



THE WEST END

The West End

- Previous Planning Efforts
- Character of the West End
- Issues and Challenges
- Opportunities

The Islington Creek Corridor Plan 2009

IMPLEMENTATION?



Action Plan Matrix



completed: December, 2009

commissioned by:

Economic Development Commission, City of Portsmouth, NH
Art-Speak, Cultural Commission, City of Portsmouth, NH

submitted by:

Richardson & Associates, Landscape Architects, Saco, ME
Evan Haynes, Public Art Consultant, North Yarmouth, ME

2009 Islington Street Corridor improvement Plan

Actions, Implementation, Timeframe – CORRIDOR-WIDE

Maplewood Avenue to Route 1 By-Pass

Corridor-Wide City Improvements

Action	Timeframe
Identify locations where curb cuts can be removed and new sidewalk and curbing installed	NEAR TERM FY 2010 – FY 2011
Identify on-street parking spaces for elimination to improve line-of-sight from side streets and business exits	NEAR TERM FY 2010 – FY 2011
Confirm locations for Curb Bump-Outs, Permanent Material Crosswalks, and Bus Pull-Over as proposed in Action Plan	NEAR TERM FY 2010 – FY 2011
Develop standardized specifications for improved sidewalks, curbs, lighting, amenities, crossings, bump-outs, bus pull-overs	NEAR TERM start specifications in FY 2010 for future CIP

Example Typical Streetscape - existing



← **Brewster and Islington Then *and* Now**

Example Typical Streetscape/Bump-outs/Plantings/Amenities Improvements – potential



← **Brewster and Islington Plan**

Project # 6 McDonough St Area, Phase 3A

Project Description: This project involves **placing drainage pipes under the railroad yard at the end of Brewster St. to alleviate long standing drainage issues.** The City has secured permits with the Railroad and the State in order to place the drainage pipes under the tracks. This project will go out to bid soon for construction in the early spring.

The City plans on restarting road construction in the area later on in the spring. That project (phase 3B) will involve Brewster, Langdon and the balance of McDonough Street.

