

City of Portsmouth, NH

PRESCOTT PARK MASTER PLAN

August 14th, 2020



PROJECT TEAM



City of Portsmouth

Nancy Colbert Puff
Deputy City Manager

Peter Rice
Director of Public Works

Joe Almeida
Facilities Manager



Weston & Sampson

Landscape Architecture
Resiliency
Utility Infrastructure



Touloukian Touloukian Inc.

Architecture

Consultants

Leslie Chiu & Seaghan McKay
Outdoor Performing Arts Pro-
duction

United Stage & Rigging
Stage Mechanics

AGENDA

PROJECT SCHEDULE

PUBLIC ENGAGEMENT DATE SCHEDULING MID - LATE SEPTEMBER

CRUCIAL PHASE 1 ITEMS

ORDER OF OPERATIONS AND INTERDEPENDENCIES
COST ESTIMATES OF BUILDING RENOVATIONS
DESIGN TENETS

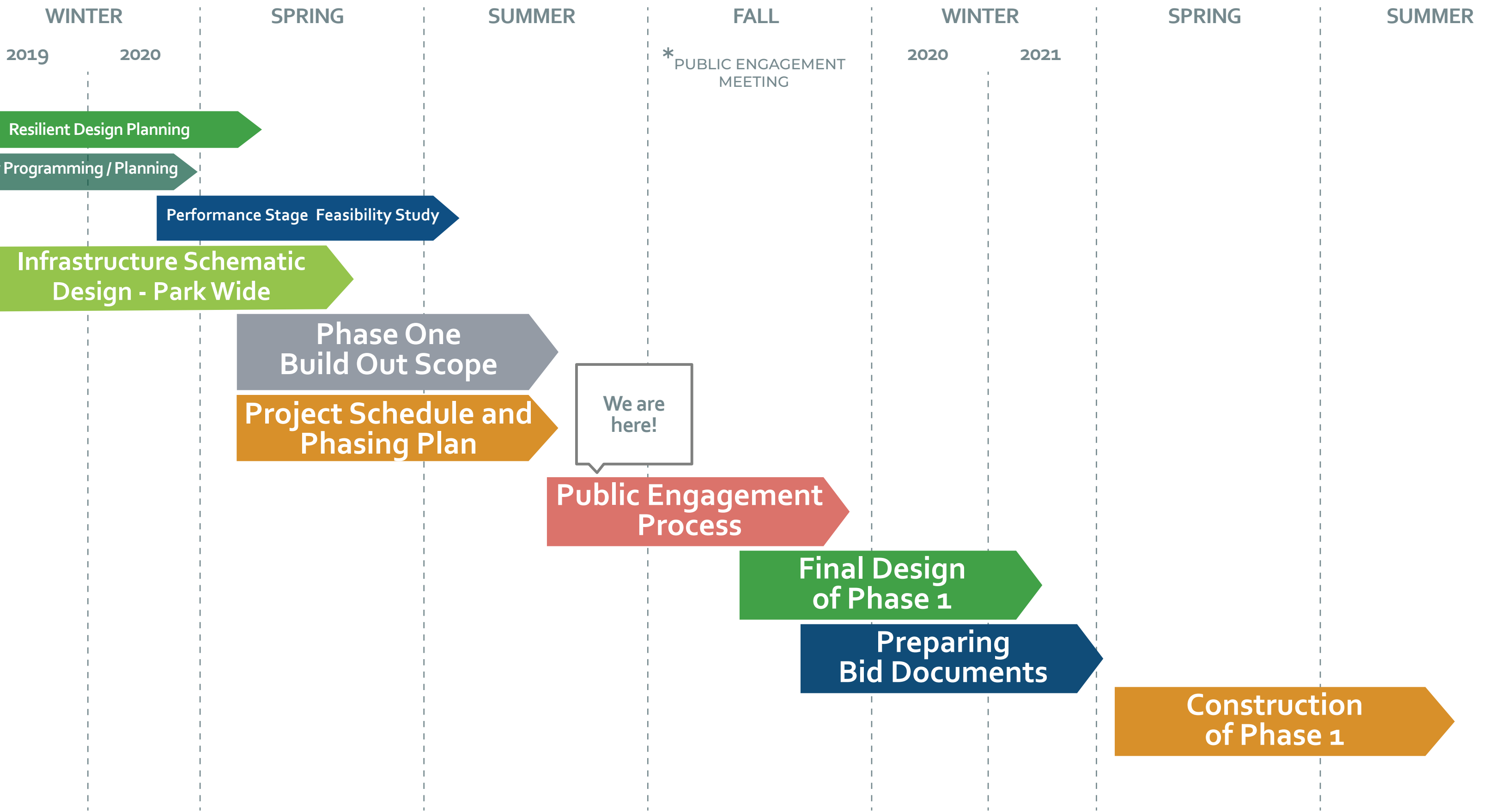
UPDATED DRAFT PHASING DIAGRAM

PHASING PLAN DIAGRAM
PHASE 1 RECOMMENDATIONS



PROJECT SCHEDULE

UPDATED PROJECT SCHEDULE



MOST CRUCIAL PHASE 1 ITEMS

ORDER OF:

OPERATIONS

1. Protect the neighborhood and City infrastructure from impacts of climate change
2. Improve park functionality, operations, and flexibility in programming
3. Improve quality of life

INTERDEPENDENCIES

1. **Stabilize Seawalls and Improve Utilities** [COST RANGE: ~\$400K - \$1M]

- Seawall face repairs, new and retrofitted tide gates, add additional course of granite block to top of seawall

2. **Stormwater Improvements & Preferential Flood Pathway** [COST RANGE: ~\$600k - \$1.2M]

- Shaw Warehouse will need to be raised at the same time
- Water Street and Shaw Warehouse will be graded to maintain connections within the park
 - Required: installation of subsurface stormwater chambers and regrading of performance lawn
 - Required: removal of the existing stage facility (*not included in cost*)
 - new stage facility is necessary and placed centrally to new performance lawn (temporary structure / rented to allow for proper community process and design)

3. **Improvements to the electrical service** and replacement of the main transformer [COST RANGE: ~\$250K - \$300K] (*including removal and installation labor*)

COST ESTIMATES OF BUILDING RENOVATIONS

1. Raise and Relocate the Shaw [COST RANGE: ~\$350k - \$500K]

- Temporarily raise and relocate the Shaw to new location within 100ft of existing.
