

# City of Portsmouth, NH

# PRESCOTT PARK

# MASTER PLAN

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## PROPOSED PHASE 1 IMPLEMENTATION

Virtual Public Engagement Meeting #2

October 29<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

**PUBLIC OUTREACH REVIEW**  
DISCUSSIONS AND NEXT STEPS

**PROPOSED MASTERPLAN UPDATES**  
CLIMATE RESILIENCY STRATEGY  
HISTORIC BUILDING ANALYSIS  
PROPOSED UPDATES: 2017 & 2020

**PRESCOTT PARK PROJECT UPDATES**  
PROJECT SCHEDULE  
PROPOSED PHASE 1 IMPLEMENTATION  
COST SUMMARY

**OPEN DISCUSSION**





# **PUBLIC OUTREACH OPEN HOUSE REVIEW**



# WHAT WE HEARD

## TOPICS DISCUSSED:

- What is meant by "Park First"?
- The transitioning of the Formal Garden
- Accessibility throughout the park
- Current flooding in the neighborhoods and park
- Construction timeline

## TO BE MINDFUL OF:

- Dedicated trees on site shall be protected and preserved
- Preserve the Trial Garden's integrity
- Celebrate industrial waterfront

## NEXT STEPS:

- Confirm Phase 1 Program and overall budget for presentation to City Council on Master Plan Amendments



# PROPOSED MASTER PLAN UPDATES

BASED ON ENABLING ENGINEERING RESEARCH  
&  
HISTORICAL BUILDING ANALYSIS



# MASTER PLAN, 2017



RELOCATED  
MAINTENANCE  
FACILITY

LIBERTY  
GARDEN

TRIAL  
GARDENS

ART

STAGE

THE SHAW

PERFORMANCE  
LAWN

HOVEY  
FOUNTAIN

NEW  
FORMAL  
GARDEN

ART

PUBLIC  
FORUM

WATERFRONT

THE SHEAFE

WHALE  
SCULPTURE

BOARDWALK

FOUR TREE  
ISLAND

0 50 100 200FT





# PROPOSED UPDATED MASTER PLAN, 2020



LIBERTY GARDEN

HOVEY FOUNTAIN

NEW FORMAL GARDEN

ART

PUBLIC FORUM

WATERFRONT

BOARDWALK

WHALE SCULPTURE

THE SHEAFE

ADDITION STAGE

PERFORMANCE LAWN

THE SHAW

ART

TRIAL GARDENS

MECHANIC STREET

MARCY STREET

PIERCE ISLAND ROAD

MEMORIAL BRIDGE

PROPOSED RELOCATED MAINTENANCE FACILITY

FOUR TREE ISLAND

0 50 100 200FT





# CLIMATE RESILIENCY STRATEGY



# RESILIENCY STRATEGY DIAGRAM



## PROTECT

PROTECT THE PARK  
BY IMPROVING SEAWALL  
INFRASTRUCTURE, ADDING TIDE GATES,  
AND MANAGING ONSITE STORMWATER



## RETREAT

RETREAT FROM SEA LEVEL RISE  
BY RAISING & SHIFTING THE SHAW  
TO A HIGHER ELEVATION  
TOWARDS MARCY STREET



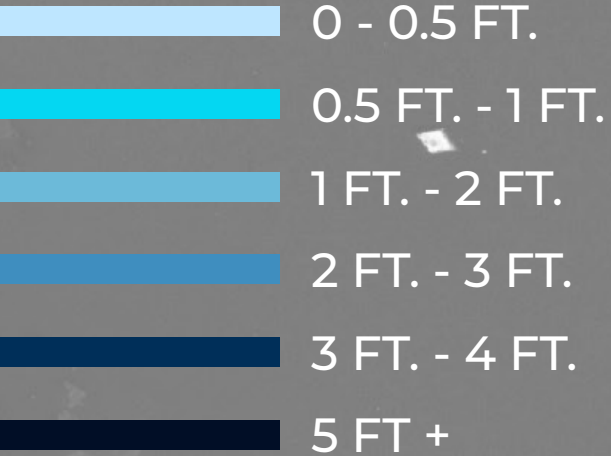
## ACCOMMODATE

ACCOMMODATE FOR FLOODING  
BY CREATING TEMPORARY ABOVE  
GROUND STORMWATER HOLDING  
DURING PEAK STORM EVENTS



MAX FLOOD ELEVATION:  
10.2' NAVD88

INUNDATION DEPTHS:

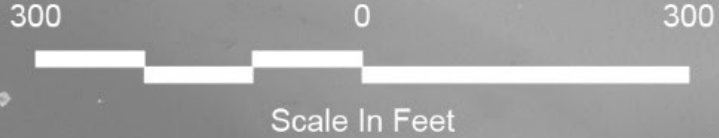


Sheafe Warehouse  
+/- 10.0'

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

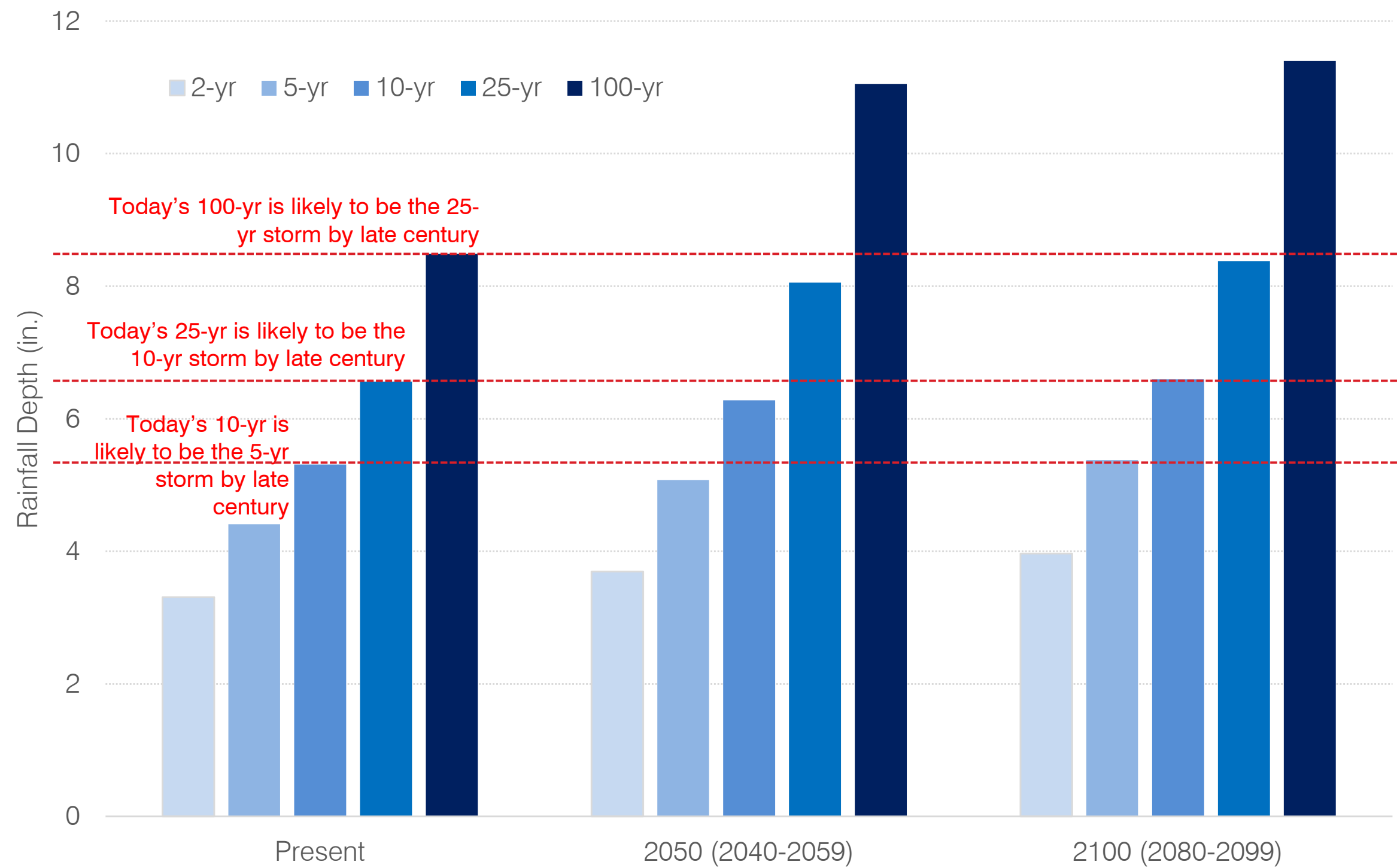
The Player's Ring  
8.9' - 9.1'

