

Starting Point

- Largest sizes and network of parks and open space interiors
- Tallest buildings
- Private roads
- All existing buildings on the former Penitentiary site are maintained with no changes to their interiors
- All walls of the former Penitentiary remain
- The marina remains on the west side of the harbour
- The existing Portsmouth Olympic Harbour building is removed and replaced

Design Characteristics Common To All Explorations

- a** A **continuous water's edge promenade** accommodating walking, cycling, seating, landscaping and public art connects the existing trail to the west, around the harbour basin, across the foot of the former Penitentiary. The trail will connect north to King Street in some form (dedicated trail or on-street connection)
- b** Former Penitentiary buildings may **accommodate a range of uses** including tourism, culture (studios, performance space, etc.), commercial (small start-up businesses, incubator spaces, innovation centre, etc.), institutional (learning space, government, etc.), retail/restaurant, market, medical, residential apartments, seniors housing, hotel/convention, other forms of tourist accommodation, and harbour and marina support facilities. For Exploration 1.0 it would be limited to tours.
- c** Various courtyard spaces within the former Penitentiary accommodate a range of **passive and active recreational/open space uses, programming, and temporary uses** (festivals, arts exhibitions, markets, etc.)
- d** The **Search and Rescue Kingston/fire department marine unit** is accommodated, in some form, in all concepts on the east side of the harbour
- e** There was an intent to vary the **quantity and network of public open space** among the four explorations, however, all portray a similar, generous, quantity of open space. This must be tested, like all of the ideas, against financial and market realities
- f** The **marina** and related amenities are maintained, but not necessarily in their current location.

Precedents Common To All Explorations



Former Penitentiary

- 01.** Tall buildings (+/- 18 storeys) within development blocks that contain above-grade parking structures lined by townhouses and some commercial/retail so that parking is screened from public streets or spaces – the townhouses face the perimeter of the development blocks. A marina building is incorporated into new buildings. Winter boat storage is located off-site. Gas and dock facilities are maintained in their current location
- 02.** Flexible park/parking space along the north end of the marina, creates a significant viewshed from King Street looking into the harbour and helps connect Aberdeen Park with the site
- 03.** Narrow courts are shared by pedestrians and vehicles, and provide access to development blocks and to the waterfront
- 04.** Townhouses line the east edge of the former Penitentiary and face onto an access road (for emergency services, boats, etc.)
- 05.** A signature tall building located at the foot of the former Penitentiary site with townhouses lining the access road
- 06.** Townhouses face onto the harbour and its open space
- 07.** Access to the former Penitentiary is provided by puncturing the wall in key locations
- 08.** A series of small waterfront plazas augment the waterfront promenade
- 09.** A landscaped trail connection links King Street with the waterfront and provides a buffer to Alwington Place
- 10.** The walled landscape of the former Penitentiary is maintained with limited pedestrian connections



Precedents Common To All Explorations

