

City of Portsmouth, NH

PRESCOTT PARK

MASTER PLAN

PROPOSED PHASE 1 IMPLEMENTATION

Historic District Commission Meeting
December 9th, 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

HISTORICAL BUILDING ANALYSIS

REVIEW OF THE SHAW WAREHOUSE

CLIMATE RESILIENCY STRATEGY

ENABLING ENGINEERING RESEARCH

PROPOSED MASTERPLAN UPDATES

PROPOSED UPDATES: 2017 & 2020

PRESCOTT PARK PROJECT UPDATES

PROJECT SCHEDULE

PROPOSED PHASE 1 IMPLEMENTATION

COST SUMMARY

OPEN DISCUSSION

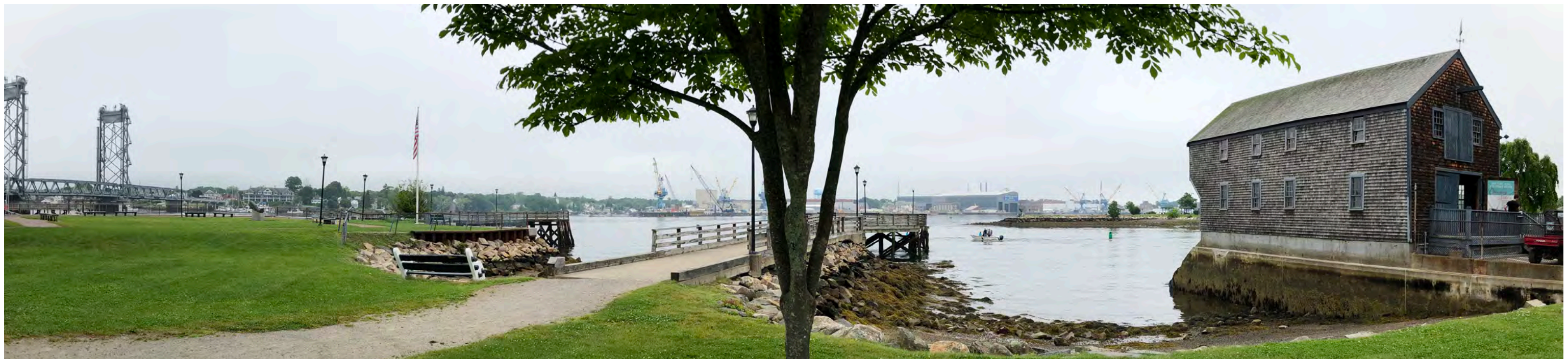


HISTORICAL BUILDING ANALYSIS

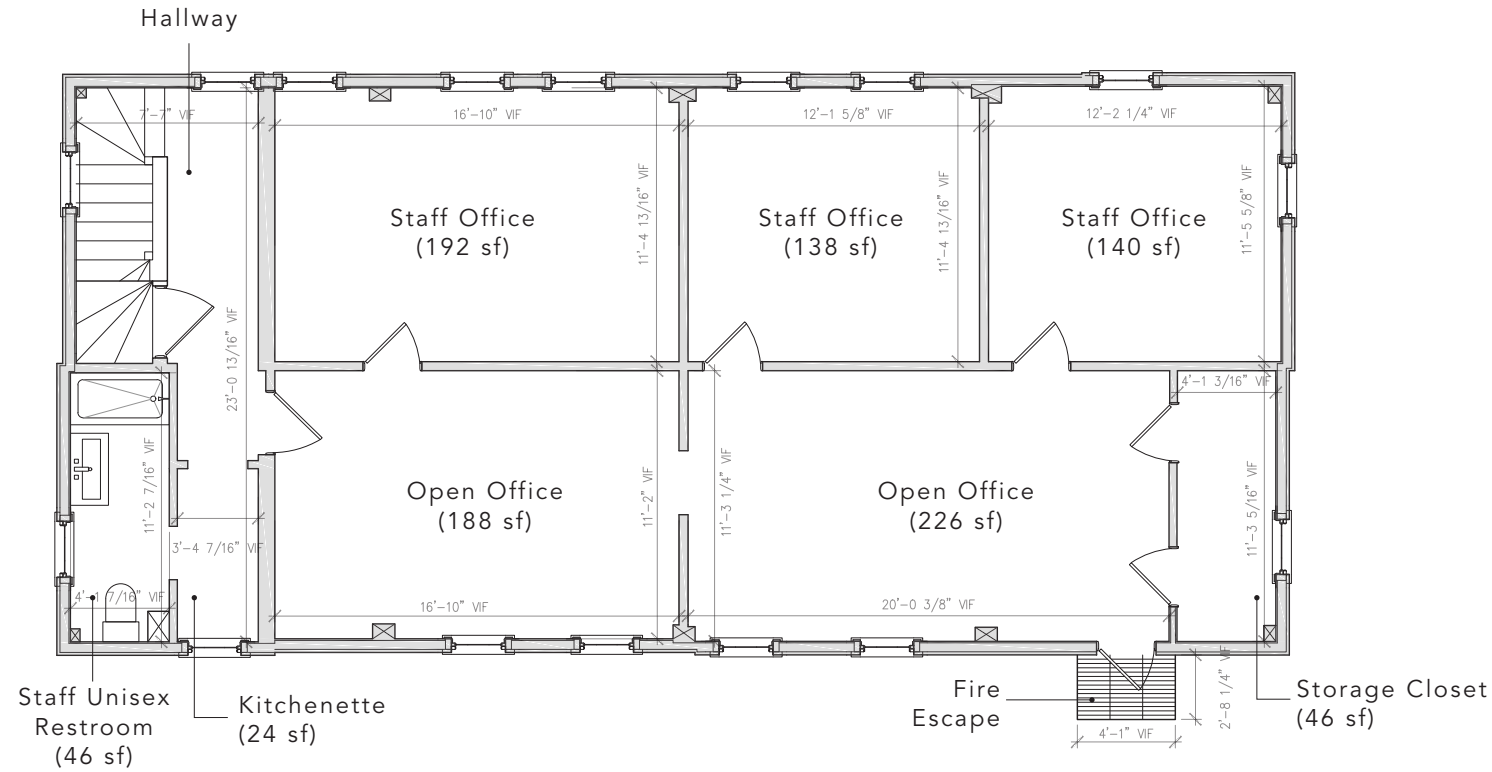




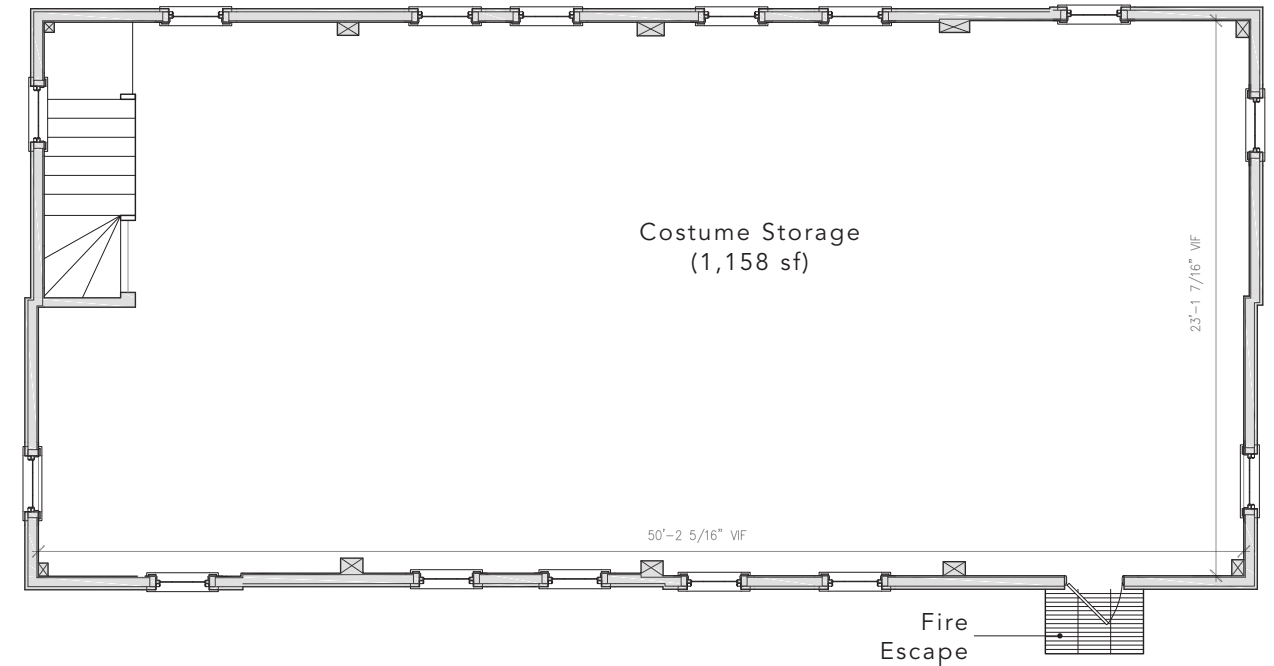
View looking west



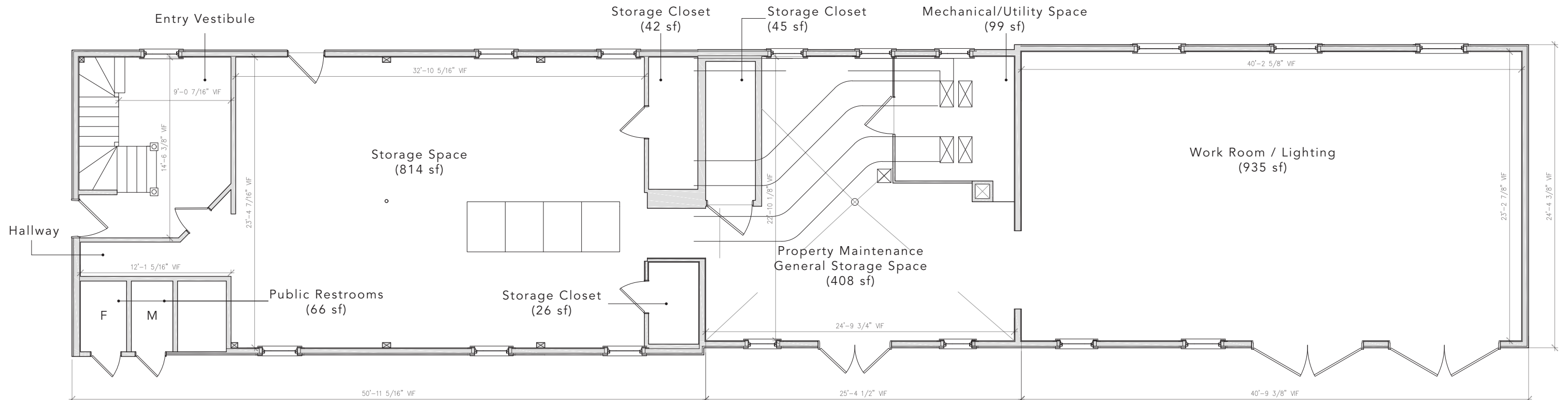
View looking south



Existing Second Floor Plan
NTS



Existing Third Floor Plan
NTS



Existing First Floor Plan
NTS

The Shaw Warehouse (circa. 1806-1813)





