

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

JUNE 7, 2016

A meeting of the Planning and Economic Development Committee was held on Tuesday, June 7, 2016, at 7:01 p.m. in the Aldermanic Chamber.

Alderswoman Mary Ann Melizzi-Golja, Chair, presided.

Members of Committee present:     Alderman-at-Large Daniel T. Moriarty, Vice Chair  
  Alderman-at-Large Brian S. McCarthy  
  Alderman Tom Lopez  
  Alderman Benjamin M. Clemons

Also in Attendance:                     Director Sarah Marchant

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PUBLIC COMMENT - None

COMMUNICATIONS

From: Sarah Marchant, Director of Community Development  
Re:    Discussion on Next Steps for the Performing Arts Center Study

**MOTION BY ALDERMAN CLEMONS TO ACCEPT AND PLACE ON FILE  
MOTION CARRIED**

**MOTION BY ALDERMAN CLEMONS TO SUSPEND THE RULES TO ACCEPT A COMMUNICATION  
RECEIVED AFTER THE AGENDA WAS PREPARED  
MOTION CARRIED**

From: Meri Goyette  
Re:    A Look Forward – 146-150 Main Street building

**MOTION BY ALDERMAN CLEMONS TO ACCEPT AND PLACE ON FILE  
MOTION CARRIED**

DISCUSSION

Performing Arts Center - Next Steps

Chairwoman Melizzi-Golja

Our discussion this evening is going to be in reference to the presentation we had earlier regarding the feasibility study for the performing arts center. We received the Memo and I will let Director Marchant start the discussion for us.

Director Marchant

Thank you. Good evening. So the Duncan Web of Web Consulting was here in early May. He ran through the presentation and options that were suggested, the lengthy data, and analysis, and kind of the final preferred option that he had suggested was to look at an arts district to include the renovation or development of two new flexible facilities. One with a capacity of around 300 – 400 and another around 750 with meeting and event capabilities that support music as well as performing arts and a multitude of options. In further discussions after that meeting and working with Duncan a bit and some of the other constituents in the community, Duncan and I talked about moving forward with Phase II. We wanted to make sure that before we moved on with that that everybody was really clear on the recommendation from Phase I and

moving onto Phase II that we felt comfortable with outlining what we expected. So we get what we expect at the end. Because this project is big, it has a ton of community involvement and we're hoping to get a lot more. So trying to make sure that we all stay on the same page with where this is going and expectations at the other end I think is really important. So you have a Memo before you of kind of the next steps for Phase II. By the original RFP Phase II includes, and I do have some of that if you want more of the physical planning and a basic overview of a business plan and operating projections. Within the idea of doing that where and what are we business planning for physical planning for. So that's kind of the outline there. I can share with you the original – some of the RFP Phase II so you have context of that if you'd like for this discussion as well. If I could, Amy Derosier is in the audience and has been helping with this project and helped with this consultant as well. I guess I just wanted to make sure that you were okay with this outline for the next steps and if there's general consensus, we'll move forward.

Chairwoman Melizzi-Golja

Do you want to just since we're reading it for people who are watching may not know what's here? Would you please just review this? A summary so people who are listening have a sense of the discussion.

Director Marchant

Yes. So Phase I of this RFP was largely based on data and analysis. Evaluating everybody else who's around us, and near us, and figuring out what our niche could be to make this a reasonable project. So that was a lot of the data that Duncan presented in May. Phase II is about physical planning. It's about deciding what kind of a space we can use. How that space lays out and then looking at sites around the downtown as we are focusing on a downtown arts district as stated here and kind of an overall cost estimate of what it might cost to construct a facility based on the needs of the community like this and the sites that we have available are the sites that we're talking about. The second part of it is the overall business plan and operation projection. This is a high level business plan and operations projection. The amount of money that we have set aside to pay for this is not going to be a super, super in depth study but Duncan Web and his consultants have done this all over the country and it will give us a very strong basis for understanding number of active days, the viability, what kind of sponsorships and donations, what kind of ratios we're looking at, and if this is reasonable for Nashua. So that's kind of the Phase II and so specifically within that context, we want to look at a performing arts center in the downtown. A new facility or reuse of current facilities both physical and for the business plan, explore the arts district concept further and what that might mean here, and explore the long-term potential renovation of Keefe Auditorium and to continue that search and dialog and maybe much more in depth with potential partners such as education and other entities.

Chairwoman Melizzi-Golja

And some of us were discussing prior to the meeting starting that when we had the original presentation there were two mystery sites that had buildings and performing arts centers proposed and I think in the last week one of those has come to light in terms of PMA over in Hudson is going to be building a performing arts center as well as an athletic complex. Our assumption is that that was one of the two that was indicated in the map that we received. So has the other one been made public yet? Do you know?

Director Marchant

I don't.

Chairwoman Melizzi-Golja

Okay. That one we saw and assumed it was one of the two.

Director Marchant

But those are the larger size over 1,000.

Chairwoman Melizzi-Golja

Just so people have a sense of changes since that came out.

Alderman McCarthy

Yeah it seems to me I like the stuff we've yet to find for Phase II but I think we need to have some more site discussion up front because I'm not sure that the list of sites is the same as the one we looked at a year ago at this point. Given the discussion of creating a district, I think we had always looked at what our sites we could put a single standalone facility on and we may want to talk about how it might make sense to do that as multiple facilities that are linked rather than a single one. I'd actually like to see us have some sort of workshop with the consultant to talk about that.

Alderman Clemons

Thank you. So I see on the Memo Director that there's the explore the long-term potential renovation of Keefe Auditorium. I have this issue I guess that with Keefe on the one hand it's a great space. I think it could be probably one of the nicest auditoriums around if we could do some work to it. On the other hand, it's controlled by the School Department. I guess I would like to see if the City could approach the School Department and see if we could take over the running of that facility so that it was controlled by the Board of Aldermen with first right of refusal for the use of it being the school. Then that way the City can regulate it, manage it better, and have that be the large theater if you will.

Director Marchant

I just wanted to make sure that from the analysis and data that Keefe is only currently used about 16 or 18 days a year. So they didn't feel like and there's plenty of other niche markets that are also newer and coming on board with it that the consultants didn't feel that we could support a large facility like that. So their idea of renovation as talked about at that meeting was simply to make it a functional space to support the existing Symphony versus a large facility. So what you're saying is I just wanted to make sure that that was the context that a study had it in and that's a different conversation.

Alderman Clemons

Yes and no. I think certainly I think in the short term I think that making that a better place for the Symphony I think is an important goal. I think that goes hand in hand with the City operating it. I don't think that it's worth the City putting any money into it unless it's controlled by the City and not the School Department. So I think that while we can study that, I think it should probably be approached very carefully as far as where it fits into the overall picture because at the end of the day if the School Department decides no we don't want to give up control of it, I don't think that we should move on with anything. I think that's their realm and if that's how they feel about it, then let them figure it out. That's just one Alderman's opinion anyway.

Alderman Moriarty

Sure I'd like to second the comments by Alderman Clemons and certainly item #3 here is to explore the long-term potential renovation. So as long as we are – whether or not it wasn't the preferred usage, or it's too big, or whatever, it is on here as an item to explore and that makes sense. It doesn't hurt to investigate what it would take to gain ownership of it. It also might eliminate some legal issues or policy issues, or perception issues about it being a school. Stop punishing the kids by serving wine at the Symphony type stuff.

Chairwoman Melizzi-Golja

Any other comments?

Alderman Lopez

With regard to the re-use of downtown facilities, the communication we received from Meri Goyette was also discussed in the previous meeting. Is that one of the facilities that's being looked at? I'd like to ask Sarah through the Chair because looking at the blueprints, it really doesn't have any open spaces that I can see. So I'm not sure how that would fit into the idea of a performing arts center.

Director Marchant

I haven't seen the communication. I think you're talking about 146 Main Street the old Indian Head Bank facility. It is too small to meet the needs overall for the larger definitely and I don't know for sure about the smaller. I would think it was absolutely something. We could ask the architect Scott to look into and I think he would be able to very quickly tell us for sure but in past conversations, it has been determined to be too small for the larger theater spaces but that doesn't mean the accessory uses that we were looking forward to including in this arts district wouldn't be very appropriate for a space like that.

Chairwoman Melizzi-Golja

If I may when Meri gave this to me, I think that that was the thought that this might be considered for some of the other uses within an arts district in terms of artist space or a visitor's center, or a central place for the arts. So not really is one of the main performing centers.

Alderman Lopez

Does the likelihood of having a performing arts center on Lowell Road basically would that come into play in a potential arts district on our side in that it's not in Nashua but at least one side of Nashua is closer to it. There might be traffic connection. Does that make any sense?

Director Marchant

I think that the idea of the data analysis that this consultant came up with is that that's a different niche market than the one that we would be looking to serve through these facilities that they're recommending. So yes I'm sure it does have some but it would be a different market overall. So we would focusing on that market that we know we could do well in at this point.

