

Group 4, January 4th 2021 6 – 8pm

Facilitator: Mandy Reynolds

Priority Values:

- Diversity

Space should be welcoming to all people. Embrace differences of socio-economic status, race, age, quirkiness.

- Connectedness

Space should be/feel connected to Portsmouth and the environment, architecturally, aesthetically and socially. Walkability.

People to people, people to community, building to building, people to building.

- Accessibility to the public

Live, work & play. Larger sidewalks, limit vehicular traffic, maintain views and viewsheds.

- Green & Open Space

Park on the roof, green roof, gardens.

- Utilitarianism:

Coming downtown to do things (e.g. Post Office). Spaces for things other than shopping.

VALUES -

- Accessibility to the public: live, work & play, larger sidewalks, limited vehicular traffic.

- Green space: park on the roof, green roof, gardens.

- Quirkiness: showcasing local artists like BNG & Ceres.

- Utilitarianism: Coming downtown to do things (P.O.)

- Connectedness: to the environment, architecturally, aesthetically, people (socially).

>>>People to people, people to community, building to building, people to building.

- Livability: creating a space that helps enrich the lives of community members.

- Human-scale: intimate spaces

- Diversity: socio-economic, racial, age, quirkiness.

- Walkability: Exists currently, remains very important!

- Open Spaces: For meeting and gathering
- Views/viewsheds to the river

Session #2: Vision

Priority Visions:

- Seating for general public in multiple locations throughout the site. And wide sidewalks
- Winterized/Summer usability of the site. Opportunity to use the space, both the physicality of, and activity within the space (something that draws people to the space). E.g., Pop-up markets.
- Commercial spaces geared towards residents, including produce/grocery store and post office.
- Rooftop access for the public: green roof.
- Intimate, walkable space. Buildings that tie in with the surrounding area. Connections between surrounding streets (Daniels, Bow, Penhallow, Chapel).

Notes from Small Group Report Out:

What could make the McIntyre property appealing?

- 1. Seating for general public
- 1. Somewhere warm outdoors for winter
- 1. Publicly accessible
- 1. Greenery - perhaps vertical gardens
- 1. Public art
- 1. Well-lit
- 1. Intimate scale
- 1. Rest room access

What are your visions for the McIntyre property?

- 1. Walkable connection from Daniel to Bow and Penhallow to Chapel
- 1. Some commercial activity: place to get bev + food
- can't buy anything useful downtown (geared towards residents)
- 1. Opportunity for physical activity - small playground, yoga classes, climbable sculpture garden
- 1. See items in appealing section such as greenery, public art, seating
- 1. Tie-in with low surrounding buildings
- 1. Maintain existing views and possible roof garden if cost allows
- 1. Farmers market?

Group 2:

What could make the McIntyre property appealing?

- no dormers
- traditional materials
- not like portwalk
- no hotel
- not too fancy, make it real (like the older portions of Portsmouth)

What are your visions for the McIntyre property?

- open space, open tables
- covered area for winter/summer (retractable roof)
- small stalls/market space
- access to roof
- fam friendly with old city charm
- open space (gathering space) on Bow Street side

Group 3

What could make the McIntyre property appealing?

- green space, areas to sit
- open space, wider sidewalks

What are your visions for the McIntyre property?

- roof access
- open space for exhibitors
- farmers market (summer/winter)
- gathering space for community

Notes:

- People watching downtown is important. building setbacks important (along Bow Street). More open space along Bow Street, so that public has access to the street. Wider sidewalks. Places to sit.
- Cars parked along the street, valets use Bow Street for parking.
- Car parking for the site should be underground. Not enough room for parking AND public space.
- Farmer's market grocery store

TOP VISIONS:

1. Seating for general public in multiple locations throughout the site. And wide sidewalks.
2. Winterized/Summer usability of the site. Opportunity to use the space, physicality of and activity (something that draws people to the space) within the space. E.g. Pop-up markets.
3. Commercial spaces geared towards residents, including: Produce/grocery store, post office.
4. Rooftop access for the public: green roof.
5. Intimate, walkable space. Buildings that tie in with the surrounding area. Connections between surrounding streets (Daniels, Bow, Penhallow, Chapel).

Portsmouth Listens

Report for Session 1

Group # Seven (7)

Facilitator: **Lauren Wool**

Participants:

Jake Jachowicz
John Thompson
Robin Huslage
Sally Mulhern
Richard Downes
Angus McDonald

A. What values did you identify that define Portsmouth?

1. Vibrancy

- culinary
- cultural
- unique/quirky/distinctive
- arts/music
- proud history

2. Neighborhood

- accessibility to services (market, pharmacy, post office)
- locals live here
- still a working port
- affordable and accessible across economic classes
- comfortable, safe neighborhoods
- sense of community for all
- family-friendly
- welcoming to all
- civic-mindedness, caring
- walkability/less traffic
- “market city” with appreciation for history

3. Aesthetics/breathability

- large, multi-purpose, open, green space
- seasonality – gather in all four seasons in- or outdoors

- views of the city, especially water views
- flexibility/versatility
- roof space

4. Sustainability

- economically, ecological, and lifespan
- recycling
- composting
- solar power

B. List your top 5 priority values to be incorporated into the McIntyre public space. Please provide some context for each value identified.

1. **Accessibility to Services (like a market, pharmacy, and post office)** - the residents would like to see basic services downtown like a Market, Pharmacy, and Post office.
2. **Walkability** - The site should be focused on pedestrian traffic, not a drive-to destination, and should enhance the walking around values of Portsmouth.
3. **Roof Space** - The ability to use the roof to showcase water and city views was a key value.
4. **“Market” City (European feel/origins)** - Keeping the values of Portsmouth as a market city with design to further that experience.
5. **Sustainability (economic, ecological, lifespan)** The property should embrace sustainable values to reduce the overall impact on the city’s climate and residents and businesses.
6. **Seasonability** – It is crucial to design the property as a year-round destination.

C. Please list all other values considered

1. **Cultural** - Arts, music, culture, history are key drivers to Portsmouth’s happenings and economy.
2. **Affordability** - In order to maintain a healthy mix, we must avoid pricing lower-earning populations out of the city.
3. **Large, multi-purpose, open space/green space** - Green space and open space with the intent to attract and engage pedestrian traffic.
4. **Flexibility/Versatility** - The ability to cater to a variety of needs and activities
5. **Unique and Quirky** - Keep the feel and character of Portsmouth.
6. **Arts and Music** - Live music and unique arts are key Portsmouth values
7. **Welcoming to all** - Service the spectrum of residents and other community members, not just a single demographic.

D. Other: (Please add anything you consider important concerning values).

- As a group, we are proud of Portsmouth and we are collectively focused on keeping Portsmouth vibrant, unique, and a great place to live; not just a place to visit. We believe that the McIntyre property can become an additional hub in the city for many decades to come; if we do it right.

Portsmouth Listens

Report for Session 2

Group # Seven (7)

Facilitator: **Lauren Wool**

Participants:

Jake Jachowicz
John Thompson
Robin Huslage
Sally Mulhern
Ajeet Singh
Angus McDonald

A. List your top 5 Priority visions and related values to be incorporated in the McIntyre public space. Please provide some context for each value identified.

1. Integration into the city, not a stand-alone place (5 votes)

- Connectivity and walkability - To Memorial Bridge, Prescott Park, and Market Square; activate the site so it's included in downtown movement patterns.
- Act like a "switch" or a smart hub to both host activity as well as open up other parts of the community for visitors and citizens alike via information sharing and wayfinding, serving as an update to the Tourist Information Kiosk in Market Square.
- Serve as a car-free, pedestrian-friendly public plaza in parallel to Market Square
- Awareness of current pending development projects to avoid competition with similar functions/services and existing community businesses. (eg: the new ship-like construction on Daniel St. with a planned public market at ground level)

2. Utilization of the 3D space (4 votes)

- The whole space should be utilized, building up, under, as well as across, to create a range of activation spaces like elevated walkways and a public rooftop that can look over Bow Street and provide water and city views. This includes taking advantage of the 1-story difference between Daniel and Bow streets which could provide an opportunity for over and under open spaces.

3. Contain a signature visual or interactive centerpiece or focal point (4 votes)

- Similar to the things we think of easily from other parks and places that are memorable and iconic- Nelson's Column in Trafalgar Square, The Bean in Chicago, or the Space Needle in Seattle

- A unique element that is attractive, photogenic, and welcoming
- Something striking and signature with a lot of public space (signature functionality or visual or both)

4. Uniquely Portsmouth (4 votes)

- Let's avoid generic businesses or chains (e.g., McDonalds) and encourage locally owned businesses that reflect our community.
- Offer needed downtown services: pharmacy, food market, and post office
- A place to bring friends who are visiting or meet friends who live here
- Consistent and cool; easily accessible and attractive to everyone year-round

B. Please list all other visions and related values considered.

- **Year-round public interaction (3 votes)** keeping the site active and avoiding a three-month shut down)
- **Organic (3 votes)** – fosters a natural congregation of people who are attracted to this dynamic place (buy cheese, play chess, listen to music)
- **Visually appealing with greenery, horizontally and vertically (3 votes)** The idea is to visually soften the encompassing hardscapes of the existing and future site. Example: Linden trees (in honor of the paved-over, historic Linden Street) for spring/fall
- **Museum or Gallery space (2 votes)** of local artists/their art and use partnerships for exhibits (Discover Portsmouth or Strawberry Banke or Athenaeum) that are unique/simple--make these rotating so there is always something new to draw return visitors/locals
- **Mix of materials (2 votes)** not just cement but other quality materials, brick, glass, steel, and fountains that are attractive and move the visual focus away from the existing buildings

C. Other: (Please add anything you consider important concerning visions).

- It should be noted that we listed only 4 priority items that came to the top in our voting with many other items being tied for 5th place. We would like to ask the council to consider all our other visions in addition to our top 4.

McIntyre Public Input Group 8 Final Report

Group 8 Facilitator: Tanya Pitman

Participants: Brad Landon (spokesperson), Connie Freiermuth, Becca Hedlund, Meghan Rice, Mark Brighton and Jeremy O.

It was a bit surprising how much the values, visions and comments of the individuals in our group were similar. The process worked well for us because there actually was discussion, but not particularly opposing points of view expressed. While doing the obstacles and opportunities exercise, one significant point that arose, and the group felt should be guiding the decisions for development of the McIntyre site, is that this is an unique situation that justifies different priorities than most private redevelopment. The original McIntyre project and site was obtained and developed with taxpayers money and the property is being conveyed free to the City of Portsmouth, another entity supported by taxpayers money, so the priorities here should reflect social and community needs as opposed to private development's primary priority of financial profitability. Our group commends City Council and government officials for creating the opportunity for the public to define those social and community needs that should guide the development of the property.

The North End redevelopment became a discussion as it is/was such a major change in Portsmouth. That redevelopment has a whole checkered history, but it is what it is. Although the group recognizes that the present reiteration is definitely a big improvement over what was there before (the shopping center, old dilapidated industrial buildings, etc.), that area of Portsmouth feels like it could be in any city in America - actually we have all seen it in lots of other cities. Portsmouth is unique and has had an eclectic vibe for years - historical, artsy, surrounded by military establishments, seaport, business center for a region, etc. - it is hard to define with just a few adjectives, but everyone in our group is in love with the Portsmouth they have known. The group was adamant in that they didn't want anything similar to what is in the North End as it tends to lack "warmth" and uniqueness, and frankly isn't particularly inviting. This feeling about the North End could change as it evolves, but the area around the McIntyre site is already a vibrant community and what is developed on the McIntyre site needs to reflect that special Portsmouth feeling. The McIntyre Building itself is incongruous with the neighborhood, and was from its very design and construction, but as part of the federal restrictions on conveyance, it can't be changed; the group desired that the McIntyre Building not be the scale to which the site is developed, but rather to use the surrounding neighborhood as the scale to

mirror. Looking at old photos of what was on the site before the McIntyre Building was constructed is also helpful in this regard.

