

MEETING MINUTES
PORTSMOUTH ECONOMIC DEVELOPMENT COMMISSION

December 6, 2002

Conference Room A

7:30 a.m.

Members Present: Mark Simpson, Chairman, John Hynes, Cliff Taylor, Dana Levenson, Tom Ferrini, Edward Hayes, Everett Eaton, John Bohenko, City Manager

Members Absent: Steve Alie (excused) Scott Pafford, (excused), and Paul Harvey Sr.

Minutes of November 1, 2002

Commissioner Cliff Taylor moved and Commissioner Hayes seconded the motion to approve the November 1, 2002 meeting minutes as written. The motion passed unanimously.

Second Parking Garage Feasibility Study

John Burke introduced Robert Durfee and Mike Nolan, representatives of Hoyle-Tanner Consulting as well as Art Stadig of Walker Parking Consultants and Lisa DeStefano from DeStefano Architects to provide an update on the feasibility analysis of the Worth Lot.

Mr. Durfee reviewed the three alternative parking configurations for the structure presented at the last EDC meeting. He reiterated that the study team concluded the optimum siting for the structure is to butt it up to the law office and furniture store on the north side of the lot. This location would guarantee the 5% green space required by zoning as well as provide adequate natural lighting and a twenty-foot wide walkway on the south side. The rough dimensions for the structure are 115 feet wide, 350 feet long and 60 feet high and allow for five levels, each with three aisles of parking.

The main access and egress would be from Hanover Street. Although this presents design issues, there really is not an alternative because access and egress from Maplewood Avenue will cause traffic back-ups on Maplewood Avenue and inside the structure. The consultants have discussed this configuration with the businesses in the abutting properties and have identified product deliveries as a concern. To address this issue, the consultants are exploring a loading area to be recessed off Maplewood Avenue. This area would allow for delivery trucks to park off the road and use dollies to make deliveries to businesses located in the Worth Building. Currently semi-trailers are parking on Maplewood Avenue that sometimes creates problems. All of these issues will be addressed in a traffic study associated with the final plan.

Since the last EDC meeting, the consultants have analyzed the three schemes alternatives based on net parking and cost. Mr. Stadig of Walker Parking Consultants presented their findings. Scheme A provides 100% parking with 440 spaces. Scheme B allows for an alternate use on the top floor such as offices or residential. This option provides 320 spaces and would cost significantly more because of the need to support the infrastructure needed for uses other than parking. This extra cost would offset any revenues contemplated from leasing space on the top floor. Scheme C incorporates an alternate use such as retail on the first floor facing Vaughan Mall. It requires 4,500 square feet and encroaches 50 feet into the structure. This scheme provides 375 parking spaces. Costs for each scheme including a 15 % contingency is as follows:

Scheme	Cost	# Parking Spaces	Cost per Space
A	\$ 7,156,000	440	\$15,384
B	\$10,209,000	320	\$19,503
C	\$ 6,921,000	375	\$18,277

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Concerns expressed by EDC members included the aesthetics of the structure from Maplewood Avenue, the degree of confinement created by a twenty-foot wide 350-foot long walkway, and the need to continue the sidewalk where the loading zone is contemplated.

Ms. DeStephano addressed some of these concerns. She discussed design strategies that could be incorporated into the structure such as façade treatments and layering of materials for visual appeal in the area where the loading zone will be. She also mentioned ways to eliminate the hard edge of a long walkway such as the one proposed to meet the open space requirements for the zoning compliance.

Mr. Bohenko summarized the issues and noted that much of the concerns will be addressed during the work sessions with the HDC. He also noted that the city would not be fast tracking this project as it evident by its inclusion in the Capital Plan for FY 2005/2006.

Other Business/Updates

Report on meeting with Sheraton Owner – re: Northern Tier – The memorandum outlining the proposal to expand conference space and rooms on the Deer Street parking parcel owned by the Sheraton Hotel and Conference Center is not yet complete. The general manager of the hotel anticipates it will be available in the next two weeks. Copies will be sent to the EDC upon receipt of the proposal.

2003 EDC Planning – Ms. Carmer distributed copies of the 2002 EDC Action Plan and summarized the progress to date on the EDC goals included in the plan. She asked Commissioners to review it and to add any objectives and projects they would like included or removed in the 2003 Plan. The 2003 Plan will be on the next meeting agenda.

EDC Nominations - Mr. Bohenko informed the EDC that it has not held nominations for EDC officers in five years. Most City Boards and Commissions do this on an annual basis. Without any formal rules and procedures, the EDC has not undertaken this task since Mr. McArdle resigned from the Commission. In order to bring the Commission in step with other municipal boards, Ms. Carmer distributed a draft set of rules and procedures for the EDC that addresses several procedures in addition to nominations of officers. Mr. Bohenko asked the EDC to review the document for discussion at the next meeting. Nominations for Chair and Vice-Chair will take place then.

Ex-officio EDC member for newly appointed Arts Agency – This item was deferred.

Public Comment Session

No members of the public present wished to comment.

Adjourn Meeting

Mr. Bohenko reminded the members that there is no meeting in January as it is New Years week. The next meeting will be February 7, 2003. With no other business, the meeting was adjourned at 9:00 AM.

Respectfully submitted,
Nancy M. Carmer
Community Development Program Manager