Alderman Clemons

A couple of things. With all due respect to Ms. Goyette, the property at 146-150 Main Street is a nice commercial property that I'm sure we get some tax money from. The building is for sale right now according to this document that she gave us for \$1.75 million. That's without doing anything to it. So I think a better option might be to look at Court Street and see what we could do in that facility. I don't know if that's been discussed or what the – I know that's like breathing fire I guess by saying that but the City already owns it. It's not on the tax rolls so I think that there's an opportunity there that probably would be a better fit and I don't know if we've explored that at all.

Director Marchant

Thank you. We have looked at it repeatedly over the years and actually I just pulled out again the (inaudible) Jordan Institute Study. In its current configuration, the new part – that's the theater parts – a lot of it is not available to the public or open because it is essentially in some ways condemned. That building based on the Jordan Institute Study in 2009 or 2010 is – I think the consultants will consider it. I think they would look at it much more as a tear down and a redo than they would as a renovation. I think at this point the quality of the building takes renovation off the table. Certainly saving the old fire station portion, that is a historic building that could be built off of and made a new facility around it much better. So that's certainly something

on the list for the consultants to look at but I think with all the data we've recently pulled together, the idea of a minor renovation is 100 percent of the table.

Alderman Clemons

If I could continue. So that would be a tear down and a rebuild for that location and I completely understand that. What other buildings have been discussed or is that what this proposal seeks to do?

Director Marchant

That proposal seeks to kind of look at the sites we identified before on that on line survey a couple years ago – last year maybe. Spring Street, School Street, Court Street area, and to look at some of those ones that we evaluated that are right in the downtown and see if any of those are viable. Franklin, Front Street area – to do a quick and see which ones are the most viable from that. I think that the idea of the arts district is new to the conversation in that looking at adaptive re-use of some of these other buildings for some of the uses outside of a performance space is certainly something that I think is important as part of this overall consideration. So I think they'll step back and look at the downtown of Nashua and some of those existing buildings that may not be utilized to their full potential as well. I don't have a list of those yet. I think Indian Head Bank building would be on it. So that's kind of the first step and the next step. I do think that the next step is highly – there's a lot of public participation pieces to this that need to be kind of outlined organized. Certainly Alderman McCarthy's idea of a work session up front to discuss the sites but to make sure that there's plenty of public involvement in it is a key piece of this.

Alderman Lopez

I think I have a two-part question. Is the study of developing an arts district including private businesses that are currently operating it and perhaps encouraging them to include performing arts and the services that they deliver or expanding space that they might have or is it more focused just on the city creating a thing and adding it to that area?

Director Marchant

Good two-part question. So I think if a business came forward and suggested to Duncan as part of the conversation or to anybody when we were in the original interview stage, or through any of this past couple of months input gathering, that's certainly something they're taking into consideration and I think that they've had a little bit of conversation with people who might be interested in expanding arts or their current business around some of this. There is nobody going out and soliciting downtown businesses to expand or to incorporate into their business plan arts in a new way. So it includes those pieces but it is largely focused around this effort of what is needed and what isn't here versus soliciting businesses. I think one of the big things that everybody has been asking for is where is the business plan? How do we know that this is going to work? So that's the next step of this and maybe there's some discussion to do that more. It's certainly I would think easier to have a conversation with an existing business saying this might work. We have a business plan. Here's how it would operate. So maybe that is part of it.

Alderman Lopez

What I was thinking basically is if there's a lot of different people working on a coordinated effort, then that might diversify some of the risk involved and also create more of a balance with the management. I guess the second part of my question I'm sure Director Marchant knows but maybe Alderman McCarthy knows too, how did the previous performing arts center what was the sustainability plan that resulted in it ultimately being like over half the building being condemned was it like a board overseeing it?

Director Marchant

Both.

Alderman McCarthy

Are you asking about 14 Court Street?

Alderman Lopez

Yeah.

Alderman McCarthy

Lack of maintenance and lack of meeting of building codes. A large part of it is not sprinklered and has not been maintained for years and years.

Alderman Lopez

Was that lack of maintenance because the City continually decided not to do it because there wasn't a group that was dedicated to the management of that program? Like how can we learn from that so that we don't do it all over again?

Alderman McCarthy

I think the answer to that question is yes. I mean there was no one who was actively working on making sure that it – well the City did not own the building for a number of years. We had farmed it out to become a performing arts center and I don't know what maintenance was done on it then. Granted the building was in much better condition then but we bought it back 22 years ago now and maybe more and certainly while we have done some of work on it, it has not been main target of maintenance for city facilities.

Director Marchant

I just wanted to note that Director Tim Cummings of Economic Development has joined us. I just wanted to note that's he's here and he will be one of the leads on this project moving forward.

Alderman Moriarty

We have another City official I believe.

Chairwoman Melizzi-Golja

Mr. Vayo. I didn't even see you. I saw Director Cummings. Mr. Vayo is our Downtown Development Specialist.

Alderman McCarthy

So I guess going back to my questions about the work session to talk about the site. I think that's an issue we have to get out of the way really quick. We had 6 sites last year that we sort of just tossed against the wall to see what stuck and get comments on them. Various things have happened with some of those sites since and with the concept for the performing arts center when we were looking at doing a 1,000 seat plus venue, that suggested in an economic scale it was somewhat different than what we may be left with when we look at a 300 and a 700 seat venue. To me and I think I've said this before, what makes sense is to do some fairly large renovation, i.e. tear down some of the new part and rebuild it at Court Street to put the smaller theater there and connect that with a larger venue that is perhaps over the Spring Street parking lot but does not required structured parking which I think has some economic advantage. We can re-use the air space without having to pay to hold cars up off the ground which I think is something we're going to need to do. I think it's worthwhile to sit down and flush out a fairly one or two real proposals on where we might put

the thing and what it might look like and then from there look at those in the light of parking, and business plans, and those things and pick an alternative to go forward. I think trying to do the rest of that planning without any idea of what it is we're going to build is probably difficult and we ought to just sit down and have a session first to come up with a concept plan.

#### Alderman Clemons

Well right and then you know you mentioned Spring Street. I would like to see High Street looked at because the parking garage is already there and the High Street lot which is diagonally across the street could be utilized with a new structure that crosses the street above ground in a similar fashion to what is proposed for Spring Street in that it would be elevated over the High Street lot but also connecting to the parking garage I think would probably be a better option because there's no parking over in Spring Street.

#### Alderman McCarthy

Well there is the lot that's there. It's not that from the High Street garage. The problems I have with High Street are these: we don't own that much of the property over there. There are other owners that have a lot of interest in it. That is a much better blank slate for development on the High Street side I believe. We can't generate taxable income on the Spring Street side very easily and we certainly can't on top of the existing parking. We could turn the High Street lot and some of the other lots around it that are currently privately owned into a fairly substantial development that would pay. In terms of connecting the garage to it, I don't think you can do that in the air because Spring Street we're looking at getting something that is high enough off the ground to allow cars to park under it. If you're going to go over a public way like High Street or School Street, then you have to clear trucks which means we'd have to go – the walkway would have to be on at least the third floor of the garage which is inconvenient for anybody who's parked on the first or second floor. They've got to go up two flights of stairs, across, and then down two to get to it. So I actually think that the mechanics of putting it on Spring Street are probably a lot easier. You can connect Spring Street – first of all, you can connect it to Main Street through the area where the building was demolished last year which I think is a big plus to be able to have a marquee that's on Main Street with a walkway that goes back to it. You can connect it to Temple Street through a couple of ways that run around the old court house building which allows us to connect it together with anything we did over it at Court Street. So we can re-use property the City already owns over there. This is why I say let's get these down and do an analysis of them with the consultant to figure out what there is. I actually think that from a long-term planning perspective, it makes a lot more sense to put it on the east side of Main Street than on the west side.

#### Alderman Clemons

I guess we'll agree to disagree.

#### Alderman Lopez

I think some pretty detailed suggestions have been made before we really had the consultant do Phase II. I follow the logic of them and a lot of them sound really good to me and a very reasonable to me but I think it would be important to make sure that the stakeholders in this – people who are going to be using the different performing arts venues and the public that would be utilizing too be involved in that discussion before too much specific dialog starts to direct it in a specific area. I think part of it is making sure that the people who are going to use it feel invested and see their idea come to fruition. If it's just built for them based on somebody's else's idea, that's not the same kind of engagement. I like the idea of doing a study and I like the idea of a workshop. I would just caution don't let the workshop narrow the options too much before you've really gotten public by in and input.

#### Alderman Moriarty

Yes part 1 of Phase II of this first I'm amused by the fact that Nashua's going to fund a space program. So after we make it to the moon, site evaluation recommendations. It makes sense that that's essentially the

first thing we do and for the very reasons Alderman McCarthy is talking about the sign all four getting that RFP started as soon as possible in order to answer these questions. I want to go back to the presentation that we saw a few weeks ago. There were two sizes of venues that seem to be sort of the target based on available usage, projected usage, and the fact that they're under served. Can you remind us what they were and the second part of that question is is that the target that we're going to take?