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





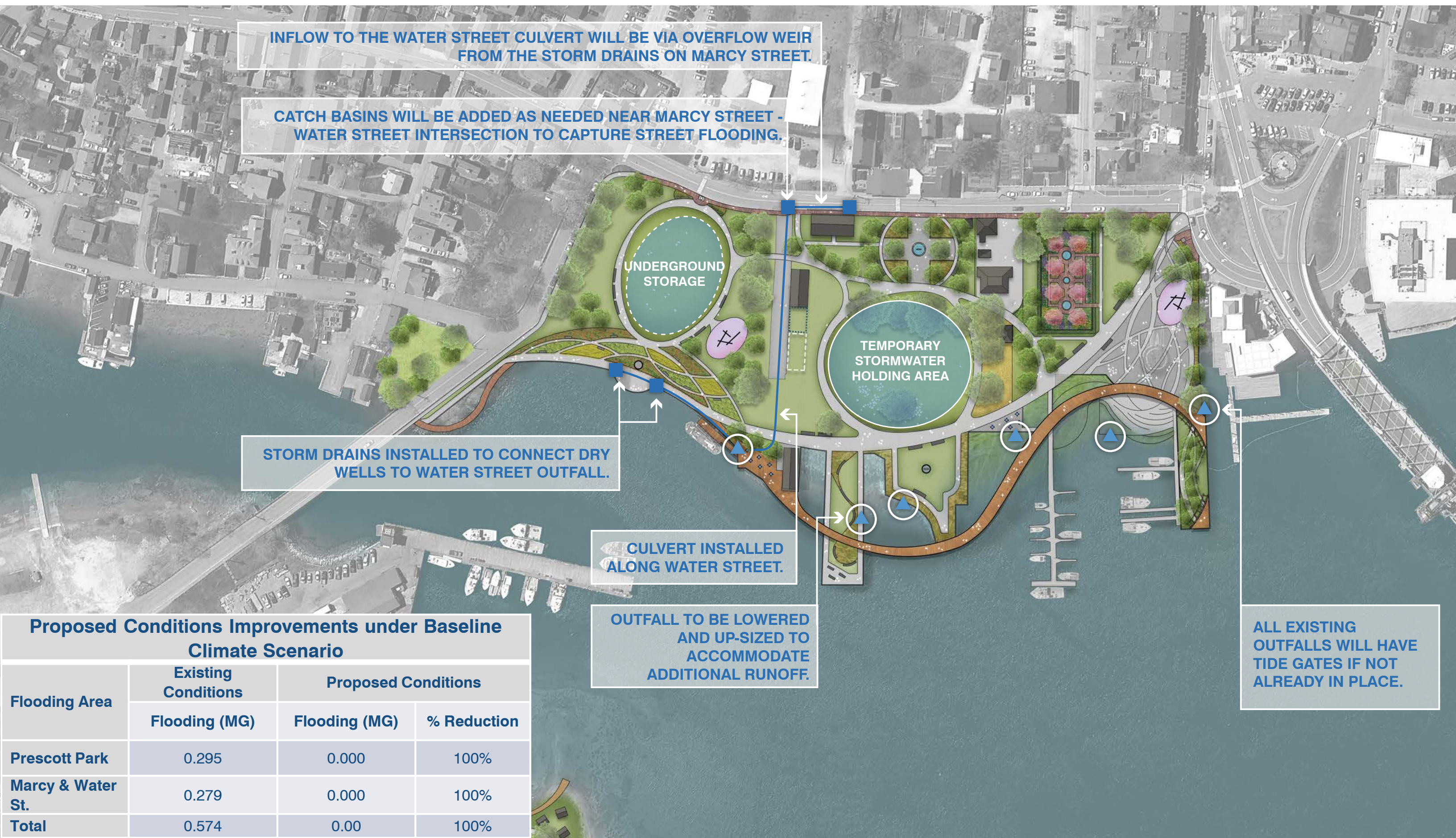
# STORMWATER FLOODING IMPACTS



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

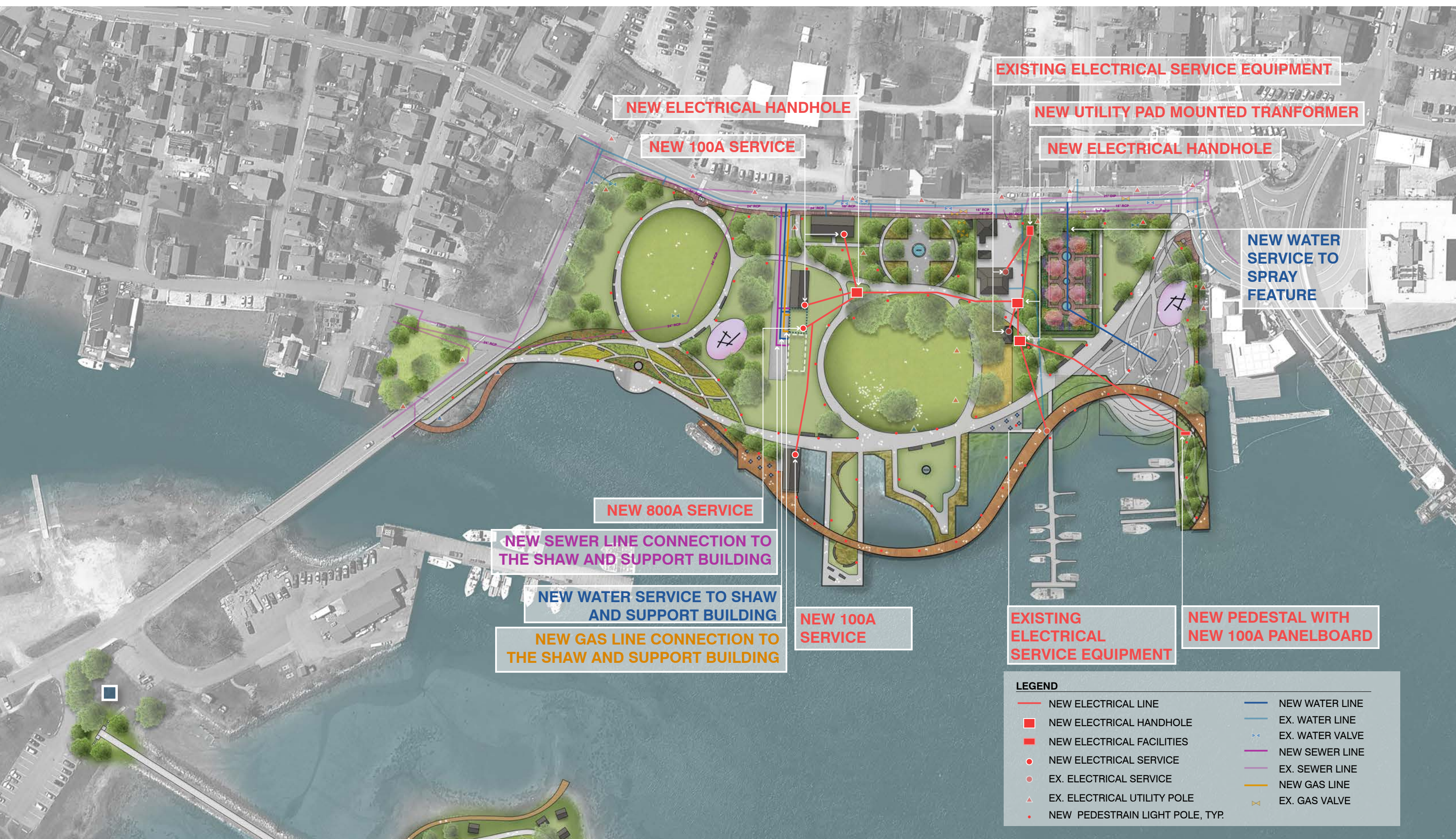


# STORMWATER STRATEGY





# MEP STRATEGY





# **HISTORICAL BUILDING ANALYSIS**









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



courtesy of the Portsmouth Athenaeum© 1980 Aerial view.



