



# THOMAS J. MCINTYRE FEDERAL BUILDING

Portsmouth, New Hampshire

Revised Concept Plan

City Council Preliminary Review

August 2022



PRINCIPLE



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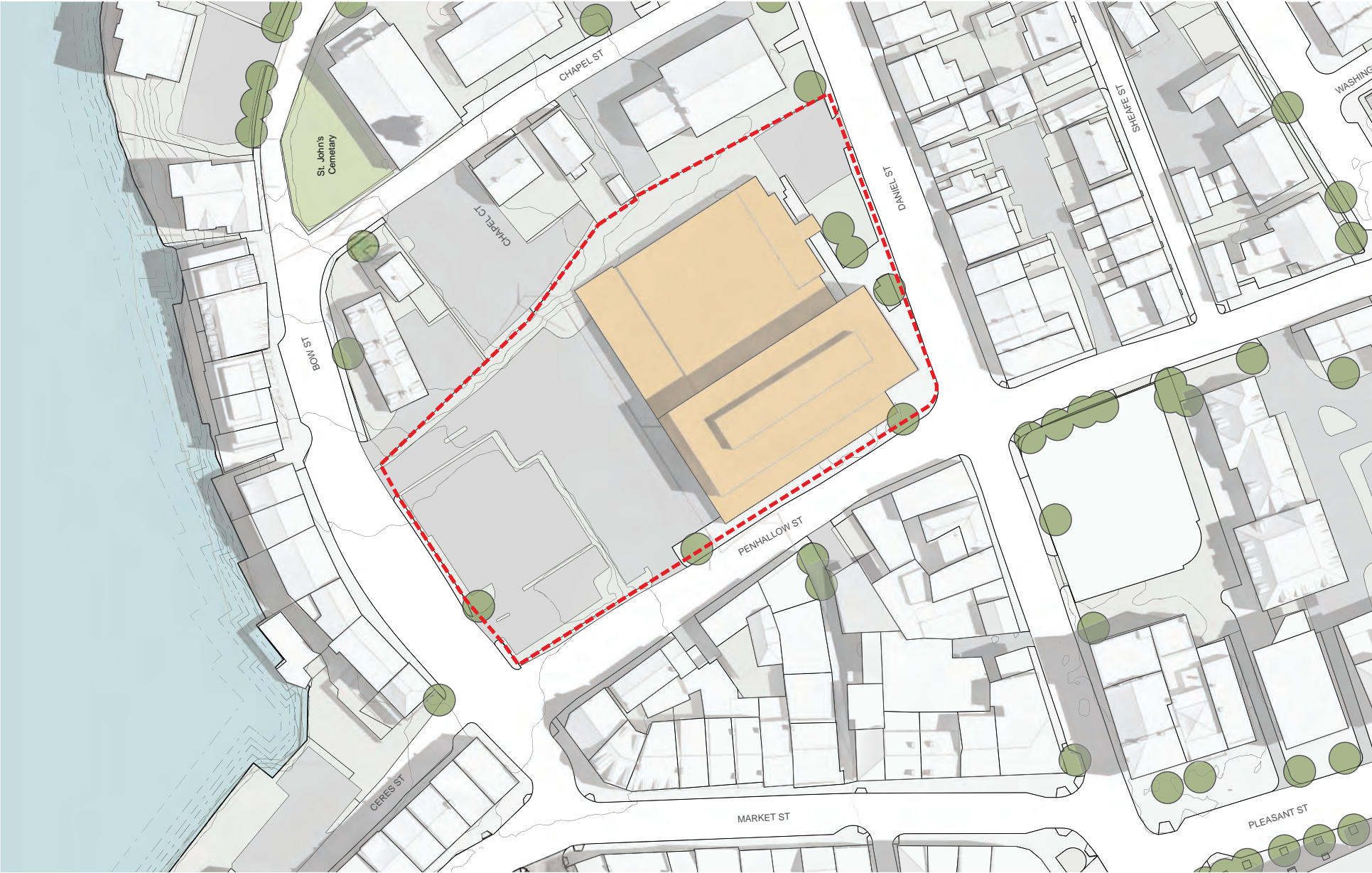
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**Section 1:**  
**Review of Community Vision Plan  
and Site Conditions**

