

Session 1 Report

Monday January 4 – 6 pm to 8 pm

Facilitator: Susanna Schweizer

Values to be Incorporated into McIntyre Property

Value	Utility	Diversity	Vibrancy	Historic Connectivity
Enhanced explanation	<ul style="list-style-type: none">▪ Sustainability; energy efficiency▪ Place for essential businesses▪ Walkable services▪ Seating within a green space▪ Trees and landscape▪ Parking (there was not a group consensus on this item.)	<ul style="list-style-type: none">▪ Affordable▪ Access by everyone▪ Neighborly▪ Local/resident centric▪ Spiritual	<ul style="list-style-type: none">▪ Walkability▪ Congregating indoor and outdoor▪ Outdoor dining▪ Gathering▪ Ceremonial▪ 4 seasons – if possible▪ Popup stands/Christmas market	<ul style="list-style-type: none">▪ Historic connection to town▪ Public access / views to waterfront and river traffic▪ Green spaces with viewscales▪ Connection hub to surrounding historic areas▪ Smaller scale and mass to match the area▪ Preserve town character▪ Aesthetics

Session #1 Report: Facilitator Alison Webbinaro - Group 2

★ ★ ★ → - Walkability

★ ★ ★ - Open space: perserving sight lines and breathability

★ ★ - Culture - having space for arts and entertainment, art, music, food, etc

★ - Historical integrity - mix of heights and architectural variations

★ ★ Human Scale

Encourages positive social interactions

→ Walkability/bike & limiting cars and encourage other means of transportation

→ Fiscal Responsibility

→ A place for teenagers! Skate park

→ Inclusivity of all -

→ Diversity- racial, class, age, gender, ability

★ ★ Housing - affordable/section 8 - so the people who work downtown can afford to live there

Welcoming to everyone
Des

Connectivity

★ Carbon neutral construction with the purpose of creating a sustainable community

★ ★ ★ Green building

Able to easily walk from Bow to Daniel or Penhallow to Chapel Street
To encourage foot traffic and flow

Session #1 Report: Facilitator Alison Webbinaro - Group 2

- ✓ → → → → ★ - Walkability: biking, limiting cars, encourage other means of transportation, able to easily walk from Bow to Daniel to Penhallow to Chapel Street, encourage foot traffic and flow
- ✓ → → → → ★ ♥ Carbon neutral construction with the purpose of creating a sustainable community: green building
- ✓ ♥ Open Space: perserving sight lines, breathability , human scale , encourage positive social interactions
- ★ - Culture: space for arts, entertainment, art, music, food, etc
- ✓ ★ - Historical integrity: mix of heights and architectural variations

- ♥ Fiscal responsibility
- ♥ A place for teenagers! Skate park
- ✓ → ★ ♥ Inclusivity of all: diversity, racial, class, age, gender, ability
- ♥ Housing: affordable, section 8, so that the people who work downtown can afford to live there
- Connectivity

Portsmouth Listens Values from Group #3

Accessibility

We value accessibility to Portsmouth and the future McIntyre space which includes physical access, social access, and accessibility due to continued safety. Accessibility includes creating open spaces and pathways, access via multiple modes of transportation, and general ease of access by all. Safety includes maintaining personal and property safety.

Inclusion & Diversity

We value including all members of our diverse community. This means creating a community space that can gather all ages, all different communities, and all that want to gather. We value creating an open and inclusive space across generations and communities. We value creating a safe, accepting, welcoming and inviting space where people can be themselves, and blend both the old, new, and unique.

Community

We value creating and fostering community throughout Portsmouth, and the McIntyre building is an opportunity to continue that value. Community can be built through exploration and expression of members of the community in the downtown area, and creating a space to bring the entire community to live and thrive downtown. Community is built by providing a focal point, a reason to visit and converse, and bringing about positive interactions where friendships can be built and continued.

Examples of community expression and exploration includes artisan exhibitions or installations, exploratoriums of activities of the Seacoast Science Center, UNH, Portsmouth schools' activities, live performances of musicians, poets, or culinary demonstrations.

Community is a place where people are out, gathering, having good fun and building camaraderie.

Sustainability

We value creating a space that will endure, both indoors and outdoors. This means creating a space that is designed to adapt to the way the community will change, and can be a part of generations to come. Sustainability means creating a space that is timeless, mindful of our natural resources and that will stand the test of time, and provide and give back to the community for decades to come.

Beauty

We value creating a beautiful and open space that can serve multiple purposes, and embodies and highlights the natural elements of Portsmouth. This includes nature, the water, and the intersection of the current and historical architecture of Portsmouth while adapting to the new uses of the building.

VALUES - Priority Values

Group 4 - Mandy Reynolds
Mon. 1/4/21 from 6 - 8pm

- ✓- 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

Participants:

Mitchell Shuldman
Scott Lane
Rachel Kurshan
Karen Goldberg
Victoria (Tori) Stella
Nancy Clayburgh
Jessica Bacon
Steve Bergeron
Jody Couture

VALUES - Priority Values

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Session #1 Report - Rebecca Dawson Webb

Top priorities

Net public benefit -- adding something to the community that wasn't there before and that complements and enhances what is there instead of competing with it

Flexible outdoor space for public use - active day and night

Natural impact/environmental - greenery, earth, sky, and sea elements, open space and sky, place for birds and wildlife

Functionality that supports human needs - restrooms available to the public, places to sit and eat

Human scale walkability that is fully reintegrated into the fabric of historic downtown

Other factors in order of importance to the group

Reflect and preserve the importance of a working port - the vistas, the history, functionality

Should be a draw, a magnet with multi-generational appeal; welcoming and fun

Flexible for short-term rental space for performance, retail, food possibility, and artisans - a diverse market place, also public signage/notice boards

Modern, sustainable destination that demonstrates sustainability not just historically but also for the future

Preserve significant views and maintain natural light/sunlight, vistas and sight lines

Not a destination parking facility

Aesthetically attractive and sensitive - bury utilities, attention to architectural details and craftsmanship

Built with attention to the scale of the surrounding area

Reflects our history, especially history that has been overlooked

McIntyre Dialogue: Group 6 | Session One | Facilitator: Lori Waltz-Gagnon

Group Members: James Robinson, Kristin Goodwillie, David Witham, Harold Whitehouse, Penny, Mary Jo, Wendy,

PRIORITY VALUES

Each person was given 5 votes to place on one of the values identified to determine priority

Post Office (9 Votes)

- Full Service, but doesn't need to take up large space
- More than just a kiosk
- Ability to mail packages
- The PO offers more than just a place to do business, it also creates community
- Important to people who don't have transportation to get to outskirts of the city

Community Connection and Public Spaces (9 votes)

- Park, playground, atrium, tables/chairs (think seasonal use-not tied to an existing business)
- Loss of Connie Bean Center has left a void
- Provide space for events like farmers markets, children's events, multi-generational space that is more resident/community focused, rather than tourist driven
- Ensure that this parcel is a space for connection and community gathering

Waterview Access/Rooftop Public Access (6 votes)

- With private development on Bow St, there is diminished ability for water views
- Use space for garden, events both indoor and outdoor

NO High-end Residences (6 votes)

- Group not opposed to housing in this space, but it must be affordable

History + Art (4 votes)

- Include the history of Portsmouth in all design aspects
- Utilize visual images, statues, materials, etc to represent what Portsmouth once was
- Provide a public space for art display and performances
- Invite historical/art/cultural orgs to use space

Parking (1 vote)

- Parking for businesses, residents as well as public
- Utilize the vast parking that is available on the parcel

Other

- Think Faneuil Hall, but Portsmouth Centric
- Business friendly on first floor – open and encouraging to foot traffic to keep walking and explore and spend money
- Concern about water/sewer impact—be thoughtful in design to reduce impact
- For first floor business, invite a sundry type of business so that residents and visitors alike can purchase a newspaper, a bottle of aspirin and a cup of coffee

Re: McIntyre Dialogue Session 1

Lori Waltz-Gagnon <lwagnon@hotmail.com>

Wed 1/6/2021 12:07 PM

To: Bradley M. Lown <Lown@nhtrialattorneys.com>

Hi Brad,

Thank you for sharing your thoughts. I will share this email with the Principle Group as well as Jim Noucas, Co-Chair of Portsmouth Listens.

I do want to note that at this point in the dialogue, cost of the project is not yet being considered. The supporting though t is that unl it is clear wha t values and visions Portsmouth residents have for the parcel, cost cannot be determined.

Thanks again,
Lori

From: Bradley M. Lown <Lown@nhtrialattorneys.com>

Sent: Wednesday, January 6, 2021 11:43 AM

To: Lori Waltz-Gagnon <lwagnon@hotmail.com>

Cc: Bradley M. Lown <Lown@nhtrialattorneys.com>

Subject: RE: McIntyre Dialogue Session 1

Hi Lori - I'm sorry I could not stay on longer last night and that I missed the discussion. I'm just swamped at work lately and have no time, but I thought I could write you this email.

As I mentioned, I was on the city Council for eight years and on the McIntyre subcommittee. We spent a substantial amount of time negotiating with the GSA over a period of years, and then trying to involve all interested parties and the public in coming up with a plan for the property. Of course my first which would have been to bulldoze the McIntyre building, but I realize that's not feasible. The lot is 2.2 acres, and we worked with the developer to come up with a plan that was an attempt to incorporate what everyone at the time – everyone who was participating in the decision years ago – wanted. When the plan came out, some people, and I can't really quantify the amount, were not happy with it. I believe the results of the City Council election two years ago reflected that discontent, among other things.

I realize the study circles are focusing on open space, and I am all for open space at this site. However, my concern at this point is from the viewpoint of the taxpayer, and very few people, if anyone, are speaking up about this. I thought the plan the Council came up with when I was involved was a reasonable balance between public and private space. There was outdoor public space and indoor public space. If we want to substantially increase that public space now, it is my view that the City will have to pay a substantial amount of the developer to make it happen. Of course as we increase the amount of public space, outdoors or indoors, the profit margin for the developer probably decreases, and the deal reached between the city and the developer indicates that the city is on the hook to protect the developer's return on the investment, in exchange for the developer putting the litigation on hold.