Director Marchant

Yes. So the sizes were between 300 and 400 for the one size and then closer to 750 – between 500 and 750 for the second size. That was the target that they were going to look at going forward. There were discussions in the audience that time of pushing it closer to 1,000 with some of the I think Symphony members and certainly think that's very much still in the consultant's head about how important that is but I think looking at the overall analysis, there is some wiggle room there. So those are the spaces that they're looking to construct new and I would point out that the whole part of that graph that makes those niche sizes for us is contingent upon those being high quality spaces. So there are facilities around that are those sizes that do not have high quality sound or high quality facilities. So that is a really important thing I think it keep in mind as we go through this process that if to make this work and to meet the niche that they found for us it's a high quality facility. The second part that I just wanted to mention is that Scott Aqualina the architect on board of Brunner and Cott out of Boston and he spoke a bit at that meeting on May 3<sup>rd</sup>. It was interesting some of the areas we thought were beautiful that we brought up. He was the designer on so the architect who worked on, he is super excited to get going and to talk about a very basic space needs in structure so that we can kind of some of those site discussions because it's kind of chicken and egg. He is excited to get moving on Phase II and really help us kind of figure out first phase, site evaluation and then launch this a little bit further.

Alderman Moriarty

Just a follow up to almost be redundant. So I suspect that part one the output there will be options for a 350 seat auditorium, and options for a 700, and then at some time sooner than later, we'll pretty much pick which one is it going to go and then move forward with the 350 or the 700 and build one.

Director Marchant

I don't know that it's an or. I think they were initially recommending it as an and and it didn't have to necessarily be one. It could be and both in one facility. It could be in two locations. He hadn't defined that yet. I think that's part of what they're trying to figure out in Phase II.

Alderman McCarthy

I took Scott on a tour of a number of the places that we discussed after that last meeting and showed him both the High Street site and 14 Court Street and Spring Street. He's had a pretty good look at downtown and was interested in looking at a number of them.

Alderman Clemons

So what is the cost of this contract? I assume it would go before the Finance Committee.

Director Marchant

It's already gone before the Finance Committee and we already set the money aside.

Alderman Clemons

Oh that's right.

Director Marchant

I can't remember the number off the top of my head. It was under \$50,000.

Alderman Clemons

No that was last week. I've had a crazy...

Director Marchant

It's okay. I understand. I can find out.

Chairwoman Melizzi-Golja

Any questions? Comments? So we definitely want to move forward in looking at possible sites and looking at having that discussion and certainly involving the larger community in doing something. Any other comments about that part of it? Okay.

Alderman Moriarty

I have a question about the communication. We have two communications that sort of say the same thing. So one is a description of the RFP which has already gone and commented. It's a contract that's going out so we're moving forward. Then you have a communication that basically lists some steps which aren't identical to the RFP. It almost sounds like why did you submit this communication when we're going to go ahead and proceed with the RFP. It seems confusing.

Director Marchant

Fair enough. The RFP was done before we did the data and analysis and what I wanted to make sure that we understood is that within these Phase II, we want to include the recommendations that he gave at the end. I don't think that they're in contrast to each other. Instead of just evaluating one building or one site, we're looking at this as from the arts district perspective and the possibility of splitting it up to fit in the arts district or doing one facility together. So I think there's a little bit more that is on the table now that we hadn't necessarily anticipated when we wrote this RFP last February, last December.

Alderman Moriarty

So are you suggesting that we change the statement of work?

Director Marchant

No.

Alderman Moriarty

There's a contract and whether you have a document or not has no bearing on what they're going to do on the contract.

Director Marchant

This isn't the contract. This is the RFP. So it was the generalize scope so we can more specific and we don't need to change the details of the contract.

Alderman Moriarty

Okay so let me ask it differently. The Finance Committee approved some funding for a Phase II of a study and that means there is a contract in place for somebody to do something. That statement of work doesn't change if we approve this communication.

Director Marchant

True.

Alderman Moriarty

So what's the purpose of the communication?

Director Marchant

The purpose of the communication is to make sure that we all understood what the final Phase II deliverables were going to be and that we had the right expectations in mind moving forward. I think one of my understandings when we did this 25 years ago is that kind of the community ended up diverging through this process and I would like very hard to make sure we all stay on the same page with expectations in the hopes that we can work together to come to some kind of a solution we agree upon at the end.

Alderman Moriarty

So I'm going to repeat myself or state it differently. May I suggest that what you do is alter the verbiage of the contract so that that is clear in the contract as opposed to a communication that has no – I know in principle we sort of would like to do this but contractually they don't have to do it.

Director Marchant

I think we could certainly add this as an addendum to a contract. The contract is not that specific for both those items. Absolutely. I would be happy to add this as an addendum to the contract and then we would let Finance Committee know that the contract had been modified.

Alderman Moriarty

Okay. Thank you.

Chairwoman Melizzi-Golja

Any other questions? Comments?

Alderman Clemons

I guess the only thing – I understand we're looking at and I'm curious to see what the business plan is for this but I guess my hopes of what could have been are a little dashed and I guess I will save my final judgment for what comes out of the study. Basically we want to make sure that we have something that's sustainable and not just a – we want a nice community theater but the way I always understood it was that the larger theater would support the smaller theater. So I'm hoping that that's what the study comes out with because if it's something that the city is going to have to continually – and I understand the first few years the city probably has to put some money forward to sustain something like this but if it's something that the city has to constantly fund, my only hesitation with that is the fact that we have a spending cap and quite frankly we'll never get the 10 votes to do anything with sustaining an arts center with the spending cap in place. That's one of the other things that I hope can be taking into consideration with the business plan.

Alderman Lopez

I understand the disappointment but I would also just urge Alderman Clemons and anybody who's feeling that sense that we didn't get a giant performing arts venue with spotlights and massive events. There's a lot different ways to perform and there's a lot of different venues that will support that performance and each one of those styles of performance do bring their own audience and they do have their own particular following. One of the concerns I had when I saw the performing arts center concept being presented was it looked too big for Nashua. Either it has to be done huge so that it's the biggest thing in the New England area and that would probably be quite expensive investment or it just needs to be versatile and address the needs of the performers that are going to bring in the audiences – the acts, the people that are creating the climate for people to come to. I think personally I'm much more comfortable with the idea of a performing arts district because there's a lot less sunk into one big investment or one big venue. You have the opportunity of multiple styles or multiple sizes and shapes of performances which they're less subject to risk. I know one of the things that was commented on in the presentation was that traditional European performance styles, I guess, attendance is in decline. So we don't want to build an opera house if there's less people going to the opera. We want to build what people are going to if we're looking at it in terms of making a more vibrant community and if we're looking in terms of making a more safe investment for our community. It's disappointment that we won't have one thing to focus on but I think it can be just as exciting to have a neighborhood that's alive with a lot of different performances that are happening and people coming out and participating in those as it would having everybody go to one single location for a big event.

Alderman Clemons

I don't disagree with you Alderman Lopez. The only thing I would say is that I hope that the business plan can show that whatever we're going to do is going to be self-sustaining because unfortunately we have the spending cap and the spending cap which I don't agree with but it is in place won't allow the city to fund something like that.

Alderman McCarthy

Yeah and I share the disappointment over the big theater but I think the consultant has demonstrated to us what we're likely to have if we do that as an empty that we can't heat. Bear in mind that the city doesn't necessarily have to be the entity that supports it if doesn't break even on its ticket price. There are private entities that support the arts now that will support the arts then. I think it's important to understand that but I assume that the business plan will take that into account.

Chairwoman Melizzi-Golja

We've been focusing a lot on buildings and sites. For me I think it's really important that we look at the whole concept of a downtown district and what the boundaries are and what it is we see being a part of that district. Certainly building a building or multiple buildings – two buildings in different locations are important to that district and I think that if we are looking at a downtown district, the district is as important to supporting what happens in those buildings as those facilities are to supporting the district. So I certainly agree that we need to have the whole site discussion but I also think we need to have another discussion around are we going to have a downtown cultural or arts district and what is that going to look like? What are the boundaries and what do we see happening there? I think that's important for all of the community especially the people who are living or using facilities in that district to have input into.

Alderman McCarthy

I guess the question I have about the district is what does it mean? From our perspective as a city about the only thing we control is the zoning and uses of property. Where things get sited is going to generally be driven by what they cost and what the economics are. We can say the district here. If a group a artists fund a building next door that's cheaper to put stuff in, it's probably going to go there. I'd like to understand what it

is that we think we can do by delineating the district and how do we go about doing that in a way that actually helps it to form and to grow.

Director Marchant

I think that's the whole point of this next phase is it hasn't been explored yet and I don't know if it is a physical boundary and if its physical zoning. In Duncan's discussion, it wasn't clear what an arts district means is that we change the zoning in an area. I think he left it very much open and it was much more organic in some of the examples he gave us than a zoning boundary. I think that's to be explored and it's to be found out. I don't have the answer yet.

