



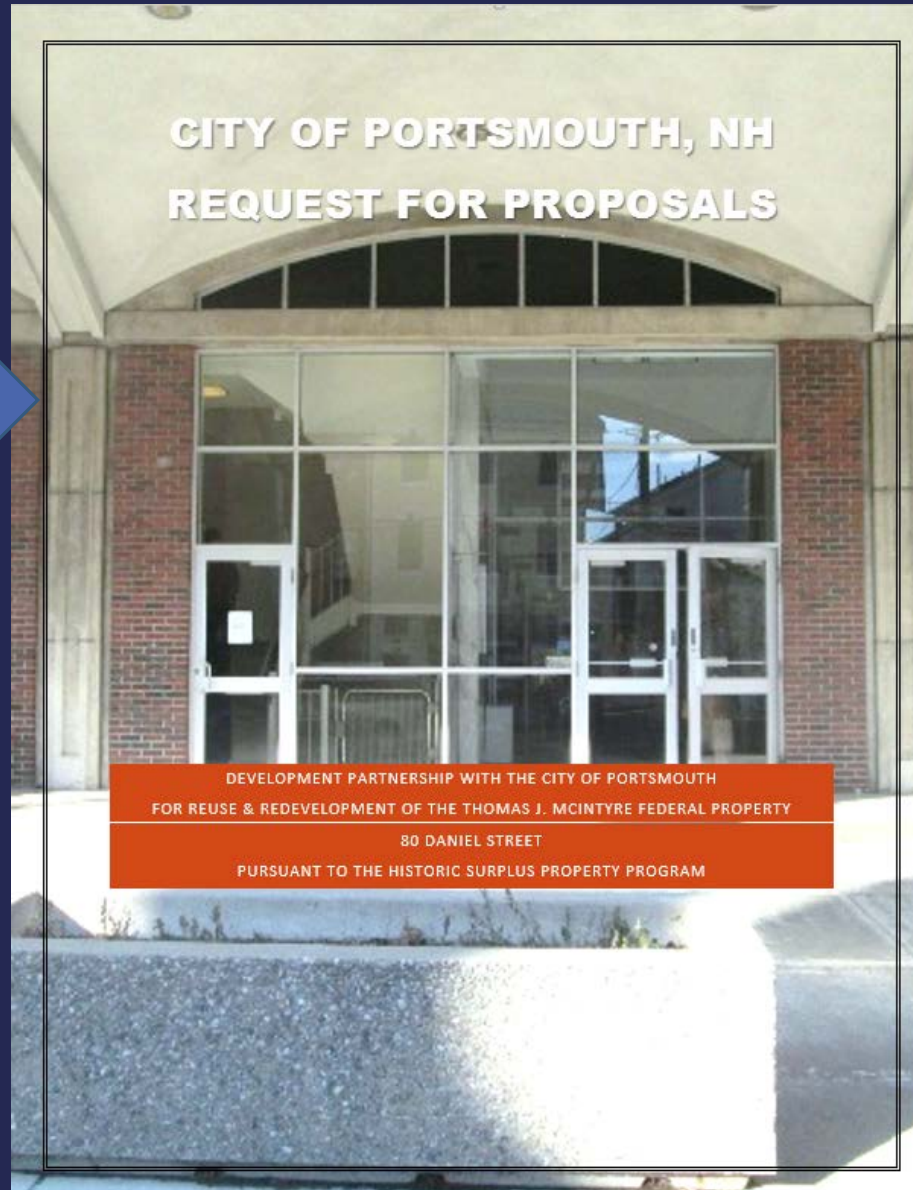
# MCINTYRE PROJECT – CITY COUNCIL WORK SESSION JULY 31, 2017

[www.planportsmouth.com](http://www.planportsmouth.com)



## REQUEST FOR QUALIFICATIONS

Development Partnership with the City of Portsmouth  
for Reuse & Redevelopment of the Thomas J. McIntyre Federal Property  
80 Daniel Street  
pursuant to the Historic Surplus Property Program



# CITY OF PORTSMOUTH, NH REQUEST FOR PROPOSALS

DEVELOPMENT PARTNERSHIP WITH THE CITY OF PORTSMOUTH  
FOR REUSE & REDEVELOPMENT OF THE THOMAS J. MCINTYRE FEDERAL PROPERTY  
80 DANIEL STREET  
PURSUANT TO THE HISTORIC SURPLUS PROPERTY PROGRAM

## NEXT STEPS

### 7 Teams Submitted Qualifications

Wood, Winn, Ocean & Two Intr'l, 100  
Market, Chinburg, Leggat McCall, Kane  
& Redgate

