

DRAFT

SURVEY RESULTS

McIntyre Project Portsmouth Listens Public Input Process

February 7, 2021

PRINCIPLE



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Overview of Participation

SURVEY

225

survey responses

55% Female 40% Male 5% Other

12% Ages 18-40 48% Ages 40-65 40% Ages 65+

MCINTYRE 101

150

attendees

STUDY CIRCLES

244

original registrations

SESSION 1 ATTENDANCE

177 Attendees 73% Rate of Attendance

SESSION 2 ATTENDANCE

169 Attendees 69% Rate of Attendance

DESIGNER'S WORKSHOP

158

registered

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- Favorite Places Portsmouth
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- Activities & Uses

The qualities of favorite places in Portsmouth



Prescott Park
“...outdoor plays, concerts, beautiful gardens, theatre and surrounding areas to walk including the bridge to Kittery.”



Market Square
“Market Square, the beating heart of this town for nearly 400 years.”



Strawberry Banke
“Walkability, quiet space surrounded by our community's history.”



Commercial Alley
“Most European feeling part of town. Dense diverse shops. People are squeezed together. I want to feel the city.”



Historic South End
“variety of architecture, gardens, human scale, always encounter people out walking.”



Four Tree Island
“I love walking around Four Tree Island and Prescott park. These are community spaces that help bring people together!”



Peirce Island
"Pierce Island- surrounded by water and nature, it's quiet, not crowded, a respite, yet not too far from downtown."



Wentworth Coolidge Trails
"On the water, easy to access, not a lot of crowds."



Public Library
"It's a beautiful spacious building with lots of activities. It's a place built for the community. I almost always bump into somebody I know there. And there are plenty of bike racks."



Bow Street
"It has the density, activity, variation and liveliness that makes Portsmouth a special place."



South Street Cemetery
"It's beauty and profound serenity. It's very close to the downtown, but offers an escape..."

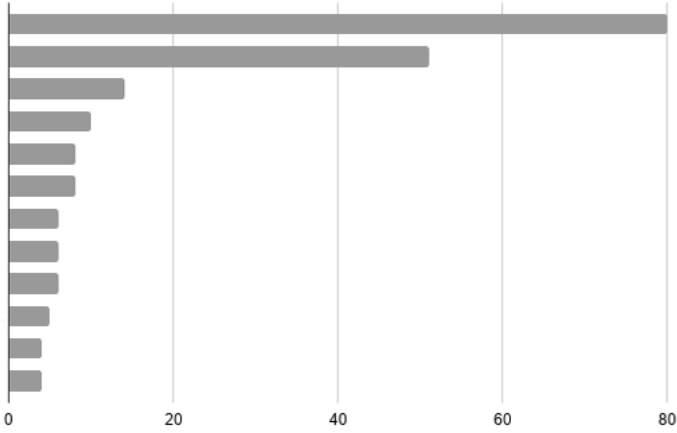


Little Harbor Road
"Little Harbor Road and Wentworth Gardner land - trails, trees, vistas, water views."

Key Findings Favorite Places in Portsmouth

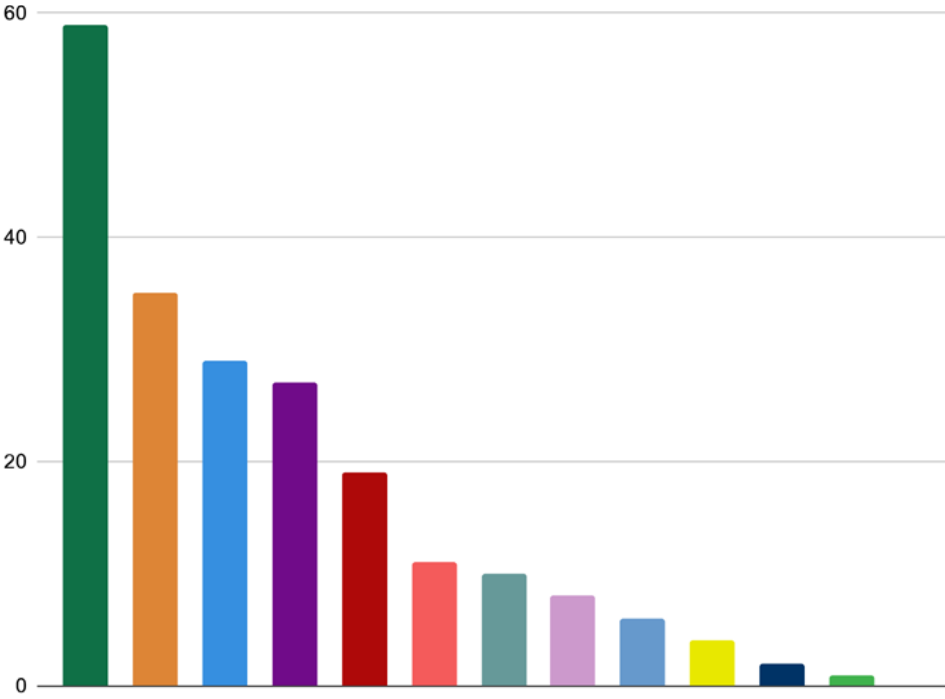
Favorite Places:

