

December 6, 2018

Ms. Juliet Walker Planning Director  
City of Portsmouth Planning Department  
1 Junkins Avenue  
Portsmouth, New Hampshire 03801

**Re: Preliminary Conceptual Consultation - McIntyre Project, 62 Daniel Street**

Dear Juliet:

On behalf of SoBow Square, LLC, we are pleased to submit twelve (12) hard copies along with a digital copy in PDF format of the following information to support a request for a Preliminary Conceptual Consultation with the Planning Board for the above referenced project:

- Massing, Program Conceptual Site Plan and Renderings dated 12/20/18

The proposed project consists of the preservation and repositioning of the existing Thomas J. McIntyre Federal Building via the Historic Monument Program of the National Park Service into Office and ground floor retail space and the new construction of 77 residential apartments and 77 parking spaces in two buildings with ground floor retail space.

We respectfully request to be placed on the December 20, 2018 Planning Board agenda for a Preliminary Conceptual Consultation.

If you have any questions, please feel free to contact me by phone at (617)877.5740 or by email at [steve.perdue@redgate-re.com](mailto:steve.perdue@redgate-re.com).

Sincerely,



Steve Perdue  
Vice President  
Redgate on behalf of SoBow Square, LLC  
265 Franklin Street  
Boston, MA 02110

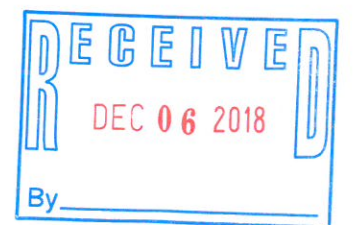
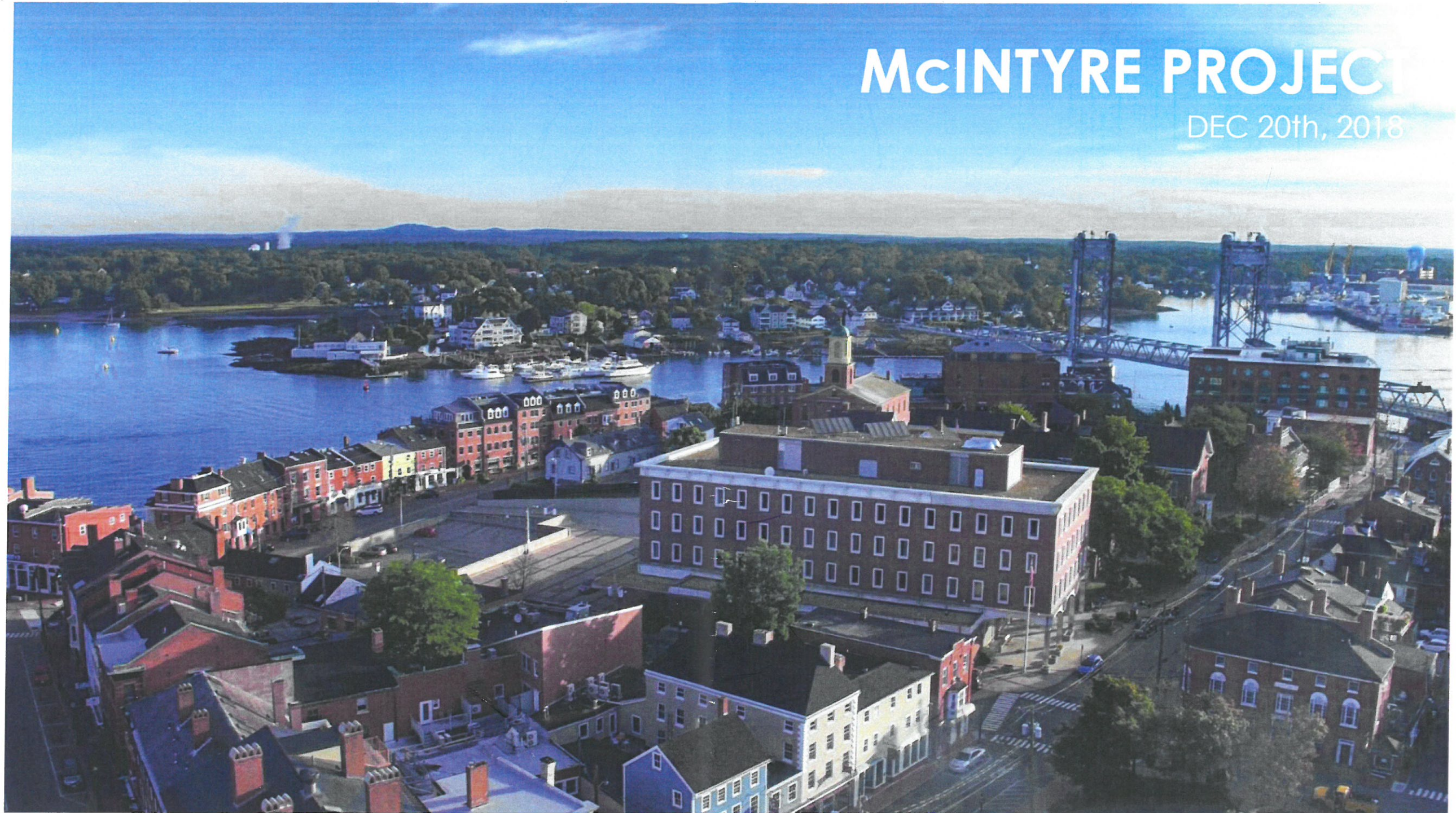


