

PARKING AUTHORITY MINUTES

August 28, 2002

ATTENDANCE: Urban Mulvehill, Chairman, Stephen Bentkover, Troy Jellerette

STAFF: Alanna Kabel, Director of Marketing & Business Development;
Jack Miller, Finance Department
Kim Morque, Robert Cavello; Spinnaker Development;
Mike Bordy, President of the Maritime Center

CALL TO ORDER

The Chairman called the meeting to order at 8:10 p.m.

MINUTES APPROVAL - JUNE 26, 2002

Corrections:

Page 4; under Tour of Facilities, 1st sentence **should read All were in agreement that the facilities would be toured on Monday, July 22 at 9:00 a.m.**

Page 2; 2nd paragraph, 2nd sentence, 4th line down where it reads which would make it expensive to change **add the sentence; both need to determine if there is money for the change.**

Page 2; at the end of the 2nd paragraph **add The desire is to have either all permit parking or the front two hour parking and permit parking in the rear and that reserved parking guarantees a space but there is no guarantee of a space.**

Page 3; last line where it read would now be sent to the city **should read should now be sent to the City.**

**** MR. MULVEHILL MOVED APPROVAL OF THE MINUTES AS CORRECTED**

**** MOTION PASSED UNANIMOUSLY BY VOICE VOTE**

DISCUSSION - STATUS MARITIME GARAGE PROJECT **Presentation by Kim Morque, Spinnaker Group**

Ms. Kabel introduced Kim Morque and Robert Cavello, the developers for the Maritime Garage project.

Mr. Morque referred to a drawing of the proposed project and said as of the last meeting the design was pretty finalized. He reviewed another drawing showing the larger scope of the project consisting of three aspects:

1. garage building
2. private development
3. roadway and streetscape improvements

He said the landscaping and sidewalk would be consistent as they are now along Ann and Main streets. The focal point is in front of the aquarium with a garage corridor and elevators. He reviewed the larger plan that would have some on-street parking that would be short term parking for drop offs and fifteen minute parking with meters; he also said there is a raised table to slow cars down. He further explained there would be a compass design in the plaza area that would be developed further with two circles that would have a feature of a retired ocean buoy or channel marker (he presented a photo of the one they would utilize).

Mr. Mulvehill asked if it would be in the center of the compass. Mr. Morque said it would be in the center with two tiers for sitting and they would also have an additional seating area surrounding the shops etc.

Mr. Morque displayed the tower elevation and he referenced a previous comment mentioned that the design resembled an airport control tower. He noted that a round design is more cost effective but the design was rethought; they worked with the designers who conducted studies to refine the design (he showed a picture of the modified design). He further explained they pulled a portion of an area he indicated on the display back in so it is now on top of the structure; it would have segmented glass and louvre sunscreen and the glass piece would be a more lantern like style. Mr. Morque thanked the committee for their design suggestions noting that the new design looks better and it saved money.

Mr. Morque displayed the North Water Street elevation with the tower building in front and the garage in back. He stated that the project has evolved into an elegant and high quality design and the city should be pleased from a pedestrian and aesthetic standpoint.

Mr. Mulvehill asked if prisms would cause a splash of light and if there was the possibility of having this design affect inside the garage to create a rainbow color. Mr. Morque commented that this would be a great project for school students to take on.

Mr. Jellerette asked Mr. Bordy of the Maritime Center if the entrance works for him. Mr. Bordy said they made the modification to allow them to take tickets at the old entrance in the garage.

Mr. Jellerette asked if there would be enough drop off. Mr. Bordy said the group entrance would be where the main entrance currently is and the children would still be dropped off where they are now.

Mr. Bordy spoke about the bus situation and he said he feels there would be a transition period but ultimately when there are thirty to fifty buses, right now they're accommodated in the parking lot.

Mr. Mulvehill noted they should be aware of the bus-parking situation.

Mr. Bordy noted that February is a peak month for guests and this would affect parking.

