McIntyre Study Circle – GROUP 17 – Thursday, January 14, 2021 – Maria Sillari, facilitator

Obstacles:

1) elevation grade between Daniel and Bow Streets
2) potential need of loading docks/zones for businesses
3) limitations to reusing McIntyre building [e.g., is roof access possible]
4) Limited room for sidewalk expansion between McIntyre building and Penhallow St
5) McIntyre building has limited accommodation for street facing businesses (display windows, doors) on west side
6) Location of the entry for the underground parking garage presents challenges for developing or landscaping the north side of the block
7) Any portion that is designated for green space would not benefit from mature trees; we don't want it to look like a softball field
8) scale and architecture of the building in relation to other buildings in the area ie. too big, not pretty, bad windows
9) Post Office may refuse to come back
10) may lack significant public buy in on whatever is decided
11) pending lawsuit with Redgate Kane
12) developers seeking a profit versus Portsmouth residents' wishes and interests
13) possible addition of large buildings in addition to the McIntyre
14) lack of bicycle stations [no additional vehicle parking]
15) over planting trees that may grow too large

Opportunities:

1) outdoor/indoor marketplace supporting artisan businesses, farmers, etc.
2) attractive spaces for small gatherings/solo activity [benches for reading, daydreaming]
3) improve connectedness between Market Street and Chapel Street
4) New building space to accommodate restaurants including ample outdoor dining at ground level. Existing restaurants that don't have an outdoor dining option could relocate there (for example, the Black Trumpet)
5) Rooftop restaurant space that offers views of the river, Prescott Park, and city
6) Small post office for the convenience of historic district dwellers
7) Non-luxury apartments on upper floors of existing or new buildings
8) Open space between new buildings and surrounding structures to encourage people to gather
9) Height. Possible rooftop access for public/free access for Portsmouth residents
10) Potential for a plaza (Bow St) as opposed to a park
11) Potential for the Post Office to come back
12) Affordable workforce housing
13) Potential for solar energy OR "green" roof option/building could have no emissions going forward/sustainability
14) once in a lifetime opportunity to add to Portsmouth's charm
15) green open space
16) gathering place with outdoor seating and tables
17) Move post office back into area for the downtown residence and Businesses!
18) Open area with grass and small decorative trees and a Plaza with small stores, snack shops , coffee shops (just small buildings that compliment congress St and market square) where anybody can come to relax and enjoy that walk around town!
19) There are some attractive, interesting elements to the building that can be repurposed and highlighted
20) Move city hall to the McIntyre Building and convert current city hall to housing

21) Repurpose the Old State House now in storage into the McIntyre elements; develop exhibit space

OBSTACLE	OPPORTUNITY
McIntryre building itself [e.g., ? roof access, limited sidewalk on Penhallow side, limited exposure for ground floor uses, underground parking access, ugly building with small windows]	Marketplace for business, restaurants, vendors, non-profits with year round access; possible use of McIntyre roof; consider Bow Street plaza vs a park
Use of the space behind the building [elevation grade, out of scale buildings, how green space developed [avoid large open field; too tall trees]	Connecting more of the center of downtown with this area [walkways, gathering spaces; bike parking]
Post office decision not to return	Open spaces for gatherings; make the open space so attractive the building goes into the background
Lack of public buy-in	Post office return [smaller]
Possibility of legal action by developer or developer not heeding public input	Housing [affordable, small units]
	Using McIntyre roof for “green” energy
	There are some attractive, interesting elements to the building that can be repurposed and highlighted
	Repurpose the Old State House now in storage into the McIntyre elements; develop exhibit space

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Green space –
•not a giant field of grass;
•buildings with grassy areas; some buildings with green grassy space
•create interesting views;
•open space with character,
•items of visual interest,
•fountain w/soothing water sound (but safe for children!);
•plantings of native trees and shrubs to complement the older trees in the front; also scaled down that are good in small spaces
•Benches and tables w/shade
•No additional buildings on the site
•Only the McIntyre building on the site, possibly with additional one-story buildings or one-story pavilions peripheral to the green space with multiple uses that does not obstruct views; mostly grass
•Make the most of river views
•Small amphitheater, especially for families with children

Adequacy
•Affordable housing – at least less expensive than luxury housing
•Nonprofit and artist studio space
•Public access to the roof; free for Portsmouth residents; public space, as in Market Square
•Accessible from birth to death for residents and visitors
•Achieving a variety of aims with housing – housing as a useful tool to the nonprofit community; achieving multiple purposes of bringing a workforce to downtown that the city can't operate without, a nod to service agencies, the housing issue, and bringing diversity; a creative spin on affordability; not permanent – could be for volunteers, Vista/Americorps volunteer
•Return of the Post Office

Affordability
•Fiscal impact statement - Whatever is decided, it would be helpful to the residents what the tax burden is before they're asked to build it or pay for it

Walkability
•Central core with spokes that then connect to Commercial Alley, Bow St, Daniel St
•Unobtrusive walkways that connect to the rest of downtown and direct people to interesting parts of the city and its history; getting to know Portsmouth's history as you walk

Safety
•Lighting – different types from what's in downtown Portsmouth; varied lighting
•Welcoming area; people feel welcome, safe, comfortable; not just a tourist attraction but somewhere everyone feels they can go and hang out
•Public restrooms (more attractive than in garage) w/changing tables– open year round, really clean – perhaps in lobby of existing McIntyre building
•Bicycle parking

Architectural character
•Incorporate elements of the old state house into the architectural design of the McIntyre building or the green space

•Opportunity for making the front of the building on Daniel Street more accessible, more attractive, more useful