Project Manager: Dave Desfosses 766-1411

Estimated Start Date: Winter 2014-2015

Estimated Time to Completion: June 1, 2015

Estimated Cost: \$500,000

Funding Source: Local Bonding / Water / Sewer

Designer: Stantec

Contractor: TBD

2016-2021 Capital Improvement Plan

TSM-CITY/NHDOT-26: ROADWAY: Islington Street Improvements

Department: Public Works

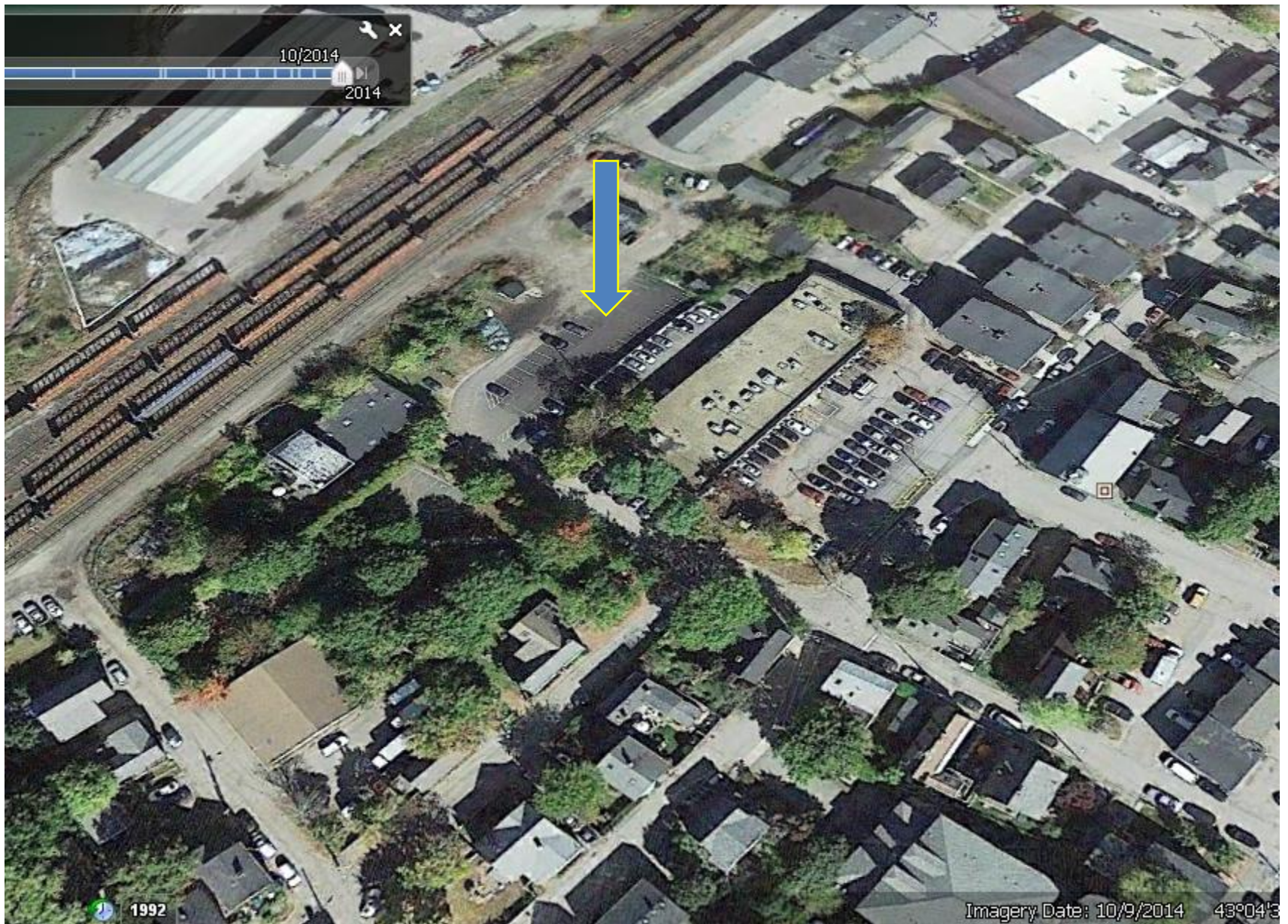
Project Location: Islington Street

Project Type: Rehabilitation of Existing Facilities

Description: The Islington Street Improvement Action Plan was completed in 2009 with the goal of improving the appearance of Islington Street in the area between Maplewood Avenue and Rt. 1 Bypass. This project involved development of a plan for capital improvements, regulatory strategies and non-regulatory public/private approaches to revitalization. The streetscape will be enhanced in a coordinated way as properties are improved through the site review process.

Final design is underway with the first phase of improvements starting at Congress St. with **construction anticipated Summer 2015.**

