

**MINUTES OF THE
PARKING GARAGE SITE SELECTION COMMITTEE**

November 5, 2012

Conference Room A

8:00 a.m.

Members Present: Councilor Anthony Coviello, Councilor Christine M. Dwyer, Councilor Nancy Novelline-Clayburgh, John P. Bohenko, Steve Parkinson, Nancy Carmer, Nick Cracknell, Rick Taintor, Adam Cannon

Chairman Coviello called the meeting to order at 8:00 a.m. and briefly discussed the agenda. The purpose of this meeting was to discuss next steps for the Parking Garage Site Selection Committee.

As the first order of business, Councilors unanimously approved the meeting minutes from the September 25, 2012 meeting.

Councilors then accepted the following written communication:

- Letter from Mr. Alec L. McEachern, Shaines & McEachern Company Portsmouth, LLC of 25 Maplewood Avenue
- E-mail from Mr. Doug Bates, President, Portsmouth Chamber of Commerce regarding a potential member survey

Next, Principal Planner Nick Cracknell circulated a hypothetical construction management and mitigation plan (CMMP) that is typically required for downtown construction projects. A similar document would be created if a Worth Lot parking garage is built. Some of the categories in the hypothetical plan included the site plan included the following:

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| • Site Plan | • Parking Management Plan |
| • Project Description | • Traffic Management |
| • Pre-Construction Work | • Site Lighting |
| • Project Mobilization | • Site Safety |
| • Hours of Operation | • Dewatering & Stormwater Management |
| • Site Security | • Waste Disposal |
| • Site Access & Deliveries | • Noise |
| • Utility Tie-Ins/Sidewalk Closure | • Construction Schedule |
| • Staging Areas | • Contact Information |

Councilor Dwyer noted that CMMP's are usually developed after a site review and that perhaps some of the elements could precede site review in this case. She also noted that information collection is critical and suggested that the city create a single-page summary of the need for additional parking. In addition, she suggested that staff summarize the data and recommendations from the Nelson/Nygaard and John Burke studies. Councilor Dwyer further added that the committee needs information about traffic around access and egress points.

Councilor Novelline-Clayburgh said that there is an urgency and that City Council needs to make a decision, but that the big concern is the cost of the project. She also stated that it would be helpful to have a pro-forma cost analysis.

City Manager Bohenko clarified that what is being proposed is not just a simple garage; it's a redevelopment of the block. He also believes that the EDC should be involved in the process. The City Manager stated that the City Council would first need to decide what vision they see for the garage and redevelopment, without which it is difficult to determine the cost because there are so many models.

Chairman Coviello clarified this point to the public by saying that a pro-forma could show the city losing money, making money or breaking even depending on what is envisioned for the garage.

With no other business to discuss, the next meeting date was established on Monday, November 26, 2012 at 8:00 a.m.

For the next meeting, City Manager Bohenko stated that the staff would have a one page summary of parking needs available and an inventory of impacted business along the Worth Lot and Vaughan Mall. The staff will also have a draft of questions for a Chamber of Commerce survey.

Four members of the public came forward to speak during the public comment session.

Susan Denenberg of 44 Wibird Road inquired about the role of pollution and how it will be addressed. She also suggested that the City make a written transcript of the Nelson/Nygaard meetings available so that people could refer back to the comments discouraging the Worth Lot as a parking garage site. She would also like information on costs and people travelling in and out of the City. Lastly, she posited that the City should examine shuttling people from the Connect Community Church parking lot.

Alyssa Jacobs of 41 Vaughan Mall and owner of Le Club Boutique noted that she was concerned with the aggressive push for the Worth Lot. Ms. Jacobs also said that the Haas Foundation just donated \$250,000 to 3S Artspace and wondered if the impetus for the donation was so that people would come to that area of downtown. If this is true, then a new garage should be sited in that part of town. She compared a potential garage at the Worth Lot to a large person sitting in the middle seat of a plane making the people in the seats next to them uncomfortable.

Katherine Stewart of 35 Vaughan Mall was concerned with criminal activity in the area and worries that a garage will concentrate it in one place.

Natalie Roman-Nelson of 151 Congress Street is the owner of Portsmouth Health Food. Ms. Nelson believes that there is a parking issue during peak hours, but that the suggested solutions may be overkill. She also stated that there are a lot of simple things that can be done right now based upon recommendations in the recent parking studies. Like Ms. Denenberg, Ms. Roman-Nelson also suggests the use of a shuttle as an inexpensive way to accommodate employees. Additionally, she recommends informing more people about the free parking available.

After hearing these comments, Councilor Coviello recounted the new charge of the committee and the three sites selected for study: McIntyre, Worth and Deer Lots. City Manager Bohenko said that in order to do a transcript, the City would need to retain someone at a cost. Chairman Coviello recommended that Councilor's re-watch the Nelson/Nygaard meeting videos posted online prior to moving forward with a transcription.

Natalie Roman-Nelson of 151 Congress Street then asked if there were any willing sellers for the Deer Street Lot and whether anything has been investigated.

City Manager Bohenko replied that there isn't a willing seller currently and that anything involving the Deer Street Lot would require eminent domain at this point in time. Neither the City nor the committee is interested in eminent domain. He also noted that a ballpark timetable could not be given because it is incumbent upon the City Council to appropriate money in order to move forward.

The meeting adjourned at 9:15 a.m.

Respectfully submitted,
Adam Cannon
Assistant Project Manager