



VAUGHAN-BRIDGE-WORTH

City Council | March 27, 2017

What brings us here tonight...

Councilors pitch redevelopment of Portsmouth's Worth lot

PORTSMOUTH — City Councilors Eric Spear and Brad Lown will ask city officials on Monday to look into options "for the redevelopment of the Worth lot." Spear said he believes it's crucial to consider ways Portsmouth can better

Jul. 28, 2016



New twist in Portsmouth's bid to get McIntyre property

PORTSMOUTH – The proposal for federal officials to give control of the McIntyre Federal Building to the city in exchange for the city erecting a new building for them on the Bridge Street lot "evaporated all in the space of 10

Oct. 18, 2016



Turn Bridge St. lot into open green space

One would be hard pressed to find someone in Portsmouth who isn't grateful to the Prescott sisters for their foresight over 75 years ago. By purchasing, clearing and bequeathing 10 acres of open land on the Piscataqua River, they

Oct. 25, 2016



Provident Bank opening new office in Portsmouth

Wednesday

Posted Feb 1, 2017 at 12:11 PM

Updated Feb 1, 2017 at 12:11 PM

PORTSMOUTH — The Provident Bank announced its executive team and Seacoast senior lenders will relocate their offices from Amesbury, Massachusetts, to Portsmouth.

Share



The bank purchased 25 Maplewood Ave., the former Coldwell Banker office at the edge of the Worth lot, to accommodate growing operations and its commitment to New Hampshire. The property will be redeveloped in keeping with Portsmouth's historic landscape, bank officials said.

What brings us here tonight...

"I want us to think as broadly as possible. It could be anything," Spear said. "It's an invitation to the manager and any other people who are interested in looking at the possibilities."

"I'd like to hear what the possibilities are, is there an expansion of that lot, properties (around the Worth Lot) may or may not be for sale," Blalock said.



Vaughan – Bridge – Worth Study Area



Project Goals

VIBRANT

- ▶ Use City property optimally in service of City priorities

AUTHENTIC

- ▶ Apply high quality urban design that “fits” Portsmouth

CONNECTED

- ▶ Improve connectivity: between neighborhood, new parking garage

CONNECTED

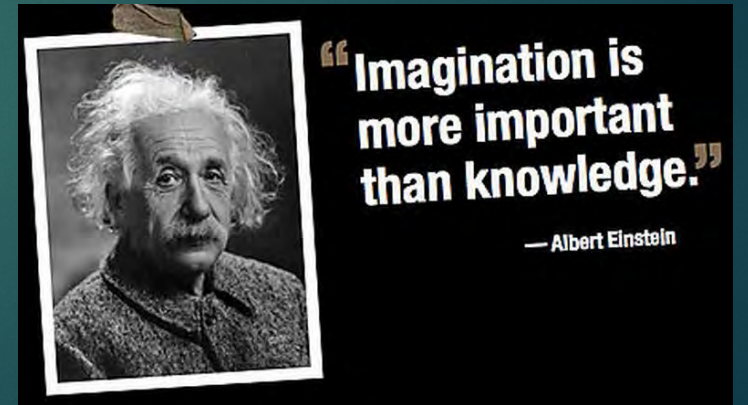
- ▶ Connect North End and Downtown to Islington Street Corridor

VIBRANT

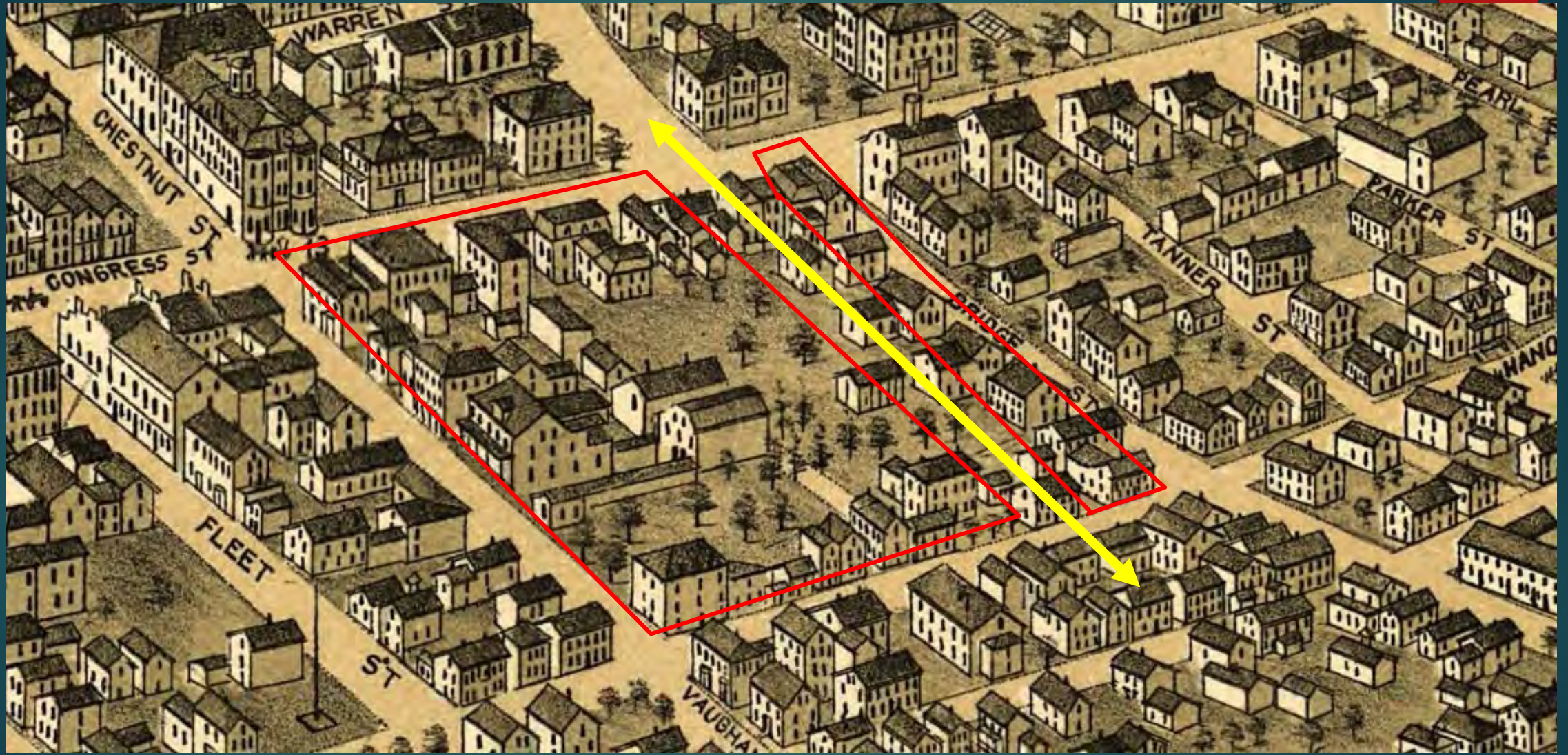
- ▶ Reinvigorate Vaughan Mall

Tonight's Discussion

- ▶ Where have we been?
- ▶ What is permitted/underway ?
- ▶ What are some of the possibilities?
- ▶ City Council Discussion on Ideas and Process



140 Years Ago...



1877 Map View of Bridge and Vaughan – Maplewood Ave in Yellow

1950's Sanborn Map



Urban Renewal

Urban Renewal - 1960's



This collection of images comes from Portsmouth's North End, circa 1967. It is the area bordered by Market, High, Congress, Bridge, Maplewood, and Russell Street. This area was re-developed during the 1960's as part of a Federally funded Urban Renewal movement that followed World War II. Primarily an Italian neighborhood, approximately 176 inhabited homes and active businesses were documented prior to removal.

Approximately one dozen buildings - some dating back to the 1700s - were saved and converted to office, restaurant and retail space on what is currently known as the "The Hill". In addition, several buildings were moved to the Strawberry Banke Museum grounds.