Alderman McCarthy

I think we can give incentives to do things in certain places or we can prevent them from getting done in certain places but I'm not sure – when somebody says to me “district”, I hear constraints right. It's like we're going to make it happen within these lines. We're not having a problem with downtown sprawling out to where we don't want it. We're having a problem with it not growing in where it already exists. I want to understand what we can do to promote things that make it different to have a district to not having one. I'm not trying to be cynical about it. I'm just trying to say you know I want to – in that is what do we have to do to make an arts district start and survive and that's the first question we need to answer.

Chairwoman Melizzi-Golja

I would agree. I think that's why it's important for us to have the discussion. What is it? What does it mean for the City of Nashua? What do we need to do? How do we need to do it? I think of our districts that I've seen and it came about kind of organically. Artists located there and then things started happening. But then certain things happened like they were allowed to do certain things like I'm thinking about some place I was over the weekend in the arts district. All of the lamp poles, the street lights in a four block area have ceramic tile designs on them from about 4 feet off the ground to 7 feet off the ground. So you know you're in the arts district. Other art districts have banners or sculptures but there's something that marks them up. That happened after all these other things. I think that that's the thing. I think we need to have that discussion. Is there a place we see something going and what is it that we as a city can do to be responsive and supportive to that. Certainly the location of a new facility or two new facilities needs to be included in that conversation at least and what impact they will have I think.

Alderman McCarthy

I guess the impression that a lot of existing arts districts were created by statements that were more along the line of hey look here's an arts district than let's put an arts district there and it happened afterwards.

Chairwoman Melizzi-Golja

Right.

Alderman Lopez

I think I actually have seen an example of a planned arts district more or less with Lynnwood Walls where an investor said we're going to create a hub for graffiti art in particular and then through encouraging local businesses, through making the conditions favorable and holding events that regularly focus on that, they basically match the spread out like a multi block area around that where it's bottom to top, floor to ceiling graffiti art and that kind of stuff. So I think just by creating fertile ground and a central lighting rod, you really can encourage certain types of growth in different areas. That's what it sounds like the study is all about is where do we start and how do we build around what's already in existence.

Alderman McCarthy

I think that suggests we need groups like positive street art involved up front with it in terms of we're not going to be the ones that are pushing the use of the arts district. We're going to be helping it as best we can while other people promote its use. So we need to get some of those eventual stakeholders involved who will make it successful.

Alderman Lopez

Positive street art was mentioned in the study because they did participate pretty heavily in it.

Chairwoman Melizzi-Golja

Other comments? Questions? Director Cummings, Director Marchant any other thoughts? Director Marchant is there an answer you were hoping to get that you didn't get this evening? I don't want you to tomorrow go oh we didn't really discuss this. So is there something that we didn't focus on that you would like more input on?

Director Marchant

No. I appreciate it very much your comments and input tonight on bringing this back to the team that's working on this in house and to Duncan. We will move forward with next steps and trying to figure out how it will all be structured going forward and the contracts.

Chairwoman Melizzi-Golja

All right. Thank you.

UNFINISHED BUSINESS - None

NEW BUSINESS - None

GENERAL DISCUSSION - None

PUBLIC COMMENT

Chairwoman Melizzi-Golja

So you've had an opportunity to hear us. Any comments you would like to add?

Dr. Robert Oot

I'm the President of Symphony New Hampshire. I'm really appreciative of the seriousness of which you're addressing the issue. I want to stress when we bring all the third graders from the city into the auditorium, we fill it which is 1,400. It makes no sense for us to fill a 750 seat theater twice. It effectively doubles the cost of a performance. I've been in this community for 30 years. When I came here, Court Street was vibrant. You would see good musical productions or a dinner theater. For complex reasons, it lost its appeal and it failed and I'm sorry. I've heard discussions for decades now about building something new. My fear is that if you were to build say the \$20 million building that was proposed about a year or two ago, the opinion of at least one architect was who I talked to thought it was like a 30 to 40. I would point out that for someone like my organization to use it, it would have to be heavily endowed otherwise I'd stay at Keefe. The concept of a district is appealing but I think it really – you want this to be organic and you want this to evolve in a way that makes sense for the community. When I look at venues that are successful bracketing us. There's Tupelo in Londonderry which holds around 400 and is extremely successful. There's Bull Run over in Shirley,

Massachusetts, of a similar size. Both in much smaller communities and both highly successful. I don't see any reason why we couldn't succeed with something in that size. The 750 doesn't work for us.

Alderman McCarthy

Can I ask you a fairly direct question about that? While I understand it's more expensive for you to do 1 or 2 750-seat performances than one 1,500 is it viable? The reason I ask is this. From a development perspective downtown, there are other questions that I would think about like I don't know how many seats we have downtown in our restaurants that are open on an average night but it probably makes more sense for us to have 750 people brought downtown twice than that 1,500 brought downtown once for reasons like that with the capacity of our other businesses downtown. I'm asking because there maybe community affects that make that attractive if that is in fact viable. If what you tell us is well if I can't get 1,500 seats, I'm not going to be able to do it at all. That's a different answer than it's harder to do it with 750 but there may be other reasons why we want to get...do you understand what I'm saying? We can look at sponsorship for things to mitigate some of those affects if it's possible to do because there is benefit elsewhere in the city to do that.

Dr. Oot

We work very aggressively to get sponsorship and there is no symphony in the country that succeeds on ticket sales. Our ticket sales cover about 30 percent of the cost which is probably the same as the Philharmonic in New York which is about the same as the Chicago Symphony. We're already surviving with a lot of help from people. To ask to go even deeper, I'm not saying that we wouldn't do it. I'm just saying it would be extremely difficult. I would say that for example the City of Nashua which plays a significant role in funding our school concert. You have to be comfortable effectively doubling the amount of money they're willing to commit because we'd have to do two shows. We fairly routinely sell more than 750 with significantly less than 1,500 tickets. For me, an audience is like 9 to 1,100 is a nice number and the Keefe as it exists now could do well. Keefe is a WPA building with has very good bones and across the country there are a number of architects including the people who we're consulting with who have relatively short (inaudible) taking out the last 12 rows of the ground floor and have increased the floor space. The public space by 3,000 square foot and (inaudible – not speaking into a microphone). Thank you for listening.

Alderman Clemons

I tend to agree with the previous speaker regarding Keefe. Again it's that conversation with the School Department because, again, if we can't get control of that facility then there's no point in doing anything with it that – I mean they were reluctant to sell alcohol there. Anything that we did inside there they would have to be in charge of the maintenance and things like that. You don't want to spend a lot of money and then turn it over to somebody else to maintain. With that being said, without having that discussion with the School Department, I can't justify building a new arts center somewhere else either because I think it's a worthwhile conversation to have. I think that Keefe is a part of the city that could be an anchor to an arts center that would take a neighborhood like the tree streets that it's in and make that a more vibrant place if we could do something with Keefe. So I think Keefe should be a part of the discussion and the solution in addition to something else more centrally located downtown and maybe the discussion will be again have Keefe be the big theater if you will – the 750, it's a little bit more, and we'll build a nice smaller theater elsewhere downtown.

Chairwoman Melizzi-Golja

I would agree with you and I think we need to have that discussion around moving Keefe from the School Department side into the city side and looking at what that means and then certainly negotiating School Department use of that building but making it a city facility because I also think that in the future as we look at that space, that piece of property if we need to do something in terms of expanding it, we need to be aware of that also and think about what that means. So I would agree that we need to consider the city rather than the School Department having that building.

Alderman Clemons

In addition to that, I know that there was a drawing I saw of building a concourse around the outside of that. I know that I talked to Mayor Lozeau had some ideas about building a parking deck on the other side. All of that stuff is stuff that really should be discussed. I hope that's included in the discussion about Keefe in this proposal.

Chairwoman Melizzi-Golja

And I would just say as we look at sites, that should certainly in the options for that site be included as one of the possibilities and what that means.

Alderman Lopez

I thought the study was pretty clear that Keefe didn't fit into a district because of the different needs of the residents around it and it's physical isolation from a lot of the other arts activity that was going on. For that reason, I don't understand why there's a focus on how the Board of Education would treat the building because if Keefe does fit a need right now and it does provide certain programming through schools, why would we focus our effort on that building which is not necessarily consistent with any of the arts district rather than looking at how to augment the existing art scene and then treating that as a different scenario. I don't see that too as contingent on each other.

Chairwoman Melizzi-Golja

Actually I have the feasibility study here and option 3 is develop a downtown cultural district anchored by renovated Keefe Auditorium and the Hunt Building.

Alderman Lopez

So anchored doesn't mean that everything around it needs to be built up or anything. It just means you need to renovate it and that provides the School District and the Symphony what they're looking for but it doesn't seem like you can't do anything else or have any other discussions until you've gotten the Board of Education to agree to change ownership of that?

