

# MCINTYRE PROJECT

April 24, 2018





# **AGENDA**

## **INTRODUCTION TO THE SESSION**

Tonight's Meeting Intent & Format

Update on the Process

Upcoming Project Schedule

Brief Review of the Essential Framework

## **GALLERY WALK OF THE CONCEPT DEVELOPMENT PLANS**

## **SUMMARY OF GALLERIES – COMMENT CARDS**

## **PUTTING IT ALL TOGETHER – THE FRAMEWORK, REALIZED**

Presentation

Facilitated Q&A

# INTRODUCTION TO THE SESSION

# TONIGHT'S MEETING

## WHERE WE'VE BEEN

Six Public Engagement Meetings Completed

Stage 3 Meeting 1 Review

Generous Amount of Public Comment Received

Essential Framework Established

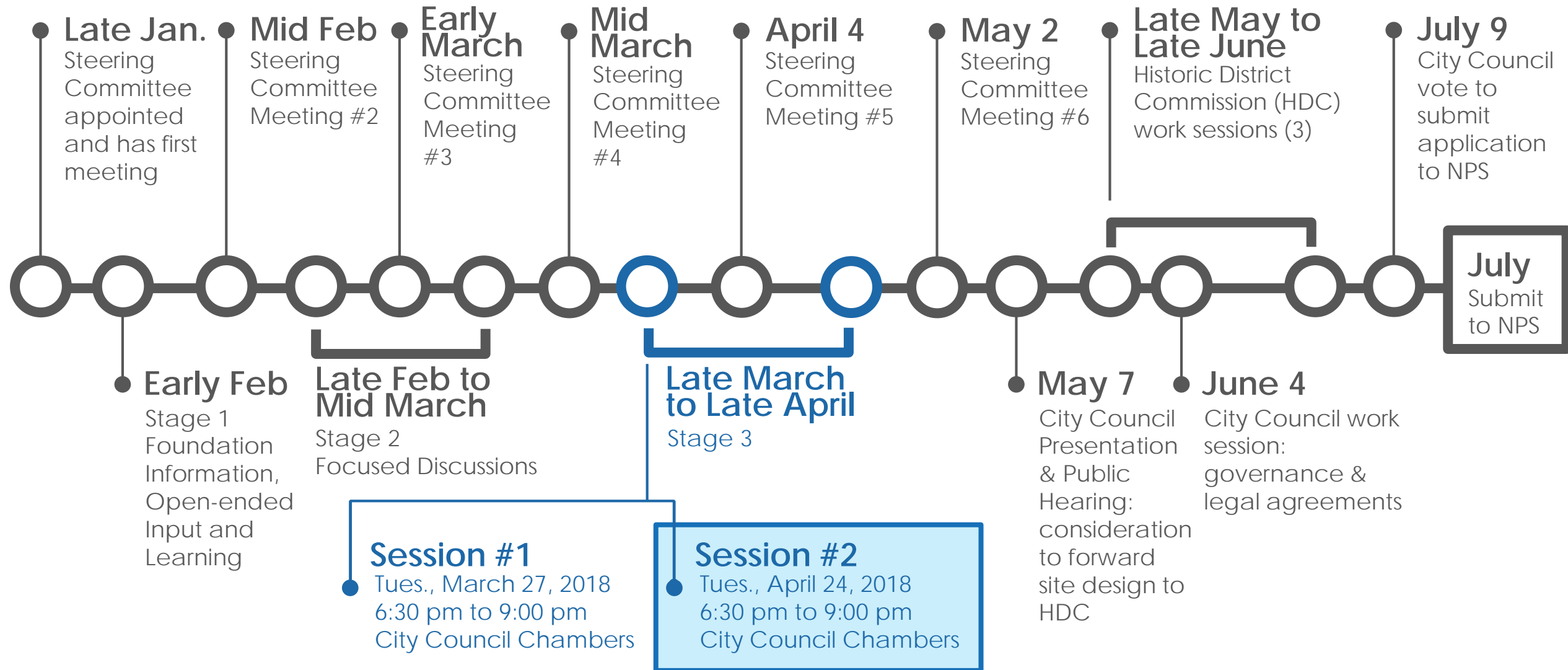
The Redgate | Kane Team has been Listening

