



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

**Project:** Downtown Parking Facility and Management Study  
Dover, NH

**Date:** 26 March 2007

**Re:** Transportation Advisory Committee Meeting  
McConnell Center Conference Room 2

**Notes By:** Bob Duval

---

After a brief presentation by the LMG team (see attached PowerPoint presentation), Chairman Hindle opened the meeting to a question-and-answer session from both committee members and the public. The following lists a summary of the questions and answers:

**Questions:**

1. The Park n Ride Lot at Pease in Portsmouth has been expanded twice. You should consider Portsmouth as a peer city.

COAST ran a shuttle system in Portsmouth, you should consider that experience.

***Yes, we will followup with Portsmouth.***

2. The McConnell Center/Library Lot fills up regularly now. Will we need two sites for garages?

***It is not likely that one site will solve all problems:***

- ***Developing or incenting Public Private Partnerships (PPP) is one answer – providing public parking in multiple locations, in potentially smaller, mixed-use garage developments***
- ***A downtown shuttle is another possible longer-term solution***

3. How many spaces will be needed in a new garage? Where are the sites being studied?

***It is too early in the process to identify specific garage locations or number of spaces. This will be addressed in later stages of the study.***

4. Can you have street level retail in the new garage? What will be the cost per space?

***Mixed-use is necessary for the highest and best use of land. Typical construction costs per parking spaces (at- or above grade) are in the range of \$15,000 - \$20,000. Twice that costs for below-grade parking.***

5. How far is it acceptable to walk to a garage?

***That depends on the community and type of parking provided. As a rule of thumb, and depending on the community, climate, expectations and culture, 1.5 blocks or so for employees, less for visitors and customers.***

6. Will improved parking signage and awareness help people use parking more effectively?

***Yes, in particular, shuffling is one problem that more awareness could help solve once we have a solution in-place.***

***As part of the study's recommendations on Management & Operations of the parking system, we will suggest better tools (e.g. signage, public education, maps, P.R., etc.).***

7. What about setting up a City Parking Commission?

***The City of Dover's parking system is not currently organized to effectively expand, manage and operate a structured parking system. Some proven solutions include:***

- Contract the operation of the garage to a private firm.***
- Maintain City control of the on-street parking spaces.***
- Under a PPP agreement, public spaces in structures may be managed or owned by a private entity.***

8. When does a garage need two exits?

***Generally, when there are more than 500 to 800 spaces. Garages with less than 500 spaces typically only require one exit location.***