

Adams School Re-Use Committee

Planning Meeting Summary Thursday, December 7, 2006

Attendance: Dan T. Haley, Jr. and Matt Thayer, Committee Co-chairs; Alex Jaegerman, Planning and Development Department; Carrie Marsh, Planning and Development Department. Amy Grommes Pulaski, Housing & Neighborhood Services.

Matt and Dan have already put considerable time and effort into this process to date, and have done a great job of presenting the process that has taken place to date. The "Strawman" Committee Work plan was useful in determining what needs to happen from here. Alex explained the process for which the city typically utilizes when it acquires a piece of land, the community process that occurs, and how that is then transformed into an RFP that can be approved by council and then sent to developers for proposal.

Committee members: Dick D'Entremont, Cynthia Fitzgerald, Ken Bailey, Dan T. Haley Jr., Matt Thayer, Justina Marcisso, Erik Stark

In going forward, the goal will be to have the committee meetings on the second and/or fourth Wednesday or Thursday of the month. The first meeting beginning on either January 10th or 11th, and the second meeting would be scheduled January 24th or 25th. Matt and Dan will discuss these dates with the committee and confirm the exact date and time. Meetings are likely to be held at the East End School, if available, with alternate locations to be determined.

The objective is to offer both working committee meetings and public forums in order to include the high interest in this process by neighborhood residents. Four topics are proposed to be discussed amongst the committee before the first public forum. The goal is to discuss these four topics in two committee meetings; however more meetings can be scheduled if more time is needed. The proposed topics are as follows: 1) *Site and Site Considerations*, 2) *Infill Development Examples* (Greater Portland, Maine and/or beyond), 3) *City Housing Needs* and the 4) *Re-Development Criteria and Community Objectives* for the project. The first three topics will be researched and presented by city staff, and the community objectives will be developed by staff and committee based on the community input received so far this past fall.

The first public forum will report on the information related to the four identified topics. The remainder of the forum will be a *Developers Panel*. The panel will invite local developers to present their recent projects, their ideas for the site and market, and respond to questions from the committee and community. This forum is proposed to occur in March. A committee meeting will follow.

The second community forum will be a design charrette. Here the committee will present the Re-Development Criteria and receive confirmation concerning the most highly valued uses of the space by the community. This will be followed by a design work shop in which community members will break into four (or more as needed) groups to design their ideal use of the space, guided by the criteria that was discussed. The idea could be to role play as the development team creating the ideal project for the site. (Eric Stark, an architecture professor at University of Maine in Augusta will be asked if his students would like to volunteer their architectural knowledge and drawing capabilities to help community groups represent/ draw their visions.) The community design charrette is proposed to occur in April.

Finally, some weeks after the design charrette, the Committee will distill the results into a report of the community process, the materials developed previously, and possibly a consolidated concept vision plan illustrating the best ideas from the charrette. These materials will be presented at a final community meeting. This report and material will then be presented to the City, and used to inform and guide the RFP and selection process.

City Staff

- Research the topics listed above 1) Site and Site Considerations (including zoning, appraised value, historic use), 2) Infill Development examples and 3) City housing needs.
- Create a place for the Adams Re-Use Committee on the city website
- Take meeting minutes
- Assist in organizing and facilitating the community forums and charrette
- Schedule meetings?

Matt and Dan,

- There is no contact list in Aaron's file, only the meeting minutes, attached. Do you have the contact information for the committee members?
- Please confirm with the committee date / time preferences for the first meeting.
- Would you send the electronic copy of the *Draft Agenda for the Dec 7th* meeting and the *Members Input from Adams School Re-Use Meeting* to city staff?