### Gain Additional Input from SHPO

### Conduct Additional Public Input

### Direction on Process, Design, Financial Considerations

### Develop Request for Proposals – Draft for August 7th

### 3 months to Prepare Submittals

### Choose partner & submit application – Fall, 2017

- ▶ Review Process and Timeline
- ▶ Review Historic Surplus Property Program and Character-Defining Features
- ▶ Council Goals for Site Redevelopment

# WORK SESSION AGENDA

CC Mtgs.	Other Dates	Possible Action	Additional Info
31-Jul		Workshop	
<b>7-Aug</b>		<b>Authorize CM to release RFP</b>	
22-Aug			
5-Sep			
<b>9-Sep</b>		<b>RETREAT</b>	<b>McIntyre Public Input/Meet the Teams?</b>
18-Sep			
2-Oct			
16-Oct			
9-Nov			
	<b>13-Nov</b>	<b>Review Proposals – Select Teams To Interview</b>	<b>Special Meeting - Monday pm</b>
20-Nov			
	23-Nov	THANKSGIVING	
	<b>2-Dec</b>	<b>Conduct Interviews</b>	<b>Saturday. (Alternate: Mon., 11/27)</b>
4-Dec		Select Team	
		Adopt Resolution/ Submit Application	
18-Dec			

**GSA Goal is to Vacate by Fall, 2018**

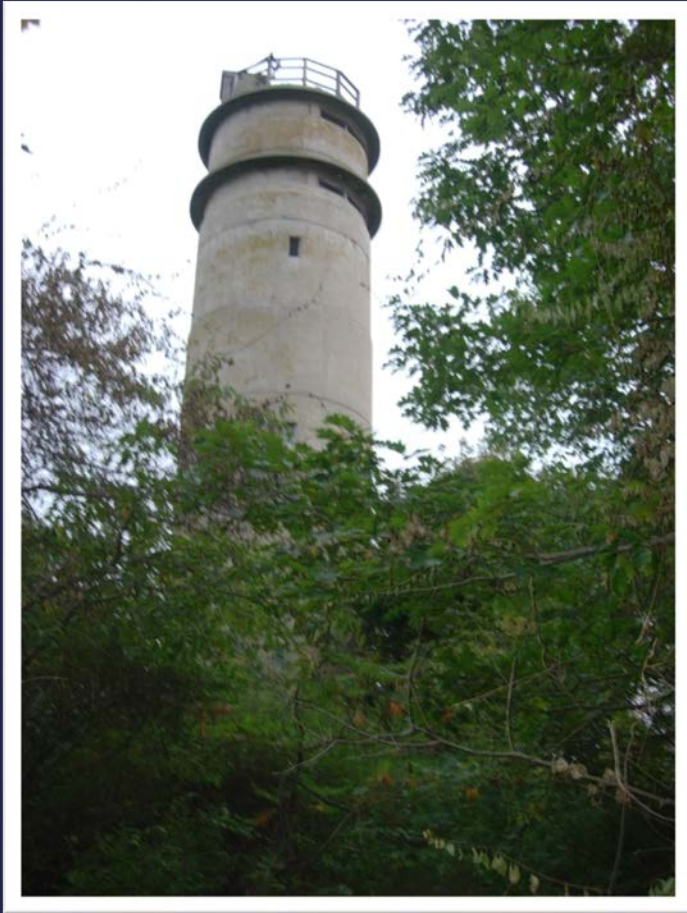
**NPS Recommends Application to GSA**

**GSA Accepts and Begins Transfer Process**

**City Accepts Property and Partner Ground Lease Term Begins**

# TIMELINE & PROCESS

# HISTORIC SURPLUS PROPERTY PROGRAM – IN NH



# HISTORIC SURPLUS PROPERTY PROGRAM



**GROVE ARCADE**

SHOPPING & DINING   OUTDOOR ARTISTS MARKET   HISTORY   NEWS & EVENTS   VISITING THE ARCADE   CONFERENCE ROOM   ABOUT US

Local Shops & Outstanding Restaurants in  
One of Asheville's Architectural Jewels

**268,000 s.f., 1.5 AC**



**16,300 s.f., 0.4 AC**

## FEDERAL BUILDING LOFTS

This historic government building was recently converting into 21 apartments. The building consists of one, two, and three bedroom loft style apartments with additional storage if needed. The building is located in the heart of downtown Wausau. Parking for the building is included in rent and is located in an adjacent parking ramp. This is the ideal property for any aspiring artist as it offers additional common space to display and/or create works. Come see these apartments that have modern conveniences but still offer character details that can only be found in historically rehabilitated buildings.



