

Index of Written Testimony		
Name	Address	Date
Affordable Housing Trust		2/28/2018
Batchelder, Jane		2/23/2018
Cameron, Susanne		3/3/2018
Carr, Victoria	1 Hill Street	3/11/2018
Clagett, Karen	3 Coffins Court	3/1/2018
Dow, Sandra	5 Railroad Street	3/9/2018
Droste, Kathleen		3/1/2018
Eaton, Mary Baker	3 Foster Court	2/28/2018
Edson, Marcia	11 Salem Street	3/2/2018
Fidler, Andrea	17 Chestnut Street	2/23/2018
Glynn, Kerri	10 Salem Street	3/1/2018
Graves, Robin	25 Lime Street	2/28/2018
Griffin, Tamara	82 Federal Street	2/28/2018
Hall, David	Hall and Moskow, 2 Federal Street	3/5/2018
Harris, Elizabeth	56 Lime Street	2/28/2018
Haverington, Nancy	35 Franklin Street	2/27/2018
Horn, Monroe and Gail	14 Lime Street	2/28/2018
Kipp, Pamela		3/9/2018
Koomen, Germaine	31 Milk Street	2/27/2018
Luby, Dianne	172 State Street	3/7/2018
Mandeville, Howard	69 Prospect Street	3/6/2018
McCorkell, Rory	72 Lime Street	3/1/2018
Nathan, Madeleine		2/28/2018
Nikas, Greg		2/28/2018
Petty, Lauren and Jed	229 Water Street	3/9/2018
Schoene, Janet	1 Charles Street, #417	2/28/2018
Stroope, Leslie	93 Prospect Street	2/27/2018
Tindall, Barbara	33 Federal Street	2/28/2018
Turco, Paulette Demers	37 Milk Street	2/28/2018
Vesey, Marianne	10 Kent Street	3/8/2018
Zabriskie, Don and Cindy	87 Lime Street	3/1/2018

AFFORDABLE  
HOUSING  
TRUST

02-28-18

February 28, 2018

Dear Members of the Newburyport City Council,

The Newburyport Affordable Housing Trust (NAHT) has reviewed the "Ordinance Regarding Management, and Authorizing Lease, or Conveyance by Deed, of the Former G.W. Brown School Property" that seeks to set parameters for the redevelopment of the Brown School, and would like to take this opportunity to share our thoughts.

We are very pleased that the City Council shares the NAHT's interest in seeing more affordable homes created in Newburyport. As you know, renting and buying a home in our City has increasingly become out of reach for modest-income earners, including many who grew up and/or want to retire in Newburyport.

We appreciate Councilor Eigerman's proposed Ordinance, and agree that the Brown School offers a wonderful opportunity to add some affordable homes to our housing stock. We respectfully submit the following feedback to some of the issues outlined in the Ordinance:

**Encourage Maximum Response to the RFP:** The Ordinance specifies that no more than sixty (60) percent of the housing units be affordable units, and limits the number of units to a total of 24 units. We recommend removing these caps, so as to allow as many proposals as possible for the City to consider. For instance, capping the number of units and percentage affordability would negate the opportunity for affordable housing developers to use the Low Income Housing Tax Credit Program (LIHTC), the primary funding source for affordable housing development in Massachusetts. The state allocates the credits through an extremely competitive process that typically requires at least 20 units to be affordable to households with incomes no higher than 60% of the Area Median Income (AMI). Under the Ordinance as currently written, a developer could construct only 14.4 LIHTC eligible units, making it highly unlikely they would receive funding from this program.

**Recommendation:** *NAHT recommends removing the provisions that cap the number of units at 24 and the percentage of affordability at 60% of the units.* This would allow more proposals to be submitted from which the City can choose.

Futhermore, we feel that the location and the building features are well suited for redevelopment as affordable housing for seniors. As documented in the City's draft Housing Production Plan (HPP), there is a pressing need for affordable housing in Newburyport, and that the housing needs of lower income seniors are particularly worrisome. The HPP states that households with seniors have less than half the median income of younger cohorts with an estimated median income of \$46,075. The HPP also states that 39% of Newburyport households are single person households aged 65+, and that 24% of these residents have disabilities. The needs of our senior residents are likely to grow as the population of households aged 65+ is projected to increase by 118% by 2035.

**Recommendation:** *NAHT recommends including in the Ordinance language that states a preference for affordable housing for seniors.*

The redevelopment of the Brown School is a unique opportunity for the City of Newburyport to take, action in response to local housing needs. Many residents have expressed support for affordable housing

at the Brown School. The Newburyport Affordable Housing Trust hopes that it will have the chance to review affordable housing proposals for the Brown School and to commit Trust funds that demonstrate support and help offset development costs.

Again, we laud your efforts to increase opportunities for more people to be able to afford a home in Newburyport. We feel strongly that the location and the building are well suited for redevelopment as affordable housing by a developer with a successful track record and the ability to manage the property responsibly over time. We believe that with effective communication, a reuse plan can be designed that is responsive to neighborhood concerns. NAHT would welcome the opportunity to assist with activities related to re-issuing the RFP and reviewing proposals.

Thank you for taking the time to review our comments and recommendation.

Sincerely,

The Trustees of the Newburyport Affordable Housing Trust

### **The Low Income Housing Tax Credit Program**

The primary funding source for the development of affordable rental housing is the Low Income Housing Tax Credit program. The LIHTC was created in 1986, and is an indirect federal subsidy used to finance the construction of low-income affordable rental housing. The LIHTC gives investors a dollar-for-dollar reduction in their federal tax liability in exchange for providing financing to develop affordable rental housing. Investors' equity contribution subsidizes low-income housing development, thus allowing units to rent at below-market rates. In return, investors receive tax credits paid in annual allotments, generally over 10 years. Financed projects must meet eligibility requirements for at least 30 years after project completion. In other words, owners must keep the units rent restricted and available to lower-income tenants. At the end of the period, the properties remain under the control of the owner.

Because it depends on investor capital, rather than simply direct government subsidies, the LIHTC has imposed market discipline that results in long term stability for the projects. Investors assume significant risks and assert strict business discipline in selecting projects and overseeing their development and long-term operations. In order to attract investors, a property typically needs to have a minimum of 20 units (most small LIHTC projects have 30 to 40 units), be sponsored by a highly qualified developer, and involve a professional property management company. The investors take asset management seriously and LIHTC properties are inspected regularly to monitor enforcement of occupancy requirements and to ensure a high level of maintenance.

In Massachusetts, the Department of Housing and Community Development (DHCD) is the allocating agency for tax credits through a competitive process outlined in the state's Qualified Allocation Plan (QAP). LIHTC funds are allocated on a per unit basis for housing units that are occupied at the time of initial occupancy by households certified to have an income which does not exceed 60% of the Area Median Income (AMI). LIHTC funded units must be leased at rents which do not exceed those established by HUD as affordable to households with 60% AMI. DHCD's QAP specifies priority categories for funding and the category which would be consistent with a proposal to redevelop the Brown School for senior housing would require that at least 20 percent of the units be restricted to 30% AMI households and that supportive services be available to those residents.

In 2017, the LIHTC income limits and rent limits for Newburyport were as follows:

<b><u>2017 LIHTC Maximum Allowable Rents</u></b>			
<b><u>Studio</u></b>	<b><u>1 Bedroom</u></b>	<b><u>2 Bedroom</u></b>	<b><u>3 Bedroom</u></b>
\$ 1,086	\$ 1,164	\$ 1,397	\$ 1,613
<b><u>2017 LIHTC Income Limits for 60% AMI Households</u></b>			
<b><u>One Person</u></b>	<b><u>Two Person</u></b>	<b><u>Three Person</u></b>	<b><u>Four Person</u></b>
\$ 43,440	\$ 49,680	\$ 55,860	\$ 62,040
<b><u>2017 30% AMI Income Limits</u></b>			
<b><u>One Person</u></b>	<b><u>Two Person</u></b>	<b><u>Three Person</u></b>	<b><u>Four Person</u></b>
\$ 21,700	\$ 24,800	\$ 27,900	\$ 31,000

BATCHELDER  
02-23-18

**Brown School and Lime/Milk Streets**

jgbatch@verizon.net

**Sent:** Friday, February 23, 2018 3:44 PM**To:** Sharif Zeid; Jared Eigerman; gearls25@comcast.net; envirocom@comcast.net

First I want to thank you all for the amazing time you have spent educating the public about the Brown School Project and it's environs.

