

Adams School Reuse Committee

Meeting Minutes – Thursday February 8, 2007, Cummings Center, 7:00pm

Committee Members: Dan T. Haley, Jr. and Matt Thayer Co-Chairs, Cythia Fitzgerald, Eric Stark, Ken Bailey, Justina Marcisso. Councilors: Kevin Donoghue. City Staff: Alex Jaegerman, Planning Director, Carrie Marsh, Urban Designer, Amy Grommes Pulaski, HCD Program Manager (note taker)

Thayer welcomed everyone. Announced of change of schedule, examples of infill development will be tabled to the next meeting. Opened the floor for additional questions.

1. Review Meeting Notes January 11 and January 25

Haley moves to accept the January 11 minutes. Seconded by Stark.

Minutes for the January 25 will be tabled until the next meeting.

2. Zoning R-6, R-7, and B-1 Zone

Alex introduced the Zoning Documents for R-6, R-7, B-1 and Multi-Family and discusses the location of the site per the Munjoy Hill Zoning Map. Alex describes the text as the most important part, where the chart is a summary of the text. The spread sheet does not include the new inclusionary zoning ordinance; this will be brought to the next meeting. Munjoy Hill is zoned R-6. Congress Street is zoned B-1. Howard Street is B-1-B. This means lower floors are commercial, while upper floors are residential. Provides an example, the Front Room. R-6 allows single family and multi-family uses. Land owner per dwelling unit is 1000 sq. ft. and 1200 sq. ft for new construction.

A vacant lot of 10,000 sq ft or less you can use R-6 Small Lot Infill Development. This provides higher density of 750 sq ft per dwelling unit.

Sheridan Heights was conditionally re-zoned to allow a modest increase in density and decrease in parking requirements. This needs to be added to the map.

Unity Village was a series of parking lots, this area was re-zoned to R-7. This also allows for higher density 725 sq ft dwelling unit.

A higher density zone is allowed when within 500 feet of a municipal park or playground.

Cynthia brings up the fact that the Adams School zone is close to within the 500 feet of the eastern promenade.

Alex explains that the front yard setback for R-6 is 0 feet, unless the neighbors are less, then you can match the average of the neighbors. R-6 setbacks are dependent upon height. The committee will need to be aware of the setbacks of the buildings from the buildings on the south western area of the site.

Matt brings up the buildings on the corner of O'Brien Street.

Generally, the buildings on the Hill may not comply with the R-6 zoning on the hill, specifically the housing or the set back. This is due to the fact that most houses were built late 1800s to early 1900s, where zoning dates to 1930s. Current zoning roots date back to the 1950s, with the majority of which was rewritten in the 1980s.

Kevin and Alex discuss parking. In R-7 its one parking space per dwelling unit. In R-6 there are two spaces per unit, plus an additional space per six units. The increase of parking from one to two per unit is due to the changes in lifestyles, when more people have more cars. Older dwelling units do not tend to comply with parking zoning.

Kevin requested a re-analysis of all the abutting property and their compliance with the zoning. Alex, pauses and asks the committee if they would be willing to do some of the requested research. Carrie suggests creating a worksheet for committee and community members to analyze the surrounding properties and their own properties. Kevin is trying to determine what is the reality of existing? Carrie mentions that if you are looking to replicate what is there already, the current zoning will not allow this. General committee agreement to participating in the research, with a chart created by staff

Kevin also asks about vehicle availability per household in this area according to census data. Alex mentions the city has this information from the 2000 census, collected by Aaron Shapiro. Justina describes that the cars parked in front of her rental properties are not the tenants' cars.

Alex explains B-1 Zone that allows business uses that are smaller in scale, generally compatible with residential, normally located close together. More limited variety of business uses, but with restrictions such as size, number of patrons, hours of operation, and not primarily a bar after 11pm. There was a more recent amendment to restrict the number of car patrons per hour. One goal is to try to increase residences along corridors and bus routes. Discussion about proposals or new possibilities for RJs.

Justina questions the C44 zone. Alex describes this is the future Westin Hotel. There is also a proposal for the Village at Ocean Gate and the Longfellow Project.

Alex reiterates that there is no substitute for reading the zones. R-6 and R-7 are examples of what is here in surrounding the site.

Matt questions whether R-7 is an overlay zone. Alex explains that an overlay zone is for example a R-6 zone that has provisions, with more detail. It is basically allows R-6 owners to do more things by allowing spot R-7 zone. Provides examples.

Dan requests Division 20 parking print out.

Matt questions whether inclusionary zoning is an overlay zoning. It's in any zone and allows multi dwelling units. Kevin explains that if X% of your building is affordable, that you get set back and density bonuses. You don't have to apply for it; you only have to prove it. Basically if you want to create affordable housing, here's an avenue you can use. Alex will get the text for the next meeting. It's on the internet.

Matt comments that the number of areas zoned B-1 on Congress Street is a great deal more than the number of store fronts there. This may allow for business growth on the Hill. But Kevin explains that there really is not many opportunities for business place. Alex describes the City does not normally zone a residential property for business, which would be challenging on the Hill. Dan questions whether this would be subject for the housing replacement fund. Alex will bring the housing replacement fund details to the next meeting. There is only penalty if you transfer residential to commercial use.

3. Leadership in Energy and Environmental Design (LEED)

Amy gave an overview of LEED standards which determine how environmentally friendly a building is. LEED is overseen by the US Green Building Council. LEED first referred to building design but has now evolved in to neighborhood design. Buildings are based on siting, energy efficiency, materials, VOC off-gassing and air quality, renewable resources, environmentally friendly, transportation energy costs of materials, and day-lighting. These standards could be applied to individual buildings.

LEED Neighborhood Development is a new program to address environmental sustainability on a neighborhood scale. There has been a call given out for 150 pilot projects. Smart growth, Urbanism, and green building are integrated into LEED-ND.

LEED-ND criteria are a strong match for the interests of the community for the Adams School site. The site might be eligible for the LEED-ND Pilot program. At the minimum, the LEED-ND Standards could be requested as part of the RFP for the Adams School site.

The question was raised as to whether the LEED standards address the context of the design of the neighborhood. Site Plan Multi-family and R-6 Infill standards might be a guide. There might be the possibility to request a list of design requirements as part of the RFP.

Review of the design standards in the City that might be applicable to this site. Eric describes the LEED standards drive design elements, for example day lighting. Carrie mentions that the important aspect of infill projects is that it reflects the character of the neighborhood, how it's used and how it works in a community. Matt discusses the example on Sheridan Street.

Carrie will do a presentation on design, as the urban designer. Carrie provides the infill example of the condominium project on Congress Street near Monument Square.

4. Review Community Objectives

Carrie presents the Community Objectives as succinct as she feels comfortable. Alex explains that these ideas can then reviewed by the committee and then presented to the community. The community can than use the dot process to identify priorities. Matt asks each committee member to read through and identify issues. Kevin mentions it is also a worksheet for citizen proposals.

5. Committee Meeting Schedule

Committee discusses availability for next meeting and future meetings. There will be upcoming meeting Justina will not be able to attend. The next meeting, Feb 22nd Alex, Dan, and Justina will not be here at the next meeting. Justina's father will sub for her. March 8, Justina and Amy will not be here. Alex proposes having developers forum for March 22 at the East End School, committee approves. This needs to be confirmed at the East End School from 7-9pm.

Meeting Concludes.