Although the group did all the exercises, including establishing its values first, when going back to revisit the Values in preparing this report, it is clear the Visions capture all that was in those Values (the Values are placed at the very end of this report in case those are necessary for other purposes), so for ease of reading, only the Visions are included here, which are:

1. Public, open forum space with outdoor seating, with the intentionality of a destination for hanging out, socializing, a place to enjoy - part of the fiber that makes Portsmouth what it is.* Also don't forget the public restrooms.
2. Greenspace, trees, natural light, vistas of Portsmouth, warmth and a natural flow both through the building and the site - i.e. continue the feeling of Commercial Alley across the site to St. John's Episcopal Church, connect Daniel Street to Bow Street through the site
3. Human scale - lower height of buildings - avoid tall buildings that shade the site and adjoining streets and properties.
4. Particular emphasis on property use, with programs in place, to address ways to keep Portsmouth not only a destination for visits and vacations, but also a thriving place in which to live, such as workforce housing for any residential portions of the project, incubator programs to help small, locally-owned, independent businesses get established and prosper, i.e. Stonewall Kitchen, some of what is happening in the West End.
5. A focus on uses that are sustainable; that can be relevant long term - building for the future. Reference was made to how quickly the McIntyre Building became dated and no longer useful for its original purpose after much destruction of an existing block.

Supplement

* A term used during our group's discussions was creating space for "social collisions" (people just running into each other, chatting, the spontaneity of which helps foster a sense of community). The Placemaking principles with the introductory materials supplied by Portsmouth Listens uses a term of "Triangulation", which is also a component of what the group envisioned for the site, and was defined therein as "...the process by which some external stimulus provides a linkage between people and prompts strangers to talk to other strangers as if they knew each other..."

Although design was not to be the focus of our group discussions, it became a natural outcome of the process. Here are a few ideas that are worth sharing:

A. Integration of St, John's Church and the Chapel Street/Court area into the development of the McIntyre site. There originally was a flow between these areas of the city , including the location of the Jaffrey Mansion on the hill at the eastern end of the site, but that got cut off when the parking lots were first introduced in the 1950s with a retaining wall on the eastern edge. This situation was further exacerbated by the excavations for the parking lot and post office loading docks when the McIntyre Building was constructed.

- one idea was a wide landscaped stair way, possibly including a water feature, such as a small stream or waterfall to reflect Portsmouth's connection with water by which it is surrounded.
- another was an amphitheater constructed into the slope consisting of grass and granite block steps for performances.

B. Public space on the site. There were a couple of views on this component also.

- Some like the idea of public space/park taking up a majority of the area behind the McIntyre Building and being open down to the Bow and Penhallow Street intersection, along the lines of the Binnie/Carlisle Capital proposal.
- Others, although okay with that vision, didn't have an objection to buildings along Bow and Penhallow Streets, so as to re-establish the streetscapes, but of the scale of the buildings on the other side of those streets (looking at the old pre-McIntyre streetscapes is a good guide). Here, however, the massive interior high residential blocks of the Redgate Kane proposal were objectionable because they are much out of scale with the neighboring area (other than the McIntyre Building), design-wise are also not compatible with the buildings on the neighboring streets and diminish open public space. It was suggested that the "Linden Way" Residence building should be eliminated and the "Bow Street" Residence building reduced in depth, to be replaced with public space.

Group 8 Values:

1. Designs to support social collisions (happen when people crossing paths, causing them to connect in a spontaneous way) i.e. post office, seasonal markets, food truck, expanded travel information center, public restroom, permanent outdoor seating/picnic tables.
2. Vistas and street views are important - need to maintain those views and enhance view with St. Johns Church through the downtown.
3. Improved flow - walkways inside and outside of the building that connect parts of downtown.
4. Smaller local business buildings on site with parks, green space and open space maintaining historic nature and scale with the rest of the neighborhood.
5. Affordable housing within the residential structure, possibly even McIntyre Building.

Priority Values

Group 9

Note: Not ranked

Life and Energy To The Space

- **Vibrant, year-round destination** with space uses that generate **energy** (especially on the **first floor**).
- Seasonal programmed activities and related business (**artists, vendors, makers, markets, food carts, etc.**). Include a few **flexible spaces** that **change** merchants or art/museum installation for **newness** – this will help drive local traffic and keep it feeling fresh/relevant.

History

- **Maritime**, naval and **working waterfront history**, pull this into the site... historic past but also current industries tied to the river.
- **Preserve the views**... don't block important views, to the river, to historic buildings.
- Incorporate history into the present.

Multigenerational Space

- Design for **multiple and future generations**.
- Create space for **children** to engage, feel welcome to be kids, parents/caregivers to gather.

Aesthetically Appealing And Human Scale

- **Massing and light**... importance of ensuring that light and available light, air flow is considered when placing buildings/massing... particularly as it may impact Bow.
- Feeling of **openness** yet **inviting, comforting** and intimate.
- Incorporate **breathability**, nature, **greenspaces** (including on **rooftops**).

Connection/Connectivity

- **Move the energy** via living/breathing space that connects to adjacent spaces.
- Pass-throughs are **welcoming, comfortable, active**. A destination unto themselves (See more below)

Destination

- For the **residents**. This is a gift from the federal government. Focus on what this space can bring to the residents.
- A **balanced** place for all, **not just one kind of person, not just one kind of use**.

Priority Visions

Group 9

Take Advantage Of The Grade, To The Benefit Of Density And Airflow

- take advantage of the slope from McIntyre at its top to the grade at Bow Street (Bow Street is 16' above sea level. Daniel is 29' above sea level. McIntyre at the top is 72').
- tiered transition, low scale. Be considerate of height and its impact on openness, wind, light, air, sun.

Create Tiered Public Spaces

- use the varying heights of building rooftops for tiered public space. Create beautiful green roofs to provide sweeping views outward toward the port and city from different vantages. Connect rooftops.
- Use glass to bring light, openness and visual transparency into the buildings. Inside/Outside feeling
- Incorporate beautiful landscaping, benches, playgrounds, food carts, local, high quality materials into the public spaces.
 - The Highline, Spanish Steps and Vessel at Hudson Yards. Architectural features that allow viewing at different elevations, and movement through the site.

Incorporate Public/Private Spaces Inside Buildings

- Space for food markets, transparent, letting air pass through via glass doors.
- Return of the post office to the site or a downtown location, use is appealing to people and has been here for 200 years. It's a living working downtown, we should have a post office here.
- Incorporate art and history (Maritime Museum?). Expand upon public art walk (brochure, self-guided). Temporary and permanent installations.

All Ground Floor Spaces Should Be Interactive, Vibrant, Open For The Public

- Activate the space.
- Think lively, active experiences on the edge of the site passing by/looking in, moving through, and interacting with and within the site.

Design For 100+ Years

- Well built, well designed buildings and spaces with material choices that are long lasting.
- Density consistent with market square/downtown, harmonize with the greater surrounding area.

Priority Visions

Group 9

Take Advantage Of The Grade, To The Benefit Of Density And Airflow

- Buildings and spaces that **take advantage of the slope** from McIntyre at its top to the grade at Bow Street (Bow Street is **16'** above sea level. Daniel is **29'** above sea level. McIntyre at the top is **72'**).
- How could there be a **tiered transition** between Bow Street (at its grade) and the 56' height elevation differential of McIntyre building? Keep it **low scale**. Be considerate of **height** and its **impact on openness, wind, light, air, sun**.

Create Tiered Public Spaces

- Take advantage of the slope and use the **varying heights** of building **rooftops** for **tiered public space**. Create beautiful **green** roofs to provide sweeping **views** outward toward the port and city from **different vantages**. **Connect rooftops**.
- Use **glass** to bring light, openness and visual transparency into the buildings. Inside/Outside feeling via enclosures that have retractable doors (bifold, sliding or glass garage).
- Incorporate beautiful landscaping, benches, playgrounds, food carts, local, high quality materials into the public spaces.
 - Note: precedents such as the **The Highline**, **Spanish Steps** and **Vessel at Hudson Yards**. Architectural features that allow viewing at different elevations, and movement through the site. As you're moving through the site, you're interacting within the site, viewing outward.
 - The public space and the roof top are more than connections/passthroughs: they are open places to gather, view the art (and maritime museum pieces), take in the views: a destination unto itself with art and/or history displayed or embedded throughout the "journey", giving you are reason to "move" through the space separate from just going from one point to another.

Incorporate Public/Private Spaces Inside Buildings

- Space for food markets, transparent, letting air pass through via glass doors.
- Return of the **post office** to the site or a downtown location, use is appealing to people and has been here for 200 years. It's a living working downtown, we should have a post office here.
- Incorporate **art** and history (**Maritime Museum?**). Expand upon public art walk (brochure, self-guided). Temporary and permanent installations.

All Ground Floor Spaces Should Be Interactive, Vibrant, Open For The Public

- **Activate the space**. This should not be a dead space. Example: Investment banks or open lawn of grass are not active enough. Think lively, active experiences on the edge of the site passing by/looking in, moving through, and interacting with and within the site.

Design For 100+ Years

- Well built, well designed buildings and spaces with material choices that are long lasting.
- Density consistent with market square/downtown, harmonize with the greater surrounding area.

Appendix A: Report Session #1

Group # 10

Facilitator: Dave Cohen

Participants:

Alice Carey
Ann Cummings
Andrea Daly
Kyle LaChance
Ed Mallon
Byron Matto
James Mulhern
Sarah Nadeau
Jacki Pitts
John Stephenson
Zoe Stewart

- A. Top 5 priority values to be incorporated into the McIntyre public space.
Please provide some context for each value identified.
1. Preserve the natural beauty of the area maintaining a sense of the local environment
 - 1.1. Connect to the working waterfront and use seasonal plantings unique to Portsmouth
 - 1.2. Property is so close the waterfront but there is no connection currently.
 2. Maintain our connection to history.
 - 2.1. Acknowledge the history of the area without necessarily duplicating it, e.g., brick buildings are getting redundant
 - 2.2. Some in our group believed that the current history of the city is one of our most valuable resources, and is what brings a lot of people to the city, while others felt that we shouldn't necessarily remain tied to the architecture of the past, and instead integrate modern styles, which will at some point be considered historical.
 3. At the same time, be Progressive and Cool
 - 3.1. Weave innovative technology into the design
 - 3.2. Needs to be interesting focal point to draw people in
 4. Celebrate Arts, Culture and Families
 - 4.1. Support local artisans while making the McIntyre site a destination
 - 4.2. Include things that are interesting to children
 5. Economically Sustainable
 - 5.1. Ensure the final Design does not put an undue burden on Portsmouth taxpayers

Appendix A:

Report Session #1

B. List all other values considered

- Welcoming and Identifiable
 - City of the open door. People here are open to other people coming here.
 - Year-round destination spot
 - Cosmopolitan with restaurants, shops and businesses
 - Premium space for everyone with seating (similar to the tugboat area)
 - Family friendly
- Provide services to the community
 - Charity and Giving
- Walkable
- Accessible
- Safe
- Open space
- Create desirable views
- Provide recreation
- Cultural diversity with celebration of the arts
- Affordable
- Eclectic housing (mixed-income)
- Sustainable and inclusive
- Differing viewpoints on the architecture style:
 - Match existing colonial style
 - Honoring existing building styles
 - Integrate styles other than brick
 - New, different, innovative. Contemporary
- Support small businesses

C. Other important considerations concerning values:

Appendix B: Report Session #2

Group # 10

Facilitator: Dave Cohen

Participants:

Alice Carey
Ann Cummings
Andrea Daly
Kyle LaChance
Ed Mallon
Byron Matto
James Mulhern
Sarah Nadeau
Jacki Pitts
John Stephenson
Zoe Stewart

A. Top 5 priority visions to be incorporated into the McIntyre public space.
Please provide some context for each vision identified.