Urban Renewal



ABOVE
Vaughan Street Urban Renewal project in process — Portsmouth Library in background.

RIGHT
Maplewood Avenue Extension — Vaughan Street Urban Renewal Project.



<u>SUMMARY OF SALIENT FACTS</u>			
			Parcel No. <u>12-7</u>
City/Town	Portsmouth, New Hampshire		
Project No.	Vaughan Street Project, N.H. R-10		
Owner	City of Portsmouth		
Address	Vaughan Street Parking Lot		
Type of Property	Land		
<u>OWNERSHIP DATA</u>			
Purchased <u>4/28/55</u>	Price \$ -	IRS \$ 98.50 (1)	31.00 (2)
Grantor	Carolyn B. and John E. Seybolt		
Recorded	Rockingham County Registry of Deeds	Book 1352	Page 314 (1) 317 (2)
Mortgagee	Unknown	Mortgage \$	Unknown
Five Year Sales History:	None		
Assessed Value:			
Land	-	Improvements \$ -	Total \$ -
Tax Rate \$ 55.50	per M	Current Taxes \$ -	
Other Assessments	None		
Zoning	Central Business		
Highest and Best Use	Present		

Urban Renewal



Vaughn Street Urban Renewal Project — Proposed Redevelopment by Aldrich Associates

Sound Investment in Future of City

Opponents Say Plan Will Create 'West Wasteland'

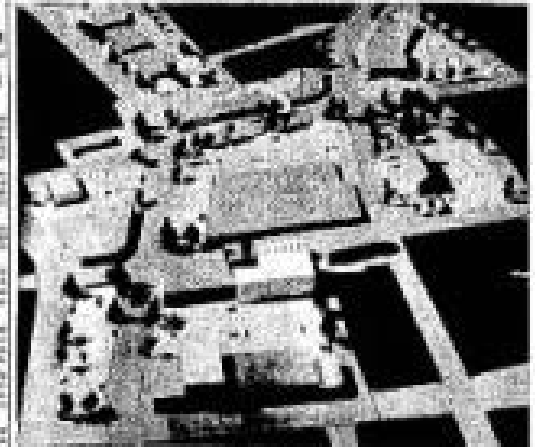
By [Name] [Date]

It is the opinion of many opponents of the city's proposed urban renewal plan that the project will create a "West Wasteland" in the city's downtown area.

The plan, which calls for the demolition of several buildings and the construction of new structures, has been met with strong opposition from local residents and business owners.

They argue that the project will displace long-time residents and businesses, and that the new buildings will be of poor quality and will not fit the character of the neighborhood.

The city officials, however, maintain that the plan is a sound investment in the future of the city, and that it will create jobs and revitalize the downtown area.



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All Sign Petition Renewal Referendum

A petition drive to force the city to hold a referendum on the urban renewal plan has gathered all the signatures needed to force the issue.

The petition, which was signed by a diverse group of citizens, was presented to the city council last week.

The city council has agreed to hold a referendum on the plan, and the city will be required to hold a public hearing on the matter.

To Amend After Killings In Sacramento

The city council has agreed to amend the urban renewal plan after the recent killings in Sacramento.

The amendment would require the city to hold a public hearing on the plan before any demolition work begins.

The city council also agreed to hold a public hearing on the plan before any demolition work begins.



THE PARADE MALL

After Urban Renewal in 1974, the "Portsmouth Parade Mall", a Modernist two-story building, opened. The building housed the A&P Supermarket and various other businesses; however, the building did not live up to its full commercial promise and was sold at auction in 1975. The underutilized building and its surrounding empty parking lots intensified feelings of sadness and anger for many former North End families who had lost their neighborhood. When demolished in 2010, the local newspapers reported that some referred to it as the "ugliest building in Portsmouth." The mixed-use, commercial and residential Fortwalk buildings situated along both sides of Fortwalk Place now reside on the site.

The Parade Mall, 1981, American Photograph Collection, Courtesy of the Portsmouth Athenaeum

50th Anniversary – National Historic Preservation Act

65 Portsmouth, N.H., Houses Threatened By Demolition

Renewal Would Level 18th-Century Buildings

An urban renewal project in Portsmouth, N.H., is threatening the existence of 65 predominantly 18th-century buildings deemed to have unique historical and architectural significance.

The Portsmouth Housing Authority has the right at present to raze the entire Vaughan Street Urban Renewal Project area, and is now attempting to obtain demolition contracts for the destruction of at least five buildings. Portsmouth Preservation, Inc., a profit-making real estate development corporation, was formed in December 1968 to rescue the land and the buildings.

By early April, Portsmouth Preservation must raise \$200,000 with which to purchase 9.6 acres (roughly one-third) of the renewal area and a total of 65 buildings located in this sector and in other parts of the project. The organization has proposed that six properties be removed or relocated for a planned highway access, that 17 inappropriate structures be removed, and that more than a dozen important houses presently slated for demolition be moved to

the land to be purchased by the corporation.

The preservation group hopes to rehabilitate the structures and preserve the area for residential and commercial use. It intends to sell the land and buildings to individuals committed to renovation and maintenance of the houses; to invite professional and commercial use in character with the area's history, and to persuade the Housing Authority not to rezone the area for industrial and municipal purposes.

Portsmouth Preservation officers are arranging to meet with officials of the Department of Housing and Urban Development at HUD's New York Regional Office and in Washington, D.C. They are seeking a stay of demolition and a change of the urban renewal project as planned.

The urban renewal regulations of HUD provide for recognition of historic preservation in plans of local agencies receiving federal renewal funds. Preservation activities and planning are

See "Portsmouth," page 6, col. 1



The Past and Future City

Q&A with National Trust President and CEO Stephanie Meeks



More
at [Trust.org](#)