In addition to what I fear could be a huge financial liability to the developer, this property is still sitting undeveloped and the city is collecting no rent payments or tax revenue at all. The lost revenue to the city is at this point is substantial and is providing no relief to the property taxpayers in the city. I know it may sound like I am simply focused on the financial aspect of this, and I am not, but I noticed that no one else

seems to be speaking to this aspect of the project, so I am doing so. I realize this large parcel in the center of the city is of crucial importance and that we should do everything we can to try to please everyone and make it a special space. But I think the city has bungled the handling of this to the detriment of the taxpayers, and I am not at all confident that redesigning the plan will be as easy as some people think it will be. The current counsel wants to change the prior plan, and as a result we are looking at a delay of several years as I see it. Several years of lost revenues and, as noted above, possible financial exposure to the developer who seems to be patiently waiting for the city to figure out what it wants this time around.

I commend the study circles for taking on this task, and it is heartening to see the amount of participation by over 200 people. Designing a plan for this lot and trying to please everybody is simply an impossible task, and I expect this will drag on for several years. I have had the thought that it might simply be easier to let the GSA sell the lot so that we could collect tax revenues, rather than a stream of rental income.

Thank you for the work you are doing. Brad

Bradley M. Lown
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From: Lori Waltz-Gagnon <lwgagnon@hotmail.com>

Sent: Tuesday, January 5, 2021 8:44 PM

To: robinson0521@gmail.com; preynolds21@comcast.net; kris n.goodwillie@gmail.com; wwren2@gmail.com; Bradley M. Lown <Lown@nhtrialattorneys.com>; MJEG@hotmail.com; withamarchitecture@gmail.com

Subject: McIntyre Dialogue Session 1

Hi all,

It was a pleasure to work with you all this evening. Again, I apologize for the technical snafu, thank you for your patience!

I took the notes from the whiteboard and distilled them into the attached Word document. Please take a look to be sure I captured your thoughts accurately. If you would like to see edits, please email them to me and I will update. I would like to send this report along to the Portsmouth Listens Co-Chair Jim Noucas and the Principle Group by noon on Wednesday so I will look for your feedback prior to that.

Brad: I am happy to catch you up via a call if you would like--207-451-7281

I look forward to continuing our conversation next week!

Best,
Lori

Total Control Panel

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To: lown@nhtrialattorneys.com

Message Score: 1

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From: lwgagnon@hotmail.com

My Spam Blocking Level: Custom

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Session 1 Report -Group 7 – Lauren Wool Facilitator

Participants:

Rick Downes
Robin Hudslage
John (Jake) Jachowicz
sally Mulhern
Angus MacDonald
John Thompson

Full List of Values:

1) Vibrancy:

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

2) Neighborhood

- accessibility to services (market, pharmacy)
- locals live here
- still a working port
- affordability
- comfortable, safe neighborhood
- sense of community for all
- family friendly
- welcome to all
- civil-mindedness, caring
- walkability/less traffic
- “market city” and appreciation for history

3) Aesthetics/breathability

- large, multi-purpose, open space, green space
- seasonability – gather in all four seasons in or outdoors
- views of the city, water views
- flexibility
- versatility
- roof space

4) Sustainability

- economic, ecological, lifespan
- recycling
- composting

Priorities...

(noted below by stamps)

Cultural

Unique and Quirky

Arts and Music

Accessibility to services (like a market or Rx)

Affordability

Welcoming to all

Walkability

“Market” city (European feel)

Sustainability (economic, ecological, lifespan)

Large, multi-purpose, open space/green space

Seasonability – you can gather in all seasons either out or indoors

Flexibility/Versatility

Roof space

Question: Is it still an option to buy the lot and then develop it as desired (flatten the buildings), not per the Historical Monument Program?

vibrancy
culinary
♥ cultural ♥
unique and quirky ★
arts/music ✓
proud history

Neighborhood
♥ → accessibility to ★
services/market/Rx ★
locals live/work here
still a working port
affordability ✓ ★
comfortable/safe/neighborhood
/ sense of community for all
family-friendly
★ welcome to all
civic-mindedness, caring
⇒ ♥ walkability less vehicle traffic
"market" city ♥ ♥ ♥ ♥
appreciation

Aesthetics/breathability
★ large, multi-purpose open
space green space
♥ ★ seasonability ♥ (gather in all
seasons) in/outdoors
views of city flexibility ♥
water views versatility ★
♥ → roof space ✓

Sustainability
★ economic, ecological, lifespan ★
recycling, composting

Questions:

Still an option to buy the lot and then develop it any way desired, not per Historical Monument Program.

McIntyre Public Input 1/5/21 6:00-8:00PM

Session 1 Report

Group 8 Facilitator Tanya Pitman

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

Priority Values:

- 1. Designs to support social collisions (happen when people crossing paths, causing them to connect in a spontaneous way) ie: 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 existing structure**

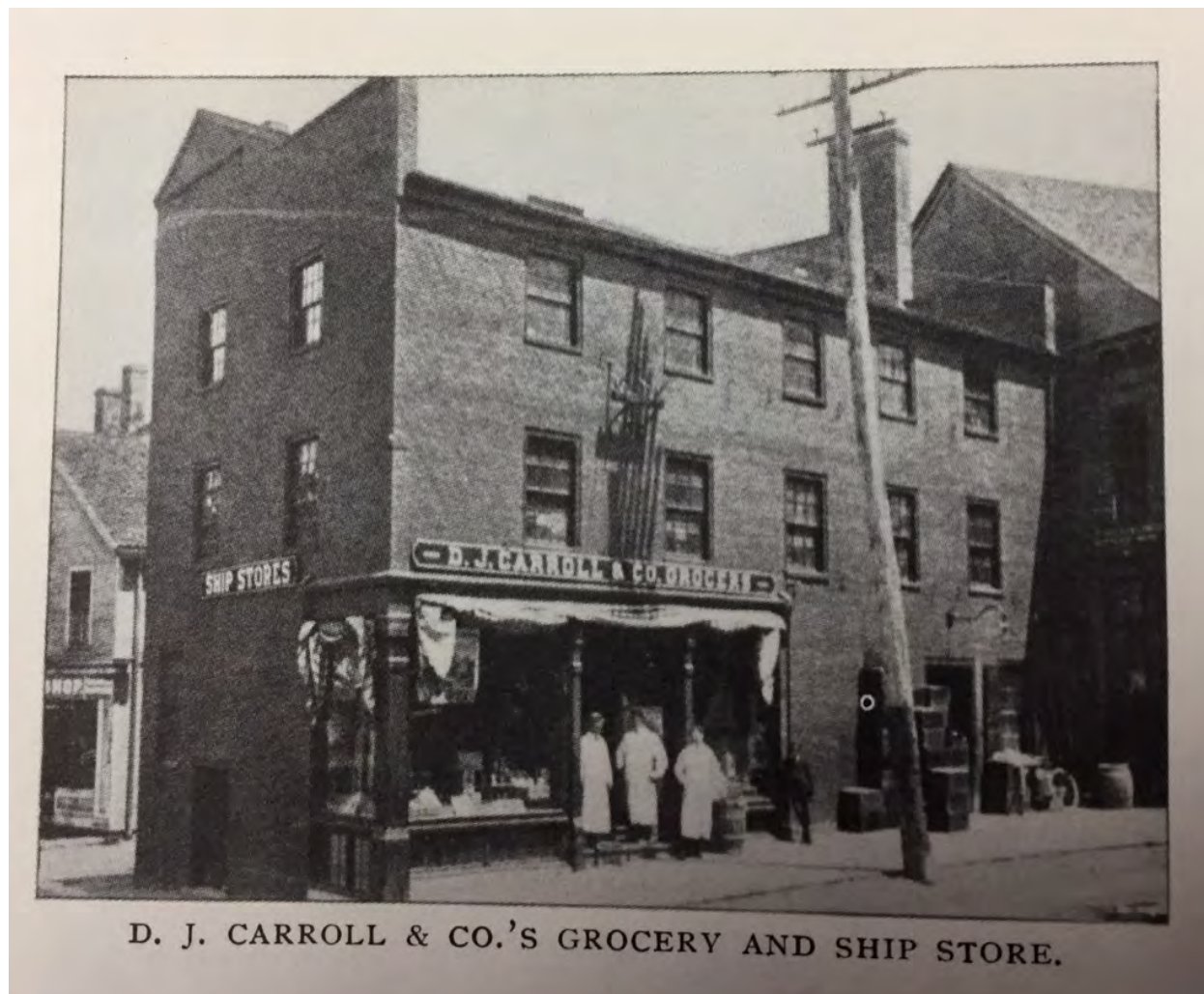
Important Consideration: Family friendly – Including safety and entertainment

I decided to imbed the photos in a document so I could explain some of what you are looking at, since some of this was explained to me by the staff at The Athenaeum.

