

Adams School Reuse Committee
Thursday March 8, 2007
Meeting Minutes

Committee Members: Dan T. Haley, Jr and Matt Thayer Co-Chairs, Dick D'Entremont, Cynthia Fitzgerald, and Ken Bailey. City Councilor: Kevin Donoghue. City Staff: Alex Jaegerman, Carrie Marsh, John Peverada and Jim Carmody.

1-25-07 Minutes – Topics from the agenda inserted into text. Matt would like to have staff tighten it up (spell check).

2-8-07 and 2-22-07 Minutes were approved with grammatical corrections by Matt.

Parking and Traffic – Jim Carmody and John Peverada.

Matt – Snow emergency and mix of uses.

John – Hard telling not knowing. Hard to make a lot of assumptions. Read Kevin's question and Justina's response. Provided a map of houses, assessor's info on the Vesper, Wilson, Munjoy, Moody block. 58 units – 52 off street parking spaces.

Dick's questions –

Question: No historical data related to parking at the school?

Question: Parking spaces: 1/400 sq. ft. office; 2.5/1000 sq. ft. office; 4-6/1000 is what developers want.

Question: What is parking demand if developed to housing or mixed use.

Answer: Hard to know.

Question: Bus stop near the site?

Answer: Bus goes up Munjoy. Allow bus to stop without a pulloff (John's suggestion).

Question: Beckett extended? Impacts to traffic and parking.

Answer: More parking. Cars may go faster.

Question: Snow ban?

Answer: Over 50 cars park on snow days. Go to another parking garage. Longfellow would be closest. 50% of daily rate. Ocean Gateway might be used. East End School.

Ken –

Question: What is parking ordinance for Fore Street?

Answer: Majority is unrestricted except one night.

John P. – Neighborhood would have to get through – to allow parking the entire water side of the Eastern Prom.

Cynthia -

Question: Could you park in Fort Allen Park?

Answer: It is hard because of the slope.

Dan -

Question: Any issues of consideration about how this project moves forward?

Answer: (from John Peverada): Might be a way to allow parking on first level with space above.

Answer: Elderly housing reduces probability of a high number of cars. Daycare is high traffic.

Alex –

Question: Any traffic issues?

Answer: A community facility instead of housing will require more parking.

Dan –

Question: Any studies for traffic impacts with Ocean Gate?

Answer: It will be self contained.

Cynthia –

Question: Would the creation of one way streets help the flow? Everything is two way now (pedestrians, fire equipment, etc.)

Answer: Tight situation due to parking. One way would help but other than that there is no benefit to it.

Matt –

Question: At what point would the City look at traffic impacts of putting residential?

Answer: If residential uses were like current – no problems but 20 story building would be a problem. Could not sustain it on the street.

Ken –

Question: Units on Federal Street have parking underneath – would that be part of this plan?

Answer: Curb lines interrupt on-street parking – if consolidate curb cuts can allow more parking.

Jim – Reconnect O’Brien and Beckett Streets. Would not serve a benefit to re-connect (in his opinion). Might make a passageway with frontage for houses. Make a common driveway to back of units. Design it as a corridor.

Dutch Woonerf is a model to consider – Street/sidewalk are all one material. Gives flexibility. Not driving down street – drive more cautiously because it is a sidewalk. European intersections with no rules. Downplay need to provide more asphalt.

John – Open Beckett – increases liability/maintenance costs.

Jim – Building a pedestrianway.

Ken – Family friendly to build housing that kids can play without being in a street.

Community Objectives

Matt – Run through community objectives line by line. Meaning/history no changes. Conceptual ideas – 50/50 open/developed.

Cynthia – A playground would need to be preserved as open space for all.

Kevin – Design should be physically open to the community.

Ken – Suggesting that playground be on site? Parks can deter crime – community and City maintain the parks. Positive for kids to have open space, playgrounds, etc. People have ownership on the park. People keep eyes on the park.

Kevin – Quality not quantity of space is key.

Dick – Wording – “development must have ____% open space.

Alex – Wording – “balance open space with development”.

Ken – Provide park benches – allows people to build community.

Erik - Perpetuate diversity of housing – is this about housing stock? Is it about diversity of people?

Alex – Goal is to provide objectives to the community forum so that they can vote and interact with them.

Housing Objectives

Dick – houses have similar sized units.

Add mass and scale category.

Matt – Separate first and second bullets.

Cynthia – Perpetrate diversity of housing types on the Hill.

Erik – Rework for family. Cooperative comes first.

Matt – Workforce housing.

Cynthia – World community uses be restricted by zoning?

Alex – Zoning could be changed.

Dick - Could there be elderly care? Computer care? Common area?

Ken – Visiting nurse? A wellness center? Public health center? Strengthen the families that are here.

Kevin – Adams School is central. East End School, Cummings Center, St. Lawrence.

LEED - Could require it through RFP. \$8,000 to apply. This structure exists – could be required.

Cynthia – Could the project be covered by financial assistance?

Check on financial assistance.

Alex – Could put this in the criteria RFP but not take it on as the Committee.

Carrie – Could make requirement that is designed to be LEED certifiable. Meet criteria but not require them to pay \$.

Ken – will do online research on examples.

Infill

Carrie presented infill examples.

Developers Panel – Review of draft mailing.

Community Design – Reviewed the draft.