Group 1 Report

Values to be Incorporated into McIntyre Property				
Low Mass / Scale	Utility for the community	Diversity, all incomes, all groups	Vibrancy inviting and enticing	Historic Connectivity
• Historic neighborhood density, not megalithic scale	▪ Sustainability; energy efficiency ▪ Place for essential businesses ▪ Walkable services ▪ Seating within a green space ▪ Trees and landscape ▪ Sub-terranean parking	▪ Affordable ▪ Access by everyone ▪ Neighborly ▪ Local/resident centric ▪ Spiritual	▪ Walkability ▪ Congregating indoor and outdoor ▪ Outdoor dining ▪ Gathering ▪ Ceremonial ▪ 4 seasons – if possible ▪ Popup stands/Christmas market	▪ Historic connection to town ▪ Public access / views to waterfront and river traffic ▪ Green spaces with viewscapes ▪ Connection hub to surrounding historic areas ▪ Smaller scale and mass to match surrounding streets ▪ Preserve town character ▪ Historic Aesthetics

VISIONS

- Pocket Neighborhood
  - Smaller scale, localized groupings of: residential, services, dining, entertainment, gathering space, market store
  - Fully Integrated neighborhood, social center, club rooms, meeting room
  - Large percentage are micro apartments/ boutique housing / 350-500 sq feet without parking
  - Space for public art
  - Underground parking, reuse existing in sustainable way with no surface parking
  - Many pocket gardens / green space with multi-purpose breakout spaces, parks and gardens named for prominent Portsmouth contributors
  - Four season indoor/outdoor community gathering space & market space
  - Integrate historic site building density - from pre-McIntyre site and Strawbery Banke
  - Consider switching Federal building from office use to micro apartments or boutique rental purposes (recognize Covid)
- Many Pathways throughout the site
  - Inviting viewscape and add walkway from Commercial Alley to St. Johns Church
  - Walkways to create many focused areas of activity within the pocket neighborhood
  - Sense of crossroads or compass that link maritime and historic sense of Portsmouth and places ie: African Burial Ground, Prescott Park, Strawbery Banke, Wharf, etc.
  - Very wide pedestrian paths / accessibility
  - Walkays can mimic wharf docks, organically designed flowing historic paths.
- Reduce massing to historic Portsmouth neighborhood scale
  - Walkways to create 6-8 focused areas of activity zones upon the site when possible tie to surrounding neighborhoods
  - Match building heights and architectural styles with Bow and Penhallow Street buildings adjacent to McIntyre site; blend Daniel street facade
  - Underground parking, reuse existing in sustainable way limit or eliminate surface parking
  - Keep / enhance public water views
  - Blend zones with existing slope terrain, example would be sloped open air performance area
  - Maximize natural light throughout the multiplicity of zones within the pocket neighborhoods, increase setbacks
- Establish Services to attract local community
  - Small kiosks of services ie, small market store, post office, shoe cobblers, tailors, readycare, stationery store, newsstand, shoeshine, arts and crafts room
  - Historic Waypoints
- Welcoming and Neighborly
  - Focused on our local population, human scale, enticing for locals to congregate and utilize
  - Our Focus on public space for our community should be inviting, relaxing, calming, uplifting

PL Group 2
Top Five Values and Visions

Portsmouth Listens

Presentation to City Council

January 16, 2021

Five Highest Values

- Inclusive - a welcoming and accessible for ALL people regardless of age, income or ability.
- Inviting - A draw/lure that makes people want to visit and spend time.
- Approachable – preserves sightlines – appropriate scale – seamless flow.
- Environmental Responsible – carbon neutral project.
- Fiscal Responsible.

Five Key Visions

- Children and Youth Focused Purpose and Activity.
- Indoor/Outdoor Market Capabilities – for local vendors, artisans, farmers and more.
- Green Space to encourage meeting and interacting.
- Historical Theme: Integration of Old NH Statehouse into project.
- Post Office, scaled to limit traffic congestion.

VALUES – GROUP 3

- **ACCESSIBILITY & CONVENIENCE**
  - We value ease of physical & social access, and continued safety throughout. Open spaces and pathways, access via multiple modes of transportation, and general ease of access by all. Safety includes maintaining personal and property safety. Convenience includes access to store or other amenities for everyday living.
- **INCLUSION & DIVERSITY**
  - We value a community space that can gather all ages, generations, cultural communities, and all that want to gather. We value creating an accepting, inviting space where people can be themselves, and a space that blends the old, new, and unique styles.
- **COMMUNITY**
  - We value creating and fostering community at McIntyre. Community can be built through exploration and expression of members of the community and creating a space to bring the entire community to live and thrive downtown. Community is built by providing a focal point, a reason to visit and converse, and bringing about positive interactions where friendships can be built and continued. Community is a place where people are out, gathering, having good fun and building camaraderie.
- **SUSTAINABILITY**
  - We value creating a space that will endure, both indoors and outdoors. This means creating a space that is designed to adapt to the way the community will change and can be a part of generations to come. Sustainability means creating a space that is timeless, mindful of our natural resources and that will stand the test of time and provide and give back to the community for decades to come.
- **BEAUTY**
  - We value creating a beautiful and open space that can serve multiple purposes and embodies and highlights the natural elements of Portsmouth, i.e. historical architecture. This also includes intersection of the current and historical architecture of Portsmouth while adapting to the new uses of the building.

