

An architectural rendering of a city street scene. In the center, a church with a green dome and a cross on top is visible. To the right, a large, multi-story classical building with many windows and columns is shown. The scene is rendered in a sketchy, watercolor style with soft colors and visible lines.

McIntyre Redevelopment

City Council Presentation

February 21st, 2023



**We value our
maritime, naval,
working waterfront
city, and heritage as
a “Market” city.**





**We value beautiful,
authentic places that
fit in with their
surroundings.**





We envision a design that compliments the scale and style of the McIntyre building without mimicking the existing historic character.





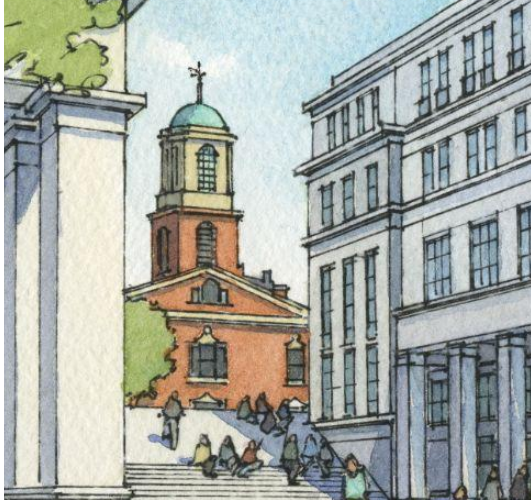
We value human-scaled buildings, places, and spaces that foster a sense of community and pride of ownership.





We envision the McIntyre site being integrated into the existing fabric of the city and enhancing the pedestrian connections and views with wide sidewalks and limited vehicular access.


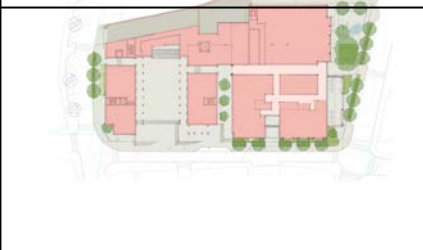




We envision a timeless design that incorporates a sense of Portsmouth's history.



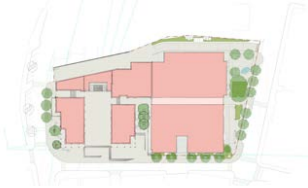
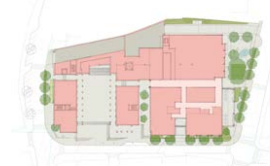


Summary Table

		Total New Construction
OP 1 - NPS Plan without shed		63,078 SF
OP 2 - NPS Plan Squared	 A site plan diagram showing a building footprint in red, surrounded by green landscaping and a parking area. The building has a more rectangular, 'squared' layout compared to the first option.	71,076 SF
OP 3 - Squared + 62' wings	 A site plan diagram showing a building footprint in red, similar to OP 2 but with additional rectangular wings extending from the main structure. It includes landscaping and parking.	78,087 SF



Summary Table

		Total New Construction
Community Plan		61,203 SF
OPTION 1 - Community Plan without market hall roof		64,570 SF
OPTION 2 - Community Plan Squared to Penhallow		71,076 SF
OPTION 3 - Squared to Penhallow with arcades		77,966 SF



Summary Table

		Total New Construction
Community Plan		61,203 SF
Community Plan without market hall roof		64,570 SF
Market hall with arcades and aligned with Penhallow		77,966 SF



	OPTION 1 - Community Plan without market hall roof	OPTION 2 - Community Plan Squared to Penhallow	OPTION 3 - Squared to Penhallow with arcades	
Bow wing			SF	Program
Total Level 1 Floorplate	8,422	8,053	7,977	Retail/circulation
Total Mezzanine Floorplate	3,367	5,915	8,840	Retail/ F&B
Total Level 2 Floorplate	7,825	8,330	11,040	Residential
Total Level 3 Floorplate	6,230	6,891	0	Residential
Total Bow	25,844	29,189	27,857	
<i>Building Height</i>	<i>46</i>	<i>46 ft</i>	<i>41.5 ft</i>	
Penhallow wing				
Total Level 1 Floorplate	11,591	10,624	10,115	Retail/circulation
Total Mezzanine Floorplate	0	0	6,944	Retail/circulation
Total Level 2 Floorplate	10,900	10,464	11,711	Residential
Total Level 3 Floorplate	10,900	10,464	12,230	Residential
Total Level 4 Floorplate	7,210	8,853	9,998	Residential
Total Penhallow	40,601	40,405	50,998	
<i>Building Height</i>	<i>50.5</i>	<i>50.5 ft</i>	<i>56.5 ft</i>	
Total New Construction	66,445	69,594	78,855	