- 1. Prescott Park (40%)
- 2. Market Square (25%)
- 3. Strawberry Banke (7%)
- 4. Commercial Alley (5%)
- 5. Historic South End (4%)
- 6. Four Tree Island (4%)
- 7. Peirce Island (3%)
- 8. Wentworth Coolidge Trails (3%)
- 9. Public Library (3%)
- 10. Bow Street (2.5%)
- 11. South Street Cemetery (2%)
- 12. Little Harbor Road (2%)

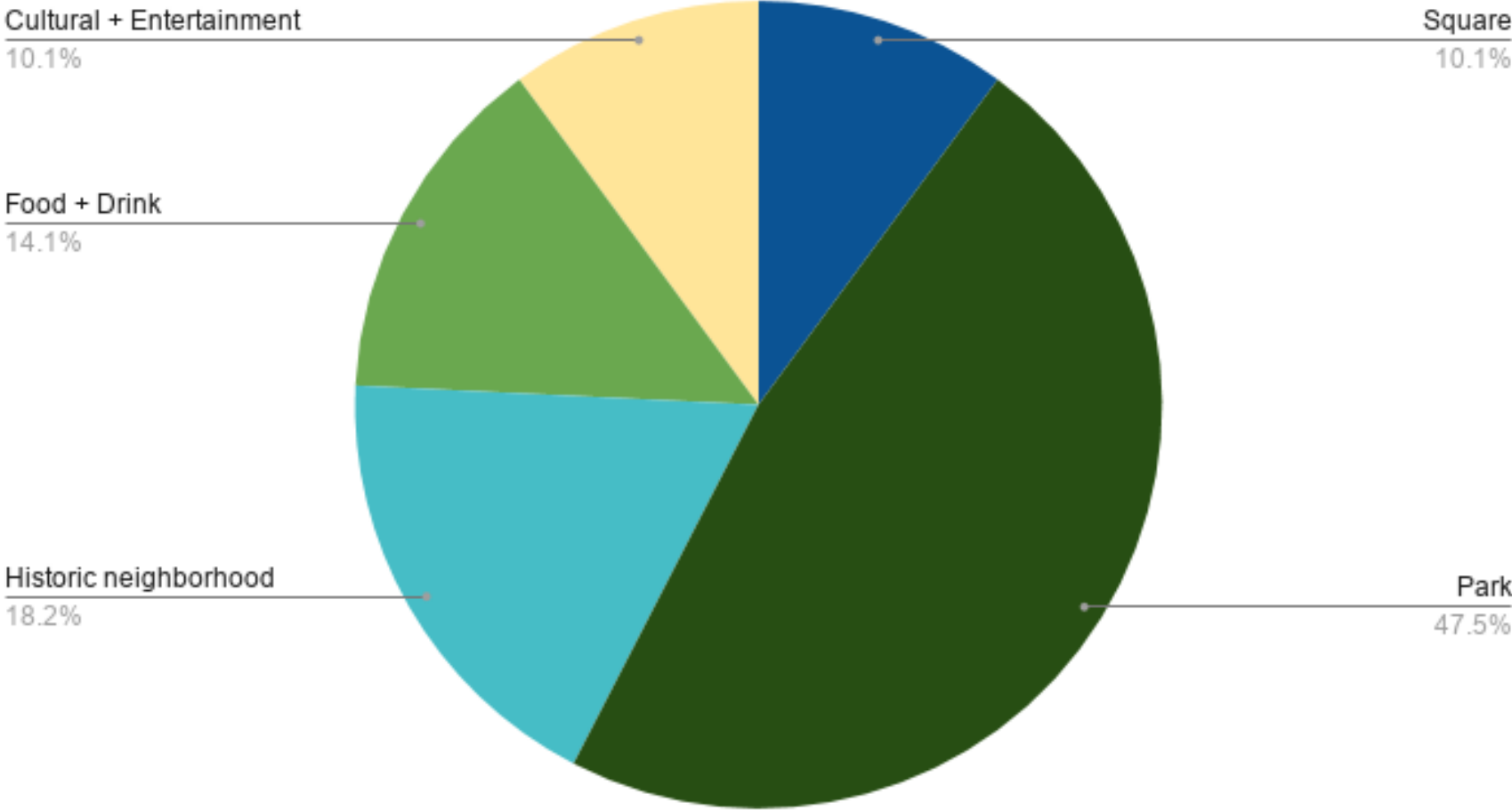


Most frequently mentioned qualities:

- Open (28%)
- Human-Scale (16%)
- Historic / New England Aesthetic (14%)
- Hangout, linger, & places to sit (13%)
- Play, exercise, and activities (9%)
- Social & Active (5%)
- Sensory Pleasing (5%)
- Mobility, Connected, Accessible (4%)
- Safe, Comfortable, Pedestrian-friendly (3%)
- All seasons (4%)
- Seeing & views (1%)
- Sustainable (1%)



Categories of Favorite Places in Portsmouth





“Prescott park and Four Tree Island, The view, the setting, being on the water...feeling proud of the place I live.”