My concern is the traffic than this latest possible plan will involve. At the last meeting, it was suggested that lower Lime Street simply couldn't handle any more traffic. And that is true ! But making lower Lime 'one way' going down, or towards Water Street, to ease the burden of added potential Milk Street Condominium traffic would have disastrous results elsewhere.

All cars trying to get from Water to Milk Street would then have to go up Federal Street to Milk. While that is a fairly wide street, Lower Federal is fully congested with delivery trucks for the Tannery, as well as Tannery workers and customers coming and going. I live at 7 Federal Street and quite frequently have my driveway blocked by an 18 wheeler making a delivery. This is NOT a complaint; I love the Tannery and feel we are extremely lucky to have it. But Federal Street cannot handle the run off from Lime Street should you decide to make the latter 'one way' heading to Water St.

Also the first block of Milk (Federal to Lime), which is also quite small and narrow, would then bear the brunt of this rerouted traffic.

Does this hint at a potential nightmare ??

This plan for the Brown School feels like trying to fit a size 10 foot into a size 8 shoe. Possibly Youth Services is the best solution after all.

I don't envy you ! Good luck...

Thanks for all your hard work,  
Jane Batchelder

**Written testimony - Brown School**

Susanne Cameron [susannemcameron@gmail.com]

Sent: Saturday, March 03, 2018 10:42 AM

To: Jared Eigerman; Heather Shand; Larry Giunta, JR [larrygiunta12@gmail.com]

CAMERON

03-03-18

To the Newburyport City Council Planning and Development Committee.

Good morning,

I would like to thank you for providing the opportunity for the public to speak, write, and participate in the disposition and planning of the Brown School. I know how difficult your task is with so many opinions, the many objectives of the building and its grounds, and multiple stakeholders.

While the Brown School sits in Wards 1 and 2, I would like to emphasize that the building belongs to all of us. A public building, especially one that holds so many memories for many in the city, is a great opportunity to make a lifelong impact and to give back to city residents.

I am very aware that the neighbors, especially the abutters, will undoubtedly suffer the most and have the most sway in the disposition of the building, however, I'd like to express my opinion as a resident of Newburyport and as a member of the Affordable Housing Trust, with regard to public comment on 2/28/18:

1. I agree that Youth Services is vitally important to the city and finding a home for this growing and dynamic organization is a priority. Given the lack of resources, buildable sites, and limited existing square footage available in the target area, I feel NYS should stay on at the school, allotting as much space as they need on the ground floor.
2. I heard many voices against the development of 20-24 units, even for senior housing, and more in favor of 10-12 units. Given that 10-12 units would most likely have to be larger, market rate condominiums, the fact is that this configuration would require much more parking than 20 units for the elderly. As a reminder, the Sullivan at 100 units has only 25 parking spaces.
3. I heard that traffic for 20 units of senior housing would include vans, visiting family, health care providers, etc. Traffic for 10 units of larger market rate units would produce more traffic, especially in the evening, most likely from visitors, residents going to and from work, pizza delivery, whatever. I am at James Steam Mill many times during the week and it is quiet. There is an occasional van picking up residents to go shopping, but that's all I've ever seen. According to a neighbor of the James Steam Mill, who lives on Salem Street, she said that there are rarely, if any, issues at all. No traffic, no vans, nothing. In fact, she said, the people there are neighbors and they exchange cards at holiday time and birthdays. Neighbors like everyone else.
4. I was saddened to hear our neighbors express a concern for affordable housing in general, stating that "they" should live elsewhere, yet no mention of market rate residents and the potential impact on the neighborhood. This felt less about "fear" and more about entitlement, and this is sad. I moved to the south end before it was what it is today and it was GREAT. It was a bit of everyone -all ages and incomes. The south end now boasts the highest property values and incomes in the city. We are losing our economic diversity.

There will be a parking problem with or without development at the Brown School. The suggestion to tear it down and build 2 or 3 luxury properties was an interesting idea, but what would we have then? **No place for NYS, no parking, no gym, and no legacy of any kind. More of the same.**

This is an opportunity to take a public building, which belongs to all of us, and give it back to our young people AND to our elders. There is an opportunity to have a local preference in tenant selection. The building would be professionally managed. While there may be a few residents coming and going, it would be at a less reduced rate than families in market rate housing. We are talking about 20 people, not 120, or even 100. As far as affordability, these are people who would need to have an income. This is not Section 8 or public housing. This is not housing for the homeless. This is not a shelter. The majority of tenants would be paying over \$1,000 for a one- bedroom apartment.

Every neighborhood has its issues. It comes with living in a vibrant city. Some of us have speeding cars driving

up and down our streets. Some of us are surrounded by development – new homes or rehabilitation of existing homes. Some of us live near schools or next to busy main streets going to and from downtown. We have to deal with traffic every single day, all year long.

But what we all have in common is the privilege of living in this magnificent city. When we close our eyes at night it is quiet and we sleep well because we are safe. We are lucky to live here. We should do our best to be welcoming to all and to maintain a sense of community.

Respectfully,

Susanne Cameron

CARR  
03-11-18

**Brown School**

Vic Carr [vmecarr@gmail.com]

**Sent:** Sunday, March 11, 2018 11:24 PM

**To:** Jared Eigerman; larrygiunta12@gmail.com; Heather Shand; Joe Devlin; gearls25@comcast.net; Afroz Khan; bruce@vogelatlargo.com

**Attachments:** Brown School Housing-Sup~1.docx (33 KB)

Dear Council members:

I am a former developer and long-time property manager of affordable and mixed income rental properties. Please consider revising the proposed Ordinance for conversion of the Brown School as shown on the attached letter.

Victoria Carr  
1 Hill Street



1 Hill Street  
Newburyport, MA 01950  
978-462-3513

Members of the City Council  
City Hall  
60 Pleasant Street  
Newburyport, MA 01950

Dear Councilman Eigerman and Council Members:

Newburyport has changed dramatically in the past 30 years. While some changes have been very beneficial, the rapid increase in housing costs has forced many long-time residents to move. In addition, small apartment buildings have largely been converted to high price condominiums (over 300 rentals have been lost between 1980 and 2010) and the conversion of rental to expensive condos has increased dramatically in the past 10 years. When I made my home in Newburyport almost 40 years ago, there was a variety of housing available to teachers, workers in local stores and restaurants, artists/musicians, and many other low/middle income residents.

Renovating the Brown School for affordable housing will help the City achieve some of the goals of the 2013 Housing Production Plan which called for:

- Rental housing for individuals with lower paid jobs and families unable to afford current rentals
- Affordable ownership for low and moderate income individuals and families
- Housing for "at risk" individuals

Newburyport's annual affordable housing goal is 40 units per year; unfortunately, largely due to the sky rocketing costs for available properties and the lack of vacant land, Newburyport has not achieved this goal.

The Brown School, which has been a great community resource, can now provide an opportunity to increase the affordable housing stock for low/middle income residents (especially the elderly) remain in their community and preserve a neighborhood landmark. Unfortunately, the proposed Ordinance negatively impacts the creation of affordable housing by limiting the number and size of potential rental units.

Therefore, I urge the City of Newburyport to replace the proposed Ordinance with a new RFP to allow for the maximum affordable rental units at the Brown School.

Sincerely,

*Victoria M. E. Carr*

cc: Mayor Donna D. Holaday

**Brown School**

Karen Clagett [karen.clagett@gmail.com]

Sent: Thursday, March 01, 2018 10:43 AM

To: Jared Eigerman

CLAGETT

03-01-18

Jared, I wanted to thank you and the other city councilors who attended last night's meeting at City Hall. I have lived at 3 Coffins Court for 41 years, arriving with the wave of young people who bought old houses and re-did them in the '70's. My daughter attended the Brown School and I served as PTO President for a year.