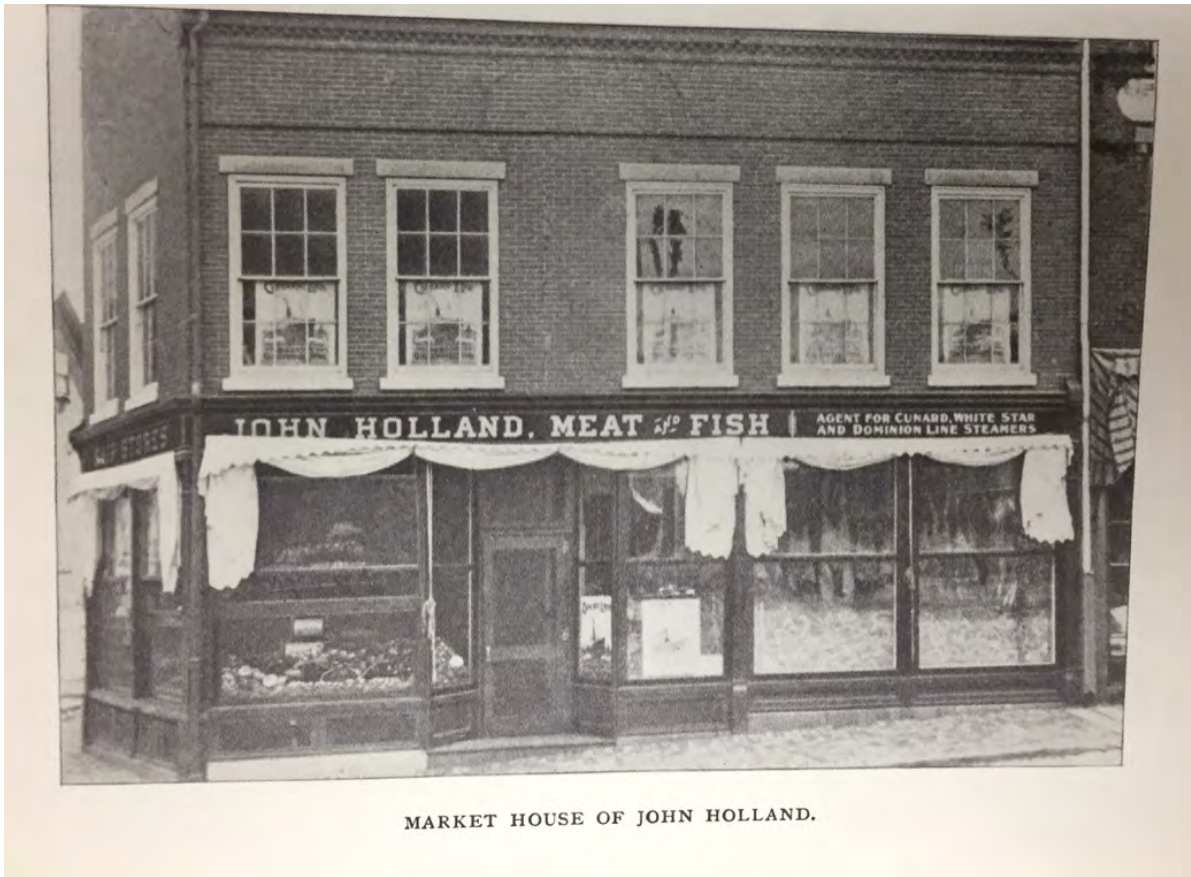
This is a parcel map of the subject area from I believe 1911. The area we are considering (the McIntyre parcel") is bordered by Penhallow Street on the left, Daniel Street at the bottom, Bow Street at the top and on the right by the row of properties on the edge of this photo. Linden Street was a thoroughfare that went through the McIntyre parcel at one time, but it was abandoned when Portsmouth began to develop parking lots in this parcel in the mid-1950's. The yellow buildings are wooden and the red buildings are brick/stone. The Jaffrey Mansion, which will be shown later, is parcel No. 8. Also, Stoodley's Tavern, which will be shown later, is the building that looks like a pyramid right in the middle of the block of Daniel Street between Penhallow and Linden Streets.



The brick building shown below is located on the above map in the narrow lot between Linden and Penhallow Streets, facing Bow Street.



And this building below was located, also facing Bow Street, to the left of the intersection of Penhallow Street with Bow Street on the map. Bangor Savings Bank presently has a branch office here.



MARKET HOUSE OF JOHN HOLLAND.

These are two early photos of Bow Street.





Description

BOW, MARKET, BRIDGE, CHESTNUT, LANGDON, DANIEL & COURT STREETS

Image 1: Bow Street

Image 2: Bow Street from Market

Image 3: Bow Street

Image 4: Bridge looking toward Islington

Image 5: Chestnut Street

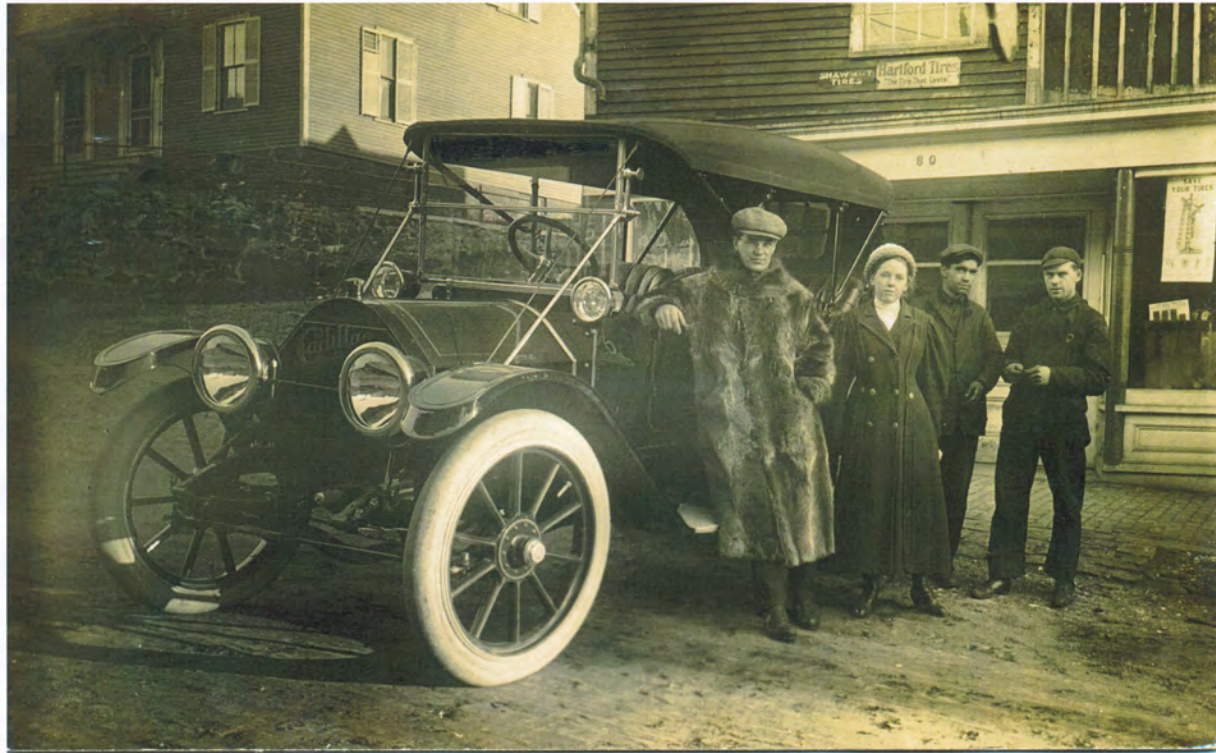
Image 6: Langdon

Image 7: Daniel Street

Image 8: Court Street, Leighton House is the first building on the left. The row of houses on the right were demolished during the 20th century; however, the house in the center was demolished by 1898. The last building on the right of the row was the Col. Sise Fire Engine No. 2.

Image 9: Chase House on right, corner of Court and Washington streets

One of the businesses on the McIntyre side of Bow Street was the Charles Wood Cadillac dealership, shown here in the background of a shot of a new car owner. Bow Street appears to have always been wider than most Portsmouth streets. The row of houses on the left in this photo still exists for purposes of location.



This is a view of the part of Penhallow Street that is now the McIntyre parcel. This photo was included in the City of Portsmouth Annual Report for 1954, and is undated, to show how the site of their new parking lot looked before and after. It must have been taken around that time as I believe that might be a 1933 Chevrolet parked on the right side of the street.



I mentioned Stoodley's Tavern as a building that was in this block and it was moved to Strawberry Banke in 1966 to save it from destruction as it was built around 1761. This also gives you a sense of the streetscape of Daniel Street prior to the McIntyre project.



And below is the Jaffrey Mansion, which was torn down around 1920. The woman who had inherited lived into her late 90s and hadn't maintained it for years. It was one of the grandest Portsmouth houses in its time and certainly set off the hill with St John's. The Boston Museum of Fine Arts salvaged some of the interior and has displayed it, but when they remodeled at some point one paneled fireplace wall was given to the Warner House association as the museum wanted it to come back to Portsmouth.



Description

George Jeffrey House, Linsden Street at the corner of Daniel St., Portsmouth, NH. Built in 1720; torn down in 1920

In the following view you see it pictured from the Bow Street side, which helps one see how it sat at an elevation on the hill on which St. John's sits. This hillside was excavated by the City when they did the parking lot in the mid-1950's and further excavated for the McIntyre project.

PS2718 Stereograph

Portsmouth Athenaeum



Description

Stereocard of the rear of the Jaffrey Mansion, Jaffrey Court, Portsmouth, NH, which was torn down c1918. The federal post office on Daniel Street occupies this site now. The foreground of the picture opens onto Bow Street. The sign probably says "Ventless base burner". There was a gas company nearby.

01/08/2021 10:41:07

W:\IMAGES\013\PS2718.JPG

The last three photos are panoramic aerial views of the area that is now the McIntyre tract, taken in 1941, 1962 and 1963 respectively. The helpful man at the Athenaeum, James Smith, tried to hone in on the McIntyre parcel and enlarge that view, which worked with those from the 1960s, but the quality of the 1941 photo resulted in a blurry end result.