“Prescott Park. It offers entertainment, beauty, water views, amenities.”

“It feels intimate. It has beautiful landscaping, public art, and varied walking paths.”

“I enjoy the summer music performances particularly. It works for residents as well as tourists. It is pleasant to visit in all seasons.”



“My favorite spot is Market Square - I love to sit and watch the life of the town. Friends, family, co-workers, visitors alike - the ebb and flow of Portsmouth life. I could sit there for hours soaking it all in...”

“Market Square, because it feels like a cozy, European-style community gathering space.”

Market Square, especially with the COVID-related expansion of outdoor dining. All the pleasures of European city life where traffic is slowed and slimmed and made safer for pedestrians. The whole thing should be pedestrianized.

“The sense of being in an historic city, with layers of design and a feeling of livability.”

"Strawberry Banke - Family friendly, something for everyone, with every season."

"Open, active, and historic"

"Location with views, convenience to downtown. Open space possibilities."

"Strawberry Banke has become my new favorite place because during this trying time it has created a space for people to come together in the community - when it is not open for business (skating, educational events) it is open to the public for free (dog park, enjoy green space, picnicking, walking historic setting and the beautiful winter wonderland)."

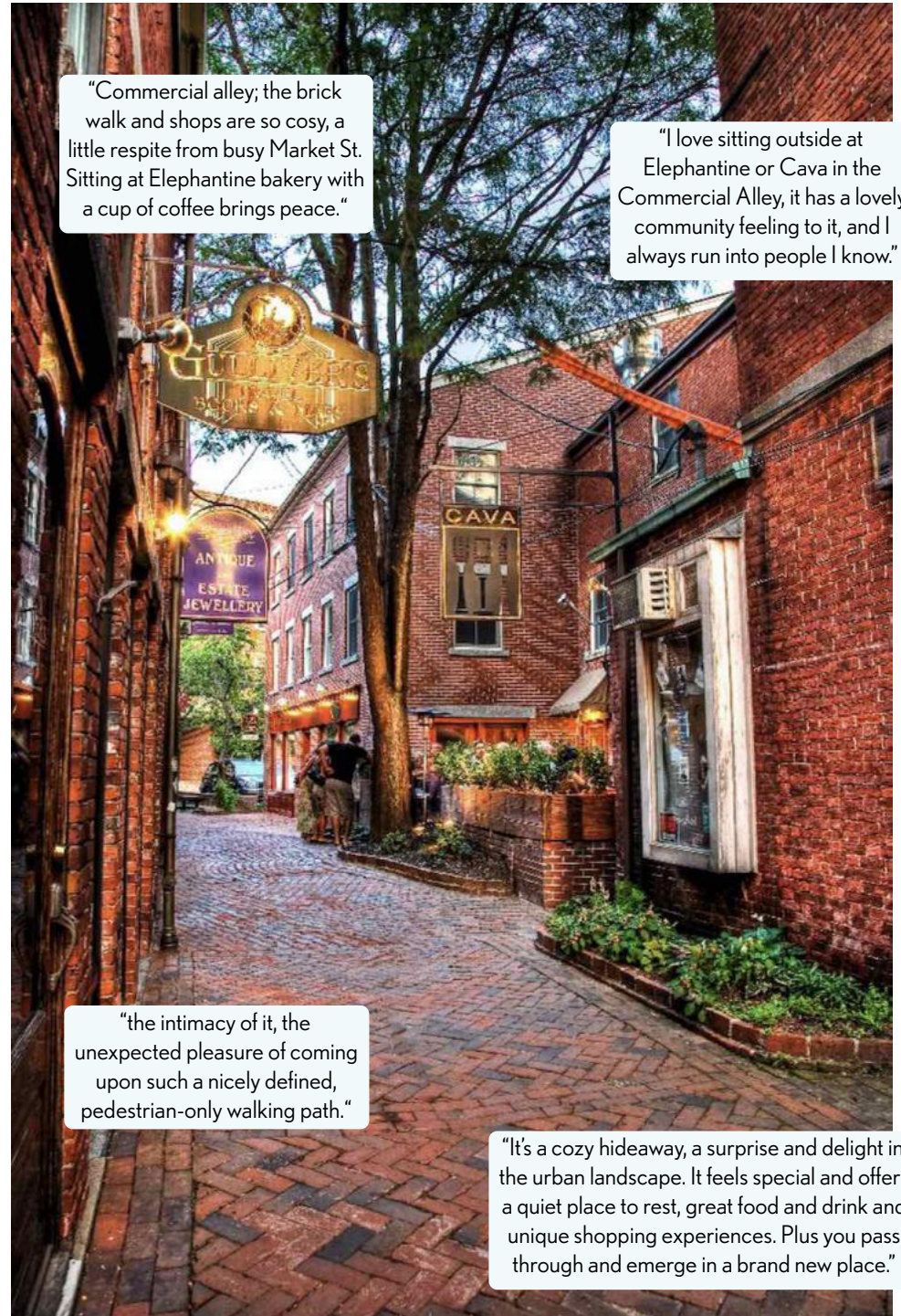


"Commercial alley; the brick walk and shops are so cosy, a little respite from busy Market St. Sitting at Elephantine bakery with a cup of coffee brings peace."

"I love sitting outside at Elephantine or Cava in the Commercial Alley, it has a lovely community feeling to it, and I always run into people I know."

"the intimacy of it, the unexpected pleasure of coming upon such a nicely defined, pedestrian-only walking path."

"It's a cozy hideaway, a surprise and delight in the urban landscape. It feels special and offers a quiet place to rest, great food and drink and unique shopping experiences. Plus you pass through and emerge in a brand new place."