- Create a Space for Indoor Public Activity
 - Year-round destination spot for performances, shops, etc.
 - No getting around winter in Portsmouth. Provide alternatives to outdoor activities
- Include Shops and Amenities Convenient to Downtown Residents and Visitors
 - Post Office, Hardware Store, Market, etc.
 - Leverage the loading dock bays for popup shops and/or restaurant space
 - Make it an interesting place where people want to socialize with friends and neighbors.
- Consideration Given to Environmental and Economic Sustainability Factors
 - Weave innovative technology into the design (LEED, NetZero)
 - Respect the environment
 - Limit burden on taxpayers
- Create a Space for Family-friendly Outdoor Activity and Gatherings
 - Including interactive sculptures, climbable 'art' for kids, and walk thru history displays
- Incorporate Interesting Spaces and Buildings
 - Pocket gardens for people to meet
 - Cool and funky spaces connected with the historical aspect of the city

B. List all other visions considered

- Types of housing
 - Some in the group want Affordable housing available for
 - People working in restaurants
 - People working in the arts
 - Tie in to market
 - Mixed income
 - Higher income but not luxury since the property is so valuable
 - People working in NYC don't live on 5th Ave

Appendix B: Report Session #2

- Don't need more expensive condos
- Consider traffic in the area
 - When Post office and government offices were there, traffic was a problem because the people working/visiting did not live there.
 - It would be hard to have a mark without affordable housing – problematic
- People avoid walking thru the area – need something more than just a dense block of buildings
- Attractive for families
 - A place for kids to play with street art that is climbable.
 - Interactive sculptures related to Portsmouth
 - Interactive children's museum (small scale)
 - Outdoor furniture
 - Carousel
- Bring the Post Office back
 - Important to have postal services downtown as part of the community
 - Needs to support mostly personal mailings and local business
- A place to see and meet people
- Portsmouth lacks places to congregate
 - Incorporated in a modern way
 - Pocket gardens
 - Aimed at people of Portsmouth
- Model after Quincy Market / Faneuil Hall
- Utilize the existing loading bays for shop space and/or popup restaurant area
- Huge potential on the old post office side where the glass area is
- Need destination like Prescott Park that can be used in the winter; year-round destination
- Arts
- “pop up shops” and other small vendor spaces could potentially serve as an “incubator” for start-up culinary and arts practitioners
- Landscaped outdoor space, multi-use amphitheater
 - Complimentary to existing parks
 - Mix of hard and green spaces
- Indoor space for public activity
 - Community space for performances, popup shops, etc
 - Amenities for people living downtown or close by: hardware store, market
- Keep size of buildings in perspective
- Opinions on building styles varied:
 - No more block buildings
 - Match surrounding buildings
 - More modern buildings that would be considered historic in the future
 - Blend into surrounding architecture
 - Tie into the history of Portsmouth
- Sustainable – consider LEED, Netzero

C. Other important considerations concerning visions:

Appendix B: Report Session #2

- a. Opportunities vs Obstacles.
 - i. We don't own the property yet (Obstacle)
 - ii. What does the GSA want? What are their conditions? (Obstacle)
 - iii. What was problematic about the initial plan? (Obstacle)
Assumption: it can be developed so that the process can move forward.
 - iv. Types of plantings based on existing and future buildings and limited light (Obstacle)
 - v. Walk through the area (Opportunity)
 - vi. Dead block. It is windy and ugly; we can make it much better (Opportunity)
 - vii. Create something vital and active close to water (Opportunity)
 - viii. Area can be congested (Obstacle)
 - ix. We can do something now that we can't now do in Portsmouth (Opportunity)
 - * Art museum
 - * Carousel
 - x. Unique space for entertainment that is not commerce or high end residential (Opportunity)
 - xi. Terrain/significant elevation changes – (both Obstacle and Opportunity)
 - xii. Create a reason to go there; make it a destination (Opportunity)
- b. What would make McIntyre appealing? What would I like to use the space for?
 - i. Indoor space AND outdoor space leveraging terrain elevations
 - ii. Park for kids with things for them to play on, e.g. tugboat tying in the waterfront theme
 - iii. Natural amphitheater toward the water; entertainment
 - iv. Something that's linked to the identity of Portsmouth. Something cool, e.g. Restaurant startups, Test Kitchen concept.
 - v. Quincy market style concept but applied to Restaurants / Eatery. Possibly glassed in.
 - 1. Faneuil Hall provides historical aspect to that area
 - vi. Something that feels like the inner cogs of downtown but is open to the public
 - vii. Something like the button factory - but also celebrate artists and nonprofits
 - viii. Farmers market celebrating local anchored by a historical landmark
 - ix. Affordable Housing / Eclectic Housing
 - 1. Conversely should not be Affordable Housing due to the value of the property
 - x. Attractive to the arts
 - xi. Attractive to the culinary arts
 - xii. A space for people to work and live in Portsmouth; amenities that they can walk to rather than having to drive somewhere
 - xiii. Attractive in the winter months where people can gather inspiring community

Appendix B: Report Session #2

- xiv. Chelsea Market in Manhattan
 - 1. Covered Market with restaurants
 - 2. The reason they go there is because it's an important spot along the "High Line" walking space combined with the Whitney museum
 - 3. Incorporates the surrounding spaces
- xv. Taking advantage of the vertical delineation of the property

Portsmouth Listens McIntyre Input Process, Session One - Jan 7th 2021

Facilitator: Sam

Present: Ann Bliss, Gerry Duffy, Guy Spiers, Brian Murphy, Cindy Sifter, Jeff Clark, Judy Miller

The Priority Values for group 11 are as follows:

- Elements of nature & presence of vegetation
- A sustainable building which is resilient and adaptable - A living building
- A welcoming space for children and families - A sense of playfulness
- A walkable space - Having less traffic, accessible public transportation and car-free pedestrian space

Group 11's Conversation focused on these categories

Green/Natural:

Having elements of nature. Sustainability and eco-friendliness. Making creative use of space, especially outdoors space. Making the space pedestrian friendly to reduce cars.

Safe/Welcoming:

Making the space accessible. Well-lit areas indoors and outdoors to allow safe nightlife. Reducing car speed and having larger sidewalks for pedestrian safety.

Diverse:

Including space for children, families, and the elderly. Having both fun and active space, and space to rest. Making the space accessible for diverse people and diverse activities.

The words we want to describe the space are:

Historic - Natural - Engaging - Arts - Music - Bright - Social - Green - Walkable - Playful -
Accessible - Diverse - Collaborative - Intimate - Aesthetic - Sustainable - Adaptable -
Welcoming - Open - Health - Efficient - Resilient - Eco-friendly - Inclusive - Egalitarian -
Utilitarian - Lively - Creative - Affordable

Portsmouth Listens McIntyre Input Process, Session One - Jan 14th 2021

Facilitator: Sam

Present: Ann Bliss, Gerry Duffy, Guy Spiers, Brian Murphy, Cindy Sifter, Jeff Clark, Judy Miller

Notes from last week.

- On the whiteboard where it says “like Vaughan Mall” the intention was the lighting. Having a well-lit space similar to Vaughan Mall.
- There was more conversation about the term greenspace and what we meant by that term. This led to the decision to **remove the term greenspace from the previous report** in favour of clarity.
 - Greenspace implies a park or a field of grass. We don't want a park. We want creativity in how greenery and nature is incorporated into the site. We want good walkways and plantings throughout.

Obstacles

- The civil discourses around the McIntyre site can get messy at times. How can we best take control of this and move forward in a way that is positive for everyone while still involving and honouring community voice?

Opportunities

- This site poses a wonderful opportunity to rejuvenate the downtown area. This project can be used to sharpen the definition of Portsmouth.
- The elevation change makes terracing possible - terraced planters, an amphitheatre or terraced seating space.
- Seasonal climate allows us to utilize evergreen vegetation.
- There's also a opportunity to blend or spill the site into Penhallow Street
- There's a historic opportunity to incorporate the upcoming 400th anniversary (2023)

Other things that came up include the following: the decision to integrate the McIntyre building into the downtown or to let the historic building stand for itself, Allowing the city to flow around the site without them interrupting each other, Preserving a view of St John's Church, Cost constraints/ROI/ the carrying cost of the building when it's turned over, and the idea to mirror the window pattern of the McIntyre building.

The Priority visions for group 11 are as follows:

- Incorporating a play area or sculpture for children and family use. Including sitting space (benches/picnic table). Possibly including a water feature in the play space.
- Slowing and reducing traffic on penhallow to make it more pedestrian friendly. Possibly even closing part or all of penhallow to passenger vehicles.
- Trees and plants for shade. Incorporating terraced plant beds.
- Having diverse uses. Having retail spaces, dining spaces, business space, public space (indoors and out), housing space (smaller 1-bed and bachelor not luxury units) & possibly a performance space open to area musicians and street artists.

Group 11's also discussed:

Incorporating historic markers to celebrate Portsmouths 400th Anniversary • Building a bike friendly space by using bike racks and bike repair station • Having a net zero & carbon neutral goal for the space • Preserving the views of bow street and st John's Church • Incorporating art • Having good architecture • Bringing in views and influence from the river and the Brick Market development • Having a shuttle service to promote use and ease of access • Ensuring the building is resilient and adaptable to climate • Having vibrant street life • Building in an amphitheater • Using green energy/ Solar power • Including vertical greenery or a living wall • Limit the height of new buildings or structures to preserve the views of the McIntyre.

Group 11 also wanted to stress to the developer, the city council, and the design partner the importance of building the sketches from these visions and not from prior sketches and preconceived notions. In order to build a cohesive site we need to configure every space so that they work together in the best way. We can't just omit a building from a prior plan and add a park space there. There needs to be flexibility in the final design and layout so that we can best achieve our goals for the site.

Portsmouth Listens Group #13: January 17, 2021

Deanna Strand, facilitator
Bob White
Steve Barndollar
Susan MacDougall
Michael Danley
Jessica Dolan
Dan Rawlings

1. DIVERSITY AND ACCESSIBILITY

Context:

The project's programming of uses and the design of building's and open spaces should promote Diversity and Accessibility:

Diversity values:

Being open and inclusive to all aspects of the Portsmouth city community are important. The citizens of the city each have an "ownership" stake once the building and property are conveyed through the development agreement. The economic uses should be open and available to persons of all economic backgrounds.

Diversity Design Vision:

- Promote local businesses as part of the economic development program as opposed to expensive "luxury" retail and other parts of the development.
- Residential development should also not just cater affordability to the top 10% of Portsmouth wage earner values as the current rent values are priced. The housing development within the McIntyre should have a broader cross section of opportunity for people to have access to the rental housing and that may require more units of development, but they can be a wider range of sizes. *Perhaps a rental housing pro forma could be developed based upon the income percentages of the most recent census data.*
- Continued emphasis on accommodating local employment in the project is excellent and promises to promote local jobs and prosperity and people who could **live, work, walk and play downtown.**

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Accessibility Design Vision:

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- Major entranceways in corridors of circulation should not have stair obstacles except where topography makes that impossible.
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- Street frontages should also promote Accessibility and the project will need to comply with “community space “ design requirements in the city's downtown district four widen sidewalks with street trees, and the era of COVID-19 suggests a bit more space for social distancing but the existing sidewalks on both Daniel St and Penhallow are extremely narrow at about 5 feet or less.
- **Parking for bikes, mopeds, scooters and charging stations etc. Bus stop"**

2. DESIGN THAT INTEGRATES HISTORIC PRESERVATION AND IS OPTIMISTIC ABOUT THE FUTURE

Context:

While Portsmouth is largely considered a historic city, there are many parts of the downtown and neighborhoods that are more of a dynamic timeline of neighborhood and architectural development. Such is the case with the McIntyre neighborhood in its evolution from a 19th century working class neighborhood of the city near the waterfront - classic 1960's era Urban Redevelopment made a modernist federal complex that erased that past.

There is no historical mandate to copy the past to get an inspiration for the future of McIntyre, but at the same time it does appear that there is a sensitivity and perhaps a lack of confidence in Portsmouth's public that new buildings could look beautiful on the site even though they aren't mimicking historical reproductions. There are many anecdotes about the undesirable scale and character of some of Portsmouth's recent “city building” development. but there are plenty examples of historical cities around the world whose richness in urban character is because of architectural diversity with a mutual eye of compatibility.

Design History Values:

The next chapter of McIntyre could be to a future design that has the potential to include elements of this changing past to inform a future and promote designs that are historically compatible but not “fake history”.

Design History Vision:

- There is no specific appropriate “time” that would be historically correct for the McIntyre neighborhood. Therefore, the presumption that the buildings should look like all the old buildings in Portsmouth does not have a historical foundation, although it may have some public confidence.
- Because the context of the McIntyre neighborhood is one that has changed over time, it is equally viable that the projects designed of renovated 1960s federal architecture as well as new architecture could present a picture of architectural diversity and interest.
- Previous McIntyre listening sessions identified a pretty ambitious intention to have “challenging architecture that speaks to the future” but somehow that did not get

translated into the project's current design.