Mr. Jellerette asked about the ticket arcade and how it would work. Mr. Morque said the ticketing area (he indicated the core area on the display) where the elevators are that service this area that leads to an easily accessible ticketing location where people can walk in. He said the idea is to come in get a ticket for parking come down and buy a ticket for the aquarium or IMAX, and when a person returns they would come back for ticket validation.

Mr. Mulvehill asked where the ticket person would be stationed. Mr. Morque indicated on the display where the person would be and he noted there would also be a garage manager in a designated area.

Mr. Mulvehill asked about accessibility should someone require assistance. Mr. Morque stated there is an intercom system and two lanes for accessibility should someone need to exit.

Mr. Morque stated the project moved along well this summer and they came down to a short list of two contractors. The contract drawings went out for RFP (Request for Proposal) and it is a construction manager format. They were given a little over a 30-day period to respond and they have received drawings back from two of the contractors; they both appear to be very knowledgeable and serious about the project. He said they are ready to make a recommendation to the city and he noted they are under budget.

Mr. Jellerette asked Mr. Brody if the project works for him. Mr. Bordy said yes, it works for them as well as for Norwalk. He said that conditionally the physical structure is fine and meets any future needs of the aquarium but he noted the key interest of the aquarium is how it operates. The design alleviated a lot of concerns they previously had but they will still need parking. He noted that in the limited parking space they had it got eroded. Overall, the garage is great and Spinnaker has done a good job but he noted that at the end of the day it would be how it operates.

Mr. Mulvehill stated that he appreciates him running the aquarium.

Mr. Morque said they expect to break ground in early October 2002.

Mr. Mulvehill announced they might need to schedule a brief special meeting to discuss the final selection of the construction manager who may be finalized on Thursday or Friday morning. It was determined a special meeting would be scheduled next Tuesday, September 3 at 8:00 p.m.

**** MR. MULVEHILL MOVED TO SUSPEND THE RULES TO SCHEDULE A SPECIAL MEETING OF THE PARKING AUTHORITY TO BE HELD AT THE PUBLIC WORKS LIBRARY ON THE SECOND FLOOR ON TUESDAY, SEPTEMBER 3, 2002**

**** MR. BENTKOVER SECONDED**

**** MOTION PASSED UNANIMOUSLY BY VOICE VOTE**

DISCUSSION - WALL STREET AREA IMPROVEMENTS

Alanna Kabel, Mayor's Director of Marketing and Business Development

Ms. Kabel said on the night of the last Parking Authority meeting there was great enthusiasm exhibited and they were encouraged by the attendance of one hundred people. There were two panels consisting of Planning & Zoning and Redevelopment Agency. She reiterated there was tremendous interest and during the afternoon session the Mayor posed two questions as follows:

1. Is the 1986 plan the business development plan for Wall Street and is it reasonable to go forward; and if so, how should the plan be revised.
2. What is the best process to move forward so that it works for Norwalk and the people interested in developing?

Ms. Kabel said the two panels present included developers, architects and planners that represented a broad spectrum of the community. In terms of answering if the plan is reasonable to use, she got a sense that it is a good blue print that needed tweaking. It was mentioned that historical structures should be considered in terms of when they were built and in what architectural style. It was determined they would use the 1986 plan as a backdrop. There was also some discussion on how to develop from a mixed-use perspective, again the responses were tremendous and all the information is being researched and there were many other ideas and questions presented that were discussed in line with today's market. She said the Mayor is taking all this under advisement; there is a lot to consider and the process will take time because they are now at the stage of digesting it all to come up with ideas. She noted the Parking Authority would be kept apprised.

Mr. Mulvehill asked where parking is considered for the 327 units. Ms. Kabel replied at the Norwalk Mall site at the corner of Belden and Cross streets. They plan to have two four-story structures, parking would be expanded but they would have their own parking. She noted there would also be retail stores along the front mixed in with residential.

Mr. Jellerette asked the type of housing there would be. Ms. Kabel said it would be rental housing with one to three bedrooms.

Mr. Jellerette asked if there has been any discussion of parking for these units. Ms. Kabel said people recognize parking needs to be provided which would also encourage visitors to the area to come in and shop etc. Mr. Mulvehill noted economic need would probably steer any future parking requirements.

