

CITY COUNCIL MEETING

AGENDA ITEM III



From: Elizabeth Dragon, City Manager

Subject: City Council to consider approval of Ordinance #03-16 relative to a proposed Amendment to Chapter 284, Vehicles and Traffic, of the Franklin City Code.

City Manager Recommendation:

1. Councilor moves:

"I move that the Franklin City Council adopt Ordinance #03-16 concerning changes to Chapter 284 Vehicles and Traffic of the Franklin City Code by a roll call vote".

2. Mayor calls for a second, discussion, and the vote.

Background:

The proposed change is designating 14 overnight parking spaces for use by 321 & 325 Central Street, between the hours of 5:00 P.M. to 8:00 A.M (M-F) and unlimited use of the designated spaces on the weekends and holidays, in the Municipal Parking Lot located off of Hancock Terrace adjacent to the Baptist Church. The use of the space is being proposed as free for the first two years and in the third year a recommended fee similar to the city's parking lot at Franklin Street would be instituted. Allowing the first two years as free parking creates a public/private partnership to help incentivize the owner to make building improvements. It also creates a market for the purchase of these spaces in the third year, as residents get accustomed to parking in this location, which would then generate additional revenue to the city in year three.

The landlord of 321 & 325 Central Street would provide parking permits, signage, and posting of policies. These buildings are being purchased and renovated by the newly formed PermaCityLife. PermaCityLife is a nonprofit that is working the city's economic development group –Franklin Business and Industrial development corporation (FBIDC). FBIDC is currently the fiscal sponsor for PermaCity Life.

The creation of parking allows the property owner to market the unit to individuals who are gainfully employed. The buildings are being purchased for \$306,400 and over \$154,000 of capital improvements are planned. These improvements help to increase the market rate rents for downtown.

Colby Sawyer college students have been working on a parking management plan. Phase I included an inventory of parking needs and existing spaces using the city's new GIS maps. Phase II is planned to be completed during the 2015/2016 school year. Phase II will include other recommendations for parking management. In phase I it was determined that parking is available in the downtown area, we simply need to better utilize existing parking to create more opportunities for growth and development.

The purchase and renovation of 321 & 325 Central Street is part of a much larger renovation effort in the downtown. Currently a total of seven properties are being considered for redevelopment. I have

recently begun attending meetings with financial partners/participants such as Franklin Savings Bank, Capital Regional Development Corp, FBIDC, and Community Development Finance Authority (CDFA). This is an exciting opportunity to change the look and feel of the downtown. Those at the table understand that the city is limited in terms of financial contributions but realize there are some non-monetary opportunities for the city to assist with which make redevelopment possible. Parking is certainly one.

Not part of this public hearing -but to be considered by the city council as part of the overall redevelopment of 321 & 325 Central Street will be a lot line adjustment and/or easement to allow some of the planned renovations and landscaping. The need of a possible variance request at the zoning board. The involvement of Municipal Services to remove concrete jersey barriers installed by the city. Lastly, it's anticipated the council will also receive its second 79-E application.

This is an exciting opportunity for the city to be part of big changes in downtown Franklin. Each project and proposal will need to be reviewed individually- however it is my recommendation that we continue to think creatively about things that can be done to encourage smart development. Whether the development is done by PermaCityLife or any other organization the time is right for creative solutions. Franklin has the reputation of going above and beyond to make projects a reality for the betterment of the community as a whole and this would be just one more example.

Citizen Participation: The opportunity for any public input will take place at the public hearing scheduled for August 3, 2015.

Alternatives: The alternatives are to not approve this amendment, or turn the amendment over to the Council's Legislative Committee for review and comment. However, time is of the essence as 321 & 325 Central Street are scheduled to be purchased on or before August 31st.

Attachments/Exhibits:

Copy of the proposed Ordinance #03-16.



CITY OF FRANKLIN, NEW HAMPSHIRE

316 Central Street
Franklin, NH 03235

(603) 934-3900
fax (603) 934-7413
citymgr@franklinnh.org

ORDINANCE #03-16

AN AMENDMENT TO THE FRANKLIN MUNICIPAL CODE:

In the Year of our Lord, Two Thousand Fifteen

Be it ordained by the City Council of the City of Franklin that the following additions will be made to Chapter 284, Vehicles and Traffic, Article I Traffic Signs and Controls, and Article II 284-20 Fines and 284-24 Limited Parking; No Parking Areas.

Note: *All additions are underlined and in italic.*

284-24

E. Reserved and limited parking. Reserved and limited parking areas are designated as follows:

Street	Number of Spaces	Purpose
<u>City side of Courthouse/ Police Station Parking Lot on Hancock Terrace, Northeast side, adjacent to Baptist Church</u>	14	<u>Overnight Parking for 321 & 325 Central street by permit only 5:00 PM to 8:00 AM</u>

ORDINANCE #03-16

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Roll Call:

Councilor Boyd		Councilor Feener	_____
Councilor Clarenbach	_____	Councilor Giunta	_____
Councilor Wells	_____	Councilor Starkweather	_____
Councilor Desrochers	_____	Councilor Barton	_____
Councilor Dzujna	_____		

Approved: _____
Mayor

Passed: _____

I certify that said vote has not been amended or repealed and remains in full force and effect as of the date of this Certification and that Katie Gargano is the City Clerk for the City of Franklin, Franklin, New Hampshire.

A true copy attested:

City Clerk

Date

**CITY OF FRANKLIN
NOTICE OF PUBLIC HEARING & MEETING**

In accordance with the provision of Chapter 31, Division 2 of the Franklin Municipal Code, notice is hereby given that the City of Franklin will hold a Public Hearing on Monday, August 3, 2015, at 6:05 p.m. in the Council Chambers, Franklin City Hall concerning Ordinance #03-16 regarding Chapter 284 of the Municipal Code, Vehicles and Traffic.

Provisions for persons with special needs can be made by contacting the City Manager's office, via telephone or mail at least five days prior to the public hearing.

**City of Franklin
316 Central Street
Franklin, NH 03235
(603) 934-3900**