# Existing Plan of Downtown



# Existing Conditions Site Plan



# Context Photos



View 1 - McIntyre from Daniel Street at Pennhallow



View 2 - Daniel Street at Bow Street looking South



View 3 - Daniel Street at Existing Parking Lot of McIntyre



# Context Photos



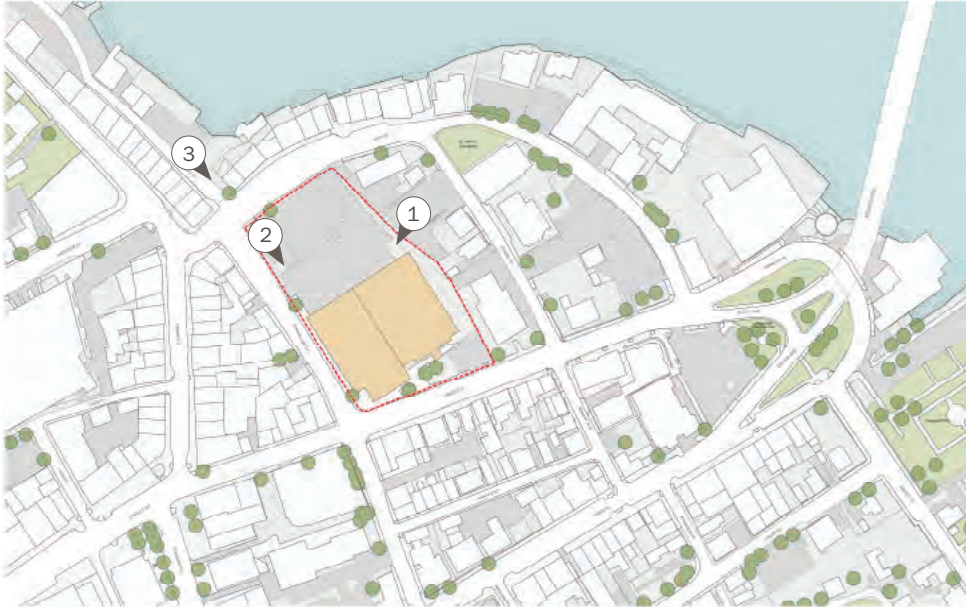
View 1 - McIntyre from Chapel Court Looking South



View 2 - Looking South from Existing Parking Lot on Bow Street



View 3 - Looking South from Ceres Street



# Vision Plan Process: Survey #2 Results

Open Mar. 18 - Mar. 31

## SURVEY

236

survey responses

184

responses to 'Choose Your Favorite Design Option' question

56%

Option I

18%

Option G

15%

Option A

11%

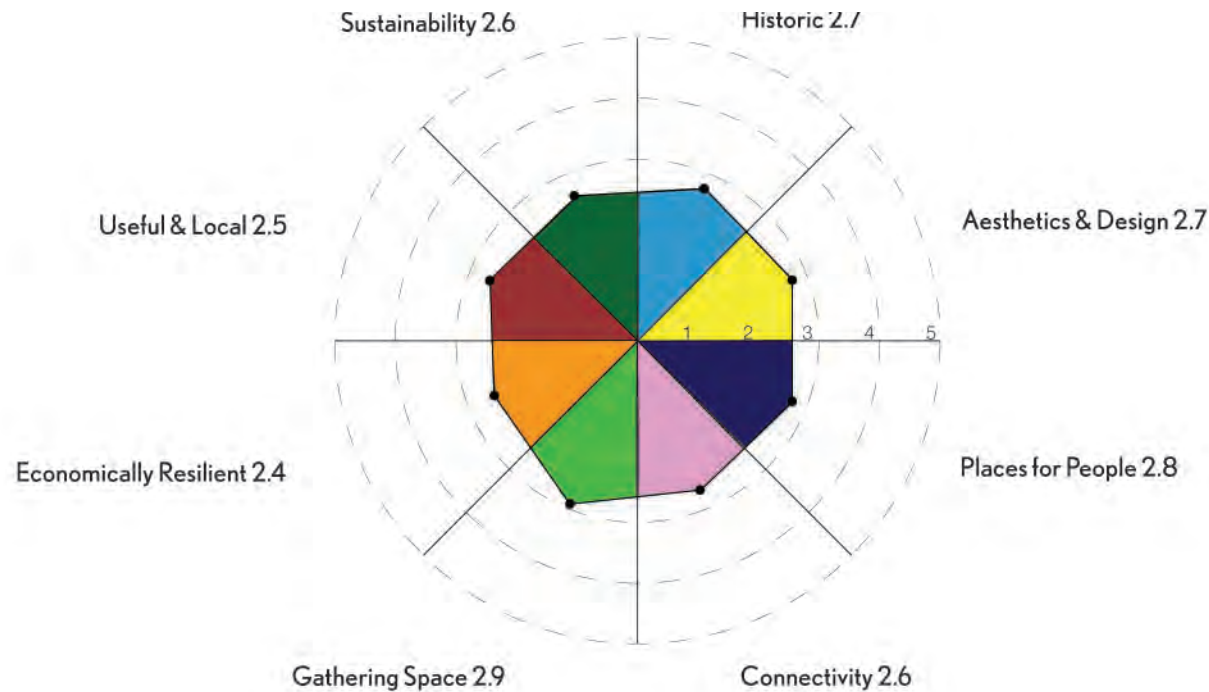
Option D

On March 18th, 2021, four designs from the original eight were presented to the community at the Second Roundtable event on Zoom to 163 people: Scheme A - Square; Scheme D - Plaza; Scheme I - Market/Gardens; and Scheme G - Park. Principle refined schemes A and D from the original set of drawings and plans. Schemes I and G were hybrid designs, blending the community's desired elements into two separate themes. With each public meeting, our team further refined designs based on the community's feedback. For instance, in Scheme I, we incorporated the central staircase as a feature for sitting and people watching. Another frequent piece of feedback was the need for a space to be useful, comfortable, and activated in all four seasons, a second element incorporated into the approach in Scheme I.

A second survey was released on March 18th and closed on March 31st with 236 responses. The survey asked how well each of the four designs ranked on the eight Design Brief criteria and which of the four design schemes was preferred. The overwhelmingly favored option was Scheme I. It won both as the individual favorite and ranked the best against the other options when judged against the design brief.



