

**CITY COUNCIL WORK SESSION PUBLIC PROCESS REGARDING DEVELOPMENT  
OF MCINTYRE PROPERTY**

MUNICIPAL COMPLEX COUNCIL CHAMBERS  
DATE: MONDAY, DECEMBER 18, 2017

PORTSMOUTH, NH  
TIME: 6:15PM

Present: Mayor Blalock, Assistant Mayor Splaine, Councilors Perkins, Dwyer, Lown, Pearson, Spear, Cyr and Denton

Staff Present: John P. Bohenko, City Manager, Robert Sullivan, City Attorney, David Moore, Assistant City Manager; and Kelli L. Barnaby, City Clerk

Mayor Blalock called the meeting to order at 6:15 p.m. and asked Councilor Dwyer to lead the discussion on the McIntyre project. He said it is important that we move forward with the public input process. He said we need to have a plan for the project and the public process could take 6 months through June of 2018.

Councilor Dwyer said she will share an outline of what the public process will be with the City Council. She said Wednesday's meeting will be to approve a plan for the public process. She addressed the goal for guiding principles and a set of prioritized site options for the future McIntyre block. She said talking with the Mayor he would be establishing a Blue Ribbon Committee and that would manage the public process. She said the Committee can be assisted by the skills from Weston & Sampson to get the process and set a time line to create a non-binding Memorandum of Understanding and then allowing 2 to 3 months to prepare detailed applications to the GSA by summer of 2018. Councilor Dwyer said a report back on prioritized site options and guiding principles, the City Council will hold a public hearing on the report product which will be used by the City Council in submitting the application to the Historic Monument Program.

Assistant Mayor Splaine questioned why Weston and Sampson for the project. Councilor Dwyer said they worked well on the Prescott Park Master Plan and you need someone to visualize the plans as you move forward. She said they could start pricing items out and we need detailed levels of designs and costs worked out.

City Manager Bohenko said a winning application is a key point to moving the project forward which will be a plan of action.

Mayor Blalock said selecting a developer, perhaps in February they would develop a Memorandum of Understanding we will be applying to get this building.

Councilor Dwyer said when we get to Stage 2 that will be very important.

City Manager Bohenko said December 2018 the building will be vacant and we could do a short term license to them to get something to the GSA. He said we need to have conversations with two different people on the federal level.

Assistant Mayor Splaine said we need to have the new City Council involved in the process to develop the vision.

Councilor Dwyer discussed:

### **Stage 1:**

Purpose: This stage will lay the foundation for future discussions by developing a working knowledge of various details that have been part of the McIntyre project to date in order that all participants are able to operate from the same basic information, and are given a chance to a) ask any questions at the beginning of the process, and b) offer guiding principles and preferred site options (to be further explored in Stage 2).

Structure: Each session would include 30-45 minutes of presentation at the start with Q & A to follow. The second half of the event would focus on raising ideas from the public to be explored in the next stage of the public process.

Presentation/materials available online/distributed would include:

- General Services Administration (GSA)'s Real Estate Transfer Process Obligations, and Timeline
- Historic Monument Program Regulations
- Secretary of the Interior Guidelines for Historic Rehabilitation
- Local Real Estate Market Conditions
- Elements of a Public-Private Partnership
- Status of City's Recent Public-Private Partnership RFP

### **Stage 2:**

Purpose: Explore in-depth the preferred site options identified by the public in Stage 1 in terms of preservation requirements, market conditions, financing potential, and associated trade-offs (e.g., traffic congestion, implications of costs to City, changing view sheds, economic impacts).

Focused discussion panels with mix of City's project team and invited local experts or other format) to explore the different options (e.g., housing, office and retail, and civic uses/open space) with the benefit of visualizations. Meetings will begin with a brief outline of topics by Weston & Sampson/City's McIntyre Team; and be followed-by facilitated discussion.

Framework: Assisted by facilitators from Weston & Sampson and the City's McIntyre team, the discussions will explore consideration of concepts and ideas raised by the public during Stage 1 through the lenses of architecture/historic preservation; public realm and associated amenities; economic market conditions/project financing.

Collect feedback (in all forms) on preferred site options following discussions. Assess consensus on and then augment/refine guiding principles.

### **Stage 3:**

Purpose: To articulate a shared understanding of the community's priorities for the site's future use, within a detailed context of factors that pertain to project viability. Further, to prepare the results of this work for submittal to the City Council through the Steering Committee.

Framework: Using Feedback tools (e.g., preference voting) engage participants in discussion of priorities for combinations of site options and final review/refinement of guiding principles. Moderated by Weston & Sampson, these sessions will aim to establish community priorities, assemble common principles that underlie the priorities to guide decision-making into the future, and assess (Broadly) factors that may impact viability (e.g. unknowns – environment, process financial viability, partner interest).

These sessions may take a variety of forms found useful to respond to the issues and opportunities requiring community discussion.

At least two opportunities to participate in televised summary convening's.

Councilor Denton said the public spoke for the need of Charrettes is that the same as work sessions. Councilor Dwyer said they would be work sessions.

Councilor Lown said Portsmouth Listens has offered to do a session. Councilor Dwyer said we need more targeted conditions and broader options. She said it would need to be a parallel process.

Councilor Perkins said this is great and would solve some of the questions. She said it is important to have professional input.

Councilor Spear said the City Council is to narrow this down through the process and options. Councilor Dwyer said we need to hold open a lot of the options to the final stage.

Councilor Spear spoke to the guiding principles and said a time line is necessary.

Councilor Dwyer said keep guiding principles options open and it all comes together at the end.

Councilor Spear said the City Council on the Committee need good relationships and would need to report to the other City Council members.

Councilor Dwyer said you need to be part of the discussion all the way through.

Councilor Perkins asked how does the feedback get incorporated, will the team take what we hear and process it.

Councilor Dwyer said after each stage there needs to be a synthesis of the process. She said out of Stage 2 will come the tradeoffs we need consensus on the tradeoffs and what we are giving up to get the building.

Councilor Pearson said this will bring about the best results. She asked if Councilor Dwyer envisions the creation of the designs. Councilor Dwyer said the designers would begin with Stage 2. She said much information will be there and they would know the site.

Mayor Blalock said the process would evolve as we move forward.

Councilor Pearson asked if the steering committee approves the final design. City Council Dwyer said it would be the City Council.

Councilor Spear said the panel discusses and drills down so they don't get bogged down. He said the panel is not an advocacy group for the decisions.

Councilor Cyr said we will need visual interactions by Stage 2 and maybe provide visuals at Stage 1.

Councilor Perkins said we need design thinking on this. She said we need to refine it together as a community.

Councilor Cyr said visuals will help with the scale of design.

Councilor Dwyer said it is important to have someone under contract or agreement with the City Council.

At 7:00 p.m., Mayor Blalock closed the meeting.

Respectfully submitted by:

Kelli L. Barnaby, MMC, CMC, CNHMC  
City Clerk