I have followed the various proposals for the Brown School with an increasing worry about the small streets and difficult parking in the area. I walk most days, often through this area, and it is one of the more congested in the city. Last night, I heard some testify that senior housing would require only one parking space per person or unit. That is not correct. I helped take care of my parents well into their 90's and there were often visitors, therapists, aides, ambulances, etc.

As I listened to the various speakers last night, I realized that much common sense was being spoken. Ten units might make the situation okay but is probably not realistic in terms of a developer's making a profit. I found myself thinking that with all of my love of the experiences my daughter and I had at the Brown School, it is not really an historic building. I was surprised by my recognition that it might make sense to tear it down and build one or two houses that were somewhat narrow like the recent build on Lime Street just up from Prospect. With the price of houses, those might well generate enough profit to help keep the remainder of the land, open, green, and useable to the community and to help defray youth services costs. (And youth services were it to stay at the Brown School would require parking as well).

I realize this does not address affordable housing, and am well aware of the NIMBY label and the "fear of change" that some proponents of affording housing use. But while both may be somewhat in evidence, NOTHING can make Milk Street wider and as a mother and grandmother, I do not like the idea that more traffic and some cars driven by elderly drivers would compete with playground users. (I may be suspected of being not politically correct with that comment, but I did take care of a 93 year old who would not give up his car and had numerous accidents, though luckily no one was hurt.)

I know there is not much space in Newburyport for affordable housing, but I do not think that fact should penalize those who already live in such a tight area.

Thank you and your committee for being willing to listen and for seeking input. Please feel free to copy this or forward it in any way you find useful.

Karen Clagett, 3 Coffins Court, Newburyport

DOW -  
03-09-18

**truly affordable housing**

Sabra Dow [sabradow@yahoo.com]

**Sent:** Friday, March 09, 2018 12:31 PM

**To:** Jared Eigerman

Dear Mr. Eigerman,

I am writing in support of truly affordable housing at the Brown School. Why? Because this is the right thing to do and will make us better as a community. Newburyport risks becoming isolated and not cutting edge by not being diverse. Therefore I support the kind of proposal the YWCA has submitted for a large amount of truly affordable housing. The Y has done a good good in this arena to date, and we as a community should back these efforts at humanity and fairness. Affordabel housing increases the appeal of Newburyport.

Feel free to contact me, and thank you for listening.

Sincerely,

Sandra Dow

5 Railroad St., Newburyport

978-4652766

**77 Lime Street - Brown School Abutter**

Kathleen Droste [kathy@drostesoftware.com]

Sent: Thursday, March 01, 2018 2:10 PM

To: Jared Eigerman

DROSTE

03-01-18

Good Afternoon;

Last night's meeting I thought was a fantastic event having all of us come together and voice our concerns with the Brown School direction.

I wish to go on record for having the following opinions on this matter.

1) I am 100% in favor of NYS staying and growing on Milk Street. Our South End neighborhood has taken a great deal of responsibility (*considerable more than any other neighborhood or area within the 11 mile radius of Newburyport*) already with the **James Steam Mill** and **the Sullivan** in our very densely populated area. We want a Fairness and Balance so let us make certain we house the Newburyport Youth Services to offset what we have already taken on with affordable housing! It is now time for our youth!

2) As far as affordable housing I am 100% a focus and continued efforts but not in the South End. It is impossible for me to see **more than a total of 10 units as part of a future Brown School** project. The South End has 18th century streets that were designed for horse carts and where only one car can pass at a time. There is little to no on-street parking. I absolutely want the Newburyport Youth Services (NYS) to stay and have all the space they need on the 1st floor. And I feel that the South End neighborhood has taken a great deal of responsibility already with the James Steam Mill and the Sullivan in our very densely populated area.

Thank you for listening.

*Respectfully*

**Kathleen Droste,**

*Co-Founder, Exec. Director of Sales & Customer Success*

D: 978.400.9970 | M: 617.697.4675

[www.DROSTESoftware.com](http://www.DROSTESoftware.com)

*Industry Leaders In Workforce!*

EATON  
02-28-18

Jared Eigerman &lt;jeigerman@gmail.com&gt;

---

**Comments for tonights Planning and Development Meeting**

1 message

**Mary Baker Eaton** <painting84@comcast.net>

Wed, Feb 28, 2018 at 4:50 PM

To: Jared Eigerman &lt;jeigerman@gmail.com&gt;, Larry Giunta &lt;larrygiunta12@gmail.com&gt;, Heather Shand &lt;HShand@cityofnewburyport.com&gt;

Cc: Barry Connell &lt;envirocom@comcast.net&gt;, Tom O'Brien &lt;thomasobrien11@aol.com&gt;, Greg Earls &lt;gearls25@comcast.net&gt;, Bruce Vogel &lt;bruce@vogelatlargo.com&gt;, Afroz Khan &lt;AfrozK@cityofnewburyport.com&gt;, Charles Tontar &lt;tontar44@comcast.net&gt;, Joe Devlin &lt;jdevlinnbpt@gmail.com&gt;, Sharif Zeid &lt;Sharif@reachsharif.com&gt;, Andrew Port &lt;APort@cityofnewburyport.com&gt;, Mayor Donna Holaday &lt;mayor@cityofnewburyport.com&gt;

Dear Councilor Eigerman, Councilor Giunta, Councilor Shand,

Thank you for holding the Planning and Development Committee tonight. I will be there but I wanted to submit my comments for the record as well.

I live on Foster Court which will be impacted by any development to the Brown School.

I have been thinking about this a lot. The thing that upsets me the most was that late in 2017 the City had a proposal for the Brown School, it was a good proposal, everyone got something, not everyone got what they wanted, it's what I call a good negotiation. As I understand it the selection committee was in agreement on recommending that proposal. And according to the Ordinance that we are discussing tonight, and according to people I have talked to, it was the mayor who rejected that proposal and chose to go in a 180 degree direction from where the neighborhood understood the eventual development of the Brown School would evolve.

1) The Newburyport Youth Services (NYS) got to stay. The space was small, but they were not cut adrift and the gym remained. For 17 years Geordie Vining in the Planning Office worked literally out of a closet, I'm assuming his predecessor still does. I'm assuming that the space for the NYS would have been larger than that.

2) It was 17-19 units, more than the neighborhood would want, but much less than the 24-29 units that we as a city are now discussing.

3) It had affordable housing, not as much as advocates might want, but it had 3 units of affordable housing.

4) It had parking for 39-42 cars. Not as much as the neighborhood would like, but it provided roughly 2 spots per unit + more, which is a lot more than 1-1.5 cars that are now being discussed. And, if you live in the South End you need a car. There are no longer stores on every corner literally the way there used to be. And if you need something affordable, K-Mart is no longer here. A car is necessary to get up to Seabrook to go the Walmart. And seniors have cars, I am a senior, seniors even have 2 cars.

5) It retained the Brown School Park and also strived to included office spaces or artist studios in the units (something with the 2014 Brown School Feasibility Study thought of as a possibility).

6) The building would have been well maintained as well as being attractive.

7) The developer lives in town and is sensitive to the culture of the city.

It is a mystery to me why the mayor chose to disregard this very workable proposal and we are where we are today. I very much appreciate Councilor Eigerman's Ordinance and an attempt to get back to a balanced approach to this project.

Affordability — I want people to be straight with me about what they mean by "affordable housing," there is a lot of talk about teachers and policemen not being able to buy in Newburyport. Of course I would agree with that. The proposal by the YWCA talks about having over 30% housing for homeless and near near homeless. If I had known when I bought my house 20 years ago that that would be the vision of what the City had for the Brown School, I would have said to myself, "I think I will buy somewhere else." Having talked to so many of the neighbors, I know they appear to feel the same way.

