

PARKING GARAGE BUILDING COMMITTEE

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

3:30 P.M.

Thursday, January 26, 2017

MEMBERS PRESENT: Councilor Lown, Chair; Councilor Pearson, Councilor Spear, John O'Leary, Mark McNabb, Everett Eaton, David Allen, Project Manager

MEMBERS ABSENT: Nancy Colbert Puff, Deputy City Manager

ALSO PRESENT: Dave Allen, Project Manager, Dan Hartrey, Facilities Project Manager, Eric Eby, Transportation Engineer; Joey Giordano, Parking Manager; Gary Glines, Chris Brennan, Walker Parking; Joe Almeida, DeStefano Architects; Ania Rogers, and Liz Good, Acting Secretary

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

1. Acceptance of Minutes

John O'Leary moved to accept the minutes of the January 5, 2017 meeting as presented. Councilor Pearson seconded. The acceptance of minutes passed by a unanimous vote.

2. Progress Updates – David Allen and Chris Brennan

a. Preliminary Design Report

- i. Site Design/Permitting Process
- ii. Soils and Geotechnical Report

Project Manager Dave Allen reported that the project was approved by the Planning Board so the committee can continue to move forward with completing the construction documents and designing the garage. He said that he has reviewed and commented on a rough draft of the preliminary design report that he saw earlier in the week. He explained that it was not quite ready to roll out yet because there are edits to be made. At this point in the meeting, he invited Chris Brennan of Walker Parking to summarize the report for the committee.

Mr. Brennan stated that he would give a very basic summary because the report was 200 pages long. He said that it was his intent to provide a draft to the committee in a week or two so that they could review it and develop more questions and comments. He explained that the report was intended to document what has been done up to the schematic design. At the next meeting, it was his hope that they could come to an agreement to proceed in such a way toward design development. He added that they would provide the report in both hard copy and electronically.

Mr. Brennan stated they were now looking to get into the Construction Documents phase of the project. It will involve some soil remediation. The civil, geotechnical and environmental firms have been on site to coordinate that effort and should have completed reports by the middle of March. The Construction Manager (CM) should be on site by then which would allow them to begin some of the remedial work. Mr. Brennan reported that they have the final geotechnical report with regard to the foundation systems. He added that the final report from Ransom, the soil and groundwater management plan, would allow them to facilitate the whole site development. He explained that there are a lot of different soils and contamination which are being paid for in three basic ways: funding from the State, funding from the escrow account through the developer, and funding through the City. He said he would incorporate these into the cost estimate which will be combined with the draft report.

b. CM Selection Process

Mr. Brennan stated that they had a walk through with the three CM respondents yesterday. He felt that all three were qualified. Interviews have been tentatively set for February 10. Mr. Allen commented that the date is still tentative. He added that the proposals are due on February 7 so he wanted to make sure that the committee would have time to review them before the interviews. Mr. Brennan told the committee that the goal was to choose the CM by the end of February. At that time, the civil documents will be ready for bidding so they should be able to facilitate ground breaking in early April.

Mr. O'Leary asked with regard to the CM selection, was it the intent to come back to the committee for input. He did not see a reason to. Mr. Allen said that the selection committee consisted of Peter Rice, Dan Hartrey, Chris Brennan, Mark McNabb and himself so he was comfortable with this group coming back and reporting who was chosen. Mr. O'Leary concurred. Mr. Brennan said the plan was to get the CM involved early in the process.

3. Architecture Update - Joe Almeida

Joe Almeida of DeStefano Architects referred to a packet of drawings that were distributed to each committee member and pointed out that there was a lot of

support for the scheme that was included in the packet. He acknowledged that there were many comments at the last meeting regarding solar panels, lighting, artwork, etc. but pointed that there was plenty of time to add those elements as the process progressed. He said they have spent time refining where they were and introduced some lighting schemes along with a nighttime rendering. He felt the lighting revealed ways to improve the building appearance with little added cost. He explained that as they continue the design process they will begin to see more of the ceilings inside the tower because it is so open. They will be very conscious of what will be seen inside when the lights are on. At this point in the meeting, Mr. Almeida asked the committee members for feedback.

Councilor Spear asked if the Hanover Street garage was longer in length than the proposed garage. It was determined that the proposed garage was shorter than the Hanover Street garage. Councilor Spear said that helped him get a handle on the size.

Mr. Eaton commented that he liked the renderings and thought they were quite appealing. He said that he felt the "Portsmouth" wording on the side of the garage would be better visibly on the front façade. Mr. Allen added that Juliet Walker of the Planning Department will work with the wayfinding consultants to design signs for the garage.