	Community Plan	OPTION 1 - Community Plan without market hall roof	OPTION 2 - Community Plan Squared to Penhallow	OPTION 3 - Squared to Penhallow with arcades	
Bow wing	SF	SF	SF	SF	Program
Total Level 1 Floorplate	7,492	7,492	8,053	7,977	Retail/circulation
Total Mezzanine Floorplate	0	3,367	5,915	8,395	Retail/ F&B
Total Level 2 Floorplate	7,825	7,825	8,330	10,596	Residential
Total Level 3 Floorplate	6,230	6,230	6,891	0	Residential
Total Bow	21,547	24,914	29,189	26,968	
<i>Building Height</i>	<i>46 ft</i>	<i>46 ft</i>	<i>46 ft</i>	<i>41.5 ft</i>	
Penhallow wing					
Total Level 1 Floorplate	10,646	10,646	10,624	10,115	Retail/circulation
Total Mezzanine Floorplate	0	0	0	6,944	Retail/circulation
Total Level 2 Floorplate	10,900	10,900	10,464	11,711	Residential
Total Level 3 Floorplate	10,900	10,900	10,464	12,230	Residential
Total Level 4 Floorplate	7,210	7,210	8,853	9,998	Residential
Total Penhallow	39,656	39,656	40,405	50,998	
<i>Building Height</i>	<i>50.5 ft</i>	<i>50.5 ft</i>	<i>50.5 ft</i>	<i>56.5 ft</i>	
Total New Construction	61,203	64,570	69,594	77,966	



	Community Plan	Community Plan without Market Hall Roof	Market Hall with Arcades & Aligned with Penhallow	
Bow wing	SF	SF	SF	Program
Total Level 1 Floorplate	7,492	7,492	7,977	Retail/circulation
Total Mezzanine Floorplate	0	3,367	8,395	Retail/ F&B
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Community Plan

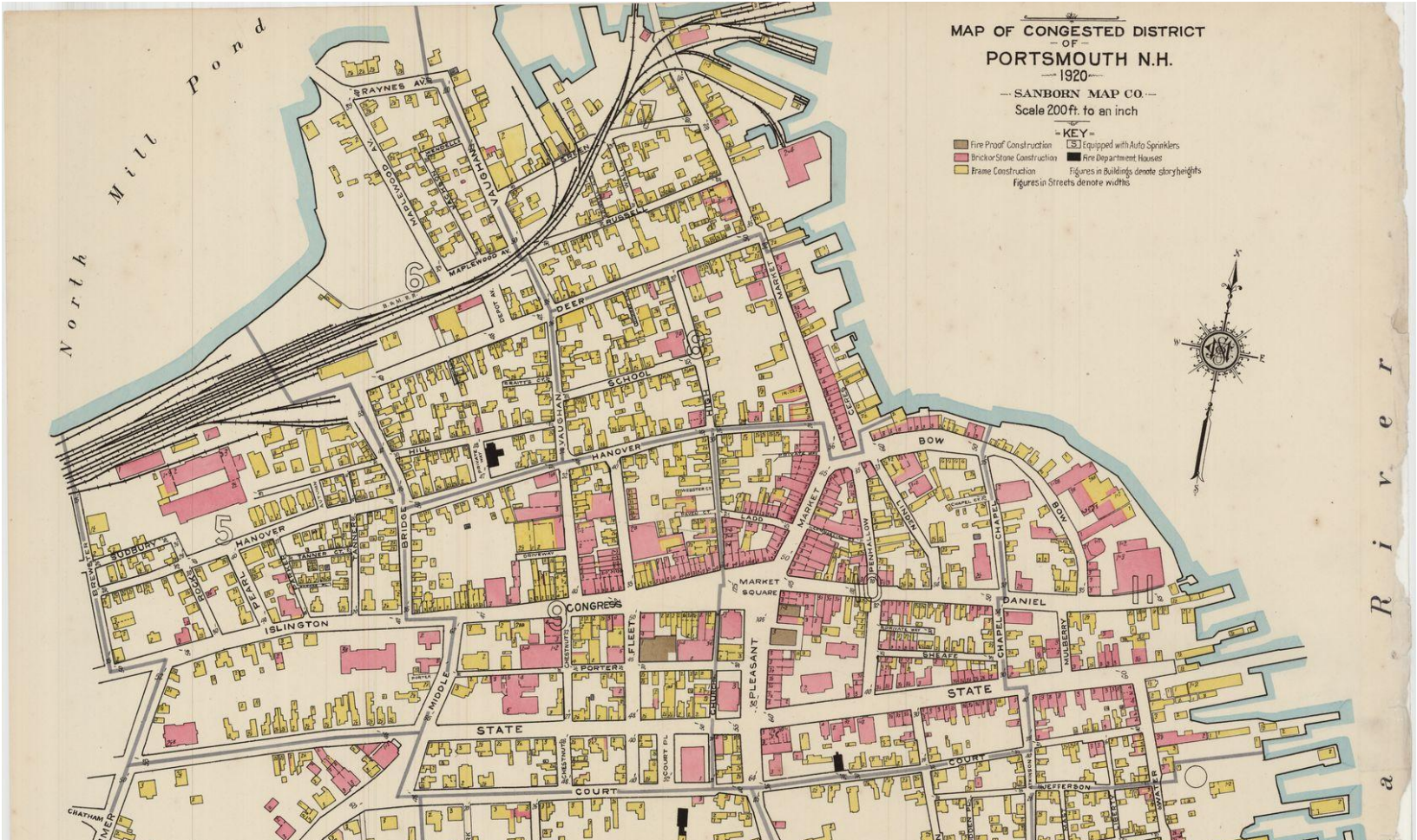


MAP OF CONGESTED DISTRICT
OF
PORTSMOUTH N.H.