VISION – GROUP 3

- **ACCESSIBILITY & CONVENIENCE**
  - Open and approachable; McIntyre is where people will gather both inside and out. A “town square” with permanent staple conveniences such as post office, fresh groceries, convenience/pharmacy, and diverse & affordable food vendors. The space will be accessible to performers, local street vendors, and art can be comfortably displayed. Accessibility includes public restrooms, public lockers, Free WiFi, bike-shares, and underground parking. The area will be well lit, with wide sidewalks and safe stairways.
- **INCLUSION & DIVERSITY**
  - McIntyre is reflective of the entire community – all community members can feel comfortable here. McIntyre showcases art that invites the community into the downtown from all interest groups, cultures, and ages. Diverse and affordable food options can be found at most hours. McIntyre is a space that provides opportunities for multiple language explorations, including Braille.
- **COMMUNITY**
  - A vibrant community needs community expression and exploration. McIntrye will showcase artisan exhibitions, exploratoriums of interesting community features like the Science Center, Portsmouth schools’ or UNH, live performances of musicians, poets, culinary or “makerspace” demonstrations. To thrive, community needs permanent conveniences (see accessibility), and focal points that complement neighboring buildings as part of the Portsmouth Master Plan. Community at McIntyre highlights a variety of local wares, food and beverage options in open markets as seen in Faneuil/Pike’s Place/Chelsea Market. McIntyre showcases outdoor performances and art and features that play with size and space such as human size chess, swings, or a place for gameboards. A place to always gather in a unique environment, such as a rotunda in back with in/out access to have a beer, take in the views, experience entertainment or have a meeting.
- **SUSTAINABILITY**
  - Sustainability means energy efficient inside and out, with the inclusion of a ROOFDECK with green/living features, solar power, and efficient (or composting) water flows in the restrooms. McIntyre utilizes sustainable products and materials in construction, and an ongoing basis. Timeless and adaptable design that can withstand future changes in climate, sea levels, and adapt to changes in the fabric of the community.
- **BEAUTY**
  - Beauty encompasses many indoor and outdoor elements by showcasing the water view from Bow street and providing a ROOFDECK for view of the city. Beauty means lots of greenery, landscaping, gardens and trees to create a comfortable park environment for relaxing and socializing. This will encompass high quality streetlights that are aesthetically pleasing and warm in the evenings.

Priority Values

Group 4

- Diversity
  - Space should be welcoming to all people. Embrace differences of socio-economic status, race, age, quirkiness.
- Connectedness
  - Space should be/feel connected to Portsmouth and the environment, architecturally, aesthetically and socially. Walkability.
  - People to people, people to community, building to building, people to building.
- Accessibility to the public
  - Live, work & play. Larger sidewalks, limit vehicular traffic, maintain views and viewsheds.
- Green & Open Space
  - Park on the roof, green roof, gardens.
- Utilitarianism:
  - Coming downtown to do things (e.g. Post Office). Spaces for things other than shopping.

Priority Visions

Group 4

- Seating for general public in multiple locations throughout the site. And wide sidewalks
- Winterized/Summer usability of the site. Opportunity to use the space, both the physicality of, and activity within the space (something that draws people to the space). E.g., Pop-up markets.
- Commercial spaces geared towards residents, including produce/grocery store and post office.
- Rooftop access for the public: green roof.
- Intimate, walkable space. Buildings that tie in with the surrounding area. Connections between surrounding streets (Daniels, Bow, Penhallow, Chapel).

Priority Values
Group 5

- Value 1
  - Net public benefit, adding something to the community that wasn't there before and that complements and enhances what is there instead of competing with it.
- Value 2
  - Flexible outdoor space for year-round public use, active both day and night.
- Value 3
  - Emphasis of natural elements to include greenery, open sky, water views, with water features.
- Value 4
  - Functionality that supports human needs; restrooms available to the public day and night, benches to sit, to eat, to read, etc.
- Value 5
  - Human scale, walkable and fully reintegrated into the fabric of historic downtown

(See notes for additional Group 5 Values including preserving the importance of existing water views of our functional, working port)

Priority Visions
Group 5

- Vision 1
  - Before the opportunity is lost, this group supports reframing this project, returning control of the McIntyre site to the city of Portsmouth. Shift "McIntyre as an island" to a site that is integrated for public good and meets existing resident and city needs, opening up greater opportunities for:

  a) Return of the retail post office to downtown
  b) Relocation of City Hall to downtown (to the existing McIntyre Building)
  c) Retaining and expanding existing police facility at the current City Hall and repurposing the rest of the space for affordable housing.

- Vision 2
  - No massive new buildings, ideally no new permanent buildings on existing site. The current site should be used primarily for open-space, interactive, public benefit:

  a) Grassy areas with pedestrian-only space, no cars or bicycles.
  b) Year-round vendors with modular market stalls, food trucks.
  c) Public restrooms
  d) Allow future private collaborations to relocate surface parking from Bow and Chapel Sts to subterranean parking at the McIntyre site, reserved for employees and local businesses, allowing for new, appropriate and design sensitive development on Bow and Chapel Streets.

- Vision 3
  - The design, height and mass of any new build-out should be subservient to and in harmony with the surrounding historic buildings. No new "box-like" buildings that look like what we already have on Maplewood Ave (such as, the AC/Marriot Hotel) from the tracks to the bridge and also the Bridge St condos by the Memorial Bridge.
- Vision 4
  - Indoor space: existing McIntyre Bldg should remain for offices with the first floor set aside for public space allowing for post office, gathering spaces, public seating, Internet use, possibly a cafeteria, public restrooms, art space, and greenery.
- Vision 5
  - Create a continuous pedestrian way, beginning with Commercial Alley, continuing from Market Street to Bow Street and through to Chapel Street.