Mr. Jellerette asked if there is common ownership of any of the buildings. Ms. Kabel replied that its all scattered.

Mr. Jellerette asked if there is a format or plan in place. Ms. Kabel said an urban renewal plan was put in effect for South Norwalk and this provided the basis for development in this part of town.

Mr. Jellerette questioned why they couldn't also get restaurants to move in and he also questioned if rents are too high. Mr. Bentkover mentioned that across from My Three Sons Restaurant at the corner of Isaac Street there is a building that has been vacant for years; he stated that apparently the owner refuses to sell it or do otherwise but he wasn't sure why.

Mr. Mulvehill recalled the first proposal before it became the Maritime Aquarium there was an ice cream place and a plan to build a parking garage but it was questioned why so that's why it was eventually proposed to build a deck garage.

Mr. Miller recalled there was a group of people that wanted to preserve as much of the space as possible and incentives were offered to assure this; he noted there were two horrific fires but the owners kept all they could due to the economic incentives.

Mr. Miller asked if the 1986 plan was on the Internet. Ms. Kabel said no, and she noted this could be done.

INFORMATIONAL PURPOSES

• Proposed Parking Fee Update

Mr. Mulvehill said the Mayor would prefer they not act on increasing the fee but they would increase the parking penalty. He said he was sent an e-mail regarding penalties, he stated that he felt someone from Corporation Council should review them to be sure the proper entity would be imposing the fine.

**** MR. MULVEHILL MOVED TO RATIFY THE FEE SCHEDULE FOR
SUBMISSION TO THE DEPARTMENT OF PUBLIC WORKS**

**** MOTION PASSED UNANIMOUSLY**

Mr. Jellerette questioned if the schedule was for fees or penalties. Mr. Miller said fees could be interpreted as being encompassing. He noted fee is only a generic term but he suggested the verbiage should be defined for clarification purposes.

Mr. Mulvehill said he would contact Corporation Council to determine if they should be labeled fees for tickets or fines. Ms. Kabel agreed the language should be clarified and she said she would contact Katherine Lasberg at Corporation Council for clarification.

• Pay Parking Tickets Online (live Sept. '02)

Mr. Mulvehill referred to a memo stating that a system would be presented on the website to allow people to pay tickets online; it would be a user-friendly system that would be available in September 2002.

Mr. Bentkover asked what budget would pay for this service. It was noted this would be determined. Mr. Mulvehill said he feels it could be a viable system to allow public feedback.

Mr. Bentkover mentioned that a problem with the Yankee Doodle Garage is that recently eight cars have been locked in; he said he made a call to Katherine who informed him the owner does not want to keep it open beyond a certain hour. He said his suggestion would be to have the restaurant owner be responsible for indicating the garage would close at 9:00 p.m. Mr. Jellerette disagreed with this suggestion stating that he didn't feel it should be the owner from Ambrosia Restaurant responsibility.

Mr. Mulvehill noted there should also be signage posted.

OTHER DISCUSSION

Mr. Jellerette asked about the following:

- 1) Electing another committee member to replace Larry - Mr. Mulvehill said the Mayor would appoint someone else.
- 2) Updates on lots - it was determined lot status reports would be submitted at the next scheduled meeting.

Mr. Miller asked if the committee members received a copy of the approved budget operations showing expenditures and revenues. Mr. Mulvehill replied no. Mr. Miller asked if they prefer hard copies or would like to view them on the website. Mr. Mulvehill said he would prefer a hard copy.

Mr. Miller said it would show the approved budget expenditures, balances and revenues collected. It was noted this information could be accessed by logging on to Norwalk.CT.org.

Ms. Kabel noted she would check into a web site link for the Parking Authority.

*Open discussion ensued regarding the current budget and where its status regarding various projects.

Mr. Mulvehill returned to the topic of the Maritime Garage Project and said that based upon projections the first step is to get a construction manager on board and to finalize the steps to move the project along.

ADJOURNMENT

The Chairman adjourned the meeting at 9:25 p.m.

Respectfully submitted,
Diane Graham
Telesco Secretarial Services