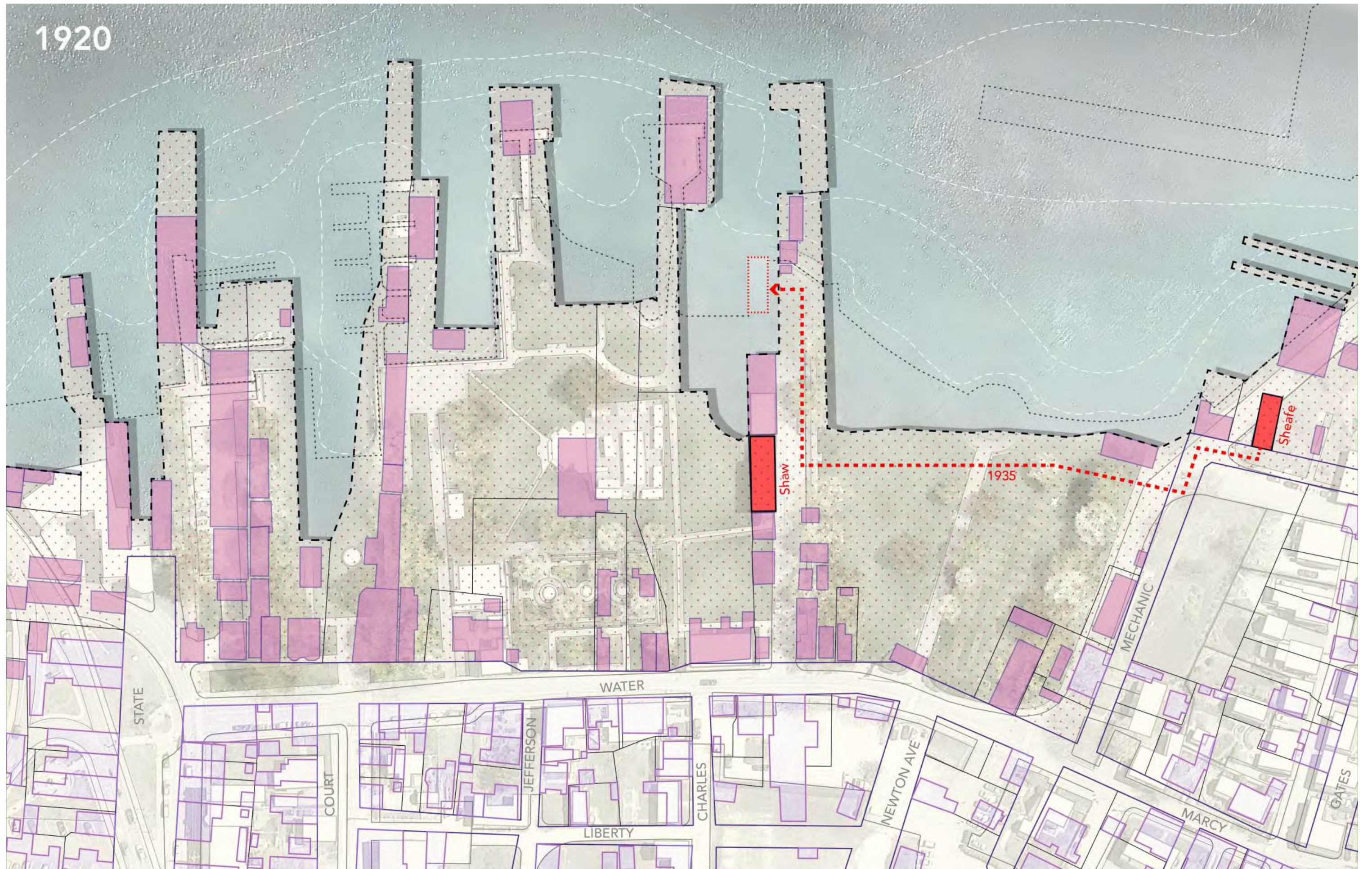
Courtesy of the Portsmouth Athenaeum© 1980 Aerial view of Industrial Zone







1920





1960











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



Gardner / Maintenance storage



Storage





# PROPOSED UPDATES

## 2017 MASTER PLAN:

- Necessary improvements to create a resilient park

- 
- Relocate maintenance facility to area near Mechanic Street

- 
- Preserve the Shaw; Consider ground floor for public use

- 
- Relocate the stage to create an open Performance Lawn

## 2020 MASTER PLAN:

- Stabilize and Raise existing seawalls; improve and add tide gates
- Regrade Performance Lawn to temporarily hold above ground stormwater
- Regrade Water Street for preferential inundation pathways

- 
- Relocate maintenance facility to area near Four Tree Island

- 
- Raise and relocate the Shaw
  - New Addition aside the Shaw to improve accessibility while preserving its historic integrity

