LINE CONNECTION TO THE SHAW AND SUPPORT BUILDING

NEW 100A SERVICE

EXISTING ELECTRICAL SERVICE EQUIPMENT

NEW PEDESTAL WITH NEW 100A PANELBOARD

LEGEND	
— (Red line)	NEW ELECTRICAL LINE
— (Blue line)	NEW WATER LINE
■ (Red square)	NEW ELECTRICAL HANDHOLE
■ (Red square)	NEW ELECTRICAL FACILITIES
● (Red circle)	NEW ELECTRICAL SERVICE
● (Blue circle)	EX. ELECTRICAL SERVICE
▲ (Red triangle)	EX. ELECTRICAL UTILITY POLE
● (Red circle)	NEW PEDESTRAIN LIGHT POLE, TYP.
— (Blue line)	EX. WATER LINE
× (Blue cross)	EX. WATER VALVE
— (Purple line)	NEW SEWER LINE
— (Purple line)	EX. SEWER LINE
— (Yellow line)	NEW GAS LINE
× (Yellow cross)	EX. GAS VALVE

# HISTORICAL BUILDING ANALYSIS



Courtesy of the Portsmouth Athenaeum © 1938 View of Shaw Warehouse and neighboring wharves.



Courtesy of the Portsmouth Athenaeum © 1930 Cheafe Warehouse original location





from Brighton's The Prescott Story© 1982 ; 1980s aerial view



Courtesy of the Portsmouth Athenaeum© 1980 Aerial view.



Courtesy of the Portsmouth Athenaeum© 1980 Aerial view of Industrial Zone



Lean-to - Interior Storage space looking towards door connecting to the Garage addition