The qualities of the Visual Preference Survey images



Outdoor Cafe Seating, Paris
Score: 4.2 out of 5



Farmer's Market
Score: 4.0 out of 5



Tree-lined pedestrian street
Score: 3.8 out of 5



Cafe de la Nuit Arles
Score: 3.8 out of 5



Bryant Park, New York City
Score: 3.6 out of 5



Pocket Park, London
Score: 3.5 out of 5



Winter Market
Score: 3.2 out of 5



Public festival, Cortona Lanterne
Score: 3.0 out of 5



Park Steps
Score: 3.3 out of 5



Fountain
Score: 2.8 out of 5



Play Structure
Score: 2.7 out of 5



Piazza del Campo
Score: 2.7 out of 5



Skating Path
Score: 1.8 out of 5



"historic buildings, open sky view, green landscaping, color of buildings, no cars, pedestrian friendly, outdoor gathering space."

"pedestrian oriented, outdoor dining, human scale, gathering space. human scale buildings"

"Outdoor dining! Open social areas, no cars! very pleasing aesthetics (architecture), ability to have an alcoholic beverage outside."

"Plants lend a nice touch of nature."

4.2/5



"Shaded in summer, attractive food displays"

"farmers market inside downtown in winter would be great."

"open air market- good place to meet up with friend or shop with your kids, much better than a grocery store, looks temporary- like the space could be used for a market one day and something else the other days of the week."

"fresh food, supporting local produce, gathering place, open air. colorful."

"An opportunity to buy local produce, local products."

4.0/5



"The combination of trees/vegetation, walkways, outdoor dining works well. People are connecting and have a spot to people watch.."

"Trees are providing great shade."

"Attractive public space, car free, public access combined with commercial use"

"Canopy of trees, places to sit, well populated, room to walk"

"Spacious, green, food, shops."

"Walkable, green, urban, accessible."

3.8/5



"Buildings too tall and trees too small"

"Innovative and different. But we already have an ice skating rink at Strawberry Banke."

"Interesting skating lane. Too urban."

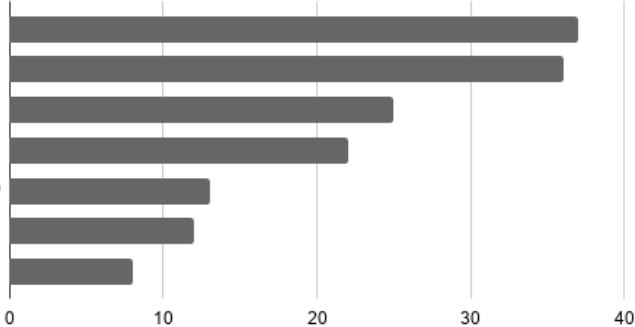
"I like for winter use where the concert/beer garden would be otherwise when there's a concert in the middle we can make it a lazy river."