The Design Process is Underway

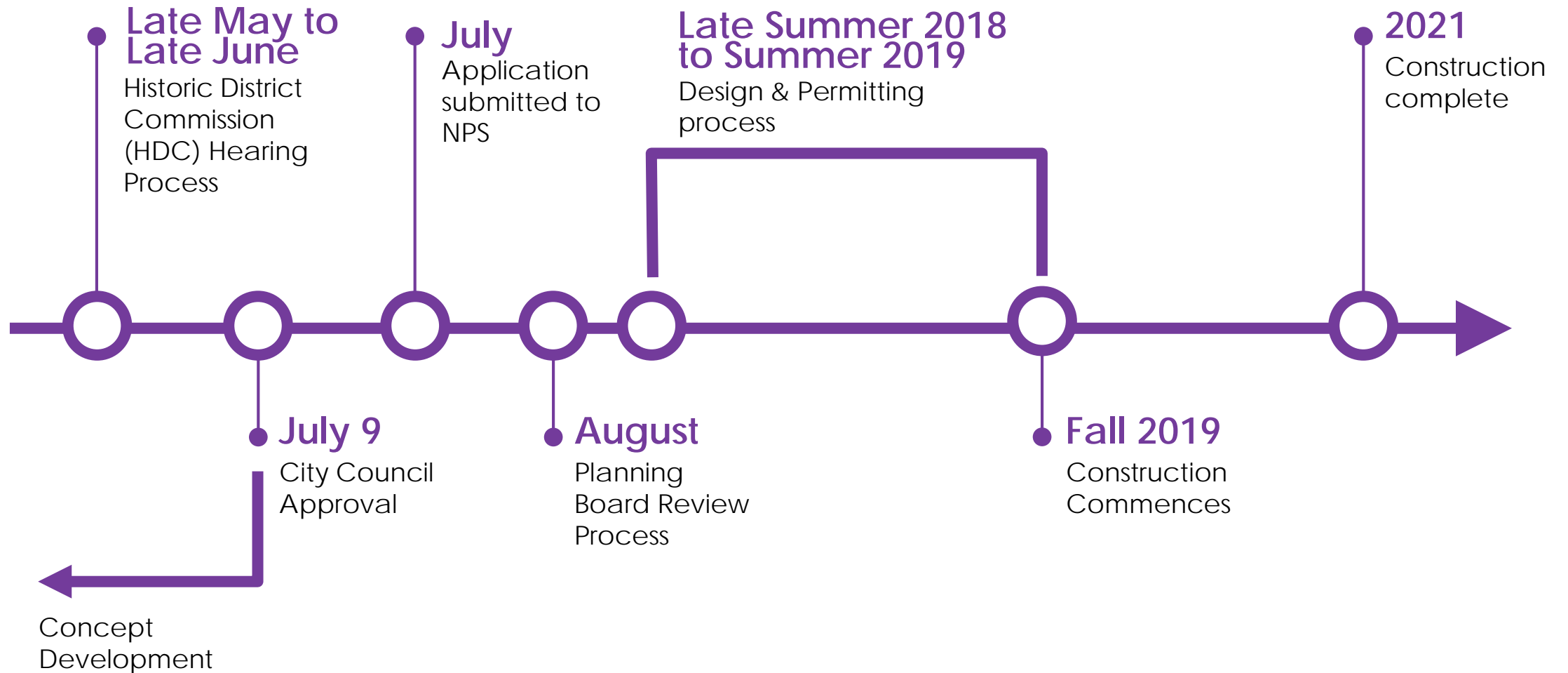
Public Input to Continue



# PROCESS



# UPCOMING PROJECT SCHEDULE



# ESSENTIAL FRAMEWORK

## PUBLIC REALM

1. Include **easily adaptable public realm spaces that accommodate modestly-sized indoor and outdoor gathering space and a variety of activities and programming options for all ages**. The public realm of the McIntyre should **complement existing and planned Portsmouth assets** (e.g. Market Square, Prescott Park, Vaughn-Bridge-Worth, etc.).
2. Establish a **highly walkable project buildout that creates interesting and varied pedestrian experiences** (including public art and views) along all property edges and throughout/within the property. **Make edges active and inviting**.
3. Offer an opportunity for the **public to access to the expansive elevated views** of the downtown and waterfront. **Preserve critical viewsheds** from the street level experience.