Gardner / Maintenance storage



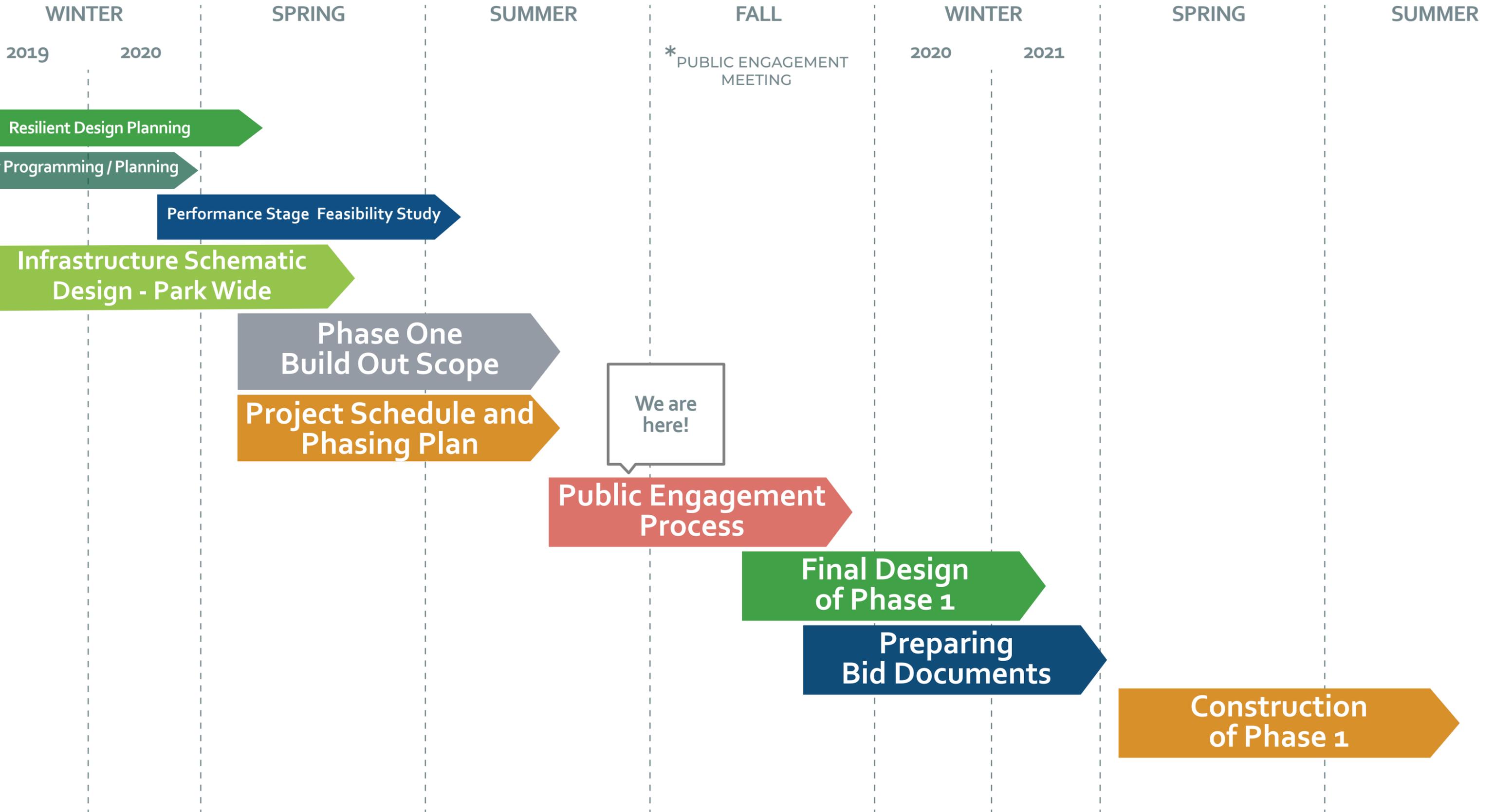
Storage





# PRESCOTT PARK PROJECT UPDATES

# UPDATED PROJECT SCHEDULE



# PUBLIC PROCESS TIMELINE:

SEPTEMBER

OCTOBER

NOVEMBER

WEEK 1	WEEK 2	WEEK 3	WEEK 4	WEEK 5	WEEK 1	WEEK 2	WEEK 3	WEEK 4	WEEK 5	WEEK 1	WEEK 2	WEEK 3	WEEK 4	WEEK 5
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NOTE: DATES HAVE NOT BEEN SCHEDULED, THESE ARE ROUGH ESTIMATES OF TIME FOR EACH EVENT

**1<sup>ST</sup> VIRTUAL PUBLIC MEETING**

**ONLINE CONTENT REVIEW**

**2<sup>ND</sup> VIRTUAL PUBLIC MEETING**



**PREPARE MATERIALS**

**UPLOAD CONTENT**

**REVIEW & SUMMARIZE FEEDBACK**

**ADJUST PHASE 1 BASED ON PUBLIC FEEDBACK**

Develop diagrams and graphics for presentation

Develop and compile presentation content, graphics, existing images, and surveys/polls to upload on Project Landing Page and City Website

Compile feedback into digestible graphics, prepare presentation for 2nd virtual public meeting

Receive all feedback and make adjustments to Phase 1 plan, present finalized plan to Blue Ribbon Committee, prepare bid documents

**DRAFT PRESENTATION 1 OUTLINE**

- Recap Master Plan and Report
- Emphasize “Park First Approach”
- Project Schedule
- Introduce Implementation of Phase 1
- Phase 1 Priorities
- Diagram of Phase 1 Moves
- Introduce Public Engagement Process

**PUBLIC OUTLINE CONTENT**

- PDF of 1st Virtual Public Presentation
- Master Plan and Master Plan Report
- Phasing Diagram
- List of Phase 1 Priorities
- Polls, Surveys, and Comment Boxes
- Scheduled Online Drop in Time - “Office Hours” with Project Team

**DRAFT PRESENTATION 2 OUTLINE**

- Review Phase 1 Priorities/Moves
- Present Public Feedback
- Survey Graphics
- Introduce Updated Phase 1 Plan
- Project Schedule
- Next Steps for Project Team

# UPDATED PROPOSED PHASING PLAN



PROPOSED  
RELOCATION OF  
MAINTENANCE  
FACILITY

1

6

4

1

2

3

6

5

0 50 100 200FT



# INTRODUCTION TO PROPOSED PHASE 1

# PROPOSED PHASE 1 PRIORITIES:

## PRIORITIES

- Improve seawalls infrastructure at seawalls to prevent back-flow in extreme high tides and storm events
- Adding subsurface stormwater carrying capacity under the Performance Lawn
- Raise and relocate the Shaw, remove garage and lean-to
- Regrading Water Street to create preferred future inundation pathways
- New maintenance facility near Four Tree Island
- Upgrade main electrical service to the site, including transformer
- Improve and relocate the stage facility

