

McINTYRE PROJECT

fact sheet + parameters

Introduction

The City is petitioning the Federal government to acquire the McIntyre site through the Historic Surplus Property Program (also Historic Monument Program). The program allows the federal government, through the Government Services Administration (GSA), to convey property at no cost to state and local governments when there is a “compelling public benefit.” The compelling public benefit is the preservation of the Thomas J. McIntyre Federal Building. The Department of Interior/National Park Service is the agency that is required to review an Application for the property and make a recommendation to the GSA regarding the completeness of the Application and the appropriateness of the redevelopment plan.

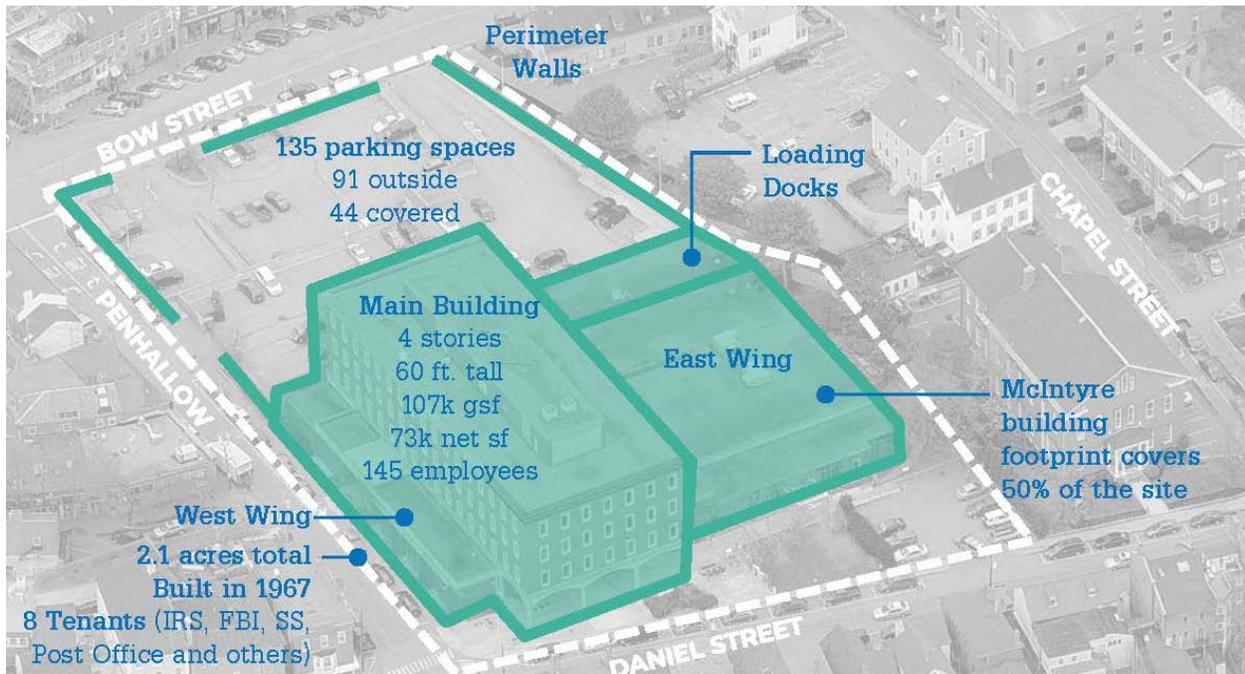
The Application can be found on the City’s web site. The first pages of the Application contain twelve conditions that are binding. These conditions describe the City’s obligations as the new owner; they also describe the federal government’s obligation, **in perpetuity**, for monitoring the care of the property and provision for the property to revert back to the federal government if the Application is not implemented as described or the property is not maintained. Note that the Application may be amended from time to time at the request of either the Applicant for the Secretary (National Park Service), with the written concurrence of the other party. Such amendments will be added to, and be part of, the original Application and thus, will also be legally binding.

Below are three key elements for a successful application:

1. A **Preservation Plan** for the preservation of the historic character of the building and site;
2. A **Use Plan** which details all uses for the site, describes public access, and ensures that the proposed reuses are compatible with the historical character of the property; and
3. A **Financial Plan** that analyzes all projected income and expenses and describes in detail the City’s capacity/qualifications to finance, operate, and maintain the property. If revenue-producing activities take place on the site, all income in excess of rehabilitation, operational, and maintenance costs (including a reasonable profit) must be used only for public historic preservation, park, or recreational purposes. The plan for expending these excess funds must be presented in the Application.

If successful, the City must maintain ownership of the property, and continuously comply with a variety of post-transfer regulations.

The Basics



Sample “Do and Don’ts”

This list is intended to illustrate how proposals may be viewed by NPS. It is neither exhaustive nor final.

1. Preservation Plan <i>Must meet the Secretary of the Interior “Standards for Rehabilitation”</i>		
Most Likely Accepted	May Be Accepted	Likely Not Accepted
Preserve the character-defining features of the McIntyre	Rehabilitation and sensitive alteration of character-defining features	Demolish the entire McIntyre building
Build on top of the single-story portion (currently the Post Office), set back from Daniel St.	Demolish a rear portion of the single-story portion (currently the Post Office)	Demolish the single-story Post Office section
Demolish the 1997 portico for the current post office	Enclose a portion of the existing concrete portico with glass	Enclose the existing concrete portico
Remove the concrete planters along Daniel St. and replace with public gathering areas		Demolish pergola at Penhallow Street entrance
Install tubular skylights to bring light into the interior of the main building		Replace the windows with a different style that will bring more light into the interior of the main building
Modify loading docks		
New construction along Bow St.		
Create vibrant public spaces on the site		
Retain existing features and alterations, even if not historic		
Construct a roof-top public space on the McIntyre main building not visible from street	Construct a roof-top public space on the McIntyre main building visible from street	

	Convert some existing ground floor openings from windows to doors	
	Remove some of the brick walls surrounding the parking lot	Remove all the brick walls surrounding the parking lot
Remove modern office partition walls		Completely “gut” the interior of the McIntyre
Retain most or all of the building’s original Post Office-box lobby volume and remaining historic finishes		
Remove/Replace 1997 light fixtures, features, and finishes		
Modify/Replace building systems, such as HVAC		

2. Reuse Plan		
Most Likely Accepted	May Be Accepted	Likely Not Accepted
Government use		
Public parking		
Office Use/Post Office Use/collaborative public workspace		
Public gathering space	Meaningful open space throughout the site	100% green space on existing parking area* (see Character-Defining features report)
Typical downtown uses (retail, restaurant, café, housing, hotel)		
Art exhibition space, galleries		
Farmer’s Market		Farming
Government use		

3. Financial Plan		
Most Likely Accepted	May Be Accepted	Likely Not Accepted
City maintain ownership of the site & ground lease to private partner		City subdivide and sell parcels at market value
City partner with developer to build rental housing at the site	City partner with developer to build condos* at the site (* on leasehold interest)	City partner with developer to build condos* at the site (*fee simple interest)
City partner with developer to construct and lease office space at the site		City act as a developer to construct and lease office space at the site
City to enter into a long-term lease with the developer who will develop the site in accordance with the Application, with the requirement to do so to be legally binding on the developer		
City to enter into a long-term lease with the developer who will be responsible for maintaining the site in accordance with the Application and failure to do so will result in termination of the lease		