*Federal Building Lofts  
Wausau, WI*

**30,503 s.f., 0.8 AC**



# "THE DEWBERRY" – CHARLESTON, SC



June 28, 2017

## A "Cold" Office Building Becomes an Inviting Hotel in Charleston

By: Katherine Flynn

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Developer Jonn Dewberry purchased this former General Services Administration building in 2008.

When John Dewberry was a quarterback for the Georgia Tech Yellow Jackets, fans would sometimes boo from the stands during the first quarter of a game if they weren't happy with their team's performance.



# CHARACTER-DEFINING FEATURES

- “Primary features are those that, in and of themselves, identify this particular building as the Thomas J. McIntyre Federal Building and as no other.”
- Secondary features contribute to this identity...
- Condition was taken into account

Thomas J. McIntyre Federal Building  
Portsmouth, New Hampshire  
Character-defining Features Analysis

Alisa McCann, Architectural Historian

Character-defining features	Secondary features	Non-character-defining features



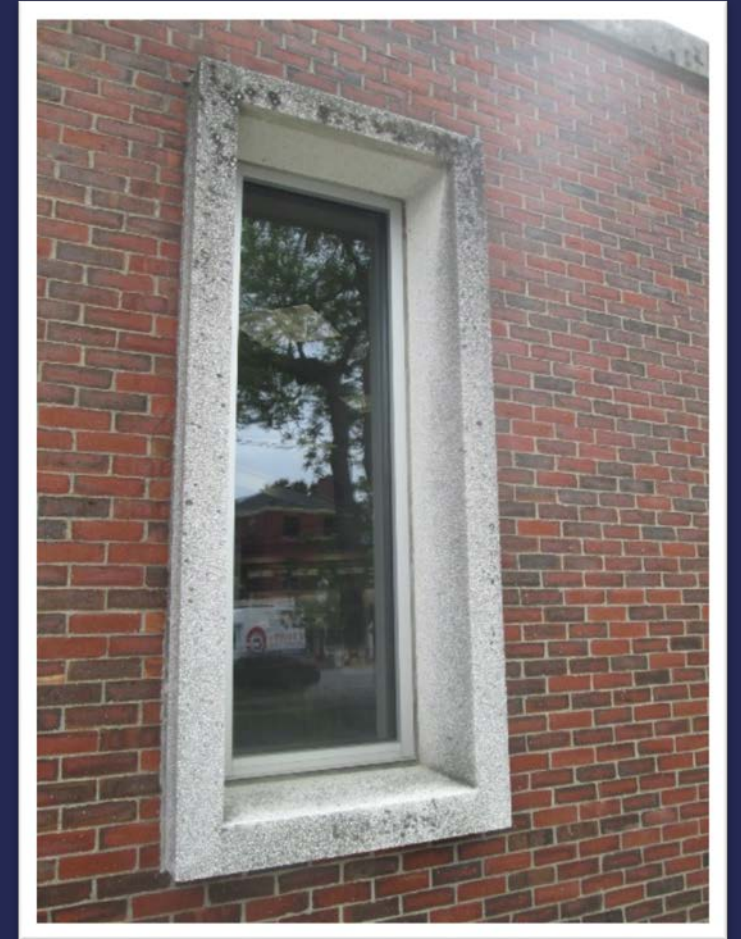
# CHARACTER-DEFINING FEATURES - SITE

Site/Setting		
Primary features	Secondary features	Non-character-defining features
Urban pattern of building to/nearly to property line	Parking lot on Daniel St.	1997 portico for new Post Office
Limited public space and green space on site	Remnants of grassy area on Daniel St.	Concrete planters from post-September 11, 2001
Original concrete planters on Daniel St. and at Penhallow St. entrance	Modified green space along east elevation of one-story wing (current Post Office)	Flag pole added 1997
	Flag pole at corner of Daniel and Penhallow Streets	Parking lot north of building
	Brick walls surrounding north parking area	



# CHARACTER-DEFINING FEATURES – MAIN BUILDING

Main Building – Exterior		
Primary features	Secondary features	Non-character-defining features
Height, scale and massing	Loading docks	Replacement doors
South and west elevations	North elevation (east elevation is tertiary)	Balustrades in front of windows on Daniel St.
Regular pattern of windows on upper floors/relationship of solid to void	Failing cornice brackets	Roof material
Materials: red brick, concrete details, aluminum, glass		Solar panels
Flat roof		
Recessed entry and open arcade		
First floor full-height windows and entry and their configuration		
Upper floor single-pane, deeply recessed, pivoting windows		
Concrete window surrounds		
Concrete brackets at cornice and main entry		



