

Adams School Reuse Committee

Meeting Minutes - Thursday January 11, 2007, 209 City Hall, 7:00pm

Committee Members: Dan T. Haley, Jr and Matt Thayer Co-Chairs, Dick D'Entremont, Cynthia Fitzgerald, Justina Marcisso, Ken Bailey. City Councilor: Kevin Donoghue. City Staff: Alex Jaegerman, Carrie Marsh, Amy Grommes Pulaski

Matt- Opening remarks, welcome and introductions, and brief overview of agenda

Alex- This is new to staff, so we will try to get information to you in advance in the future. Carrie will be the lead contact for the staff. We have assembled a lot of information and organized it in a folder to help you manage the information. We think this will be an interesting project and we are excited to be involved.

Matt- The first order of business is the draft work plan. This has been in development since the fall. The essence of the work plan is to pull together the committee's goals and time line, along with what is ahead- topics, meetings etc. To highlight, the project goals:

1. Provide input to the council for re-use options and criteria.
2. To solicit input, civic discourse and discussion to have better community acceptance of the eventual project.
3. we will be bringing members of the project along with us, broader community acceptance so as to be easier to build

Matt highlights issues discussed in the work plan: Timeline, Committee Meetings

Alex describes the difference between RFP, request for proposal, and an RFQ request for qualifications. An RFQ, may specify developers that have the capability to work with community members and committees, along with other areas of expertise the committee may desire.

Dick- Does this type of project lend itself to receiving any grant money.

Alex- there are possibilities, housing, HCD, and additional grants to the city.

Dick- Has anyone considered the transportation problem around the Adams School.

Justina- Excess traffic cannot be accommodated, parking is a problem and snow makes it more difficult. If this becomes a place that we need to accommodate more cars, we should consider the problems in the area. Their could be complications.

Kevin- Maybe when we talk to the developers panels we can ask them how they have addressed these issues.

Alex- we can look at traffic reports, data. They can report traffic issues on the hill.

Dan- Traffic, what affect do new projects have on the current conditions. Along with parking that occurs there during school. We should look at traffic and parking.

Kevin- we should look at how it operated opened Adams vs. closed Adams.

Dick- was this a printing company?

Carrie- it was a lead paint factory and auto mechanic repair shop. Would it be beneficial to do an environmental assessment on the site?

Alex- We could commission Borings to do an assessment, or we can wait and it is likely the developer would do the tests. It would be useful to have this before the developer entered into mediations, but we may not have the funds for this.

Justina- The costs that accrue during the process of re-building, could these be rolled over into the developers costs? Maybe we can be reimbursed for these things by the end developer.

Alex- We have an environmental assessor, John Tewey, that can tell us a bit about the site, for free. Or we can wait til the developer, during their due-diligence; discover what is in the soil. Normally they put a clause in their offer to get out if what they find is too bad. So we will address underground conditions.

Matt describes Developers Panel... as described in the work plan.

Alex- Because these developers may put in proposals for this project, we are only going to ask them to describe what projects they have already constructed. We can also describe projects according to zoning and how buildings relate to buildings. We want to be sure not to ask them what they think about the Adams School site specifically at this point, b/c it would be out of order. It would be case studies.

Kevin- Many developers have had projects in R-6 zone, or projects where zoning has changed, some where it stays the same. This will give us an idea of

Justina- can we do the majority of the research with online real estate information. It would be a shame to give these developers an edge.

Alex- We would have them only present information they have already done to give us a better understanding of different types of projects. We could visit these projects. We would learn more about the projects, given the presentation, how does it look, how many units, setbacks zoning. IT gives you something more to get your arms around. That's why we would NOT ask them what they think of this site.

Carrie- do we want to focus only on Portland? What if we want to explore, say new urbanism, that there are no examples of here in Portland.

Kevin- we do want to have examples of the rules we are operating under here in Portland, however I also think we can look at projects that fit

Cynthia- If we find a project in another city or town similar to Portland, can we ask the developers if it is plausible here?

Dan- That was one of the original ideas of the developers' panel, to bounce off ideas to them to see what is plausible.

Dick- I like the idea of the two separate approaches, one to get information from the developers and another later on to determine plausibility.

Kevin- It provides a visual example of zoning.

