Portsmouth Listens McIntyre Development Dialogue

Group 18 of 25 – Facilitator Bert Cohen

Meeting Minutes for Wednesday, 01/13/2021

"Values to Visions to Sketches" Notes

- Bert opened the meeting by clarifying last week's identified Values. (Attached.) and the definition of Obstacles (i.e., 2.2 Acre site, and McIntyre Building preserved with few design changes), and Opportunities for the McIntyre property (i.e., could incorporate abutting streets into property vision and address area parking congestion).
- He stated that our "Values to Visions" process allows us to look at the project via a Systems View when we bring forth consideration of surrounding property and development and usage. Participants brought up that the new vision should not introduce redundant or competitive services provided by existing surrounding businesses, restaurants, spaces, parks or buildings in the McIntyre designated "neighborhood"(i.e., five mile walk from center to edge). And that the vision should include what Portsmouth will look like in ten to 100 years out. (i.e., projecting more inclusivity to its residents of all ages, income levels, and family types.)
- The general consensus of the full group was that including open green space and returning the Post Office were the two most important Visions that we have for the McIntyre Building property. (Unlike the current design of Redgate/Kane which has many walkways but little green space.) Participants gave examples of Post Office Square in Boston, Bryant Park off of Times Square in NYC, or even Stratham Hill Park and its exercise courses for the values of contemplative and permanent open space that includes ADA design and safety, natural sightlines on Ceres,

Bow, Daniel, and Penhallow Streets and their distinctive New England historical and maritime landmarks, waterways and walkways (i.e, Ceres wharf and tugs, St. John's Church, Memorial Bridge, etc.).

- Two other Visions that the full group thought important focused on the McIntyre Building itself. The first was that it include affordable MicroApartment units above the ground floor, and rent friendly business market court spaces at street level. The second was to incorporate a Maritime-themed interactive space or museum honoring Portsmouth's past.
- The meeting was closed by creating a Session 2's slides that incorporated the voting results and priorities. Attached.

Group 1 Nancy Sell, Paul O'Connor, Robin LM, Jane Nilles

Participants: Nanc

Value: Inclusivity, Accessible Design to accomodate Disabilities; Respect for History; Safety; Park Atmosphere; Exercise /playground/ all ages

Vision: MicroApartments/food court for businesses, ADA Compliant, Maritime Museum space;

Group 2 Patrick Clary, Bert Cohen, Mike Chubrich, Alan Lincoln

Value: Building Community; Permanent open space; origin topography

Vision: Open green Space v respect to history and comm use; Post Office

green space possibly ur new buildings

Weighted Key based on cumulative points with first choice =3, second choice =2, and third choice = 1

Participants:
Nancy Sell, Paul O'Connor, Robin LM, Jane Nilles, Patrick Clary, Mike and Donna Chubrich, and Alan Lincoln

Group 18 Bert Cohen

WednesdayJanuary 13, 2021

Vision:

1. Open Green Space with respect to history and community use (15)
2. Post Office (10)
3. Affordable MicroApartmentUnits/Business Market Court Spaces (6)
4. ADA Compliance (4)
5. Maritime Interactive-themed space (2)