— 1920 —

— SANBORN MAP CO. —
Scale 200 ft. to an inch

KEY
 Fire Proof Construction Equipped with Auto Sprinklers
 Brick or Stone Construction Fire Department Housels
 Frame Construction Figures in Buildings denote story heights
 Figures in Streets denote widths





Existing Passages





Existing Passages

Proposed Passages

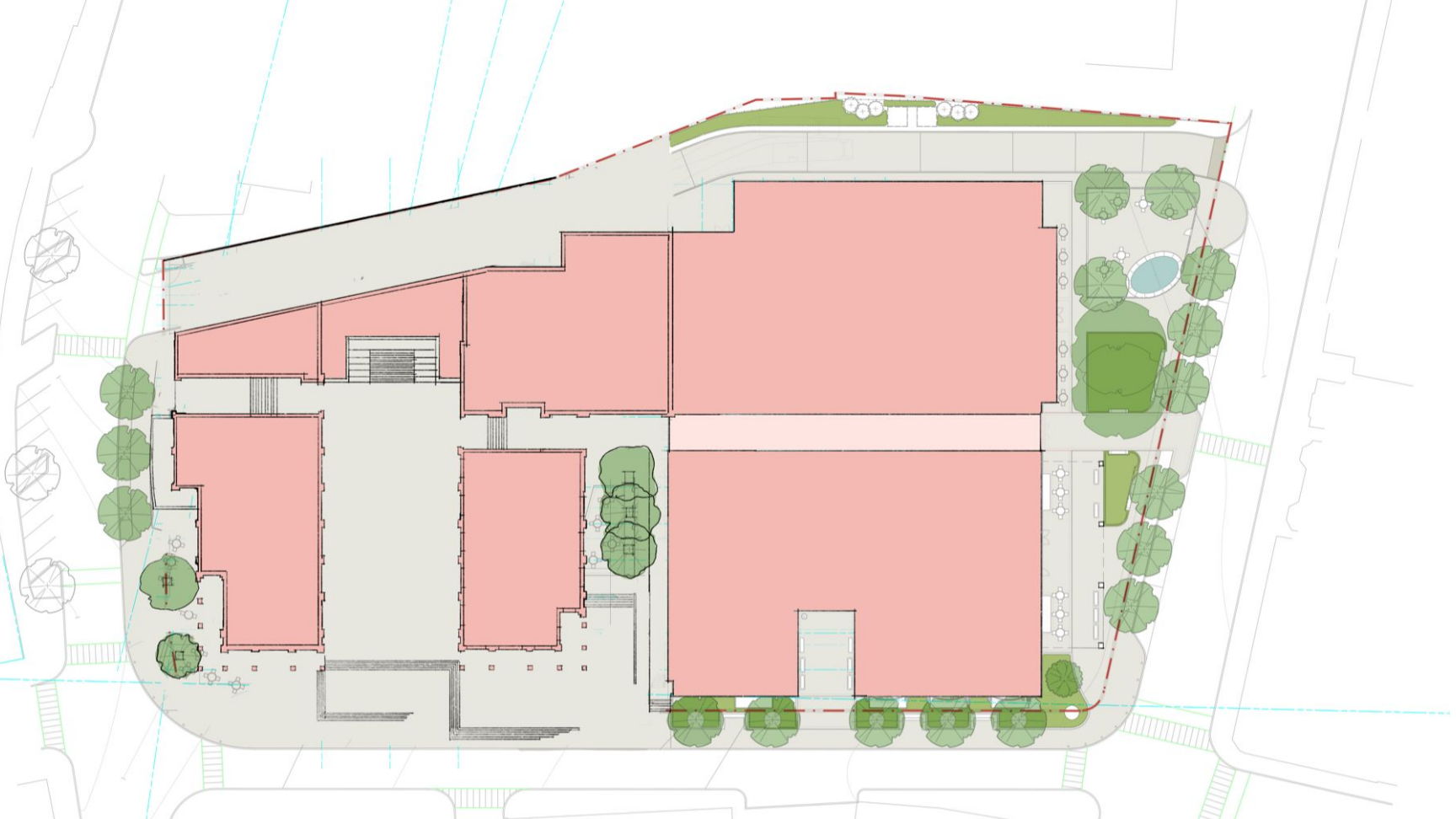






Community Plan





Option 2 - "Community Plan" Squared to Penhallow Street

Site Plan





Market Hall with Arcades and Aligned with Penhallow





Ground Floor programming



Floor Plan Notes

- 1. Market Hall
- 2. Public Arcade
- 3. Winter Garden
- 4. Lobby
- 5. Anchor Restaurant
- 6. Retail of Various Sizes
- 7. Back of House
- 8. Parking Ramp
- 9. Loading
- 10. Bike Room