West Elevation - Entrance to building



North Elevation



South Elevation - View towards public restrooms and parking zone



South Elevation - Emergency egress stair and connection to Lean-To addition





Shaw 2nd Floor - View of open office space looking towards storage closet doors



Shaw 2nd Floor - View of open office looking towards emergency egress exit





Shaw 1st Floor - Water Heater



Shaw 1st Floor - Electric Panel



Shaw 1st Floor - Steel Support Post



Shaw 1st Floor - HVAC DUCT

The Shaw Warehouse Leanto Addition (circa. 1904)





South Facade



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



Lean-to- Interior Storage Space



The Shaw Warehouse Garage Addition (circa. 1987)

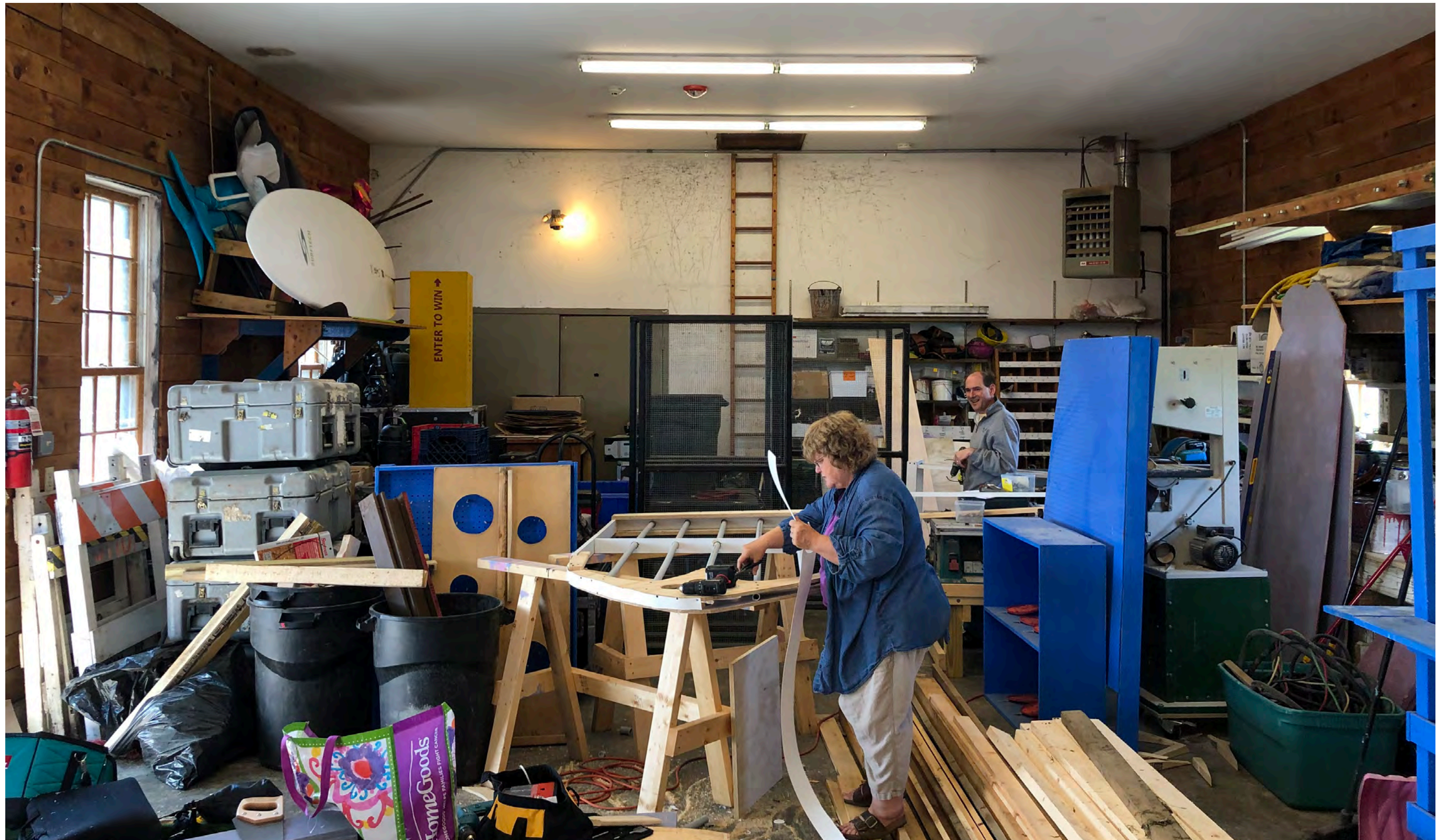




South Facade

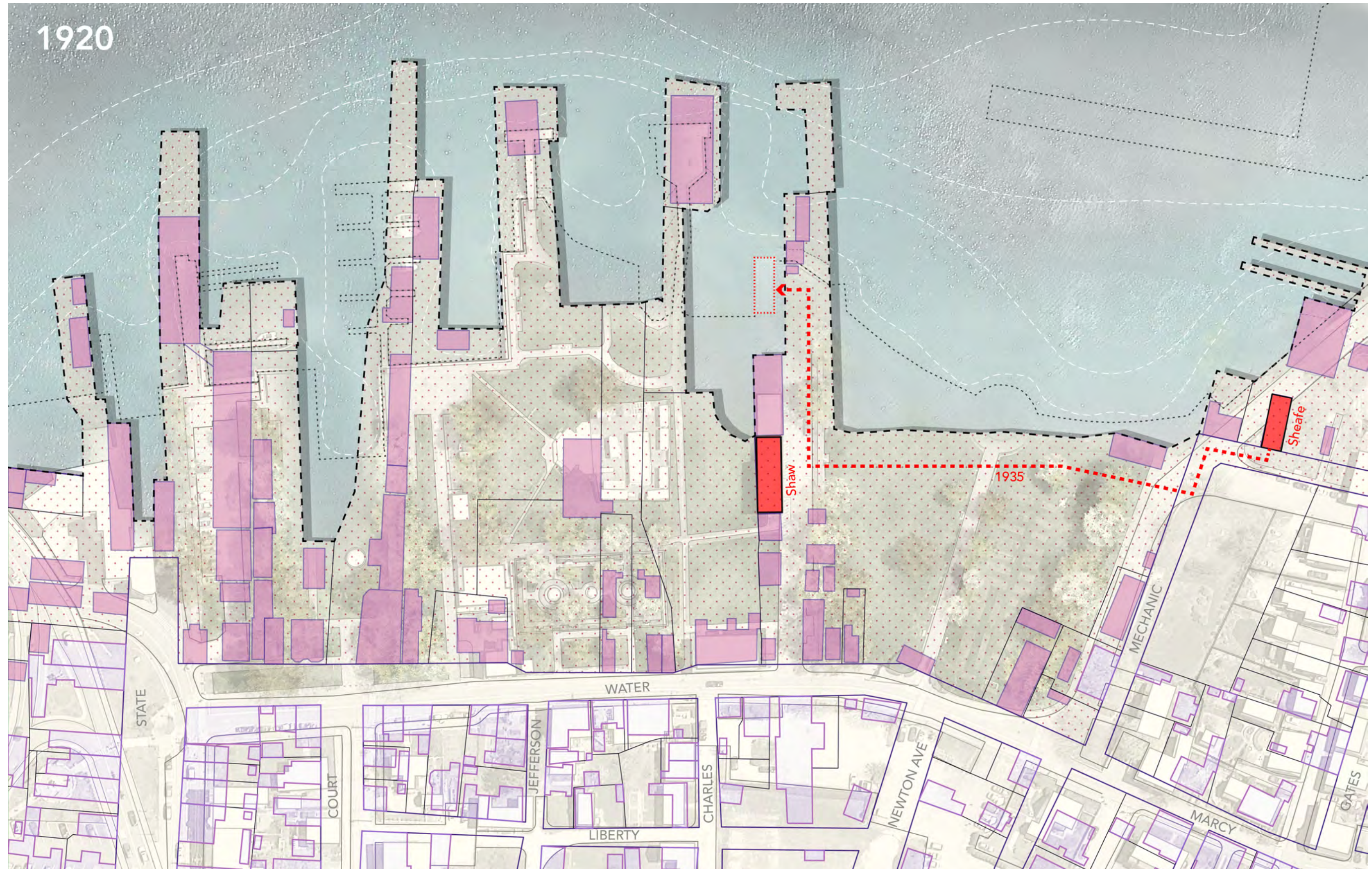


South Facade



Garage Addition - Interior stage/ prop workshop and storage







From Brighton's The Prescott Story ©1982; 1920s view courtesy Strawberry Banke Museum



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



Courtesy of the Portsmouth Athenaeum© 1930 Sheafe Warehouse original location on Mechanic St.



1939 Sheafe Warehouse moving next to Shaw Warehouse in Prescott Park.



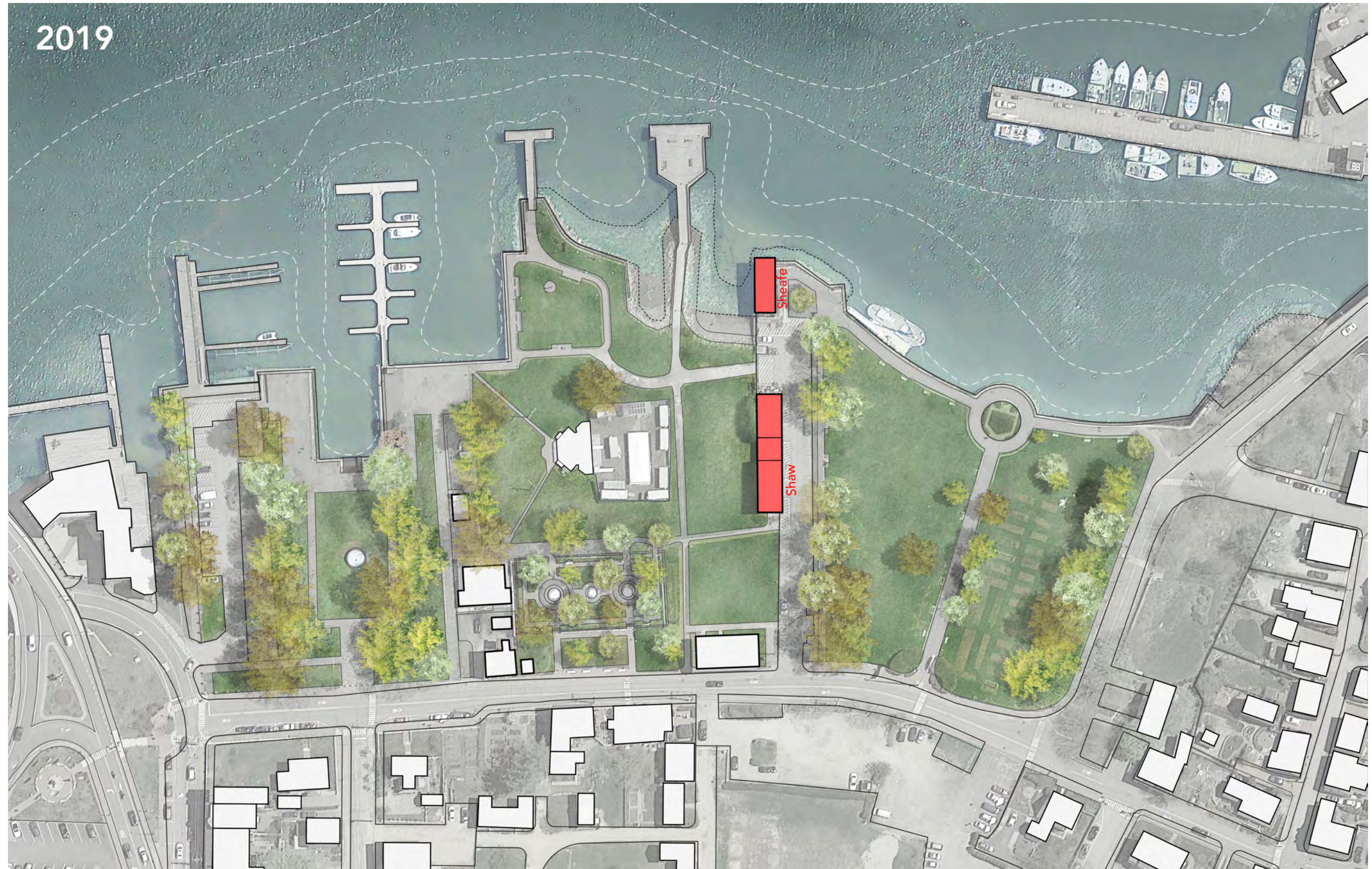


Courtesy of the Portsmouth Athenaeum © circa 1963 Aerial View.