# Vision Plan Process: Preferred Option Survey Results



## Concerns

- “Do not “rebuild” the statehouse. It would have be recreated and would be an anomaly out of Disneyland.”
- ““Not winter ready, the wind from the river makes it unusable 9 months a year.””
- “Portsmouth already has a really successful town square in Market Square. We don’t need to recreate a town square at McIntyre, but we do need flexible space for a variety of uses.”
- “Nothing here says Portsmouth. Very poor in originality & uniqueness”
- “I like the street view down Penhallow, but don’t think a “large” park is best use of the space”
- “It seems like we are forcing a park like setting into a small space.”
- “The concept is slightly better than the Redgate/Kane design, but in the end its not all that different.”

## Likes

- “Loved the idea of the Old State House and using this as a historical resurrection.”
- “The public space isn’t interesting enough. Options with smaller but more numerous spaces would work better.”
- “Does a good job connecting this with Ceres street, the water, and bow street,”
- “I like it. It is beautiful and would get a great deal of use.”
- “A also provides greenspace to the center of town in a thoughtful manner. The way it opens the intersection of Bow / Penhallow / Ceres st, bringing in light and openness is brilliant. I also appreciate the multiple advantage points this plan offers.”
- “A good balance between open/green space and buildings.”

## Opportunities

- “The public space isn’t interesting enough. Options with smaller but more numerous spaces would work better.”
- “The Federal Building should be left as is and federal offices maintained. The building is a fantastic midcentury modern building. The surrounding area could be developed with indoor and outdoor spaces for local business and a farmers market.”
- “I like the stairway up from the bow Ceres corner, but otherwise it’s boring”
- “I like the plaza, the incorporation of the statehouse, the fact that you have maintained the water views. However, the scheme is very linear and does not offer the best connectivity from penhallow or commercial alley.”
- “I see very little that would draw me to this place, actively, to really WANT to be there with my friends. The old state house is a tired concept that people keep rolling out and it never goes anywhere for a good reason. No good for winter.”

# Community Vision Plan

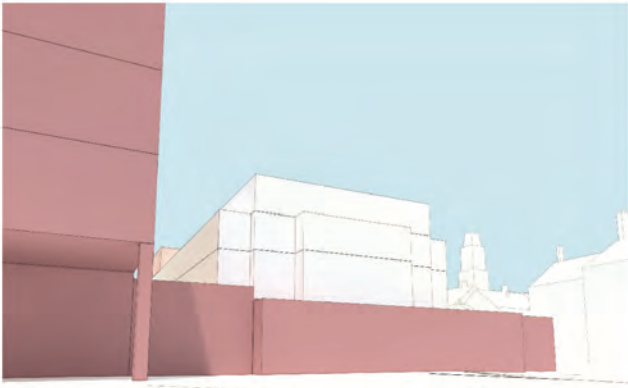


# Community Vision Plan

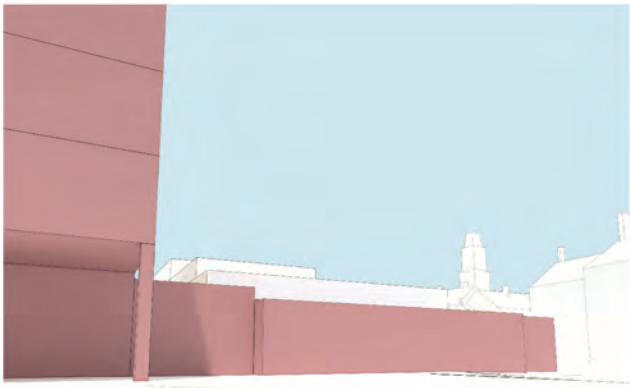


**Section 2:**  
**Evolution of Community Vision Plan,  
Massing Studies and Architectural Details**

# Comparison: Community Vision vs Evolution to Current



Community Vision Concept  
Total Square Footage Added: 69, 572sf  
Square Footage over Post Office: 29,789sf



Revised Concept (NPS Alt.8)  
Total Square Footage Added: 55,436sf  
Square Footage over Post Office: 10,662sf



Current Concept  
Total Square Footage Added: 56,920sf  
Square Footage over Post Office: 0sf

# Summary of Previous Square Footages by Version

## COMMUNITY VISION PLAN - GROSS FLOOR AREA

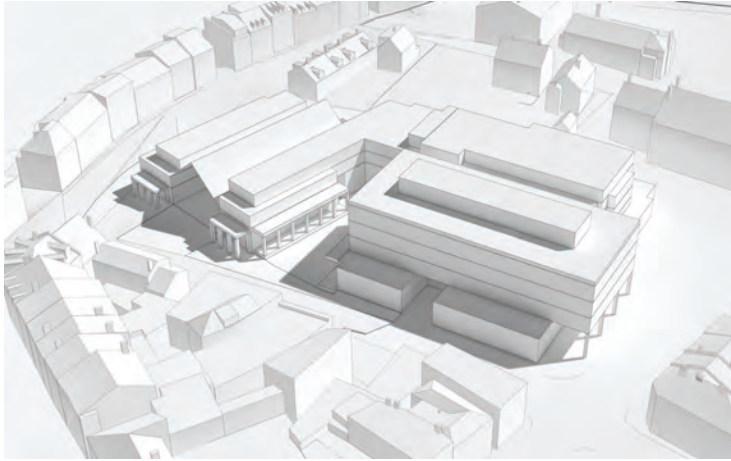
FLOOR	PARKING McINTYRE	PARKING ADDITION	EXISTING McINTYRE***	POST OFFICE WING	PENHALLOW WING	BOW WING	TOTAL NEW / ADDITION
SUB-GRADE	?	34,161	0	0	0	0	0
FIRST FLOOR*			26,805	3,627	6,234	4,834	14,695
MEZZANINE			0	0	4,534	5,368	9,902
SECOND FLOOR			11,810	9,950	8,108	3,627	21,685
THIRD FLOOR			11,810	9,950	7,078	0	17,028
FOURTH FLOOR**			11,810	6,262	0	0	6,262
<b>TOTAL</b>			<b>62,235</b>	<b>29,789</b>	<b>25,954</b>	<b>13,829</b>	<b>69,572</b>

