

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

- Smallest sizes and network of parks and open space
- Only low rise buildings
- A full network of public roads to provide access
- Some existing buildings and areas on the former Penitentiary site are maintained with adaptive re-use and some are removed
- All the walls of the former Penitentiary are removed
- The marina moves to the east side of the harbour
- The existing Portsmouth Olympic Harbour building is removed

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

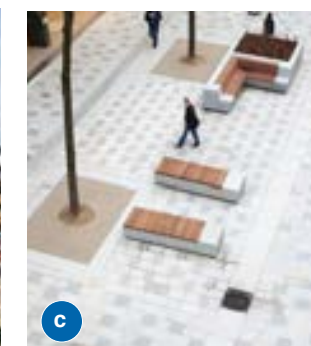


Flexible, programmable space within the former Penitentiary, with adaptive re-use for tourism and commercial uses of heritage structures

- 01. Existing streets are extended into the site and lined with laneway-based townhouses that present an attractive face to both the existing neighbourhood and to the harbour
- 02. Townhouses line the east side of the former Penitentiary site, fronting on to a new public road providing a buffer to Alwington Place
- 03. A fine grained, connected street grid of similar scale to that of the existing Portsmouth Village permeates the site
- 04. Public spaces are provided around the harbour, which can be flexibly programmed for events, boating and public uses
- 05. Some of the workshop buildings are removed and new development blocks are created at the foot of the former Penitentiary, lined by low apartment buildings (4 storeys). Parking courts are located on the inside of the development blocks
- 06. Townhouses are illustrated along King Street opposite the existing residential neighbourhood
- 07. A public open space in the harbour along King Street mirrors and extends Aberdeen Park
- 08. A new, purpose-built boating/marina building is built on the east side of the harbour. Gas dock and launch remain on west side of the harbour
- 09. Open Space, parks and view corridors are opened up along King Street



Precedents Common To All Explorations



Precedents Specific To Numbered Locations