- Relocate building on new cast in place concrete foundation and conventional spread footings (*advanced foundation system with helical piles or other is not included*). Provide crawl space with 3" concrete mud slab. Waterproof foundation walls and provide perimeter drainage.
- Within 10'-0" of the building provide new domestic and fire protection water service, and sanitary lines stub in crawl space. *Site utilities by others.*
- Within 10'-0" of building, provide new conduit and electrical routing to new sub panel mounted at the first floor. *Electric service, meters and disconnects by others.*
- Storm water drainage and leaders as per existing.
- Existing building exterior and interior finishes are to remain as per existing.

2. Renovate the Shaw [COST RANGE: ~\$1.25M - \$2M]

- 3,300 gsf interior and exterior renovation. Historic restoration with moderate interior finishes

3. New Construction Addition [COST RANGE: ~\$1.5M - \$2.1M]

- (2) floors for a total of 3,500 gsf. Includes additional egress and elevator circulation connected to existing Shaw.
- Total gsf will need to be determined and is not yet clear if it meets the full proposed program.
- Costs are based on concurrent work with Part 1 and 2 above.

4. Renovate the Sheafe [COST RANGE: ~\$750k - \$1M]

- 2,000 gsf interior and exterior renovation. Historic restoration with minimal interior finishes. Includes LULA lift.

DESIGN TENETS:

SUPPORTED BY IMPROVEMENTS

- 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

FUTURE IMPROVEMENTS

- Maintain a Public Forum area
- Include meaningful invitations for youth to play
- Preserve active maritime recreation including public docking structure

UPDATE OF PLAN DIAGRAM TO ILLUSTRATE PHASING

DRAFT UPDATED PHASING PLAN



PHASE 1 RECOMMENDATIONS

PRIORITY

- Improve seawalls infrastructure at seawalls to prevent backflow 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

THANK YOU

The background image is a blue-tinted photograph of a park scene. In the foreground, there's a paved walkway where a woman is jogging and pushing a stroller. To the left, a large, multi-story brick building is partially visible. In the center, a park area features a fountain with several water jets, benches, and people walking. In the background, a bridge with a tall, complex metal structure (possibly a crane or part of a bridge under construction) spans across the scene. The sky is filled with clouds.

QUESTIONS & COMMENTS?

NEXT STEPS