- 
- Relocate the stage to the "*rail*", aligned with the Shaw



# TRANSITION OF THE FORMAL GARDEN







FORMAL GARDEN SECTIONS



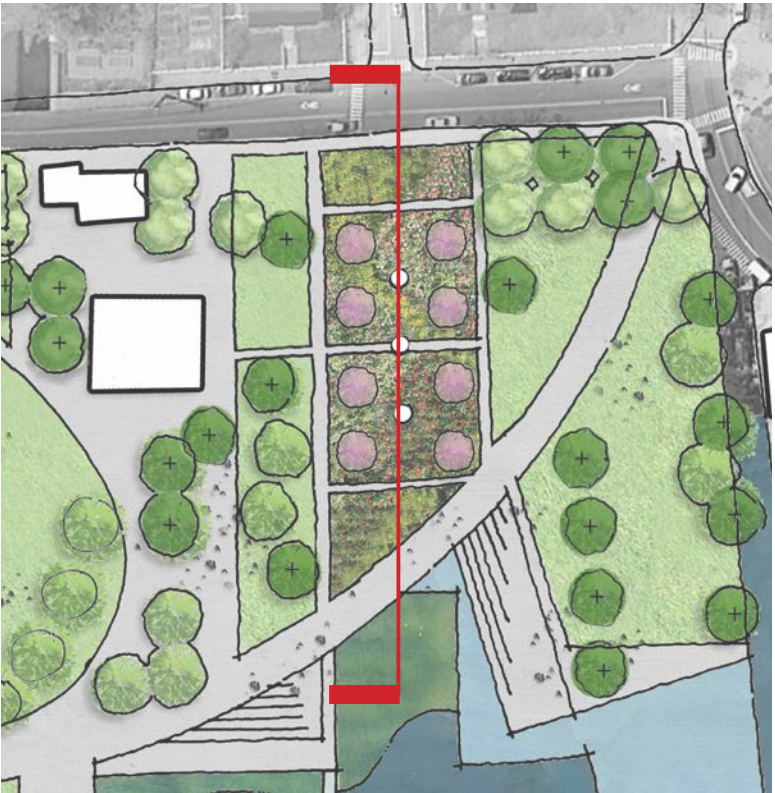
LOOKING SOUTH



EXISTING FORMAL GARDEN



LOOKING EAST



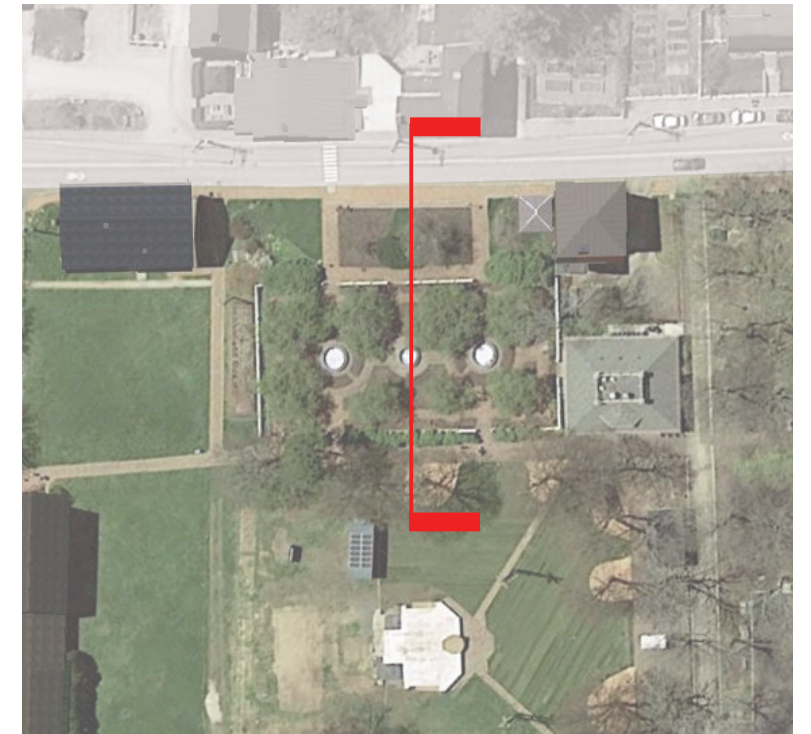
PROPOSED FORMAL GARDEN



# FORMAL GARDEN SECTIONS



LOOKING WEST



EXISTING FORMAL GARDEN



LOOKING EAST



PROPOSED FORMAL GARDEN



MARCY STREET ENTRANCE





# FORMAL GARDEN WITH WATERFRONT VIEW

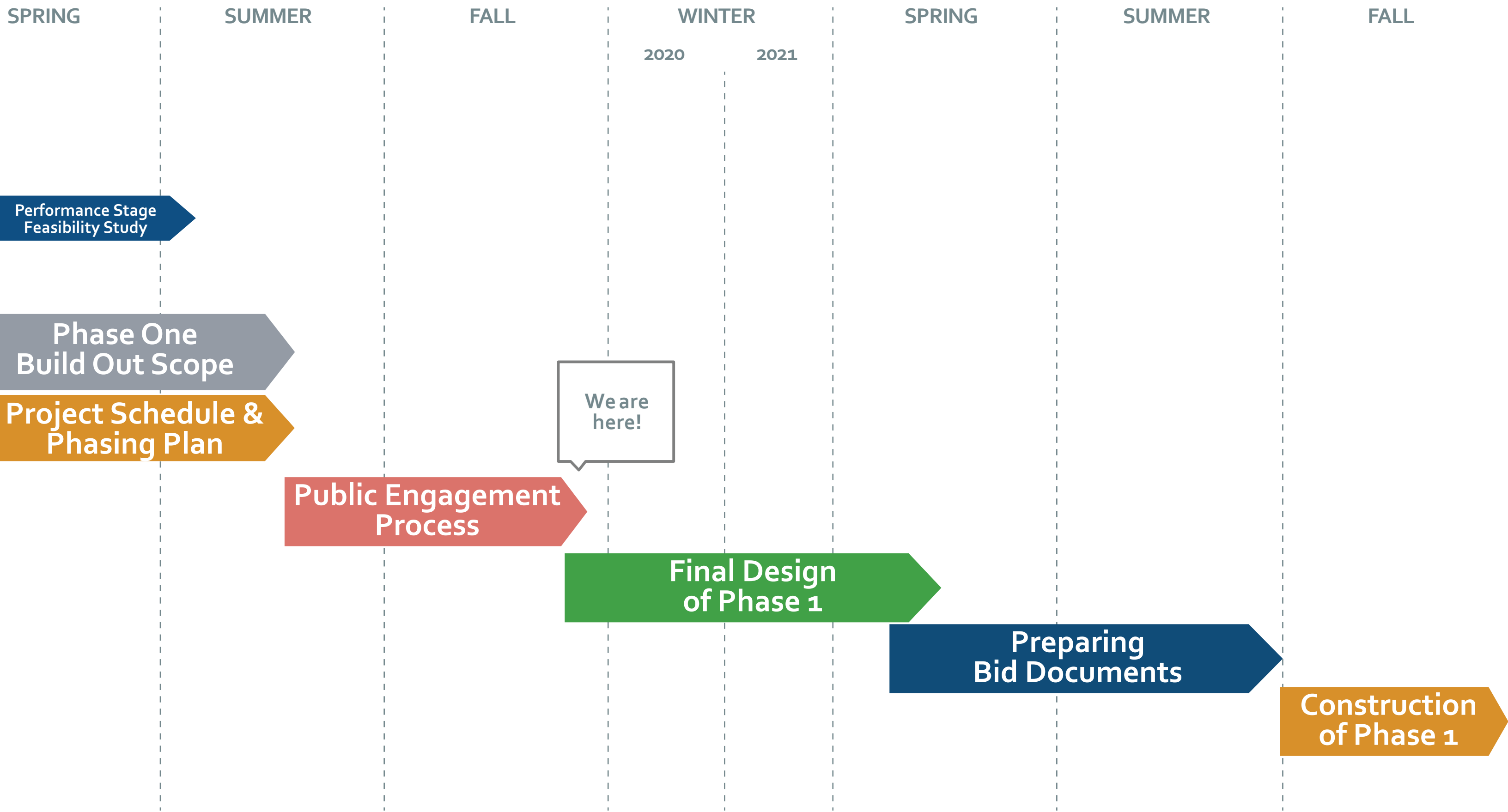




# PRESCOTT PARK PROJECT UPDATES



# UPDATED PROJECT SCHEDULE





# PHASING PLAN, 2017





# UPDATED PROPOSED PHASING PLAN





# PROPOSED PHASE 1 IMPLEMENTATION



# PROPOSED PHASE 1 SCOPE



PROPOSED  
RELOCATION OF  
MAINTENANCE  
FACILITY

1

1

0 50 100 200FT





# PROPOSED PHASE 1 PRIORITIES:

## PRIORITIES

- Stabilize and raise existing seawalls and add tide gates to prevent back-flow in extreme high tides and storm events; reduce chain link fence
- Adding subsurface stormwater carrying capacity under the Performance Lawn
- Upgrade main electrical service to the site, including transformer
- Regrading Water Street to create preferred future inundation pathways
- Proposed Relocated Maintenance Facility near Four Tree Island
- Raise and relocate the Shaw, remove Garage and Lean-to
- 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 and 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
- Integrate coastal resilience / adaptation strategies
- Maintain and enhance maritime historical connection
- 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
- Improve integration into the neighborhood
- Ensure presence for theater, dance, music, and visual arts

### FUTURE STAGES OF PHASE 1:

- *Ensure pedestrian through-route accessibility at all times*
- *Maximize waterfront connection*