# ESSENTIAL FRAMEWORK DESIGN

1. New architecture should **reflect current design and sustainable construction technologies while respecting the historic characteristics and integrity of the site's varying surroundings**. Do not overshadow the McIntyre building.
2. Provide **multiple points of access** along all sides of the parcel to **ensure permeability through the site** (especially at/through the existing McIntyre Building).
3. Design the site for **maximum adaptability to future changes in markets and public benefit needs**. For example, ground-floors of existing and proposed buildings shall be designed to ensure adaptability and evolution of use such that street life in and around the McIntyre site continues to be vibrant and brimming with activity.
4. **Advocate for interpretation of the Secretary of the Interior's Standards that will allow for appropriate modification to character-defining features** to invite public use and connect the building and site with its surroundings.



# ESSENTIAL FRAMEWORK

## TRANSPORTATION & PARKING

1. **Reduce the need for on-site parking.** Provide transportation and parking options, both external and internal to the site, designed to reduce reliance on personal cars.
2. Define the types of on-site, practical accommodations for arrival/departure integrated into **the site development in support of alternative modes of transportation and new consumption and distribution patterns**, planning for future trends in transportation.
3. Minimize/**eliminate surface** (vs. covered) **parking**.
4. **Minimize vehicular traffic into the site** – limit to deliveries, public safety, and very slow travel.
5. **Consider important nearby transportation connections** when designing public walk and path alignments through the property.

# ESSENTIAL FRAMEWORK

## PUBLIC/PRIVATE PARTNERSHIP

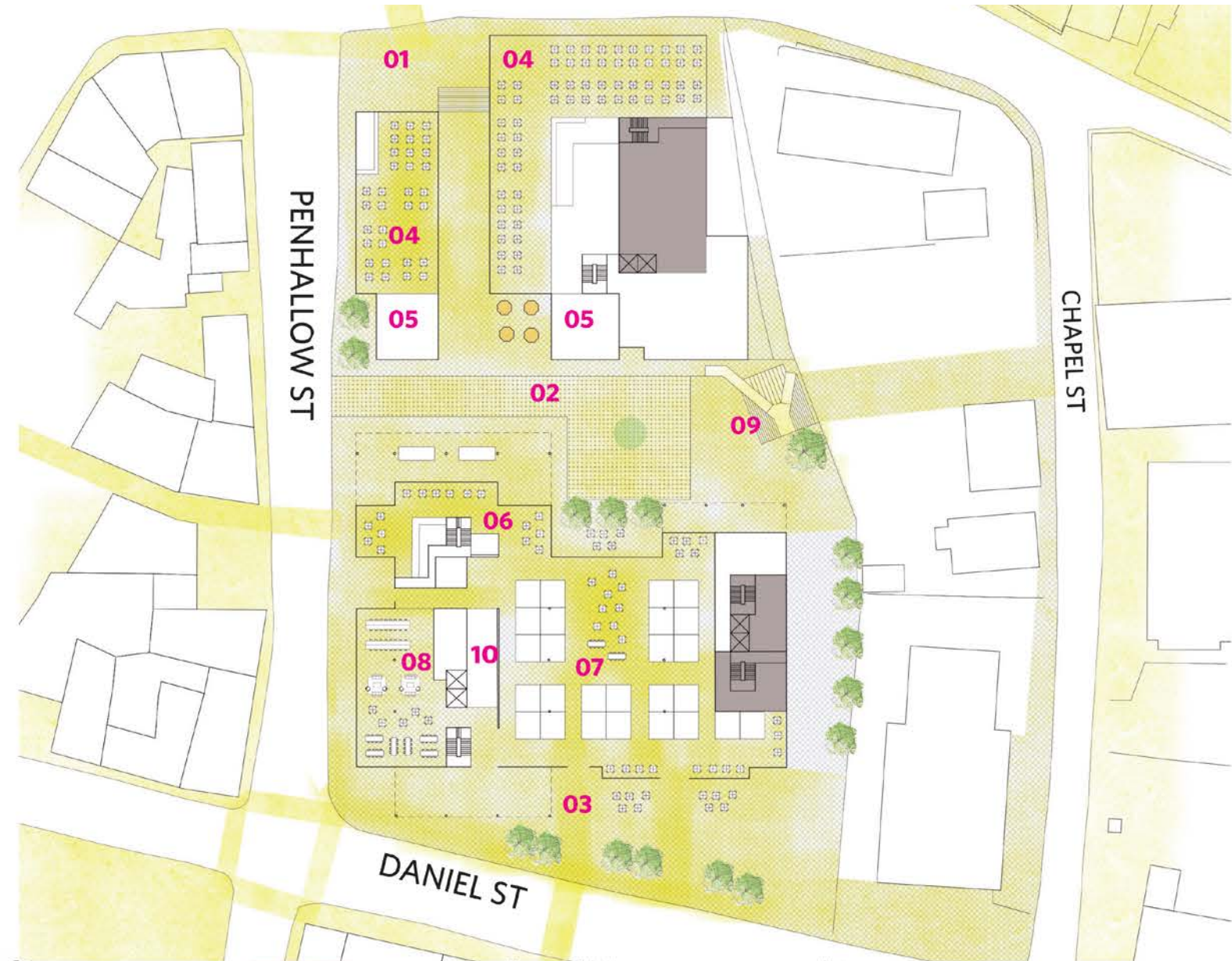
1. **Establish and maintain a market-based mix of uses/activities of interest to Portsmouth residents.** Consider existing and planned amenities and uses located within walking distance.
2. The City's ability to achieve desired public amenities and benefits (including ground rent and surplus income) depends on its private partners also achieving financial goals. **Fairly balance this relationship to result in long-term success.** For example, consider design options that create increased density if increased public benefit results.
3. **Explore tax credit programs and other financing tools** (e.g. tax increment financing), to leverage private and public capital and enhance project viability.
4. **Establish the proper scale, mass, density and building configuration to allow economic viability for public benefits and quality development.**
5. Establish **a public/private oversight entity** to document and monitor the project and to ensure that public benefits are being met and that the project is proceeding in accordance with partnership terms. **Revisit the framework when changes are proposed.**