Nancy Colbert Puff  
Deputy City Manager  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801



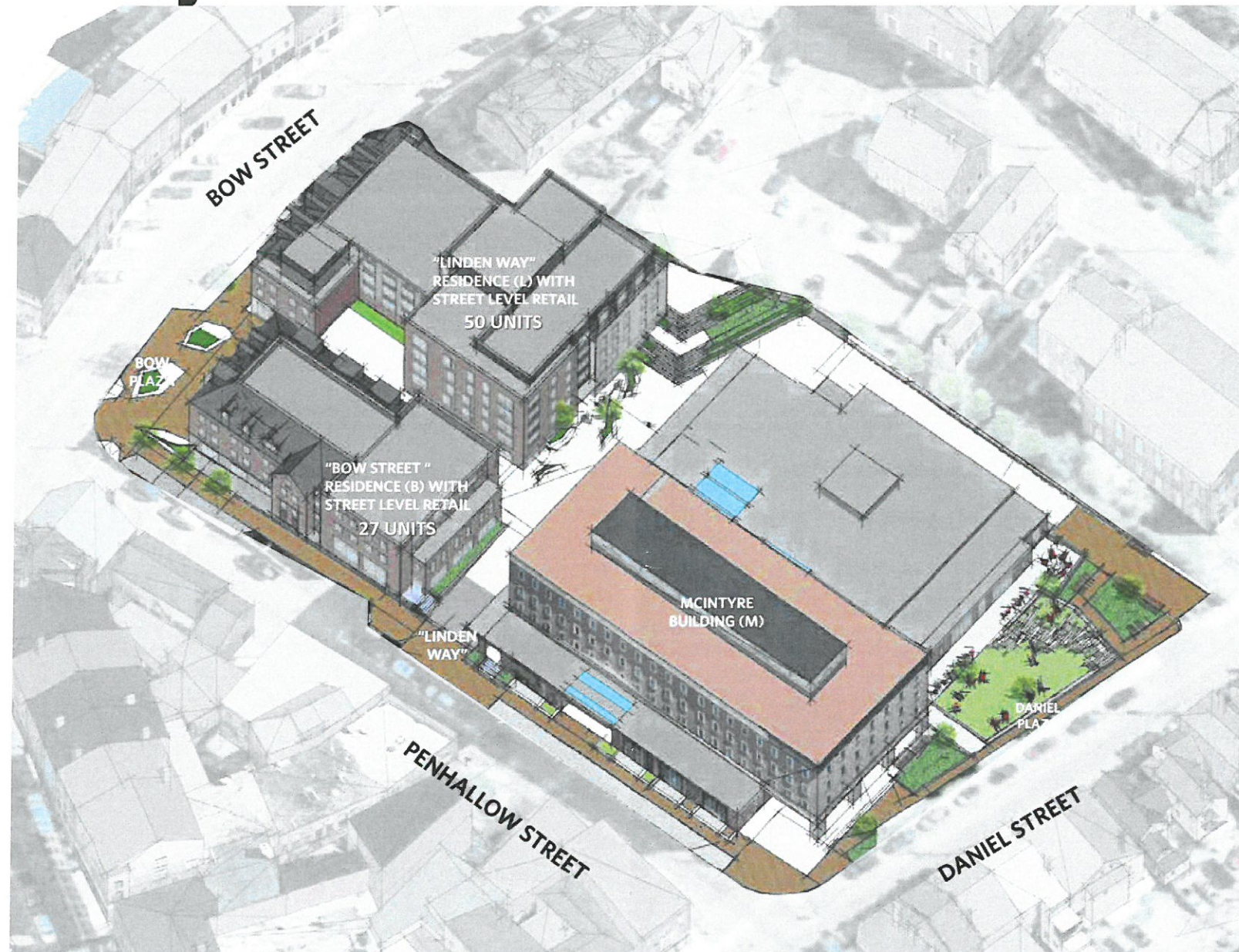
# McINTYRE PROJECT

DEC 20th, 2018





# McIntyre Project MASSING



# McIntyre Project PROGRAM

Office GSF	41,731
Commercial GSF	36,708
Residential GSF	75,459
<b>Rentable GSF</b>	<b>153,898</b>
Parking and Back of House	36,909
Total Built GSF	190,807

Number of Residential Units	77
Parking Provided	77

# McIntyre Project

## SITE AND PUBLIC REALM

### Outdoor Space

Walkways	12,600 SF	
Public Plaza Spaces	25,700 SF	
Public Roof Deck	0 SF	
Outdoor Retail Seating	2,000 SF	*
<b>Outdoor Public Realm</b>	<b>40,300 SF</b>	

Open Space	40,300 SF	44%	44% of site
Built Floor Area	51,200 SF	56%	56% of site
<b>Total Site Area</b>	<b>91,500 SF</b>		