I am looking for a balanced, low impact project for the Brown School that keeps NYS there. We had that within our grasp in 2017, I would like to return to that template as a very sane approach to what could be developed at the Brown School.

Again, thank you Councilor Eigerman for your Ordinance and the Planning and Development Committee for holding the public hearing tonight.

Most Sincerely,

Mary

Mary Baker Eaton  
3 Foster Ct  
Newburyport, MA 01950

**Re: Brown School proposal**

Edson, Marcia [mtedson@bu.edu]

**Sent:**Friday, March 02, 2018 9:54 AM

**To:** Jared Eigerman

EDSON  
03-02-18

Dear Councilor Eigerman,

I was unable to attend Wednesday's meeting, but wanted to add my voice to the neighborhood's call for a extended consideration of the use of this property. My suggestions follow:

- Request a parking and traffic study that will give an accurate representation of the effect of occupants' cars on parking and traffic on the neighborhood
- Develop a more realistic balance of usage that includes space for Youth Services and fewer housing units.
- Consider earmarking low income slots for senior ciitzens.

I am most appreciative of your work on this project and your willingness to hear the thoughts and concerns of our neighborhood.

Best,

Marcia Edson

Marcia Edson  
11 Salem St.  
Newburyport, MA  
978 417-9988

**Brown School**

Andrea Fidler [andreafidler@yahoo.com]

**Sent:** Friday, February 23, 2018 2:28 PM**To:** Jared Eigerman; Larry Giunta; Heather ShandFIDLER  
02-23-18

Dear Councilors,

I am writing to express my concern that the Brown School may be turned into 100% affordable housing units. I am not in favor of the reuse of the Brown School for this purpose. I have serious concerns about the impact of concentrating more and more of NBPT's affordable housing units in the same small geographic area in the South End. In addition, I have concerns about the potential pitfalls that come with 100% affordable housing versus mixed-use or mixed-income housing. I am, instead, in favor of housing mixed-use units in the Brown School.

In addition, 24+ units seems like a lot for the building, especially given the very real concerns regarding overcrowding, congestion, parking etc. in the South End. I hope significantly fewer units will be considered instead.

Thank you,  
Andrea Fidler  
17 Chestnut Street

Sent from my iPhone





GLYNN  
03-01-18  
Jared Eigerman <jeigerman@gmail.com>

## Re: Brown School Public Hearing

1 message

Kerri Glynn <kerri.glynn@gmail.com>

Thu, Mar 1, 2018 at 8:06 AM

To: Paulette Turco <pdTurco@msn.com>

Cc: Jared Eigerman <jeigerman@gmail.com>, "envirocom@comcast.net" <envirocom@comcast.net>, Sharif Zeid <sharif@reachsharif.com>, "HShand@CityofNewburyport.com" <HShand@cityofnewburyport.com>, "tontarc@gmail.com" <tontarc@gmail.com>, "larrygiunta12@gmail.com" <larrygiunta12@gmail.com>, "thomasobrien11@aol.com" <thomasobrien11@aol.com>, "jdevlinnbpt@gmail.com" <jdevlinnbpt@gmail.com>, "gearls25@gmail.com" <gearls25@gmail.com>, "AKhan@cityofnewburyport.com" <AKhan@cityofnewburyport.com>, "bruce@vogelatlarge.com" <bruce@vogelatlarge.com>

Thank you Paulette for taking the time to write this detailed letter to the City Councillors.

I was unable to make the meeting due to being home with kids, but I agree with all of your concerns. This is an already dense area, and I am very concerned about safety, traffic and parking. My kids often walk to the Brown school playground as do many other kids that live nearby, and I don't want to see their safety compromised (or the safety of the abutters and residents surrounding the Brown school).

I hope to hear from the Councillors on what came out of last night's meeting. I had emailed each one individually a few weeks back and participated in the survey as well.

Thank you,  
Kerri Glynn  
10 Salem st.

On Feb 28, 2018, at 9:27 AM, Paulette Turco <pdTurco@msn.com> wrote:

Dear City Councillors, Barry O'Connell, President; Sharif Zeid, Ward 1; Jared Eigerman, Ward 2; Heather Shand, Ward 3; Charles Tontar, Ward 4, Larry Giunta, Jr., Ward 5; Thomas O'Brien, Ward 6; Joseph Devlin, Councillor-at-Large; Gregory Earls, Councillor-at-Large; Afroz Khan, Councillor-at-Large; Bruce Vogel, Councillor-at-Large:

I am writing to all of you to address issues of concern to me related to options being considered for the future use of the G W Brown School property. I have lived across from the Brown School since September, 2012.

I may not be able to attend the important Public Hearing this evening because of medical issues, so I am communicating my planned statement with you now and hope you will be able to read and consider in time for the Public Hearing for the Brown School this evening at City Hall.

I find it difficult to believe that the school population will continue to decrease over the next 30-40 years, given that the city is appreciably increasing the number of housing units across income levels for families in the city. If the statistics are strong in the production of a continued decrease in school population, then the original premise to keep the property of the Brown School in the hands of the city and available for affordable re-adaptation for educational use would no longer be necessary. If it were prudent to save the property for future educational use, I would continue to support minimal change to the structure and for the city to seek cultural grants to use the space for artist lofts and educational

GRAVES  
02-28-18



Jared Eigerman <jeigerman@gmail.com>

---

## Re: Brown School Public Hearing

1 message

---

robin graves <rireath@gmail.com>

Wed, Feb 28, 2018 at 9:57 AM

To: Paulette Turco <pdTurco@msn.com>

Cc: Jared Eigerman <jeigerman@gmail.com>, "envirocom@comcast.net" <envirocom@comcast.net>, Sharif Zeid <sharif@reachsharif.com>, "HShand@CityofNewburyport.com" <HShand@cityofnewburyport.com>, "tontarc@gmail.com" <tontarc@gmail.com>, "larrygiunta12@gmail.com" <larrygiunta12@gmail.com>, "thomasobrien11@aol.com" <thomasobrien11@aol.com>, "jdevlinnbpt@gmail.com" <jdevlinnbpt@gmail.com>, "gearls25@gmail.com" <gearls25@gmail.com>, "AKhan@cityofnewburyport.com" <AKhan@cityofnewburyport.com>, "bruce@vogelatlarge.com" <bruce@vogelatlarge.com>

This is superb! Thank you

I only pray the recipients will really take to heart!

This whole Brown School debacle needs to get out of people's back pocket!!!! And they need to look and listen and stop pushing THEIR agendas

Sent from my iPhone

25 lime st. newburyport ma 01950

C.781-956-6473

On Feb 28, 2018, at 9:27 AM, Paulette Turco <pdTurco@msn.com> wrote:

Dear City Councillors, Barry O'Connell, President; Sharif Zeid, Ward 1; Jared Eigerman, Ward 2; Heather Shand, Ward 3; Charles Tontar, Ward 4, Larry Giunta, Jr., Ward 5; Thomas O'Brien, Ward 6; Joseph Devlin, Councillor-at-Large; Gregory Earls, Councillor-at-Large; Afroz Khan, Councillor-at-Large; Bruce Vogel, Councillor-at-Large:

I am writing to all of you to address issues of concern to me related to options being considered for the future use of the G W Brown School property. I have lived across from the Brown School since September, 2012.

I may not be able to attend the important Public Hearing this evening because of medical issues, so I am communicating my planned statement with you now and hope you will be able to read and consider in time for the Public Hearing for the Brown School this evening at City Hall.

I find it difficult to believe that the school population will continue to decrease over the next 30-40 years, given that the city is appreciably increasing the number of housing units across income levels for families in the city. If the statistics are strong in the production of a continued decrease in school population, then the original premise to keep the property of the Brown School in the hands of the city and available for affordable re-adaptation for educational use would no longer be necessary. If it were prudent to save the property for future educational use, I would continue to support minimal change to the structure and for the city to seek cultural grants to use the space for artist lofts and educational uses that would provide revenue to the city. This option was voiced frequently since the Brown School closed its doors to school children by artists and neighbors.