MCINTYRE + ADDITION **131,807**

\* MCINTYRE EXCLUDES 3,627sf for Winter Garden and 1,941 sf of removed corner of existing building

\*\* EXCLUDES +/- 7500 sf of public roof observation deck and services

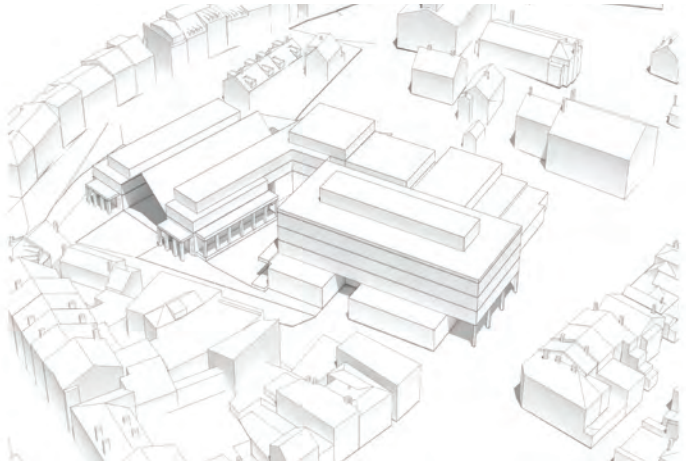
\*\*\* Existing square footage from plans provided by City of Portsmouth



## NPS ALTERNATIVE 8 - GROSS FLOOR AREA

FLOOR	PARKING McINTYRE	PARKING ADDITION	EXISTING McINTYRE***	POST OFFICE WING	PENHALLOW WING	BOW WING	TOTAL NEW / ADDITION
SUB-GRADE	?	34,161	0	0	0	0	0
FIRST FLOOR*			30,432	0	7,636	4,970	12,606
MEZZANINE			0	0	4,704	5,510	10,214
SECOND FLOOR			11,810	7,567	8,020	3,832	19,419
THIRD FLOOR			11,810	3,095	7,191	0	10,286
FOURTH FLOOR			11,810	0	2,911	0	2,911
<b>TOTAL</b>			<b>65,862</b>	<b>10,662</b>	<b>30,462</b>	<b>14,312</b>	<b>55,436</b>

MCINTYRE + ADDITION **121,298**



## CURRENT - GROSS FLOOR AREA +/-

FLOOR	PARKING McINTYRE	PARKING ADDITION	EXISTING McINTYRE***	POST OFFICE WING	PENHALLOW WING	BOW WING	TOTAL NEW / ADDITION
SUB-GRADE	?	34,317	0	0	0	0	0
FIRST FLOOR*			30,432	0	8,740	6,391	15,131
MEZZANINE			0	0	0	0	0
SECOND FLOOR			11,810	0	10,983	7,729	18,712
THIRD FLOOR			11,810	0	10,983	5,791	16,774
FOURTH FLOOR			11,810	0	6,303	0	6,303
FIFTH FLOOR			N/A	0	0	0	0
<b>TOTAL</b>			<b>65,862</b>	<b>0</b>	<b>37,009</b>	<b>19,911</b>	<b>56,920</b>

MCINTYRE + ADDITION **122,782**



# Structural Analysis of Building over the Post Office

The development team along with the City Staff have had two separate structural engineering firms review the existing roof, footing and wall structure of the single-story former post office wing of the McIntyre Building. As expected, the existing structure was designed in 1964 and does not meet the design loading requirements of the current building code. In order to support the recessed second-story addition shown on the 2021 Conceptual Community Plan, the structural engineers concluded that the entire roof system (and potentially the footings) would need to be reinforced. This reinforcing would likely require substantial demolition to the interior of the existing single-story section.

In conclusion, the demolition and required structural shoring would not only result in substantially higher construction costs for the modest increase in floor area associated with the second-story addition, but it would also create increased uncertainty regarding NPS approval of the alterations to the existing single-story section of the building. Based on this structural assessment, the revised Community Plan proposes to leave the existing single-story section unchanged other than adjustments to accommodate the snow drifting from the new structure, the installation of skylights along the larger McIntyre building and the potential for solar panels being added to the rooftop.