In this 1941 photo, find Stoodley's Tavern in the left center part of the photo (gambrel, barn-like roof), which is on Daniel Street, and the McIntyre parcels flows to the right of

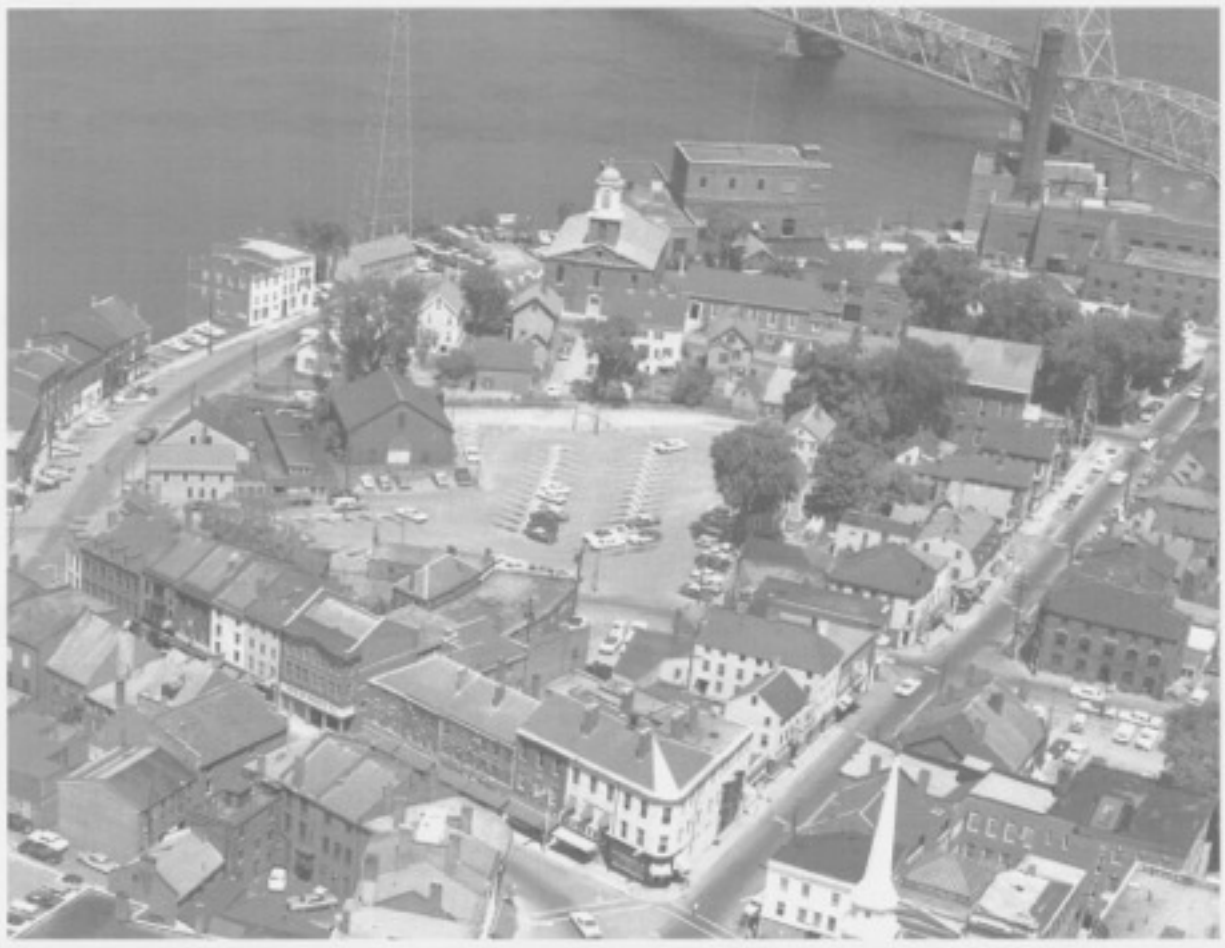
that. This is before there were any parking lots, so you get a sense of the denseness of buildings on the lot.



In the next two from the 1960s you can find the parcel easier because the City has already made the parking lot. In this first one you get a good sense of the Daniel Street streetscape.

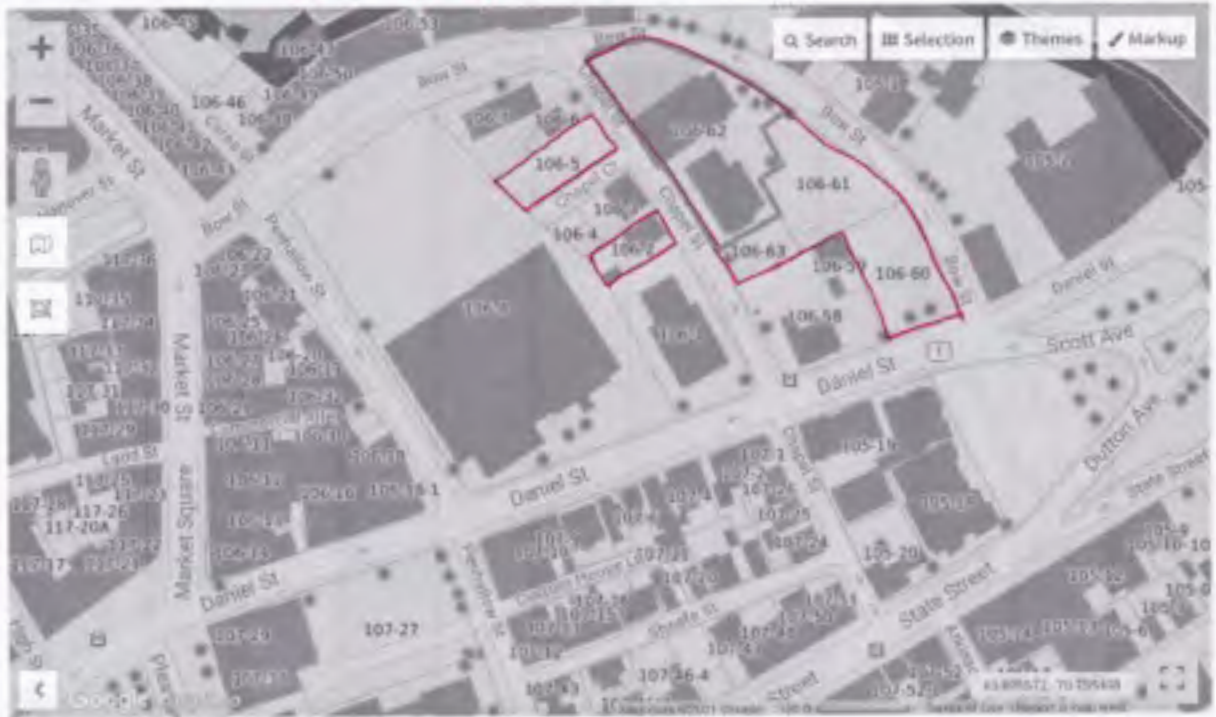


In the second one, I like the way it shows St. John's in connection with the McIntyre parcel. The first development plan for the McIntyre parcel showed a connection between the greenway area proposed in the middle of the parcel and St. John's, with a staircase connection. From the 3D Model of that plan, it was nice the way St. John's became part of the greenway and I think would be nice with any development of the parcel.



This idea of connecting St. John's in would be particularly nice if a greenway of sorts was established on Chapel Court on top of the hill, maybe even some waterfall type of feature between the two levels to pull in the Portsmouth connection with water. St John's owns some of the property, but not most of it. I have included a present day tax parcel map and outlined what properties are owned by St. John's. And, of course, there is parking there now on some of those lots and with parking being a premium in downtown Portsmouth, there could also be some resistance on that accord.

St. John's properties



McIntyre Group 9 Study Circle

Session #1 Report

Wednesday January 6, 2021

Submitted by: Vanessa L. Farr, Principle

Priority Values

(Identified priority values are not presented in order of importance). Some information in bullets begins to drift into vision. Our group will quickly review this document at the beginning of Session #2 to glean any ideas that might be useful for communicating "vision".

History

- Preserve the views... don't block important views, to the river, to historic buildings
- Maritime, naval and working waterfront history, pull this into the site... historic past but also current industries tied to the river
- Buildings and landscaped materials feel a sense of warmth, relate to traditional materials used
- Respect the historic patterns
- History is a draw. A destination.
- Incorporate history into the present

Life and Energy to the space

- Uses that generate energy, life on the first floor
- Vibrant and friendly place
- Desired destination, a place people want to go to do things year round ie food, markets, gathering

Multigenerational Space

- A place you want to bring your friends and family
- Creating space for children to engage, parents/caregivers to gather
- Children should feel welcome to be kids, relaxed space
- design for multiple and future generations

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.
- Consider shadow and light
- Feeling of openness
- Comfort, feels inviting to people
- Breathability
- Trees, nature, greenspaces
- Incorporate green on rooftops
- A sense of intimacy

Connection/Connectivity

- How to connect - connectivity... how to move the energy, living/breathing space and that connections to adjacent spaces are also living/breathing
- Pass-throughs are welcoming, comfortable, active

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 - a place for all, not just one kind of person, not one kind of use
- Seasonal programmed activities and related business (artists, vendors, makers, markets)

Other Values:

Programmatic rather than passive use of space

Activity - Active

Destination rather than a pass through

Site should not be considered a pass-through, but a destination. High quality space you want to come to.

Should be unique to Portsmouth, resonates with Portsmouth

Practical and comfortable, can support staying a while,

Make a reason to want to stay

Light

Intimate

Affordability - residential, commercial, all of the above. Commercial real estate prices are creating retail spaces that cannot be afforded by local business, leaving gaps in downtowns/empty storefronts. Micro-spaces, or shared larger space with multiple tenants.

View corridors from up high (top of buildings)

Other Important Information:

We have a working port and waterfront, it's part of what makes Portsmouth unique

Other information/questions/thoughts to consider:

What is the value of incorporating Penhallow?

Could the NPS expand on the site and have a presence here? *Note to Principle: Where else does NPS have other visitor's centers.

Precedence of places like the Highline... maximizes the space with greenery despite being a narrow space.. Take what you have and find the best use for the space.



McIntyre Help <mcintyre@principle.us>

follow up

2 messages

Vanessa Farr <

Wed, Jan 6, 2021 at 2:24 PM

Thank you so kindly for your engaged and enthusiastic participation today!

Please find attached a link to the google document. We'll revisit this document at the beginning of the next session and make any edits the group feels may need to be made before diving into vision.


https://docs.google.com/document/d/18DvsIRqW6zIH_ERKE6DLshZ9pBXA9t3N49xX8J5BSgQ/edit?usp=sharing

Below is a pdf of the short slide deck the process facilitators created for us to use for session #2.

Finally, in the meeting I mentioned one of my favorite public space designers, Jan Gehl. He is a prolific designer and writer. This is a 20 minute TedX intro to Gehl, talking about human scale. I think you might find it interesting! <https://www.youtube.com/watch?v=Cgw9oHDfJ4k>

Vanessa L. Farr
Principle

BOSTON PORTLAND PROVIDENCE

 **Session #2 Group 9.pdf**
1556K

patricia Bagley
To: Vanessa Farr

Tue, Jan 12, 2021 at 9:59 AM

Hi Vanessa,

Thank you for facilitating our study sessions. I'm attaching a few photo ideas of how I'd like to see the McIntyre parcel evolve into a destination. Please share accordingly.