- In accepting the brutalist McIntyre building itself, the building should be transformed as much as possible to be more open and transparent to the public than the barriers of the current major facades.
- New building uses, including the inclusion of the post office could be a part of that increased transparency to the streetscape.
- New buildings do not need to clash just to look new, but they could be designed with historical compatibility but clearly be of the 21st century. The popovers building downtown is probably one of the best examples in the downtown. The library could be another public building, and additions to the middle school a contrasting but highly compatible modern intervention.
- The design of the site has opportunities to “tell a story” with authentic historical foundations interpreted in a new way – like the African burial grounds memorial which achieved just that success.

Context:

History shapes our current values, thereby defines our culture. Founded in 1623 the city’s 400-year anniversary is coming in 3 years. Let’s build something that the citizens of Portsmouth 400 years hence will look back and say we got it right.

Historic Preservation Values:

As a community, it's important to preserve our **Actual History** because it binds us together as a people.

Some special Portsmouth history themes:

Honor the African American Contributions:

African Americans fought for and defended Portsmouth during Revolutionary War

- Portsmouth was part of Triangle Trade (slave trade)
- in 1779, 19 Portsmouth slaves petitioned the state government (Old State House) to outlaw slavery and it was later outlawed

Historic Preservation and Future Design Visions:

Build a sitting-area/quiet area as a monument to their struggle and contributions/

Olde State House:

Portsmouth is an historic town instrument in our nation's founding, housing New Hampshire’s first State House – a State House that slightly predates our country’s founding, a State House where the Declaration of Independence was first read to the people of New Hampshire, a State House that later ratified our nation’s constitution, and a State House where George Washington spoke to the Portsmouth citizens from its balcony.

This State House was instrumental in helping our forefathers create the great experiment of we the people, yet we the children are now letting it rot away in storage. We have now come to a point where we must either openly preserve this State House or let it perish in darkness. Let us do the right by uncrating this history and displaying it proudly in Portsmouth, where it

belongs as a recognition of our past and an inspiration for our future, for all to see and admire, and in the process, to reaffirm our commitment to the memory and ideals upon which our state and this great nation was founded.

- Two options for the Old State House:
 - Reconstruct the surviving one third inside the skeleton of a replica state house so that visitors could see and admire both the 18th century construction techniques and admire its history, speaking off the same balcony that held the reading of the Declaration of Independence and George Washington's address. A working post office could occupy the remaining rebuilt structure.
 - Rebuild the remaining Old State House within a glass enclosure as an active sculpture supported by iron walkways and supports.

Architectural History:

Honor the Bow Street and Penhallow Sun axis by not building higher or obscure those buildings. Honor the Colonial, Georgian, and Federal styles, but also build something new because we are building for the future.

Maintain the walkway and views from St. John's church, where George Washington attended service.

Translation into design:

- Build a Portsmouth version of Rome's Spanish Steps descending into the Macintyre space, maintaining views.

Seaport History:

Portsmouth's working waterfront and development of the waterfront area is a unique story. The contrast of a public park at Prescott Park as opposed to the built-out waterfront of Ceres street tell different stories and authentic history of the Seaport legacy.

Translation into design:

- Active/interactive fountain that revolves around the theme of a U.S. Navy submarine.
- A playground that revolves around a miniature reconstruction of the USS Ranger (1777 – John Paul Jones boat) or the USS Congress (1799 – built at Portsmouth Naval Shipyard).
- Maintain Tugboat views.

3. SUSTAINABILITY

Sustainability should be an overlying value to all aspects of the project as a priority at a higher level than just values:

Context:

The community needs ways to come together and contribute to something larger than themselves, their loved ones, their families – to create community connections and adds to the quality of life experienced by all. The inclusion of sustainable practices encourages innovation and excellence in the city and a means of joining the ongoing global movement to combat climate change.

Sustainability Values:

Sustainable communities respect the environmental systems that support them. We must take part in these efforts and be a leader amongst the seacoast as well as an advocate for its inclusion as a foundation of the McIntyre project.

Sustainability Design Visions:

- **Waste Reduction:** Clusters for receptacles which include Recycle, Compost, and Landfill. Adopting single use plate ware to be compostable or recyclable. Encourage Bring Your Own (BYO) utensils and take away containers.
- **Green Space creation and optimization**
 - Could have green spaces become Adopt-A-Spots available for restaurants: can grow produce to incorporate into menus: Farm to Table.
- **Solar power & renewable energy!** Recognizes the need for movement towards sustainable energy.
- **Building Design:** The McIntyre Building could be Portsmouth's first carbon neutral building with the intentions of becoming zero waste as well. This is the future of the world. Portsmouth needs to be responsible and adopt these practices.
- **Transportation:** Alternative means of transportation moving away from automobile use.
 - Tailor to pedestrians
 - Bicycles: bicycle racks
 - Mopeds, Segway's & Scooters: available parking
 - Walkable sidewalks & access sites
 - Charging stations
 - Bus stop

4. VIBRANCE:

Vibrance Values:

Create a community space that is:

- full of energy, enthusiasm, bold, strong.
- inviting and exciting to a diverse urban population
- enjoys interconnected activities of art, music and children's recreation.

Vibrance Design Visions:

Bold - building design and uses that are environmentally sustainable using innovative building materials and creating interesting viewing and sitting spaces.

Energy - green, seasonal landscaping expresses plant energy with fall/ winter evergreen gardens and trees.

Public Enthusiasm - US Post Office to return with a full service 5000sq ft space BUT building to be opened to the interior Plaza space so that pedestrian traffic would access the entrance by

using either the Penhallow or Bow street walkways. The PO would have their single loading dock provided from the Daniel ST parking area.

Vibrant community - consider and encourage the Daniel and Penhallow pedestrian sidewalks To provide open air farmers markets and cafe style commercial spaces.

Strong/ Fun - partner with local Seacoast music & art groups including PMAC, NH Theatre Project, and the Dover Children’s Museum among others to provide entertainment for “free, low brow ART.

Active, Enthusiasm - build and provide four season performance and community meeting space for public use in all seasons.

Green, Vibrant Landscaping

- Linden Lane can be a tree lines meandering path for walking pedestrian traffic only, connecting the three adjoining street passageways and interior garden and Plaza.
- Consider a roof top garden and vertical wall plantings for the Linden Lane high wall along the Chapel ST. side.
- Street corner Bow & Penhallow with Public Plaza

5. Connected

Context:

Connected is an intellectual and emotional value as well as a physical value.

In an age of internet connectivity, people working from home (becoming more the norm after the pandemic) are increasingly isolated. We envision this site as a place to make an emotional connection, a human connection, not simply a place to get something done or buy something. It encourages us to connect with our neighbors in a dynamic, vibrant, and meaningful way.

What does the word connect mean and how could it be a value and design feature of McIntyre?

- *To associate (a person or thing, or one's self) with another person, thing, business, or affair;*
- *to establish a relationship. To join, unite, or cohere; to have a close relation;*
- *To have or establish a rapport, to establish a communications connection.*
- *To link, to become joined, to meet, to transfer.*

Connected values:

We want the value of a connected physical environment and site design to be a major McIntyre theme. Our vision is for a place that is connected to the city and it’s deep rich extraordinary history.

Connected Design Visions:

- Create an exterior and interior environment that is visually, architecturally and historically connected to and respectful of the context of the site, i.e Daniel, Penhallow, Bow Streets, Commercial Alley, as well as the lost Linden St. , respecting the heights of those buildings,

guarding their sight line access to St. John's Steeple (from the corner of Bow and Ceres in particular), Ceres Street, the Moran Tugs and the sunlight (Bow Street is lit by the winter sun and is a beautiful and inviting place to sit).

- We envision the McIntyre site as a dissected block with pedestrian ways such as Commercial Alley and Linden Way. We desire wide sidewalks with pedestrian comforts, places to sit and to meet and talk. We envision it as a place to get information about activities and offerings in the city (imagine a digital "telephone pole" pasted with fliers). This could be the center of city information. We desire a space that is beautiful, inviting and usable in all seasons, but particularly a winter gathering place.
- We envision a community centric project with huge ongoing potential to unite the city by making businesses locally owned, uses dictated by community need (i.e. post office, laundromat) ground level public/ upper levels private public.
- Parking for bikes, mopeds, scooters, electric charging stations, not cars.
- Local art focused connecting artists with the community.

Images that were shared:

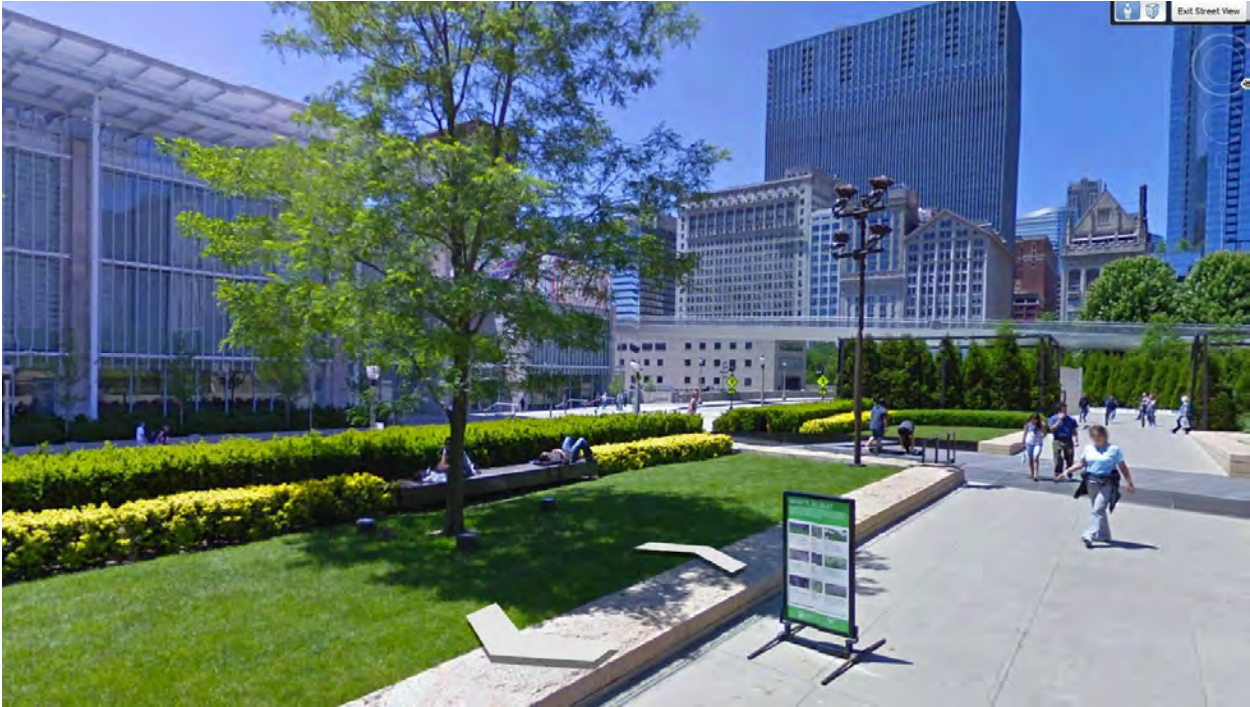
Historic buildings :