# McIntyre Project

From Presentation on March 27<sup>th</sup>, 2018

## PUBLIC REALM PROPOSAL

- 01 BOW PLAZA
- 02 "LINDEN WAY"
- 03 DANIEL PLAZA
- 04 RESTAURANT/BAR
- 05 SHOP
- 06 CAFE
- 07 INDOOR PUBLIC MARKET
- 08 CO-WORKING SPACE
- 09 AMPHITHEATER LEADING UP TO CHAPEL COURT
- 10 OFFICE LOBBY



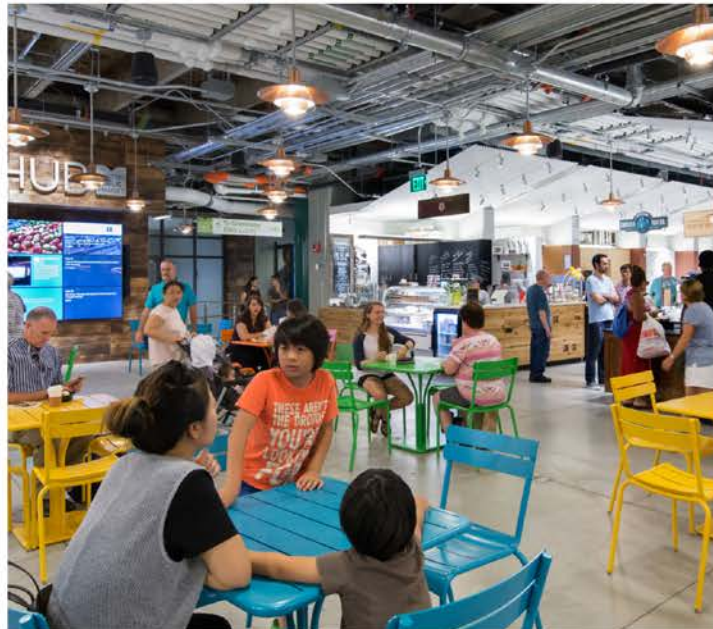
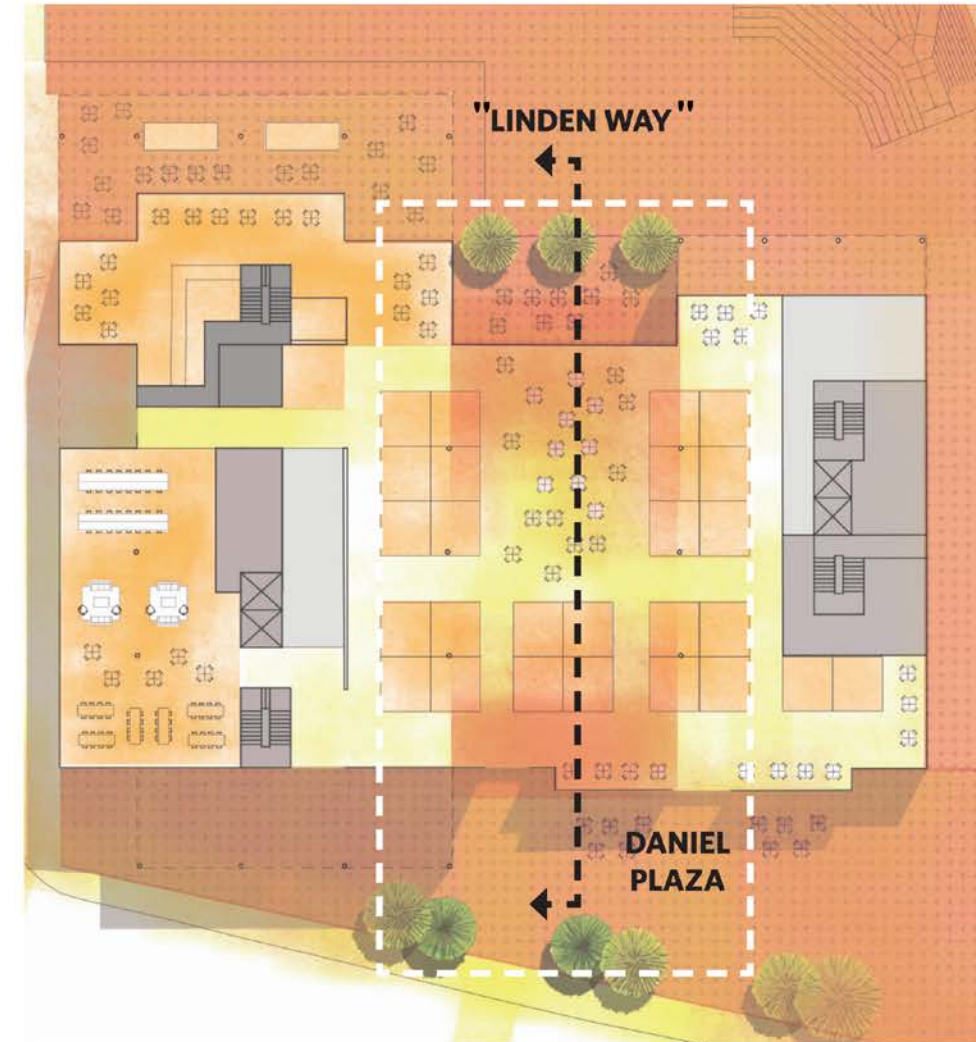


# McIntyre Project

From Presentation on March 27<sup>th</sup>, 2018



## INDOOR PUBLIC ROOM





# GALLERY WALK:

1. Bow Plaza
2. "Linden Way"
3. Daniel Plaza

An aerial, sepia-toned photograph of a city street scene. A large, multi-story building with a flat roof and many windows is the central focus. The street is lined with parked cars and other buildings. The text "SUMMARY/ Facilitated Discussion" is overlaid in a bold, purple font in the center of the image.