1.8/5

Key Findings Vision for the McIntyre Property

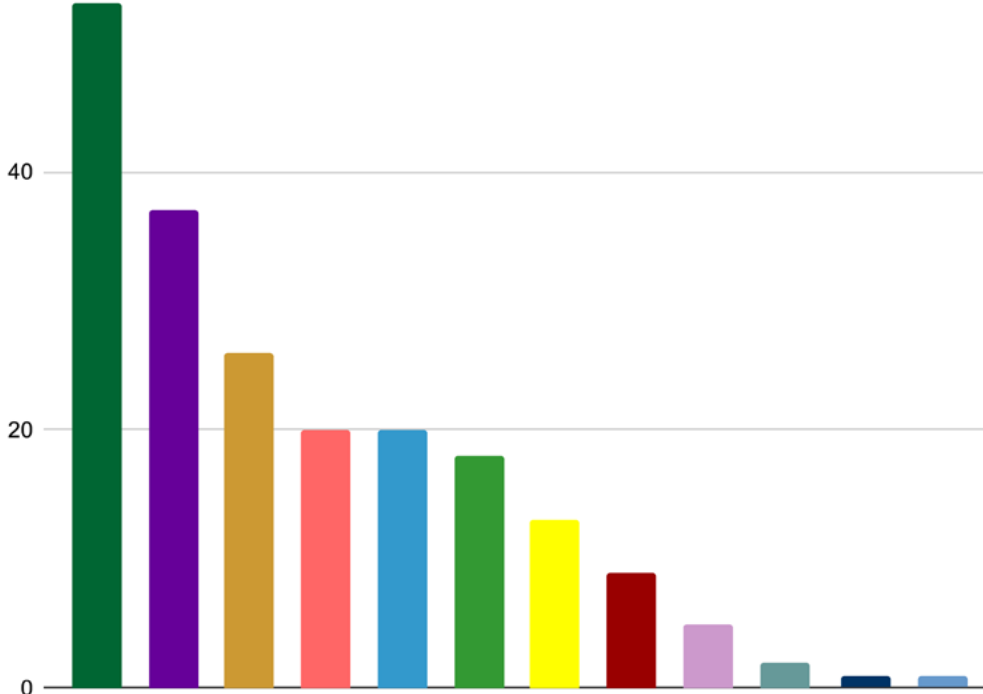
Most mentioned visions:

1. Post Office (24%)
2. Open Space (23.5%)
3. Green Space (16%)
4. Public Space (14%)
5. Affordable Housing (8.5%)
6. Outdoor Space (8%)
7. Indoor Public Space (5%)