Courtesy of the Portsmouth Athenaeum© 1980 Aerial View.

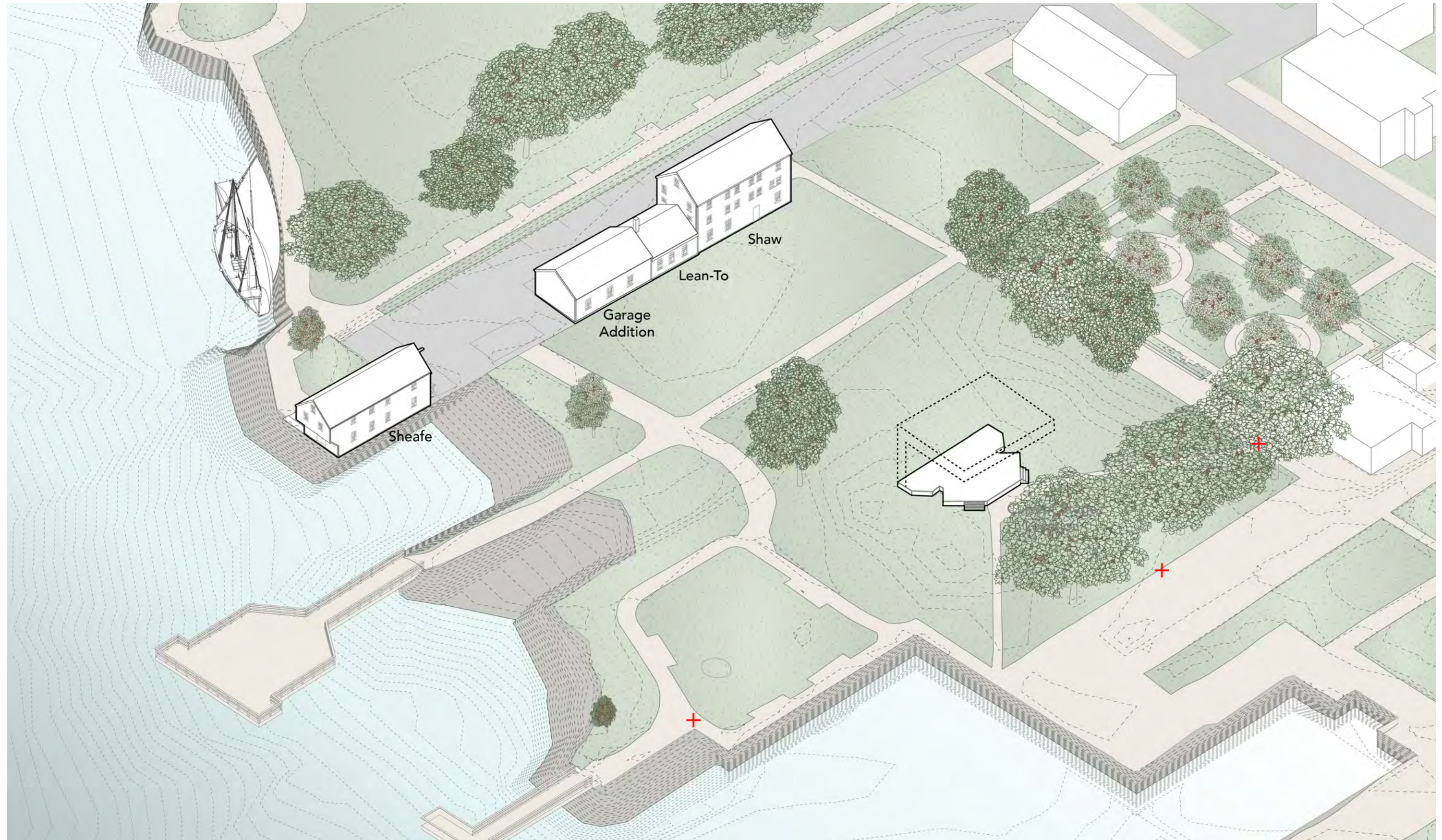


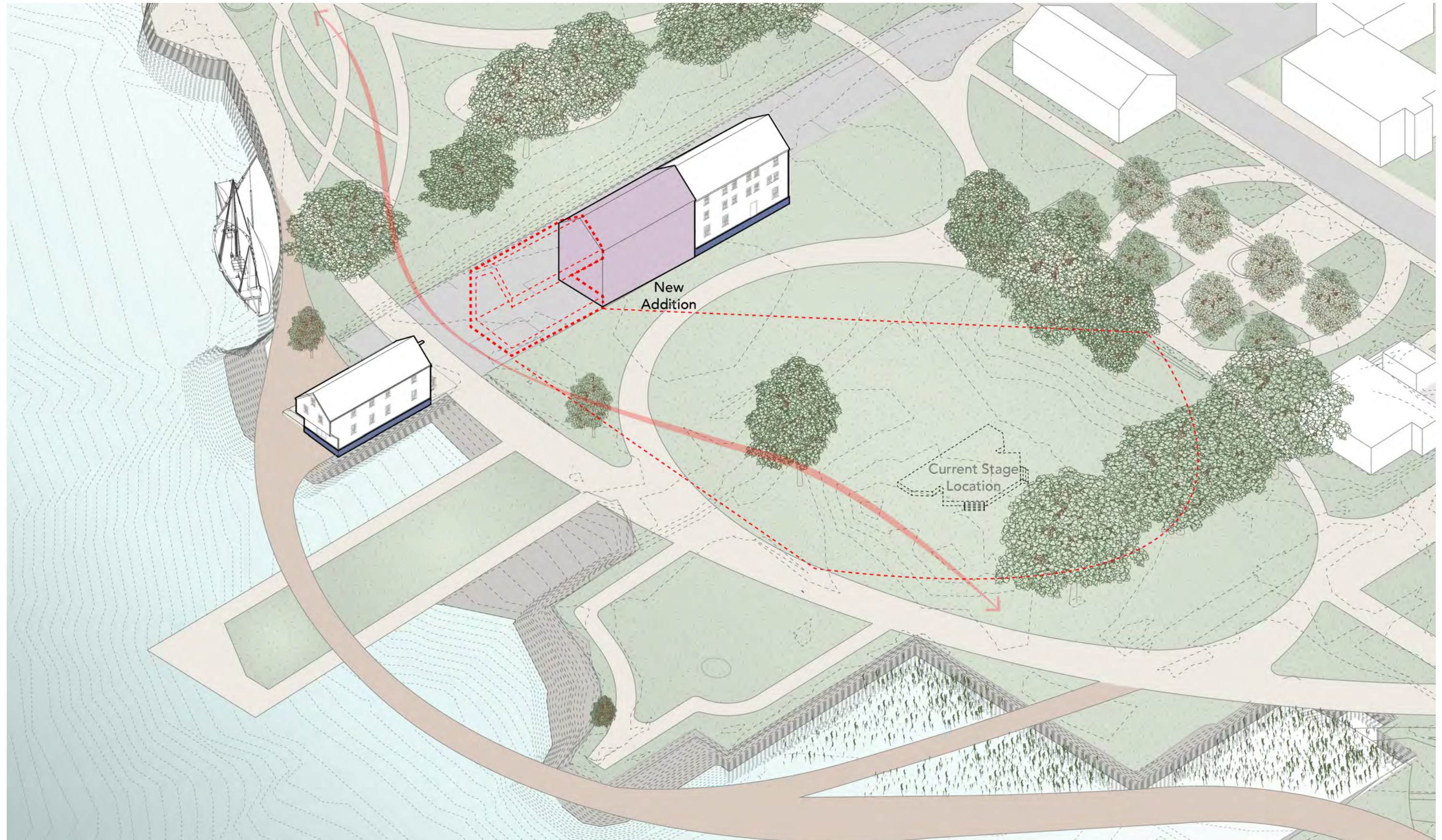


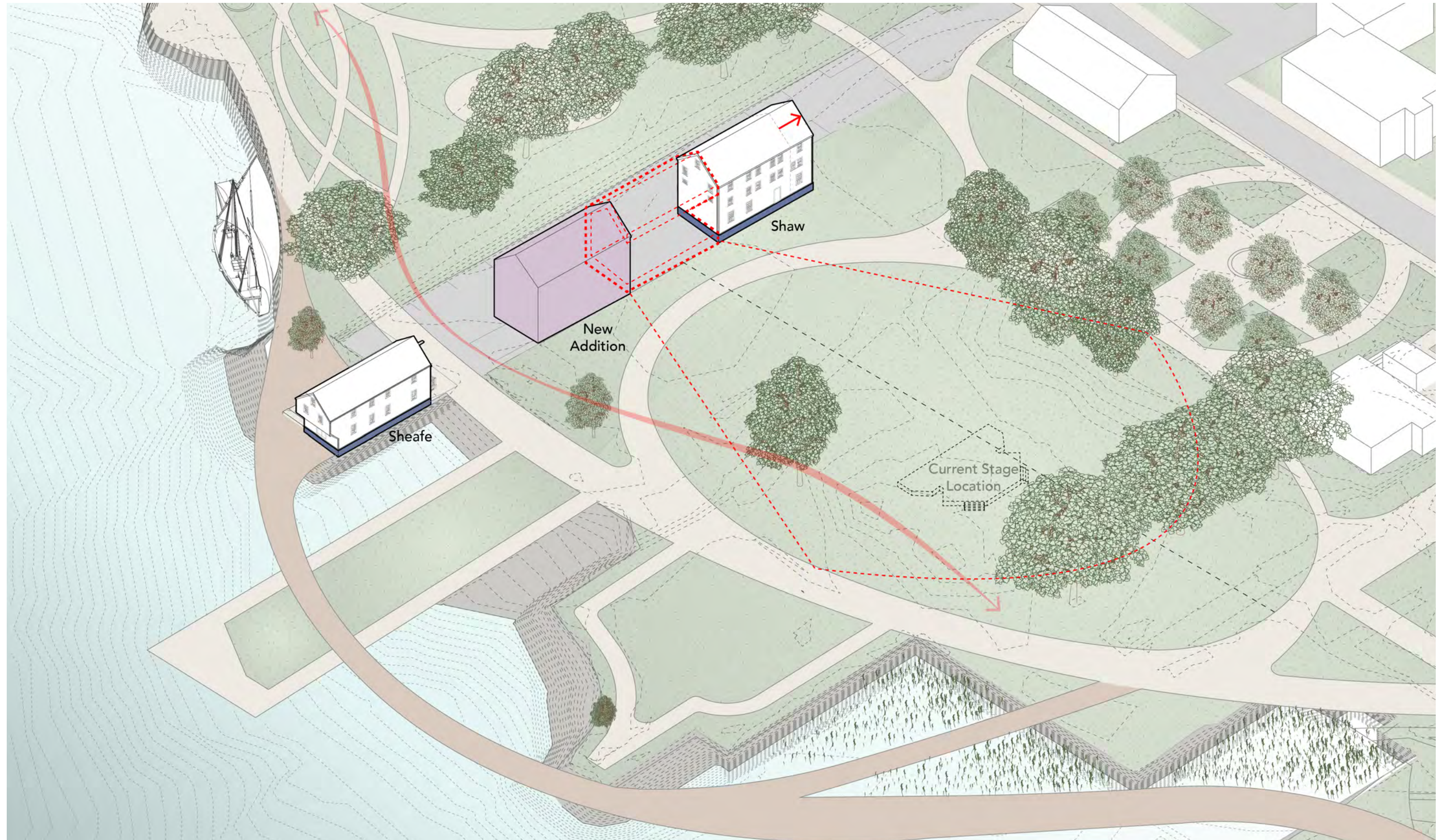
2019, Aerial view



Existing Aerial







CLIMATE RESILIENCY STRATEGY

RESILIENCY STRATEGY DIAGRAM



PROTECT

PROTECT THE PARK
BY IMPROVING SEAWALL