## Ordinance Points :: Response

1.) 40-60% affordable housing:: This limitation seems reasonable when considered alone, but the city of Newburyport must consider the need to gain sufficient profit so as to purchase/ build an NYS facility and to consider the surrounding neighborhood and items below (refer to #2, 3 comments). Parking needs and traffic issues, no room for additional green space, further limit the viability of this goal. 20-50% seems more reasonable to hope to achieve goals within the constraints of the property, neighborhood, NYS space funding needs. The city should consider including large units with 2000 sf and more and include more green space, landscaping.

2.) 24 units :: this seems beyond the capacity that the neighborhood infrastructure can absorb in this location: including increased traffic on narrow surrounding streets for many residential properties with insufficient land for driveways, forcing daily on-street parking. If residents do not have cars, the local sidewalks are impassable because old tall maples the city planted long ago have broken up the sidewalks so that anyone with children, strollers, walking aid or balance issues must walk in the street.

3.) Parking: 1-1.5 cars :: This is the potential for 36 cars and is 15 beyond the capacity available on the property, if every inch of available flat space is used for parking. The surrounding streets cannot absorb an additional 15 cars. First RFP measured 21 available parking spots if the children's play area remains intact, as voted unanimously by City Council. The children's play area must be safe and it must be safe for children to enter and leave the play area. If fewer cars are owned and residents must walk to public transportation in the center of Newburyport or to the commuter rail station, the sidewalks are unworkable with strollers or any assistive walking device. Mothers with strollers must walk in the streets. That will become a safety hazard, more of a safety hazard with an addition 36 cars traveling these city blocks.

4.) Protects the Brown School Park-2013 Playground Order :: This is essential for Brown School neighbors.

5.) Assumes NYS will be relocated and not stay at the Brown School. Hoping to get money for NYS :: This seems unrealistic even by the Mayor from the start of the Brown School adaptation considerations. The mayor assured residents at several neighborhood meetings that no other options were available and that all alternative options had been carefully researched. That said, the children and parents of Newburyport, including future occupants of the adapted Brown School need NYS for after school enrichment and care while parents complete their work days. Working parents cannot wait months, years while Newburyport seeks funding without a need to increase taxpayer dollars. Of note, the Newburyport School Committee tasked a sub-committee, chaired by Bruce Menin, the sub-committee was informed that the city's grant writers would be available to write proposals for grants to adapt the Brown School to house educationally related, revenue producing projects identified by school authorities as needed by the school system. No aid was provided.

6.) Protects the Historic features of the property :: I agree fully to this expectation and know that this is considered essential by many neighbors and long-time residents of Newburyport.

7.) Mitigating negative impact :: This is where my information regarding the ordinance stopped. I was unable to open the document for the ordinance on the city's webpage. That said, the NHA houses physically and mentally impaired adults on a Milk Street property across from the Brown School. This property requires wheelchair vans to stop periodically throughout the day to transport residents to daycare programs. This often blocks traffic flow on Milk and would impede an additional 20+ cars that would exit or try to enter the Brown property from Milk. The absence of any outdoor space at the Brown for any units and the available windows on only 1 wall of each residential

unit, combined with limited parking, unwalkable sidewalks leading to public transportation all make this property poorly suited for families with small children, elderly, individuals with physical limitations for their lower extremities, and those who need public transportation.

Compare the Brown School option to Horton Place. Horton Place has wonderful outdoor space surrounding small brick buildings with gardens where residents can add perennials. Units are floor through so that outdoor lighting and views enter every room. Brown School has windows on only one side for each unit except corners.

I hope that the Councillors will consider each of the above issues when voting on the upcoming RFP ordinance for potential bidders to meet.

On a related issue:  
I appreciate the efforts of Councillor-at-Large Afroz Khan in creating and distributing a survey regarding the Brown School. I would like to request that he open the survey again to give potential responders more time to become aware of the survey and to respond so that he may collect a representative sample. 48 hours is a small window.

Thank you,  
  
Paulette Demers Turco  
37 Milk Street  
Newburyport

On Feb 21, 2018, at 8:53 AM, Jared Eigerman <jeigerman@gmail.com> wrote:  
  
Councillor-at-Large Afroz Khan has kindly prepared the following poll about the G. W. Brown School:

-----  
Dear Resident,  
  
As the City Council is reviewing an ordinance in committee regarding the Brown School, we would be interested in gauging your interest and opinion on several aspects of the property/grounds. This on-line survey can be accessed by going to the following link:  
  
<https://www.surveymonkey.com/r/QWDVRNR>

Free Online Survey Software by SurveyMonkey: Closed Survey  
[www.surveymonkey.com](http://www.surveymonkey.com)

This SurveyMonkey survey is currently closed. Please contact the survey author for assistance. Sign up and create your own free online survey in minutes!

The survey will be closed on Friday, February 23rd at 5pm. We respectfully request that you only complete this survey once.

Thank you.

-----

GRIFFIN

02-28-18

**Brown School Meeting**

Tamara Griffin [tamxc4@gmail.com]

Sent: Wednesday, February 28, 2018 9:15 AM

To: Jared Eigerman; Larry Giunta; Heather Shand

Cc: info@friendsofnys.org; Matthew Griffin [griffin.matthewp@gmail.com]

Good morning! In case I am unable to attend the meeting on the Brown School tonight (I have to arrange childcare), I wanted to give this written testimonial:

**I support keeping NYS where they are or fully funding a new location for them:**

My husband, daughter and I moved to Newburyport about 1 year ago and purchased a home on Federal Street. So far, our biggest welcome to the community has been through Newburyport Youth Services. The open gym they provide for my toddler has been a great way to meet people and let her run around during the winter. We moved to downtown Newburyport for the historic charm and walkability. I love being able to walk to the Brown School with my daughter, and then shop downtown afterwards and go to a few playgrounds all without having to deal with a car. I would prefer to keep NYS at their current location with access to the gym. However, if they have to be moved, it would be nice if they could be kept within walking distance to the downtown area or the rail trail.

**I do not support turning the Brown School into condos:**

I am not in support of turning the Brown School into condominiums. I realize that this is probably going to happen no matter what so I just want to voice my opinion that I think it would be best to minimize the number of units. I would like the minimum number of units necessary to make it profitable enough for a developer to update and maintain the building. Putting in a crowded apartment complex changes the feel of the neighborhood - and extra parking lots are unattractive. I was so happy when we rezoned from R3 to R2 - then I was pretty surprised to hear the number of units being considered for the Brown School! I also hope the gym is retained. I constantly see people using it for sporting events etc. and it is such a nice feature to have in this neighborhood. If it is taken down, we will never get something like that back in the south end.

**I do not support turning the Brown School into affordable housing:**

I understand the need for affordable housing - but I don't think it needs to be in a prime south end location. It could be placed in a less expensive area that has access to a bus line or other public transportation. Also, just in general, affordable housing makes sense in a big city like Boston where an entry level school teacher would otherwise need to commute 2+ hours to live somewhere they could afford. But in Newburyport, the housing/rent prices drop off pretty quickly once you leave downtown. It's not a long commute by car - and there is always the option to take a bus or train if you can't afford a car.

Thanks for listening!

Tamara (Tammy) Griffin

82 Federal Street

----- Forwarded message -----

From: The Friends of NYS <[info@friendsofnys.org](mailto:info@friendsofnys.org)>

Date: Tue, Feb 27, 2018 at 6:01 PM

Subject: Say YES to NYS! Brown School Meeting

To: <[tamxc4@gmail.com](mailto:tamxc4@gmail.com)>

Visit the Friends of NYS Website

Hello to all Newburyport Youth Services supporters!

In follow-up to our *Say YES! to NYS* call to action, we would like to inform you of an important City Council meeting this Wednesday evening, February 28 @ 7PM.

The City Council's Committee on Planning and Development is holding this meeting to take public testimony regarding proposed terms for sale or lease of the former school property.