# Preliminary Site Plan



VIEW 1: PERSPECTIVE AT BOW AND PENHALLOW

VIEW 2: PERSPECTIVE AT PENHALLOW



# Perspective at Bow and Penhallow



VIEW 1: PERSPECTIVE AT BOW AND PENHALLOW

# Perspective at Penhallow

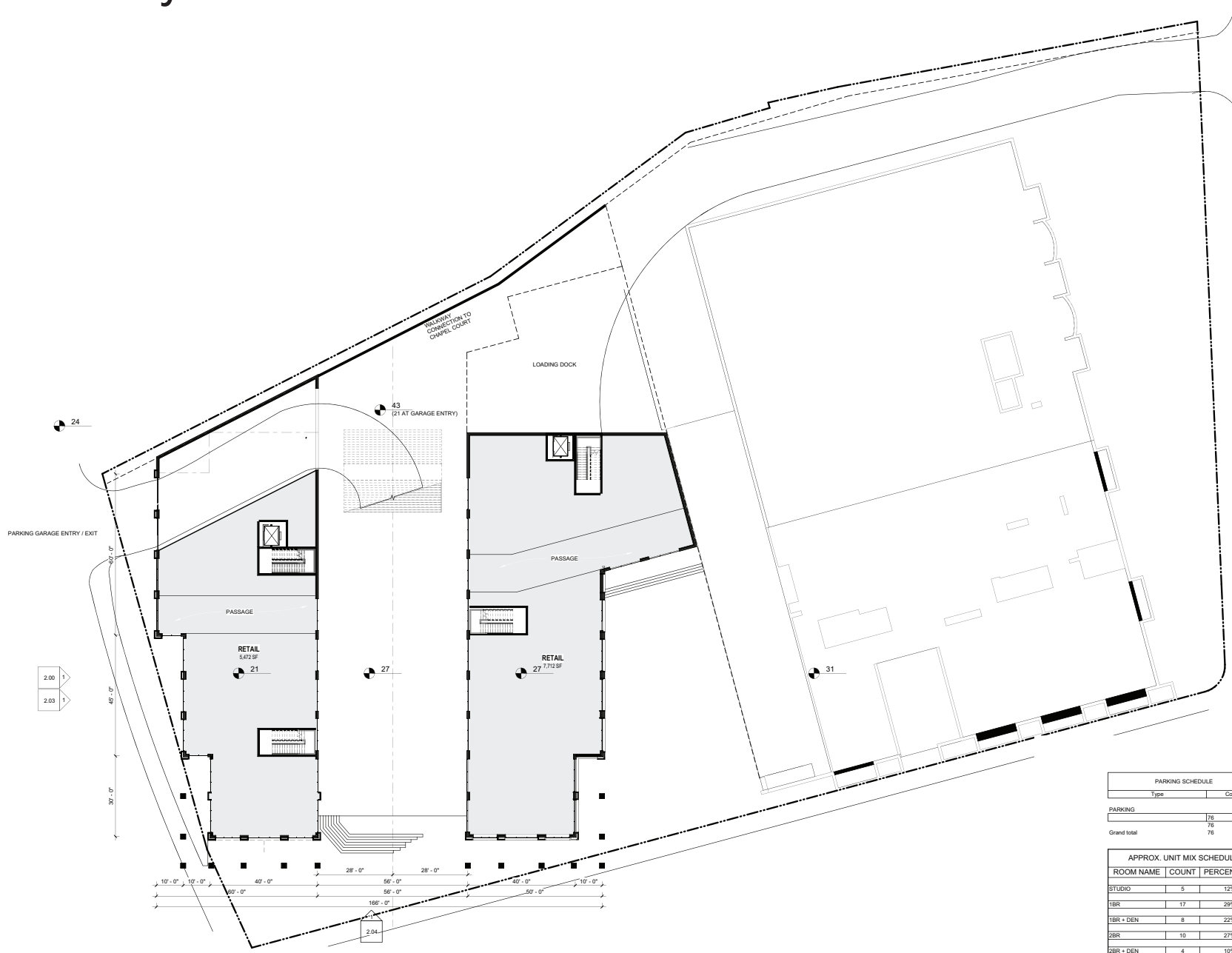


VIEW 2: PERSPECTIVE AT PENHALLOW - IN PROGRESS

# Preliminary Grading Plan



# Preliminary Level Plans



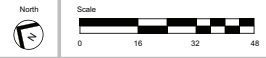
GROSS AREA SCHEDULE - PENHOLLOW	
Level	Area
LEVEL 1 (P)	8,740 SF
LEVEL 2	10,983 SF
LEVEL 3	10,983 SF
LEVEL 4	6,301 SF
Grand total	37,007 SF

PARKING SCHEDULE		GROSS AREA SCHEDULE - BOW	
Type	Count	Level	Area
PARKING	76	LEVEL 1 (B)	6,391 SF
Grand total	76	LEVEL 2	7,729 SF
		LEVEL 3	15,791 SF
		Grand total	19,911 SF

APPROX. UNIT MIX SCHEDULE			GROSS AREA SCHEDULE - PARKING GARAGE		
ROOM NAME	COUNT	PERCENTAGE	Level	Name	Area
STUDIO	5	12%	PARKING	PARKING	34,317 SF
TBR	17	29%	Grand total		34,317 SF
TBR + DEN	8	22%	LEVEL 1 (B)		6,391 SF
ZBR	10	27%	LEVEL 1 (P)		8,740 SF
ZBR + DEN	4	10%	LEVEL 2		18,712 SF
GRAND TOTAL	44		LEVEL 3		16,775 SF
			LEVEL 4		6,301 SF
			Grand total		31,227 SF