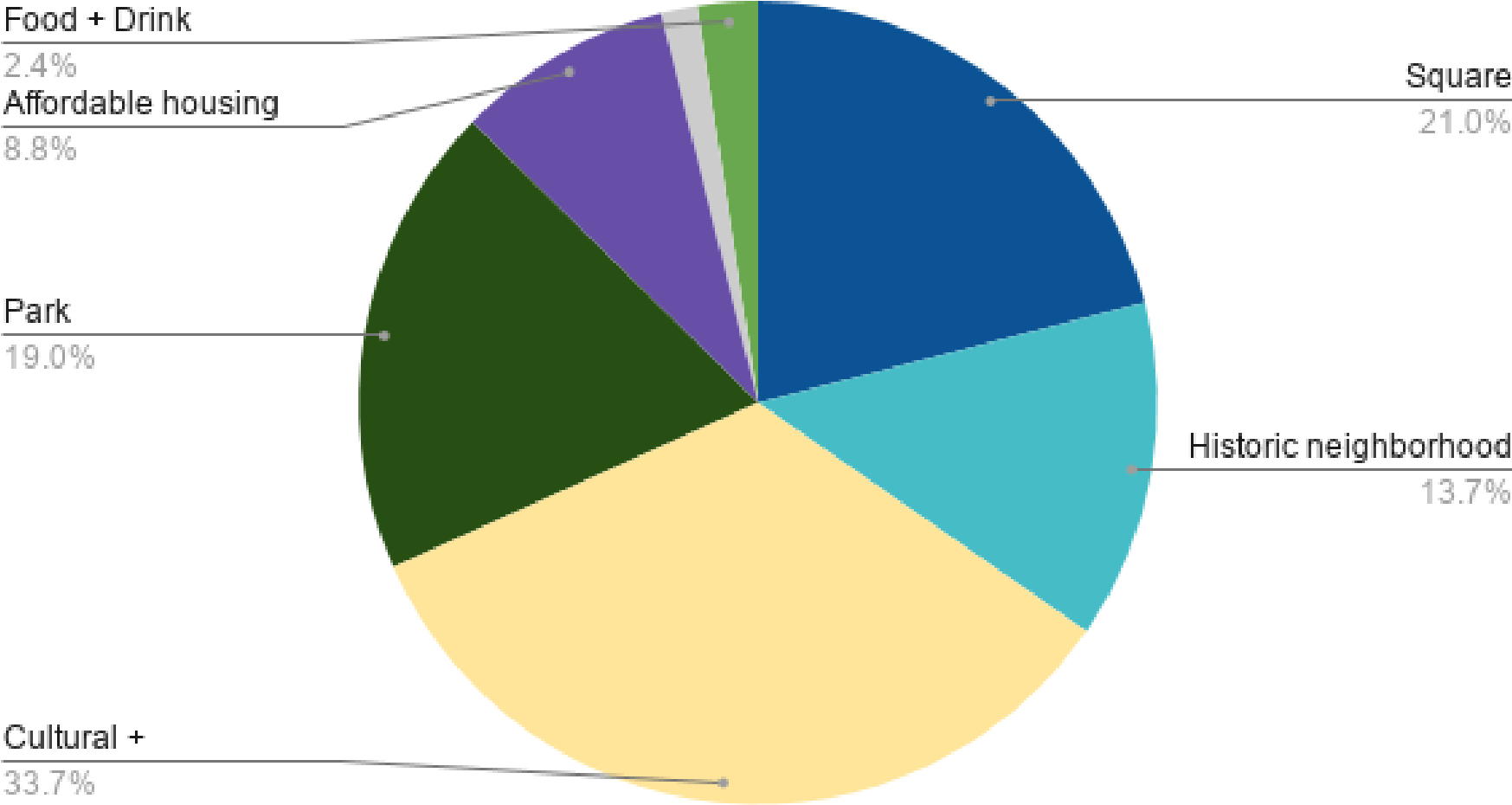


Most frequently mentioned attributes:

- Open (25%)
- Hangout, linger, & places to sit (17%)
- Human-Scale (12%)
- Social & Active (5%)
- Historic / New England Aesthetic (14%)
- Sustainable (8.5%)
- All seasons (6%)
- Play, exercise, and activities (5%)
- Mobility, Connected, Accessible (4%)
- Sensory Pleasing (5%)
- Safe, Comfortable, Pedestrian-friendly (3%)
- Seeing & views (1%)



Categories of Vision for the McIntyre Property



McIntyre Quality Criteria

The Design Quality Criteria are adapted from Jan Gehl's Twelve Quality Criteria for Public Spaces. We use the design criteria to categorize survey results and identify themes in people's favorite places.

1. Safe, Comfortable, Pedestrian friendly

- Does the lighting provide safety at night as well as a good atmosphere? Does the public space function well when it's windy? Is there shelter from strong sun, rain, or minor flooding? Do groups across age and ability experience traffic safety in the public space? Can one safely walk and bike without fear of being hit by a car?

2. Sensory pleasing, Peaceful

- Is there protection noises, dust, smells, or other pollution? Is the place visually pleasing or beautiful? Does it feel relaxing or spiritual?

3. Mobility, Connected, Accessible

- Is the space accessible? Are there physical elements that might limit or enhance personal mobility in the forms of walking, using a wheelchair, or pushing a stroller? Is it evident how to move through space without having to take an illogical detour?

4. Hangout, linger, places to sit

- Does the place have features you can stay and lean on, like a facade that invites one to spend time next to it, a bus stop, a bench, a tree, or a small ledge or a niche? Are there cafes or parklets along the street? Are there good primary seating options such as benches or chairs? Are there adequate non-commercial seating options so that sitting does not require spending money?

5. Seeing & views

- Are seating options placed so there are interesting things to look at? Are there captivating views of the waterfront, skyline, or landscape?

6. Social & Active

- Is it possible to have a conversation here? Is it evident that you have the option to sit together and have a conversation? Is the public space perceived to be safe both day and night? Are there people and activities at all hours of the day because the area has, for example, both residents and offices? Do people meet to spend time together here?

7. Play, exercise, and activities

- Are there options to be active at multiple times of the day and year? Are there concerts or live music performances?

8. Human Scale

- Is the public space and the building that surrounds it at a human scale? If people are at the edges of the space can we still relate to them as people or are they lost in their surroundings?

9. All seasons

- Are local climate aspects such as wind and sun taken into account? Are there varied conditions for spending time in public spaces at different times of the year? With this in mind, where are the seating options placed? Are they located entirely in the shadows or the sun? And how are they oriented/placed in relation to wind? Are they protected?

10. Sustainable

- Does it contribute to the health of the community or environment? Does it encourage environmentally-friendly behavior? Does it meet zero-waste, net-zero, or LEED building design and energy efficiency standards? Is it an urban farm or gardening center? Does the design consider future climate risks, such as sea-level rise or heat-island?

11. Historic / New England Aesthetic

- Is the public space beautiful? Is it evident that there is good design both in terms of how things are shared, as well as their durability?

12. Open

- Is there space open to the public? Is there green space for activities? Are dogs and kids welcome here? Are there areas to explore nature?

How would you typically get to the McIntyre Property?



87% Walking

50.5% Car

41.6% Bicycle

3.3% Scooter

2.3% Bus

Values

The following Values were identified during the Portsmouth Listens Study Circles group session one. Following the Values session, each of the 22 groups submitted five community values to incorporate into the design of the McIntyre parcel. Find a summary below of these priority values. Categories are listed in alphabetical order.