By
Stephanie K. Meeks

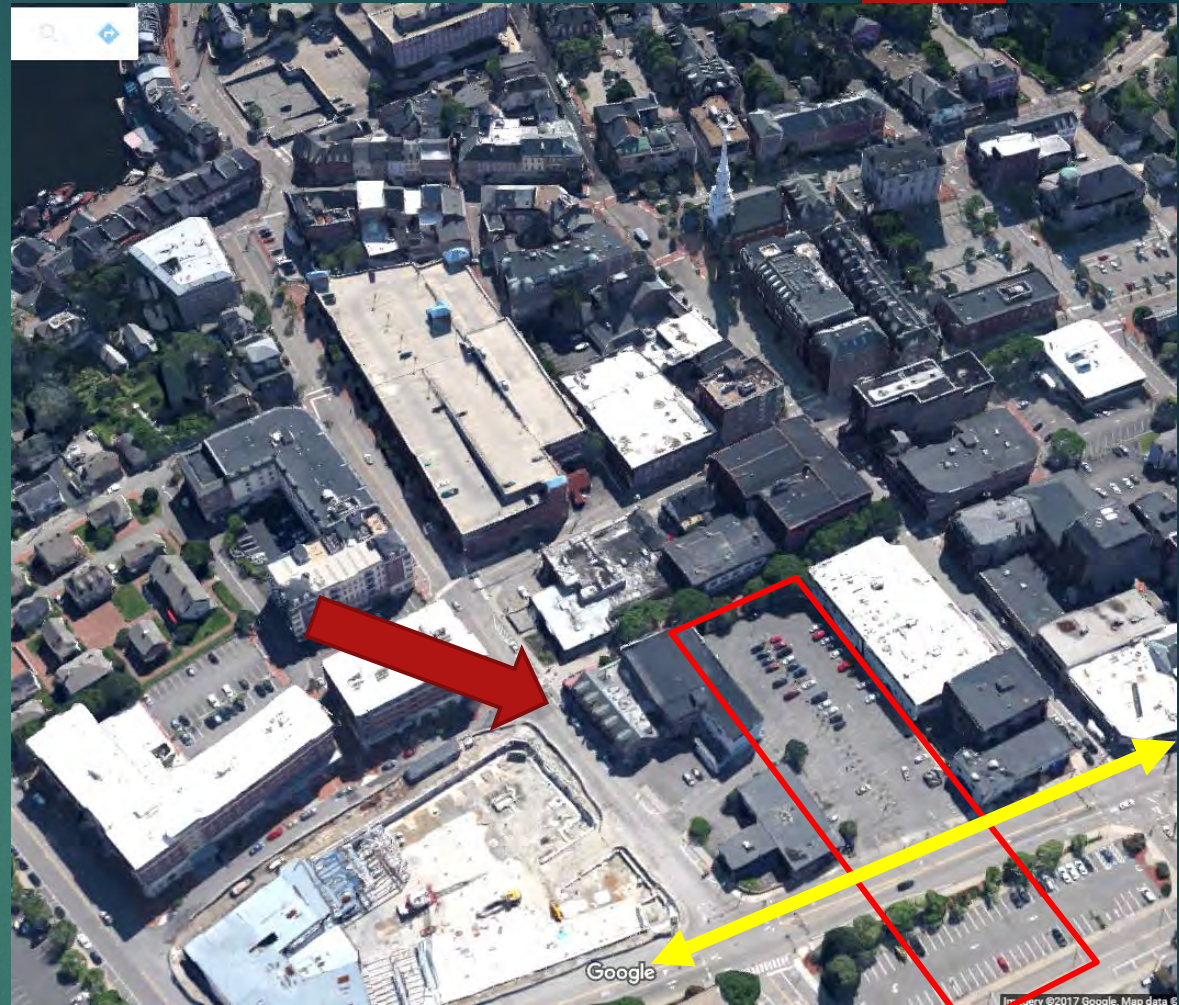
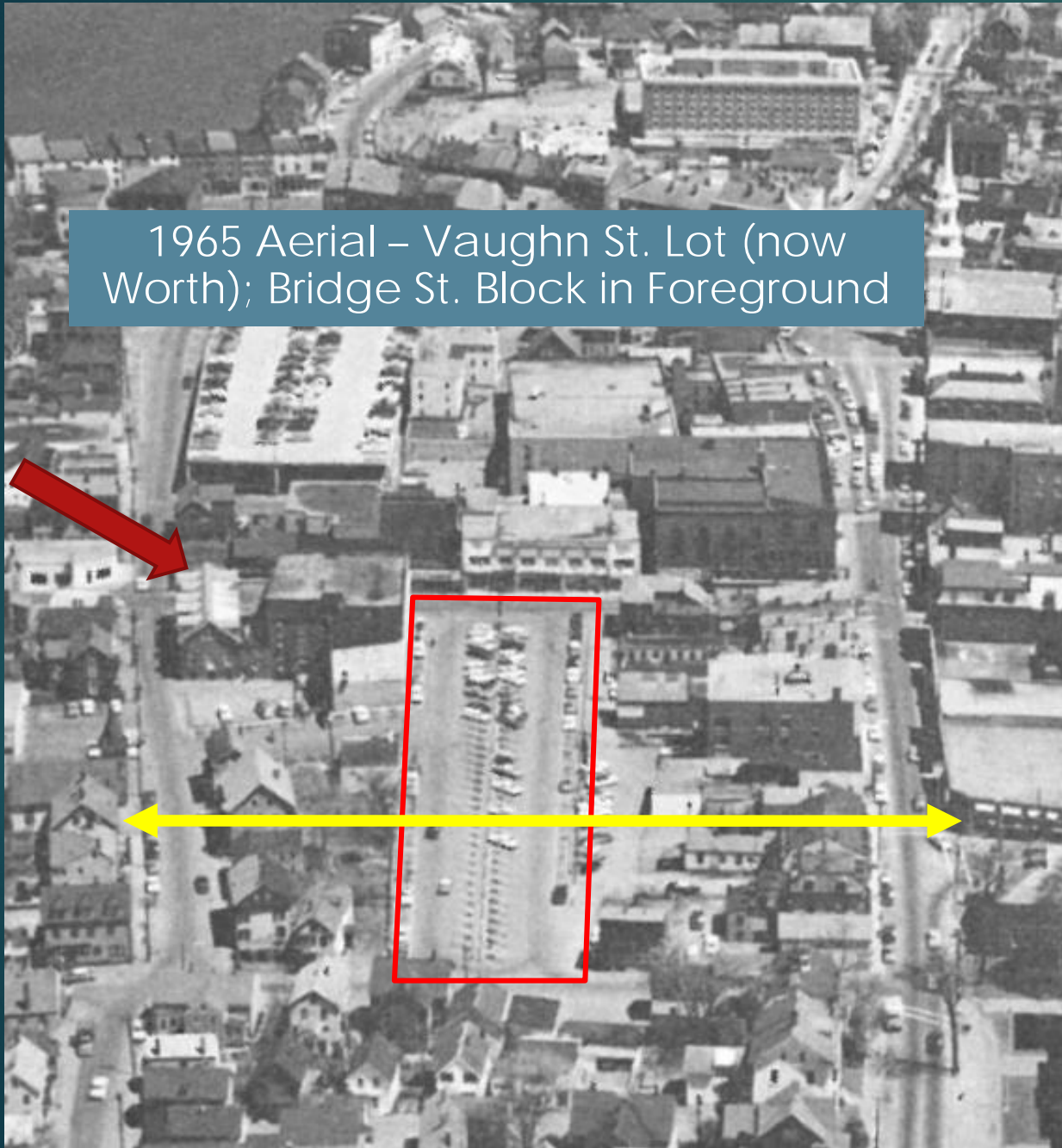


The National Trust for Historic Preservation (in collaboration with Island Press) published *The Past and Future City*, a book by Stephanie K. Meeks and Kevin C. Murphy about the role historic preservation plays in urban spaces. In this book Meeks uses unique empirical research to describe the many ways that saving and restoring a city's historic fabric can help create thriving neighborhoods, good jobs, and a vibrant economy. She explains the critical importance of preservation for all communities, the evolution of the preservation field to embrace the challenges of the 21st century, and the innovative work being done in preservation today.

You can hear Meeks speak about some of this work in Houston this November during the livestreamed opening plenary of the 2016 PastForward Conference. (The book will be available for purchase at the conference—both following the opening plenary and subsequently in the exhibit hall.)

To mark the publication of *The Past and Future City*, we asked Meeks a few questions about the book.





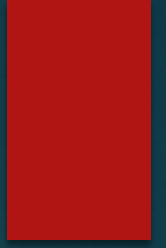
50 Years
Later...

50 Years Later...



- 1967 Vaughan St. Parking Lot

50 Years Later...



Bridge St. Parking Lot

(*"Portsmouth Public Library's
Online Archives – North End
House History Project."*)

55 Bridge



25 Bridge



1967 Bridge St. Parking Lot



“Opponents say will Create Vast Wasteland”



Maplewood & Hanover, Looking East



Bridge & Deer, Looking East



Bridge & Hanover, Looking West



Bridge and Hanover, Looking North



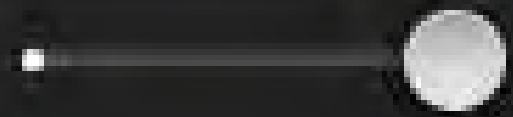


Street View - Sep 2011



Currently shown: Sep 2011

2008



2011

PS 21 – Placemaking Workshop October, 2016

VAUGHAN MALL



Key Features

- More activities: food vendors, three-season market, Christmas tree sales, mini-playground, concerts ...
- Expand into first rows of Worth Lot
- Enhance cleanliness
- More and better lighting
- More and enhanced seating
- Bike racks, thru-way
- Wayfinding, signs
- Historic info, marker, sign

Options

- Public toilets
- Water feature
- Liner building for enclosure and to hide Worth Lot. Or, leave open for sunlight, trees and greenery
- Updated storefronts (owner cooperation required)
- Woonerf (5 mph street -- cars and pedestrians mixed)



Chestnut Street, 2016



Worth Garage Concept, 2012



Portsmouth should focus on new parking garage at Worth lot

The Mayor's Blue Ribbon Garage Selection Committee has already accomplished more than most of the previous efforts to identify an acceptable site and plan for a second municipal parking garage.