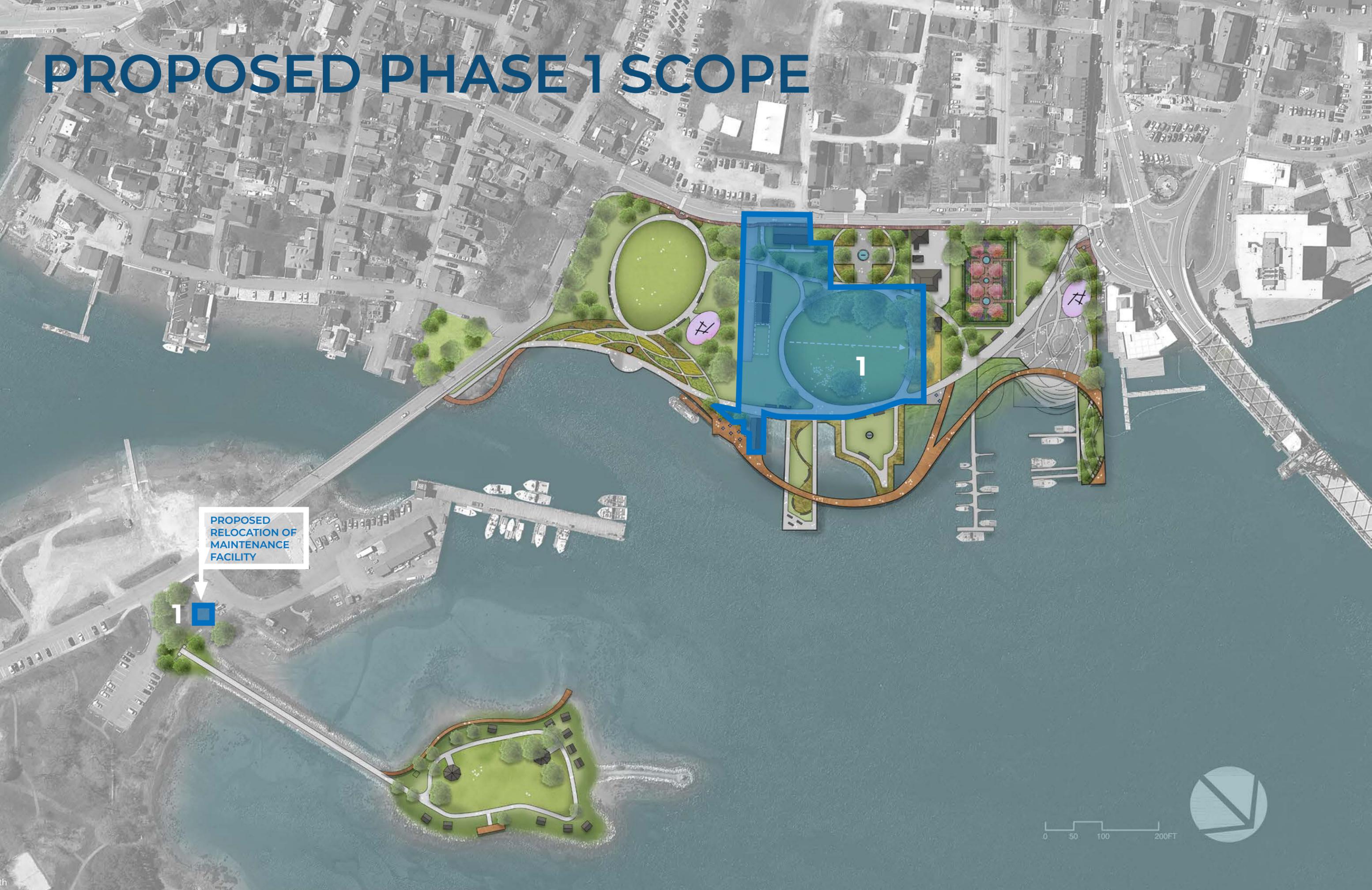
## CONSIDER FOR PHASE 1 or FUTURE PHASES

- Establish new pathways / pedestrian circulation
- Establish “contract growing” for ornamental trees for the relocated Formal Garden
- Redesign edge treatment along waterfront, reduce chain link fence, provide moments for safe water access
- Wayfinding and interpretive signage
- Tree planting & irrigation upgrades

# PHASE 1 IMPROVEMENTS SUPPORT: DESIGN TENETS

- **Recognize City ownership of the park and its structures**
- **Use “for park and recreational purposes” per the Josie F Prescott Trust**
- *Ensure pedestrian through-route accessibility at all times*
- *Maximize waterfront connection*
- **Integrate coastal resilience / adaptation strategies**
- **Maintain and enhance maritime historical connection**
- *Improve integration into the neighborhood*
- *Ensure presence for theater, dance, music, and visual arts*
- **Maintain / increase large open spaces for formal and informal activities**
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- **Protect and preserve historic resources**
- *Maintain a Public Forum Area*
- *Include meaningful invitation for youth play*
- *Preserve active maritime recreation including public docking structure*