## SCHEMATIC FIRST FLOOR PLAN

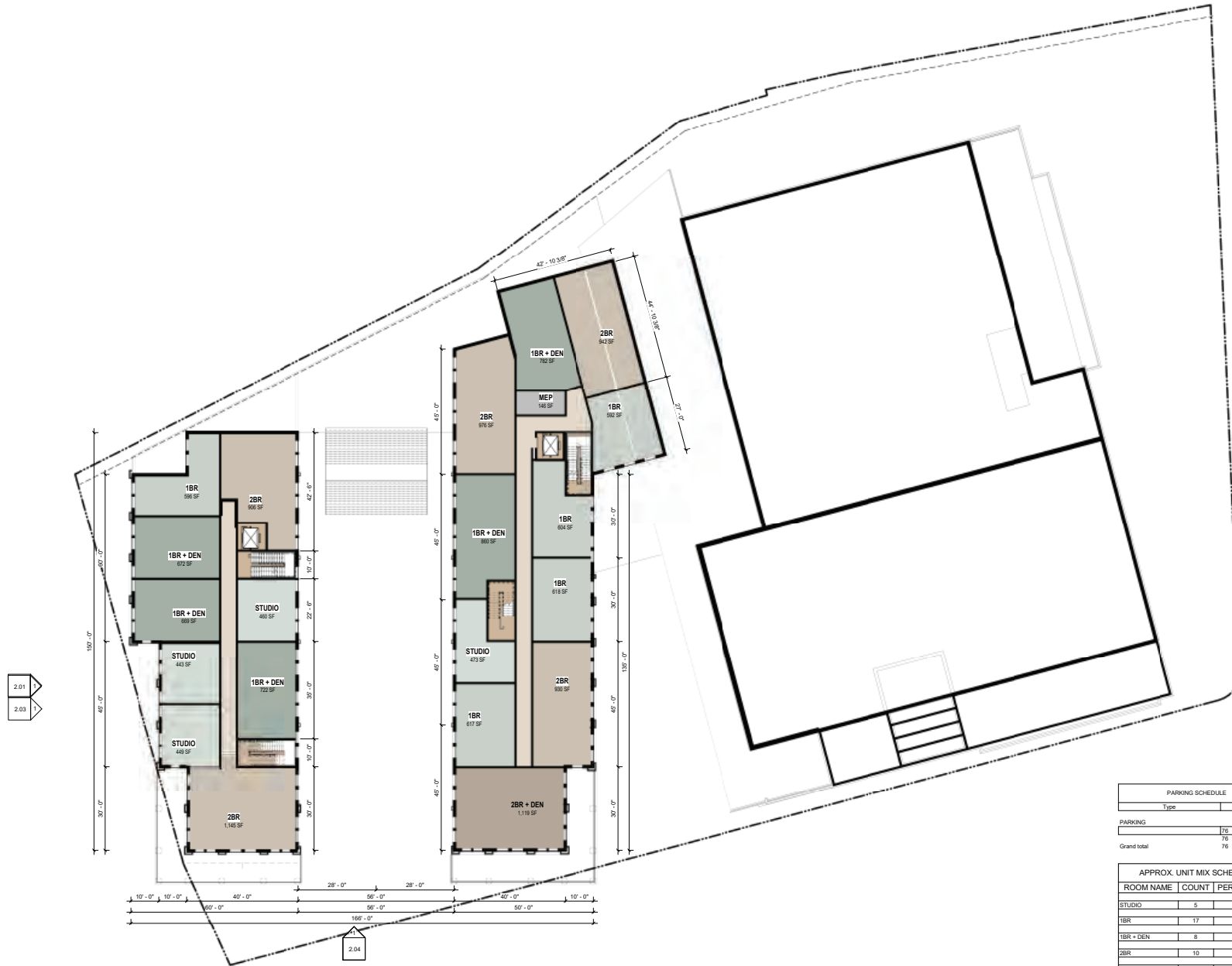


Project: **McIntyre**  
Portsmouth, NH

Date: **30 JULY 2022**

Draw. No.: **1.01**

# Preliminary Level Plans



GROSS AREA SCHEDULE - PEN-HALLOW	
Level	Area
LEVEL 1 (P)	5,740 SF
LEVEL 2	10,983 SF
LEVEL 3	10,983 SF
LEVEL 4	9,301 SF
Grand total	37,007 SF

GROSS AREA SCHEDULE - BOW	
Level	Area
LEVEL 1 (B)	6,391 SF
LEVEL 2	17,728 SF
LEVEL 3	5,791 SF
Grand total	19,911 SF

PARKING SCHEDULE	
Type	Count
PARKING	76
Grand total	76

GROSS AREA SCHEDULE - PARKING GARAGE		
Level	Name	Area
PARKING	PARKING	14,317 SF
Grand total		14,317 SF

APPROX. UNIT MIX SCHEDULE		
ROOM NAME	COUNT	PERCENTAGE
STUDIO	5	12%
1BR	17	29%
1BR + DEN	8	22%
2BR	10	27%
2BR + DEN	4	10%
GRAND TOTAL	44	

GROSS AREA SCHEDULE - TOTAL	
Level	Area
PARKING	14,317 SF
LEVEL 1 (B)	6,391 SF
LEVEL 1 (P)	5,740 SF
LEVEL 2	18,712 SF
LEVEL 3	18,778 SF
LEVEL 4	6,301 SF
Grand total	91,237 SF