**SUMMARY/  
Facilitated  
Discussion**

**Putting It All Together –  
McIntyre Framework  
Realized**



# McIntyre Project

## “Bow Plaza”





# McIntyre Project

## Daniel Street





# McIntyre Project

## Penhallow Street at Commercial Alley





# McIntyre Project

## “Linden Way”





# McIntyre Project

## “Linden Way” & Public Market





# A UNIQUE PARTNERSHIP

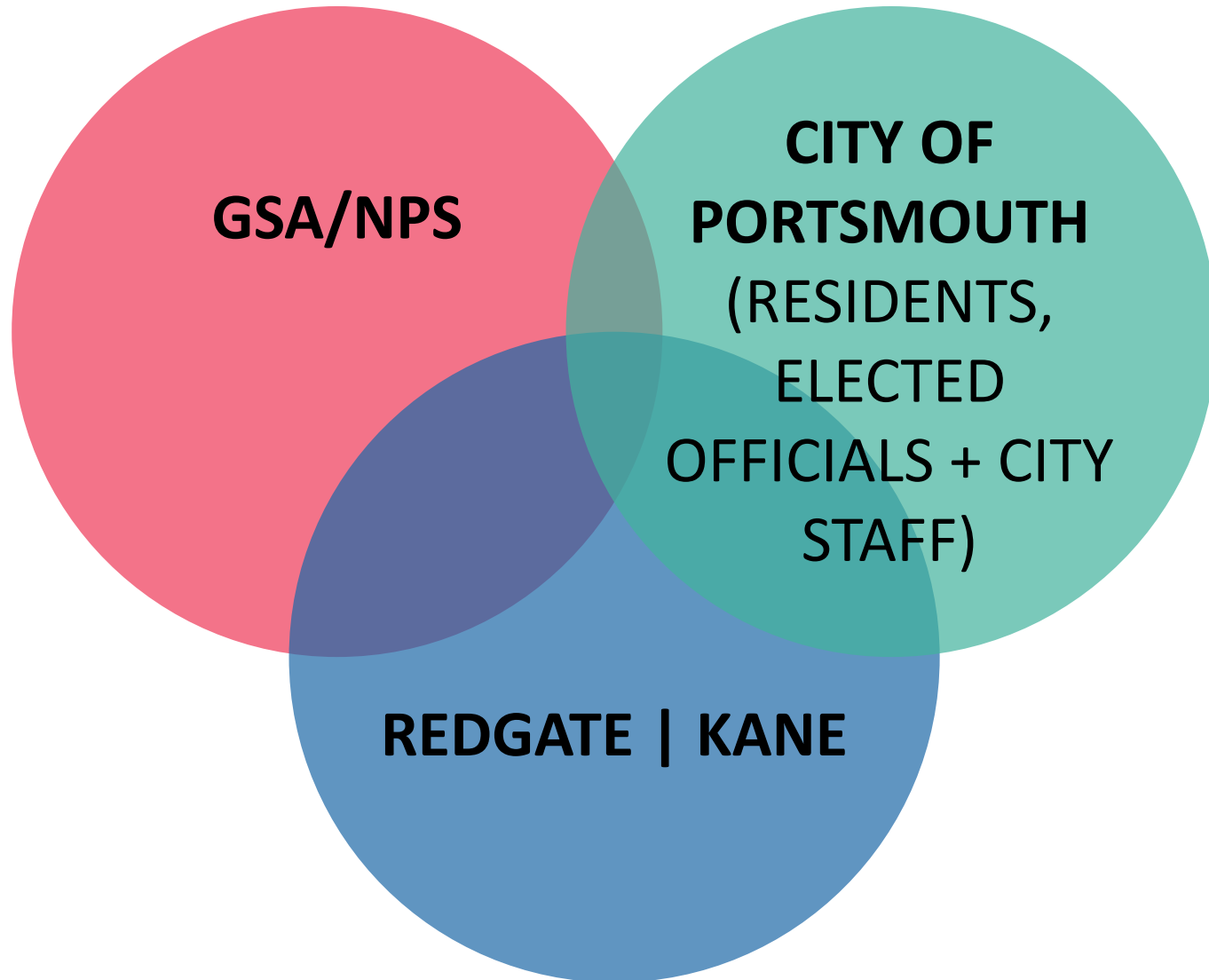


FIGURE 3-1

## Elements of a Successful Project



Source: SB Friedman Development Advisors.