(See notes for important additional Group 5 Visions that include Obstacles and Opportunities)

Priority Values

Group 6

- Maintain Downtown Post Office location
  - Full service with actual staff & PO boxes, but doesn't need a large footprint
  - Keep parking on Daniel Street
  - Community interaction spot
- Community Connection & Public Spaces
  - Indoor and outdoor spaces for community to gather and for events to be held
  - Mix of spaces for seasonal/non-seasonal, as well as multi-generational uses
- McIntyre Building Rooftop Waterview Public Access
  - Unique vantage point for public to view surrounding areas
  - Multi-use space for events/dining/rooftop garden
- Limit High-end Residences Developed
  - Pursue affordable housing mix and encourage business uses on most floors
- History & Art
  - Include the history of Portsmouth in public design aspects
  - Utilize mix of visual images, statues, and art to tell the story and highlight local artistic community

Priority Values

Group 6

- Indoor Spaces
  - Entry points from all 4 sides of block to keep it open/airy and enhance flow of people moving through the site
  - 1st floor of McIntyre Building could have Quincy Market feel due to high ceilings (food/shops/sundries); 1st floor restrooms
  - Connie Bean elements on ground level to create space for indoor public events
- Outdoor Spaces
  - Design a major architectural element from the corner of Penhallow and Daniel streets to create a pedestrian diagonal walkway into site
  - Incorporate Spanish Steps style seating, water fountain, cascading water feature, landscape features along walkway to enhance the space
  - Add a playground/activity area for children with water feature that spouts up from surface (back parking lot side)
  - Take pedestrian flow into account so as to create a somewhat circular loop from Market Sq/Street thru the site and back
  - Use the existing grade change from Daniel Street to back of lot to create design elements that factor in sun, shade, breezes, etc.
  - Bring back concept of Linden Street (pays homage to city's history)
  - Single level underground parking worked into existing landscape
- McIntyre Building Rooftop
  - Incorporate a slowly rotating feature to provide 360 degree views of the surrounding area
  - Publicly accessible multi-use space for rooftop events and possible restaurant
- History/Heritage & Art
  - Incorporate the history of Portsmouth in all indoor and outdoor design aspects (outdoor plaques detailing what used to be on the site/area)
  - 1-2 permanent sculptures, visual/video loop with timeline history of Portsmouth, local art and historical images of Portsmouth
  - Design plans should not block the view of St. Johns Church (it is historical & navigational)
  - Include the city's maritime heritage with visual art and artifacts (indoor and outdoor spaces)

MCINTYRE

Group 7

What values define Portsmouth?

Many values define Portsmouth such as: Vibrancy, Neighborhood, Aesthetics/breathability, and Sustainability.

1. Vibrancy

- Culinary
- Cultural
- Unique/quirky/distinctive
- Arts/music
- Proud history

2. Neighborhood

- Accessibility to services (market, pharmacy, post office)
- Locals live here
- Still a working port
- Affordable and accessible across economic classes
- Comfortable, safe neighborhoods

3. Aesthetics/breathability

- Large, multi-purpose, open, green space
- Seasonability – gather in all four seasons in or outdoors
- Views of the city, especially water views
- Flexibility/versatility
- Roof space

4. Sustainability

- Economical, ecological, and lifespan
- Recycling
- Composting
- Solar
- More walking/biking

B. Top 5 priority to be incorporated in McIntyre public space

1. Accessibility to Services (like a market, pharmacy, and post office)
2. Walkability
3. Roof Space
4. “Market” City (European feel/origins)
5. Sustainability (economic, ecological, lifespan)
6. Seasonability

C. All other values considered

1. Cultural
2. Affordability
3. Large, multi-purpose, open space/green space
4. Flexibility/Versatility
5. Unique and Quirky
6. Arts and music
7. Welcoming to all

Other important concerning values

As a group we are proud of Portsmouth and we are collectively focused on keeping Portsmouth vibrant, unique, and a great place to live; not just a place to visit.

Top 5 Priority visions and related values for McIntyre

- 1. Integration into the city, not a stand-alone place (5 votes)
- 2. Utilization of the 3D space (4 votes)
- 3. Contain a signature visual or interactive centerpiece or focal point (4 votes)
- 4. Uniquely Portsmouth

Oxbow Market in Napa







1. Integration into the city, not a stand-alone place (5 votes)

- Connectivity and walkability
- Act like a ‘switch’ or a smart hub
- Serve as a car-free, pedestrian-friendly public plaza
- Awareness of current pending development projects

Pearl Brewery, San Antonio





2.Utilization of the 3D space (4 votes)

- The whole space should be utilized. Not just the square footage but we need to think about the walls and roofs as well.

Rustic Tap, Austin





3. Contain a signature visual or interactive centerpiece

- Similar to the things we think of easily from other parks and places that are memorable and iconic
- A unique element that is attractive, photogenic, and welcoming
- Something striking and signature with a lot of public space

Striking Examples: (left to right) Wichita, Philadelphia, Fort Smith (Arkansas)







• 4. Uniquely Portsmouth

- Avoid generic businesses
- Offer downtown services
- A place to bring friends
- Consistent and cool

B. List of other visions/values considered

- Year-round public interaction (3 votes)
- Organic (3 votes)
- Visually appealing with greenery, horizontally, and vertically (3 votes)
- Museum or Gallery space (2 votes)
- Mix of materials (2 votes)

