

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

- Modest sizes and network of parks and open space
- Mid-rise buildings
- Multiple public roads provide access
- All older buildings on the former Penitentiary site are maintained with adaptive re-use and
- all modern buildings are removed
- Only limestone portions of north wall of former Penitentiary are maintained
- The marina remains on the west side of the harbour
- The existing Portsmouth Olympic Harbour building is maintained

## 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



Waterfront promenade along the west side of the Harbour looking towards the former Penitentiary

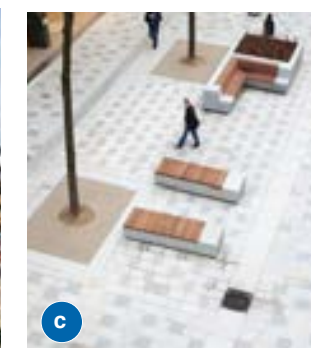


Adaptive re-uses of the former Penitentiary buildings can spill out into adjacent public spaces

- 01. Two streets are extended into the Portsmouth Harbour and lined with 4 storey residential buildings closest to the existing neighbourhood and 6 storeys residential buildings on the harbour side
- 02. Most of the existing harbour parking and open space are maintained
- 03. The Portsmouth Olympic Harbour building remains and new uses are incorporated
- 04. Twin open spaces line the entrance from Gardiner Street, providing a view corridor to the harbour from King Street and a connection with Aberdeen Park
- 05. Mid-rise buildings are added to the edge of the former Penitentiary site, stepping down from 8 storeys near King Street to 4 storeys near the water's edge
- 06. The mid-rise mixed use buildings along King Street all have potential for retail that serves the neighbourhood, including a small format grocery store
- 07. An east-west street links across the site and provides two connections to King Street
- 08. Substantial parking along the east side of the site is maintained for uses in the former Penitentiary
- 09. A landscaped trail connection links King Street with the waterfront



## Precedents Common To All Explorations



## Precedents Specific To Numbered Locations