# PUBLIC REALM

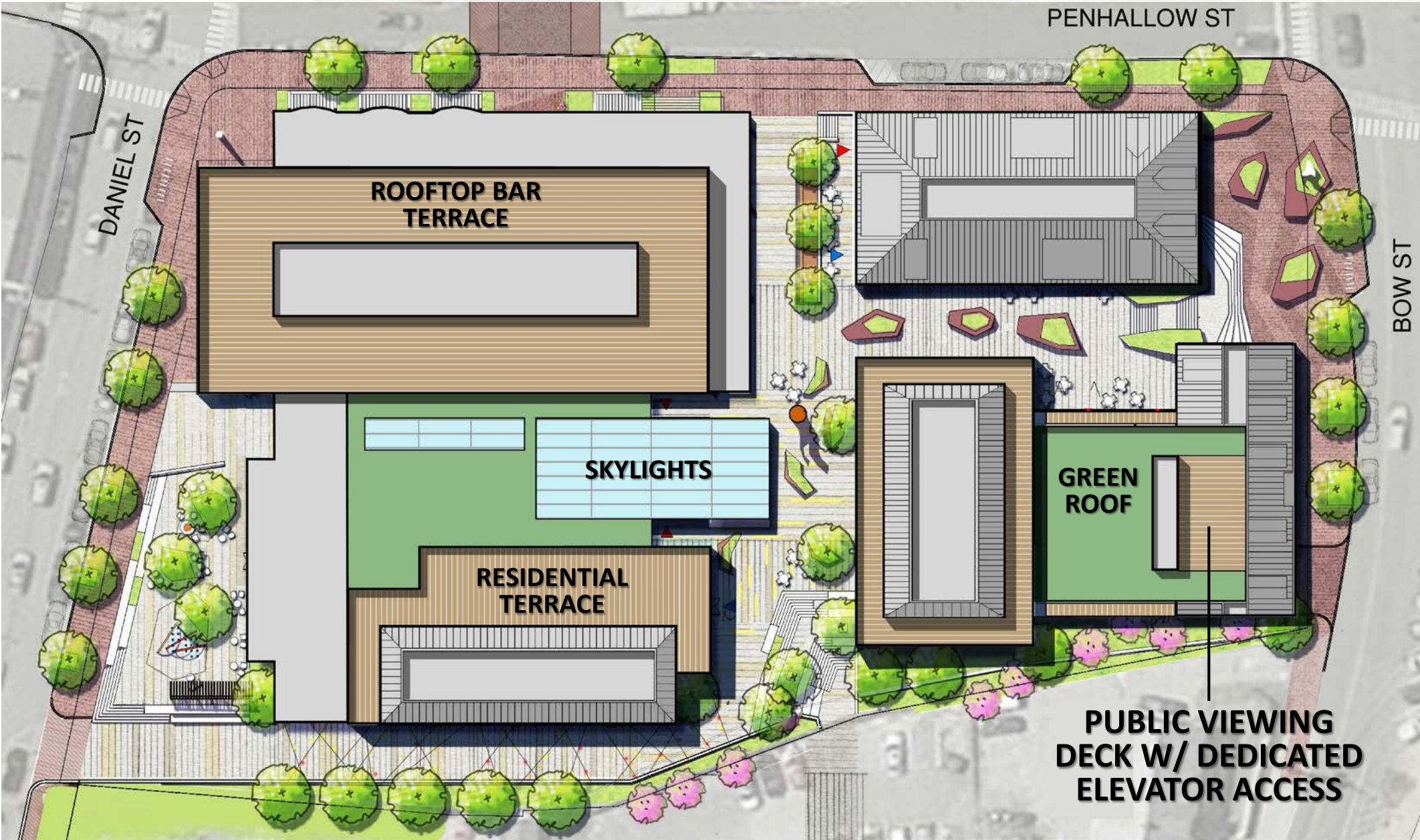
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# McIntyre Project