INFRASTRUCTURE, ADDING TIDE GATES,
AND MANAGING ON-SITE STORMWATER



RETREAT

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

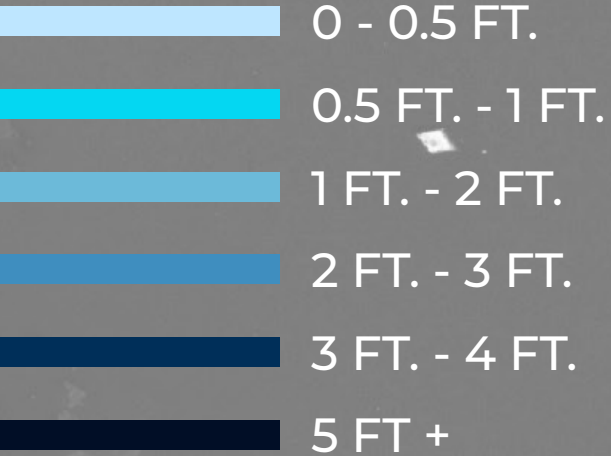


ACCOMMODATE

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'

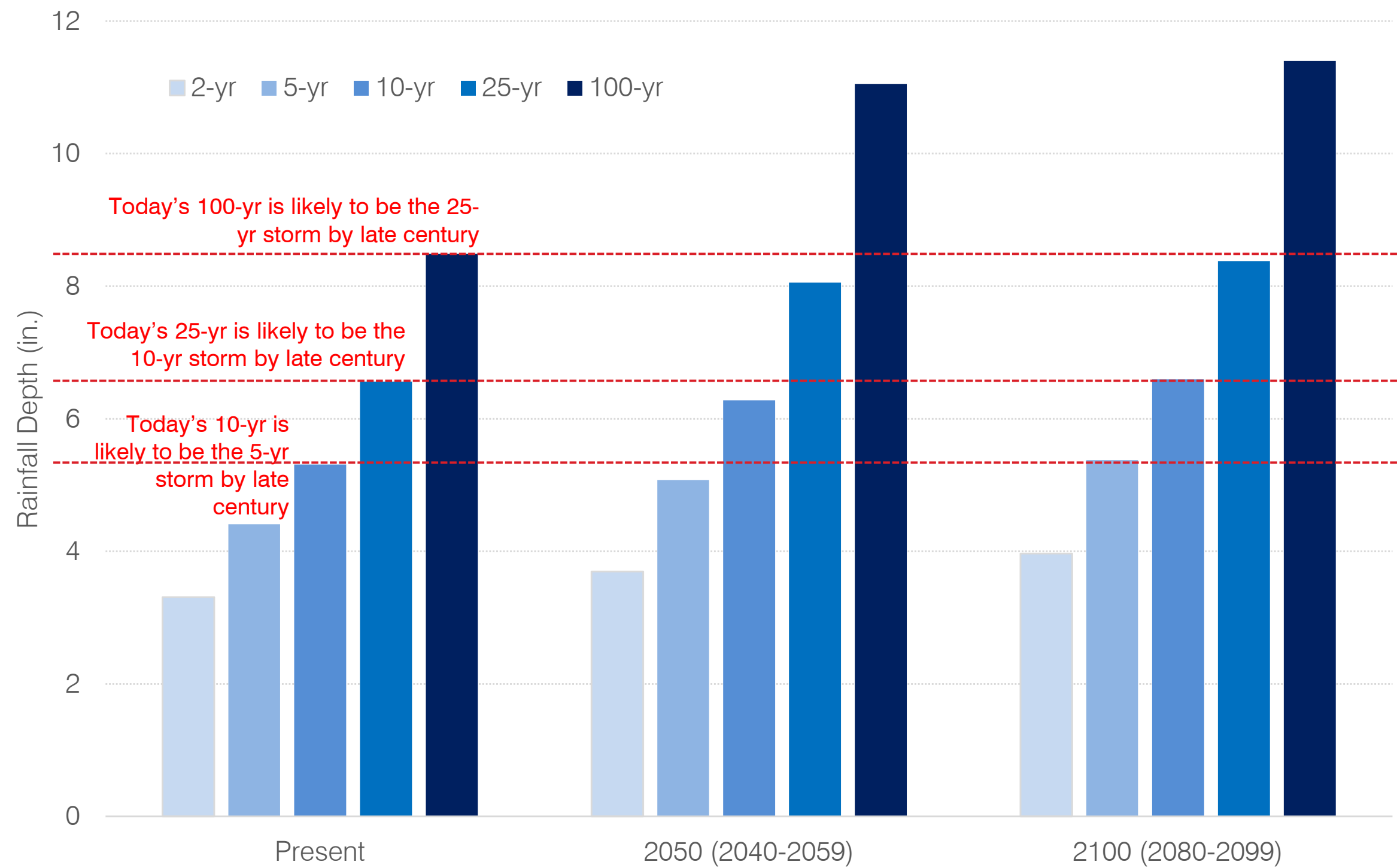
Shaw Warehouse
+/- 6.2'
+/- 6.5'
+/- 7.9'

The Player's Ring
8.9' - 9.1'