Mr. McNabb said that he thought the architects have done a great job. He thought it was a nice balance between not too complicated or busy but yet interesting enough. He found the use of the materials to be exceptional. He thought that the awning greenery around the storefront was not effective from a dimensional, practicality, and maintenance standpoint. He said he would rather see a standing seam roof with a shallow pitch. He added that he would also rather see a single oversized (42") door instead of the double doors on the storefronts. His experience has been that double doors do not function properly in this environment.

Mr. O'Leary stated that he agreed with Mr. McNabb's comments. He mentioned that he still has concern about how the light will spill out into the neighborhood.

Councilor Spear commented that in the event that the garage is full, he hoped that there would be electronic signage showing that it was full. Gary Glines of Walker Parking stated that there would be a sign at the end of the street as you are coming around the bend. There will also be a sign on the garage. Mr. Allen said signs were pointed out on the site plan as well. Mr. McNabb said that it was very important that the signage be done well. He added that it would not be cheap but it would be worth it to do it right to avoid potential bottlenecks. Eric Eby, Parking and Transportation Engineer told the committee that the parking garage traffic study recommended five locations for signage: Maplewood Avenue, Market Street, Middle Street, Islington Street, and by the Memorial Bridge. Mr. Brennan explained that not all of the signage would be tied into this

budget. He said they would have to have signage at the end of Deer Street. Mr. McNabb felt it was important to have signage on Deer Street and Maplewood Avenue as part of this scope. Mr. Allen said he would speak to Juliet Walker and Peter Rice concerning monies available in the wayfinding budget. He added that he would make sure that wayfinding was addressed.

4. Street Name

Mr. Allen stated that he talked with the Planning Department about possible names for the new street. He suggested that the committee come up with a few names to recommend to the Planning Board which is charged with determining the official name. Mr. O'Leary explained that some streets were named after former mayors who had a connection to a particular site in the City. In this case, he did not see any reason to name it after a mayor related to this site. He felt "Foundry" and "Depot" seemed to make sense to him. Councilor Spear said that he would be happy with "Depot", "Foundry" or "Creek Lane."

Councilor Pearson cautioned against naming the street after a former street because when historians do searches looking for a particular street, it can be confusing. She strongly suggested that the committee find an opportunity for the public to have a say in the naming of the street.

Councilor Lown asked the committee if they felt they should make a recommendation to the Planning Board. Councilor Spear said that they could recommend some names to the Planning Board who would in turn hold a public hearing which would give the public a chance to weigh in. Councilor Pearson commented that it was uncreative. Mr. McNabb stated that he sided more with Councilor Pearson and didn't feel that this committee needed to own it. Councilor Spear stated that they were not solving it but, passing it along as ideas to the Planning Board.

Hearing no more discussion, Councilor Spear made a motion to recommend the names "Foundry", "Depot", and "Creek" to the Planning Board as a starting point for the street naming. The motion was seconded by Mr. Eaton. The motion passed by a unanimous vote.

Mr. Allen said he would pass the information on to the Planning Board. Mr. McNabb suggested that he might want to let them know that if they did not prefer these suggestions or wanted to follow a different process, they might want to consider public input.

5. Percent for Arts

Councilor Pearson stated that they have a landing page on the website (art-speak.org) with a visual timeline of the project. It names the committee and their charge. She said that the committee decided that they would let the artists

decide where public art would go on the parking garage based on the schematics, drawings, and lighting and signage ordinances. She said there would be a public input session at the end of February or early March to determine what community members feel public art can convey about this area. By January of next year, it is the plan to have the artist(s) chosen. Councilor Lown asked if the committee had a chance to look at the design. Councilor Pearson replied yes and said that everyone had responded positively to it.

6. Other Business

Mr. McNabb asked if the City had closed on the Gray parcel. Mr. Allen replied no but he thought they were almost there. The paperwork just needs to be signed.

Mr. McNabb asked about the easement with the railroad. Mr. Allen said that it was done. He said that the Rogers' purchased the easement along the entire parcel and last week the City received the rights for their portion from the Rogers.

7. Next meeting

Mr. Allen suggested that they meet on February 16th at 3:30 p.m. at which time they will review the preliminary design report for sign off and get a report on the CM selection. The committee concurred.

At 4:15 p.m., Councilor Lown adjourned the meeting.

Respectfully submitted,

Liz Good, Acting Secretary

These minutes were approved at the Parking Garage Committee meeting on February 16, 2017.