Chairwoman Melizzi-Golja

I'm not saying that but I think that it's important to think about the Keefe, and who owns it, and what that means in terms of what's going on in that building.

Alderman Lopez

That makes more sense.

Chairwoman Melizzi-Golja

I don't think a discussion with the Board of Ed. is the barrier to moving forward and I think that's what I heard other people say. It's an important piece. It needs to be considered. The ownership of that part of that school building needs to be looked at in terms of how they're ownership impacts what happens in there.

Alderman Lopez

Is the biggest factor of how that ownership impacts the art scene whether they're willing to serve alcohol? Regardless of whether the Board of Education owns it, I still don't think that makes sense either.

Chairwoman Melizzi-Golja

For me, that's not the biggest factor.

Alderman McCarthy

So the proposal that came back from the consultant initially said and arts district expands from Keefe Auditorium to 14 Court Street. When the focus group looked at it, there was a reaction that said that's kind of overly vague. That's a mile long arts district that has nothing in the middle of it but it's just the end two end points. The Keefe for various reasons was not well connected. So I don't think that came from a consultant that came from the reaction of a number of people who looked at the early draft of it. I think we're going to have a problem with if the Board of Ed. is going to maintain that, which I use the word "maintain" loosely because I've spent a lot of time cleaning up the maintenance of our schools over the last 40 years, I don't think it's going to get the attention that it needs. I think it's really difficult to manage a project that does any substantial increase improvement to that space on the school property without figuring out how to do that. The proposals that have come forward that said take out some rows of seating in the back of it under the balcony and put some of the facilities in there, I actually think make a substantial amount of sense because they don't require increasing the building envelope very much. They just say okay we'll fix the lobby and we'll take out some seating that we don't necessarily need that isn't premium seating anyway. I think that makes more sense. I do think that – people may think the alcohol service issue is trivial but frankly I think it makes a difference when people look at the venue in terms of what they can do. You just look at it and say really there's this other place where that's not an issue. Why wouldn't I go there? If you're the person who's that's going to lease the facility, then that may make a big difference. I think having a different set of constraints on what can go in there – what happens next? Somebody wants to put on something there that is let's say risqué and the Board said well we can't be doing that in the school. Suddenly we have issue with programming that you wouldn't have in any other facility that was in that business. We either have to be seriously in that business or seriously out of it with that facility is my opinion.

Alderman Lopez

I would agree and point out the converse that acts that would make that decision to go do their performances elsewhere because of alcohol may in fact bring more risqué and more adult material over to what's basically next to a school. I can see both sides of that argument. That's why I'm more in favor of making sure that O'Keefe does what it does now well and not necessarily try to change that for the sake of creating an art district which is too big and too ballooned out to really evolve. If the consultants didn't come up with the idea, the definitely agreed with it when the presented it. The reasoning is sound. O'Keefe is off by itself. You can't reasonably have like an interactive activity with O'Keefe and Court Street when they're so far apart. There's no central area to market. There's no flow through. If someone wants to walk from one to the other, they have to cross West Hollis, Kinsley Street. So there's a lot of different changes you'd have to do. If you wanted to make changes to the way O'Keefe is managed in types of performances in order for it to be part of a larger scene, it would make sense to encourage the development of that larger scene first so the value could be understood rather than just saying let's focus on O'Keefe which is what we have already for no real advancement or gain.

Alderman Clemons

I'll defer to Alderman McCarthy first.

Alderman McCarthy

I tend to agree with that. From what we've heard from the consultant, Keefe's main use is the symphony and the Actor Singers who can almost fill it a few times a year. We don't see a market for a lot of that. We do see a market for half of that. What I sort of like is the idea of let's figure out how to refit Keefe so that it is useful for those things that we can use it for at a cost that's not millions and millions of dollars but with a fairly reasonable renovation to just make – so two people can use the bathroom at the same time basically. I think

that gets us to the point where that facility is usable for what we can envision it being used for in the short term. I agree with you that building a 700 seat auditorium somewhere else and trying to target that – when we get to the point where people are saying geez I really can't use the 700 seat auditorium it's not big enough, that's a problem I'm more than willing to try to take care of then. I think we need to look at a solution for Keefe because it's a nice facility and there is use of it that is substantial by a couple of organizations. We've been told it should not be the design point for what we're doing with the art center.

#### Alderman Clemons

I just want to echo what Alderman McCarthy said. I guess I agree half way with that. I think it could potentially be the bigger option but in the end, the work that needs to be done there in comparison to building something new or building a couple of new theaters is small but in my opinion none of that is worthwhile if the city doesn't control what goes on there. Yes I think that alcohol sales are a part of that and I also think that maintenance is a part of that as well as scheduling and things like that. Certainly in anything like that, I think that the school should have first right of refusal for whatever they want to use it for. Give them the calendar on January 1<sup>st</sup> or July 1<sup>st</sup> and say fill it in but, again, any work that's done there to upgrade that facility if that happens, it should be controlled by the city. I think most people would agree with that.

#### Alderman Moriarty

Whether or not we're for or this discussion about remodeling Keefe according to the contract modifications that are soon to be made by our Director here, item #3 is explore the long-term potential renovation of Keefe Auditorium. So hopefully we'll get some good answers and we can dig in.

#### Chairwoman Melizzi-Golja

Well we've kind of moved from public session to remarks. Is there anyone who wanted to make a comment in the public? I don't want to deny you the opportunity. Okay. Any additional remarks by Aldermen?

#### REMARKS BY THE ALDERMEN

#### Alderman Moriarty

When I'm south bound, I take Exit 3 and I drive from the south heading north on South Main and I head into that rotary down by Rivier and I have to admit publicly that I miss that sculpture that was in the center of that rotary. Every time I go by there, I go what happens to giant rusty clothespin? I liked it and I'm really excited to see what's going to happen next.

#### Chairwoman Melizzi-Golja

It's at the Millyard when you get off the Broad Street Parkway.

#### Alderman Moriarty

It's a little out of the way of my commute home but I'll go check it out.

#### Alderman Lopez

I just wanted to comment that this Thursday from 3 to 5 Neighborworks is organizing a cleanup of Los Amigos Park on Ash Street. So if anyone wanted to come and help us clean it up, that's Thursday from 3 to 5 p.m.

Chairwoman Melizzi-Golja

Director Marchant I guess you and I will have conversation about when to schedule maybe some public meetings or events to get input. Director Cummings I know you will be part of it as well as Mr. Vayo so we have our work cut out for the summer. No vacations.

Alderman McCarthy

I just want to point out that we have 3 new sculptures in town as of Saturday. There's one down by the Main Dunstable soccer field; one by Cotton Mill; and one over at the East Hollis Street fire station.

POSSIBLE NON-PUBLIC SESSION

ADJOURNMENT

**MOTION BY ALDERMAN MCCARTHY TO ADJOURN  
MOTION CARRIED**

The meeting was declared adjourned at 8:14 pm.

Alderman-at-Large Daniel T. Moriarty  
Committee Clerk



**City of Nashua**  
**Community Development Division**

City Hall, 229 Main Street, PO Box 2019  
Nashua, New Hampshire 03061-2019  
[www.nashuanh.gov](http://www.nashuanh.gov)

Community Development	589-3095
Planning and Zoning	589-3090
Building Safety	589-3080
Code Enforcement	589-3100
Urban Programs	589-3085
Conservation Commission	589-3105
Transportation	880-0100
FAX	589-3119

Date: June 2, 2016

To: Alderwoman Melizzi-Golja

From: Sarah Marchant, Director of Community Development

Subject: Discussion on Next Steps for the Performing Arts Center Study

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At the May 3<sup>rd</sup> PEDC meeting, the City's consultant Duncan Webb of Webb Consulting Inc, presented the analysis from the 1<sup>st</sup> Phase of the Performing Arts Center Feasibility Study. Before moving on to the 2<sup>nd</sup> Phase of the study a clear statement of expectation for the next phase should be agreed upon.

After acceptance of the initial Phase I Feasibility Analysis, I propose the following next steps:

- 1) Recommend the construction of a new Performing Arts Center Downtown and/or adaptive reuse of Downtown facilities – both physical and business plan;
- 2) Explore development of the Arts District concept and what that means for Nashua;
- 3) Explore the long-term potential renovation of Keefe Auditorium; and
- 4) Continue the search and dialogue with partners in education and meeting/events

CC: Jim Donchess, Mayor  
Brian McCarthy, Aldermanic President  
Tim Cummings, Economic Development Director

## approach (continued)

Northeast, including all those serving Nashua. Interview regional promoters and impresarios as well as agents and artist representatives, to assess the potential to bring additional touring programs to the area. Identify and evaluate opportunities for presenting programs at new facilities, suggesting the kinds of product, positioning, and presenting partnerships that will maximize the odds of success with a new venture. Project utilization associated with presenting programs and evaluate related facility needs.

partnership opportunities: Identify and assess potential partners from the public, private, and educational sectors that could help support the development, programming, and operation of new facilities. Consider how these various partnerships might be advanced, and what benefits and impacts they might have on the potential project and Nashua.

benefits + impacts: Based on a review of materials and interviews with a cross-section of community leadership, understand plans for growth and the basic question of where Nashua hopes to be in both the short and long term. Then determine how a new performing arts center can play a role in achieving those community goals in areas such as downtown, education, tourism, and economic development.

recommendations + facility concept: Based on the analysis described above, provide conclusions and recommendations on whether and what performance facilities should be developed in Nashua. Describe the capacity, form, flexibility, and combination of facilities recommended, programs that facilities would support, and project how they might be used by all segments of the community. Also provide examples of comparable projects, including details of how they were developed and funded as well as success factors.

workshop + interim report: Present the results of the first portion of work in a workshop setting. Collect feedback and revise the report as needed.