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

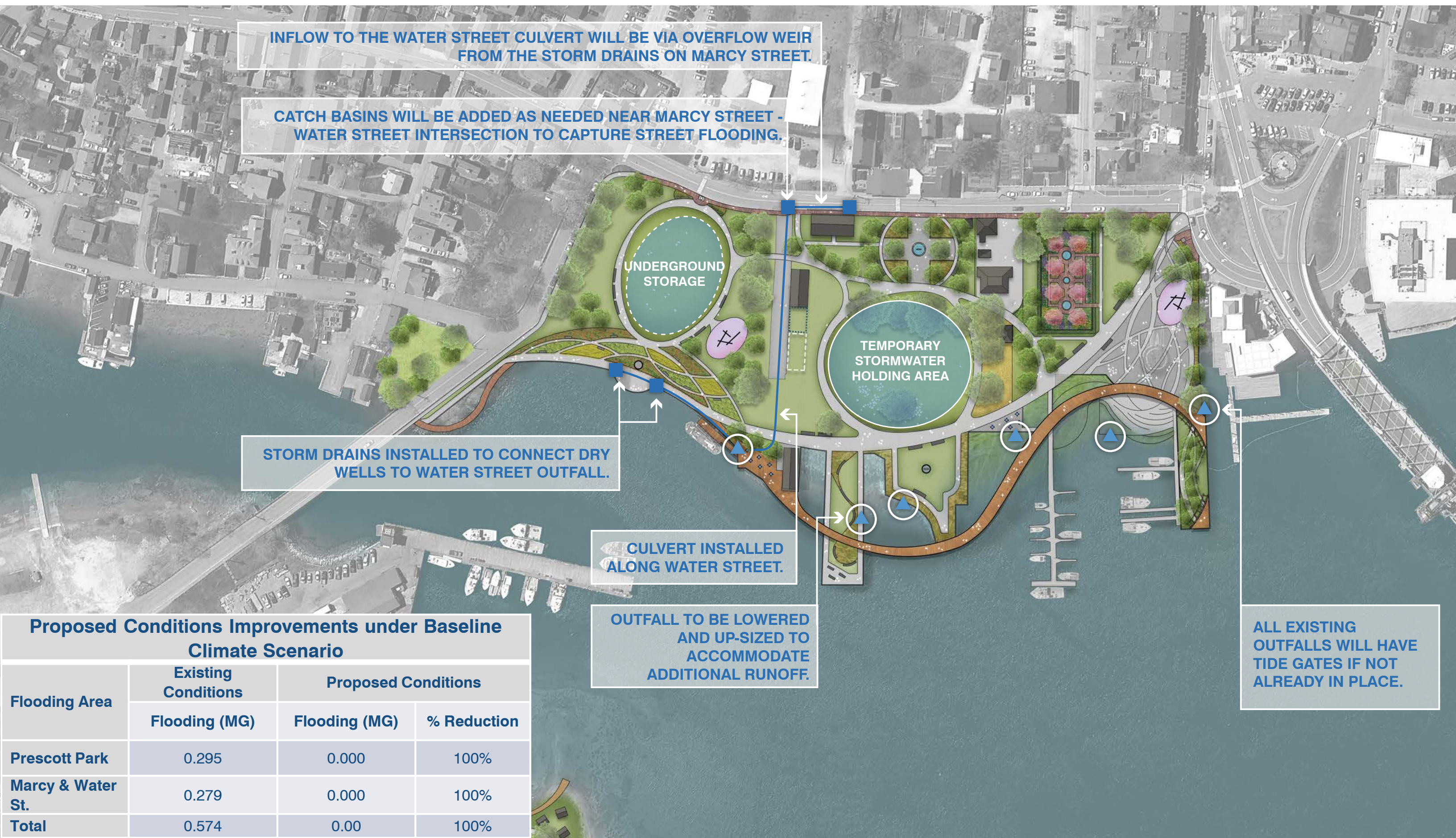


STORMWATER FLOODING IMPACTS

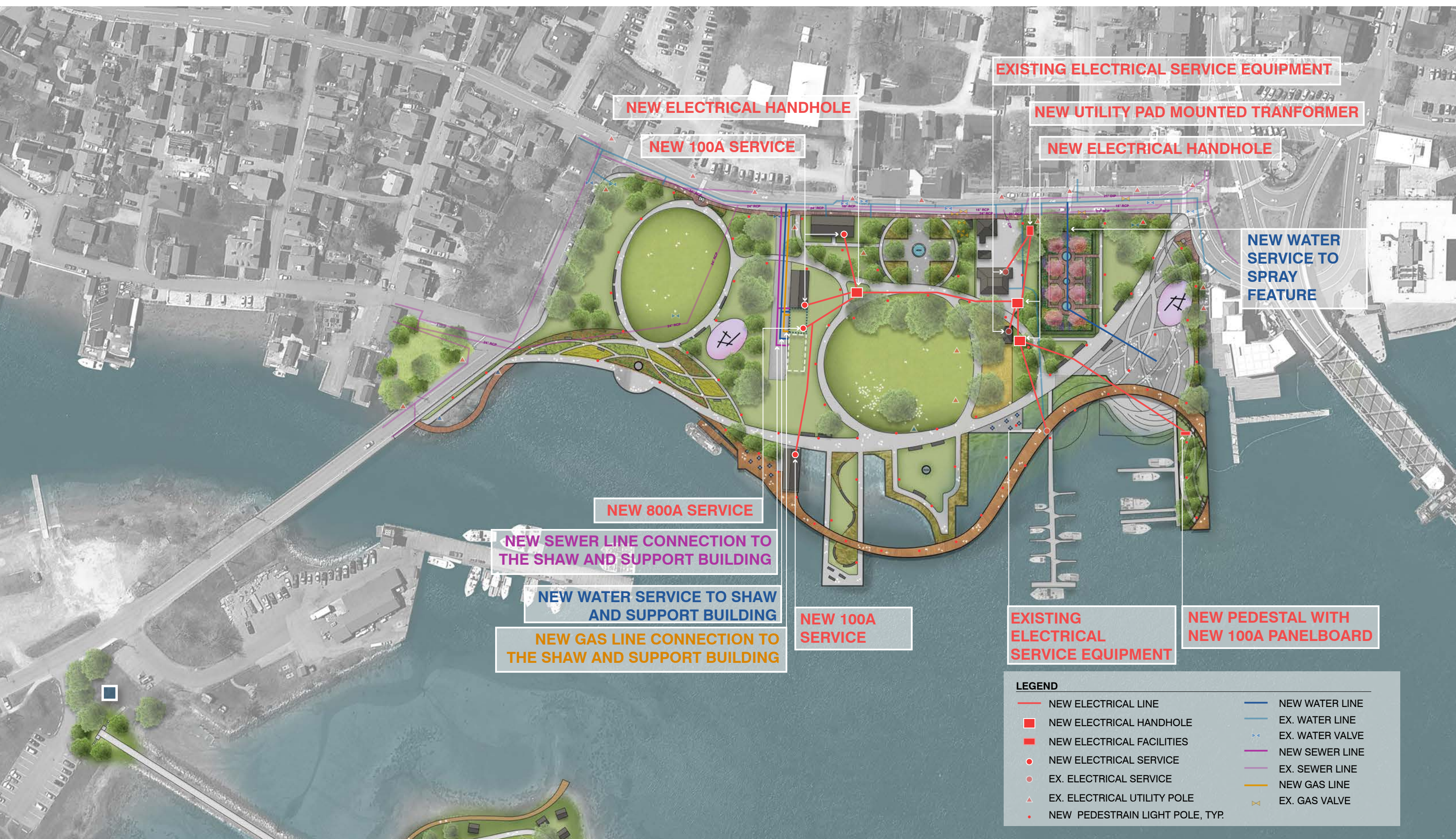


Source: Climate change projections for Portsmouth by Dr. Cameron Wake as part of NHDES publication on New Hampshire Coastal Flood Risk Summary Part 1: Science, released September 3rd, 2019

STORMWATER STRATEGY



MEP STRATEGY



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

WATER STREET

PIERCE ISLAND ROAD

MEMORIAL BRIDGE

PROPOSED
RELOCATED
MAINTENANCE
FACILITY

FOUR TREE
ISLAND

0 50 100 200FT



PROPOSED UPDATES

2017 MASTER PLAN:

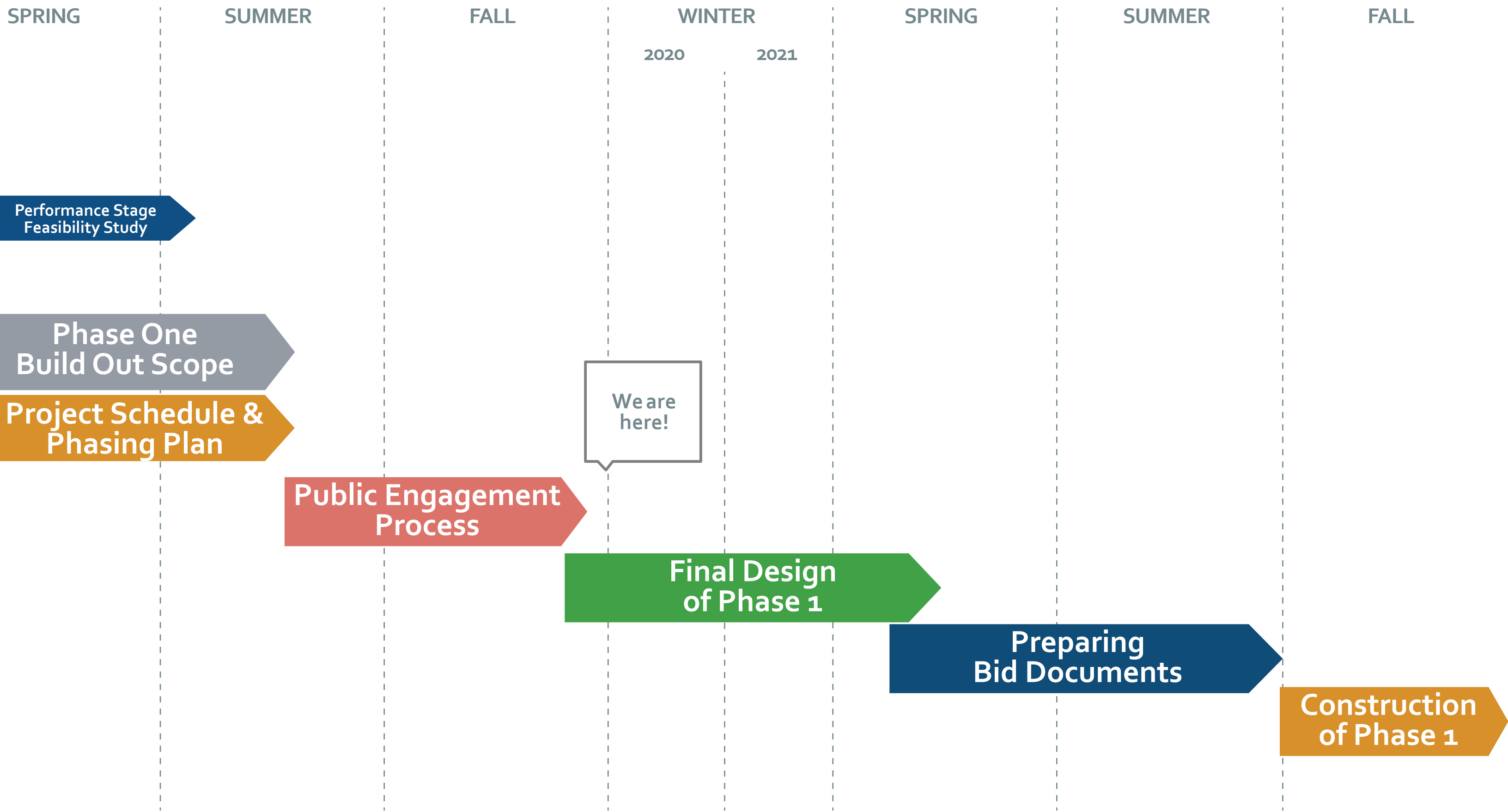
- Necessary improvements to create a resilient park
-
- Relocate maintenance facility to area near Mechanic Street
-
- Preserve the Shaw; Consider ground floor for public use
-
- Relocate the stage to create an open and properly graded Performance Lawn

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
 - 1st floor of the Shaw as a civic space
 - New addition aside the Shaw to improve accessibility and storage while preserving its historic integrity
-
- Relocate the stage to the "*rail*", aligned with the Shaw

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

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
- Add subsurface stormwater carrying capacity under the Performance Lawn
- Upgrade main electrical service to the site, including transformer
- Regrade Water Street to create preferred future inundation pathways
- Relocate the Maintenance Facility to 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 the edge treatment along the waterfront and provide moments for safe water access
- Introduce wayfinding and interpretive signage
- Upgrade tree planting and irrigation

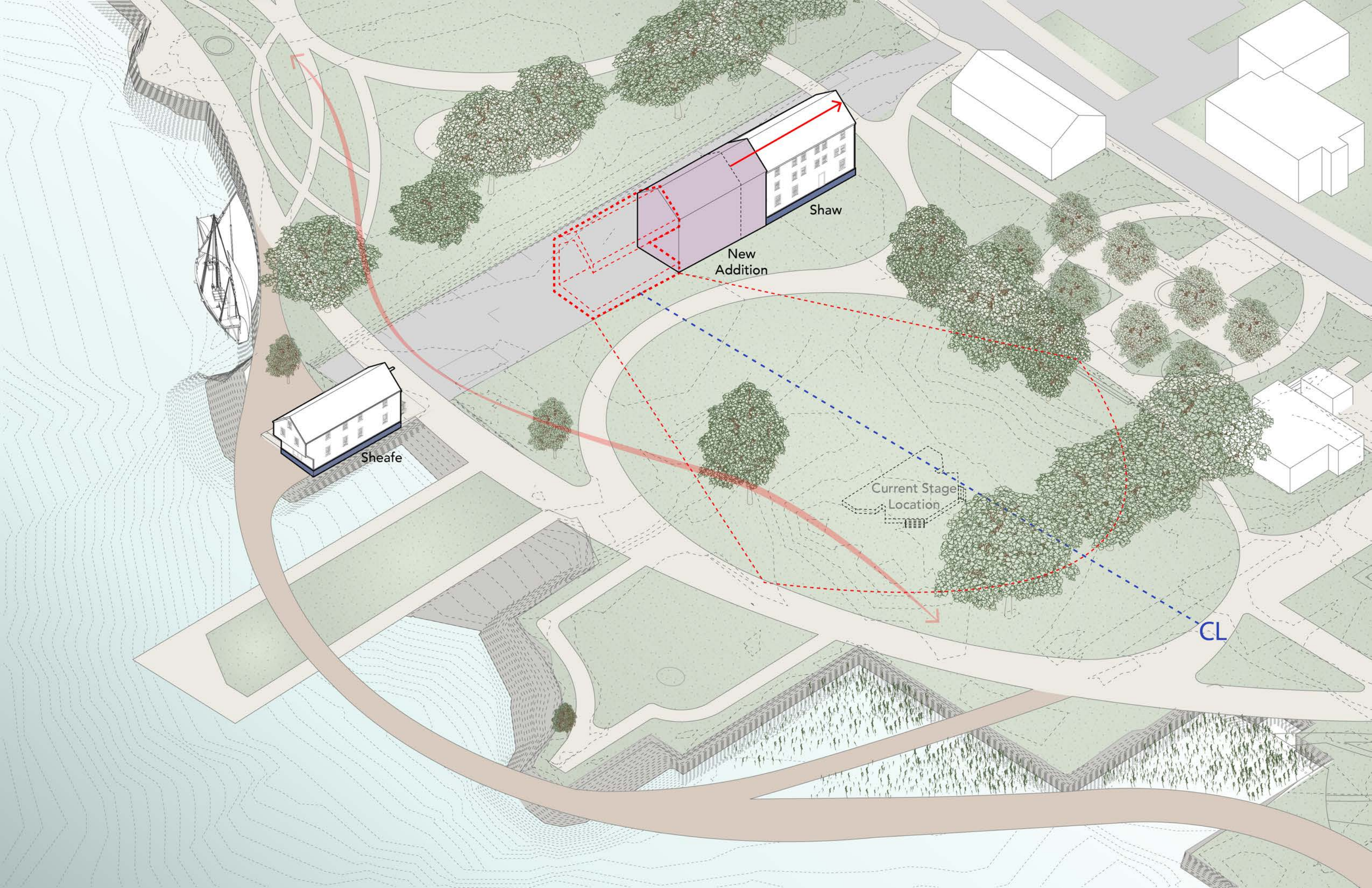
PHASE 1 IMPROVEMENTS SUPPORT:

DESIGN TENETS

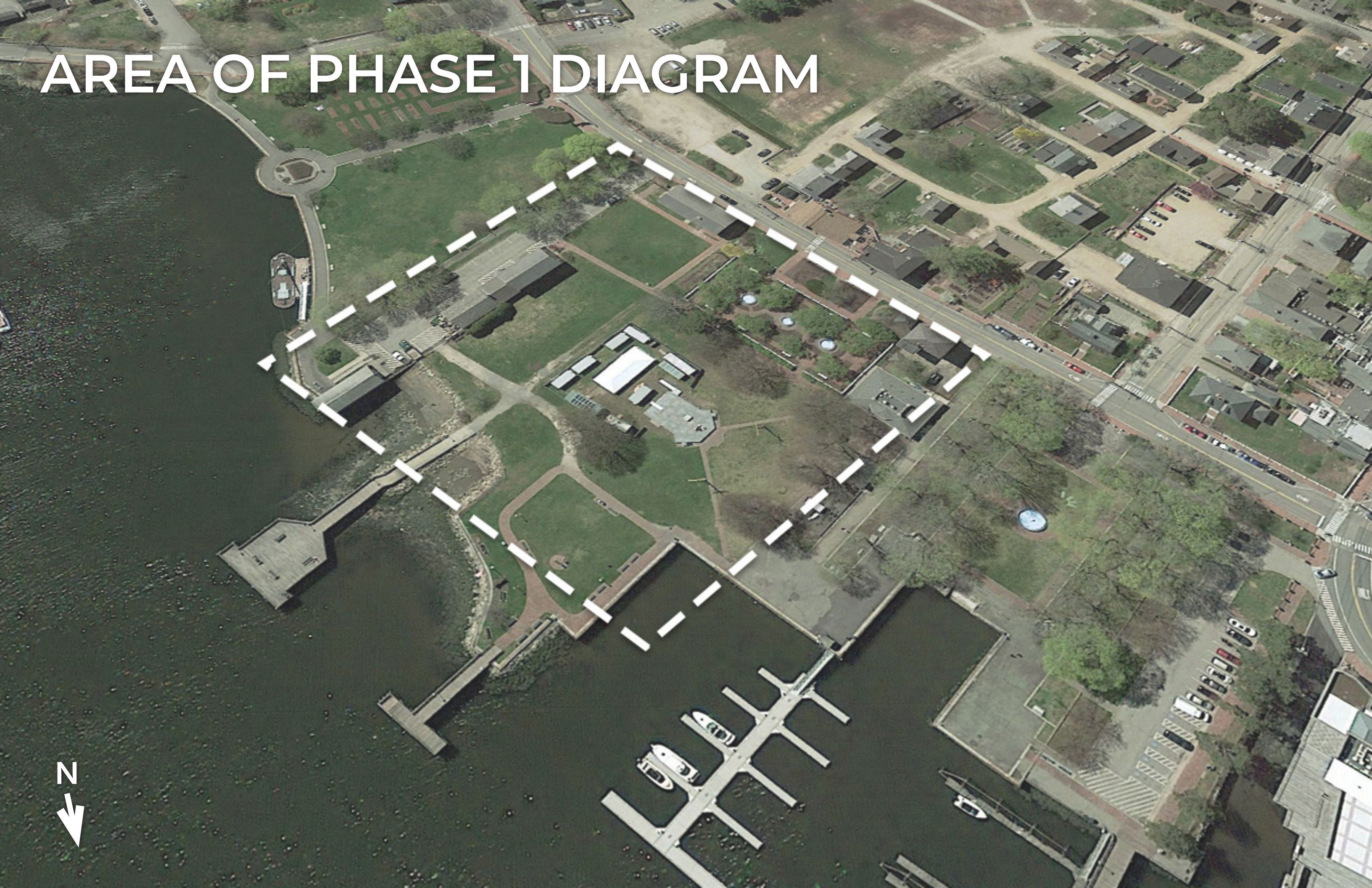
- Recognize City ownership of the park and its structures
- Use “for park and recreational purposes” per the Josie F Prescott Trust
- Integrate coastal resilience / adaptation strategies
- Maintain and enhance the maritime historical connection
- Maintain / increase large open spaces for formal and informal 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:

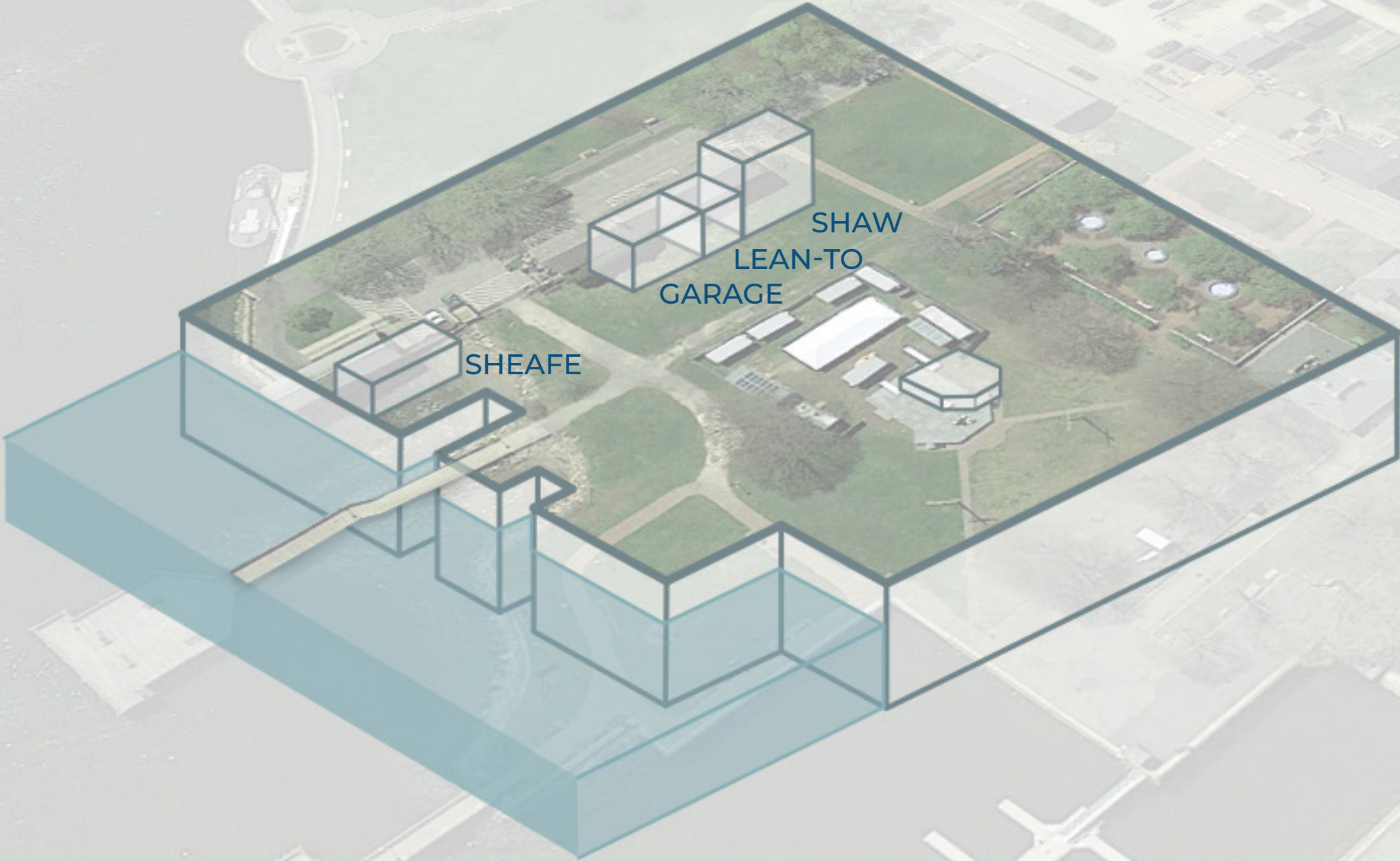
- *Ensure pedestrian through-route accessibility at all times*
- *Maximize waterfront connection*



AREA OF PHASE 1 DIAGRAM



EXISTING CONDITIONS



SHAW
LEAN-TO
GARAGE

SHEAFE



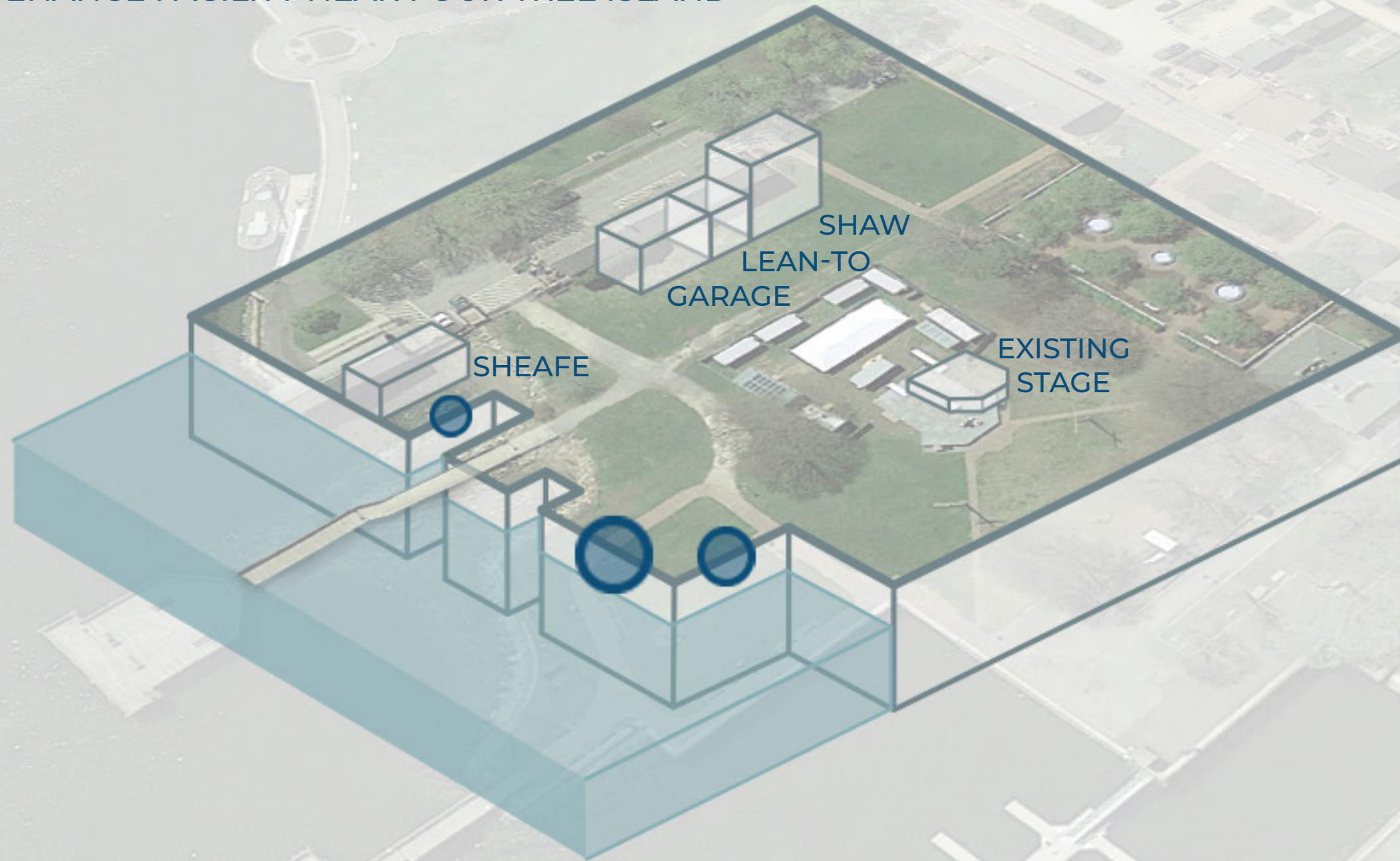
STABILIZE SEAWALLS AND IMPROVE UTILITIES