Modern addition to a historic building



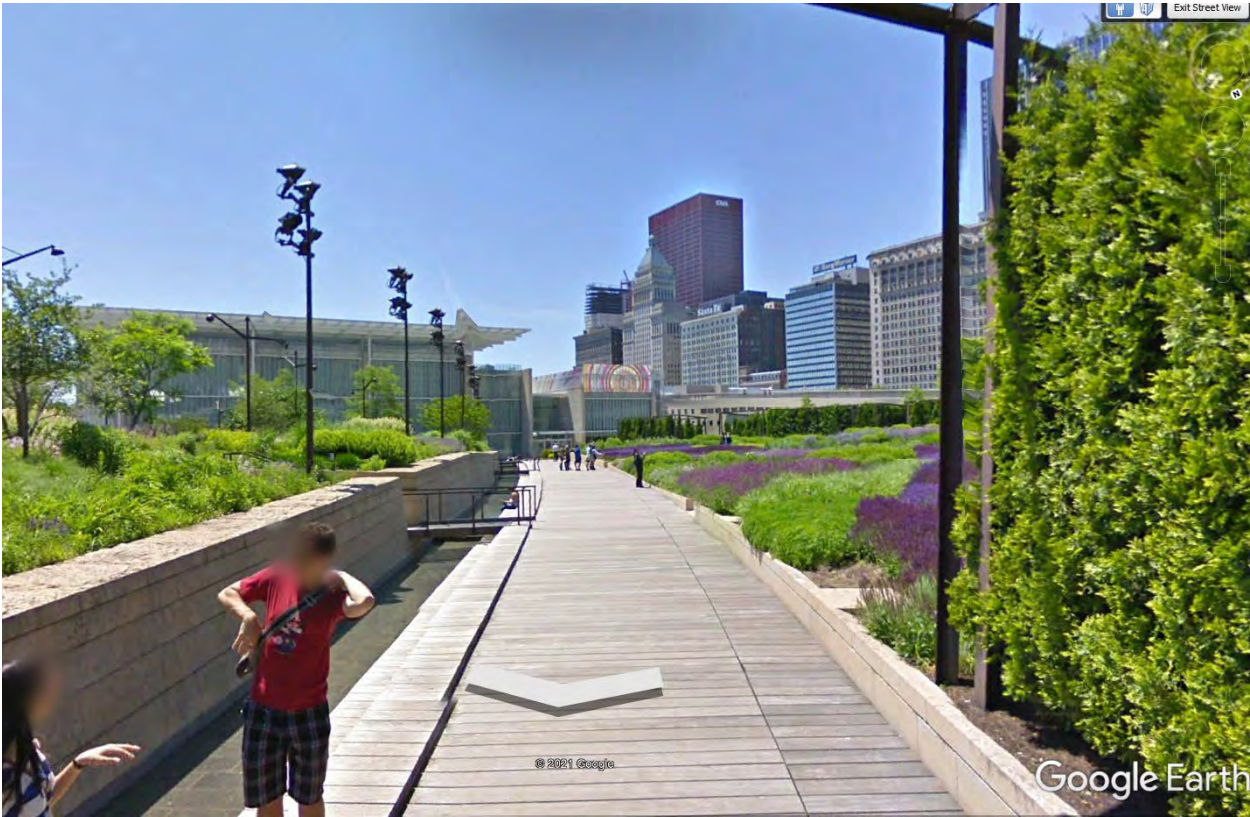
Modern addition to a historic building with a large city park adjacent

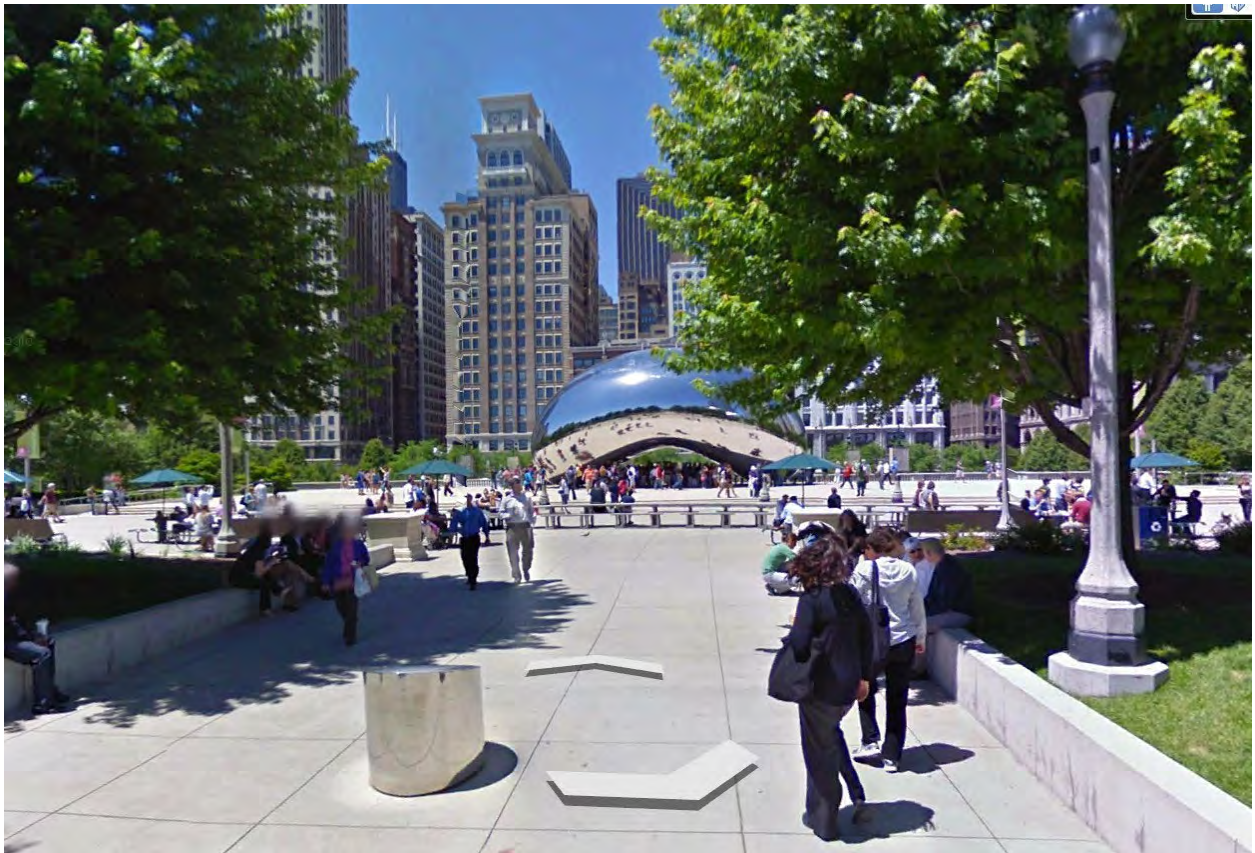


Large city park



Other park features



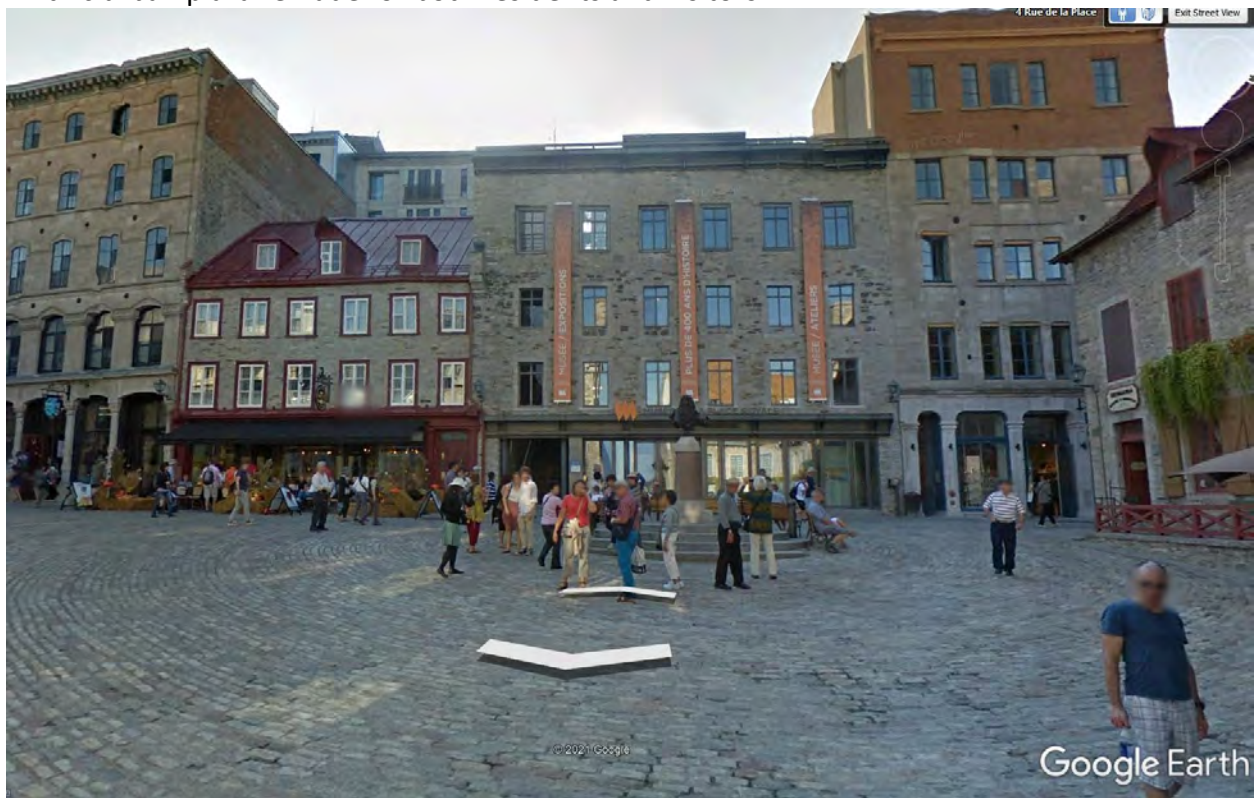


Linear park between both modern and historic buildings ties the whole thing together.





17'th c urban plaza remade for both residents and visitors









Portsmouth Listens Group #13:

January 17, 2021

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Active, Enthusiasm - build and provide four season performance and community meeting space for public use in all seasons.

Green, Vibrant Landscaping

- Linden Lane can be a tree lines meandering path for walking pedestrian traffic only, connecting the three adjoining street passageways and interior garden and Plaza.
- Consider a roof top garden and vertical wall plantings for the Linden Lane high wall along the Chapel ST. side.
- Street corner Bow & Penhallow with Public Plaza

5. Connected

Context:

Connected is an intellectual and emotional value as well as a physical value.

In an age of internet connectivity, people working from home (becoming more the norm after the pandemic) are increasingly isolated. We envision this site as a place to make an emotional connection, a human connection, not simply a place to get something done or buy something. It encourages us to connect with our neighbors in a dynamic, vibrant, and meaningful way.

What does the word connect mean and how could it be a value and design feature of McIntyre?

- *To associate (a person or thing, or one's self) with another person, thing, business, or affair;*
- *to establish a relationship. To join, unite, or cohere; to have a close relation;*
- *To have or establish a rapport, to establish a communications connection.*
- *To link, to become joined, to meet, to transfer.*

Connected values:

We want the value of a connected physical environment and site design to be a major McIntyre theme. Our vision is for a place that is connected to the city and it’s deep rich extraordinary history.

Connected Design Visions:

- Create an exterior and interior environment that is visually, architecturally and historically connected to and respectful of the context of the site, i.e Daniel, Penhallow, Bow Streets, Commercial Alley, as well as the lost Linden St. , respecting the heights of those buildings,

guarding their sight line access to St. John's Steeple (from the corner of Bow and Ceres in particular), Ceres Street, the Moran Tugs and the sunlight (Bow Street is lit by the winter sun and is a beautiful and inviting place to sit).

- We envision the McIntyre site as a dissected block with pedestrian ways such as Commercial Alley and Linden Way. We desire wide sidewalks with pedestrian comforts, places to sit and to meet and talk. We envision it as a place to get information about activities and offerings in the city (imagine a digital "telephone pole" pasted with fliers). This could be the center of city information. We desire a space that is beautiful, inviting and usable in all seasons, but particularly a winter gathering place.
- We envision a community centric project with huge ongoing potential to unite the city by making businesses locally owned, uses dictated by community need (i.e. post office, laundromat) ground level public/ upper levels private public.
- Parking for bikes, mopeds, scooters, electric charging stations, not cars.
- Local art focused connecting artists with the community.