# PROPOSED PHASE 1 SCOPE



PROPOSED  
RELOCATION OF  
MAINTENANCE  
FACILITY

1

1

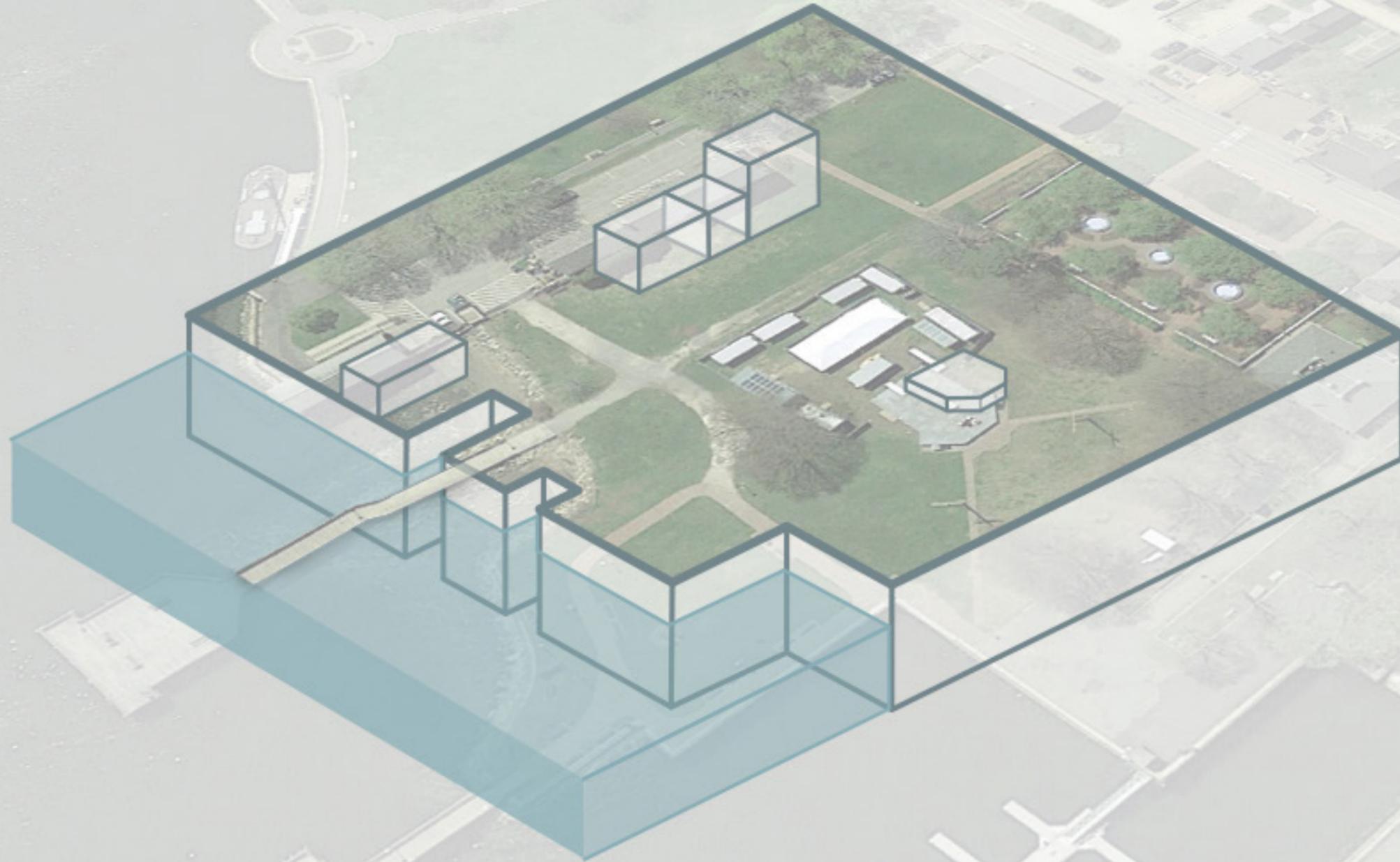
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# AREA OF PHASE 1 DIAGRAM