IMPROVEMENTS/REPAIRS TO VULNERABLE AREAS ALONG SEAWALL

ADDITIONAL COURSE OF GRANITE BLOCKS TO TOP OF SEAWALL

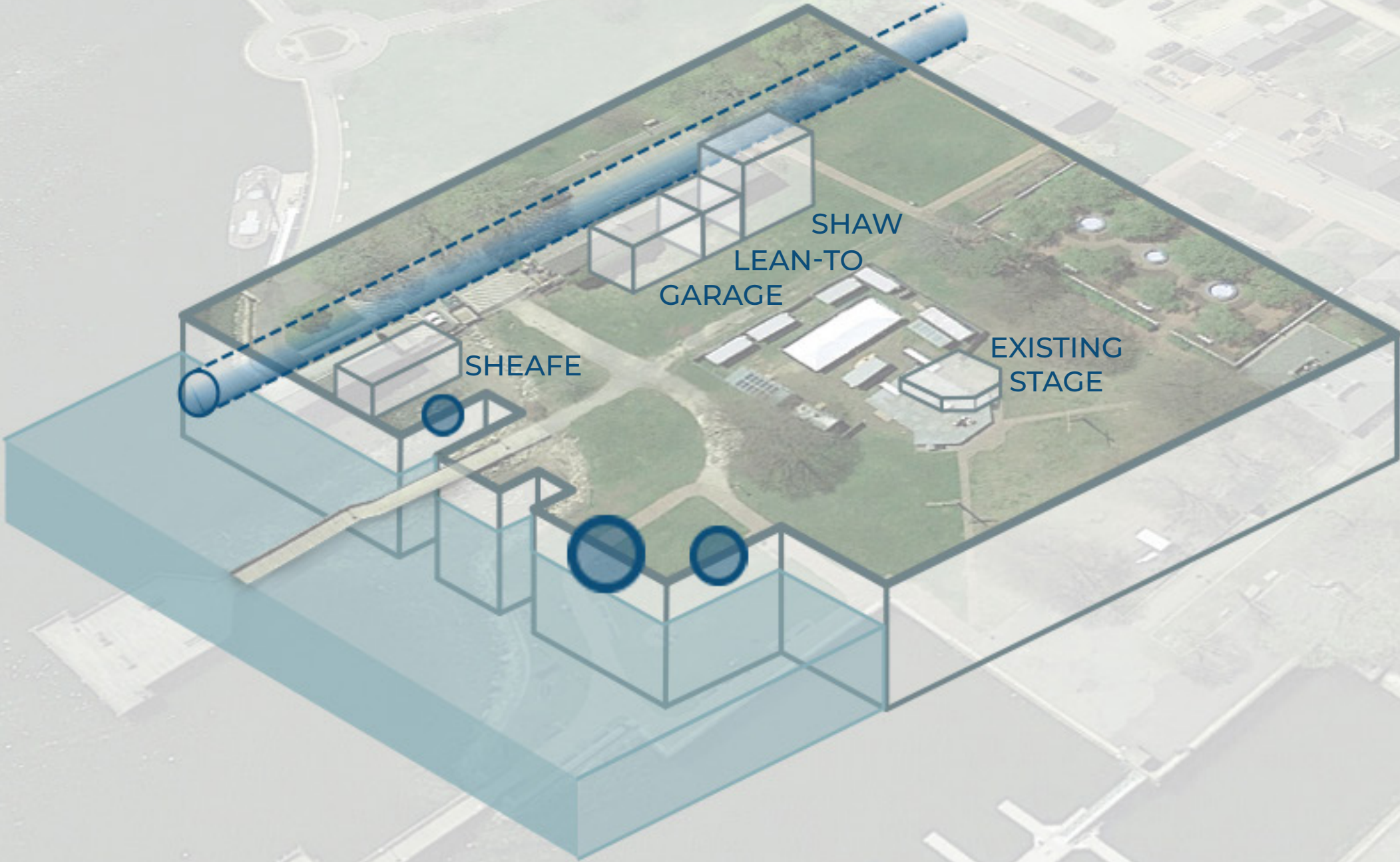
NEW AND RETROFITTED TIDE GATES

RELOCATED MAINTENANCE FACILITY NEAR FOUR TREE ISLAND



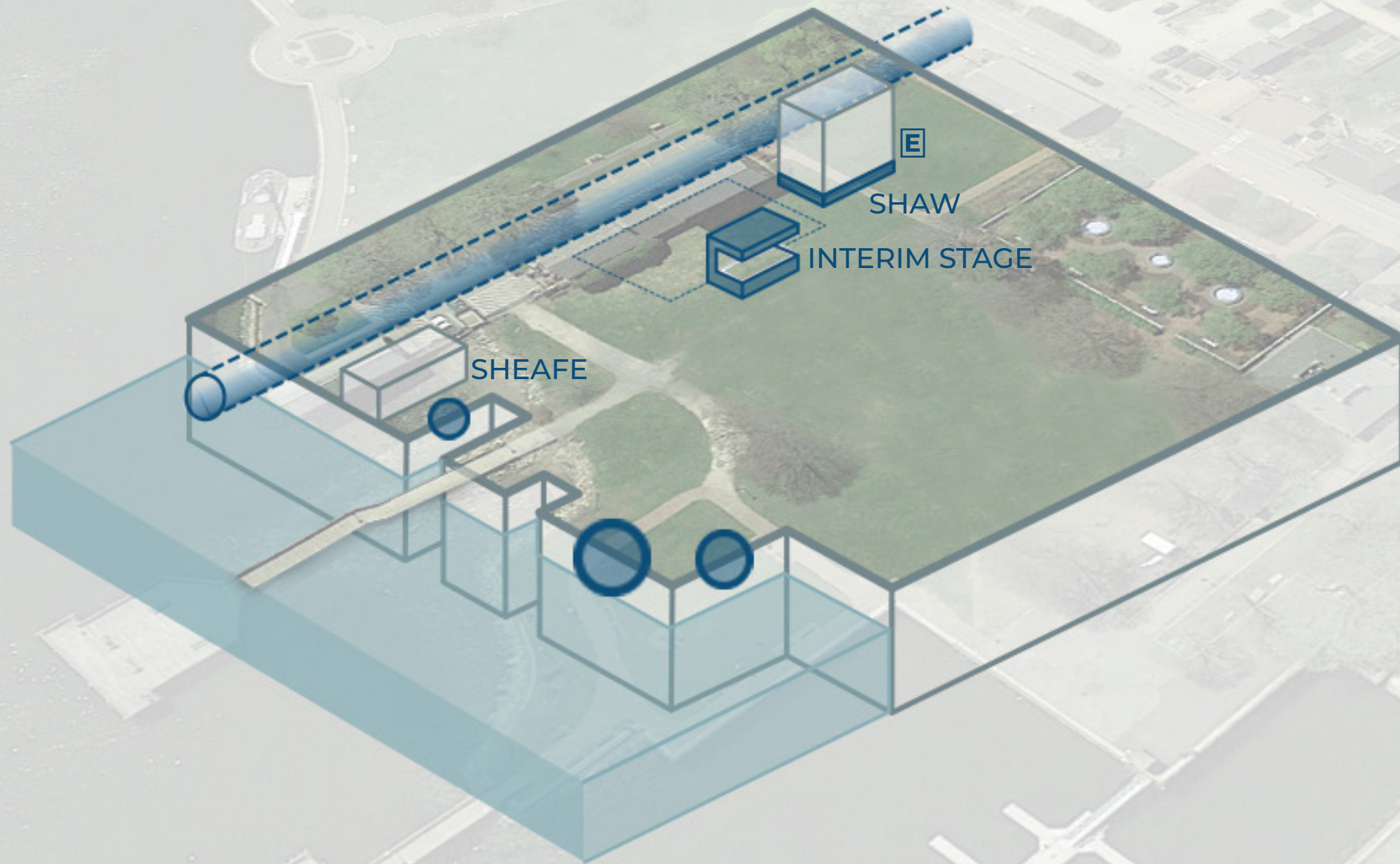
STORMWATER IMPROVEMENTS

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



REGRADEING 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

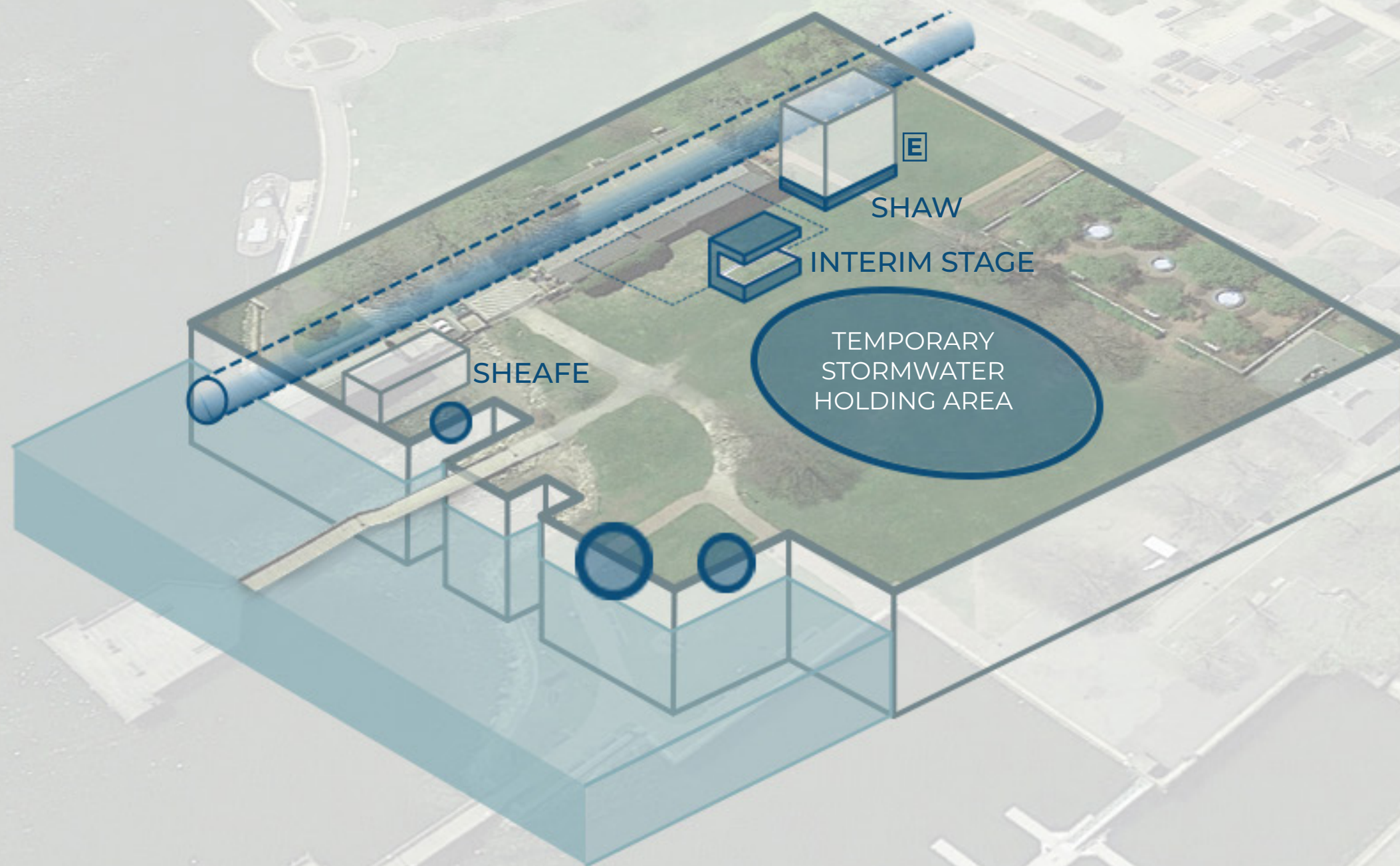
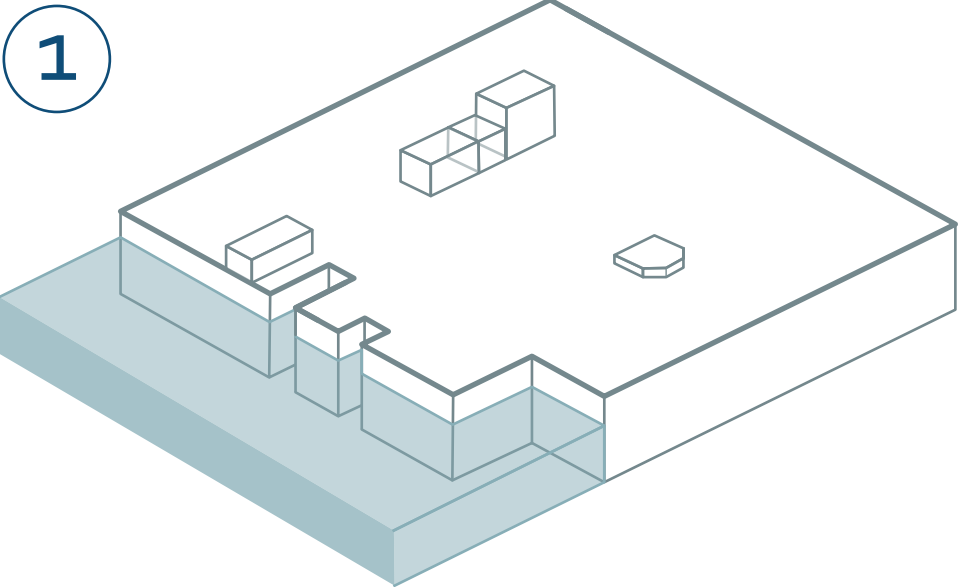