Images that were shared:

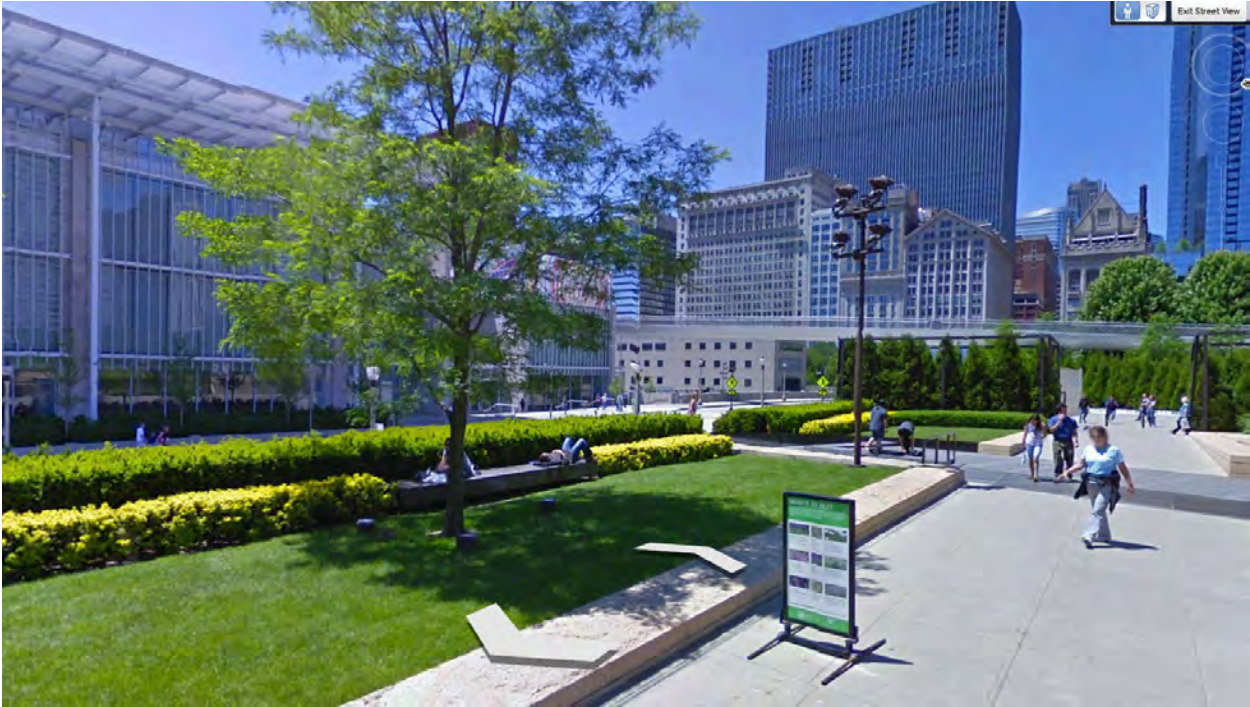
Historic buildings :



Modern addition to a historic building



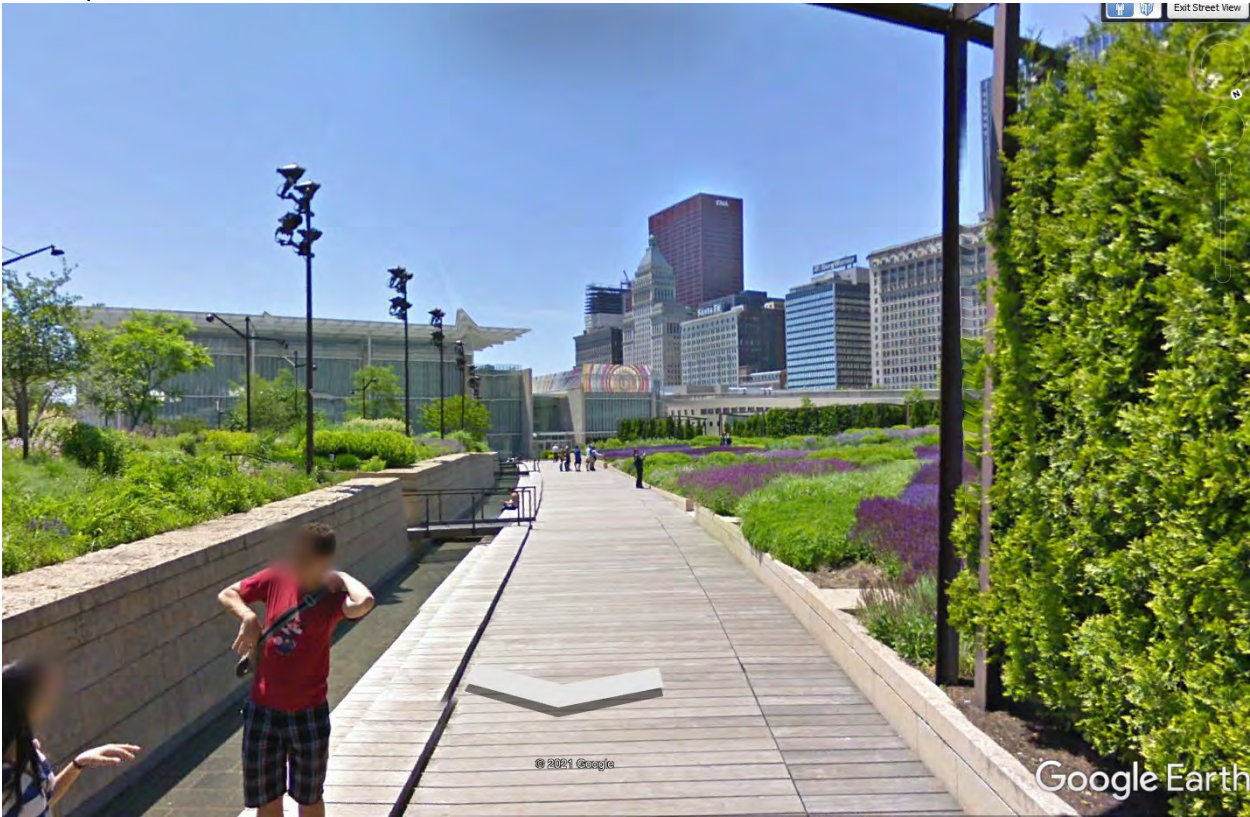
Modern addition to a historic building with a large city park adjacent

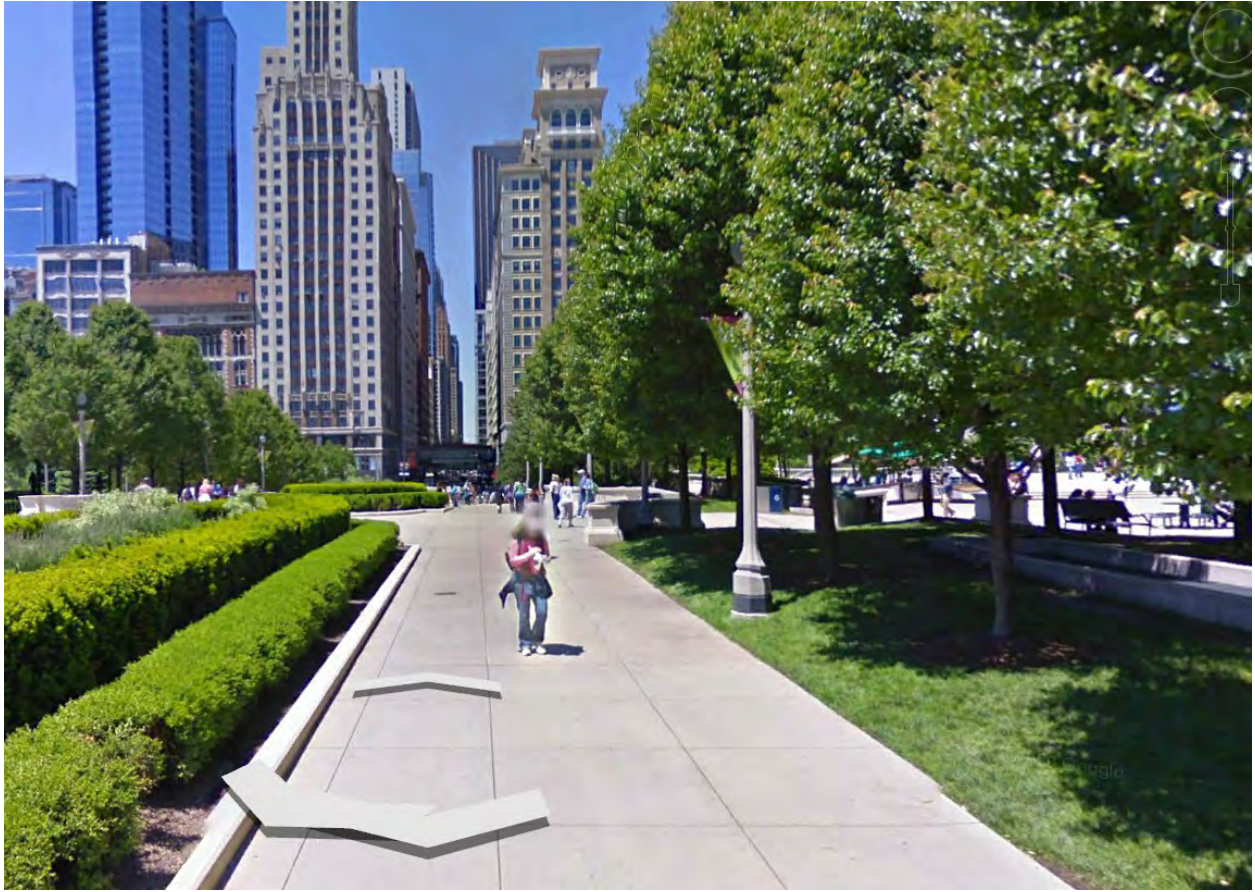


Large city park



Other park features





Linear park between both modern and historic buildings ties the whole thing together.





17'th c urban plaza remade for both residents and visitors









Priority Values

Group 14

- **Arts & Culture**

- Plethora of arts & cultural offerings is part of what makes Portsmouth a vibrant, livable City
- McIntyre project should include spaces for art, music, and other cultural activities; provide programming opportunities for existing organizations in Portsmouth

- **Walkability & Accessibility**

- It should be easy to park in one place and then walk around McIntyre and to other places downtown
- Improve pedestrian connections in that area of downtown and make the area more accessible, not less

- **Community - Connected, Neighborly, Intimate**

- Portsmouth is a very engaged community, people here care
- McIntyre project should provide opportunities for community to connect with each other; celebrate “small town feel”

- **Historic/ Geographic Context**

- Reflecting & preserving our historic heritage is what makes Portsmouth appealing
- Design should preserve & enrich the historic nature of downtown; architecture should not be generic but place-specific
- Enhance views and take advantage of the geographic context of site; e.g. capture water views where possible

- **Green**

- Offer respite from brick & mortar so the building does not feel so ‘fortress’ like
- Incorporate greenspace through landscaping, plantings, greenery, walkways ,etc. in as many areas as possible

Priority Visions

Group 14

- **Improve Flow**
 - Remove walls/barriers to circulation where possible; open the block up
 - Space should be easily traversed by foot; allow pedestrians to go through rather than around
- **Enhance Green space**
 - Public spaces should make use of plants & landscaping elements/ smart streetscape design to make the space more inviting
 - Does not necessarily need to be a park, but should have a 'green' feel
- **Public Gathering Space - Outdoor Dining, Public Seating**
 - Provide public spaces for casual gatherings, community hang-out space
 - Seating areas that can be used for dining both for on-site dining options and for take-out from other local restaurants
- **Year Round Uses - Winter Space/ Social Zone**
 - Public social space (see above) should be able to be adapted for winter uses
 - E.g. Winter market with ability to set up kiosks; similar to Portsmouth Pop-up concept, but with better infrastructure/ design for year-round use
- **Foster Organic Connections between Neighbors**
 - Post Office provided opportunity for casual interactions with neighbors as part of people's daily routine
 - If bringing PO back is not an option, consider alternative uses that foster this same sense of community

McIntyre VALUES to visions to sketches – FINAL REPORT

Group 15 Monday 6 – 8 Facilitator: LeBlanc

Group members: Barbara Adams, Bob Bowser Mike Casino, Mac Crawford, Max Feintuch, Joanne Foster, Effie Malley, Jim Russ, Anne Schwarzman

VALUES:

1. **COMMUNITY** – a friendly gathering place for all members of the community to come together year-round to build connections, which promotes and celebrates community. A place in which the Portsmouth community feels ownership/pride of space and which primarily serves residents' needs and supports the local community
2. **SUSTAINABILITY/CLIMATE RESILIENCE** – Portsmouth leads in climate resilience, renewable energy, and sustainability in all aspects of design, function, and use of property
3. **AUTHENTIC/SENSE OF PLACE** - promotes the eccentricity, beauty, history and uniqueness of Portsmouth
4. **INNOVATION** – finds a balance between form and function and balances historic with iconic, innovative architecture - not for the sake of innovation, but in service of creating a place where people want to be
5. **ACCESSIBILITY/EQUITY** – the benefits and assets of the property primarily accrue to Portsmouth residents and are accessible to the diverse needs, skills, and demographics of the city's residents (income, social, racial, ethnic, ability, age, gender, cultural, etc.)