Sep. 20, 2012



Maplewood Avenue Complete Street



FIGURE 2: MAPLEWOOD AVENUE LOOKING EAST





New Developments in the “Near North End”

Recent/Current Initiatives

- ▶ Character-Based Zoning: North End and West End
- ▶ Islington Street Corridor Improvement Project
- ▶ Maplewood Avenue Complete Streets Project
- ▶ New Development Cluster on Deer/Bridge/Foundry Place
 - ▶ Hotel/Residential/Retail/Office
 - ▶ New Municipal Parking Garage

40 Bridge Street







Maplewood Ave



Maplewood Ave





North End Portsmouth (Harborcorp)



North End Portsmouth (Harborcorp)



46-64 Maplewood Avenue



46-64 Maplewood Avenue



46-64 Maplewood Avenue



46-64 Maplewood Avenue



46-64 Maplewood Avenue



Deer Street / Maplewood Avenue



Deer Street / Maplewood Avenue



Bridge Street / Deer Street



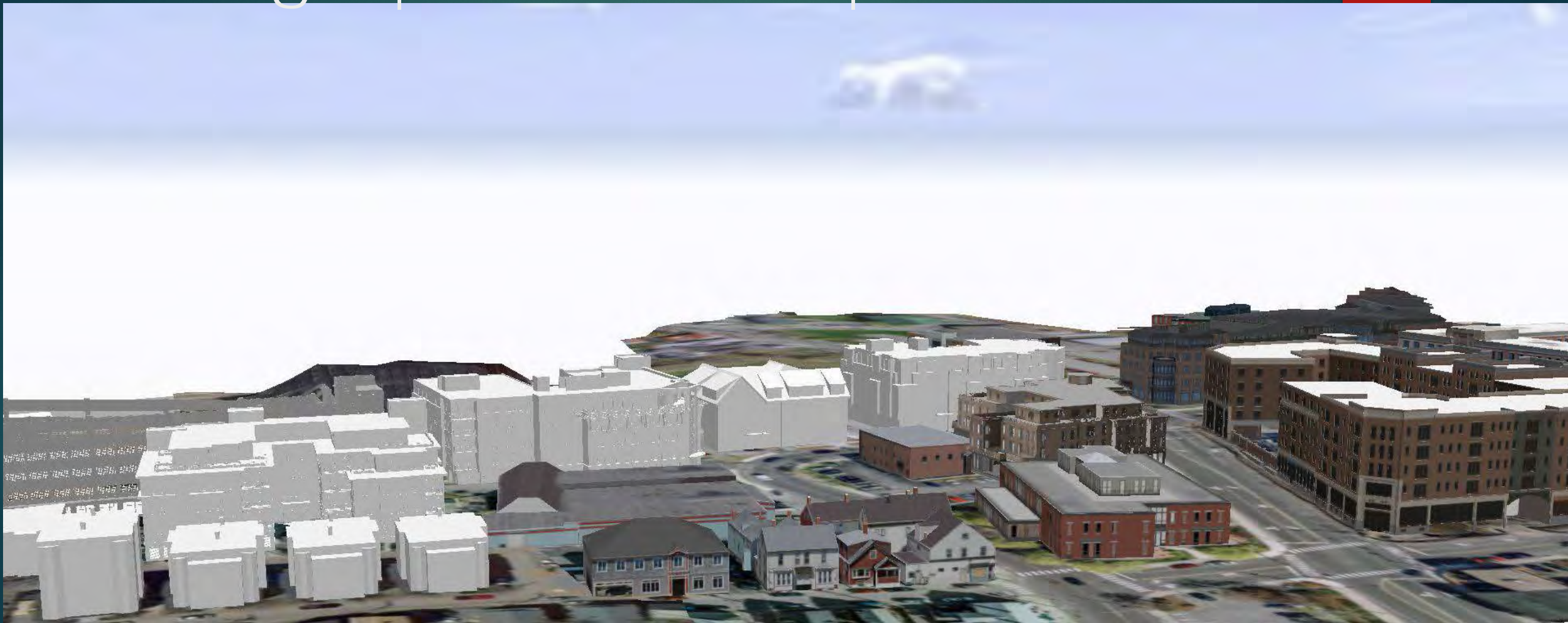
Bridge Street / Deer Street




Municipal Parking Garage

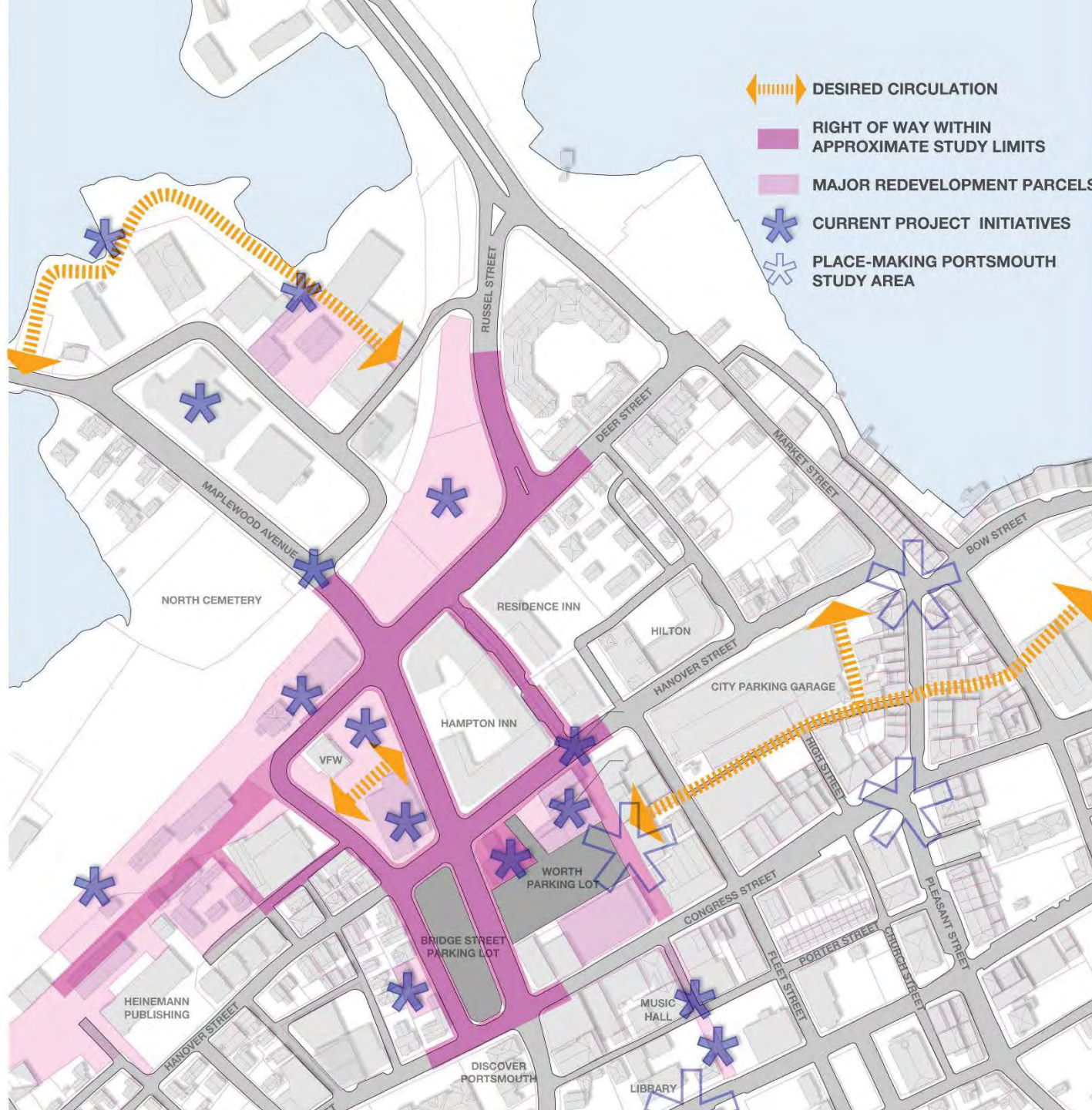


Garage | Deer Street | North End

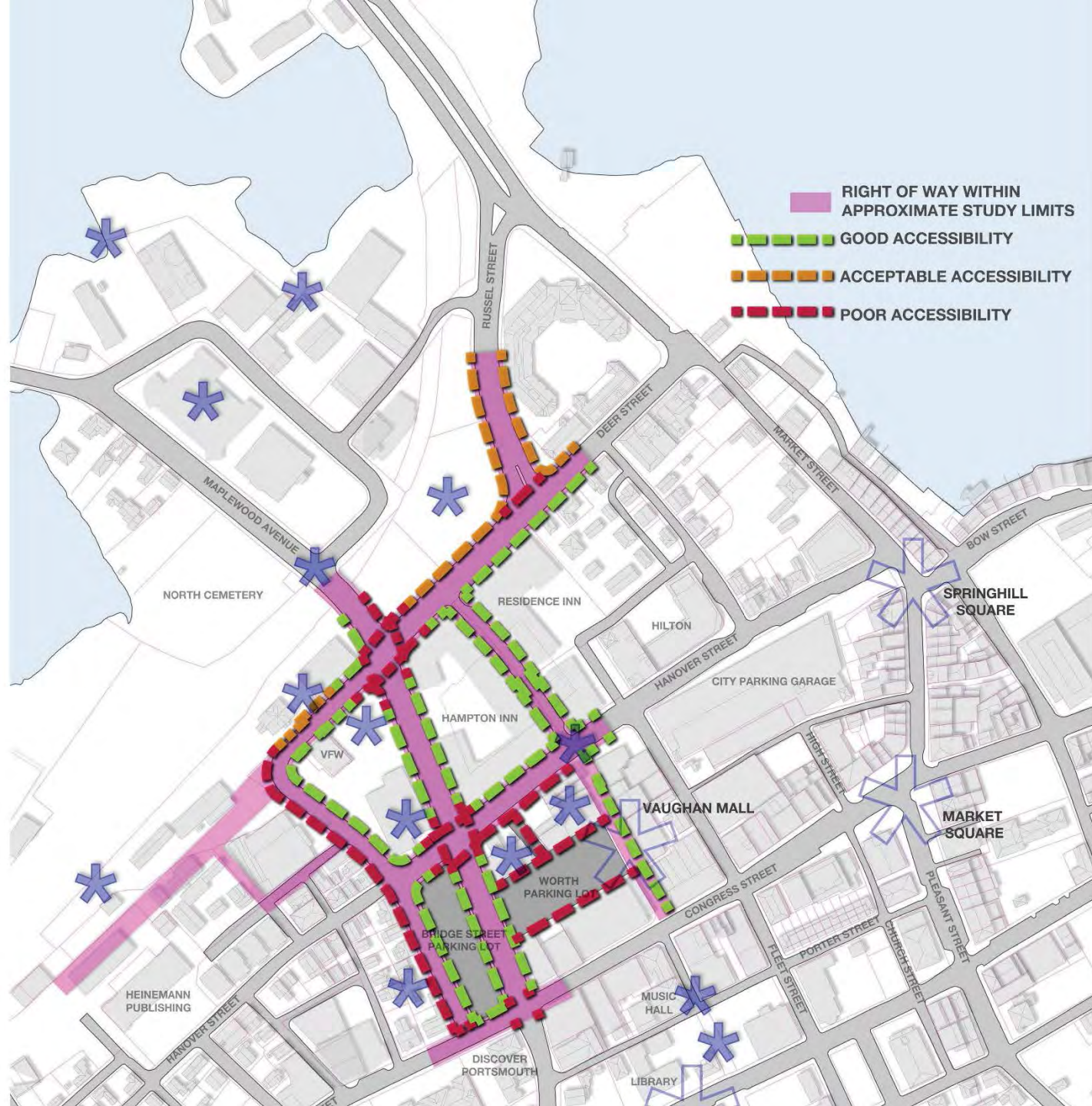


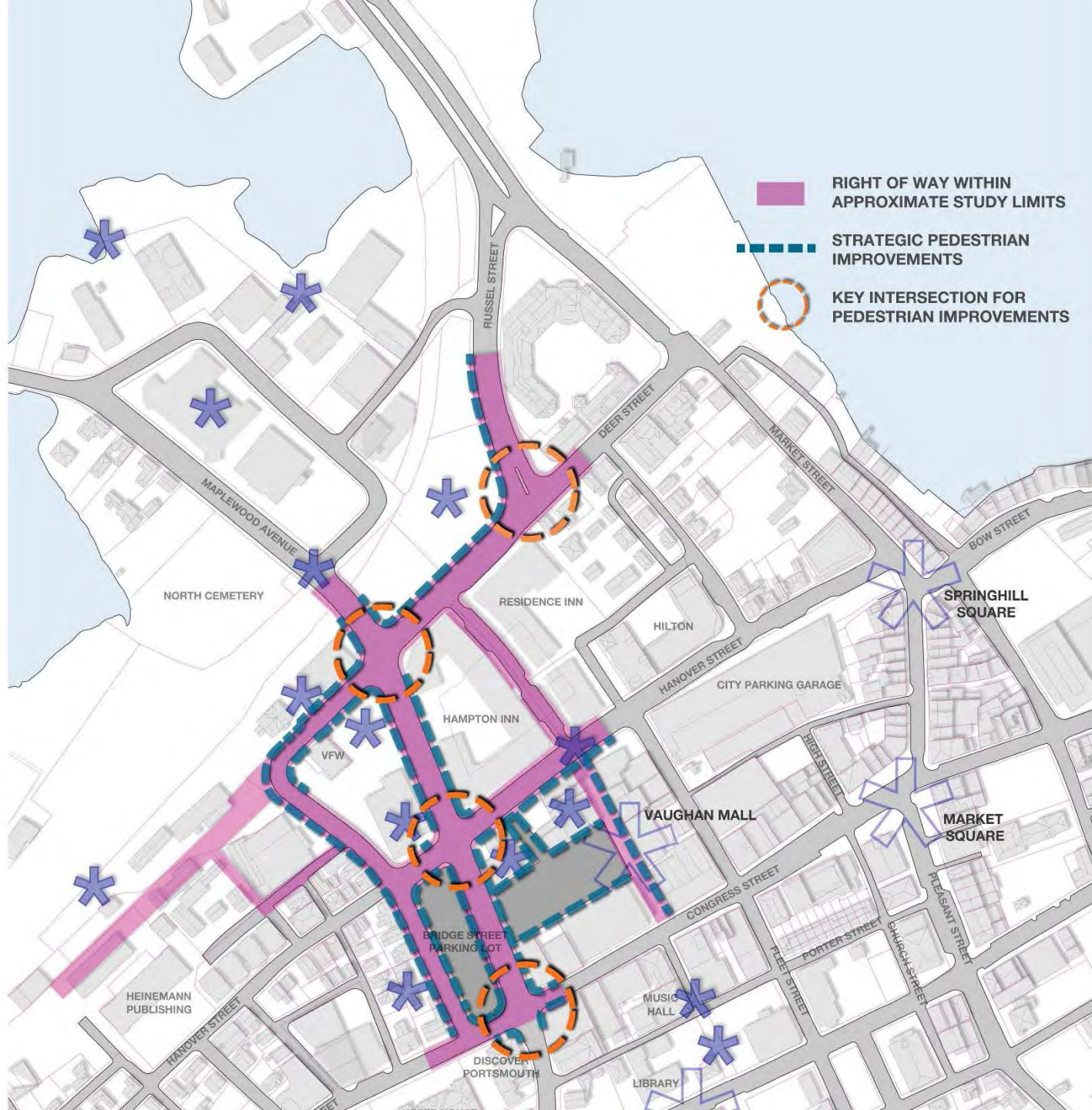


Vaughan-Worth-Bridge Study Area and Context









Master Plan Guidance

Master Plan Theme: Vibrant

- ▶ Action #1.1.2 – Enhance the quality and connectivity of pedestrian facilities
- ▶ Action #1.1.3 – Promote the creation of open spaces, seating areas and other outdoor amenities