Brown School Meeting by the City Council via Jared Eigerman

Wednesday, February 28, 2018 7PM

Newburyport City Hall

60 Pleasant Street

Auditorium (2nd floor)

Written testimony is also welcome. You may email the three Committee members at:

Jared Eigerman (Chair) [jeigerman@cityofnewburyport.com](mailto:jeigerman@cityofnewburyport.com)

Larry Guinta [lgiunta@cityofnewburyport.com](mailto:lgiunta@cityofnewburyport.com)

Heather Shand [hshand@cityofnewburyport.com](mailto:hshand@cityofnewburyport.com)

\*If you are in the neighborhood of the Brown School, from Federal to Bromfield and Water to High this is a must go to meeting.

Thank you for your continued support and action.

Sincerely,

Friends of NYS Board



FOLLOW US

Friends of NYS on Facebook

**Questions?** Email [info@FriendsofNYS.org](mailto:info@FriendsofNYS.org)

Unsubscribe

This message was sent to [tamxc4@gmail.com](mailto:tamxc4@gmail.com) from [info@friendsofnys.org](mailto:info@friendsofnys.org)

The Friends of NYS  
Friends of Newburyport Youth Services  
40 Milk Street  
Newburyport, Massachusetts 01950

-----

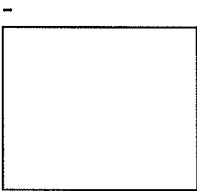
HALL  
03-05-18

**Hi Jared,**  
David D. Hall [ddh@hallandmoskow.com]  
**Sent:**Monday, March 05, 2018 3:48 PM  
**To:** Jared Eigerman

Wanted to suggest that the Brown school be rehabbed to serve the local elderly housing needs. Percentage of affordable (particularly in this case) should not be limited. Seek to optimize this asset with 100 % affordable.

Politically I think it can fly fine (ignoring the usual barkers).

I would prefer that you not box in the options in with a restrictive new ordinance.



David D.Hall



Hall and Moskow  
2 Federal St.  
Newburyport, MA  
01950  
  
tel 978-465-7047 ex 5  
[ddh@hallandmoskow.com](mailto:ddh@hallandmoskow.com)

HARRIS  
02-28-18



Jared Eigerman <jeigerman@gmail.com>

## Brown School Public Hearing, Feb. 28, 2018

1 message

Elizabeth Harris <harris01950@gmail.com>

Wed, Feb 28, 2018 at 1:36 PM

To: Jared Eigerman <jeigerman@gmail.com>, "envirocom@comcast.net" <envirocom@comcast.net>, Sharif Zeid <sharif@reachsharif.com>, "HShand@CityofNewburyport.com" <HShand@cityofnewburyport.com>, "tontarc@gmail.com" <tontarc@gmail.com>, "larrygiunta12@gmail.com" <larrygiunta12@gmail.com>, "thomasobrien11@aol.com" <thomasobrien11@aol.com>, "jdevlinnbpt@gmail.com" <jdevlinnbpt@gmail.com>, "gearls25@gmail.com" <gearls25@gmail.com>, "AKhan@cityofnewburyport.com" <AKhan@cityofnewburyport.com>, "bruce@vogelatlarge.com" <bruce@vogelatlarge.com>  
Cc: Mayor@cityofnewburyport.com, aprot@cityofnewburyport.com

February 28, 2018

Dear City Councillors, Barry O'Connell, President; Sharif Zeid, Ward 1; Jared Eigerman, Ward 2; Heather Shand, Ward 3; Charles Tontar, Ward 4, Larry Giunta, Jr., Ward 5; Thomas O'Brien, Ward 6; Joseph Devlin, Councillor-at-Large; Gregory Earls, Councillor-at-Large; Afroz Khan, Councillor-at-Large; Bruce Vogel, Councillor-at-Large:

Since I am out-of-state and unable to attend tonight's hearing on the Brown School Project, I hope you might consider my comments, below.

### Parking and Traffic Impacts

With the proposal for a project of 24 units, it will be difficult to mitigate the negative traffic and parking impacts upon the neighborhood. Lime Street narrows in the vicinity of the Brown School, remains narrow from there to Water Street, and is already overburdened with street parking that exacerbates the traffic problem. Cars travelling in one direction on Lime Street are often backed up because if a car is travelling in the opposite direction there is no passing room.

I live on Lime Street, across from a condo conversion development of six units which has inadequate on-site parking. Some residents have two cars, and even when there seems to be room in the on-site area, the same car is almost always parked in a space in front of a side entrance to our house. And why not? It is much easier for the owner to park on the street than to maneuver his car into the tight, on-site parking area. I fear the same might occur in the immediate area of the Brown School if the on-site parking is not easy to access.

Parking spaces are in such demand that neighbors frequently, almost regularly, park within twenty feet of an intersection across from our house (Purchase and Lime Streets). I once witnessed a fire engine that was unable to make the turn onto Lime Street due to this illegal parking.

Please do not approve a 24-unit development before the City completes and circulates for public comment a full traffic and parking study. There are times when the street parking is not a problem, but at other times it is. I don't know the pattern. But at times when street parking is in demand,

please consider permit parking for neighbors in the vicinity. Permit parking on Lime and Milk Streets might go a long way in mitigating the adverse parking impacts.

### Concentration of Affordable Housing Within 3 ½ Blocks of the Brown School

Probably most in this city are in favor of providing affordable housing. But it has been pointed out that 37 to 38% of the City's subsidized/affordable housing is already within 3 to 3 1/2 blocks of the Brown School. This fact should be considered in the goal for a diverse and balanced community. A large proportion of affordable housing should not be imposed upon one small neighborhood in the city, but rather spread throughout.

Finally, and I have hesitated to say this, it is distasteful to many (though not to all) residents of the near South End that there has been an organized and concerted effort of people, most of whom live outside the immediate Brown School neighborhood, to push this high density project upon our already impacted neighborhood. For decades, national studies have shown that high concentrations of affordable housing cause problems. In our own community, just a perusal of our local newspaper indicates that residents of highly-concentrated affordable housing projects disproportionately appear on the criminal court dockets or police blotters. It is notable, but quite predictable. Though most of these residents are issued summonses for traffic violations or driving with suspended licenses, other reported crimes are more serious.

Those proposing high concentrations of affordable housing in others' neighborhoods should do more than just provide housing to those in need, then walk away. These proponents have some responsibility to befriend, support, and counsel the new residents, to help them become contributing members of the community. Certainly, if at the James Building where the minimum tenant contribution for rent is \$25. per month, some residents need lots of support.

The YWCA seems to have done admirable work in this respect. I would support its involvement in this proposed project.

Thank you for your consideration of my concerns.

Elizabeth J. Harris  
56 Lime Street  
Newburyport, MA 01950  
[Harris01950@gmail.com](mailto:Harris01950@gmail.com)

**Brown School**

Nancy Haverington [nhaverington@live.com]

**Sent:** Tuesday, February 27, 2018 6:56 PM

**To:** Jared Eigerman; larrygiunta12@gmail.com; Heather Shand

Haverington  
02-27-18

February 27, 2018

Dear Councilmen Eigerman and Giunta and Councilwoman Shand,

I support affordable housing and appreciate your efforts toward that goal. The south end is a rich and interesting place to live because it still has some diversity. My concern is how housing fairness is accomplished. I can't be at Wednesday night's meeting so I'm writing to share with you the four reasons why I believe the plan to turn the entire Brown School into low income units will do more harm than good:

1. Making any entire building a known low income dwelling carries a social stigma that affects children's sense of worth. It affects how they perceive themselves and how they are perceived and treated by others.
2. The plan would greatly exacerbate the existing parking problem.
3. Newburyport Youth Center is an asset to our neighborhood.
4. Changing zoning with the expressed intention of preventing overcrowding while consciously creating an overcrowded situation in the same area would instill justifiable distrust of and resentment toward city officials.