### Indoor Space

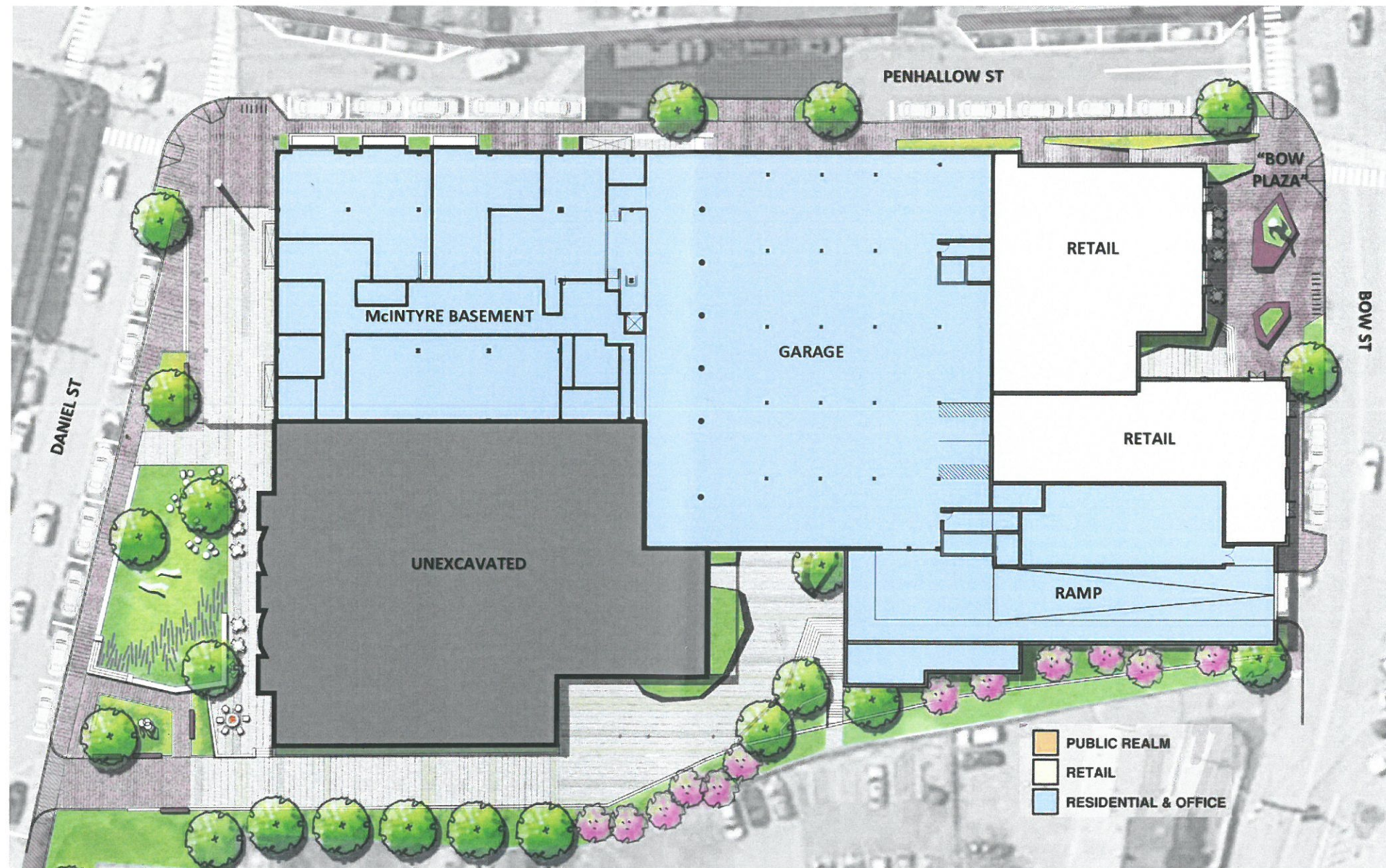
Leasable Space	2,000 SF	*	accommodates 250 people (15SF/person)
Seating and Event Area	3,750 SF		
<b>Indoor Public Realm</b>	<b>5,750 SF</b>		

\*SF is approximate at this time



# McIntyre Project

SITE PLAN – ELEVATION 20 (BOW STREET)