## PUBLIC REALM: Viewing Deck





# McIntyre Project

**PUBLIC REALM: Viewing Deck**





# McIntyre Project

**PUBLIC REALM: Viewing Deck**





# McIntyre Project

## PUBLIC REALM: Viewing Deck





# DESIGN

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# TRANSPORTATION & PARKING

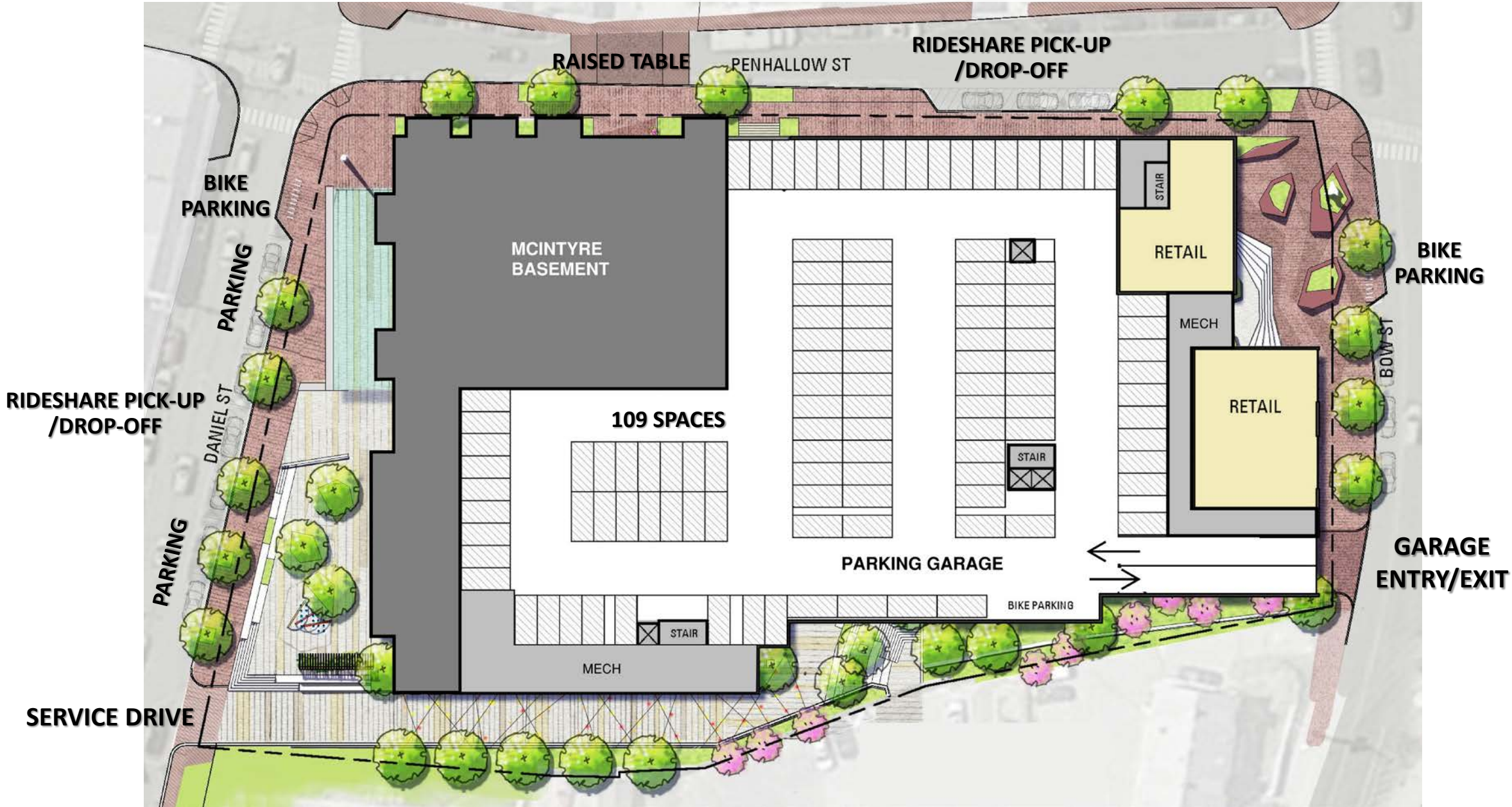
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# McIntyre Project

## TRANSPORTATION & PARKING: Lower Level





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# McIntyre Project

**PUBLIC PRIVATE PARTNERSHIP: Uses**





# McIntyre Project

**PUBLIC PRIVATE PARTNERSHIP: Uses**





# McIntyre Project

**PUBLIC PRIVATE PARTNERSHIP: Uses**





# McIntyre Project

## Outdoor Space

Walkways	12,000 SF
Public Plaza Spaces	26,000 SF
Public Roof Deck	1,000 SF
Outdoor Retail Seating	2,000 SF
<b>Outdoor Public Realm</b>	<b>41,000 SF</b>



## Indoor Space

Leasable Space	2,000 SF	<u>(10-15, 100-200 SF Units)</u>
Seating and Event Area	5,500 SF	<u>(accommodates 250 people)</u>
