

**PARKING GARAGE BUILDING COMMITTEE**

**1 JUNKINS AVENUE  
PORTSMOUTH, NEW HAMPSHIRE  
CONFERENCE ROOM "A"**

**3:30 P.M.**

**OCTOBER 18, 2016**

**MEMBERS PRESENT:** Councilor Lown, Chair; Councilor Pearson, Mark McNabb, John O’Leary, Everett Eaton, Nancy Colbert Puff, Deputy City Manager

**ABSENT:** Councilor Spear; John P. Bohenko, City Manager

**ALSO PRESENT:** David Allen, Project Manager; Peter Rice, Public Works Director; Nick Cracknell, Planner; Eric Eby, Transportation Engineer; Joey Giordano, Parking Manager; Chris Brennan and Gary Glines, Walker Parking; Mark Mueller and Tracy Kozak, JSA, Ania Rogers, DSA; Greg Mikolaities, Tighe & Bond; and Liz Good, Acting Secretary

Chairman Lown called the meeting to order at 3:30 p.m.

1. Acceptance of Minutes – October 4, 2016

Mr. O’Leary moved to approve and accept the minutes of the October 4, 2016 Parking Garage Building Committee meeting. Seconded by Councilor Pearson and voted.

2. Project update – David Allen, Project Manager

a. Project Schedule

Project Manager Allen distributed a schedule. He stated that the site civil piece was what was driving the schedule currently. He said that the site civil proposal will go before the Technical Advisory Committee on November 14 and November 22. Two Planning Board meetings will follow that with the hopes of having Planning Board approval in January 2017. Bidding for the roadway construction would happen in mid-winter with construction of the roadway in the spring. Bidding for the parking garage would happen in early summer with construction to begin mid-summer. It is estimated that construction of the parking garage will take a year to complete with a completion date of August 2018.

Mr. Eaton arrived at this point in the meeting.

Mr. Eaton asked when demolition would happen. Project Manager Allen answered that they will try to move forward with that as quickly as possible.

Referring to the schedule, Mr. O’Leary asked what the purpose of going back to the City Council was. Project Manager Allen said that it was strictly informational. He added that they would be going to the neighborhood groups, particularly the Islington Street neighborhood association.

b. Property Acquisition

i. Gray Parcel

Property Manager Allen stated this was pertaining to the acquisition of a 336 square foot parcel near the corner of the Gray lot. The purchase and sales has been sent and he hoped that it would move forward quickly.

c. Environmental

i. Buildings – Hazardous Materials Inventory results

Project Manager Allen reported that the hazardous materials inventory has been completed and they are waiting for the final report. The buildings were very clean. Two roofs had asbestos containing materials but it was minimal. The results will be given to the demolition people so that quotes can be completed. Public Works has boarded up the loose areas of the buildings to keep people from re-occupying them. It is the intent to get the buildings down as soon as possible. He also stated that they will be filing a report with Division of Historical Resources (DHR) but that he did not anticipate any issues with that.

ii. Meeting with DES

Project Manager Allen stated that he met with Department of Environmental Services (DES) last Friday. He explained that there are two parcels involved with the project, the parcel from DSA and the Rock Street parcel. For the time being, while clean-up is taking place, they are keeping the parcels separate. DSA will be handling one area of clean-up (underground storage tank) and two other areas will be handled by the City. At a later date, the property line will likely be removed to make one parcel. He stated that he was encouraged by the fact that DES understood the urban fill piece of the project and added that DES was willing to expedite the process as best they can.

d. Site Prep

i. Bids for Demo

Project Manager Allen reiterated that they are waiting for the hazardous materials inventory report. Bids are in for the demolition. Additionally, they are waiting for the cost of disposal of hazardous materials.

ii. Heinemann Parking

Project Manager Allen explained the terms of the agreement the City has with the Heinemann business with regards to parking for their employees and residents. The agreement is good through 2019. He said that Heinemann has expressed concern about the parking spaces during construction of the parking garage. He said that Eric Eby is working on some concepts to provide some spaces during construction.