1. Aesthetics and Design

- We value building heights and architectural styles that fit in with the neighborhood (Bow, Penhallow, Daniel), but are not “OLD”.
- We value beautiful places.
- We value places that are warm and inviting.
- We value authenticity.

2. Connectivity

- We value walkability and pedestrian accessibility.
- We value accessibility related to design and to the feel of the area.
- We value spaces that flow.

3. Environmental

- We value trees and landscaping.
- We value year-round (four season) spaces that are flexible and active day and night.
- We value sunny spaces.
- We value inviting areas that make people want to visit, sit, spend time.
- We value safety.

4. Financial

- We value housing affordability and mixed-income neighborhoods.
- We value fiscal responsibility.
- We value the McIntyre site as a space that is valuable to the public and to taxpayers.
- We value designs that do not put an undue burden on Portsmouth taxpayers.
- We envision partnering with the community to implement cost prohibitive features, such as public art or water features.

5. Historical

- We value our history and look to incorporate history into the present.
- We value maritime, naval, and working waterfront history.

6. People

- We value places to gather, see, talk, watch, and be among other people. To be connected.
- We value inclusivity and diversity of people, and all abilities.
- We value building community through spaces to gather.
- We value functionality that supports human needs.
- We value the arts, music and culture.
- We value that special Portsmouth feeling - uniqueness and quiriness. City of the Open Door.

7. Scale, Neighborhood and Community

- We value views to the river.
- We value human-scale buildings.
- We value neighborhoods (related to access to services).
- We value the “small town feel.”
- We value friendly places that promote and celebrate community and pride of ownership.

8. Sustainability

- We value energy efficiency and sustainable practices in building design.
- We value human-powered modes of transport (walk, bike, scoot).
- We value adaptable spaces.
- We value designs that consider the impacts of climate change on the City.

9. Useful

- We value businesses that serve the needs of residents.
- We value services that are useful to residents.
- We value the convenience of accessing useful goods and services on site.
- We value culinary vibrancy.
- We value local businesses rather than national chains and franchises.

Visions

The following Visions were identified during the Portsmouth Listens Study Circles group session two. Following the Visions session, each of the 22 groups submitted five community visions for the future of the McIntyre parcel. Find a summary below of these priority visions. Categories are listed in alphabetical order.

1. Aesthetics and Design

- We envision human-scale buildings that are lower in height and allow natural light on public spaces.
- We envision barriers removed to open the site up to public access.
- We envision using pre-McIntyre-age buildings nearby to guide height, design, and density.
- We envision accessibility in many different ways: language, abilities, diversity.
- We envision spaces designed for all abilities, including lesser sloped walkways and no stair obstacles (where possible).
- We envision flexible seating for the public, with protection from the elements.
- We envision a mixture of hardscape and landscape.
- We envision intimate spaces for different experiences in the same space.
- We envision visual transparency with the buildings that connects indoors/outdoors.
- We envision looking to other beloved places and spaces for inspiration:
 - The Highline, New York
 - Spanish Steps, Rome
 - Vessel at Hudson Yards, New York
 - Bryant Park, New York
 - Quincy Market, Boston
 - Faneuil Hall, Boston
 - Chelsea Market, New York
 - Vaughn Mall, Portsmouth (related to nighttime lighting)
 - Millennium Park, Chicago
 - Portland Public Market, Portland ME
 - DC Eastern Market, Washington DC
 - Reading Terminal, Washington DC
- We envision a signature visual or interactive centerpiece/focal point like Nelson's Column in Trafalgar Square, The Bean in Chicago, or the Space Needle in Seattle.

2. Historical

- We envision the space(s) incorporating a sense of history.
- We envision the space as keeping with Portsmouth's heritage as a "Market" city.
- We envision building for the future (McIntyre building looks "dated" so make buildings last for

generations from a design standpoint).

3. People

- We envision children and youth using spaces (in both purpose and activities).
- We envision people meeting and interacting on site, space for "social collisions".
- We envision a family-friendly atmosphere.
- We envision spaces that are welcoming to all.
- We envision the McIntyre site reflecting social and community needs.

4. Programming

- We envision a lively, energetic space with lots of things going on.
- We envision exhibits, performances, and demonstrations happening on site available to the public.
- We envision this space to be a community hub for residents and visitors alike to find out what's happening in the community and the downtown.

5. Streets

- We envision connections between existing street networks, including Daniel, Bow, Penhallow, Chapel.
- We envision limited vehicular access/traffic.
- We envision larger sidewalks that facilitate person to person connections, public life, and seating.

6. Sustainability

- We envision green public spaces.
- We envision a green roof on top of the McIntyre building.
- We envision pocket parks.