Ideally, since the McIntyre building itself has been deemed historic, and Portsmouth is certainly historic, it would be fitting to respect the authenticity of Portsmouth by translating this parcel into one of a historic, but usable destination for residents as well as tourists. We could create a historical visitors exhibit to recognize Portsmouth's maritime contributions over the centuries.

Rather than add buildings such as those in the Redgate/Kane proposal, I'd prefer to see glass structures to offer a winter farmers' market, local artisan popups, coffee, etc. The glass would allow light in rather than obstructing it by a brick or stone. The services would help the local economy year round, and those who would frequent them. There could be a space on the site allotted for food trucks.

Meredith, NH has a sculpture walk which we've recently walked. It serves as a destination, winding itself around the lake front, as well as through the shopping areas across the road. It is beautiful, and can be viewed in all seasons. No matter what we do with the site, this idea could be incorporated to recognize local artists. It could connect from the bottom of Ceres Street through the McIntyre site to Prescott Park.





Let's add a water feature for children to enjoy. I've seen these on the Rose Kennedy Greenway as well as in Old Quebec City (City Hall Plaza). They are used constantly, even at night, lit up in various colors.





Old Quebec City City Hall Plaza



1/13/2021

Principle Group Mail - follow up

Just a few ideas of my personal view for the McIntyre site. Hope these are helpful to the process.

Thanks very much.

Pat Bagley

[Quoted text hidden]

[Quoted text hidden]

<Session #2 Group 9.pdf>



Values

Sense of environment: working waterfront/incorporate
seasonally special plantings unique to Portsmouth ★ → → → → ♥ ♥

Progressive & Cool ★ ♥ ★ ★ ♥ ♥

Celebrating Arts & Culture ♥ ★ ♥ ♥ ♥ ♥

Welcoming/Identifiable ♥ ♥

Sustainable Economically/Practical to Taxpayers ★ ♥ ♥

✓✓ Kvlle/ Alice/Zoe

Participants in our group interested in having
their names shared:

Alice Carey

John Stephenson

James Mulhern

Andrea Daly

Ann Cummings

Jackie Pitts

Zoe Stewart

Kyle LaChance

Byron Matto



McIntyre Project Public Input Process

Group #10 - Session One: Tuesday, 5 January, 6-8 pm

Facilitator: Dave Cohen

Participants:

Values

The city of the open door - People here are open to other people coming here.
Service to the community.
Communiity

Charity / Giving

History / Prsservation ✖ ★

Walkability ❤️ ❤️ ❤️

Recreation

Cosmopolitan - Restaurants, shops, businesses ✖ ❤️

Accessibility ★ ❤️

Safety

Preservation of the natural beauty of the area ★ ✖ ★ ❤️ ❤️ ✔️

History

Cultural Diversity / Celebration of Arts (+1 EM)

Cosmopolitan / Affordable ★ ❤️

Welcome - (the City of the open door)

Music Hall, watched ... across the street for dinner ... watched the parade.

Byron /Ed /Jackie / Andrea

Values

Premium space for everybody ★♥

Open space ✓♥♥★

Family-friendly ✕

Connection to water/water views ★♥✓

Year-round availability ✕♥♥

Seating/walkability (like tugboat area) ♥♥✓

Sustainability and inclusivity ★

History ★★☆☆✕✓★

—James/Ann/John/Sarah

Additional ideas generated and captured during the full group discussion:

matching/honoring existing building styles ★

any new construction matching
the colonial, not modernist style

Integrating some other styles
other than brick in new

Supporting small businesses

Creating a destination spot ✓

Creating desirable views

Get away from existing styles,
add something new, different, ★♥♥
innovative. Contemporary.

Eclectic housing (mixed affordabilities)

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 (greenspace) & 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. The presence of green space. 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

McIntyre Imput Group 11
Seesion One - Jan 7th

Names ++

To Edit
Top bar -> View options ->
down arrow -> annotate

What makes a great
space?

Value: Arts and culture are a
vital part of the Downtown
community and our local
economy.

Vision: what is your
"vision" for applying the
values of arts and culture
to the McIntyre public
space. How should the
McIntyre promote local and
seacoast/New Eng;and
artists, actors, and
musicians.

intimacy,
utility,
esthetic (beuty),
egalitarianism

art & cultural activities
area for children
walkability, on bus route

Ann : Green space,
space continues
to bow st...no cars
Leeds+++

solar
social space with seating
accessibility

Brian:
diversity of people
artful environment
sense of play
diversity of activity

Cindy:
health (walkability)
children
green space
history

Sustainability - living
building

Gerry:

A great space somehow
engages us in . . .

- social encounters
- spatial encounters
- commercial encounters
- cultural encounters
- historic encounters

Guy
eliminate traffic on
Penhallow
historic features
views of important
buildings
a welcoming
atmosphere
not 100% retail
sky/clouds
places to rest

McIntyre Input Group 11 Names ++
Seesion One - Jan 7th

What makes a great space?
Value: Arts and culture are a vital part of the Downtown community and our local economy.
intimacy,
utility,
esthetic (beauty) - engaging design/good design.
egalitarianism
A great space somehow engages us in . . .
-social encounters
-spatial encounters
-commercial encounters
-cultural encounters
-historic encounters
Sustainability - living building

health (walkability)
children - place/ sense of play - intergenerational
green space
history
art & cultural activities
area for children
walkability, on bus route
Green space,
space continues
to bow st...no cars
Leeds+++
solar
social space with seating
accessibility
diversity of people -welcoming
artful environment
sense of play
diversity of activity

eliminate traffic on Penhallow
historic features
views of important buildings
a welcoming atmosphere
not 100% retail
sky/clouds
places to rest
lively street
efficiency
playfulness - splash pad
collaboration w/ community
indoor/outdoor space
housing - anykind (specifically affordable)
use the roof?
accomodate local musicians and actors - vaughan mall

What makes a great space?

- Arts/cultural space - music ❤️ ❤️
- Historic space
- elements of nature (Greenspace) - vegetation ❤️★✓★❤️
- Eco friendly - green NRG
- Less/no cars ★★ ★
- pedestrian saftey - crosswalks
- walkability -public transit ❤️ ❤️

- Intimate
- aesthetic - good look/design ❤️★✓
- utility★
- egalitarianism

A great space somehow engages us in . . .

- Children- sense of play ★★✓❤️
- Welcoming - inclusive❤️❤️
- Diversity (of activity, people, ages)✓
- well lit - Bright space
- accessibility
- sustainability - Resilient/adaptable - living building ★❤️❤️✓
- open space - Space continues -atmosphere
- Social space - seating/rest - multipurpose space
- Health
- Like vaughan mall
- engaging - lively
- efficiency -land use - density❤️
- housing - Afordable
- indoor/outdoor space★
- Collaborative
- Creative use of space - The roof walkways
- not all retail

- social encounters★❤️
- spatial encounters
- commercial encounters
- cultural encounters
- historic encounters

Session #1 - Brinser- Group 12 - 1/4/21

Functional and community space for various groups to use => Inclusive to all. Community Hub - invest in a community incubator to support more inclusivity in businesses that could become part of the Portsmouth community. Creates economic opportunities of current or future Portsmouth businesses. Examples - Farmers Market, Post Office, etc. **Received 11 Votes**

Importance of the Arts community - vibrance of the town. Supportive of the artists as well as the arts (performing, visual, crafts community and public arts) by local artists. **Received 10 Votes**

Reflect the style - needs to be beautiful. Recognizing history but also looking into the future. Architecture doesn't have to be historic but needs to connect to the city. Walkability through and around - needs to be integrated into the city. Diversity and history is important. **Received 9 Votes**

Sustainability, efficiencies in the building design. Sustainability and sustainability values built into the project. **Received 6 Votes**

Accessibility/Inclusivity and welcoming to everyone. For all no matter age, capability, income, etc. Support a sense of connection and community - purpose as well as a meeting space. **Received 6 Votes**

Value of the working port and celebrating that. Need to reflect Portsmouth heritage in diversity. **Received 3 votes**

Historical-preservation of actual history (Michael)

historical pictorial history-authenticity, brought to life honor what is no longer here, was once

- Old Statehouse Reconstruction

Community focused first rather than visitor or developer focused an everyday destination for residents (Susan)

Gathering
Place-community
space year round

embody as many community values as possible..space for gathering year around

Speakers Corner

Vibrancy, dynamic (Steve)

The neighborhood has changed alot over time - its a place that is dynamic

Arts

Music

Stage

it used to be a funky rough and tumble neighborhood - then it was sanitized by the feds what could it be with creativity and new vision?

incorporate the local arts

Encorporate the arts in a significant manner

include uses that feel locally oriented

Diversity (Bob)

Accessibility to all.
program residential to be more than just for the wealthy

Historical-contemporary approach informed by history (Bob)

Destination due to it's architectural integrity and brilliance.

Beautiful architecture that doesn't fake history

Create a design that is optimistic about the future

Use history as a way to tell a story - but in a new way

Relaxation

Recreational
Playspace-walk through fountain, incorporate shipping history

Green space, gardens

Farmers Market

**Viewing buildings and
Piscataqua, walkable and bike
access, microtransitparking and
pick up and Boow street, Linden
Way connecting, Gardens and
Green space**

Bob White

Old meets new

Because my editing responsibility is the conversation about new and old architecture and the possibility of harmonious attractive if not exciting combinations of them, I also wanted to be sure that we also considered that the qualities of open space might be also a part of that conversation - because it's not just about the buildings ...in fact if you think about the results of the survey that was done back in the fall something like 66% of the people that responded positively said that the quality of open space was the most important thing to them in the redesign of McIntyre.

So I offer a few examples of Historic buildings and spaces from a variety of locations dash they are bigger cities but relevant in scale and character to some of our challenges

The historic and the modern wing of the Chicago Institute of art and across the street the fabulous millennial park and gardens with public gathering spaces as well as intimate landscape spaces

I realize it is a very big space with many millions of dollars spent on it but it is a good example because the entire park is also over a building - a huge parking garage and that would be a similar condition to the McIntyre if there is to be a larger landscape space. It would not be a park it would be a roof garden.

I also offer examples of the highline in New York City which is a linear walkway that is in most cases not much more than about 20 feet wide so if you think about the attraction that we have in Portsmouth for commercial ally which is about 10 feet wide and imagine a more substantial linear connection either as an extension of commercial alley or for a new connection for the Old Linden Street.