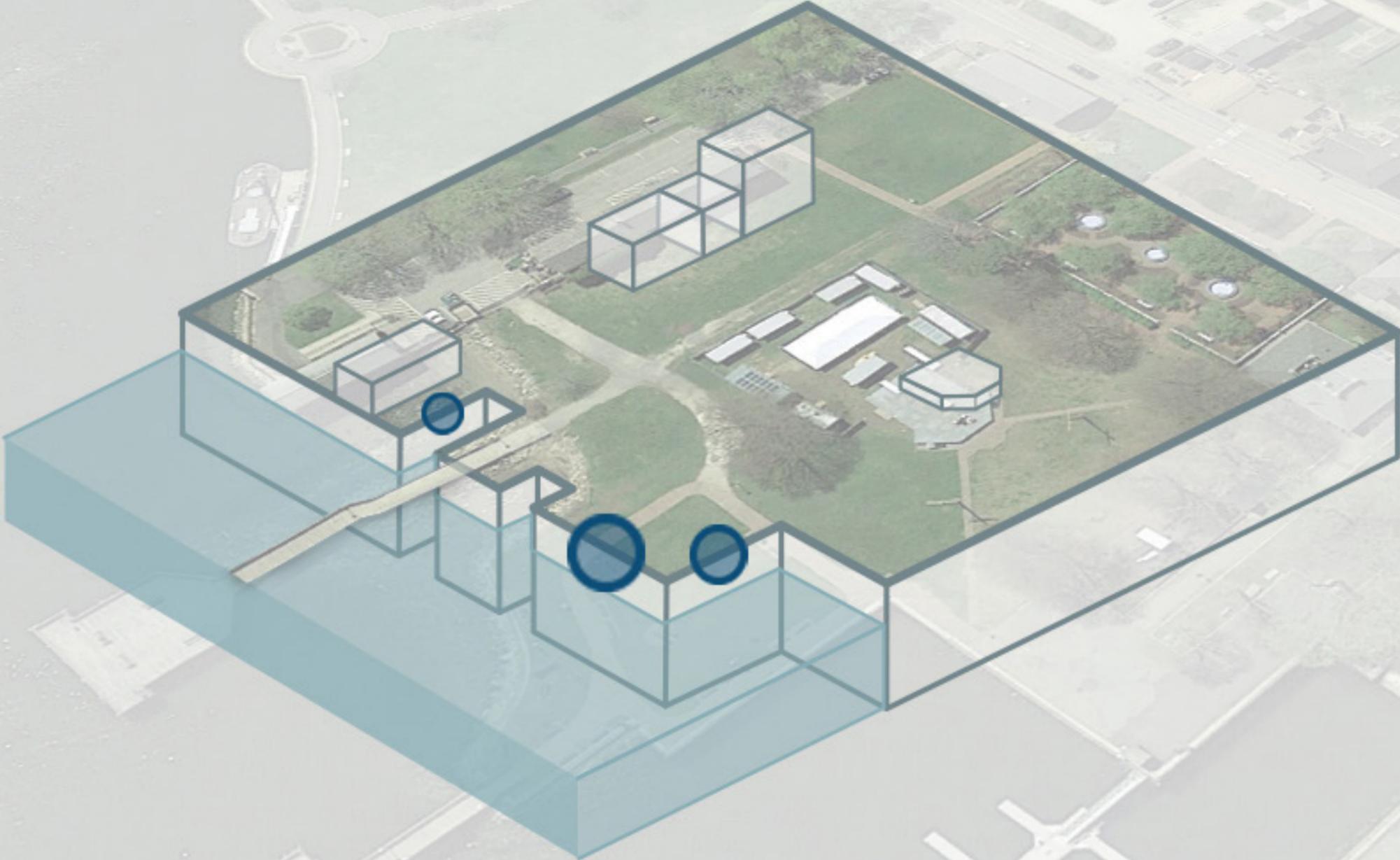


# EXISTING CONDITIONS



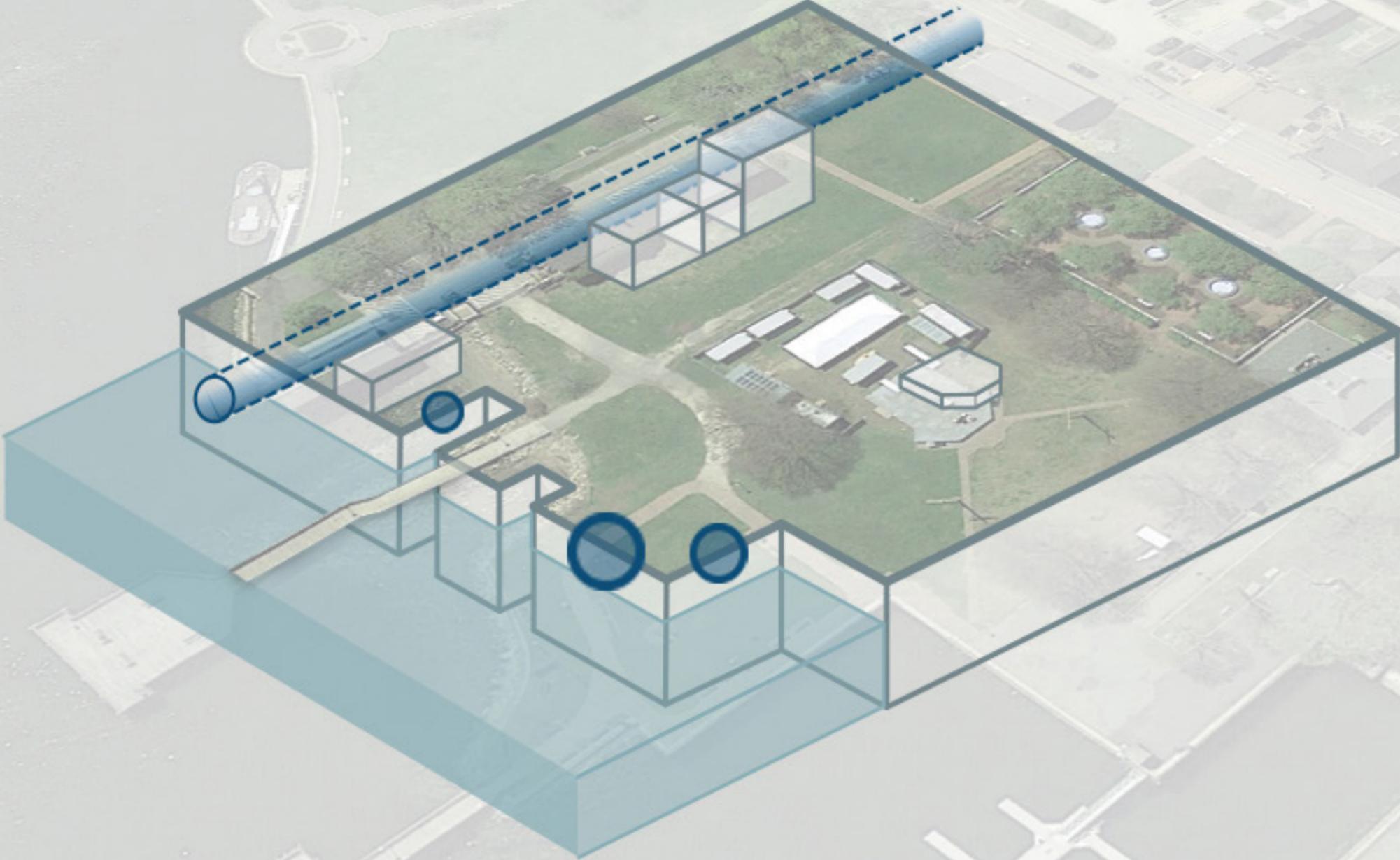
# STABILIZE SEAWALLS AND IMPROVE UTILITIES

