



## RESOLUTION

### REGARDING DOWNTOWN RESIDENTIAL DEVELOPMENT AT THE SITE OF THE HIGH STREET PARKING LOT

### *CITY OF NASHUA*

*In the Year Two Thousand and Fourteen*

**WHEREAS**, the well-being of Nashua is dependent upon the quality of life in Nashua's downtown;

**WHEREAS**, the vitality of Nashua's downtown enhances the reputation of the City and is a benefit to all its citizens through an increased tax base and increased economic and social opportunities;

**WHEREAS**, downtown residents not only provide essential consumer spending for downtown businesses, but they also stimulate the development of various new businesses for a balanced mix of downtown uses;

**WHEREAS**, the housing at Clocktower Place contributes significantly to the economic vitality of downtown, and similarly housing at Cotton Mill Square will do the same once it is completed;

**WHEREAS**, it is important for the future economic vitality of downtown that additional people be attracted to live downtown;

**WHEREAS**, there is a shortage of living options and new rental housing in Nashua's downtown;

**WHEREAS**, the High Street Parking Lot and the High Street Parking Garage are underutilized City assets;

**WHEREAS**, the High Street Parking Lot (bounded by High Street on the north and School Street on the south) can be developed for residential housing, and the High Street Parking Garage can be used to provide parking for such housing;

**WHEREAS**, the development of new residential units on the High Street Parking Lot can generate \$100,000 in annual property taxes and \$40,000 per year in parking permit fees from the High Street Parking Garage.

## RESOLUTION

R-14-003

***NOW, THEREFORE, BE IT RESOLVED*** by the Board of Aldermen of the City of Nashua that the City issue a Request for Proposals for the development of residential housing and potentially other mixed uses on the High Street Parking Lot, and that the RFP:

- 1) Require that the proposed development be at least 4 stories and include at least 60 units of market-rate housing and/or other mixed uses;
- 2) Require that the respondent provide a conceptual site plan and floor plan;
- 3) Require that the respondent define the proposed architectural style and the proposed landscaping; and
- 4) Require that the respondent state any purchase price or annual rental payment to be paid to the City for purchase or land rental of the High Street Parking Lot.

It is the intention of the Board of Aldermen that in conjunction with any residential development of the High Street Parking Lot, the Land Use Code be amended to eliminate the requirement of on-site parking for the site, and further that it is the intention of the Board of Aldermen that the City issue parking permits for the High Street Parking Garage so that sufficient parking spaces are available for rental by residents of the development on the High Street Parking Lot.

**LEGISLATIVE YEAR 2014**

**RESOLUTION:** R-14-003

**PURPOSE:** Regarding downtown residential development at the site of the High Street parking lot

**ENDORSERS:** Alderman-at-Large Jim Donchess

**COMMITTEE  
ASSIGNMENT:**

**FISCAL NOTE:** None.

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**ANALYSIS**

This legislation resolves that the City issue a Request for Proposals for the development of residential housing and potentially other mixed uses on the High Street Parking Lot, with certain conditions, requirements, and expectations.

NRO § 190-195 “Municipal lot substitutions” states that the “Planning Board may allow the substitution of space within municipal parking lots in lieu of the parking requirements of this article [“Parking”], provided they are located within 1,000 feet of the building which is intended to be served.”

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**Approved as to form:** Office of Corporation Counsel

**By:** Donna Clarke

**Date:** January 9, 2014



## RESOLUTION

### REGARDING DOWNTOWN MIXED-USE DEVELOPMENT IN THE GENERAL AREA FROM THE SITE OF THE SCHOOL STREET PARKING LOT TO THE AREA KNOWN AS “THE OVAL”

### *CITY OF NASHUA*

*In the Year Two Thousand and Fourteen*

**WHEREAS**, the well-being of Nashua is dependent upon the quality of life in Nashua’s downtown;

**WHEREAS**, the vitality of Nashua’s downtown enhances the reputation of the City and is a benefit to all its citizens through an increased tax base and increased economic and social opportunities;

**WHEREAS**, downtown residents not only provide essential consumer spending for downtown businesses, but they also stimulate the development of various new businesses for a balanced mix of downtown uses;

**WHEREAS**, the housing at Clocktower Place contributes significantly to the economic vitality of downtown, and similarly housing at Cotton Mill Square will do the same once it is completed;

**WHEREAS**, it is important for the future economic vitality of downtown that additional people be attracted to live downtown;

**WHEREAS**, there is a shortage of living options and new rental housing in Nashua’s downtown;

**WHEREAS**, the School Street Parking Lot, the High Street Parking Garage, and the small parking lot on school street behind the taxi stand are underutilized City assets;

**WHEREAS**, the general area bound by School Street on the south, High Street on the north, the city owned lot east of School Street on the East, and the area known as “the oval” on the west is ready for redevelopment;

**WHEREAS**, the School Street Parking Lot (bounded by High Street on the north and School Street on the south) can be developed for mixed use including residential housing, and the High Street Parking Garage can be used to provide parking for such housing;

**WHEREAS**, the development of new residential units on the School Street Parking Lot can generate \$100,000 in annual property taxes and \$40,000 per year in parking permit fees from the High Street Parking Garage.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Aldermen of the City of Nashua that the City issue a Request for Proposals for the development of mixed uses in the general area bound by School Street on the south, High Street on the north, the city owned lot east of School Street on the East, and the area known as “the oval” on the west. Proposals may include:

- 1) Mixed use buildings of at least 4 stories, and including retail or like uses on the first floor, and at least 60 residential units in the area of the school street lot, and like density in other areas;
- 2) A hotel of daily occupancy to service business and recreational visitors to the city’s downtown;
- 3) A standalone performing arts venue.

Proposals shall include at least the following details:

- 1) Conceptual site plan and floor plan;
- 2) Proposed architectural style and landscaping
- 3) Discussion of the land arrangement with the city (and other owners), such as land lease, outright purchase, or other agreement;
- 4) Description of intended use of parking in the High Street Garage.

Proposals shall be evaluated based upon:

- 1) Evaluation of the conceptual site plan;
- 2) Evaluation of the architectural style and landscaping and their appropriateness to the area;
- 3) Scope of the plan with regard to redevelopment of the overall subject area;
- 4) Inclusion of retail uses compatible with the downtown on the first floor of the structure(s);
- 5) Appropriateness of the building exterior and integration with the surrounding street, in such areas as window and door openings on to the street.

Proposals which do not provide on-site parking shall use parking in the high street garage pursuant to section 190-195 of the Nashua Revised Ordinances.

It shall be the responsibility of the respondent to contact and reach agreement with any surrounding property proposed to be included in a response to the RFP.

Any lease or purchase agreement shall provide the following:

- 1) A prohibition against the land or structures being converted to a tax exempt use.; and
- 2) A prohibition against seeking a use variance for the property without the express written consent of the Mayor and the Board of Aldermen.

**RESOLUTION****R-14-003**

The Mayor, in consultation with the Business and Industrial Development Authority, shall develop and issue said requests for proposal in general keeping with the parameters set forth in this resolution.

The City of Nashua reserves the right to reject any or all proposals responding to the Request for proposals.