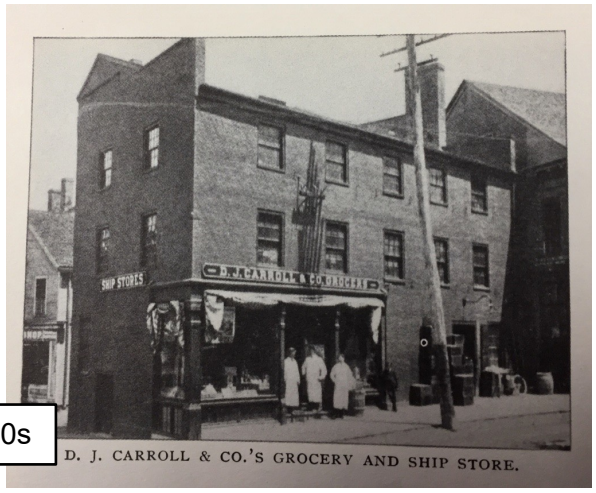
• C. Other

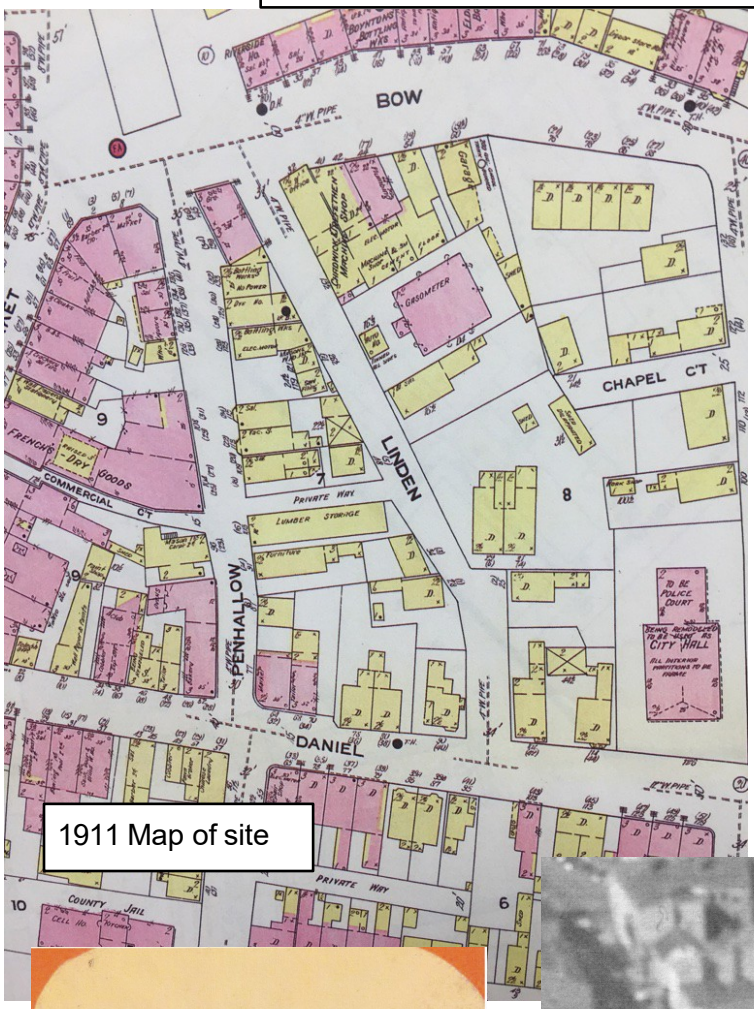
It should be noted that we listed only 4 priority items that came to the top in our voting with many other items being tied for 5th place.
We would like to ask the council to consider all our other visions in addition to our top 4.

Special thanks to James Smith and Robin Silva at The Athenaeum for their assistance in finding these photos

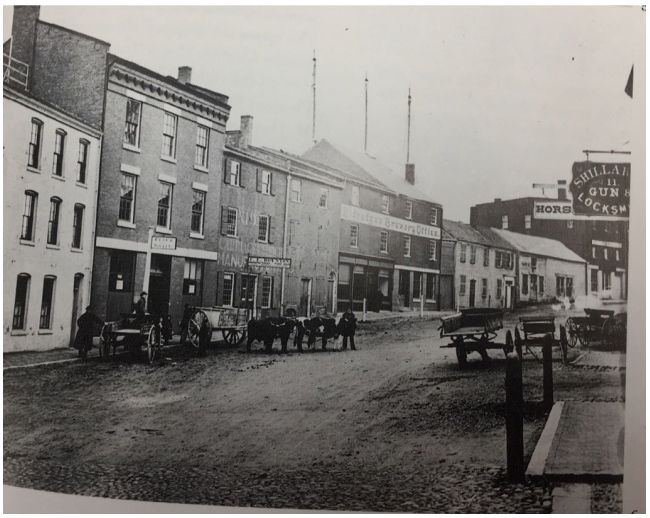


Penhallow Streetscapes pre-early 1950s





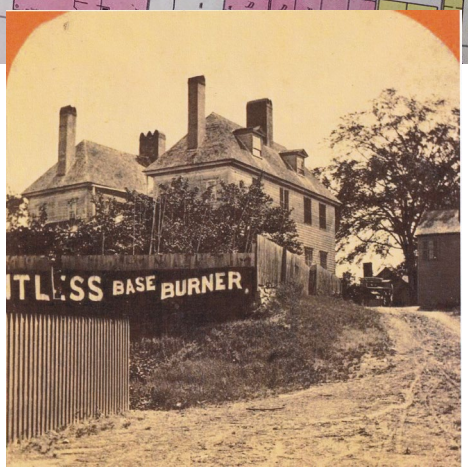
1911 Map of site



Early Bow Streetscape



1941 aerial view of the site reflecting the neighborhood scale



Jaffrey Mansion looking up from site

Group 8 - Visions for the McIntyre Site Redevelopment

Group 8 Facilitator: Tanya Pitman

Participants: Brad Landon (spokesperson), Connie Freiermuth, Becca Hedlund, Meghan Rice, Mark Brighton and Jeremy O.

Visions:

1.Public, open forum space with outdoor seating, with the intentionality of a destination for hanging out, socializing, a place to enjoy - part of the fiber that makes Portsmouth what it is.* Also don't forget the public restrooms.