- IMPROVEMENTS/REPAIRS TO VULNERABLE AREAS ALONG SEAWALL
- ADDITIONAL COURSE OF GRANITE BLOCKS TO TOP OF SEAWALL
- NEW AND RETROFITTED TIDE GATES
- NEW MAINTENANCE FACILITY ON FOUR TREE ISLAND



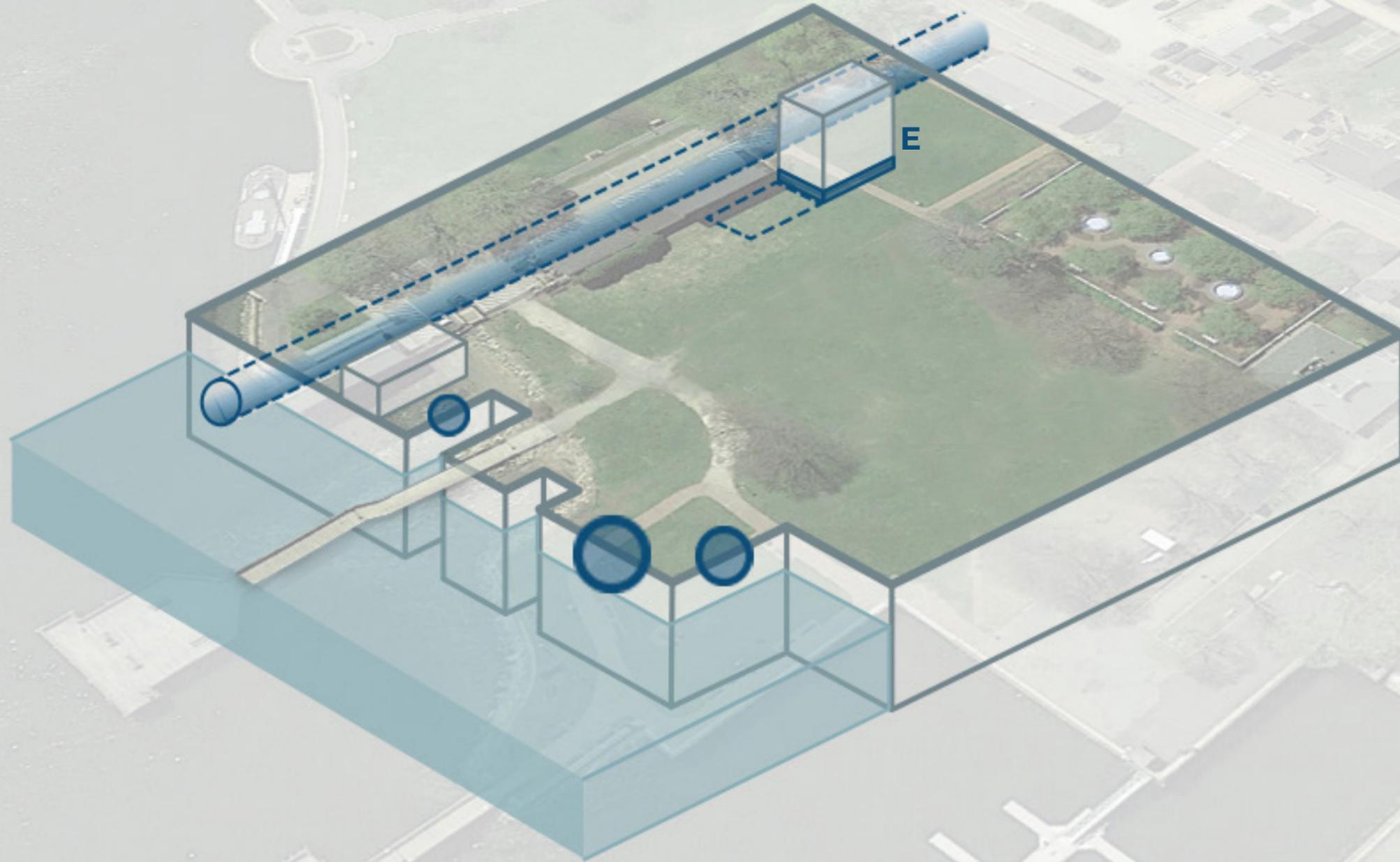
# STORMWATER IMPROVEMENTS

SUBSURFACE STORMWATER MANAGEMENT  
INCREASE PIPE DIAMETER ALONG WATER STREET



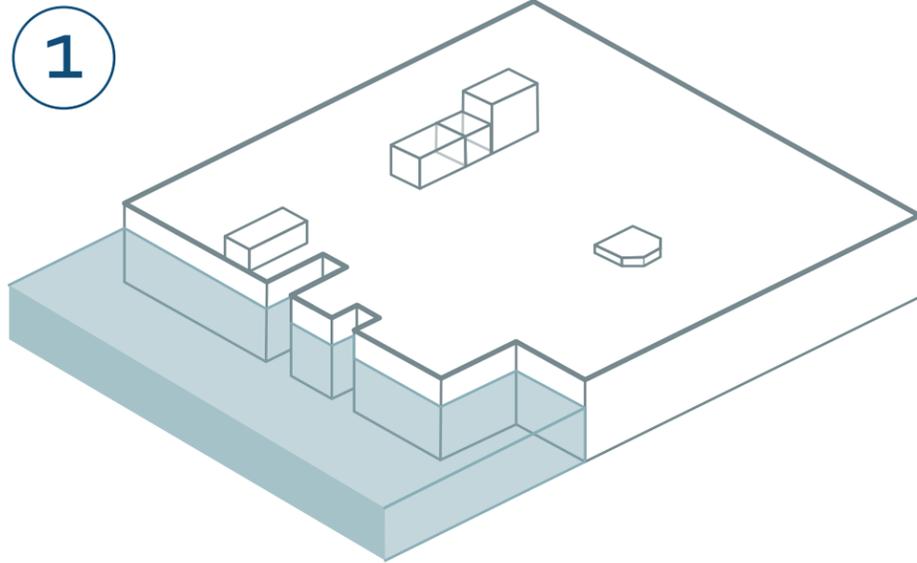
# RAISE AND RELOCATE THE SHAW

RAISE AND RELOCATE THE SHAW AWAY FROM FREQUENT FLOOD PATHS  
IMPROVE ELECTRICAL SERVICES AND ADD NEW TRANSFORMER  
REMOVE THE GARAGE, LEAN-TO, AND STAGE