I also offer some examples from historic Quebec City one of the oldest cities in N. America for examples of more of an urban square as well as the marriage of new and old architecture in a very subtle but dynamic and interesting manner. This also has a fascinating network of pedestrian walkways.

None of these are exactly the right answer for Portsmouth for the McIntyre but none of them are irrelevant - because there are lessons to learn from them and much of that has to do with having optimism not to just copy history but to have a conversation between past present and future which is the nature of the McIntyre block - change over time.



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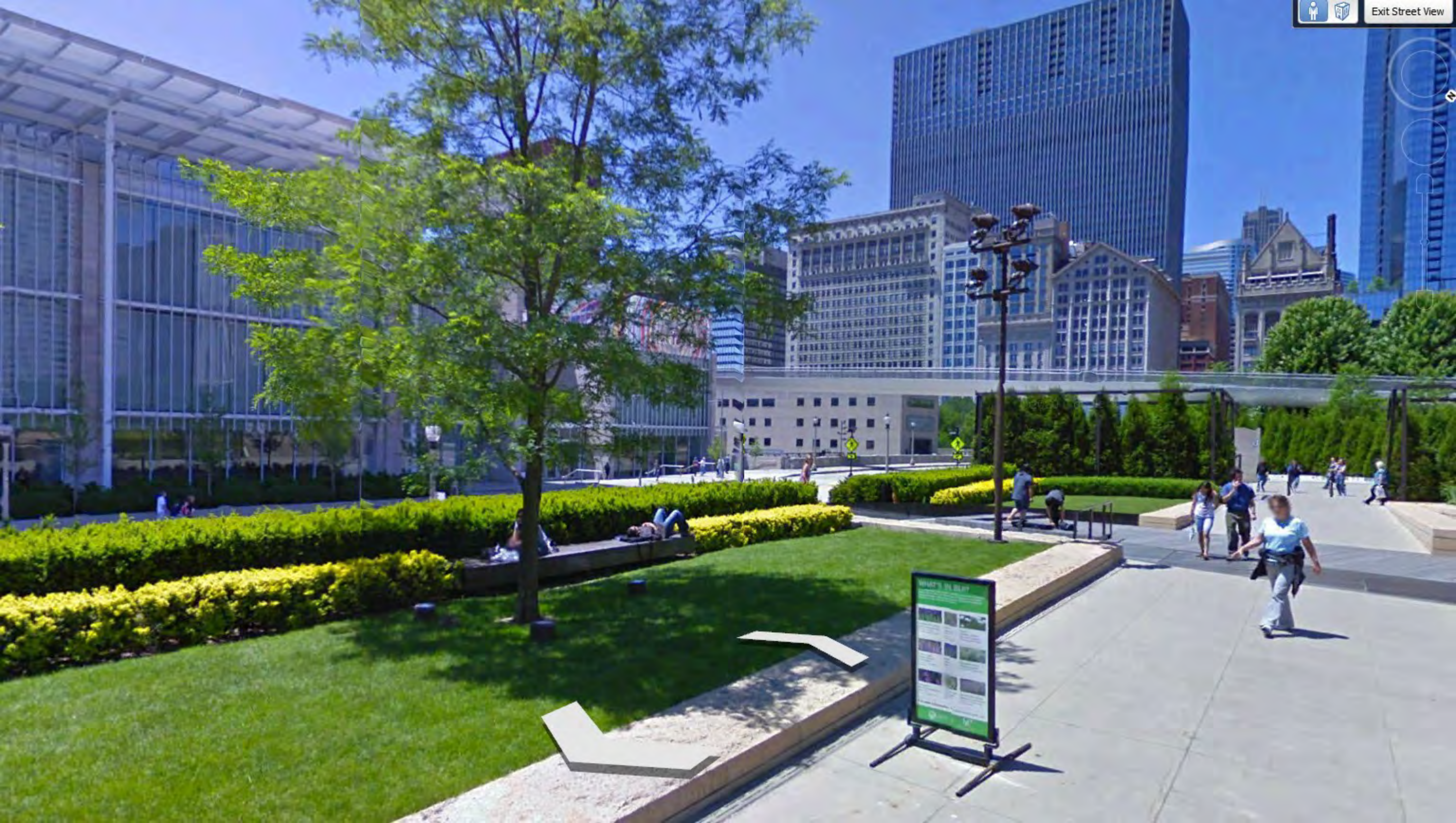
CHARLES WHITE

Portrait of Sarah

GEORG JENSEN

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Historical Preservation of Actual History

History shapes our current values, thereby defining our culture. As a community, it's important to preserve our history because it binds us together as a people.

Portsmouth history:

- Founded in 1623 (400-year anniversary soon – monument to NH's Forgotten First Family, Thompsons)
- Seaport (still a working port)
- African Americans fought for and defended Portsmouth during Revolutionary War
 - part of Triangle Trade (slave trade)
 - 19 Portsmouth slaves petitioned government to outlaw slavery (1779)
- First State Capital of New Hampshire
 - Old State House (1/3 of structure is still extant and in storage, can be displayed)
 - Declaration of Independence first read to NH citizens from Old State House Balcony
 - President George Washington came to Portsmouth and gave speech from same balcony
 - he also attended service in the church adjacent to McIntyre site
 - (opportunity to display statehouse on site and to open site path to the church)
- Architectural History: Colonial, Georgian, and Federal styles
- Shipbuilding and Submarine History, John Paul Jones
 - USS Ranger (1777), USS Congress (1799), Thresher (1960), and many others
- Pease Air Force Base (1941-1991)





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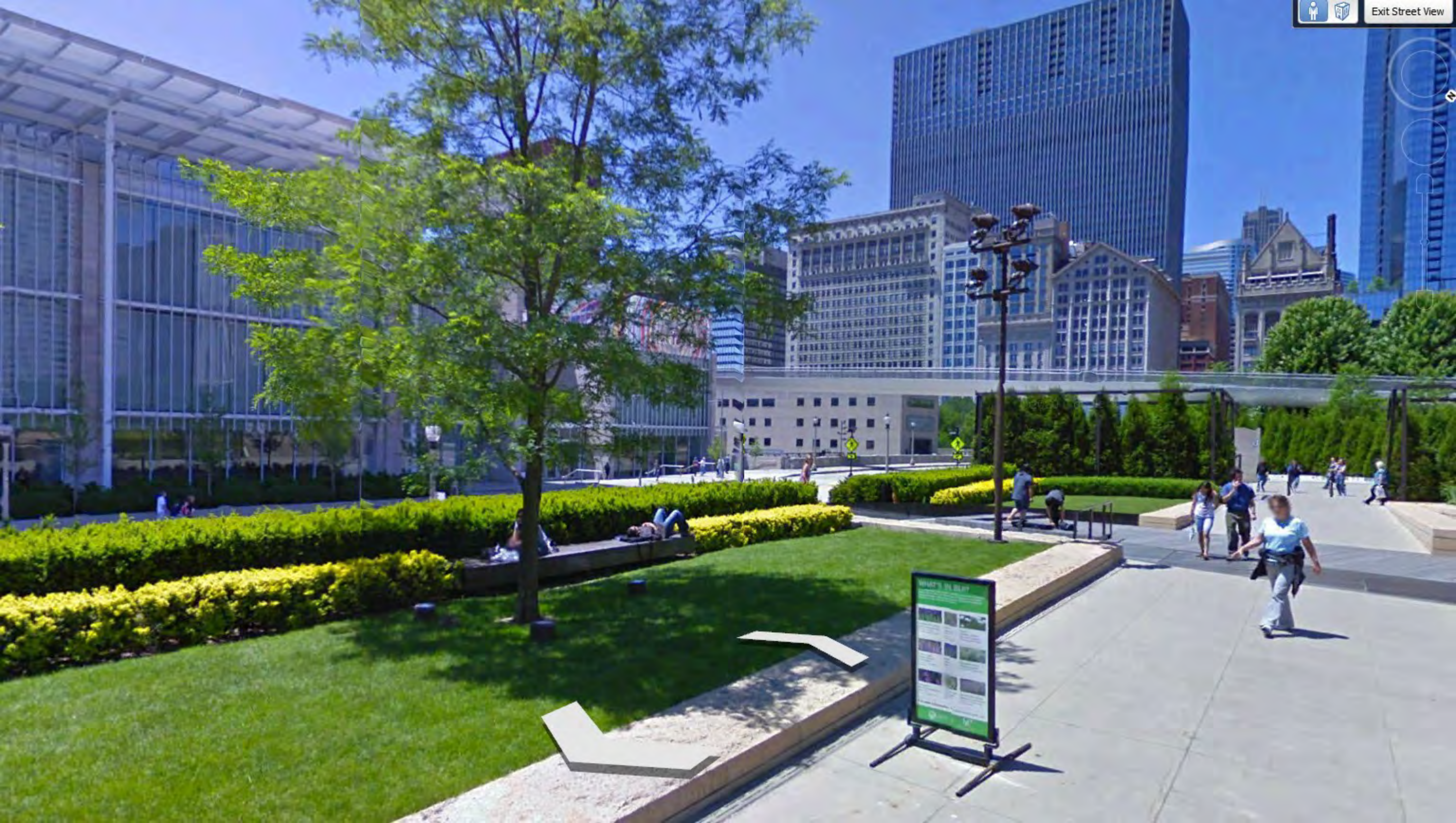
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- Pease Air Force Base (1941-1991)













P
15 min
9h - 17h
LUN - VEN

Honoring
our
ANCESTORS



It will be interesting when we go from the vision to sketches stage and the present McIntyre site with elevations and proposed landscaping can be superimposed with the values of art, music, child recreation, quiet contemplation and historic viewing ,etc transposed as a rendering.

McIntyre Portsmouth Listens group #13
Values

Community Focused:

Local community (resident) focused FIRST rather than visitor or developer (return on investment) focused

1. An everyday destination for residents
2. Year-around Gathering space(s) for community
3. Uses that are locally focused ..shops with product people need as well as want.