2.Greenspace, trees, natural light, vistas of Portsmouth, warmth and a natural flow both through the building and the site - i.e. continue the feeling of Commercial Alley across the site to St. John's Episcopal Church, connect Daniel Street to Bow Street through the site

3.Human scale - lower height of buildings - avoid tall buildings that shade the site and adjoining streets and properties.

4.Particular emphasis on property use, with programs in place, to address ways to keep Portsmouth not only a destination for visits and vacations, but also a thriving place in which to live, such as workforce housing for any residential portions of the project, incubator programs to help small, locally-owned, independent businesses get established and prosper, i.e. Stonewall Kitchen, some of what is happening in the West End.

5.A focus on uses that are sustainable; that can be relevant long term - building for the future. Reference was made to how quickly the McIntyre building became dated and no longer useful for its original purpose after much destruction of an existing block.

* A term used during our group's discussions was creating space for "social collisions" (people just running into each other, chatting, the spontaneity of which helps foster a sense of community). The Placemaking principles with the introductory materials supplied by Portsmouth Listens uses a term of "Triangulation", which is also a component of what the group envisioned for the site, and was defined therein as "…the process by which some external stimulus provides a linkage between people and prompts strangers to talk to other strangers as if they knew each other…"

Priority Values

Group 9

Note: Not ranked

Life and Energy To The Space

- Vibrant, year-round destination with space uses that generate energy (especially on the first floor).
- Seasonal programmed activities and related business (artists, vendors, makers, markets, food carts, etc.). Include a few flexible spaces that change merchants or art/museum installation for newness – this will help drive local traffic and keep it feeling fresh/relevant.

History

- Maritime, naval and working waterfront history, pull this into the site… historic past but also current industries tied to the river.
- Preserve the views… don't block important views, to the river, to historic buildings.
- Incorporate history into the present.

Multigenerational Space

- Design for multiple and future generations.
- Create space for children to engage, feel welcome to be kids, parents/caregivers to gather.

Aesthetically Appealing And Human Scale

- Massing and light… importance of ensuring that light and available light, air flow is considered when placing buildings/massing… particularly as it may impact Bow.
- Feeling of openness yet inviting, comforting and intimate.
- Incorporate breathability, nature, greenspaces (including on rooftops).

Connection/Connectivity

- Move the energy via living/breathing space that connects to adjacent spaces.
- Pass-throughs are welcoming, comfortable, active. A destination unto themselves (See more below)

Destination

- For the residents. This is a gift from the federal government. Focus on what this space can bring to the residents.
- A balanced place for all, not just one kind of person, not just one kind of use.

Priority Visions

Group 9

Take Advantage Of The Grade, To The Benefit Of Density And Airflow

- take advantage of the slope from McIntyre at its top to the grade at Bow Street (Bow Street is 16' above sea level. Daniel is 29' above sea level. McIntyre at the top is 72').
- tiered transition, low scale. Be considerate of height and its impact on openness, wind, light, air, sun.

Create Tiered Public Spaces

- use the varying heights of building rooftops for tiered public space. Create beautiful green roofs to provide sweeping views outward toward the port and city from different vantages. Connect rooftops.
- Use glass to bring light, openness and visual transparency into the buildings. Inside/Outside feeling
- Incorporate beautiful landscaping, benches, playgrounds, food carts, local, high quality materials into the public spaces.
    - The Highline, Spanish Steps and Vessel at Hudson Yards. Architectural features that allow viewing at different elevations, and movement through the site.

Incorporate Public/Private Spaces Inside Buildings

- Space for food markets, transparent, letting air pass through via glass doors.
- Return of the post office to the site or a downtown location, use is appealing to people and has been here for 200 years. It's a living working downtown, we should have a post office here.
- Incorporate art and history (Maritime Museum?). Expand upon public art walk (brochure, self-guided). Temporary and permanent installations.

All Ground Floor Spaces Should Be Interactive, Vibrant, Open For The Public

- Activate the space.
- Think lively, active experiences on the edge of the site passing by/looking in, moving through, and interacting with and within the site.

Design For 100+ Years

- Well built, well designed buildings and spaces with material choices that are long lasting.
- Density consistent with market square/downtown, harmonize with the greater surrounding area.

Priority Values

Group 10

- Preserve the natural beauty of the area maintaining a sense of the local environment
  - Connect to the working waterfront and use seasonal plantings unique to Portsmouth
- Maintain our connection to history.
  - Acknowledge the history of the area without necessarily duplicating it.
- At the same time, be Progressive and Cool
  - Weave innovative technology into the design
- Celebrate Arts, Culture and Families
  - Support local artisans while making the McIntyre site a destination
- Economically Sustainable
  - Ensure the final Design does not put an undue burden on Portsmouth taxpayers

Priority Visions

Group 10

- Create a Space for Indoor Public Activity
  - Year-round destination spot for performances, shops, etc.
- Include Shops and Amenities Convenient to Downtown Residents and Visitors
  - Post Office, Hardware Store, Market, etc.
  - Leverage the loading dock bays for popup shops and/or restaurant space
- Consideration Given to Environmental and Economic Sustainability Factors
  - Weave innovative technology into the design (LEED, NetZero)
  - Limit burden on taxpayers
- Create a Space for Outdoor Activity and Gatherings
  - Including interactive sculptures, climbable ‘art’ for kids, and walk thru history displays
- Incorporate Interesting Spaces and Buildings
  - Pocket gardens for people to meet
  - Cool and funky spaces connected with the historical aspect of the city

Group 11



Oslo, Norway

Chicago, IL





Barcelona, Spain

Priority Values

Community Gathering

- Creates destination “hub” for residents, visitors and tourists to access businesses, retail establishments, and services relevant to all
- Place and space that carries and communicates the essence of Portsmouth in a relaxed and open, casual yet inspired, environment

Support for Local Arts

- Leverage and present, organically or topically, local talent in performing, visual, and crafts community

Respect for Design

- Reflect, in design, tone, and content, Portsmouth’s history, values, and vibrant future
- Connect with the City using both familiar and innovative materials
- Utilize local and NH building resources, architectural stories, and materials
- Employ an architectural style that will stand the test of time and reflect a commitment to sustainability

Inclusion

- Uniquely Portsmouth: convenient to all, regardless of age, ability, or intention of use
- Place to come to and stay (for coffee, for lunch, for a casual friend meet-up, for a meeting spot, to play, etc.)