# CHARACTER-DEFINING FEATURES – POST OFFICE WING

One-story wing east of Main Building – Exterior		
Primary features	Secondary features	Non-character-defining features
Height, scale, set back and massing		New entry (1997)
Materials: red brick, concrete, aluminum and glass		New full-height windows (1997)
Remaining original full-height window and pivoting, single-pane window with concrete frame		



# CHARACTER-DEFINING FEATURES - INTERIOR

Main Building, all floors – Interior		
Primary features	Secondary features	Non-character-defining features
Height of lobby ceilings	Vestibule	Modern partition walls
Sequence of and distinction between vestibule, Elevator Lobby and Box Lobby	Two bronze plaques	Hallway finishes
Open plan of Box Lobby	Stairwells	Polished white marble veneer on east wall of Box Lobby
Polished white marble wall veneer (with exception of east wall in Box Lobby)	Consolidation of service functions surrounding elevator core	Finishes in basement level
Terrazzo floors in main lobby		Parking garage
Aluminum and glass document case		
Window recess		



The location of office spaces on exterior walls	Terrazzo floor	All modern office partitions, ceilings, light fixtures and finishes
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- ▶ Shape redevelopment in the City's best interests by promoting **public/non-profit/commercial use of its ground floor; retained retail Post Office use on site;**
- ▶ Re-connect the site with Daniel, Penhallow, and Bow Streets via new **pedestrian ways, introduction of open space and public parking uses,** and revitalize the area with new uses;
- ▶ Ensure redevelopment/reuse of the site that meets the city's **economic development goals;** and
- ▶ Accomplish the above in a **fiscally prudent** manner, through a public-private partnership.

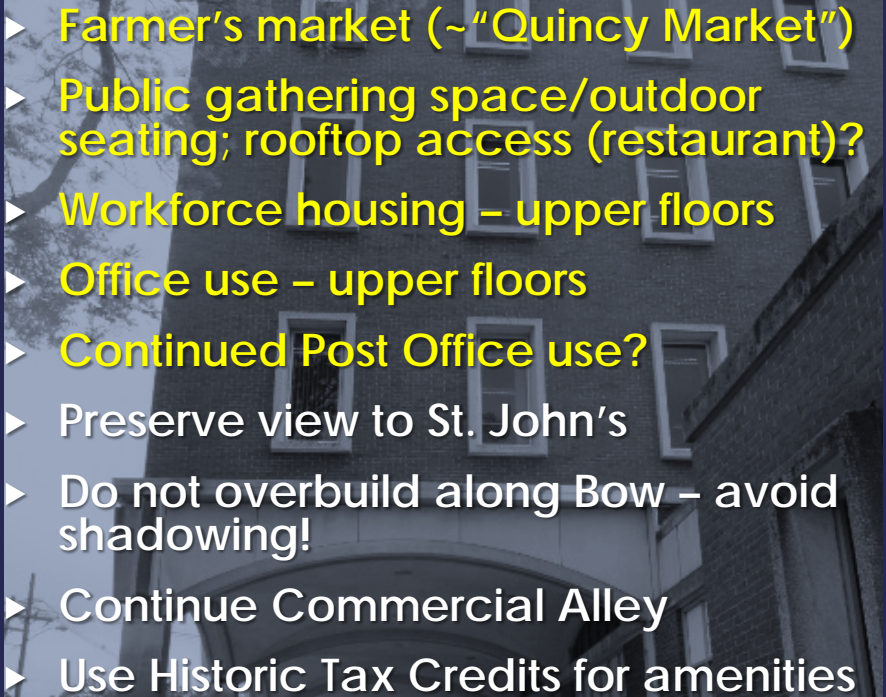


## CITY GOALS

Does the City have preferences for more specific uses?

- ☑ Continued retail Post Office Use on site
- ☑ Public Access Uses Ground Floor
- ☑ Public Gathering/Open Space on site (location to be specified?)
  
- ▶ Office Use Emphasis? Residential Use?
- ▶ Stable daytime Employee Work Force?
- ▶ Public Parking?
- ▶ % for Art? Viewsheds? Other?

## GUIDELINES FOR REDEVELOPMENT

- 
- ▶ Farmer's market (~"Quincy Market")
  - ▶ Public gathering space/outdoor seating; rooftop access (restaurant)?
  - ▶ Workforce housing – upper floors
  - ▶ Office use – upper floors
  - ▶ Continued Post Office use?
  - ▶ Preserve view to St. John's
  - ▶ Do not overbuild along Bow – avoid shadowing!
  - ▶ Continue Commercial Alley
  - ▶ Use Historic Tax Credits for amenities

7 Teams – Select Subset to Submit?

Financial Submittals

Commercial RE Adviser, Outside Counsel

Development Agreement

**RFP DETAILS AND PROCESS**