

## **PARKING GARAGE BUILDING COMMITTEE**

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

**8:00 A.M.**

**June 28, 2016**

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

**ALSO PRESENT:** David Allen, Project Manager; John P. Bohenko, City Manager; Eric Eby, Transportation Engineer; Joey Giordano, Parking Manager; Gary Glines, Walker Parking and Kelli L. Barnaby, City Clerk

### **1. ACCEPTANCE OF MINUTES**

Everett Eaton moved to approve and accept the minutes of the June 14, 2016 Parking Garage Building Committee meeting. Seconded by Mark McNabb and voted.

### **2. PRESENTATION BY COUNCILOR PEARSON RE: ARTS COMPONENT OF PARKING GARAGE**

Councilor Pearson stated Art-Speak is actively putting together a committee that would include designers, a couple of community members, Walker Parking, City staff, Public Art Committee, and herself. She said Art-Speak will be looking at the Percent for Art and how it makes sense for place making. This will be the design driver and we will rely on the design team from Walker Parking on how to incorporate that into the design. She said that Art-Speak would do public input sessions that would engage and receive feedback from the public. She indicated they would create the time line for the Percent for Art with a RFP that is in conjunction with the overall project time line. Councilor Pearson said Walker Parking will need to look at some of the examples that she will be providing in her Presentation and come back with some recommendations. She stated that these are opportunities to engage with an artist with the following suggested design elements:

- Wayfinding
- Gutters
- Windows
- Stairwell
- Lighting

- Façade

Councilor Pearson addressed each item and how they could be integrated into a design and how each option could work with the building. She recommended that we put this in the hands of a designer to come back with recommendations to provide to Art-Speak.

Councilor Spear said we need to build a good quality parking garage. He addressed the costs for building a garage and that we need to build a garage that we are proud of.

John O'Leary said we need to do the best job we can in building the garage. He said the best utilization of art was before the ordinance came forward and that is the City Seal in the Chambers. He said he wants us to build the most functional and viable garage that we can and does not want to see us try to fit the art in.

Everett Eaton spoke to the addition to the High Hanover Parking Garage and the effort made to make the building better. City Manager Bohenko said we put in brick which was a result of a request from the Historic District Commission and it added 10% to the cost of the project and was worth the expense for how the building addition turned out.

Mr. McNabb said he wants both art and good design for the building. We want a building where you can see where the art dollars were spent.

Gary Glines, Walker Parking, said they try to create a structure that is part of the design and is a thoughtful design. Councilor Pearson said we need to manage our expectations and make sure the art is integrated at the design point. Mr. Glines presented pictures of various design elements. Mr. O'Leary spoke to exterior walls and how the narrow street might not make some items a viable option. He said he would like to see a permanent design and not a mural.

Councilor Pearson spoke to 10% would be built in for the maintenance of the art. She addressed the guidelines for the Percent of Arts.

Councilor Lown asked Mr. Glines if he understood that the Committee wants them to come back with 1 or 2 options to incorporate art into the project. Mr. Glines said he understands what the Committee is looking for from them.

### **3. Project Update**

Project Manager Allen said the target date to bring the purchase and sales for ratification is at the July 11, 2016 City Council meeting. He stated that the Legal Department is finalizing the documents currently. He also indicated that there will not be a lot of extra in the budget and the Committee will need to work hard to get the project completed.

#### **4. Other Business**

Mr. O'Leary said the flex space was settled on 8,000 square feet and in his mind he wants to make sure we don't skimp on space for the garage. He expressed concern about adding commercial space. He said the City would not be a good marketer of commercial property and feels the building would be better suited with all parking.

Mr. McNabb said there are 30-40 parking spaces in the flex space which would equal \$280,000.00 if the spaces were at a cost of \$7,000.00 per spot. He does not feel the space is viable for commercial use.

Councilor Spear said that this is an important decision to make and would like this on the agenda. He also said we need to look at the context of development.

Mr. Glines said if you were to only build a garage with no commercial space it would cost less.

#### **4. Other Business**

##### **a. Next Meeting**

The next meeting will be held on Tuesday, July 19, 2016 at 8:00 a.m. in Conference Room A.

##### **b. Public Comment (Not on agenda)**

Councilor Dwyer said the garage will be the face of the City and the purpose of public art means communication. She said anything created for this site that is about the site is public art. She said colored glass does not mean public art.

Ania Rogers said you need to look at the area before making a decision on commercial space. She stated it is not about one building it is about a neighborhood that people want to walk within the area.

Mr. Eaton said the Committee should review the Charrette of the area and would like to do so at the next meeting. Project Manager Allen said he would have the Powerpoint for the next meeting.

At 8:50 a.m. Councilor Spear moved to adjourn. Seconded by Mr. O'Leary and voted.

Respectfully submitted by:

Kelli L. Barnaby, MMC, CMC, CNHMC  
City Clerk