### phase two: concept development

This phase of work will provide the City with basic physical plans, cost estimates and operating projections for recommended facilities.

#### **part one: physical planning (rfp scope tasks 3, 4 + 5)**

space program: Based on input received from the Phase One recommendations, prepare a functional space program outlining the types, sizes, seat count, and general configuration for recommended new facilities. This will also include a discussion of expectations regarding the quality of these spaces, including the theatrical and acoustical components, as this will have an effect on the anticipated construction costs.

site evaluation + recommendation: Evaluate the sites identified by the City in terms of criteria developed with the client, including (but not limited to) size, cost, local and regional  
Webb Management Services Inc.

## approach (continued)

of new performing arts facilities in downtown Nashua, including impacts on commercial development, cultural tourism, and the recruitment of new businesses to locate in Nashua.

**critical path plan:** Create a critical path plan for leadership that identifies key milestones and deadlines towards the development and operation of new performing arts facilities.

**report + presentation:** Present the findings and recommendations of the physical and business plans. Incorporate feedback from the client, and deliver a final written document that includes all research, analysis, conclusions, and recommendations, as well as an executive summary of the work.

### community engagement

We would work with the City to design strategies and protocols to communicate the process and outcomes of the study. We generally propose that effort includes the following components:

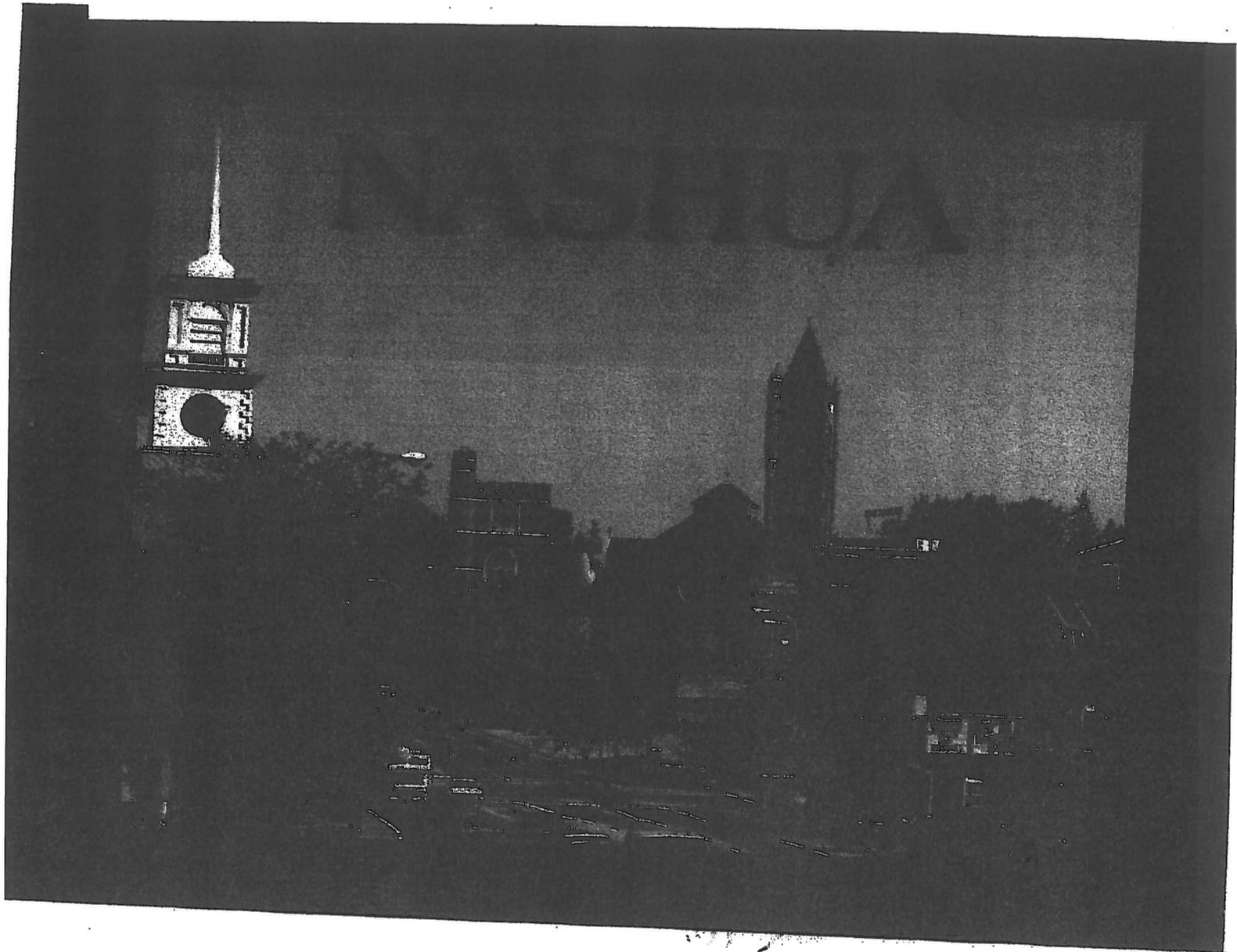
**introducing the plan + process:** The first step would be to organize and facilitate a meeting with the City in which the process is described, expectations are outlined, and stories of comparable projects are told.

**one-on-one interviews + group meetings:** The study would be informed by a series of individuals and group meetings with a cross-section of community constituents, including artists, arts groups, business leaders, education leaders, political leaders, members of the events and tourism industries, members of Nashua's ethnic communities, and others.

**public workshops:** Working with the City, we would plan and execute up to two interactive public workshops, sharing information on process, findings, and recommendations and inviting comments. We would propose that public meetings occur near the end of each portion of work and take place in a variety of settings, such as schools, coffee houses, and/or parks, in order to engage all segments of the community.

**digital engagement:** Again, working with the City, we would support the use of social media and other web-based tools through which information on the project and the study process might be shared with the public, also creating another means to collect public comment. Here, creative engagement is created through the creative use of tools and applications. MySidewalk could provide a free project website and portal through which we could engage the community. Applications such as OfferPop allow for the creation of subpages on social media platforms like Facebook, where fans are invited to participate in polls, quizzes, photo contests and more on a particular topic. OfferPop could be used in partnership with the City and CityArts Nashua to engage Facebook fans. And survey tools like Typeform provide quick and easy survey tools that are easy and quick to complete on phones and tablets.

~ A FORWARD LOOK ~



# **NASHUA ---**

## **THE GATEWAY TO THE ARTS**

### **ART HELPS TO DEFINE OUR COMMUNITY IDENTITY, SPIRIT, PRIDE AND UNIQUENESS**

Visual and Performing artists have found venues in and around the city.

These venues are an essential component in the landscape of our city, attracting people to a community who contribute diverse talents, knowledge, skills and motivations to the culture, stimulating collaborations and partnership.

The most effective method to make the visual and performing arts  
a meaningful part of life  
is to integrate into public space.

Cultural, social and economic value to a city has been shown  
to be gained through art, seen and heard throughout the city.

- It humanizes the built environment and invigorates public spaces;
- Enhances the experience of traveling through the downtown;
- Provides a cross section of the population with exposure and accessibility to art, improving the community's quality of life.