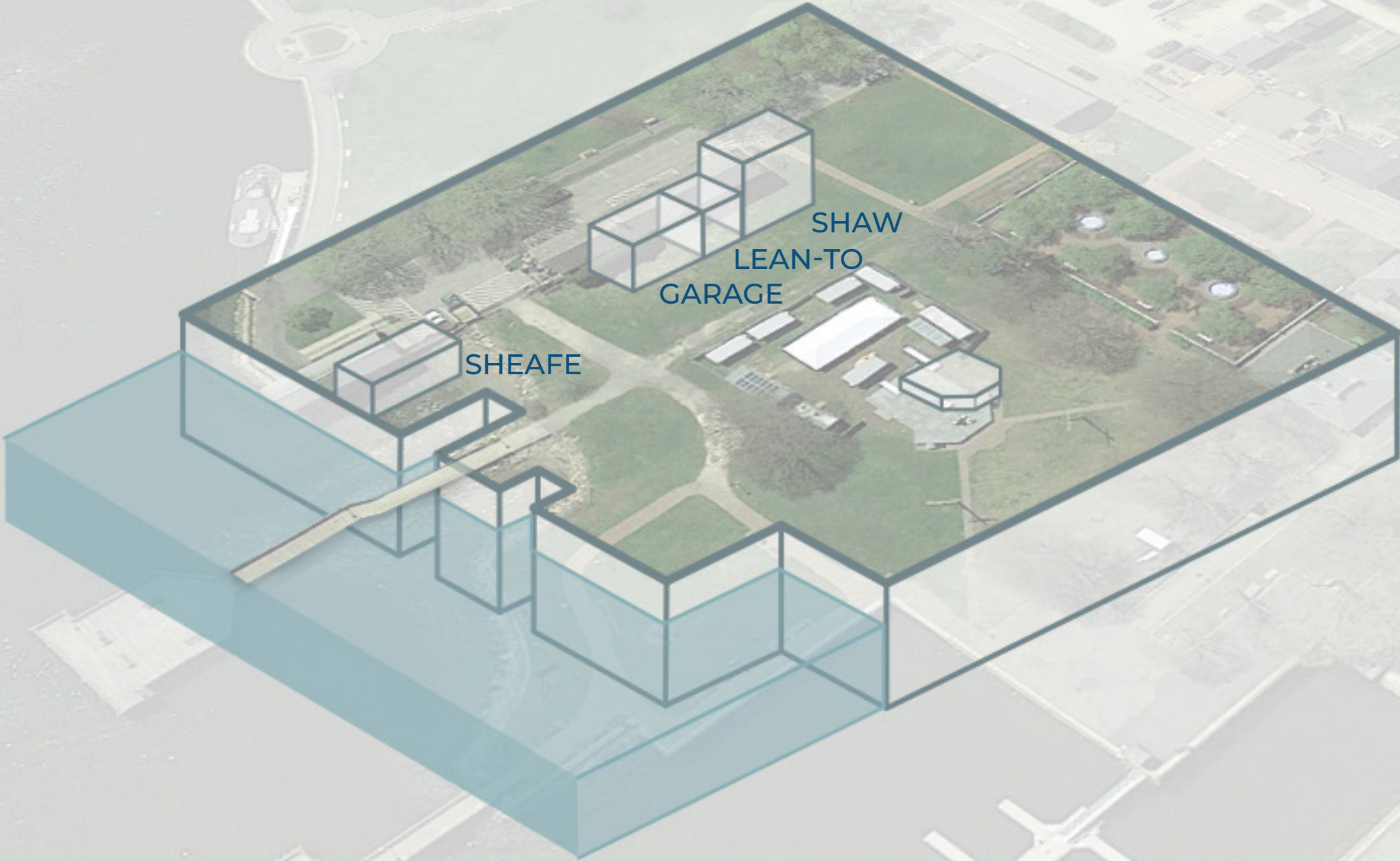


# AREA OF PHASE 1 DIAGRAM





# EXISTING CONDITIONS





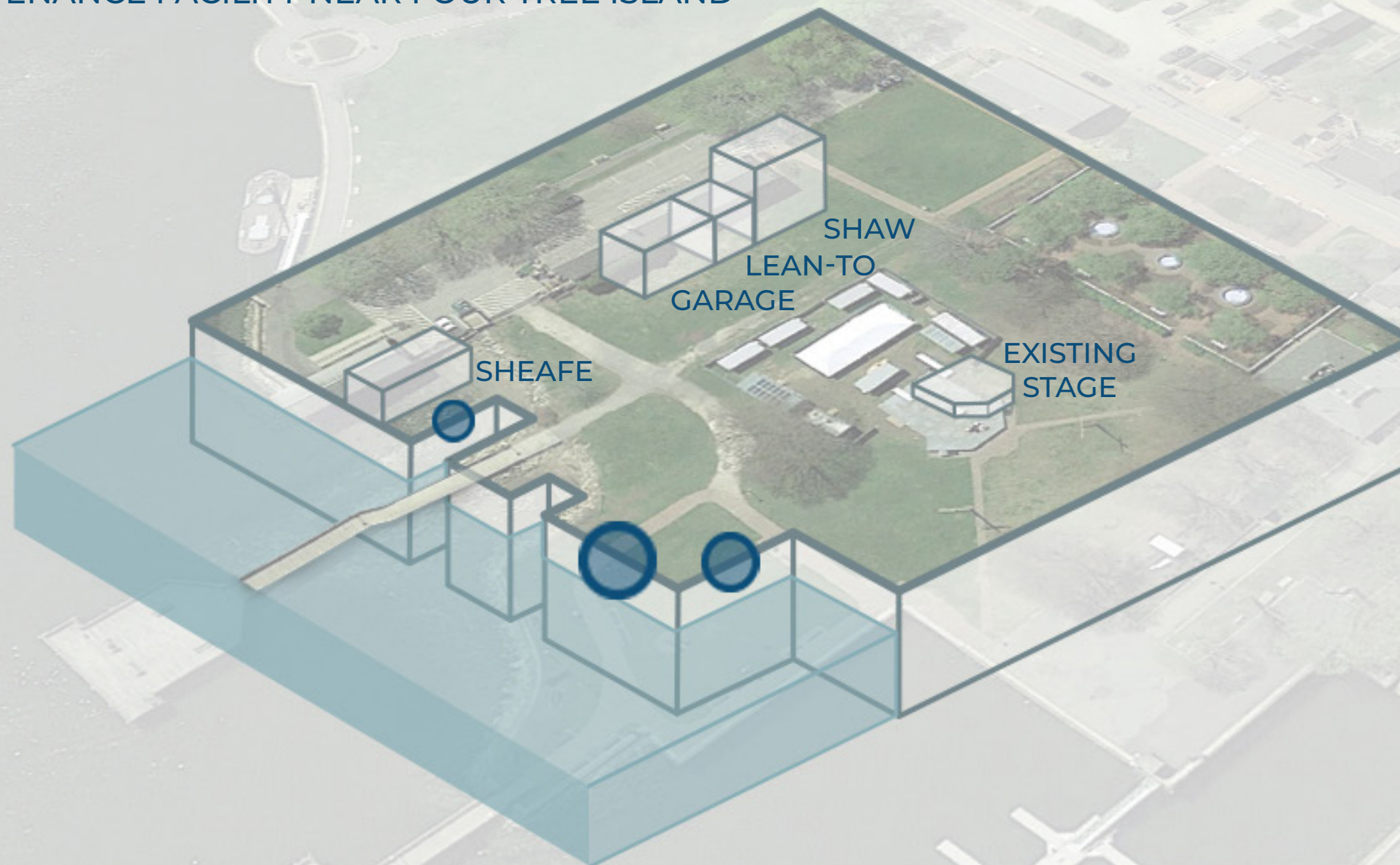
# STABILIZE SEAWALLS AND IMPROVE UTILITIES