VISIONS:

1. Create community centered spaces that support an array of public and private activities and opportunities:

- Large-scale, contiguous open space (plaza style), hardscape accented with greenery,
- Inviting and comfortable indoor/outdoor non-commercial spaces with a variety of seating options & protection from the elements and with places for respite, activity, learning and reflection
- Services for residents, i.e., Post Office (unanimous) and Commercial (e.g., hardware, drug store, public toilets, cafes, food trucks, pop ups/startups)

2. Leads in the use of creative and leading-edge environmental methods for all building, site designs and uses with educational materials to inform public

- Encourages and supports alternative (to cars) transportation to and from site and surrounding area, including pedestrian pathways through site, bike racks and charging stations
- On-site energy generation
- Eco-friendly materials and methods in construction and use (i.e., Green space utilizes native plantings, organic practices; carbon sinks; collaboration to manage on site waste, recycling, composting; retail such as consignment shops/recycled goods, etc.)

3. Redevelopment of the site should respect and reflect community cultural and architectural characteristics as well as historical community development patterns

- Enhance views of waterfront and historic sites and buildings, (including St Johns Church)
- Buildings at human scale (height and mass) – new buildings should serve to help McIntyre building integrate better into site and city landscape
- Walking path from Daniel near old high school diagonally down to corner of Penhallow and Bow (evocative of original road there) AND/OR sightlines from Daniel to Bow and beyond
- Recognize eccentricity and influence of arts and culture in Portsmouth (e.g., murals, sculpture)

4. Building and site design should respect Portsmouth's past while supporting future needs of residents and businesses

- Building/architectural designs should avoid uniformity and reflect Portsmouth's eccentric and organic evolution of sizes, shapes and materials
- Uses materials other than brick like glass (walls, glassed-in walkways) and wood
- Recognize eccentricity and influence of arts and culture in Portsmouth (e.g., murals, sculpture), Is multi-use/vibrant/flexible

5. Ensure that future uses of the site, both public and private, include opportunities for the entire Portsmouth's community

- Usable by people with a diversity of abilities – e.g., ramps, pedestrian walkways, seating, low lighting (dark sky), engaging to kids, materials taken into consideration (brick is slippery in winter)
- A large portion of space is free/non-commercial and open to all (i.e., no paywall!), includes residential, retail and commercial uses which support and benefit a range of people (incomes, race, ages, cultures, etc.) to include affordable housing, small business, start-ups, etc.
- Design and use reflect diverse interest and backgrounds of Portsmouth residents – arts, education, culture, history, entrepreneurial, etc.

Priority Values

Group 17

- Green open space
 - Open to all; interesting views; invite gathering and play
- Adequacy
 - Meet the needs of residents including affordable housing, non-profit space, etc.
- Affordability
 - Does not increase burden on Portsmouth taxpayers
- Walkability
 - Wide sidewalks and paths with interesting sights and destinations
- Safety
 - Good lighting; public restrooms including diaper changing tables
- Architectural character
 - Continuity with style, design and scale of other Portsmouth landmarks

Priority Visions

Group 17

- No additional buildings on the site
 - Maximize open space to invite multiple uses and pedestrian activity
- Open space with character
 - Wide paths to interesting destinations; native plantings; visual centerpieces such as a Japanese garden or a fountain
- Public restrooms
 - Safe, inviting and clean restrooms that include baby changing tables
- Benches and tables in the shade
- Some buildings
 - Still preserving green open space and views
- Walkways that connect to other parts of downtown
 - Exhibits along walkways that feature Portsmouth history
- Post office (satellite)
- Fiscal impact statement
 - Ensure that taxpayers understand the impact before giving final approval

Session 1

Notes - Group 19

Facilitator: Logan Capone

Monday, January 4, 2021, 6-8 PM

Zoom meeting

Attendees: (11) Bob Corash, Carmela Crawford, Ellen Cohn, Adam Ruedig, Alyssa Murphy, Maggie Cochrane, Zach James, Richard David Grossman, Tracey Cameron, John and Debora Mayer

Group 1: Alyssa Murphy, John and Debora Mayer, Zach James

1. Vibrant
 - a. Active
 - b. People are walking around and relaxing
 - c. It feels safe
2. All kinds of people
 - a. diverse in age groups, economic background, from all walks of life
3. Open and available
 - a. No barriers to entry
 - b. People feel comfortable without having to buy something
 - c. Could be managed publicly
 - d. Feels open to the public
4. Physically accessible - The grade change on site poses a design challenge. It should be accessible to people of all abilities.
5. Engages all ages - including children
6. Promoting affordability in housing options

Group 2: Adam Ruedig, Carmela Crawford, Richard David Grossman

1. Heritage - Value our heritage
 - a. Sociological
 - b. Historical
 - c. Cultural
 - d. Maritime
2. Commercial - local artisans
 - a. Creative community, locally owned businesses
 - b. Rotating stalls for local artists
 - c. display art for sale throughout the building
3. Community / public
 - a. Provide public resources - there a shortage of community spaces in the city
 - b. Lecture hall or gathering space -
 - i. similar to the library except charging a fee for attendees would be allowed
 - c. Public Restrooms
 - d. Post office return to the site

4. Socioeconomically diverse
 - a. A portion of the space is dedicated to below market rate rent for housing and commercial space
5. Existing Structure
 - a. Rooftop spaces on existing building
 - b. Beautify the existing structure

Group 3: Bob Corash, Tracy Cameron

1. Open Public Space
 - a. Walkable
 - b. indoor/ outdoor space for general public
 - c. Pedestrian and bicycle friendly
 - d. Not auto-centric (reduce vehicle traffic - even if this mean removing parking from the site)
 - e. Dog friendly (on a leash) spaces
 - f. All season indoor and outdoor spaces (moveable walls)
2. Sustainable
 - a. Environmentally efficient
 - managing stormwater
 - recycling water to irrigate greenery on the site
 - solar panels
 - sustainable building practices
 - net-zero
3. Architecture
 - a. Any new structures maintain the historic character of surrounding buildings
4. Affordability
 - a. Leases that support local businesses

Group 4: Ellen Cohn, Maggie Cochrane

1. Community and diversity, access for all economic classes
2. Cultural values, places for people of different background to linger
 - a. Winter market
 - b. Indoor farmers market
 - c. events and concerts
3. Public activated space with both outdoor access and indoor (winter access)

Overall values:

1. Open Public Space
2. Promote culture of Portsmouth by supporting the creative community and locally owned businesses.

3. Community resources - Create a space that can be a resource for the community, such as a lecture hall or community gathering space. (The post office should also return to the site.)
4. Affordability*
5. Environmental Sustainability - Environmentally efficient, managing stormwater, recycling water to irrigate greenery on the site, solar panels, sustainable building practices, net-zero

Session 2

Notes - Group 19

Facilitator: Logan Capone

Monday, January 4, 2021, 6-8 PM

Zoom Meeting

Attendees: (10) Bob Corash, Carmela Crawford, Ellen Cohn, Adam Ruedig, Alyssa Murphy, Maggie Cochrane, Zach James, Richard David Grossman, Tracey Cameron, John Mayer

Opportunities and Obstacles Brainstorm:

- Maggie
 - Reuse the existing building
 - Parking lot can be transformed into a place that will bring people to downtown
- John
 - Existing building
 - Should be an asset to the city, make people proud, a jewel of downtown
 - Vibrant, magnet that draws people
 - Future adaptations of the site available
- Carmela
 - Parking lot as an open space / public space
 - A central place to gather and build community
- Richard
 - Preserve the quality (light/air) of Bow Street / open space where the parking lot is
 - Habitable rooftop spaces w/ walking spaces and views open to the public
 - Concerned that a tall building on Bow Street would harm the existing character
- Ellen
 - Indoor public market
 - How can we improve the existing building?
- Bob
 - Utilizing roofdeck spaces
 - Opportunities for solar panels
 - Public meeting rooms at the subterranean / basement levels
 - Pocket parks

- How can we best utilize the grade change on the site?
- Tracey
 - Reuse the historic landmark - improve interior of the building
 - Walkable and encourage sustainable modes of transportation
- Adam
 - Opportunity to preserve the existing building
 - Ground level community uses and active uses
 - Opportunity to create a public space with stairs and utilize the grade change on the site
 - Some of the best public spaces in Portsmouth are surrounded by commercial uses and shops, how can we bring the right balance of commercial and active and open uses?
- Alyssa
 - Return to the denser urban fabric that existed on the site pre-urban renewal
 - Mix of uses; the site is large enough to accommodate many things
 - Different types of public spaces
- Zach
 - Reuse the existing building
 - Types of public spaces
 - New type of public space that is different from the existing public spaces in Portsmouth

Group 1: Adam Ruedig, Bob Corash, Ellen Cohn, Richard David Grossman

1. Use existing topography and buildings including the underground spaces to accommodate commercial uses and large varied open public space that is flexible enough for different uses and weather without blocking light to Bow Street
2. Make it easy for people to get on and into the site / design the edges to draw people in
3. Make the site accessible - pedestrian walkways, passageways, bridges
4. Culture - museum or a lecture hall, most importantly, local shops, tourism information center for all 4 seasons, post office and public bathrooms.
5. Affordability - opportunity to create affordable commercial or retail spaces

Group 2: Alyssa Murphy, Carmela Crawford, and Zach James

1. Public seating - flexible/moveable tables, benches, chairs
2. Publicly accessible rooftop space
3. Greenery, trees for shade, natural element to the site
4. Useable outdoor public space
5. Public amenities - like games, music, or interactive events
6. Creating something that is "uniquely Portsmouth" and fits into the context of the city and other prominent architecture - it could only be in Portsmouth not anywhere else.
7. Involving public art

Group 3: John Mayer, Maggie Cochrane, Tracey Cameron

1. Use the existing features on the site - make them active uses.
2. Reduce the scope of private development and more emphasis on public benefit. Public good outweighs tax revenue.
3. McIntyre building - mixed use commercial spaces, public market, (examples: portland public market, D.C. Eastern Market, Reading Terminal. A place that brings people to the downtown and a place to gather.
4. The site as an extension of Prescott Park. Sculptural, references the urban landscape, uses existing topography to create a unique and welcoming public space. (Examples: Millennium Park in Chicago) A range of open spaces. A performance space or amphitheater and gathering space.
5. Engage local artists

Overall Group Visions:

1. Create something that is “uniquely Portsmouth” that fits in with the context of the city and other prominent architecture. A place that could only be in Portsmouth.
2. Use existing topography and building including underground spaces to accommodate commercial use, large varied open public space, that is flexible enough to accommodate different uses and weather conditions while maintaining the natural light on Bow Street.
3. Greenery, trees for shade, natural elements to the site.
4. McIntyre building - mixed use commercial spaces, public market, (examples: portland public market, D.C. Eastern Market, Reading Terminal. A place that brings people to the downtown and a place to gather.
5. Culture - museum or a lecture hall, most importantly, local shops, tourism information center for all 4 seasons, post office and public bathrooms.
6. Apply sustainable practices to the overall design. Our values guide the implementation of our visions.