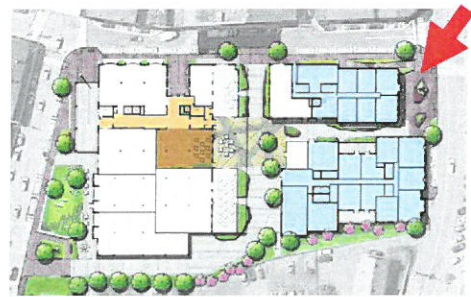


## SITE PLAN - ELEVATION 31 (DANIEL STREET)





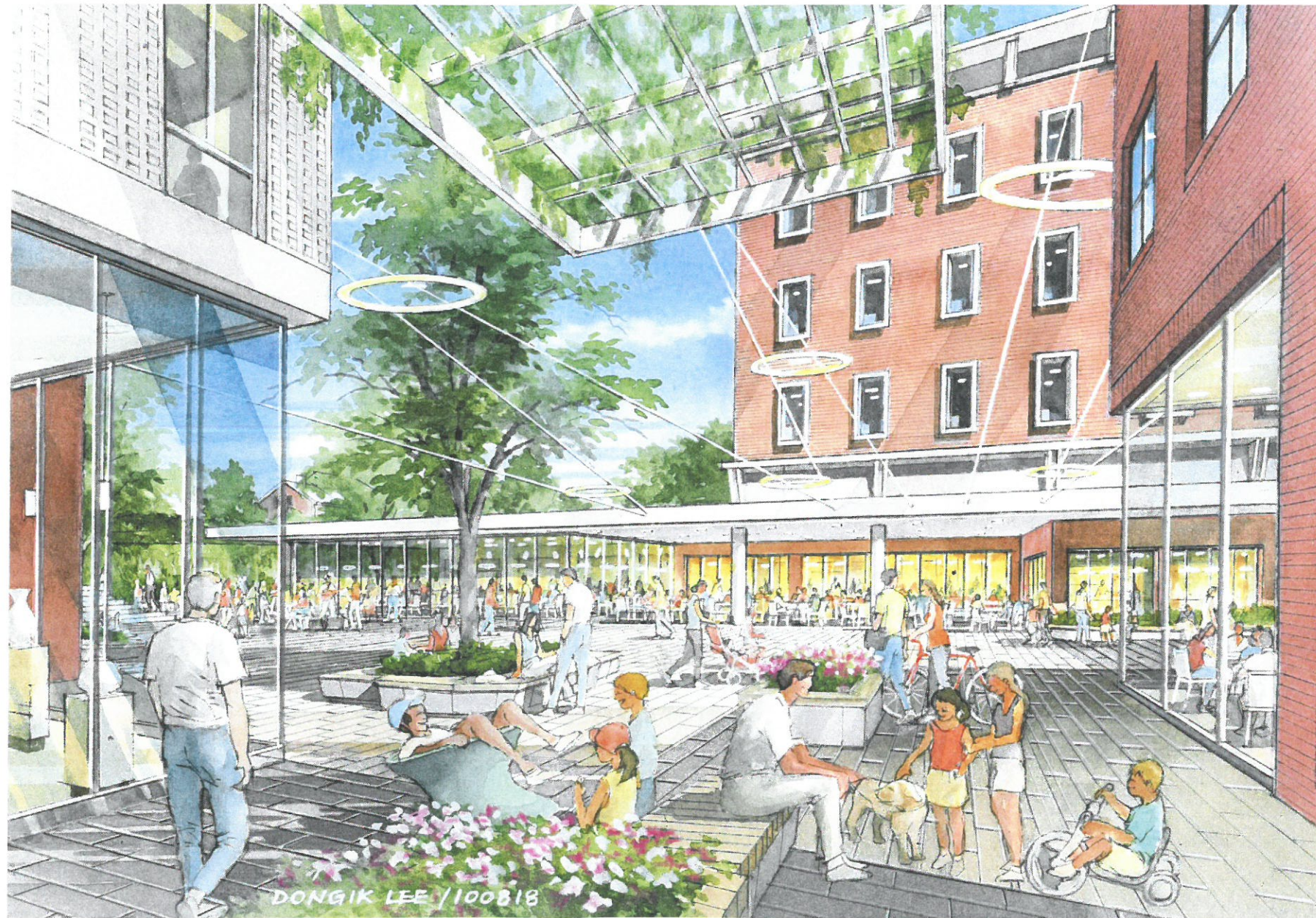
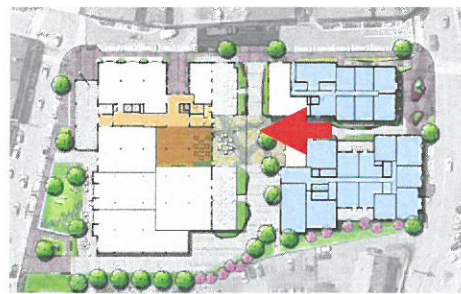
# McIntyre Project BOW PLAZA





# McIntyre Project

THE PASSAGE





# McIntyre Project THE PLAZA