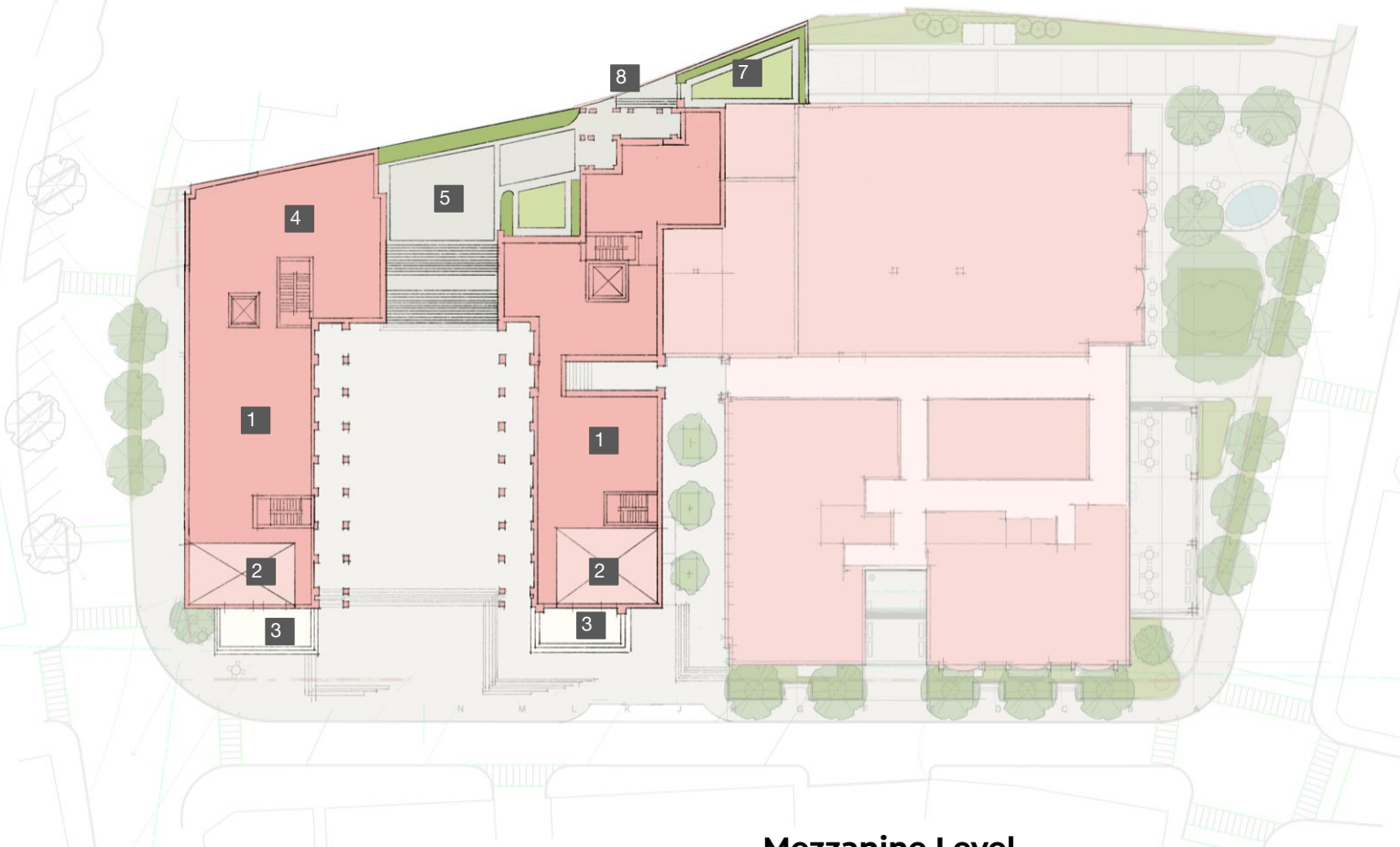


Ground Floor



Floor Plan Notes

1. Mezzanine Commercial space
2. Double Height
3. Balcony
4. Back of House
5. Upper Market Plaza
6. Lobby
7. Chapel Court Terrace
8. Chapel Court Arcade