Connection

- Engineered to leverage and story the surrounding Portsmouth assets: the Bow Street buildings, lower Ceres Street history, salt/sand piles, working port, Piscataqua River, Dolphin Striker well, Portsmouth/Seacoast/New Hampshire claims to fame, etc.; the view of the sea

Priority Vision

Modular Market Stalls

- Short-term, seasonal, or permanent stalls
- Potentially derived from or inspired by existing Portsmouth structures
- Established design criteria

Economic Viability

- Contributes to the vitality of the downtown business community
- Balances public benefit with municipal investment
- Shared services for businesses - below street level parking and operations, for example loading dock, storage, kitchen facility
- Outstanding and memorable public bathrooms will draw people to the area

Views Looking In and Looking Out

- Grand stairways/terracing/ramps as a continuation from lower Ceres Street stairs (at Dolphin Striker and Izzy's corners)
- Creates open and central plaza(s)
- Areas for sitting or taking breaks *en route* to the top
- Everything, from materials to the view, creates a platform for story-telling
- Sight lines to view potential feature, from performers to ships coming or going on the River

Hardscape Combined with Greenery

- From grass to plants to structures
- Convenient benches, chairs, cafe tables; play area, etc.

Welcoming from All Sides

- Open, accessible, organized design (uncomplicated): walkable and without dead zones; 360^0 access (from street sides) and dual entrances to retail venues
- Continuously running loop shuttle for people to travel throughout Portsmouth

Bow Market, Somerville, MA



Restrooms – JFK Airtrain Station; Greeley Sq. Park NYC





Bryant Park, NYC

Priority Values

Group 13

1. DIVERSITY AND ACCESSIBILITY:

- Promote Diversity and Accessibility in programming of uses and Open spaces and buildings.
- Design inclusive to the community.
- Principles of universal design.

2. DESIGN THAT INTEGRATES HISTORIC PRESERVATION AND IS OPTIMISTIC ABOUT THE FUTURE:

- McIntyre has a changing past inform the future.
- Designs that are historically compatible but not “fake history”.
- There are authentic historic events and themes that are true Portsmouth history that should be told.

3. SUSTAINABILITY:

- Overlying value to all aspects of the project
- McIntyre project can be a model of all degrees of sustainability

4. VIBRANCE:

- Full of energy, enthusiasm, bold, strong.
- Inviting and exciting to a diverse urban population
- Enjoy interconnected activities of art, music and children’s recreation.
- Local arts emphasis

5. CONNECTED:

- A place that is connected to the city and it’s deep rich extraordinary history

Priority Visions

Group 13

1. DIVERSITY AND ACCESSIBILITY:

- Local businesses economic development program
- Residential should be mixed income
- promote local jobs and prosperity and live, work, walk and play downtown.
- Universal Design

2. INTEGRATE HISTORIC PRESERVATION AND BE OPTIMISTIC ABOUT FUTURE:

- Mcintryre bldg. is mid century modern
- The neighborhood has older history that can be interpreted
- African American legacy
- Seaport legacy
- Old State House

3. SUSTAINABILITY

- Mcintryre bldg. is mid century modern
- The neighborhood has older history that can be interpreted

4. VIBRANCE

- Bold
- Energy
- Public Enthusiasm - US Post Office
- Vibrant community
- Strong/ Fun
- Active, Enthusiasm
- Green, VIbrant Landscaping

5. CONNECTED:

- Visually, architecturally and historically connected to and respectful of the context of the site,
- Dissected block with pedestrian ways
- Community centric project
- Local art

Priority Values

Group 14

- **Arts & Culture**
  - Plethora of arts & cultural offerings is part of what makes Portsmouth a vibrant, livable City
  - McIntyre project should include spaces for art, music, and other cultural activities; provide programming opportunities for existing organizations in Portsmouth
- **Walkability & Accessibility**
  - It should be easy to park in one place and then walk around McIntyre and to other places downtown
  - Improve pedestrian connections in that area of downtown and make the area more accessible, not less
- **Community - Connected, Neighborly, Intimate**
  - Portsmouth is a very engaged community, people here care
  - McIntyre project should provide opportunities for community to connect with each other; celebrate “small town feel”
- **Historic/ Geographic Context**
  - Reflecting & preserving our historic heritage is what makes Portsmouth appealing
  - Design should preserve & enrich the historic nature of downtown; architecture should not be generic but place-specific
  - Enhance views and take advantage of the geographic context of site; e.g. capture water views where possible
- **Green**
  - Offer respite from brick & mortar so the building does not feel so ’fortress’ like
  - Incorporate greenspace through landscaping, plantings, greenery, walkways ,etc. in as many areas as possible