IMPROVEMENTS/REPAIRS TO VULNERABLE AREAS ALONG SEAWALL

ADDITIONAL COURSE OF GRANITE BLOCKS TO TOP OF SEAWALL

NEW AND RETROFITTED TIDE GATES

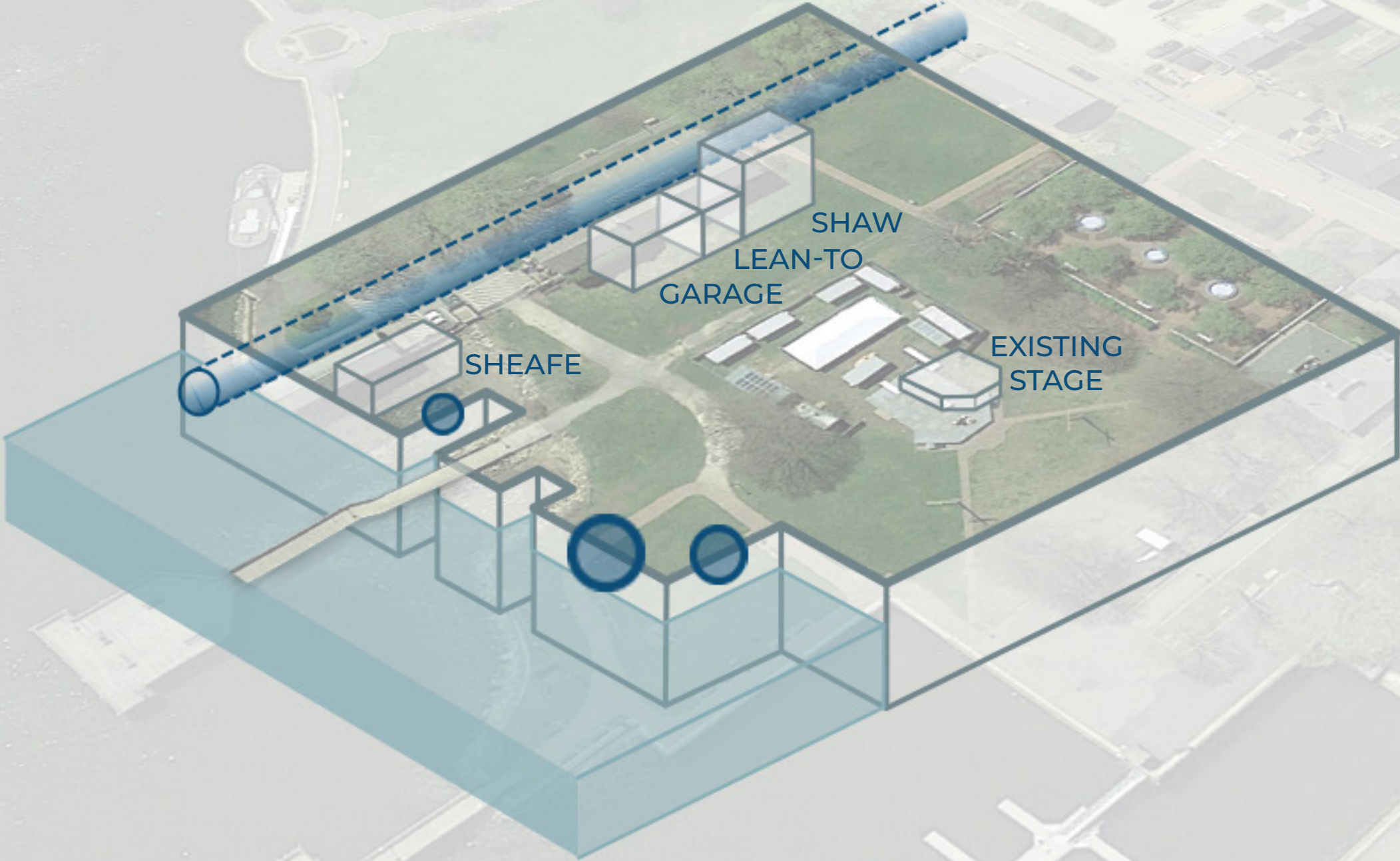
RELOCATED MAINTENANCE FACILITY NEAR FOUR TREE ISLAND





# STORMWATER IMPROVEMENTS

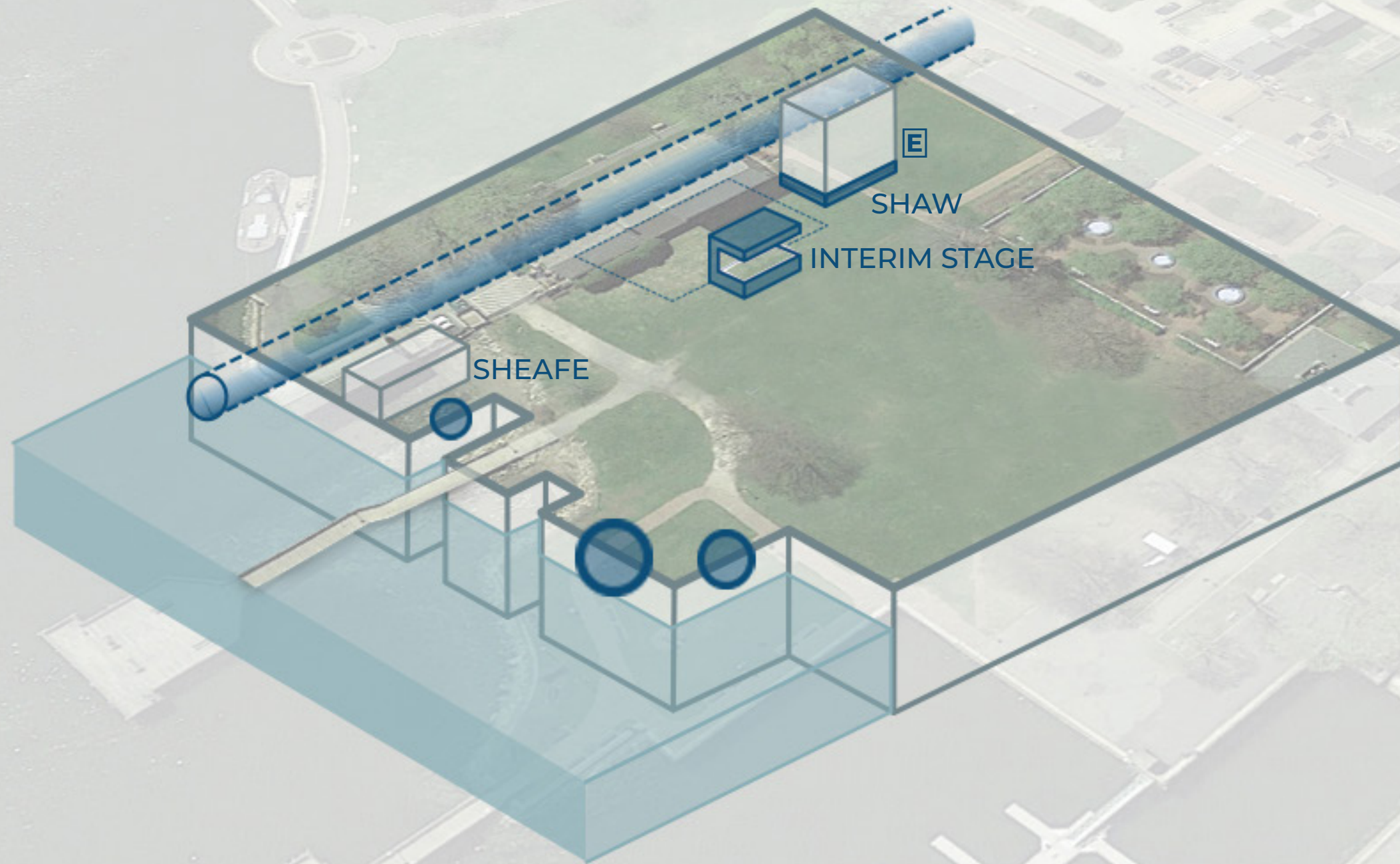
SUBSURFACE STORMWATER MANAGEMENT  
INCREASE PIPE DIAMETER ALONG WATER STREET





# RAISE AND RELOCATE THE SHAW

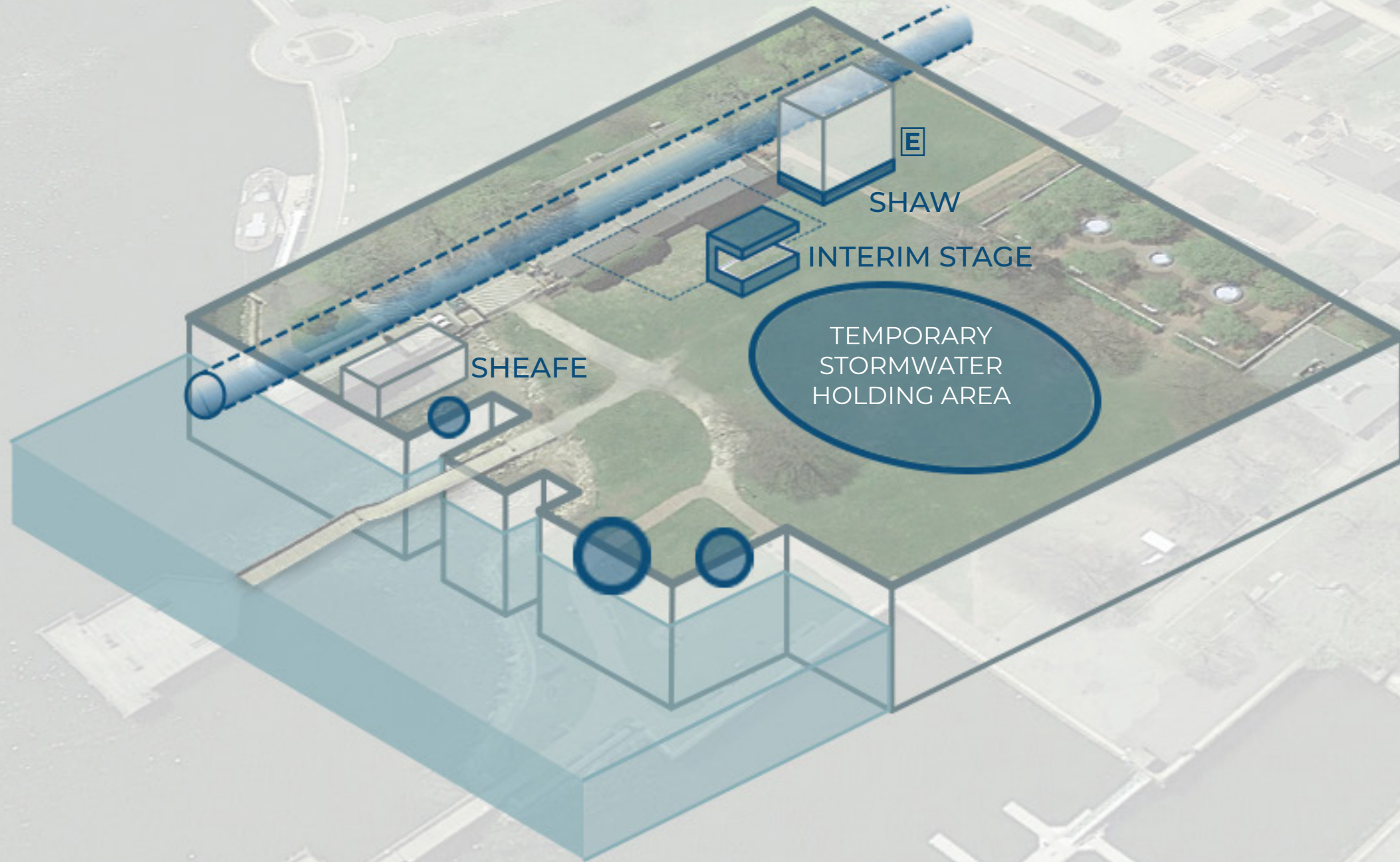