<b>Indoor Public Realm</b>	<b>7,500 SF</b>	

# McIntyre Project

Open Space	41,000 SF	(45% of site)
<u>Built Floor Area</u>	<u>50,500 SF</u>	<u>(55% of site)</u>
<b>Total Site Area</b>	<b>91,500 SF</b>	

Office	43,000 SF	
Retail	38,000 SF	
Public Room	7,500 SF	
<u>Residential</u>	<u>85,000 SF</u>	<u>(88 Units)</u>
<b>Total Built Area</b>	<b>173,500 SF</b>	

Parking Provided    109 Garage Spaces (1.2/unit)



# McIntyre Project

## Residential Unit Mix:

<u>Unit Type</u>	<u>Avg Size</u>	<u>Mix %</u>
Studio	475-525 SF	15%
One Bedroom	675-725 SF	55%
<u>Two Bedroom</u>	<u>975-1,025 SF</u>	<u>30%</u>
<b>Average Size</b>	<b>750 SF</b>	<b>100%</b>

An aerial, sepia-toned photograph of a city street scene. A large, multi-story building with a flat roof and many windows is the central focus. The street is lined with parked cars and other buildings. The text "Facilitated Discussion" is overlaid in a bold, purple font in the center of the image.

# Facilitated Discussion





**Stay Tuned!**