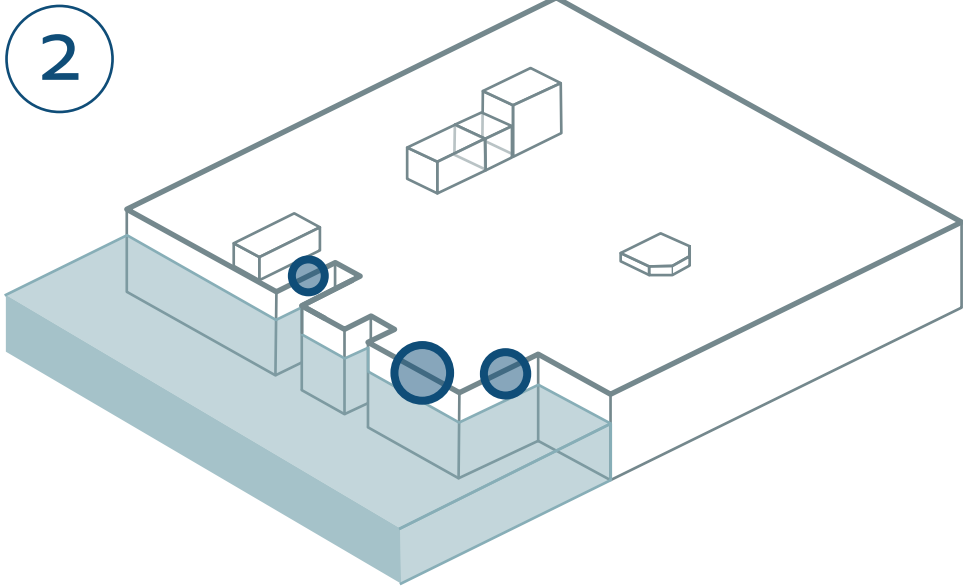


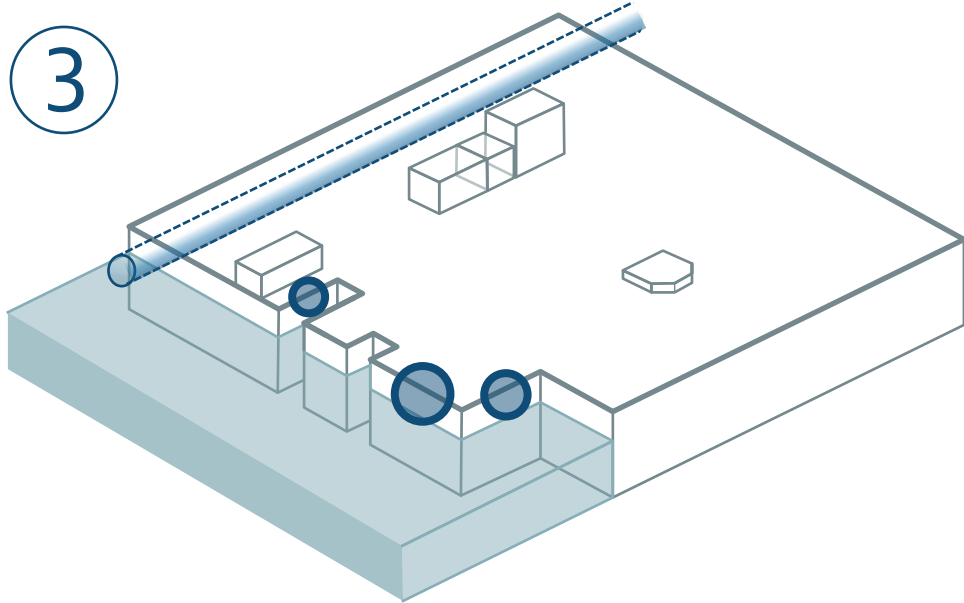
DIAGRAM OF PHASE 1 MOVES



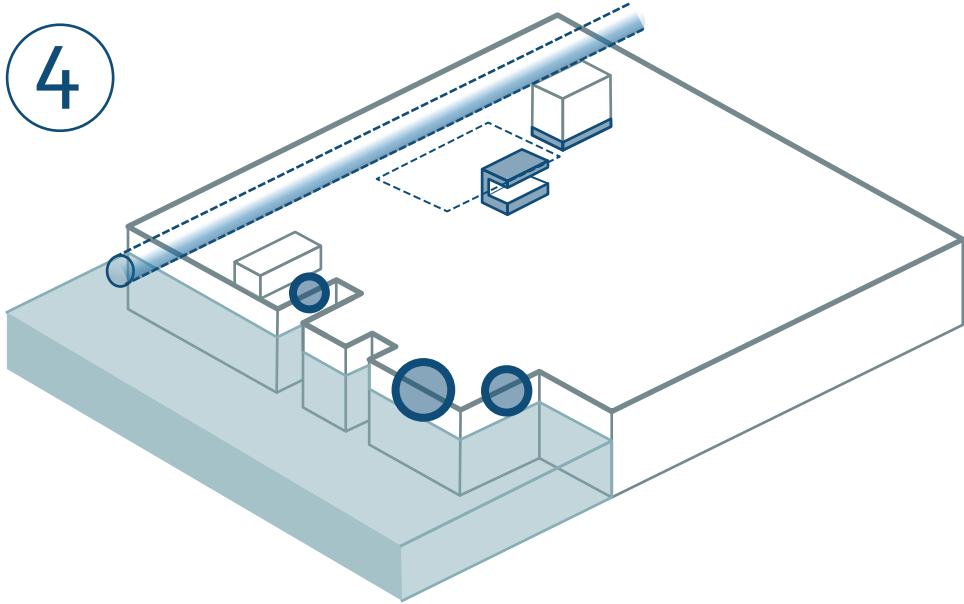
EXISTING CONDITIONS



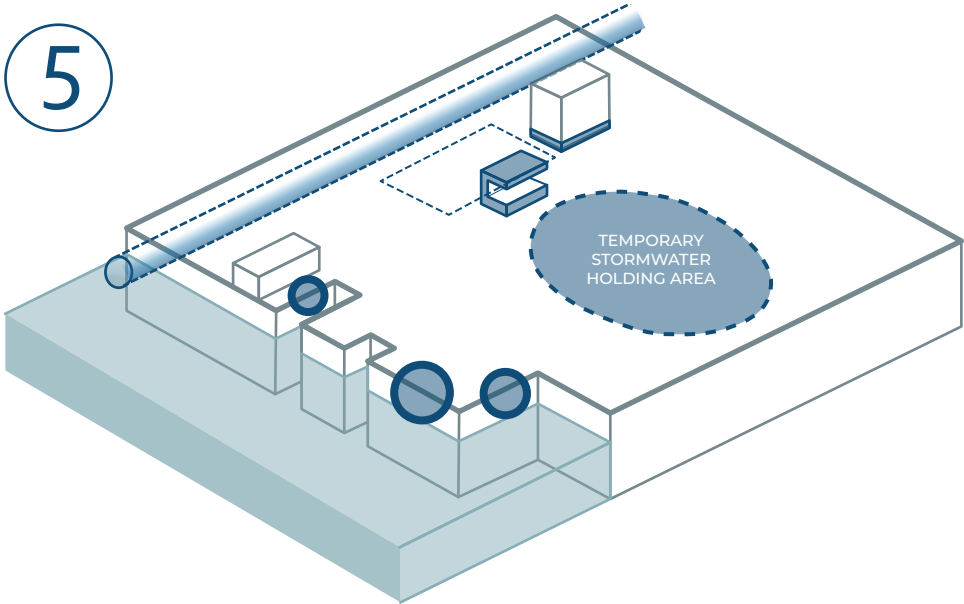
STABILIZE & RAISE SEAWALL,
IMPROVE UTILITIES, AND RELOCATED
MAINTENANCE FACILITY



SUBSURFACE
STORMWATER MANAGEMENT



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



REGRADE FOR
PREFERENTIAL FLOODING

THANK YOU !!
QUESTIONS & COMMENTS?

OPEN DISCUSSION

