Session #2 - Vision - Rebecca Dawson Webb

Top Priorities

1. Before the opportunity is lost, this group supports reframing this project, returning control of the McIntyre site to the city. Shift "McIntyre as an island" to a site that is integrated for public good and meets exisiting resident and city needs. This would open up larger opportunities for . . .
   a. return of the retail Post Office to downtown
   b. relocation of City Hall to the downtown.
   c. retaining and expanding existing police facility at current City Hall and repurposing of the rest of the space for affordable housing.

2. No new permenent buildings on existing McIntyre site. The current site should be used for open-space, interactive, public benefit . . .
   a. grassy areas, pedestrian only space--no cars, no bikes
   b. year-round vendors--modular market stalls, food trucks
   c. comfort station
   d. allow future private collaborations to relocate surface parking from Bow and Chapel Streets to subterranean parking at the McIntyre site, reserved for employees and local businesses, and allowing for new, appropriate and design-sensitive development on Bow and Chapel Streets.

3. The design, height, and mass of any new buildout should be subservient to, and in harmony with, the surrounding historic buildings. Don't want buildings that look like what we already have on Maplewood Avenue from tracks to the bridge.

4. Indoor space - existing McIntyre Building should remain for offices with the first floor set aside for public space allowing for post office, gathering spaces, public seating, Internet use, cafeteria, public restrooms, art space, and greenery.

5. Beginning with Commercial Alley create a continous pedestrian way from Market Street to Bow Street and to Chapel Street.

Other Notes

Clarifying a value: Continuity/complement between Market Square and McIntyre site.

Obstacles - The developer wants to maximize return on investment; the residents of Portsmouth want to maximize public benefit. These are competing interests.

Opportunities - thinking about long-term benefit for public; being willing to invest in the property through a bond would give the city more control over the property; this would be an opportunity for the McIntyre Building to be used for city purposes and a way to meet some already established city goals.