RAISE AND RELOCATE THE SHAW AWAY FROM FREQUENT FLOOD PATHS  
IMPROVE ELECTRICAL SERVICES AND ADD NEW TRANSFORMER  
REMOVE THE GARAGE, LEAN-TO, AND RELOCATE STAGE





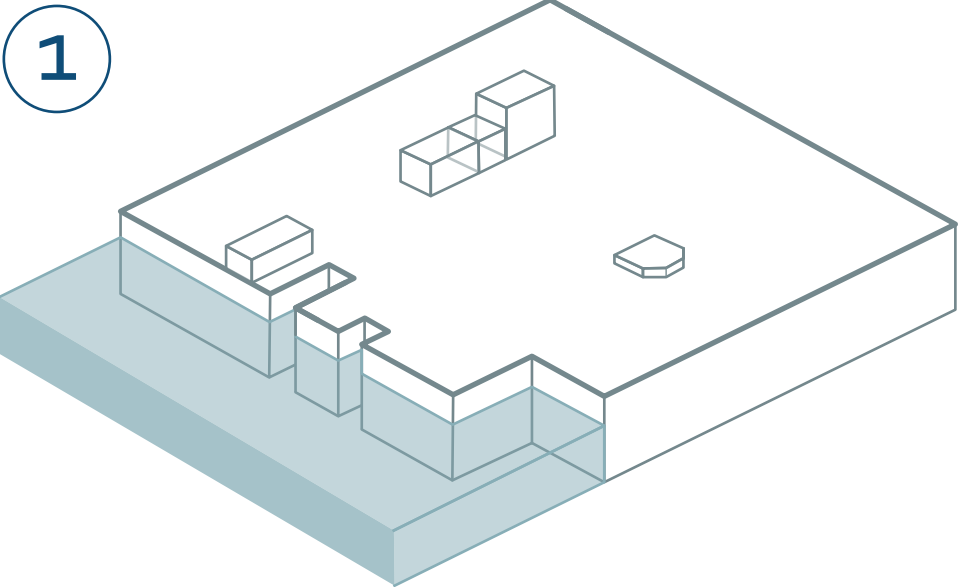
# REGRADING FOR PREFERENTIAL FLOODING

REGRADE THE PERFORMANCE LAWN AND ALONG THE RAIL FOR DESIGNATED FLOOD PATHS  
MOVE STAGE TO BE ALONG THE "RAIL LINE" AND CENTER OF PERFORMANCE LAWN