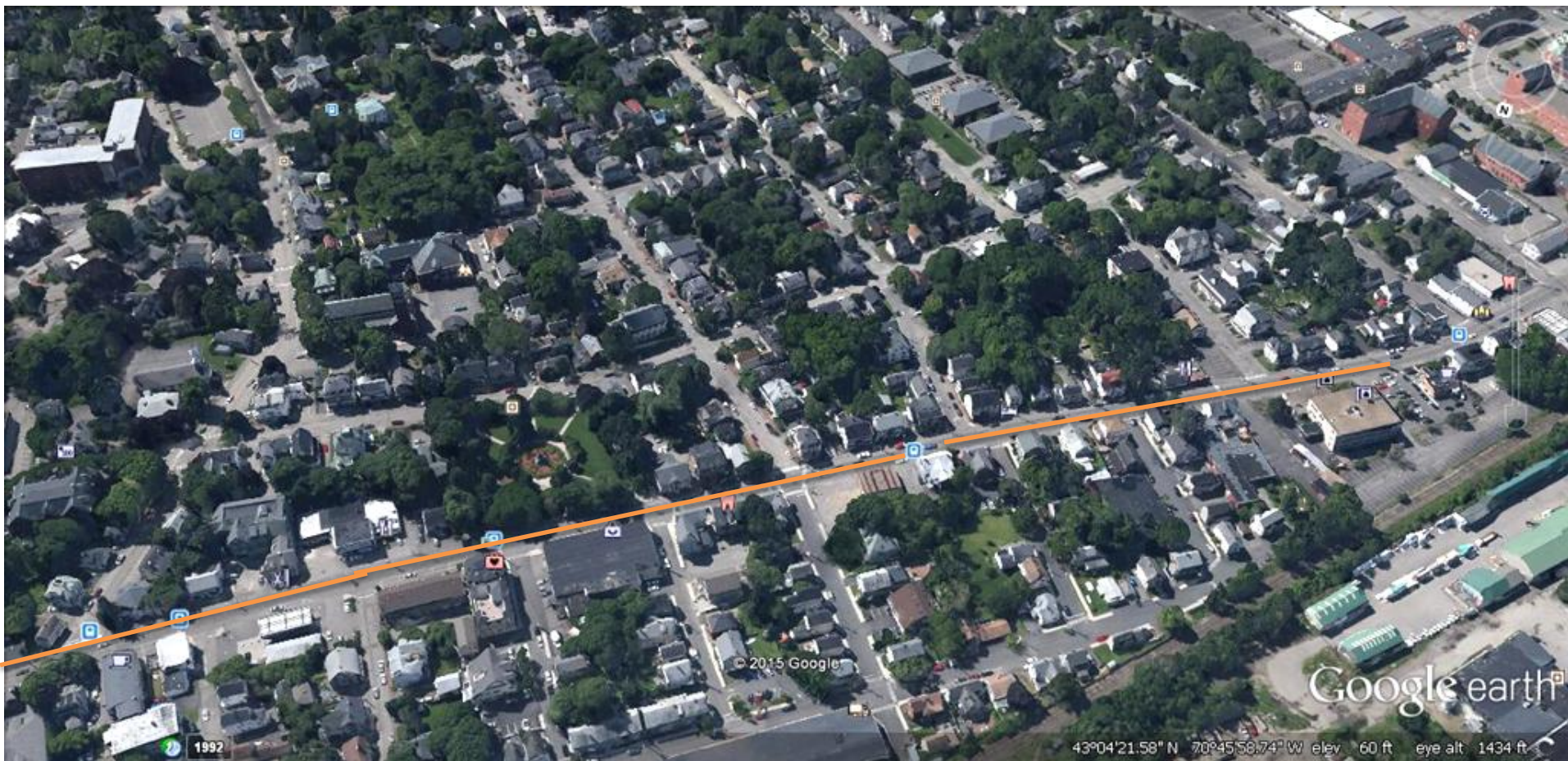
Justification: Improves quality of existing services, identified in Islington Street Improvement Action Plan 2009



Heineman-Lower Parking Area

THE CHARACTER

COMMERCIAL AND RESIDENTIAL



Commercial- One Lot Deep, Then Residential
Islington Creek and State Street Neighborhoods