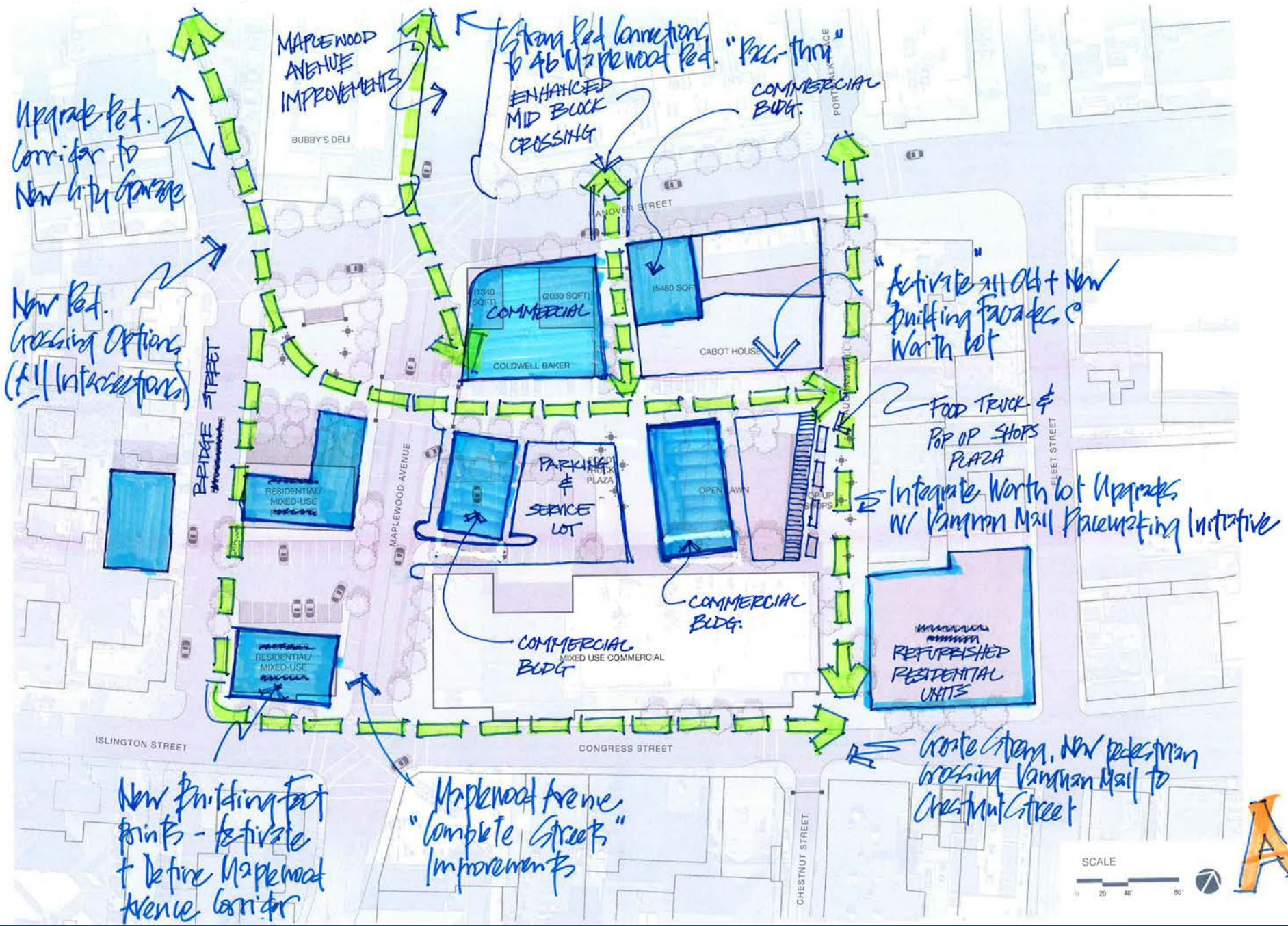
Master Plan Focus Area: Urban Core

- ▶ “The preservation and revitalization of public spaces with seating, pedestrian connections and other outdoor amenities ... will continue to be essential to the Downtown’s economic vitality.”
- ▶ “Any redevelopment should be context-sensitive and contribute to the Downtown’s historic human-scale character. New projects should use Low Impact Development practices and allow for bicycle and pedestrian connectivity and amenities”

“Existing, underused areas see new life after investment in preservation and improvements in pedestrian infrastructure create better non-motorized connections”



Preliminary Concepts & Options



Upgrade Ped. Corridor to New City Garage

New Ped. Crossing Options (All Intersections)

New Building Footprints - activate + define Maplewood Avenue Corridor

MAPLEWOOD AVENUE IMPROVEMENTS

Stream Ped Connection to 46 Maplewood Ped. "Pull-Thru" ENHANCED MID BLOCK CROSSING

COMMERCIAL BLDG.

(3340 SQFT) COMMERCIAL
(6030 SQFT) COMMERCIAL
(5480 SQFT)

"Activate" all Old + New Building Facades Worth lot

FOOD TRUCK & POP UP STOPS PLAZA

Integrate Worth lot Upgrades w/ Vamman Mail Place-making Initiative

PARKING & SERVICE LOT

OPEN AWN

REFURBISHED RESIDENTIAL UNITS

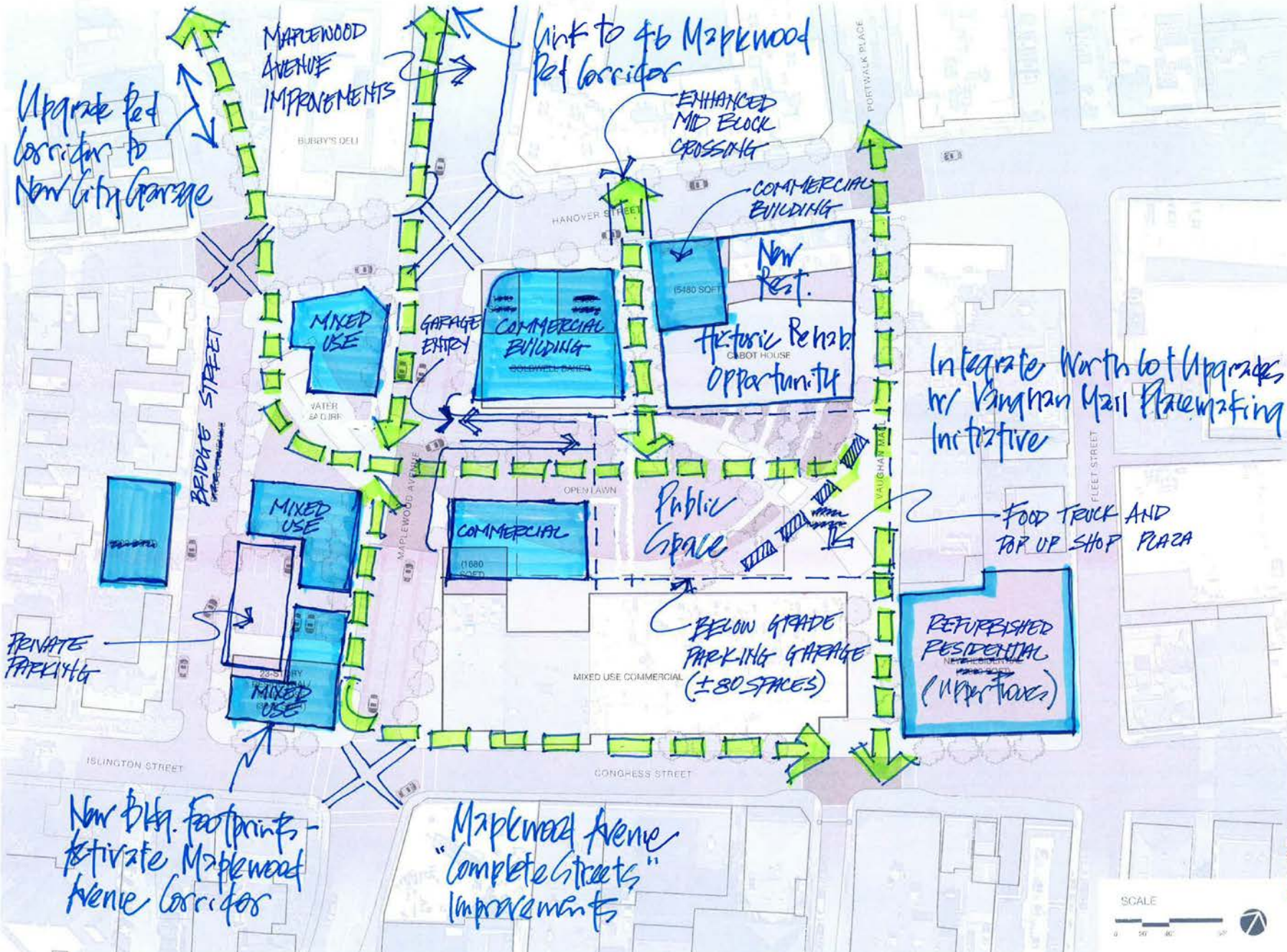
COMMERCIAL MIXED USE COMMERCIAL BLDG.

