Session Two - Visions

1. **Welcome**, check-in (other thoughts from last week?)

2. **Values:** Review priority values from Session One-
   JT: let's not break the bank
   Ajeet: should be inclusive/affordable

3. **Obstacles and Opportunities:** Briefly discuss possible obstacles and opportunities that exist for the McIntyre property. (Such as indoor or outdoor space, elevation, rights of way, connections)
   Obs: elevation of two stories / Opp: double-use, natural geometry of the lot
   Obs: roof on main building / Opp: lower roof access, significant size
   Obs: roof / Opp: can we see the water
   Opp: connector between roofs for multiple views
   Opp: build on top of existing roof, is that possible? (not sure possible)
   Opp: envelope around the building possible?
   Obs: financial cost
   Opp: streets on side and making it part of a bigger footprint
   Opp: a long block with space for a walkway through it
   Opp: create a place to be
   Opp: create a place that is a draw for young people, artists, musicians – subsidized – convert interior to someplace like that / sustainable
   Obstacle: limits of the Developer's capacity to implement within this process of negotiating with RK/City

4. What could make the McIntyre property appealing?

Report out

What could make the McIntyre property appealing?

* Visually appealing with greenery, horizontally and vertically
* Appealing for pedestrian's, their viewpoint
* Mix of materials, quality, brick or fountains that are attractive (not just cement)
* Move the eye focus away from the existing buildings
* Having reasons to visit short-term (on the way someplace else) or long-term (to stay and hang there) – signature events and incidental events
* Green space and living walls – a vibrant element to contrast Brutalist architecture
* Year-round public space insulated from weather
* A signature visual aspect (Market Square has North Church) that is a landmark – eg: fountain, sculpture defining it as a place to be
* Whatever happens at the property works harmoniously with other businesses and spaces in the area without competing – supportive of what's here
* Open late at night

+ Report out

- P1 - What would make you want to use the property?

* Engaging and not just a park
* Utilization of the different levels including air space
* Interactive for all ages
* Access and walkability through the site, not around
* Services: Rx, market, post office
* using the space horizontally and vertically, not just 2.1 acres
* a place with water views
* you can get up high, build up, roof top
* some type of museum or gallery on a rotating basis, borrow from other museums (to keep cost down) to offer art/displays that change and keep locals interested in going back

+ Report out

■ P2 - What would make you want to use the property?

* having food stalls or a food element (quick ready-to-eat or fish/flowers)
* performing arts and public performance in two ways: ampitheater-type space and smaller nooks/crannies as spaces for buskers, eg – scheduled or not
* central gathering place
* four-season place for market (pretzels, bagels, variety of ideas) – winter has a way to keep warm with sliding panels for example
* affordable housing for artists through re-creating McIntyre building interior – can create and display their art and be included in this city (micro-apts)
* ample space for bicycles/scooters/skateboards to make it easier for people to get in and not use their cars (elevator storage/vertical space)
* a stop on a trolley route on a loop, hop-on, hop-off, short wait-times/5 mins – intra-city (not inter-city)

Report out

- P1 - What are your visions for the McIntyre property?

1- Utilization of the 3D space – the whole space should be utilized
- you can get up high, build up, roof top
- a place with water views

4 Votes

2- A signature visual or interactive centerpiece or focal point (similar to the things we think of easily from other parks and places) that is iconic – with a unique element that is beautiful…Something striking and signature with a lot of public space (signature functionality or visual or both)

4 Votes

3- Year-round public interaction (that is not shut down for 3 months)

3 Votes

4- Organic – congregation of people who are attracted to this dynamic place (buy cheese, play chess, listen to music)

3 Votes

5- Visually appealing with greenery, horizontally and vertically
- Example: Linden trees (was Linden street) for spring/fall

3 Votes

+ Report out

6- Museum-type displays of local artists/their art and use partnerships for exhibits (Discover Portsmouth or Strawbery Banke or Athenaeum) that are unique/simple

2 Votes

7- Integration into the city, not a stand-alone place

- Be aware of current pending development (market) with ship-style opening to avoid competition with similar functions/services and Hubspot/CRM will occupy space inside
- Connectivity and walkability – to Memorial Bridge, Prescott Park, Mkt Sq – pathways to allow a seamless flow – a hub from which you can shoot off to other places
- switch" is a smart hub – go in and interact, converse, connect – an update to the kiosk in Mkt Sq

5 Votes

8- Uniquely Portsmouth - not something generic or chains (not McDonalds)

- With useful services: Rx, market, post office
- A place to bring friends who are visiting
- Consistent and cool

4 Votes

9- Mix of materials, quality, brick or fountains that are attractive (not just cement)

* Move the eye focus away from the existing buildings

2 Votes