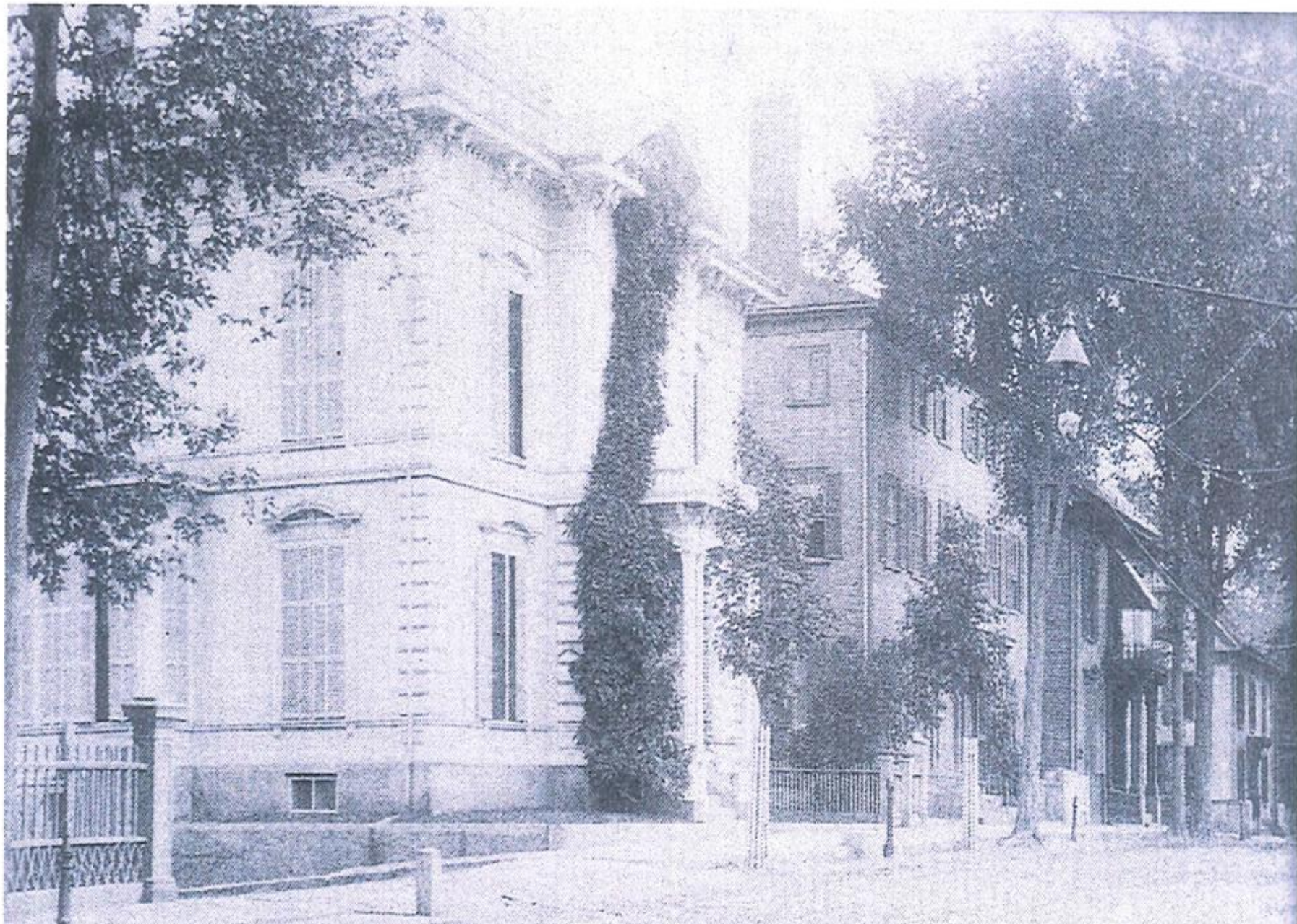


Islington Creek Side Street

THE CHARACTER

1

The Historic Residences



249 Islington circa 1900 and Neighboring Grand Homes



249 Islington Now- with Addition



**The Buckminster House
Nearly Demolished about 10 years ago**



Captain Andrew Hussey House with Addition



**Many Grand late-1800's homes are still standing
Note the Ornate Sculpted Stoop and Entrance**



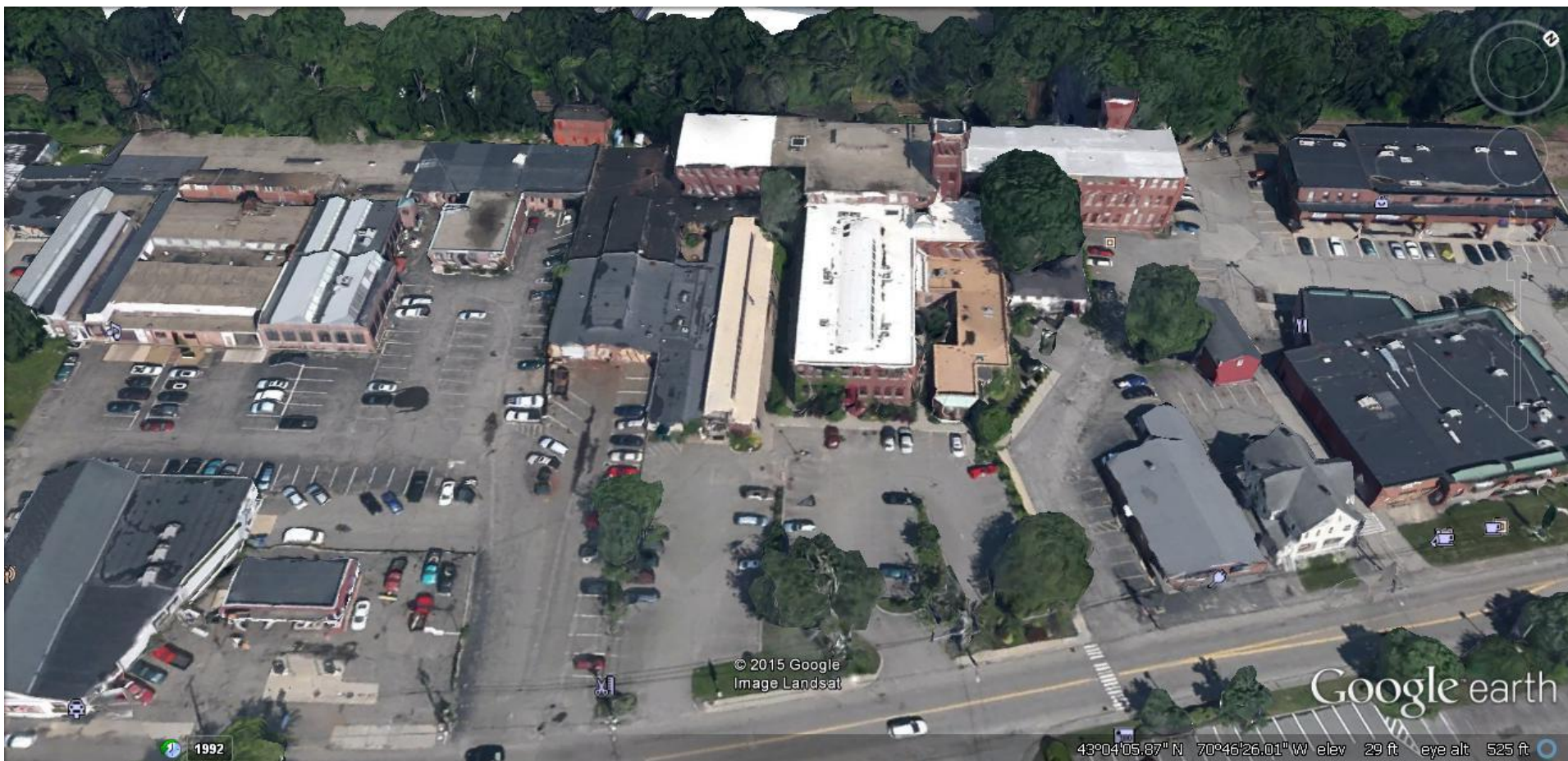






Grand Home Behind the Getty Station

THE CHARACTER
Local Businesses
Serving Local Residents



Outer Islington –Site of Many Local Businesses



Local Streetside Businesses





Gallagher's Place's

Med-tec
Hearing Lab

Canterbury
Vision Care

Oceanic Tatau

When Pigs Fly Breads

Brown & Company

Hong Kong Express

Port City Coffee

Bob's Chicken

Coastal Embroidery

Sun Seekers

The Natural Dog

Ken's West End Pizza

Tease

FOOD/BOOZE @ STREET

801

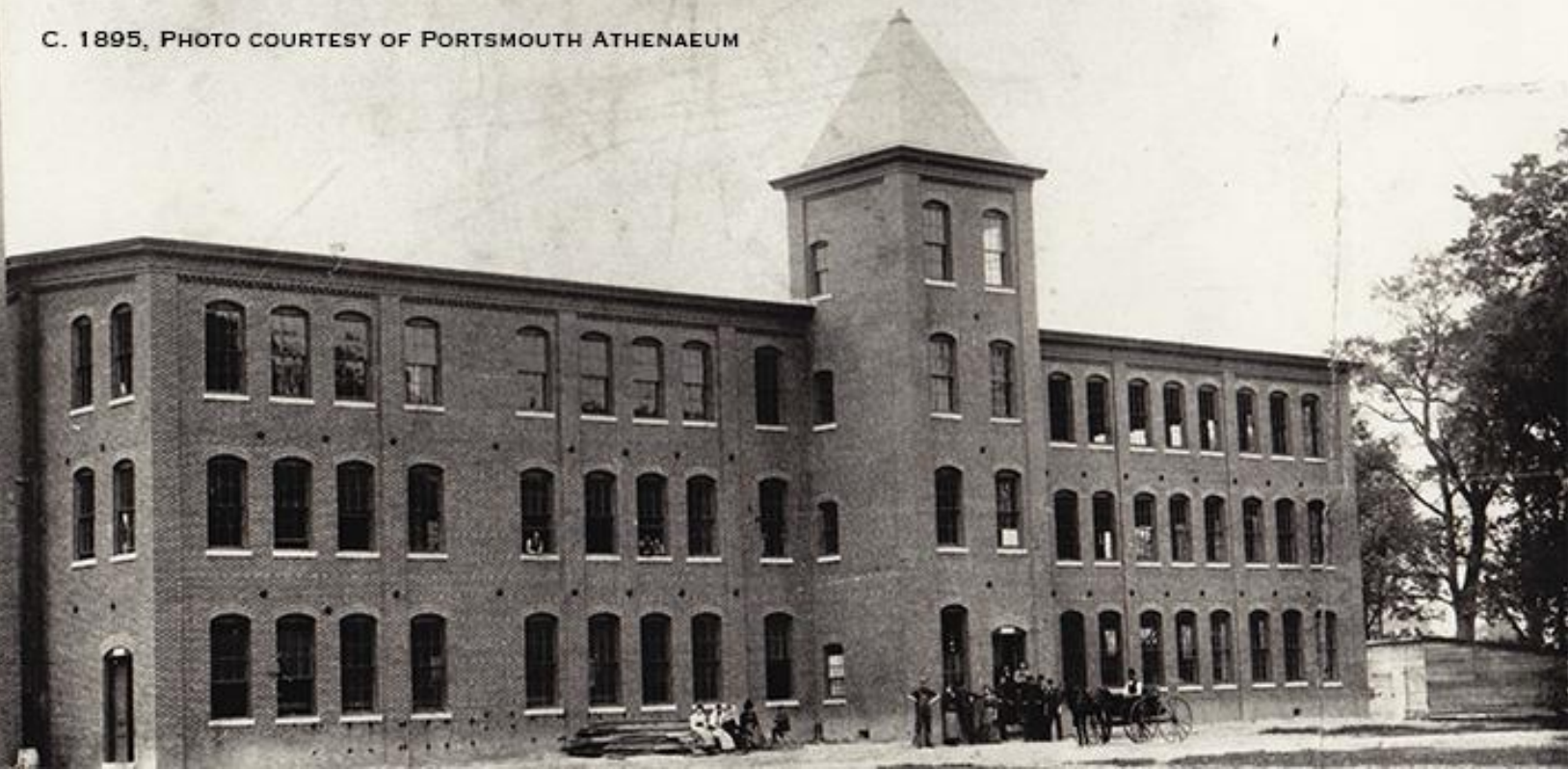
FLOWERS
BY