COMMERCIAL BLDG.

Create Stream. New Pedestrian Crossing Vamman Mail to Chestnut Street

Maplewood Avenue "Complete Streets" Improvements





Upgrade Ped Corridor to New City Garage

MAPLEWOOD AVENUE IMPROVEMENTS

Link to 46 Maplewood Ped Corridor

ENHANCED MID BLOCK CROSSING

COMMERCIAL BUILDING

MIXED USE

GARAGE ENTRY

COMMERCIAL BUILDING

New Rest.

Historic Rehab. Opportunity

Integrate North lot Upgrades w/ Vaughan Mail Place Making Initiative

BRIDGE STREET

MIXED USE

COMMERCIAL

Public Space

FOOD TRUCK AND POP UP SHOP PLAZA

PRIVATE PARKING

MIXED USE

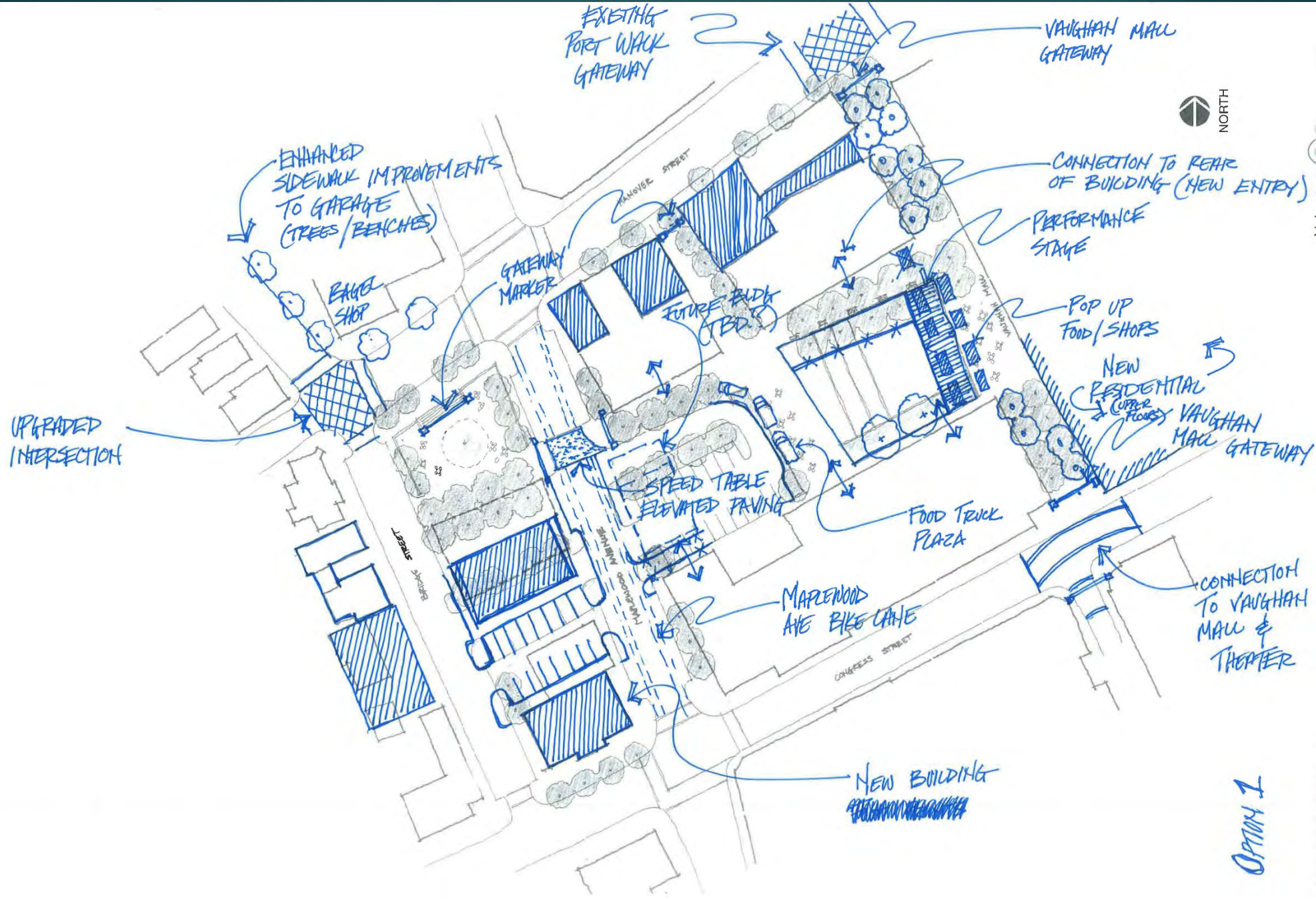
BELOW GRADE PARKING GARAGE (±80 SPACES)

REFURBISHED RESIDENTIAL (APARTMENTS)