Priority Visions

Group 14

- **Improve Flow**
  - Remove walls/barriers to circulation where possible; open the block up
  - Space should be easily traversed by foot; allow pedestrians to go through rather than around
- **Enhance Green space**
  - Public spaces should make use of plants & landscaping elements/ smart streetscape design to make the space more inviting
  - Does not necessarily need to be a park, but should have a ‘green’ feel
- **Public Gathering Space - Outdoor Dining, Public Seating**
  - Provide public spaces for casual gatherings, community hang-out space
  - Seating areas that can be used for dining both for on-site dining options and for take-out from other local restaurants
- **Year Round Uses - Winter Space/ Social Zone**
  - Public social space (see above) should be able to be adapted for winter uses
  - E.g. Winter market with ability to set up kiosks; similar to Portsmouth Pop-up concept, but with better infrastructure/ design for year-round use
- **Foster Organic Connections between Neighbors**
  - Post Office provided opportunity for casual interactions with neighbors as part of people’s daily routine
  - If bringing PO back is not an option, consider alternative uses that foster this same sense of community

Priority Values : Group 15

Facilitator: LeBlanc; Group members: Barbara Adams, Bob Bowser Mike Casino, Mac Crawford, Max Feintuch, Joanne Foster, Effie Malley, Jim Russ, Anne Schwarzman

COMMUNITY – a friendly gathering place for all members of the community to come together year-round to build connections, which promotes and celebrates community. A place in which the Portsmouth community feels ownership/pride of space and which primarily serves residents' needs and supports the local community

SUSTAINABILITY/CLIMATE RESILIENCE – Portsmouth leads in climate resilience, renewable energy, and sustainability in all aspects of design, function, and use of property

AUTHENTIC/SENSE OF PLACE - promotes the eccentricity, beauty, history and uniqueness of Portsmouth

INNOVATION – finds a balance between form and function and balances historic with iconic, innovative architecture - not for the sake of innovation, but in service of creating a place where people want to be

ACCESSIBILITY/EQUITY – the benefits and assets of the property primarily accrue to Portsmouth residents and are accessible to the diverse needs, skills, and demographics of the city's residents (income, social, racial, ethnic, ability, age, gender, cultural, etc.)

Priority Vision : Group 15

COMMUNITY CENTERED spaces support an array of public and private activities and opportunities – Large-scale, contiguous open space; Inviting & comfortable indoor/outdoor non-commercial spaces; Services for residents, i.e., Post Office, public toilets, pop ups/startups

LEADS in the use of CREATIVE & LEADING-EDGE ENVIRONMENTAL methods – alternative transportation; pedestrian pathways; On-site energy generation; Eco-friendly materials & methods; native plantings, organic practices; carbon sinks

RESPECT & REFLECT CULTURAL, ARCHITECTURAL characteristics & HISTORICAL development patterns – Enhance views; human scale (height and mass); integrate better into site and city landscape

RESPECT PORTSMOUTH'S PAST while supporting FUTURE needs of residents and businesses – avoid uniformity; reflect Portsmouth's eccentric and organic evolution of sizes, shapes and materials; Use glass and wood; eccentricity and influence of arts and culture; multi-use/vibrant/flexible

INCLUDE OPPORTUNITIES for the ENTIRE Portsmouth COMMUNITY – Usable by people with a diversity of abilities; A free/non-commercial and open to all; residential, retail and commercial uses; reflect diverse interest and backgrounds

VALUES

Group 16

WELCOMING.

Inclusive. Friendly. Neighborly. Cohesive. Safety. Lingering. Restful. For all ages. Must feel really public. It is about the feeling of the space

PUBLIC CULTURE AND HISTORY

Arts, music. Content of the space. First Nations, slavery, maritime.

AFFORDABILITY.

Diversity of income. Related to being inclusive and welcoming. Related to being truly public.

CONNECTIVITY.

How you get there. The space should feel connected to its surroundings.

ADAPTABILITY.

About the uses of the public spaces, interior and exterior. Anticipate change. Multi-season

VISIONS

Group 16

1) ATTRACTIVE DESTINATION. Not a place to do just one specific thing.

- Public gathering space like a European Piazza
- Activities that attract every body, including families with children. Play grounds. Fountains. Seating being child friendly.
- Vaulted space on Daniel St. could be used for gatherings, activities. Outdoor living space. May be reclaiming some of the space from Daniel St.
- Amphitheater. Arts, music, poetry. It doesn't need to be big, can be tiny, intimate.

2) EASY WALK access from multiple directions; connect for access and connect to architecture in vicinity

- Walking connections to: Commercial alley, Ceres St, Daniel St. walk/bikeshare/ride-share uses drop-off
- Public access from multiple approaches. Open from many directions. Not dependent on cars

3) LOCAL commercial, businesses. Art shows. Pop-up markets. Farmers market. Temporary or flexible to use one-story pavilions of some kind.

4) GENEROUS OPEN SPACE as a priority. Light and airy. Less density than the current proposal in terms of footprint. In scale with existing surroundings

- Green space. Trees. Landscaping that is attractive seasonally.
- Some outdoor space being buffered from the vehicular traffic.
- Take advantage of the view down Penhallow St.
- Maybe only develop the actual McIntyre building? (extreme option?)

5) USES FOR DIFFERENT SEASONS. Any thing from simple to complex.

- Turning indoor spaces into outdoor spaces during the summer.
- Interior public spaces. Spaces for meetings publicly available besides the Library.

