

*As prepared during Community Workshop #2 (October 12 and 13, 2016).*

*The explorations are refinements of the versions generated in each one of the design charrettes. Descriptive text and precedent images are included to help explain each exploration. The four versions will be evaluated to select the "best of" from each to be assembled to create an emerging preferred vision for the site.*

## Starting Point

- Large sizes and network of parks and open space
- Some tall buildings
- A single public road to provide access
- All existing buildings on the former Penitentiary site are maintained with adaptive re-use
- Only the limestone portions of the north wall of the former penitentiary are maintained and all others are removed
- The marina moves to the east 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

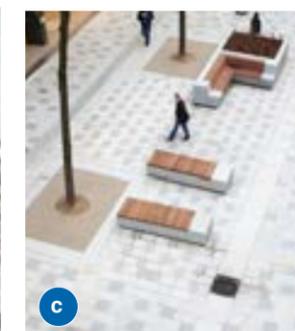


Aerial view looking east showing streets from Portsmouth village extended into the site

- 01. An east-west public road connects across the site; other roads are private
- 02. Marina office and related amenities, Search and Rescue Kingston, possible CORK office in a group of small buildings on the east side of the harbour. New and re-purposed buildings. Buildings could be used for stacked winter boat storage
- 03. Portsmouth Village streets are extended into the site and lined with townhouses and linear parks
- 04. Formal programmed public space along King Street is a 'front door' to the harbour, could include a skating rink in the winter
- 05. A new (+/- 6 storey) residential building is introduced near the foot of the former Penitentiary
- 06. Breakwater or wave alleviation structure at the foot of the former Penitentiary provides shelter for small craft launch, and enables a protected area of public open space at the water's edge (as opposed to an armoured shoreline)
- 07. One tall building (+/- 18 storeys) located at the south end of the harbour with at-grade townhouses facing the street
- 08. Widened flexible public space on both sides of the harbour, can also be used as staging for events. Parking and boat storage next to relocated marina
- 09. Courtyard spaces between the former Penitentiary buildings are flexible – parking, boat storage, CORK, public space
- 10. Main street mixed use buildings along King Street extend the retail of the village and have the potential to accommodate a small format grocery store; parking is in the rear
- 11. Substantial parking along the east side of the site is maintained for uses in the former Penitentiary



## Precedents Common To All Explorations



## Precedents Specific To Numbered Locations