New Bldg. Footprints - activate Maplewood Avenue Corridor

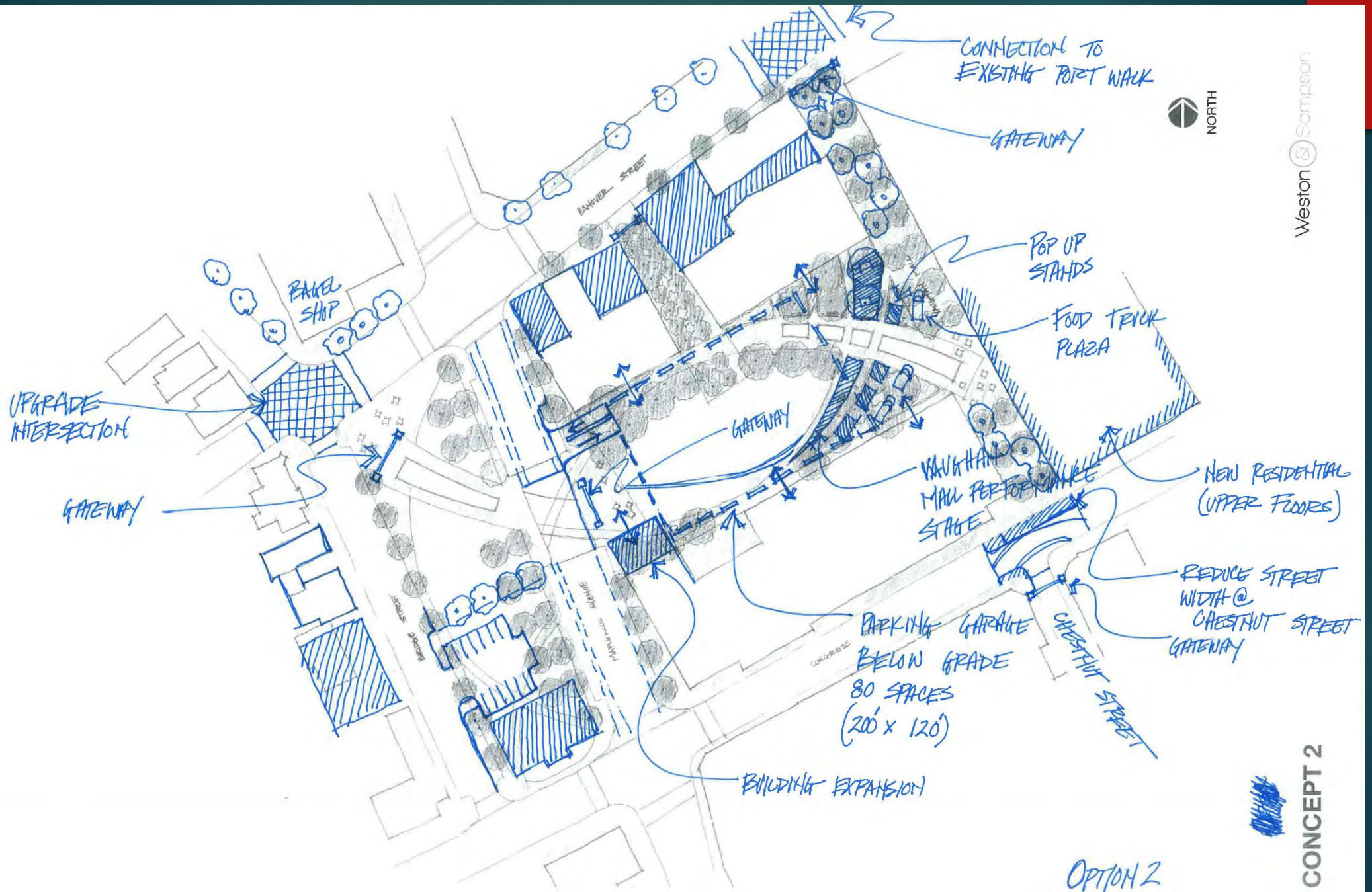
Maplewood Avenue "Complete Streets" Improvements





OPTION 1

CONCEPT 1A



NORTH

Weston & Sampson

CONCEPT 2

OPTION 2



NORTH

Weston & Sampson

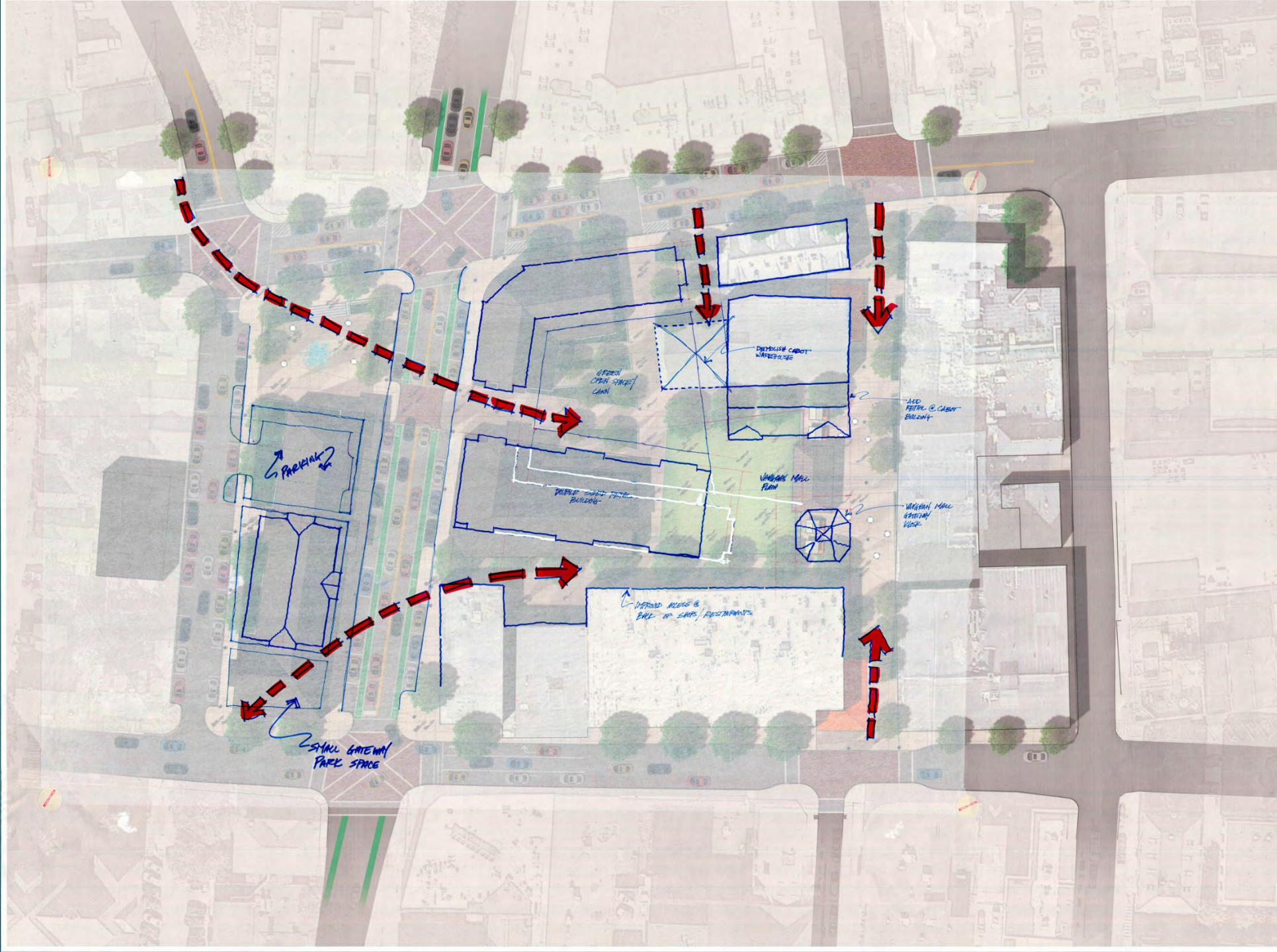


NORTH

Weston & Sampson

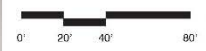


Weston & Sampson





SCALE: 1"=20'





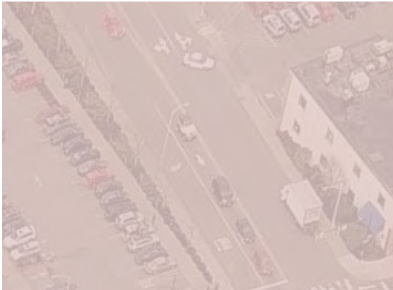


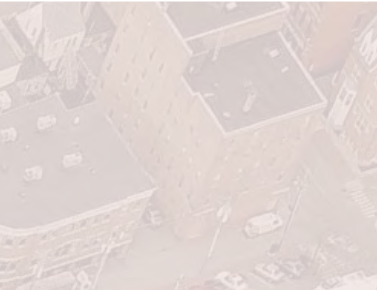








Challenges

- ▶ Balancing Objectives
 - ▶ Development (tax revenues, economic vitality)
 - ▶ Open Space (quality of life)
 - ▶ Parking (infrastructure to support other uses)
- ▶ Lose Parking Spaces
or
Invest in Replacement Parking Facilities

Ideas?

	Vaughan	Worth	Bridge	Streetscapes
Parking <ul style="list-style-type: none">• Structured• Surface				
Open Space				
Development				

- REACTIONS/IDEAS
- TIMELINE
 - PS 21 Vaughan Demo, 2017?
 - Foundry Place Garage, Fall 2018
 - Hanover Garage Reno, ~ 2021
 - Provident Bank, Deer St. Assoc., 2019?
- PROCESS