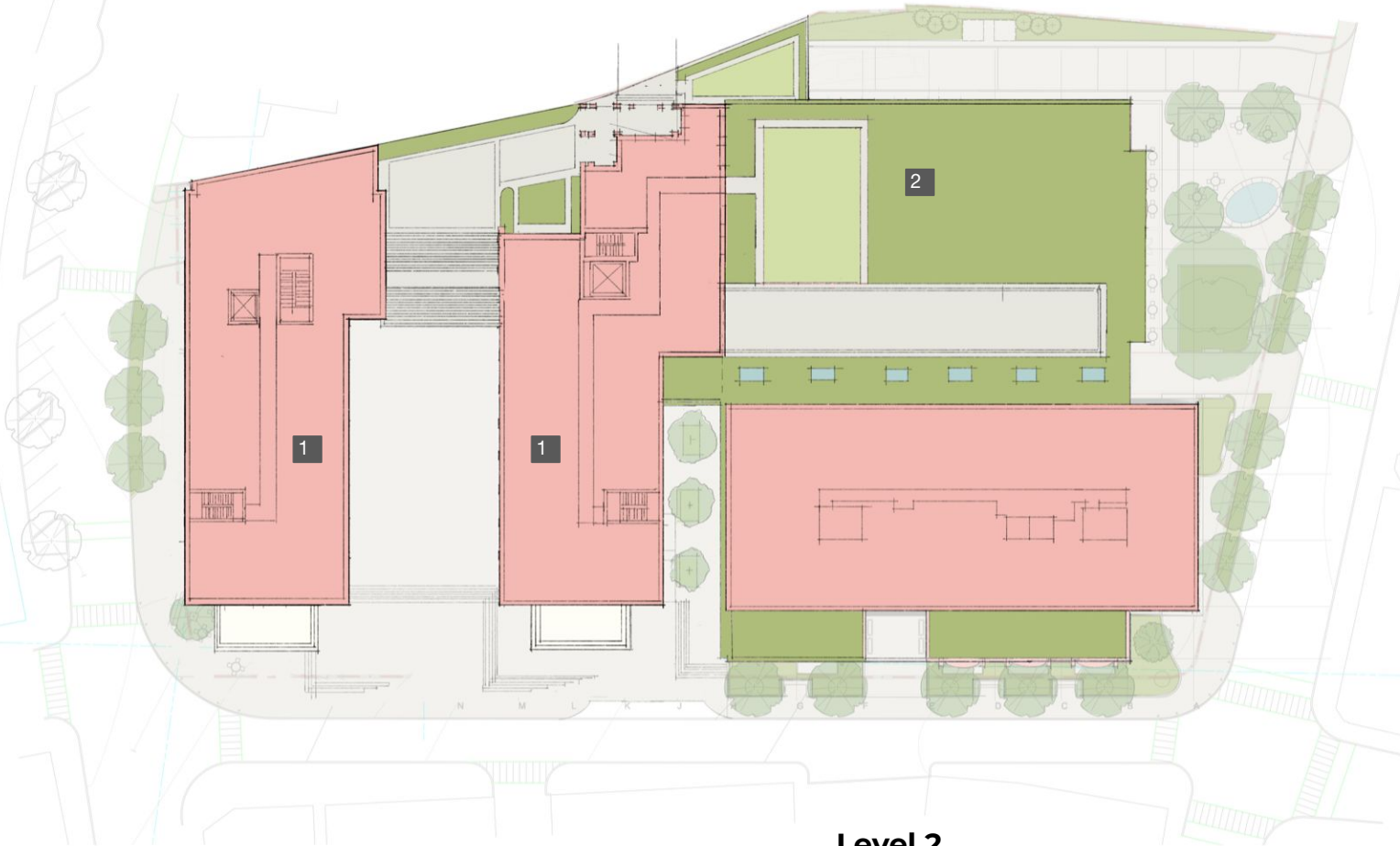


Mezzanine Level



Floor Plan Notes

1. Apartments
2. Roof Terrace & Garden

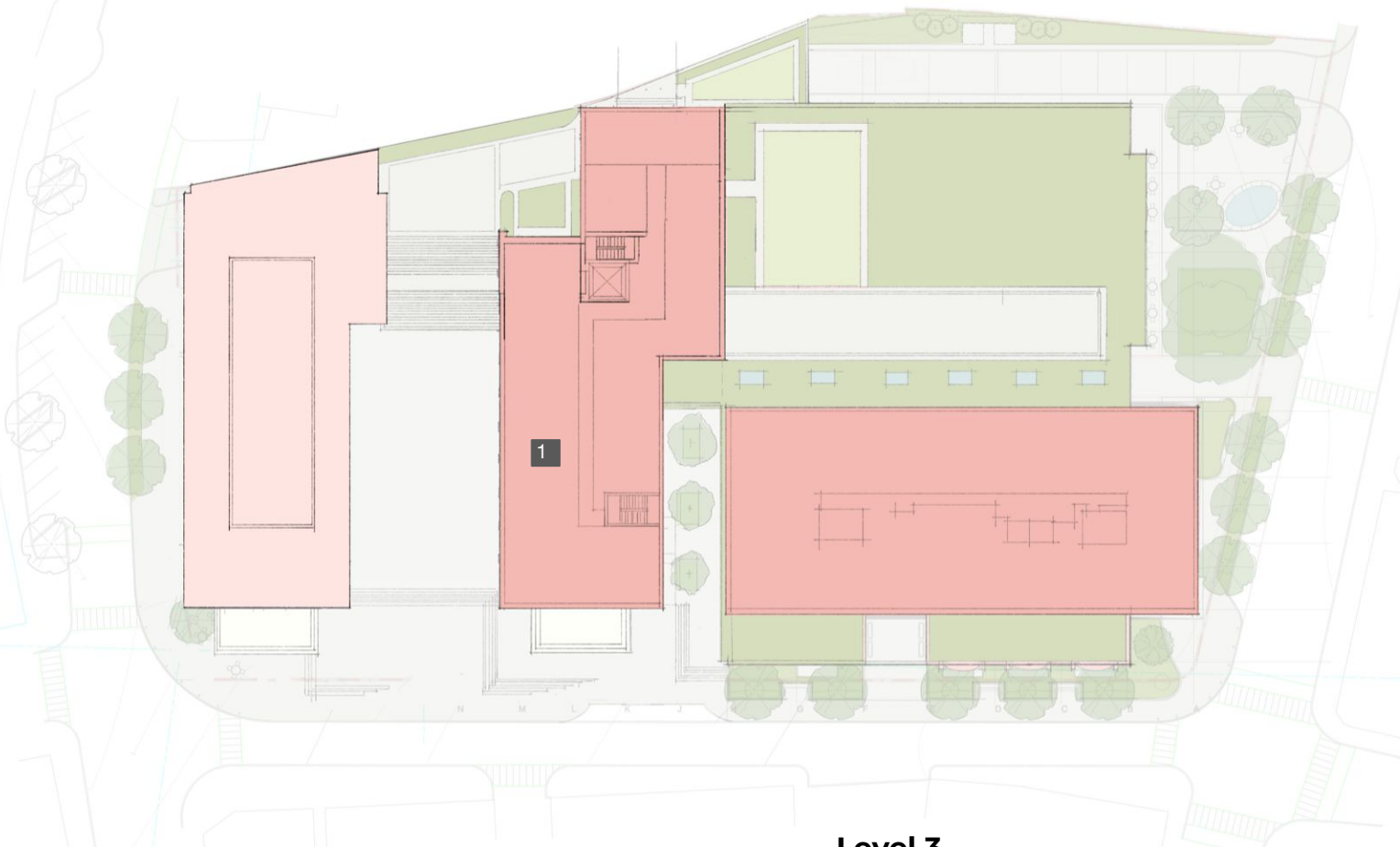


Level 2



Floor Plan Notes

1. Apartments

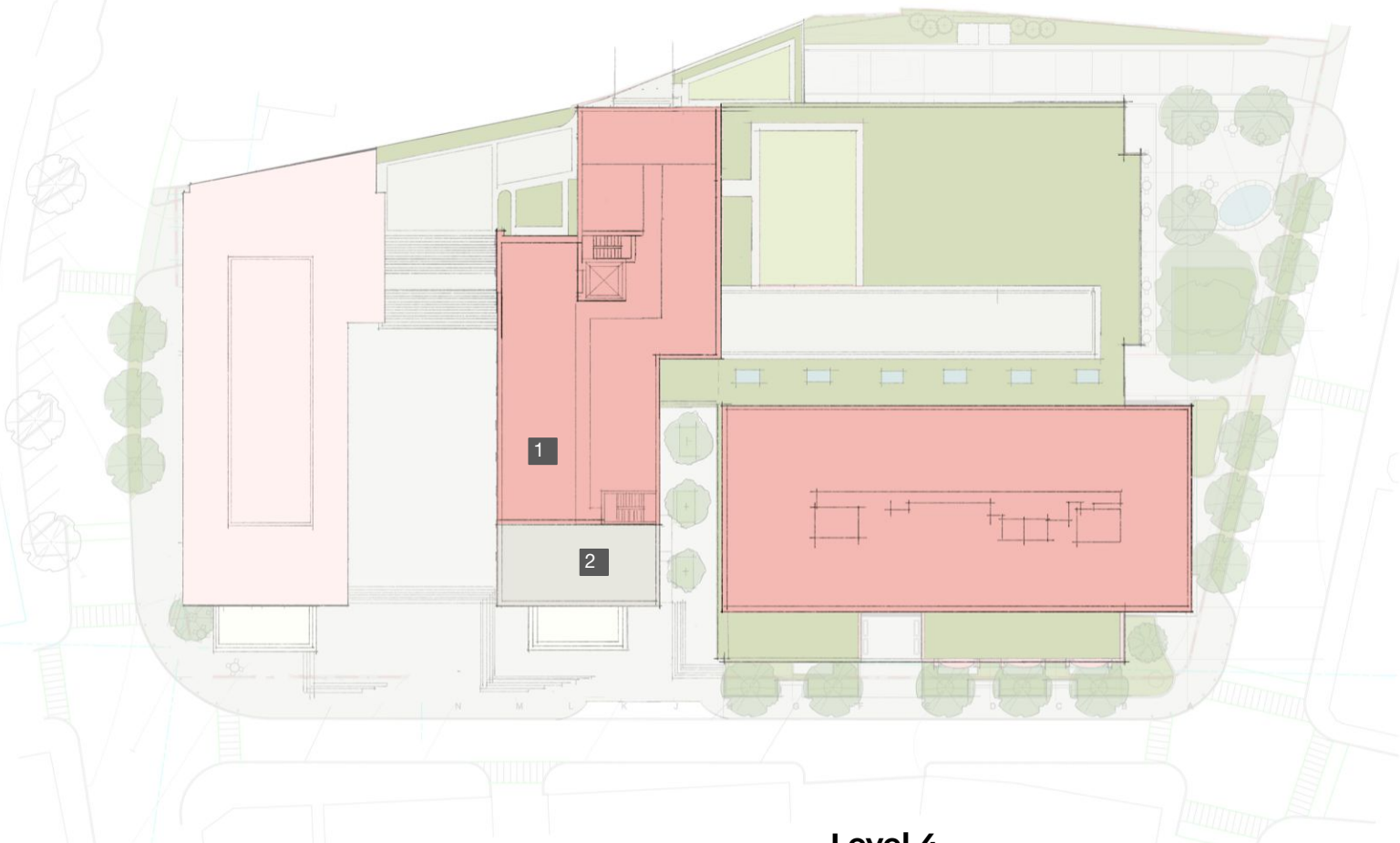


Level 3



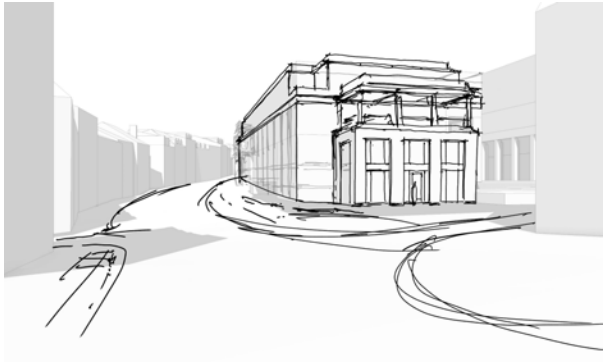
Floor Plan Notes

1. Apartments
2. Terrace



Level 4





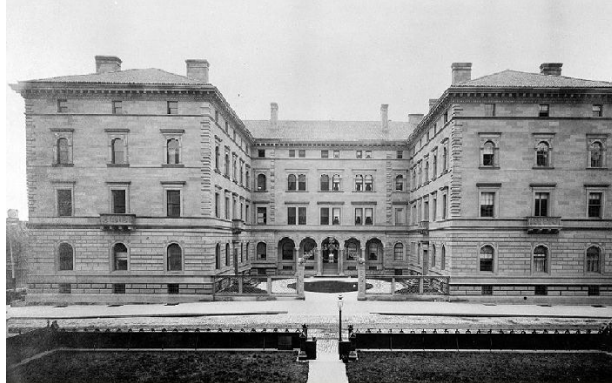
Design Concept Sketches





Portsmouth's Architectural Patterns





Historical Precedent Research





Contemporary Precedent Research





Contemporary Precedent Research





Contemporary Precedent Research





Market Street View





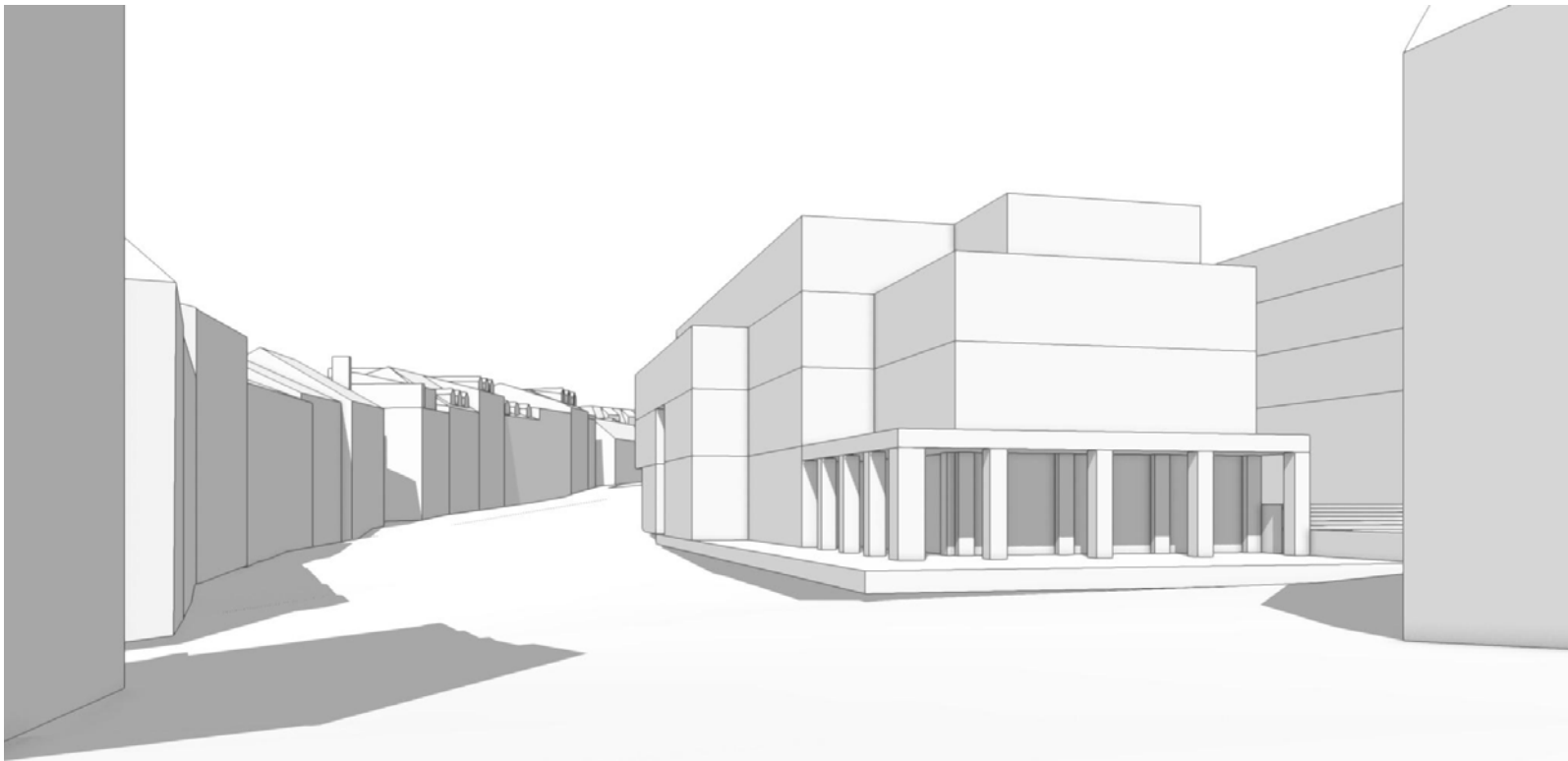