Matt- there is one thing that I think is missing, the reality testing way, for example this could be used as elderly housing, with various levels of assisted living.

Kevin- there are special rules under the R-6 for assisted living and rooming houses. SRO's

Cynthia- Another option is blended housing. Senior living, along with families

Alex- One example is co-housing.

Kevin- There is one in Brunswick, Eco2.

Dick- The thing that kills a project is that it has to be economically viable to the city. Do a reality check early.

Carrie- Should we make the reality check have it's own meeting.

Kevin- Would that not happen in the request for developers.

Matt- Could that not be done earlier.

Alex- Could we have the process for economic testing in public forum number 4, to determine if the developers or market experts.

Matt- Could we not have conversations with developers about what they would do with the site

Alex- So we have the developers' panel where they present their projects. Then you open it to discussion, ask them questions about the site and what they would get excited about it, what options from a developers point of view is viable.

Matt- This could be a site- specific conversation. What would you want to do with the site?

Dick- Can we solicit an unofficial response from the developers.

Matt- so staff will come up with some ideas.

Matt continues to discuss Public Forum No. 2 and 3 as described in work plan.

Carrie- Need to clarify if this Request for Crazy Ideas is for community members or professionals. If I wanted to participate as a professional designer, I would want to own my thoughts and designs.

Alex- This is a visioning exercise, not a proposal. They should not be concerned with proprietary ownership of drawings. We could have collaboration with Eric Stark's architecture students. But Kevin's concern was that some may prefer working in this type of group, and others may prefer working with friends or alone at home. This would give them time to develop the ideas of more time.

Kevin lists a number of conceptual ideas, more than simply visual that can more realized at home.

Provided: site plan, scaled "building" blocks, context map, cut outs,
To produce information: pictures, site plan, open space, number of units,

Matt – we then need to figure out how to analyze the information presented in Forum 3 to get to Forum 4, the final presentation. What needs to happen between 3 & 4.

Justina- is there any consideration for the things that were already discussed. Where we took notes together as a community?

Alex- I think staff, and maybe the committee will try to capture all of the ideas presented in that community to boil it down to one page. We can also do a dot analysis to determine what areas the community

Cynthia – can we include this in the package that goes to people when they develop their CRAZY ideas?

Kevin- Yes, we use that information, and we also include the data we collect from the developers panel, and about zoning. And ideally we continually gather data to eventually use for the RFP/Q

Carrie- do we do an "ideal" dot voting exercise and a "reality" dot exercise?

Alex- do we want to do the litmus test at each of these meetings. We carry the viability and market test and how they go forward.

Kevin- the natural check is the people involved want to see their thoughts and input realized.

Matt- so what we need to do is to figure out how we work this all into a schedule on the 2nd and 4th Thursdays from now until June. There will also be a few other meetings set up as well, a few Saturdays etc. Can we rough this out before the next meeting? Final products are also listed at the bottom of the work plan.

Matt- It's likely the developers panel will occur in March.

Matt- that leads us to the site assessment information, Alex and his team has compiled.

Alex- let me first tell you what is in our packets.

Alex gives a brief description of the packet with the following headings: Meeting Notes, Zoning information, Site assessment, Housing data, and Comprehensive plan. We will continue to add information as needed or requested.

Carrie begins to describe the documents within the Site Assessment Folder. Refer to letter from Scott Hanson, historical uses of site and assessors estimate of cost of land. Review of Aerial photos.

Cynthia- can we develop the parcels as independent houses or multi-units like prop did on Cumberland Avenue. Can we sell the

Dan- Can we have a visual vertical comparisons to see how the heights of the building compare. Also that is an interesting idea, to divide the parcel into several lots. That is something that we can consider.

Alex- let's discuss meeting place. Cummings Center? East End School?

Dan- Cummings Community Center...

Alex- agenda for next meeting will be out in advance. When we send out the agenda we will also send out the link to the city's website for the committee.

Kevin- can we get everything in this file on website, not mandated?

Matt- But we want them on information available.

Consensus- Put it the files on the website.

Matt- Please include the fact that information is available through email and they can contact the city to be put on that list.

Alex- Please review the posted website and give us feedback.

Matt- Thanks for coming!

Next meeting January 25 at 7:00 at the Cummings Center