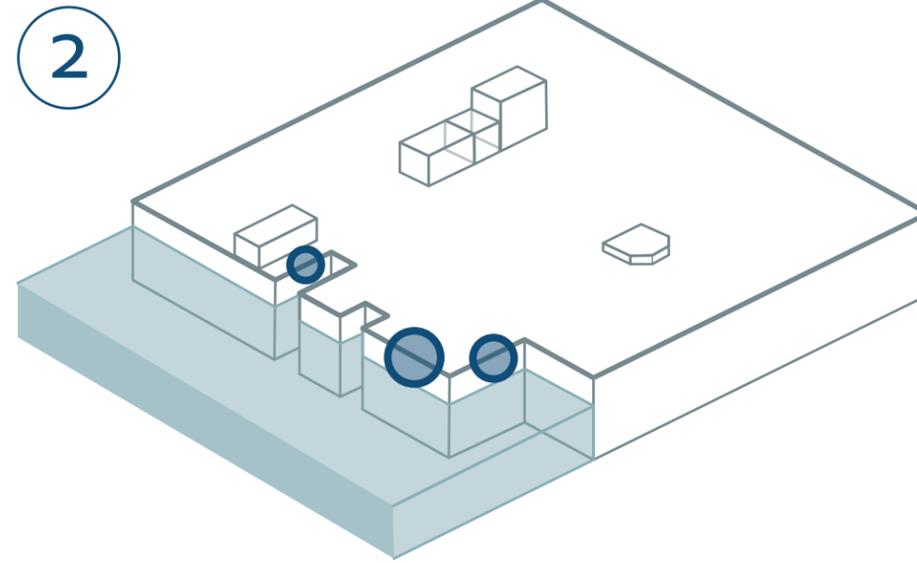




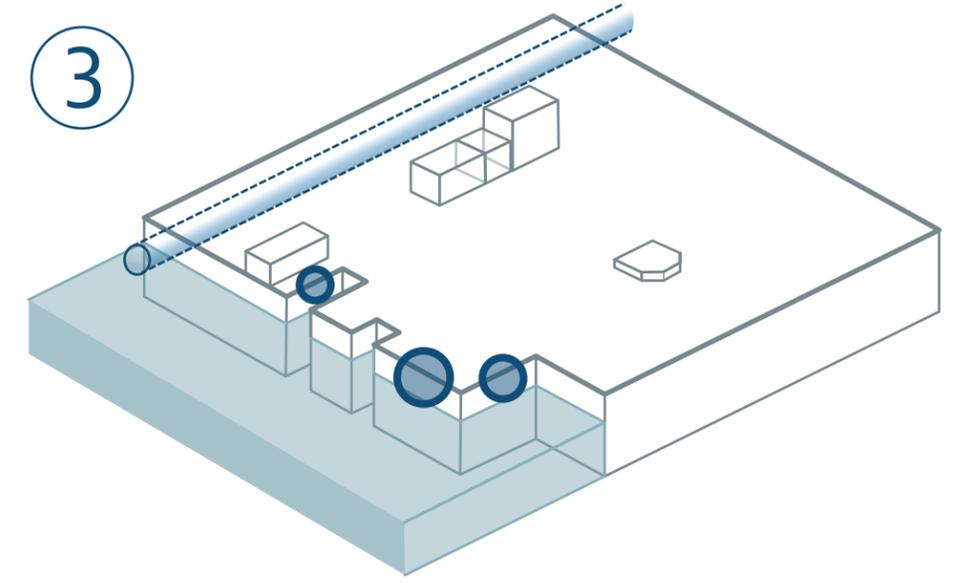
# DIAGRAM OF PHASE 1 MOVES



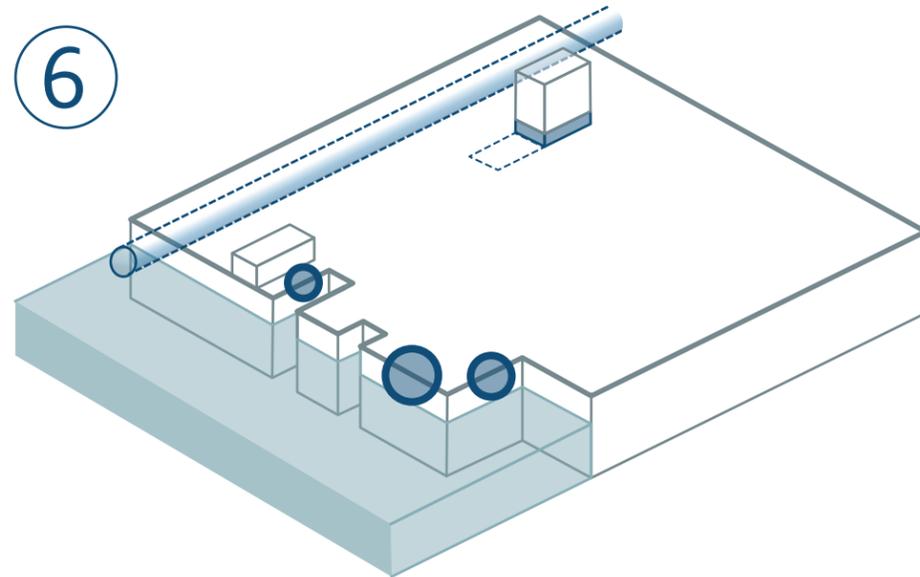
EXISTING CONDITIONS



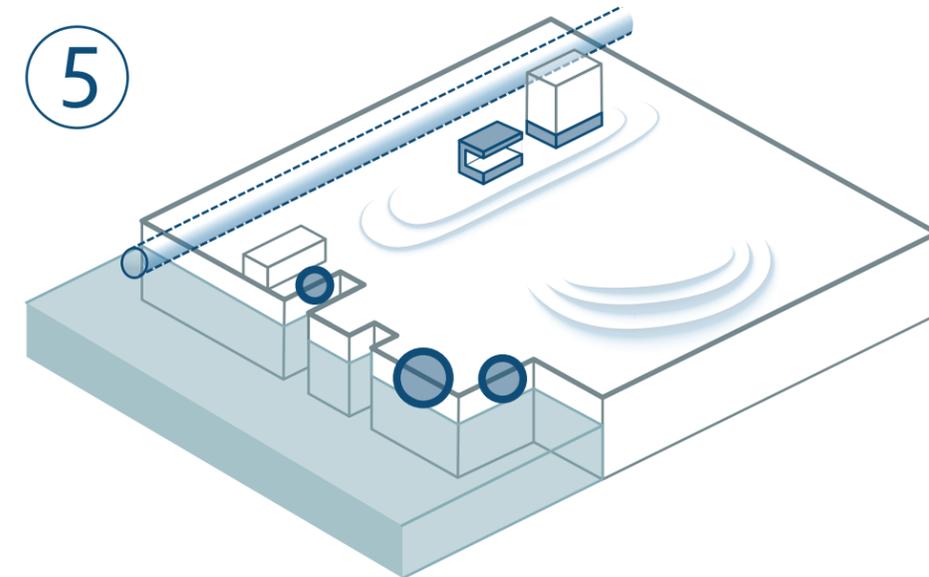
STABILIZE SEAWALL



SUBSURFACE  
STORMWATER MANAGEMENT



RAISE & RELOCATE SHAW/ REMOVAL  
OF GARAGE, LEAN-TO, AND STAGE



REGRADE FOR  
PREFERENTIAL FLOODING

# PHASE 1 COST SUMMARY

## SITE IMPROVEMENTS

## COST RANGE

### PHASE 1A

1. Stabilize Seawalls and Improve Utilities
2. Stormwater Improvements & Preferential Flood Pathway
3. Improvements to the Electrical Service
4. Temporary Stage Rental

### LOW END

### HIGH END

\$500k

\$1.2M

\$700k

\$1.5M

\$300k

\$350k

\$310k /year

### BUILDING RENOVATIONS:

1. Raise and Relocate the Shaw
2. Proposed Relocated Maintenance Facility

\$400k

\$550k

\$350k

\$500k

### FUTURE STAGES

3. Renovate the Shaw
4. New Construction Addition
5. Proposed Stage Facility
6. Renovate the Sheafe

\$1.5M

\$2.2M

\$1.7M

\$2.5M

-

-

\$900k

\$1.2M

(10% - 15% SOFT COSTS INCLUDED)

THANK YOU !!  
*QUESTIONS & COMMENTS?*

# OPEN DISCUSSION