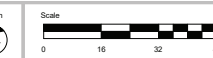
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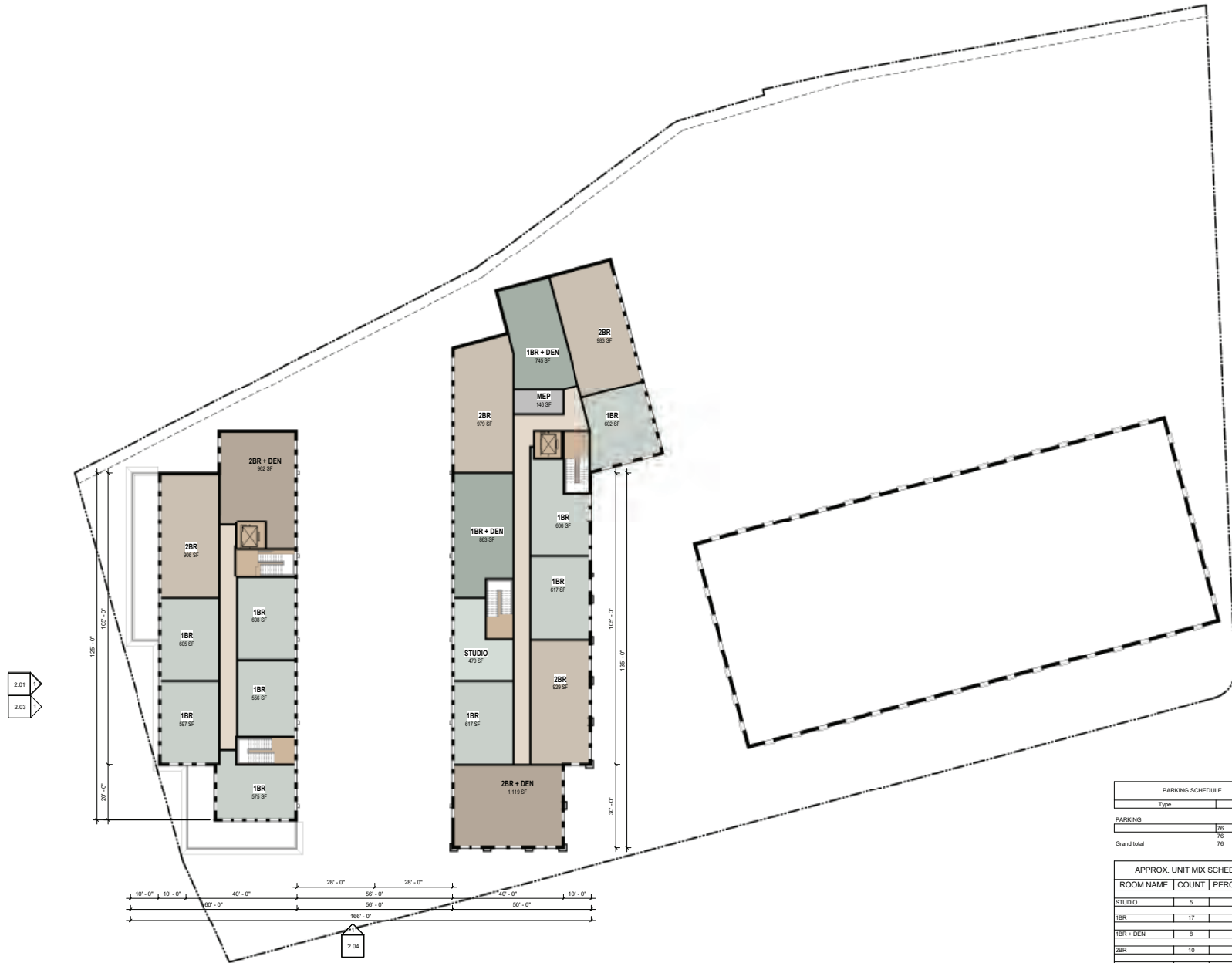
SCHEMATIC SECOND FLOOR PLAN



Project  
McIntyre  
Portsmouth, NH

Date  
30  
JULY  
2022  
Dwg. No.  
1.02

# Preliminary Level Plans



GROSS AREA SCHEDULE - PEN-HALLOW	
Level	Area
LEVEL 1 (P)	5,745 SF
LEVEL 2	10,983 SF
LEVEL 3	10,983 SF
LEVEL 4	9,301 SF
Grand total	37,009 SF

GROSS AREA SCHEDULE - BOW	
Level	Area
LEVEL 1 (B)	6,391 SF
LEVEL 2	17,728 SF
LEVEL 3	5,791 SF
Grand total	19,911 SF

PARKING SCHEDULE	
Type	Count
PARKING	76
Grand total	76

GROSS AREA SCHEDULE - PARKING GARAGE		
Level	Name	Area
PARKING	PARKING	34,317 SF
Grand total		34,317 SF

APPROX. UNIT MIX SCHEDULE		
ROOM NAME	COUNT	PERCENTAGE
STUDIO	5	12%
1BR	17	29%
1BR + DEN	8	22%
2BR	10	27%
2BR + DEN	4	10%
GRAND TOTAL	44	

GROSS AREA SCHEDULE - TOTAL	
Level	Area
PARKING	34,317 SF
LEVEL 1 (B)	6,391 SF
LEVEL 1 (P)	5,745 SF
LEVEL 2	18,712 SF
LEVEL 3	18,778 SF
LEVEL 4	6,301 SF
Grand total	91,237 SF



# Preliminary Level Plans



2.01  
2.03

2.04

ROOF DECK  
ABOVE PENTHOUSE

GROSS AREA SCHEDULE - PENHOLLOW	
Level	Area
LEVEL 1 (P)	8,740 SF
LEVEL 2	10,983 SF
LEVEL 3	10,983 SF
LEVEL 4	6,300 SF
Grand total	37,006 SF