Group 20:

Top five values:

- #1 Smaller mass and scale of new construction
- #2 Aesthetics
- #3 Usability for all
- #4 Open space
- #5 Sustainability

Top 5 Visions:

- #1 Create a smaller footprint for the new buildings.
 - New construction should not overwhelm the pedestrians or other historic buildings in the area.
 - Set the buildings back from the sidewalks, especially on Bow Street.
 - Add more substantial open space oriented towards Bow Street.
- #2 Use innovative architecture/design creating inviting places for people to sit, work and play.
 - Reduce the massing and make it lighter by using more glass
 - Use real and authentic materials, not veneers such as "fake" historic brick.
 - For exterior and interior renovation of existing McIntyre structure, consider using a period appropriate design aesthetic similar to the Dewberry Hotel in Charleston, SC.
 - Include a focal point to gather around. This could be significant shade trees, fountain, art installation, performance space, or children's play structure.
 - Partner with members of the community to sponsor public art, fountains or gardens to help developers defray costs.
 - Chapel Street Extension should be incorporated into the project design with some design cues from Chestnut street being used to create a connector to St. John's, while maintaining access for vehicles.
- #3 This should be an urban gathering place where local residents and tourists would want to meet year round to socialize and work.
 - A community space where you would not feel compelled to purchase anything to enjoy the area.
 - Ample space for outdoor dining.
 - A welcoming place with something for all ages. It must have walkability, handicap accessibility, permanent outdoor furniture, bike racks, water fountains, public restrooms and outdoor games like chess boards.
- #4 Create a sustainable project (one that is socially, environmentally, and economically balanced) with the new buildings ideally LEED-building certified.
 - Use native stone and materials to construct as green a building as possible.
 - Make a place where large significant trees can grow and provide shade.
 - Design beautiful green spaces that are not just grass lawns.
 - Install green roofs and/or allow public access so everyone can see the magnificent view.
- #5 Tenants that add to the year round vibrancy of our downtown.
 - Create more housing and micro or office share spaces.
 - Set aside 5-10% of the apartments for workforce and low income housing.
 - Do not include a hotel in the plan.
 - Include some practical tenants such as a full service post office and food markets to serve people living downtown, eliminating the need for them to drive for these services.
 - Do not let the McIntyre become a car destination (limit on-site parking, parking garage is a block away).

It is exciting to think of the endless possibilities for the McIntyre property and the new spaces that we can all use and enjoy for generations to come.

Thank you for listening Portsmouth!

McIntyre Site Community Input Process

(Report from Group #21 submitted 1.18.21)

Participants: Kevin Beane, William Downey, Laurie A. McCray, Roy Planalp, Allie Tompkins, Dave Underhill, Brian Wazlaw, Ben Wellwood, and Mara Witzling

Group # 21 Facilitator: Ande Diaz

A. List your top 5 priority visions and related values to be incorporated into the McIntyre space.

1. Connected

The McIntyre public space will embody connection: of time, space and people. It is connected to time by nearly 400 years of Portsmouth history, including the Revolutionary period, our shipbuilding heritage, early settlements, our neighborhoods, and historically marginalized peoples. The past, present, and future will be integrated through energy-efficient and sustainable design that is consistent with guidelines of the Historic District Commission. The McIntyre space is part of a continuum of significant adjacent spaces in Portsmouth's downtown including routes to Market Square, St. John's Church, the African Burying Ground, Prescott Park, the tugboat dock and the Piscataqua River, and beyond to Peirce Island. This connection will create a new hub for the city. The McIntyre space will also create a place for people to connect. Open and welcoming pedestrian ways and paths will connect the present Commercial Alley to Daniel, Penhallow, and Bow Streets. These paths will contain areas that encourage people to linger and interact, such as benches, small fountains, and other such features as well as symbolic or written placards that will allow us to gather and also allow the visitor to grasp some of our history.

2. Diverse and Inclusive

The McIntyre space will be useful and welcoming, and inclusive for all people in the broadest sense. This place is for the benefit of all residents from all neighborhoods of the city. We want to provide comfort and diversion to those from all walks of life and socioeconomic statuses. This is a place for those who live outside downtown Portsmouth as well as a special place for visitors to the city. We want the space to have a historical feel, while also affording the accessibility of newer building techniques with a special focus on ensuring access for those with disabilities in new and innovative ways. We envision a space that is multi-generational and welcoming to people of all ages.

3. A Useful Public Space

The McIntyre space should fulfill a civic function with benefits to the social and cultural life of Portsmouth residents and those who visit the city. A mix of public garden, galleries, and performance spaces should be included in the plan to foster and enhance the cultural vitality of the city and its art community. The McIntyre space should be a stimulating destination. It should benefit the public. We see it as a space that benefits the city and includes and enhances the flow of transportation in the downtown area.

4. Local and Integrated

We envision a unique space that says “This is Portsmouth.” The McIntyre space should be a stimulating and special “destination hub” that gives people reasons to visit. It should be consistent with the small and local aspects of Portsmouth’s historical buildings and break the area into manageable spaces, by including unique dining and retail that brings a smaller feel to the city. It should fulfill the needs of residents by offering essential services as they are currently relevant. A smaller Post Office than before could be considered as part of the local and essential feel that this value embodies. As well as the site design, integration should also include financial cost/benefit to taxpayers and maximize the financial benefit of the project to the city.

5. Open Space

The McIntyre space should be visibly open so as call out the “connective sightlines” of Portsmouth. The design will utilize “green space,” that emphasize visual connections rather than obscuring them with tall physical boundaries. Within the site, spaces will not be crowded but will flow from one to another. The space will provide visual connection to the many architectural and geographical aspects of Portsmouth that are beyond its boundaries.

B. Please list all other visions and related values considered.

- Accessibility
- Transparent cost proposals relative to taxes and benefits derived
- Everyone feels this is a development for them regardless of socioeconomics/demographics
- Sense of engagement when you walk through the space (seeing things happening), socially, visually; full sensory engagement; sense of community
- Be for the public benefit - the common good (not just one specific group)
- Fulfills civic and cultural purposes as well as commercial ones
- Site is well integrated - streets around it, sites, multiple levels
- Historic neighborhood - preserve historic integrity as well as enhance it with greatest public. - This site faces historic buildings - many centuries ago. History is a continuum,
- The value of open-air space for arts and other enjoyment
- Post Office - important to have this civic/public building on the site
- Diversity, balance like a wheel -- need all spokes to be equally strong. Everyone gets a bit of “something.” Expansive public benefit as opposed to a minority benefit for a limited subset,
- Space should reflect the city’s identity.
- Visual cues to surrounding city areas: Color palette - yellow houses with red roofs; Location on water (both river and ocean)
- The Arts Community - First Fridays (Gallery walk) Arts -- multipurpose arts/performance space, Music events (open mike nights, Book and Bar, Press Room etc.), Regularity of arts events or regular happenings (galleries, drinking, food, booze).
- A rare opportunity can favor public benefit (not just private benefit)
- “Maximize financial benefit to the city. (Part of the GSA and National Park Service transfer.)
- Create a 21st century site we are PROUD of in 100 years, keep the 100 year view in mind.

C. Other: (Please add anything you consider important concerning values).

The group voiced various challenges to visioning including future, cars/parking, pandemic related factors, and changes in transportation within a city.

Group 21 came to a consensus that transparency in cost is important, but also that the city should consider cost/benefit from multiple angles.

Portsmouth Listens McIntyre Study Circle Group 22



Facilitator: Russell Preston
Presenter: Giselle Hart

Justin Richardson
Iiro Lehtinen
Linda King
Dan Brown

Gary Hatch
Maggie Hatch
Heath Bingham
Cheryl Kenney

Meg Aldrich
Cindy Hall
Chuck Dudas

Values

Walkability

Long Views

- Connection to river and historic context

Inviting and accessible to all

- Free to sit and spend time.

Vibrancy, Commercial Viability & Taxpayer Value

- Energy that draws people together

Visions

**Public Square
'Piazza'**
Events, seating, firepits,
water fountain,
restrooms, cafes

Walkable Portal
Connecting Market
Square, waterfront, and
Prescott Park

Archway
Connecting Commercial
Alley into a market on
first floor of McIntyre
(like Quincy Market)

Long Views
Into piazza from Chapel
Ct. and Ceres & Bow St

Wide Sidewalks
On Penhallow and Bow
with 'Streetwall' to
frame the space

**Human Scale and
Proportions**
Building height,
sidewalks, space
between buildings

**Public rooftop access
Garden**

**Diversity of
Architecture and
Mixed Use**

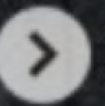
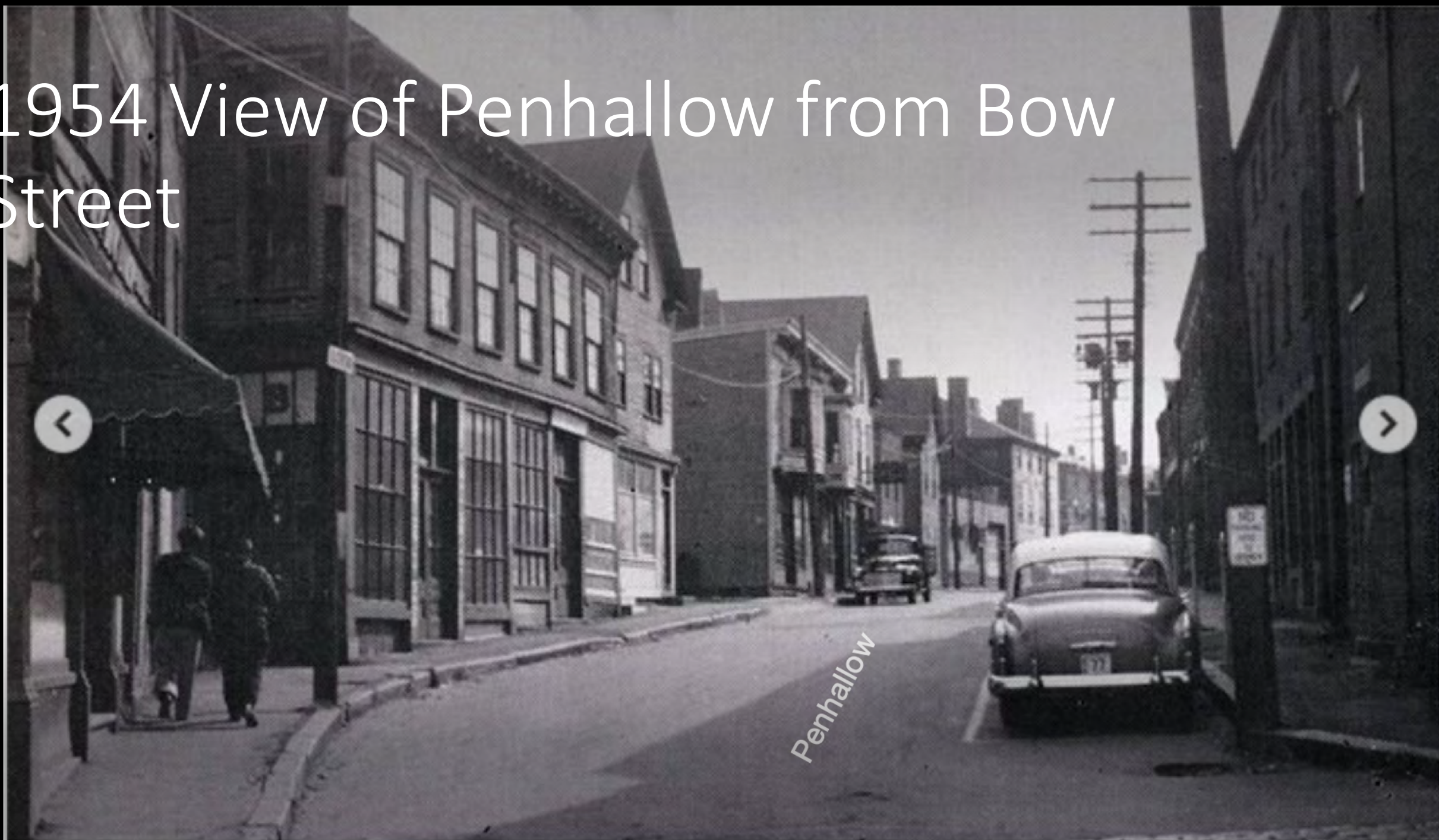
Affordability

Example vision of a 'Piazza'

- Human scale
- Streetwall framed by buildings
- Warm materials
- Vibrant & Inviting
- Seating



1954 View of Penhallow from Bow Street



Penhallow