Existing Market Street View





Community Plan Market Street View





Option 2 - Market Street View





Market Street View





Market Street View





Penhallow Street View





Penhallow Street View





Penhallow Street View





Option 2 - Penhallow Street View





Penhallow Street View





Penhallow Street View





Church Perspective from Market Plaza





Existing View of Church





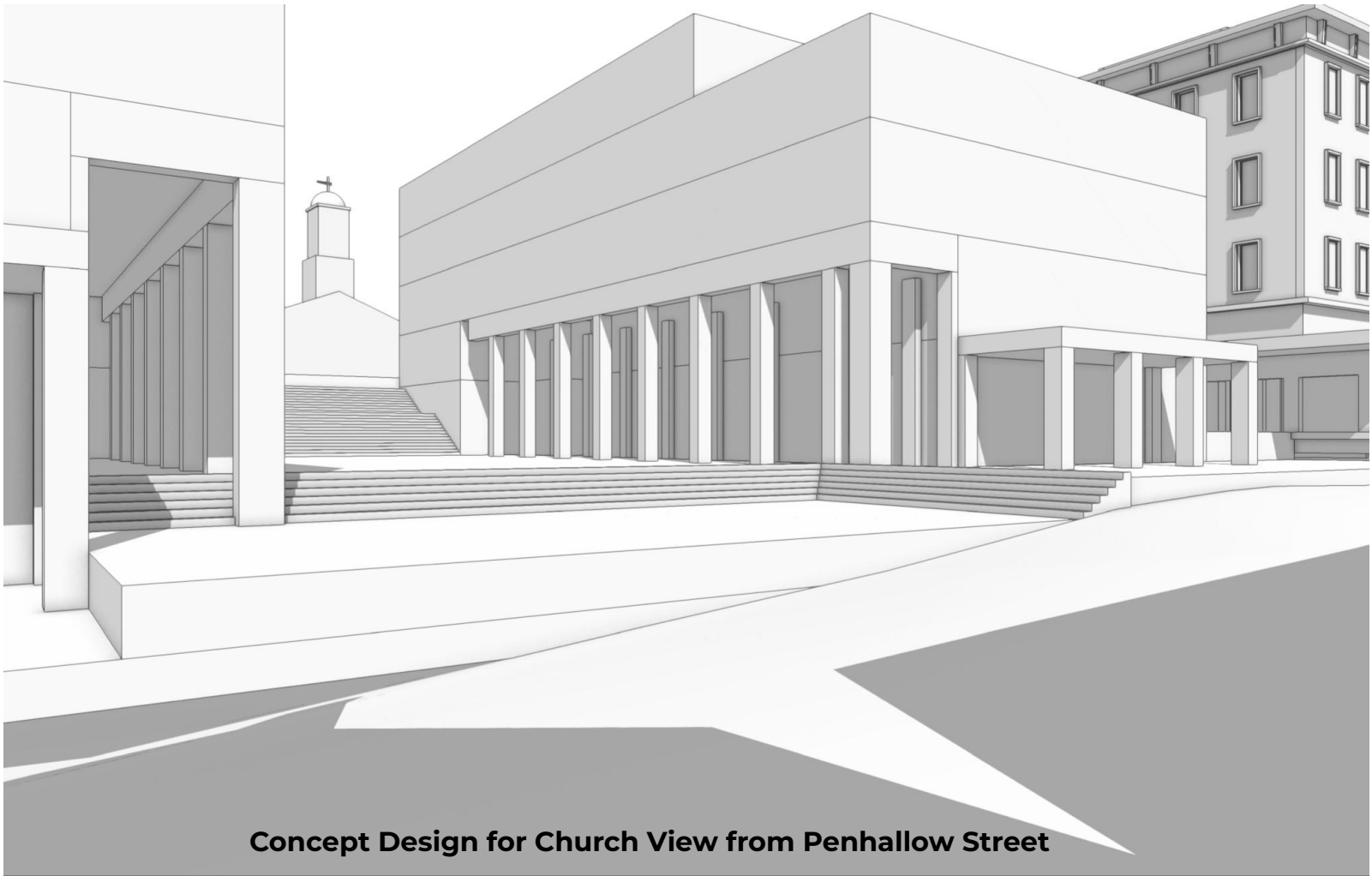
Community Plan without Roof View from Penhallow Street





Concept Design for Church View from Penhallow Street





Concept Design for Church View from Penhallow Street





Concept Design for Church View from Penhallow Street