~ **PUBLIC ART SHOULD BE SEEN THE SAME WAY AS ARCHITECTS  
AND PLANNERS BUILD CITIES** ~

# **NASHUA'S CHAMBER FOR THE ARTS**

Location : Indian Head Building  
146 Main Street

## **ENTRY:**

**THE H A L L O F A R T  
WEIDMAN SCULPTURES  
PAINTINGS**

**VISITORS CENTER . GIFT SHOP . INFORMATION CENTER**

**2ND FLOOR:  
OFFICES FOR ART ASSOCIATIONS  
CONFERENCE ROOM**

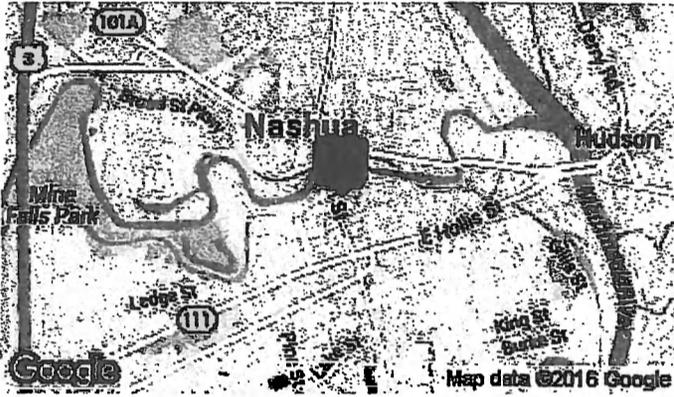
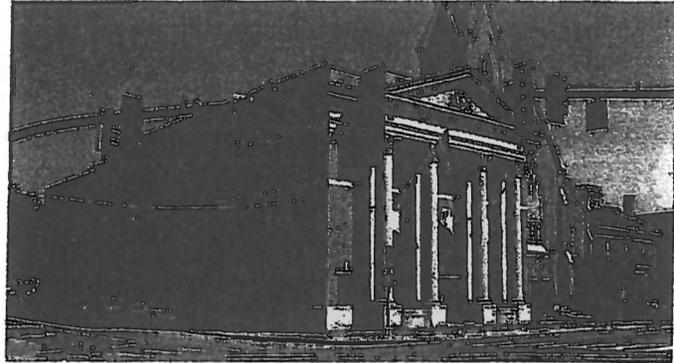
**BASEMENT:  
T H E A T E R**

# 146-150 Main Street, Nashua

## 146-150 Main Street, Nashua, NH 03060

**CBRE** | New England

Listing ID:	29923668
Status:	Active
Property Type:	Office For Sale
Office Type:	Office Building
Street Land Area:	0.40 Acres
Asst Price:	<del>\$1,790,000</del>
Unit Price:	\$96.89 PSF
Sale Terms:	Cash to Seller
Market Area:	Manchester-Nashua
County:	Hillsborough
APN:	0033-00012
Usage:	D1MU
Property Use Type:	Net Leased Investment (NNN)
Class of Space:	Class B
Building Area Size (RSF):	18,062 SF
Condition Rating:	Excellent
Access:	2 Miles from the F.E. Everett Turnpike and 2 Blocks from the Broad Street Parkway.
Construction:	Brick
Roof Type:	Surface



### Overview/Comments

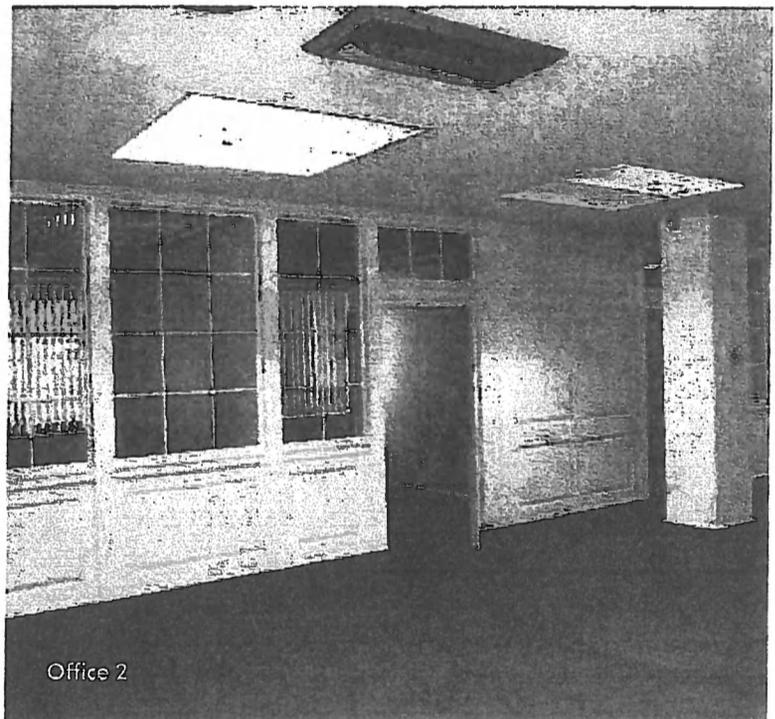
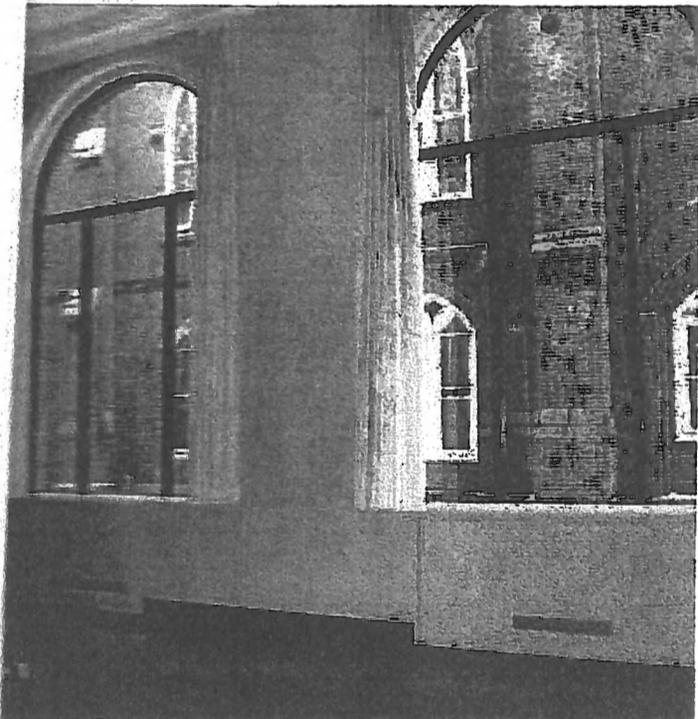
146-150 Main Street is a ±18,062 SF office building is one of Nashua's most recognized landmarks. The building offers a polished corporate image and features period architecture with elegant lobby, vaulted ceilings and over-sized windows. There is elevator and 18 off-street parking spaces in the back lot.

Located in the heart of downtown Nashua, 146-150 Main Street is situated on the corner of Main and Temple Street and is within walking distance to all downtown amenities. The building is 2 miles from the F.E. Everett Turnpike and approximately 10 minutes from the Massachusetts border.





Hallway



Office 2

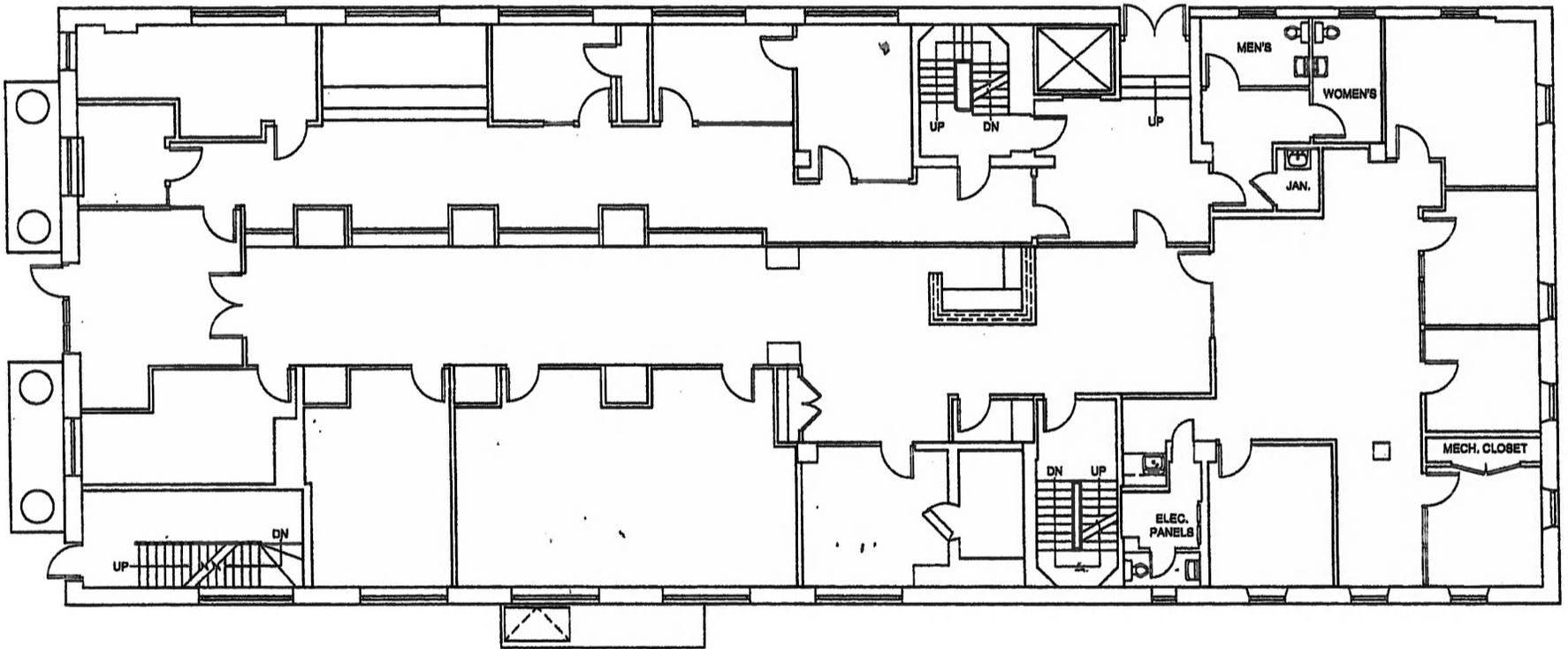
**ABOUT THE  
PROPERTY**

CBRE New England is pleased to present the availability of 146-150 Main Street, Nashua, NH. This ±18,062-SF office building is one of Nashua's most recognized landmark properties. The building offers a polished corporate image and features period architecture with elegant lobby, vaulted ceilings and oversized windows. There is elevator access. There are 18 off-street parking spaces in the back lot.