Embody as many community values as possible :

1. Neighborly
2. Welcoming
3. Walkable
4. Vital
5. Special

Spaces that are inclusive rather than exclusive (think accessibility but also public use on the main levels, private use above.) (UBS is an example of a private use where a public one might have been better for the residents)

RE: Landscape :

1. Consider the orientation to sun (alley's with no sun are cold in the winter and often too narrow to stop.
2. Consider alley's as a way to a destination...to a plaza like many cities in Europe.
3. Consider what height would do to the light access of Bow Street, especially in the winter.
4. Landscape that encourages lingering, places to sit, visit, connect.

McIntyre Session One - Jan 5th 6-8pm, Group 14 Report

Facilitator: **Cara Cargill**

Participants: **Anne Weidman** Lee Frank Kathleen Tutone
Colleen Wolfe Mike Harvell Alan & Ellen Cohen

Top 5 Priority Values

1. Arts & Culture
2. Walkability
3. Community/Connected/Neighborly/Intimate
4. Historic/Geographic Context
5. Green

Breakout Group Identified Values - List Below

- **Historic context** ❤️❤️❤️❤️❤️❤️ Reflecting & preserving our historical heritage is what makes Portsmouth what it is - accommodating what is around McIntyre Also enriching
- **Geographic context - water views** Making sure we have nice view points around town - Bow St & Penhallow St Places in town to sit and have lunch with a view of the water ❤️
- **Walkable, accessible** It is a walkable community, easy to park and walk around - ability to get easily around - would be nice to have new pathways thru McIntyre vs going around - redefine how people can move around
- **Green** Having more greenspace - properly appointed with trees, plants, bushes, benches - landscaped spaces - offer respite from brick & mortar - includes pathways - not necessarily a park ❤️❤️❤️❤️❤️
- **flexible** Ability to use space in different ways ❤️
- **Connected Intimate and neighborly** Opportunity to connect with other people, a place to be seen and to see - people watching ❤️❤️❤️❤️❤️❤️
- **Community - place where people are engaged/ care** Community is engaged and cares about others - connection is important - need spaces where people can congregate - meet to have a conversation - small town feeling
- **Arts & Culture - vibrant place** There's a sense that the place POPS! A place for art, music, other cultural opportunities ❤️❤️❤️❤️❤️
- **Design - unique, historical presence** Portsmouth buildings have a uniqueness that we own A place for the people who live in Portsmouth - not just for tourists
- **Walkability - human scale** Connection between McIntyre site and multiple desirable downtown locations ❤️❤️❤️❤️❤️
- **Affordability** Difficulty of finding housing - need some affordable housing Afford to park, shop, eat Large group decided to combine the same values mentioned in each breakout group: historic/geographic & walkability & community

Other Info to be Considered re. Values

- Tax payer impact - how much?
- Sustainability
 - Environmentally, fiscally, economically inclusive

McIntyre VALUES to visions to sketches

Session 1 Group 15 Monday 6 – 8 Facilitator: Robin LeBlanc

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

Values the group felt most important to include in design of McIntyre property:

Community - a friendly gathering place for all members of the community to come together year-round, to build connections. Promotes and celebrates community. Community feels ownership/pride of space. Serves residents' /community needs/supports the local community

Sustainability/Climate Resilience – Portsmouth leads in climate resilience, renewable energy, and sustainability in all aspects of design, function, and use of property

Authentic/Sense of Place – promotes eccentricity, beauty, history and uniqueness of Portsmouth/ i.e. enhances views of waterfront/historic buildings/incorporates art and history

Innovation – finds balance between form and function/balance historic with iconic, innovative architecture/multi-use/vibrant/colorful/flexible

Accessibility/Diversity – design and use are accessible/reflect the diversity of the city (economic, social, ability, generational, cultural, etc.)/

GROUP ONE

- Welcomig, Inclusive, Cohesion
 - Bringing everyone together
 - Walkability and connectivity
 - Casual/welcoming
 - Space available without ticket. Truly public.
- Public culture
- Encourage lingering
 - Attractive
 - Restful –
 - Usable year round separated from traffic
 -

HISTORY of the city: First Nations, slavery, maritime.

Space for the public

Interior public spaces. How to have a meeting. Spaces publicly available besides the Library.

- Connected on space/time.
- Layers. Small slow development.
- Organic and flexible.
- Time: Looking to history and also the future. Anticipating change.

GROUP TWO

- Walkable
- Safe
- Community minded
- Friendly
- Neighborly
- Attractive
- Walkability
- Sociability
- The community is very open. Openness. Physically and Socially

- Safety. Lingering. Restful
- Place TRULY public.

WELCOMING. Inclusive. Friendly. Neighborly. Cohesive. Safety. Lingering. Restful. For all ages. PUBLIC. Feeling of the space

PUBLIC CULTURE AND HISTORY arts, music. Content of the space. First Nations, slavery, maritime.

AFFORDABILITY. Diversity of income. Related to being inclusive and welcoming. Related to being truly public.

CONNECTIVITY. How you get there. The space should feel connected to its surroundings.

ADAPTABILITY. of the public space uses, interior and exterior. Anticipate change. Multiseason

TOP VALUES

Green open space (6)

Adequacy (5) – meets the needs of Portsmouth residents including affordable housing, nonprofit space, etc.

Affordability (4) – to Portsmouth taxpayers

Walkable (4)

Safe (4)

Architectural character (4) – create something new that has continuity with other well-known city landmarks

Welcoming (3)

Historic preservation (3)

Accessibility (3) – to all members of the community; to young families

Vibrancy (3) – arts, restaurants, historic museums, walking trails

OTHER VALUES

Fun – live, work and PLAY (2)

Human-sized (2) 0 maintaining small urban feel

Post Office return (2)

Bike-friendly (2)

Visual continuity (2)

Diversity (2) and Inclusivity (2) – respect for everyone; all types of people, all types of businesses

Attractive to local businesses (2)

Connection (1) – connect ALL Portsmouth neighborhoods to the project, including those not in the immediate downtown

Parking proportional to the area and its needs – enough for tenants but not necessarily enough for every person who visits

Less developed (1) – just the McIntyre building with either no additional buildings or small, one-story pavilions supporting open space

Attractive

Respect – inspire respect for all who visit and for the site

Dignity

Caring

Waterfront views

Seaside location

What struck you about today?

This is a concern of all residents, not just one group

Great deal of convergence of ideas and values

While all appreciate the historic nature of the downtown and the need for continuity, this is an opportunity to create something new and innovative that adds to the overall value. Not something jarring, but something new and innovative that also fits in and adds value.

It's very important to connect ALL of Portsmouth's neighborhoods to this project so that Portsmouth taxpayers feel it is *their* project.

I agree with the wholistic vision that's been shared by others, and am struck by how a value can mean different things to different people. Example: affordability. For one person affordability = project is affordable to Portsmouth taxpayers. For another affordability = things like affordable housing. I look forward to the opportunity to bring the values into visions.

Impressed with the process

Group # 18, Bert Cohen, facilitator

Participants: Paul O'Connor, Jane Niles, Donna Saunders, Mike Chubrich, Robin Lurie-Meyerkopf, alan Lincoln, Nancy Sell, Barclay Jackson, Patrick Clary

Density -

Alan: Welcoming and tranquil.

Alan: private space within public space

preserves views, jane

Robin:

Paul: Maritime History

Family →

Family

Charm →

Green Spaces →

→ community indoor/outdoor space

Art Work - Paul

visually inviting - Paul

Patrick: Beauty, Comfort, Safety

Donna - inviting open space

that is accessible and safe for all

Varied heights, lower at sidewalk BJ

European - style BJ

BJ: Walkability, European-style, varied heights,

Safety, Alan

Covered outdoor spaces- BJ

BJ Mixture of old and new architecture

Jane: prevents wind tunnel effect, encourages sunshine, platform + utility for food trucks or impromptu markets jane (hire a landscape architect for this!)

Inclusivity - workforce housing

Group #18:

Bert Cohen, facilitator

Participants: Paul O'Connor, Jane Nilles, Donna Saunders, Michael Chubrich, Robin Lurie-Meyerkopf, Alan Lincoln, Nancy Sell, Barclay Jackson, Patrick Clary

★ Green Space , 3 times, 7 points

★ Walkability - 3 times, 6 points

★ Landscaping - 3 times, 5 points

(Maritime) historial connection - 2 times, 5 points

Charm - 2 times, 4 points ✓

Varied Heights 2 times, 4 points ✓

Safety - 2 times, 4 points

Preserve views - 2 times, 3 points

Euro-style - 2 times, 2 points ✓

Inclusivity - 1 time, 2 points

Accessibility - 1 1/2 times, 2 points

Mix old and new - 1 time, 2 points

Tranquility - 1 time, 2 points

Values in weighted rank order:
Participants chose their 3 top values
and awarded 3,2,and 1 points for 1st,
2nd, and 3rd place

Key: ✓ = synonymous perhaps
combine scores?

★ = top scores

Breakout Room: Barclay, Jane, Robin, Alan

Jane: small group gatherings,
enclosed, covered spaces,
pop-up stalls/food trucks (one per
week)
landscaping with comfort

Robin: indoor public space as in
Europe
family friendly park with something for
kids to play on, cf whale in Prescott
Park, or Post Office Square in Boston

Alan, Need welcoming and relaxing
space with privacy, comforting,
intimacy. Broken up, not a large
space, an oasis, less busy

Barclay: walkable within the space,
European feeling, lower heights near
the open spaces—less boxy, human
scale

Group 19 - Logan Capone

Room 1: Alyssa, Mayers, Zach

- vibrant
- all kinds of people
- open and available
- physically accessible
- engages all ages - including children
- accessible to people of all abilities, challenging topography improving diversity and
- promoting affordability in housing options (city as a whole)
- Active, people are there doing things
- diverse in age groups, economic background, etc
- no barriers to entry, can be comfortable there without having to buy something, managed publicly, feels like a truly public space

Room 3: Bob + Tracey

- 1. Open public space
 - Walkable, indoor/outdoor space for general public, pedestrian and bicycle friendly, not auto-centric (reduce vehicle traffic), dog-friendly spaces
 - All season indoor and outdoor spaces - moveable walls
- 2. Sustainable
 - Energy efficient, managing water to irrigate green spaces, solar panels, sustainable building practices, net-zero
- 3. Architecture - any new structures maintain the historic character of surrounding buildings
- 4. Affordability - leases that support local businesses

Rooftop spaces on existing building, beautify existing structure (example: Highline NYC)

Post office return to site

Group 2

- Heritage: Value our heritage
 - Sociological
 - Historical
 - Cultural

interior spaces managed by city
 information center for visitors
 invite nonprofits in the city to exhibit
 rental space for non-profits (Richard)

Value our Heritage: historical / cultural / sociological / maritime

- Commercial - local artisans
- Community / public
- Socioeconomically diverse

creative community, locally owned, rotating stalls for local artists, display art for sale throughout the building

provide public resources - shortage of public spaces in the city

Lecture hall or gathering space - similar to library (charging a fee for attendees would be allowed)

Public restrooms

- a portion of the space is dedicated to below market rate rent for housing and commercial space.

