

PARKING GARAGE BUILDING COMMITTEE

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

8:00 A.M.

August 24, 2016

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

ALSO PRESENT: John P. Bohenko, City Manager, David Allen, Project Manager, Peter Rice, Director of Public Works, Robert P. Sullivan, City Attorney, Eric Eby, Transportation Engineer, Nick Cracknell, Principal Planner, Joey Giordano, Parking Manager, Christopher Brennan, Walker Parking,

1. Acceptance of Minutes

John O'Leary moved to accept the minutes, seconded by Everett Eaton and voted.

2. Project Update

David Allen gave a brief update on the project status indicating that the focus had been on finalizing the Purchase and Sale agreement and the Post Closing Obligations. City Attorney Robert P. Sullivan updated the Committee on the scheduled meetings of September 7th and 8th for the closing.

Nick Cracknell presented a power point slide show that summarized the 2015 Vision Plan for the North End and he showed images and renderings from the public charrette that had been used in the decision process with the Economic Development Commission, Planning Board and City Council. The concepts for the parking garage in the Vision Plan included liner buildings with ground-floor retail uses and micro apartments on the upper floors.

3. Other Business

John O'Leary spoke on the need to ensure that the primary function of the new garage be that of a garage and that as the discussion of the disposition of commercial or flex space moves forward that the efficiency of that garage function not be compromised.

Nick Cracknell spoke to the need to work towards a design that was pedestrian friendly and encouraged an active streetscape so as to avoid the "canyon affect" that can occur in areas with tall buildings abutting narrow streets (i.e. Fleet Street) or a low functioning commercial cooridor

like the building surrounding the High-Hanover Street Parking Garage (HHPG). Additionally, Nick suggested that the ground-floor pedestrian experience will likely have a high correlation to the occupancy rates and thus, parking revenues for the Deer Street garage. Being located on the edge of the business district, it will not have the multi-directional pedestrian and vehicular traffic flow that helps support the usage at the HHPG.

Eric Spear spoke on the need to ensure the vibrancy of the Deer Street area was considered and questioned the process of designing the building prior to further discussion on the programming.

It was agreed there would be a discussion on the programming of the garage at the next meeting.

A meeting date was set for October 4th at 3:30 pm in Conference Room A.

It was moved and seconded to adjourn the meeting and do a site visit of the property.

The committee went to the site at 165 Deer St and walked the site and viewed a layout of the proposed roadway and of the garage