I hope, instead, you will consider working with the community to create affordable housing integrated throughout the city, including the Brown School, in proportion to each neighborhood's capacity. I'm sure I don't understand all the difficulties in trying to satisfy competing needs. But I do understand that fair and transparent negotiations can give our better angels a chance.

I believe Newburyport has the ability to meet socio-economic needs in ways that foster integration, create good fellow-feeling, and increase quality of life for everybody. If you think my ethics training might be of some help, I'd be glad to talk with you.

Thank you for listening. Please feel free to share my letter.

Respectfully,

Nancy Haverington  
35 Franklin Street  
Newburyport, MA 01950  
978-417-1409

# Questions and Concerns Regarding the Brown School Project

Monroe Horn [monroemhorn@gmail.com]

Sent: Wednesday, February 28, 2018 3:51 PM

To: Jared Eigerman; Larry Giunta; Heather Shand

Cc: Sharif Zeid; Gail Horn [gphorn@comcast.net]

HORN

02-28-18

Dear members of the Planning and Development Committee,

We are writing with some questions and concerns about the Brown School project. We will also be attending the meeting this evening, but wanted to send this to you beforehand.

As newcomers to the neighborhood—we just moved to our home in November—we did not participate in the discussions of the previously rejected proposal. We are, however, intensely interested in what happens to the Brown School. We love Newburyport and have worked our whole lives to be able to afford to live in such a wonderful town and neighborhood. And, while we appreciate the need to develop the Brown School, we are very concerned that the proposals we have seen so far will have a negative impact on the neighborhood.

Some of our questions and concerns relate to:

- 1. Traffic and Parking.** Any development of the Brown School is going to add additional vehicles to a neighborhood that is already crowded with vehicles, where parking is hard to find, and where traffic is already difficult. We are concerned that a project of the size being considered (24 or more units) would overwhelm the neighborhood. We know that the existing parking lot can be used for some of the parking needed for new residents, but if there are 24+ new units on the site it is hard to imagine that the lot will be sufficient. That will create a situation where more people require on-street parking—a situation made worse by the fact that the gym will still be in use and people who are now able to park in the lot will also be forced to find street parking. We believe that any development should require two parking spaces in the lot per-unit.
- 2. Cost to the Town.** As taxpayers, we would like the town to make the most of the asset that is the Brown School. Current proposals call for the sale or lease of the property, its development into residential housing, and the relocation of Newburyport Youth Services. Has there been any analysis of which type of plan (number of units, mix of affordable units, etc.) would bring in the most money for the town in the sale or lease of the property? Also, has there been any analysis of which type of plan would maximize the future property tax revenues for the town? For example, does the percentage of affordable units have an impact on future tax revenue and, if so, how much? The town will already need to take taxpayer money to relocate NYS. We believe it should not compound the cost by settling for less money initially or by approving a plan that forgoes future property tax revenue.
- 3. Preservation of Green Space.** We believe that the current park at the Brown School must be kept at least as large as it is currently. There is very little green space in our neighborhood and keeping the existing park is absolutely necessary. While we understand that the town has committed to this, it is hard to see how a large housing development, a correspondingly large parking lot, and a park its current size can all exist on the current parcel.
- 4. Affordable Housing Mix.** Any development of the Brown School into residential units will have some affordable housing. The question is how much. Our understanding is that the previous proposal included both fewer units and a lower percentage of affordable units than what is currently under consideration. Both of those seem right to us. We are extremely concerned about a level of around fifty percent affordable units and we are utterly opposed to any percentage higher than this.

We also want to make sure that affordable housing in the town is spread evenly throughout the various neighborhoods. The James Steam Mill and the Sullivan Building are both very close to the Brown School and already have affordable housing components. If approved, would the concentration of affordable units in our neighborhood be greater than other neighborhoods in the town? If so, why not increase the number of affordable units in other neighborhoods so as to distribute affordable units evenly? Why should the burden fall disproportionately on our neighborhood?

A great deal of our concern also revolves around the fact that we have not been able to figure out what, exactly, is meant by "affordable" housing? There is a great deal of talk about the need for affordable housing in this development, but it seems impossible to pin down what that means. For example, what income levels would be eligible for the units? Where would the subsidies come from? What would the cost be to the town?

We heard from affordable housing advocates at the last meeting that Newburyport teachers might be eligible to live in this affordable housing because they cannot pay market rates in the town. Are the units really going to be designed to subsidize middle-class individuals and families, or are they designed to attract people near or below the poverty line? If the latter, what analysis has been done to gauge the impact on our neighborhood? We need to know exactly what is meant when activists talk about "affordable housing" for the Brown School.

We would appreciate any further information you can provide in answer to our questions. Though we are new to Newburyport, we are fully invested in helping to make our new hometown an even better place to live.

Best regards,  
Monroe and Gail Horn  
14 Lime Street

KIPP  
03-09-18**Brown School Development**

Pamela Kipp [pamkipp@gmail.com]

Sent: Friday, March 09, 2018 5:42 PM

To: Jared Eigerman; Heather Shand; larrygiunta12@cityofnewburyport.com

Dear Jared, Heather and Larry,

I attended the recent meeting regarding the future of the Brown School, and appreciated the opportunity to listen to and voice opinions on the future of this property. I have communicated with Jared separately and understand the issues to be far more complex than meets the eye.

I live at 11 Tremont Street, and all 3 of my children attended the Brown School and were consistent users of the playground. The Brown School was an incredible asset to our community, not just in educating our children, but by bringing community members together. It is my hope that the Brown School can continue its legacy in serving the good of the Newburyport community.

I appreciate the need to put the fate of Newburyport Youth Services up front, and understand that the reconfiguration of the Brown School to accommodate both NYS and development may be incompatible. I'm very much in favor of the language in Jared's proposed Ordinance of 2/12/18 that retains a perpetual easement to preserve the schoolyard for a park and playground and maintains the historic facade, and to address the need for affordable housing. I also love the fact that net proceeds of any sale of the Brown School property are dedicated to reconfiguration of the public park and playground, renovations to the gym and/or constructing facilities for use by NYS.

I attended the meeting early this year on homelessness at the UU church, and learned more about the pressing need for affordable housing in Newburyport (also documented in Newburyport's draft Housing Production Plan and outlined by the Newburyport Affordable Housing Trust/NAHT), particularly among our growing senior population. I feel the NAHT recommendations to remove the cap on number of units and remove the cap on percentage of affordable units at 60% of the total, and to state a preference for affordable housing for seniors, are sensible, and would urge your consideration of the NAHT requests. It seems that by opening this up, Newburyport may be able to take advantage of additional bids with potential subsidies that may not exist given the caps in the Proposed Ordinance. Once proposals are submitted, Newburyport would then have the opportunity to reject those that would be too dense for the neighborhood and traffic patterns, as well as those that might be incompatible with the desired objective to maintain the schoolyard as a community park/playground.

Thank you for all your work on behalf of the city of Newburyport on this and other matters!

Best regards,

Pam



**Brown School Reuse**

Dianne Luby [dianneluby@gmail.com]

**Sent:** Wednesday, March 07, 2018 3:40 PM

**To:** Jared Eigerman

LUBY  
03-07-18

Dear Councilor Eigerman,

I moved to Newburyport a year ago from downtown Boston and purchased a home at 172 State Street. I have been so pleased with my move into this wonderful community and have always been active and concerned about affordable housing. I attended the last meeting at the Brown School and was particularly moved by the teachers who spoke who worked here for years, are now retired and feel financially unable to remain because they cannot find affordable housing in a community they have given so much to. I hope we can do better for them.

I was disappointed to see the ordinance submitted that outlines the requirements for the future development of the site. It appears that restrictions on percentage of affordable units to no more than 60% and the restriction on the number of units to be developed to 24 units tilts the project away from affordable housing for seniors. Since the objections at the meeting seemed to center on parking and traffic concerns, it would seem that 1 bedroom senior housing with proximity to downtown would be a better alternative.

I feel strongly that removing the cap on the number of units, and the restriction on percentage of affordable units, and stating a preference for housing for seniors would generate much greater support and be the most appropriate use for this property. Thank you.