7. Usefulness

- We envision local vendors on site providing indoor and outdoor markets and offering a variety of goods from food to medicine to hardware (i.e. useful stuff).
- We envision bringing back the post office in some capacity.
- We envision the space being used in all four seasons, with winter and summer activities, programming and infrastructure.
- We envision uses that are geared towards residents.
- We envision places for small businesses to get started and build their businesses.
- We envision indoor space for public activity.

Preferred Activities and Uses

When discussing Values and Visions, it is helpful to have concrete examples for action. Below is a summary of the preferred activities and uses identified by the 22 Portsmouth Listens Study Circle Groups. Categories are listed in alphabetical order.

1. Businesses

- Cafes
- Breweries
- Fresh food market
- Farmers market
- Hardware store
- Pop-up market/services (e.g. cobbler, tailor, stationary, newsstand)
- Post office
- Pharmacy
- Food vendors
- Supporting the working port
- Consider the other nearby developments so as not to duplicate services/local businesses
- Incubator programs to help locally-owned businesses become established
- Food carts/food trucks
- Test kitchen

2. Building Design

- Transform McIntyre as much as possible to be open/transparent to public
- Buildings designed as part of the “eclectic” (aka built over time) neighborhood, that do not look like “fake history” but fit in with the existing architecture.
- Height:
 - Consider natural elements throughout the site (air, wind, light, sun)
 - Human-scale
 - Varying heights for rooftop public space
 - Connect Rooftops
- Mix of materials, not just cement, include other materials such as brick, glass, steel.
- Roof on McIntyre
 - Green Roof
 - Use of roof for public
 - Water views
 - Long views
- Public meeting rooms in basement/subterranean levels

3. Community and Social

- Non-restaurant-related seating
- No fee or cost barriers to entry
- Town Square
- Multi-purpose space
- Flexible seating areas
- Upcoming 400th anniversary (2023) opportunities and historical themes
 - African Americans fought for and defended Portsmouth during Revolutionary War
 - Portsmouth was part of Triangle Trade (slave trade)
 - In 1779, 19 Portsmouth slaves petitioned the state government (Old State House) to outlaw slavery and it was later outlawed

4. Financial

- Fiscal impact statement for taxpayers

5. Housing

- Micro housing
- Affordable housing

6. Open Space Design

- Water features for play
- Natural light
- Food production: Adopt-a-spots for Farm to Table restaurants
- Greenspaces
 - Pocket gardens
 - Linden Trees (for paved-over Linden Street)
 - Greenery, trees, grass, landscaping
 - Large, multi-purpose green space
 - Seasonal plantings unique to Portsmouth
 - Walkways and plantings (not necessarily a field of grass)
 - Terraced planters
 - Living wall/vertical greenery

7. Public Amenities

- Features that promote handicapped access as part of the integrated design and not just a feature to “meet code”
- Indoor activity space

Preferred Activities and Uses (continued)

- Public restrooms with diaper changing tables
 - Maritime Museum
 - Carousel
 - Interactive museum for kids
 - Well lit for safety
 - Space for public art
 - Public gallery space
 - Art Walks/Gallery Walks
 - Music events (open mic night)
 - Playgrounds, climbable 'art' for kids
 - Tying into working waterfront/tugboat "theme"
8. Sustainable Features
- Recycling
 - Composting
 - Solar Power
 - LEED
 - Living Building Challenge
 - Net Zero/Carbon Neutral Goal
 - Waste reduction
 - On-site energy generation
 - Eco-friendly materials and methods in construction and use (native plantings, organic practices, carbon sinks, collaboration to manage waste, recycling, retail consignment shops)
 - Dark sky lighting
9. Technology/Information
- Public wifi
 - Smart Hub: update to "tourist kiosk" in Market Square where residents and locals can find information about what's happening downtown.
 - Digital "telephone pole"
10. Walkability and Bikeability
- Spill the public space into Penhallow Street
 - Wide sidewalks
 - Walkway between Daniel and Bow
 - Walkway from Commercial Alley to St. Johns Church
- Connectivity to Memorial Bridge, Prescott Park and Market Square.
 - Walkways/pathways that increase connectivity to other parts of the downtown.
 - Bike share
 - Bike racks & bike repair station
 - Charging stations
 - Parking for car "alternatives": mopeds, scooters.
 - Not a "drive-to" destination
 - Car free
 - Shuttle service/bus stop
 - Underground parking
 - Consideration of increased traffic due to "useful" activities located on site (offices, post office, etc.)
 - Pass-throughs that are welcoming and a destination unto themselves
 - Integration/flow between St. John's Church and Chapel Street/Court area into the McIntyre site via (take advantage of the grade changes):
 - A wide landscaped stairway with water feature/waterfall
 - Amphitheater built into slope w/ grass and granite steps
11. Working Waterfront and Water Views
- Views to the river
 - Connection to the working waterfront

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