Concept Design for Church View from Penhallow Street





Church View from Penhallow St.



Market St. View



Penhallow St. View



An architectural rendering of a modern, multi-story building with a prominent ground-floor colonnade. The building is light-colored with many windows. In the background, a traditional brick church with a dome and steeple is visible. The foreground shows a public square with people walking, sitting on steps, and a dog. The scene is bright and sunny.

Thank You

PRINCIPLE 



Market Street View



Preliminary Area Breakdown

Description of Options						
Base Case :	Penhallow & Bow Resi + Exg McIntyre office					
Medium Option 1:	Keep building orientation, add resi to post office, keep office @ McIntyre					
Medium Option 2:	Keep building orientation, add resi to post office, hotel use @ McIntyre					
Large Option 1:	Buildings get squared off,add resi to post office, hotel use @ McIntyre					
Large Option 2:	Buildings get squared off,add hotel to post office, hotel use @ McIntyre					
	Base Case Scenario	Medium Option 1	Medium Option 2	Large Option 1	Large Option 2	
Retail	29,541	37,108	37,108	39,508	39,508	
Residential	57,000	79,920	79,920	77,615	49,345	
Office	35,430	35,430	0			
Hotel	0	0	35,430	35,430	63,700	
BOH						
Parking	34,000					
Market Hall	8,170					
Open Space	96,745					
	121,971.00	152,458.00	152,458.00	152,553.00	152,553.00	