Participants:
1. Bill Lyons
2. Tom Nies
3. Kathleen Somssich

Priority Values

Group 17

- Green open space
  - Open to all; interesting views; invite gathering and play
- Adequacy
  - Meet the needs of residents including affordable housing, non-profit space, etc.
- Affordability
  - Does not increase burden on Portsmouth taxpayers
- Walkability
  - Wide sidewalks and paths with interesting sights and destinations
- Safety
  - Good lighting; public restrooms including diaper changing tables
- Architectural character
  - Continuity with style, design and scale of other Portsmouth landmarks

Priority Visions

Group 17

- No additional buildings on the site
  - Maximize open space to invite multiple uses and pedestrian activity
- Open space with character
  - Wide paths to interesting destinations; native plantings; visual centerpieces such as a Japanese garden or a fountain
- Public restrooms
  - Safe, inviting and clean restrooms that include baby changing tables
- Benches and tables in the shade
- Some buildings
  - Still preserving green open space and views
- Walkways that connect to other parts of downtown
  - Exhibits along walkways that feature Portsmouth history
- Post office (satellite)
- Fiscal impact statement
  - Ensure that taxpayers understand the impact before giving final approval

Report for Group 18

It is the consensus of Group 18 that the McIntyre Project should accomplish two Primary Goals: Creating landscaped, inviting public open space(s) along Bow Street and reopening a downtown US Post Office. Since a picture is better than a thousand words, the attached Power Point annotated photos of Post Office Square (Boston) and Bryant Park (New York) are offered as visualizations and successful examples of these two Goals.

Addendum –

- If possible keeping the open ground level parking lot area for a park or open space

Post Office Square Boston



Bryant Park NYC



Priority Values

Group 19

- **Open Public Space**
  - An active public space where people feel safe. Indoor/outdoor and all seasons.
- **Creative Community**
  - Promote culture of Portsmouth by supporting the creative community and locally owned businesses.
- **Community Resources**
  - Create a space that can be a resource for the community, such as a lecture hall or community gathering space.
- **Affordability**
  - Not only affordability for residential uses, but also affordable and appropriately sized spaces for local businesses.
- **Environmental Sustainability**
  - Environmentally efficient, managing stormwater, recycling water to irrigate greenery on the site, solar panels, sustainable building practices, net-zero.

Priority Visions

Group 19

- **Vision 1: Uniquely Portsmouth**
  - Create something that is “uniquely Portsmouth” that fits in with the context of the city and other prominent architecture. A place that could only be in Portsmouth.
- **Vision 2: Open Public space**
  - Use existing topography and building including underground spaces to accommodate commercial use, large varied open public space, that is flexible enough to accommodate different uses and weather conditions while maintaining the natural light on Bow Street.
- **Vision 3: Bring Nature to Downtown**
  - Greenery, trees for shade, natural elements to the site. Apply sustainable practices to the overall design.
- **Vision 4: McIntyre Building**
  - Mixed use commercial spaces, public market. A place that brings people to the downtown and a place to gather.
- **Vision 5: Culture**
  - Museum or a lecture hall. Support local shops. A Tourism Information center for all 4 seasons. Post office and public bathrooms.

Top Five Values:

#1 Smaller mass and scale of new construction

#2 Aesthetics

#3 Usability for all

#4 Open space

#5 Sustainability

Top 5 Visions:

#1 Create a smaller footprint for the new buildings.

#2 Use innovative architecture and not necessarily historic brick to create interesting places for people to sit, work and play.

#3 This should be an urban gathering place where not just tourists but local residents want to meet year round to socialize and work.

#4 Construct a sustainable LEED certified building.

#5 Keeping a post-pandemic world in mind, there might not be the need for large office and retail spaces.

Priority Values

Group 21

- **Connected**
  - Embody connection: of time, (past, present, future) space and people.
- **Diverse & Inclusive**
  - Welcoming, accessible, comfortable and safe for ALL
- **Useful Public Space**
  - Envision civic function for arts and culture and accompanying transportation
- **Uniquely Local & Integrated**
  - "This is Portsmouth," a destination hub that say “public ownership”
- **Open Space**
  - Visibly green and open to “connective Portsmouth sightlines”

Priority Visions

Group 21

- **Connected**
  - TIME (past, present, future) SPACE (downtown, water), PEOPLE (pedestrian hub)
- **Diverse & Inclusive**
  - ALL (residents, visitors, accessibility, socio-economic, and inter-generational)
- **Useful Public Space**
  - Civic functions including arts, gardens, performance space and transportation
- **Uniquely Local & Integrated**
  - "This is Portsmouth,“ stimulating destination hub with visual cues demonstrates public ownership. Community/neighborhood integrated with local dining/small retailer.
- **Open Space**
  - Visibly open. Calls out the “connective sightlines” of the city.. Utilize "green space" rather than obscuring with tall physical boundaries.

Portsmouth Listens McIntyre Study Circle Group 22



Facilitator: Russell Preston
Presenter: Giselle Hart

Justin Richardson
Iiro Lehtinen
Linda King
Dan Brown

Gary Hatch
Maggie Hatch
Heath Bingham
Cheryl Kenney

Meg Aldrich
Cindy Hall
Chuck Dudas

Values

Walkability

Long Views

- Connection to river and historic context

Inviting and accessible to all

- Free to sit and spend time.

Vibrancy, Commercial Viability & Taxpayer Value

- Energy that draws people together

Visions

Public Square 'Piazza'

Events, seating, firepits, water fountain, restrooms, cafes

Walkable Portal

Connecting Market Square, waterfront, and Prescott Park

Archway

Connecting Commercial Alley into a market on first floor of McIntyre (like Quincy Market)

Long Views

Into piazza from Chapel Ct. and Ceres & Bow St

Wide Sidewalks

On Penhallow and Bow with 'Streetwall' to frame the space

Human Scale and Proportions

Building height, sidewalks, space between buildings

Public rooftop access Garden

Diversity of Architecture and Mixed Use

Affordability

Example vision of a ‘Piazza’

- Human scale
- Streetwall framed by buildings
- Warm materials
- Vibrant & Inviting
- Seating



1954 View of Penhallow from Bow Street