3. Garage/Site Programming – Chris Brennan, Walker Parking

a. Roadway Layout

Mr. Brennan talked about two main components, the new street extension and ground level programming of the garage. He stated that they are working with Tighe & Bond for the civil site design. Changes since last meeting include changes in the curvature of the roadway, a curb cut at the request of the neighboring business, Redlon, and a shift in the roadway to further down to the east. The roadway will be 22 feet wide with 8 foot sidewalks to activate the streetscape. They took a look at the termination of the road at the Rock Street lot and also looked at turn arounds. They have arrived at a roundabout cul-de-sac proposal but they still need to do some fine tuning with it. They are proposing that the northerly entrance be the primary entrance to the garage and they will review a number of ways to visually make it apparent with signage.

Mr. McNabb stated that the proposed site plan addressed a lot of his earlier concerns. He felt that the site was about as good as it could get but could still use a little tweaking. Mr. O’Leary had concerns about certain types of vehicles having difficulty negotiating the tight roundabout. Mr. Brennan said they will be conducting turning studies. Mr. McNabb asked if there was any need for other transportation links to the garage, such as shuttle service. Mr. Brennan said they would look at that. Mr. McNabb cautioned about the placement of a number of outdoor parking spaces stating that it is difficult to eliminate them after their placement. It was his preference to not have those parking spaces in that outdoor location to keep the door open for other transportation links.

b. Garage Ground Floor Program

Mr. Brennan stated that the parking garage would have six levels for a total of 606 spaces. He also talked about the idea of flexible space to help activate the streetscape and to also communicate with the buildings across the street from it. He explained that the flexible space could be used for bike storage, bathrooms, city offices, or small retail opportunities. This is space that they are examining and can have further discussion when they get to the schematic design.

There was detailed discussion about the two entrances and the flow of traffic through the entrance gates. Mr. Brennan said that there are options to explore as they move forward with the design and decisions can be made as they go along. He pointed out a bump out section that can be designed to be pedestrian friendly. Mr. O’Leary asked what the purpose of the bump

out was. Mr. Brennan said that it provided more depth to the space. Mr. Cracknell added that it helped to break down the massing.

Mr. McNabb asked about the location of the pay kiosks, bathroom, and bike storage. He asked if handicapped bathrooms would be provided. Project Manager Allen said it was likely. Mr. McNabb pointed out that if the flex space was going to be used for offices or retail space, bathrooms were a must.

Mr. McNabb pointed out that this was a unique garage because of its dead-ended-ness and how that would affect traffic flow, especially when the garage is full. It could cause bottlenecks. Project Manager Allen agreed that was a good point and reminded the group that there is an illuminated sign on Market Street that can be programmed to indicate to traffic if the garage is full. Mr. McNabb also expressed concern about the internal flow of the garage and its possible dead-ended-ness. He said that if one can enter and exit from two entrances, then his concerns go away. Mr. Eaton pointed out the alterations that were made to the High/Hanover garage where one can now enter from two additional locations. Mr. Cracknell suggested changing the location of the second entrance to the “Happney” side of the building. Mr. O’Leary cautioned about giving people too many options. He suggested that the public enters at the first entrance.

Mr. Brennan stated that they will answer a lot of the questions raised as they proceed with the design.

c. Field work progress updates

Mr. Brennan reported that drillers will be doing advanced borings on Monday, October 24.

d. Next Steps

Mr. Brennan said that their next steps would be to put together a basis of design process document. They need to make sure that they have a reconciled scope of work which will allow them to design a program level cost estimate. He added that Gary Glines will be the senior architect on the project.

Mr. O’Leary thanked Mr. Brennan and city staff for the presentation. He said it puts it in a manner where information can be exchanged and direction can be given.

4. Percent for Art update – Nancy Pearson

Councilor Pearson reported that they have assembled a group of community members, art staff, and project representatives. They are going to create a timeline that mirrors the garage timeline. They will do public input sessions to get an idea of what the community vision might be. They will roll the results into an RFP with a call to artists, and with a national call as well. If

it is desired to integrate art into the project, Art Speak will be ready. All this will be managed on the Art Speak website so that the public can follow along.

Project Manager Allen stated that in talking with Walker Parking, it seems that they will need about 3-4 weeks to pull together the basis of design and cost estimates for the next presentation so he suggested that the next meeting be held on November 15, 2016 at 3:30 p.m.

5. Other Business

There was no additional business to come before the committee.

Councilor Lown adjourned the meeting at 4:40 p.m.

Respectfully submitted,

Liz Good  
Acting Secretary