Ellen and Maggie -

- 1) Community and diversity, access for all economic classes
 - 2) Cultural values, places for people of different backgrounds to linger - winter market, indoor farmers market and events like concerts
 - 3) Public activated space with both outdoor access and indoor (winter) access
- Return post office

1. Open Public Space - Walkable,
indoor/outdoor space for general public, pedestrian and bicycle friendly, not auto-centric
(reduce vehicle traffic),
dog-friendly spaces
All season indoor and outdoor spaces- moveable walls
People feel comfortable there without having to buy anything
Public restrooms

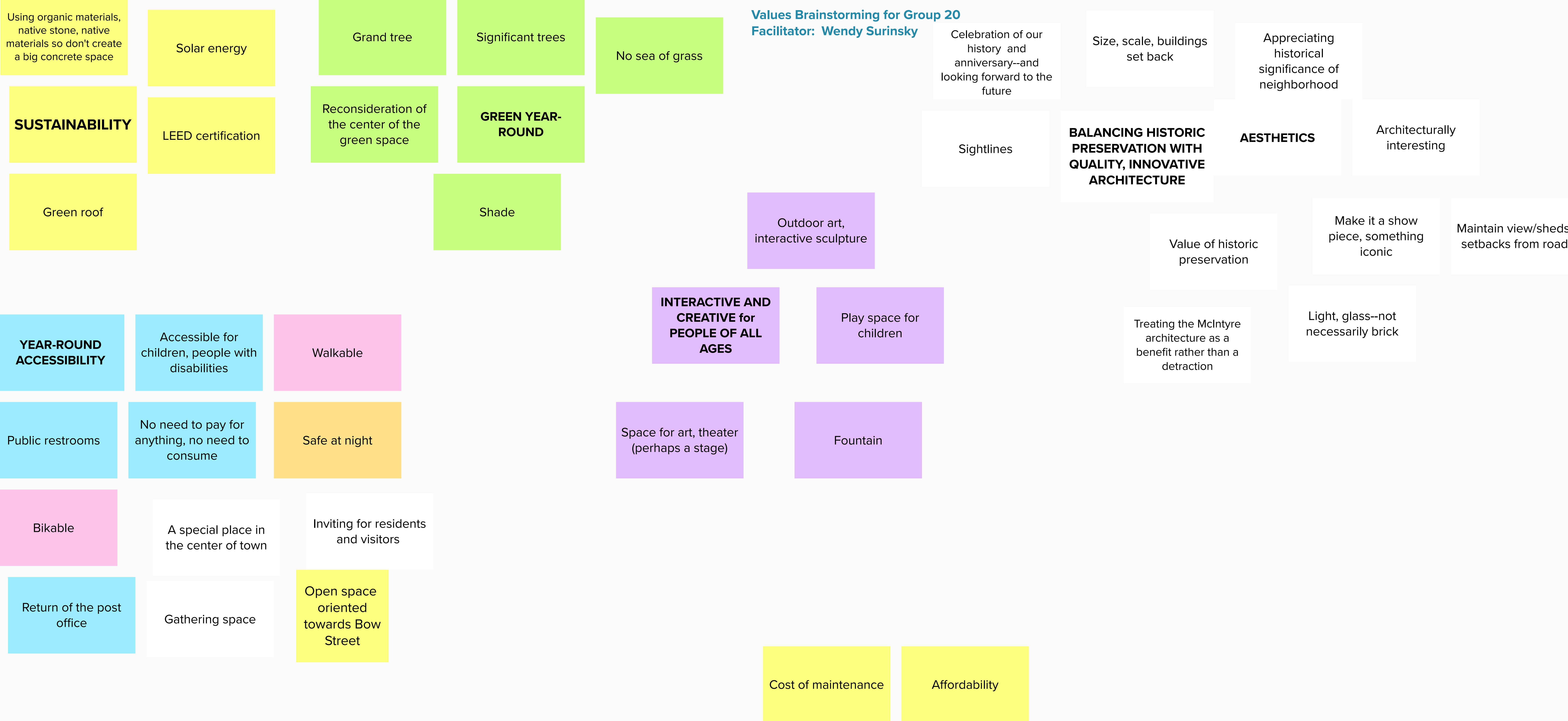
2. Promoting culture of Portsmouth - support creative community, locally owned businesses,
rotating stalls for local artists, display art for sale throughout the building

3. Resources for the public
Provide public resources - shortage of public spaces in the city
Lecture hall or gathering space
Post office return to the site

4. Affordability*

5. Environmental Sustainability - Energy efficient, managing water to irrigate green spaces,
solar panels, sustainable building practices, net-zero

Values Brainstorming for Group 20
Facilitator: Wendy Surinsky



REPORT FOR SESSION #1 - VALUES

GROUP 21

(1.6.21)

Facilitator: Ande Diaz

Participants: 8 of the 11 registered participants attended. I do not have permission to list their names in a report at this time. I plan to invite any names they wish to include in my final report.

A. What values did you identify?

Accessibility for everyone (across age span, and ability status)

Transparent about cost implications for taxpayers (implications for lower and fixed incomes)

Cannot keep raising taxes

Everyone feels this is a development for them.

Welcome of all socio economic demographics

Sense of Engagement when you walk through the space (seeing things happening)

Engage with others, vistas full sensory engagement.

Social interactions - when you walk around farmers market - feel connected to others

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

Site is well integrated - streets around it, sites, multiple levels,

Is it attractive? Is it a place that I want to go to?

Is it useful? Functional, reading papers, eating, chess??????,

Is it a financial benefit to the city? To the taxpayers?

Ensure it is not JUST for downtown residents/traffic/tourists but instead for all 21,000 residents

Historic neighborhood - preserve historic integrity as well as enhance it with greatest public benefit. Falls into preservation because of the Historic District Commission.

Complement existing neighborhood. Meets the criteria for the history integrity.

Values around history - this site faces historic buildings - many centuries ago.

History is a continuum.

Put something that is NOT inconsistent with the history that is already there.
Historical Consistency

Value of open air space for arts and other OPEN SPACE

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 little bit of "something" Majority?
Expansive public benefit as opposed to a minority benefit for a single or limited subset

Concept of ___ Identity -- Space should reflect the city's identity.
What is it that makes Portsmouth Portsmouth?
Visual cues (e.g. Color palette - yellow houses with red roofs)
Location on water (both river and ocean)

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)

Rare Opportunity can favor public benefit (not just private benefit)
Create a 21st century site we are PROUD of in 100 years...
So struck by how much open space is possible by loading docks, lots
To have the vistas, river, tugs,
Keep the 100 year view in mind

B. Summary of Values - the group will prioritize top 5 with vision in session #2

- ▶ Accessibility for everyone (across age span, and ability status)
- ▶ Welcoming of all socio-economic demographics.
- ▶ Sense of Engagement when you walk through the space
- ▶ Social interactions - feel connected to others / Sense of community
- ▶ Be for the public benefit - common good - Fulfills civic, cultural (not just commercial) purposes
- ▶ Site is well integrated - streets around it, sites, multiple levels,
- ▶ Is it attractive? ▶ Is it useful? ▶ Is it a financial benefit to the city? To the taxpayers?
- ▶ Ensure it is not JUST for downtown residents/traffic/tourists but instead for all
- ▶ Historic neighborhood - preserve historic integrity and historical Consistency
- ▶ Value of OPEN SPACE
- ▶ Balance like a wheel -- need all spokes to be equally strong
- ▶ Concept of Identity -- Space should reflect the city's identity.

- ▶ Arts -- multipurpose visual arts/performance space and community focus
- ▶ Rare Opportunity -- Create a 21st century site we are PROUD of in 100 years...

C. Other: "PARKING LOT" to kick off Session #2 (on VISION):

Post Office - important to have this civic/public building on the site

Street performers

Living space for affordable housing/ mixed income

Group 22 - Russell Preston et al

Diverse, Quirky community.

Safe

Proximity to the water.

Energy of culture

Preservation & honor our past

Historical value of our town

Architectural diversity (old and new)

"Fake Historicism"

Walkability

Walkability & bikability

Walkability

Tax Value

Affordability (housing)

Mixed use / have multiple purposes

Viabrancy

Dense / Vibrant / People want to spend time there.

All people feel comfortable there

Dynamic space / Bring the community together

"Alternative to Market Square"

Embrace the arts

Nice walk through the site

Access

Affordability

Sightline from Church (landmarks)

View from up on the hill

Community Space

Indoor space for wintertime activities

Inviting into the site

View from church back to Bow (panoramic view)

Topography & long views

Seating (year round)

Year round (winter)

Comfort

Questions:

What can we do on the roof?

Garden/cafe/long views publicly accessible

Can you walk through the building? Connect north/south

Ability to look back to the historic parts of the downtown surrounding the site?

How can "long views" be maintained with open space or buildings on the site?

Accessible to anyone / no entrance fee.

Public Life -> Public Space -> Buildings

The difference between Boston City Hall Plaza vs. the vibrancy of the North End?

Relationship of commerce to vibrancy.

Connection to Market Square?
How to connect to the commerce that is already there?

Values:

1.) Walkability

2.) Long View - Connection to the river and to the historic context.
(foreground & background)

3.) Inviting and accessible to all.
Free to sit and spend time there.

4.) Vibrancy & commerce. Energy that draws people together.