LESLIE

SPACE AVAILABLE
FOR LEASE
FOR INFO



THE CHARACTER
Arts and Culture Center

C. 1895, PHOTO COURTESY OF PORTSMOUTH ATHENAEUM



The Button Factory



West End Studio Theatre



Portsmouth Community Radio



Portsmouth Music and Arts Center

THE CHALLENGES

THE CHALLENGES WALKABILITY Intersections



Maplewood-Middle and Congress-Islington



Islington and Bartlett

THE CHALLENGES

Sidewalks and Maintenance



**Railroad Bridge from Cate Street
Bicyclist and Unplowed Sidewalk**



Bartlett and Islington Street-RR Trestle

THE CHALLENGES

New Buildings





51 Islington





Recently Sold Sew-N-Vac

THE CHALLENGES AFFORDABILITY

**Residential and Commercial
How to keep it affordable??**

OPPORTUNITIES

OPPORTUNITIES

North Mill Pond



Hodgedon Brook A Natural Resource

Portsmouth Earth Day Event Highlights The City's Ongoing Efforts To Improve The Hodgson Brook Watershed

April 22, 2014 Portsmouth, NH





North Mill Pond Walk or Road? Bartlett to Maplewood



Pond Road/Walk Access from Bartlett Street



Possible Route Through Pickering Marine



The Getty Station- No Residential

OPPORTUNITIES

Frank Jones Conference Center



**Frank Jones Conference Center-12 Acre Site
Upper Islington Street**



Cate Street Gate



Upper Islington Viewed From the Site



12 Acre Site

OPPORTUNITIES
Frank Jones Brewery
And Plaza 800



Bank of America-Plaza 800 - Frank Jones Brewery



What to do with these empty shells?



Truly Daunting

**NEIGHBORHOOD
PARTICIPATION
275 Islington Street**



The Existing Building



The Original Building: The Goodwin Mansion



Goodwin Park



Goodwin Park - Used Furniture Store - Islington Creek Neighborhood



As Proposed

PETITION

Presented To	City of Portsmouth Historic District Commission, Mr. Joseph Almeida, Chairman
Re: 275 Islington Street	We, the undersigned, oppose the approval of the proposed development plans in their current form. We feel that the mass, scale, and style of the proposed buildings are inappropriate for this part of the Historic District.


Printed Name	Signature	Address	Direct Abutter?	Date
Cathy Haulihan-Herold	Cathy Haulihan-Herold	313 Islington St.	yes	12/7/13
Elizabeth Flot Herold	E.A. Flot Herold	313 Islington St Apt 2	yes	12/7/13
Justin Herold	Justin Herold	313 Islington St Apt 2		12/7/13
Dr. R. P. Herold	R. P. Herold	313 Islington St.	yes	12/6/13
Karina Quintans	Karina Quintans	57 McDonough St.	yes	12/6/13
Carolyn Ostron	Carolyn Ostron	40 Cornwall St.	Yes	12/7/13
Christopher Ostron	Christopher Ostron	40 Cornwall St	Yes	12/7/13
Elizabeth K. Strachan	Elizabeth K. Strachan	39 Cass St.	No	12/9/13
Shelley TAMIS	Shelley Tamis	98 Brewster St	No	12/9/13



As Approved



Area Proposed To Be Rezoned to Character District 4 (CD4)

 Proposed CD4 District



0 80 160 240 320 Feet

Portsmouth Planning Department | 6-23-2014

Proposed Zoning Amendment-2nd Reading in March



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