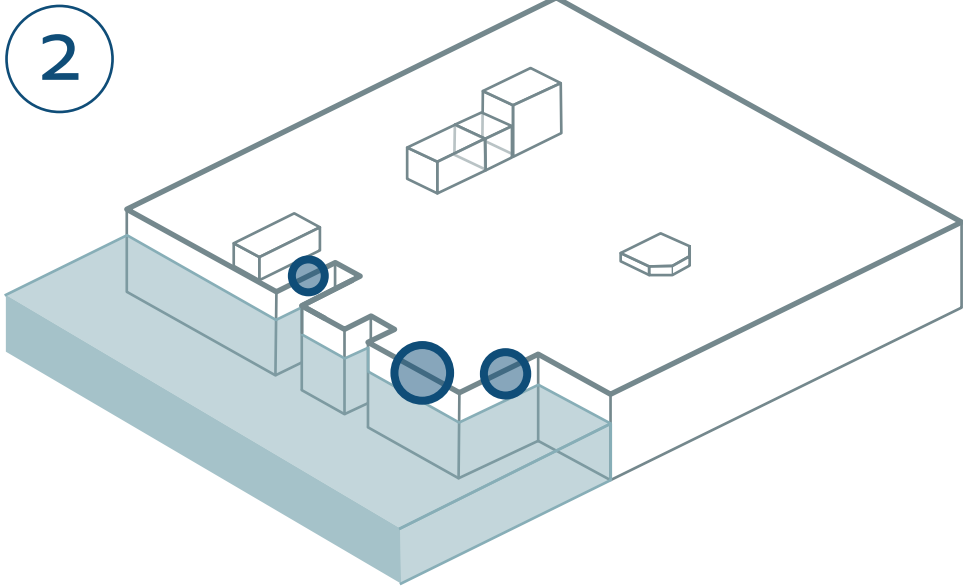




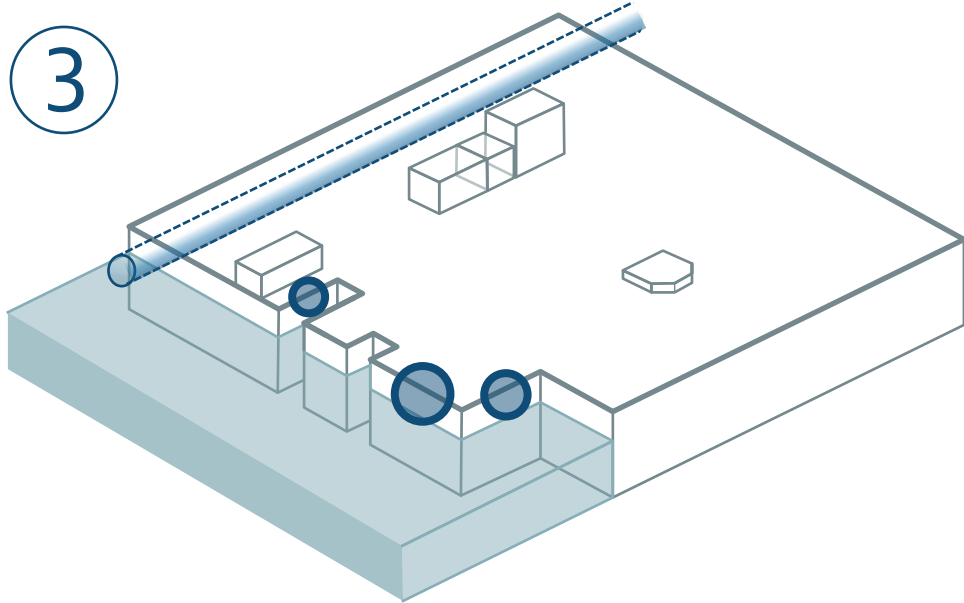
# DIAGRAM OF PHASE 1 MOVES



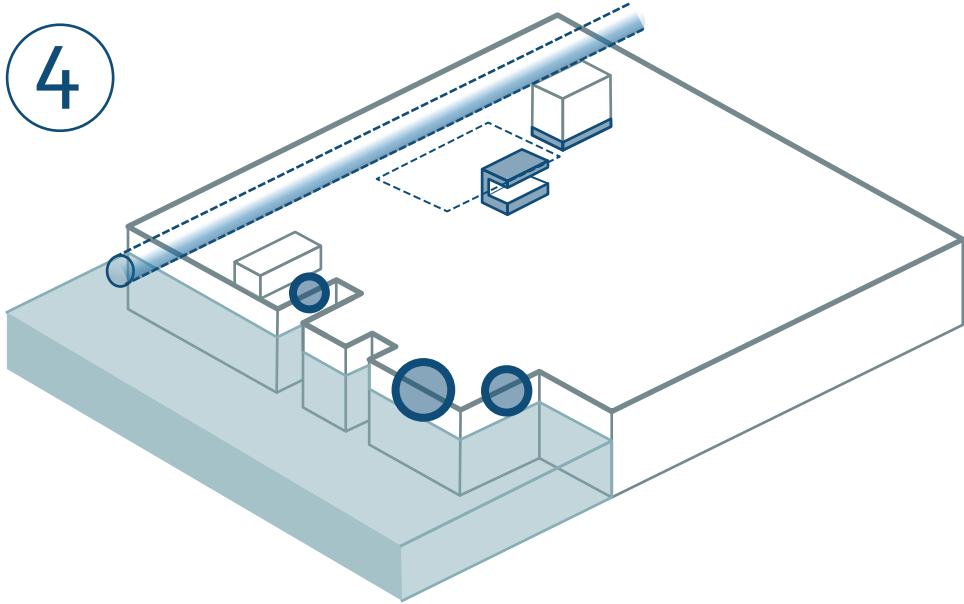
EXISTING CONDITIONS



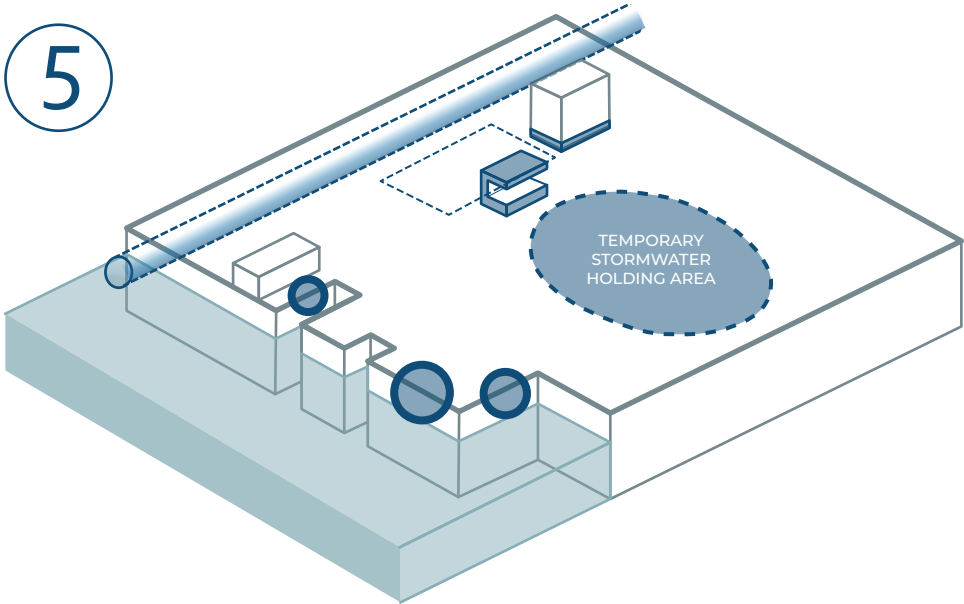
STABILIZE & RAISE SEAWALL,  
IMPROVE UTILITIES, AND RELOCATED  
MAINTENANCE FACILITY



SUBSURFACE  
STORMWATER MANAGEMENT



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



REGRADE FOR  
PREFERENTIAL FLOODING



PHASE 1 COST SUMMARY

BOLD = MASTER PLAN UPDATES

SITE IMPROVEMENTS: PHASE 1A	COST RANGE	
BASE DEVELOPMENT: RESILIENCY IMPROVEMENTS	LOW END	HIGH END
1. Stabilize Seawalls and Improve Utilities	\$500k	\$1.2M
2. Stormwater Improvements & Preferential Flood Pathway	\$750k	\$1.6M
3. Improvements to the Electrical Service	\$300k	\$350k
		SUBTOTAL: \$3.15M
ADDITION 1: BUILDING RENOVATIONS		
1. Raise and Relocate the Shaw	\$400k	\$550k
2. Proposed Relocated Maintenance Facility	\$350k	\$500k
		SUBTOTAL: \$4.2M
ADDITION 2: STAGE		
4. Temporary Stage Rental	\$310k/year	
		SUBTOTAL: \$4.51M
ADDITION 3: BUILDING ADDITIONS		
3. Renovate the Shaw	\$1.5M	\$2.2M
4. New Construction Addition	\$1.7M	\$2.5M
5. Proposed Stage Facility	-	-
6. Renovate the Sheafe	\$900k	\$1.2M
		TOTAL HIGH END COST: \$10.41M

(10% - 15% SOFT COSTS INCLUDED)



THANK YOU !!  
*QUESTIONS & COMMENTS?*

# OPEN DISCUSSION