GROSS AREA SCHEDULE - BOW	
Level	Area
LEVEL 1 (B)	6,391 SF
LEVEL 2	7,729 SF
LEVEL 3	5,791 SF
Grand total	19,911 SF

PARKING SCHEDULE	
Type	Count
PARKING	76
Grand total	76

GROSS AREA SCHEDULE - PARKING GARAGE		
Level	Name	Area
PARKING	PARKING	34,317 SF
Grand total		34,317 SF

APPROX. UNIT MIX SCHEDULE		
ROOM NAME	COUNT	PERCENTAGE
STUDIO	5	12%
1BR	17	29%
1BR + DEN	8	22%
2BR	10	27%
2BR + DEN	4	10%
GRAND TOTAL	44	

GROSS AREA SCHEDULE - TOTAL	
Level	Area
PARKING	34,317 SF
LEVEL 1 (B)	6,391 SF
LEVEL 1 (P)	8,740 SF
LEVEL 2	18,712 SF
LEVEL 3	18,775 SF
LEVEL 4	6,300 SF
Grand total	91,237 SF



## SCHEMATIC PENTHOUSE PLAN



Project  
McIntyre  
Portsmouth, NH

Date  
30  
JULY  
2022  
Dwg. No.  
1.04

# Preliminary Exterior Elevations

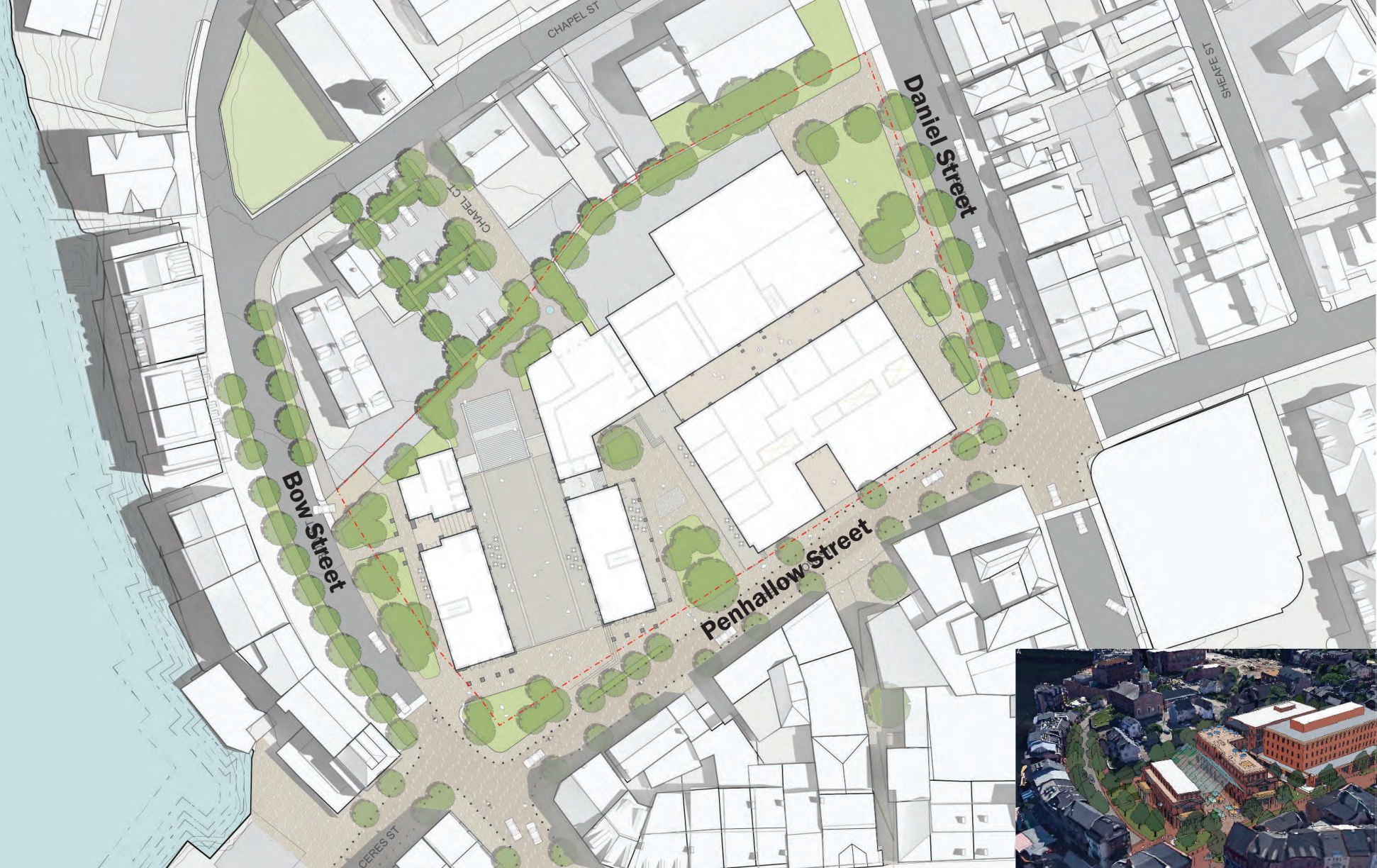


**ELEVATION AT BOW STREET**



# **Evolution of Community Vision Plan**

# Community Vision Plan



# Preliminary Site Plan



Thank You!