Located in the heart of downtown Nashua, 146-150 Main Street is situated on the corner of Main and Temple Street and is within walking distance to all downtown amenities. The property is less than 2 miles from the F.E. Everett Turnpike and approximately 10 minutes from the Massachusetts border.

The building is available for sale at \$1,750,000.

TEMPLE STREET



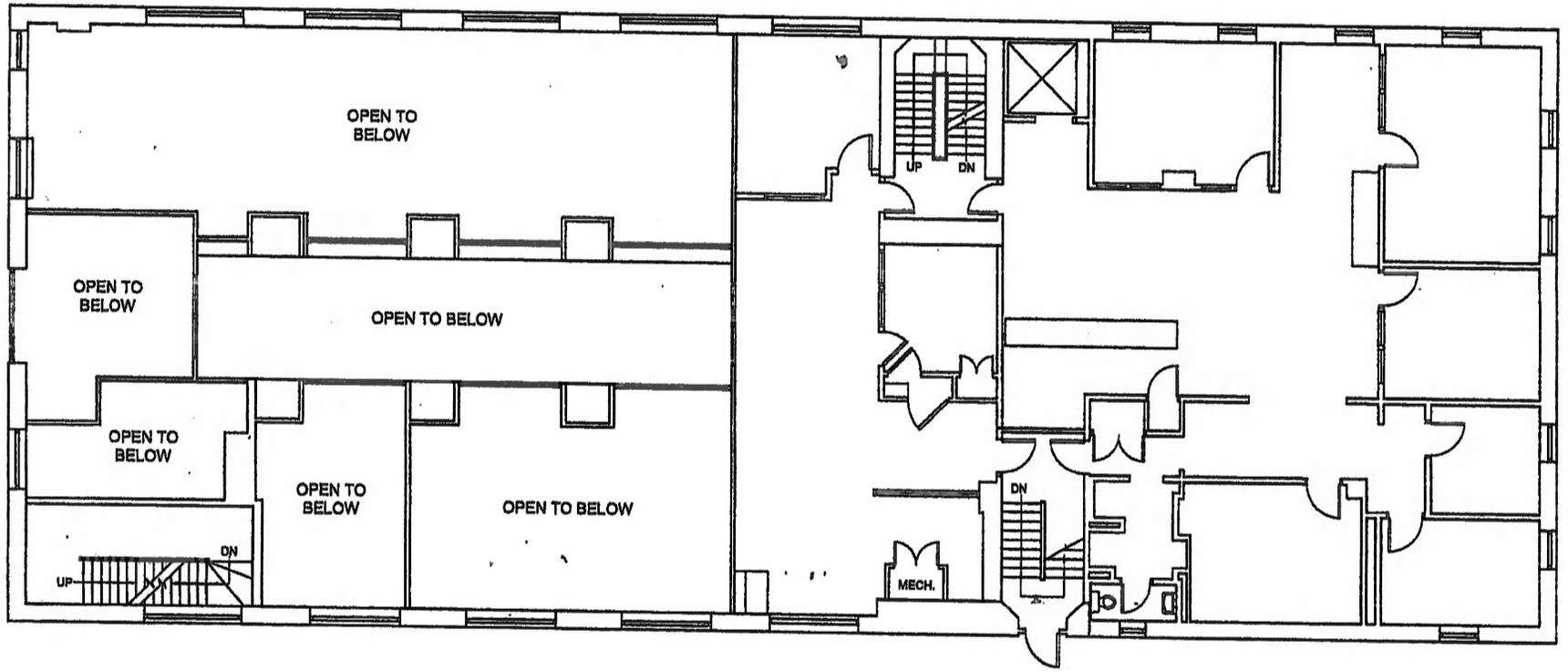
SEPTEMBER 25, 2013  
EXISTING CONDITIONS  
148 MAIN STREET - FIRST FLOOR, NASHUA, NH



DBA-W Architects  
25 Wilson Street, Suite 110  
Walton, Massachusetts 01461  
(781) 423-0200 (781) 423-0200

MAIN STREET

TEMPLE STREET



SEPTEMBER 25, 2013  
EXISTING CONDITIONS

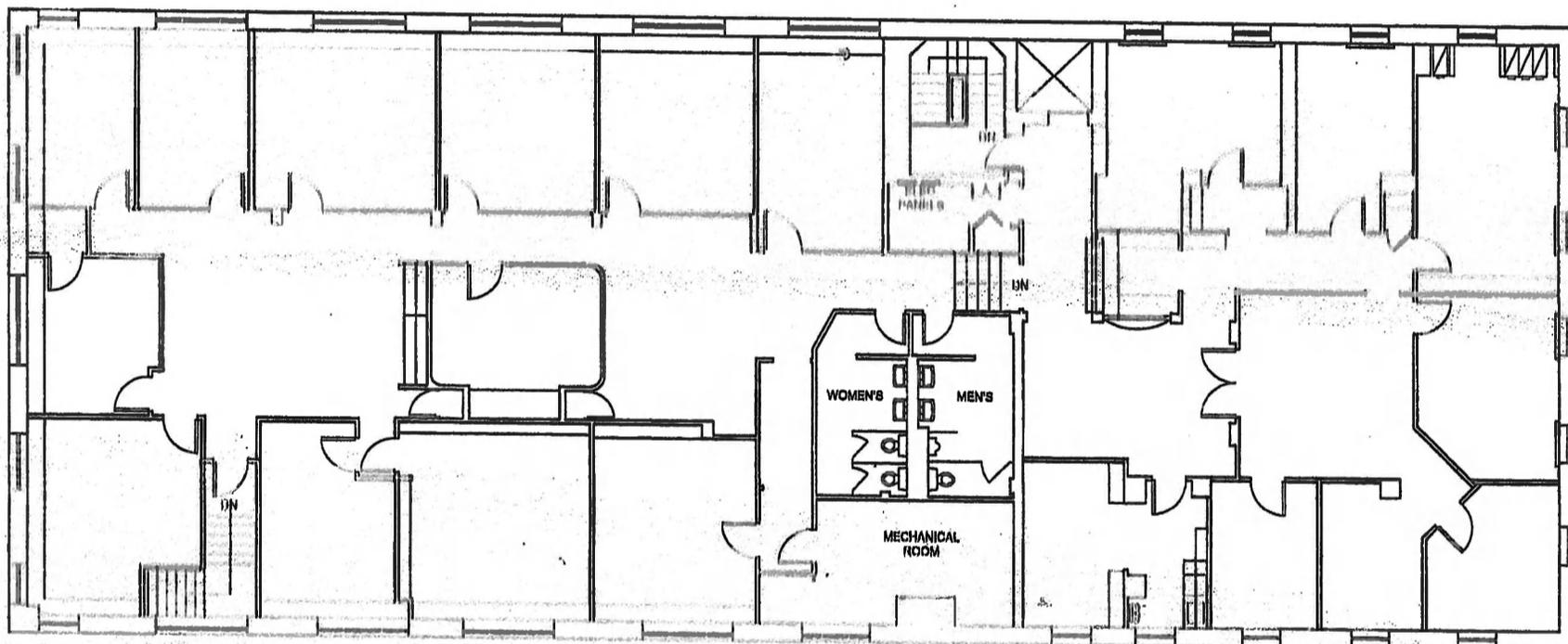
146 MAIN STREET - SECOND FLOOR - NASHUA, NH



DBA-W Architects  
63 Wilson Street, Suite 110  
Nashua, NH 03063  
(603) 888-0220

TEMPLE STREET

MAIN STREET



SEPTEMBER 25, 2013  
EXISTING CONDITIONS

146 MAIN STREET - ~~RENOVATION~~ - NASHUA, NH



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ArTs & Science Ctr.

Coffee House

-- INDIAN HEAD BLDG.--

Hunt Memorial Bldg.

mural

Yankee flyer mural

mural

Keefe auditorium

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