Sincerely,

Dianne Luby  
172 State Street  
Newburyport, MA 01950

MANDEVILLE  
03-06-18

**Brown School**

Howard Mandeville [howard.mandeville@gmail.com]

Sent: Tuesday, March 06, 2018 2:03 PM

To: Jared Eigerman

Cc: Afroz Khan [afroz.k.atlargecc@gmail.com]; larrygiunta12@gmail.com; Heather Shand

Jared,

Thank you for moving the city forward regarding the future best use of Brown School. In a community and neighborhood known for housing density and venerable housing stock, the opportunity to plan and deliver housing on an infill site that meets our civic priorities is a rare challenge. Newburyport has a significant stake in getting this right.

As a former executive director of a non-profit housing development enterprise (in Wisconsin), I have learned that the key to successful collaboration between municipalities and real estate developers is for the public partner to set parameters firm enough to steer a project design toward community priorities but flexible enough that the private partner can find a way to tailor the project design to be both aspirational and doable.

Your proposed ordinance gives Newburyport a good start on such a public-private collaboration. However, I offer the following recommendations with the belief that they will modify the city's plan in ways that will generate more and better replies from developers and better outcomes for Newburyport and its citizens.

Avoid placing a cap on the number or percentage of affordable units. The universe of financing options has limits. It is my understanding that financing tied to low-income housing tax credits is available to projects in which all the units meet affordability criteria. And without the tax credits, a project emphasizing affordability is unlikely to find other subsidies or favorable financing in amounts needed to create the housing we have as our community priority. Private developers already have a market for high-end homes that they are happy to fill. Any market study would confirm that an unmet need in the south end is affordable rental homes. I suggest that the affordability requirement range from 45% to 100% with scoring incentives for more affordable units.

Avoid placing a cap on the number of units. An enterprising developer may conclude that a higher number of smaller units may be a formula for making the units affordable.

Recent local forums on affordable housing hosted by Pennies for Poverty and the First Religious Society Justice Action Ministry renewed the perception that seniors who have made their home in Newburyport for a long time are having a hard time finding affordable options for remaining in their own neighborhood and community. Please structure your RFP to create incentives for proposals that emphasize housing with rents that will account for the budget constraints of many seniors on fixed incomes.

4. Encourage developers to incorporate universal design features in all common areas and visitability within all units. Such features will make the housing more comfortable for seniors and more accessible to tenants with disabilities.

Thanks for considering these modifications as you perfect the ordinance for Brown School development.

Howard Mandeville  
69 Prospect Street  
Newburyport

**Re: Brown School Renovation Project**

Rory McCorkell [rmccorkell@sensitech.com]

**Sent:** Thursday, March 01, 2018 5:12 PM

**To:** envirocom@comcast.net; Sharif Zeid; Jared Eigerman; Heather Shand; tontar44@comcast.net; larrygiunta12@gmail.com; Thomasobrien11@aol.com; jdevlinnbpt@gmail.com; gearls25@comcast.net; Afroz Khan; bruce@vogelatlarge.com

**Cc:** Bri McCorkell [brimccorkell@gmail.com]

Mc CORKELL  
03-01-18

To our Newburyport Council Members:

My name is Rory McCorkell and my family and I reside at 72 Lime Street. I want to first thank you for hosting the meeting on Wednesday, February 28<sup>th</sup> for our community to discuss the Brown School renovation project.

My family purchased our home on Lime Street a couple years ago. My wife and I have a 4 year old son, Holden, and a 10 month old daughter, June. In making the decision to buy our home, we knew there were two limitations that could impact overall value: lack of a driveway and lack of a backyard. But we fell in love with the home, we fell in love with the South End neighborhood, and we fell in love with the town of Newburyport and we trusted that when the time came to potentially sell our home that others would feel the same way. We were also put at ease knowing that the Brown School was readily accessible to address some of our homes limitations.

The Brown School serves as my family's "backyard". When my son says he wants to go outside and play, he means he wants to go play basketball or go on the playground at the Brown School. We taught him to ride his bike behind the Brown School and I hope to teach my daughter to do the same when she is ready there as well. We throw the tennis ball to our dog on a daily basis at the Brown School. My daughter loves attending music class at the Brown School. My son was so excited on Halloween to walk across the street and go through the haunted house sponsored by Youth Services at the Brown School. We've met the majority of our neighbors and now very close friends while walking to or being @ the playground of the Brown School. It is the "backyard" for my family and I think many in close proximity to the school would call it the same. I ask that the final decision keeps this in mind and preserves as much of the space as feasibly possible to let our kids continue to learn and safely play.

As for parking, I think based on the comments made at the meeting the selections committee fully understand the issues we face today. My wife and I do battle for parking spots and snow emergencies are a major concern for those who lack driveways in the South End. Since living in our home, both of our vehicles have been struck while parked out in front of our house; somewhat unavoidable due to the narrow streets of the South End. So I trust that the selection committee is well-informed when making their decision on the impact that increased traffic and parking will have on the neighborhood directly surrounding the site.

I understand this is a difficult decision to make and not everyone may be pleased with its outcome; but I do thank you for hosting this meeting to allow for the selections committee to hear the voices of all those that will be directly impacted by any renovation of the Brown School. The letters of recommendation for the current proposal (27-29 units) that I see on public record lack from those that will be directly impacted by this project. A common theme and takeaway from the meeting was that the community would love the entire Youth Services operation to continue to be a part of our South End neighborhood and my family wholeheartedly agrees. My understanding is there are proposals that have been submitted that would satisfy this priority and that more reasonably addressed (i.e. lesser units) traffic & parking concerns discussed during the meeting. I trust that your final decision will take this all into consideration.

Thank you and I appreciate your service to our community.

Sincerely,

The McCorkell Family  
72 Lime Street

NATHAN  
02-28-18



Jared Eigerman <jeigerman@gmail.com>

NYS

1 message

Madeleine Nathan <menathanphd@comcast.net>  
To: jeigerman@cityofnewburyport.com

Wed, Feb 28, 2018 at 5:48 PM

To the City Council,  
I am unable to attend tonight's meeting but want to voice my full support for NYS and express concern about their future. NYS is one of the most impressive and important resources Newburyport has to offer. The expertise, dedication and creative energy shown by Andrea, Margot, Lee and the rest of the staff provide our youth countless options for healthy free time, social outreach, personal development and global learning. I can't imagine a more devoted staff or more responsive program development. Many of our children do not find easy homes in school sports, scouts or other typical outlets, and NYS provides a full range of options for kids who might otherwise be alone, at risk for loneliness and other negative outcomes. All kids love the programs and consider the center and staff with great respect and enthusiasm. For many kids, NYS is a critical part of their development, with so many options for kids to grow their confidence, friendships, interests and become mentors themselves.

As a local parent and child psychologist, I have made heavy use of NYS for about ten years, encouraging the families I see to take advantage of their many wonderful programs. I hope the city of Newburyport will fully appreciate and support NYS by allocating resources and finding a wonderful home for their outstanding staff and full range of service needs.

Respectfully,  
Madeleine Nathan

Sent from my iPad

NIKAS  
02-28-18



Jared Eigerman <jeigerman@gmail.com>

---

## Re: Brown School Public Hearing

1 message

---

Greg Nikas <gregnikas@icloud.com>

Wed, Feb 28, 2018 at 10:36 AM

To: Jared Eigerman <jeigerman@gmail.com>, "envirocom@comcast.net" <envirocom@comcast.net>, Sharif Zeid <sharif@reachsharif.com>, "HShand@CityofNewburyport.com" <HShand@cityofnewburyport.com>, "tontarc@gmail.com" <tontarc@gmail.com>, "larrygiunta12@gmail.com" <larrygiunta12@gmail.com>, "thomasobrien11@aol.com" <thomasobrien11@aol.com>, "jdevlinnbpt@gmail.com" <jdevlinnbpt@gmail.com>, "gearls25@gmail.com" <gearls25@gmail.com>, "AKhan@cityofnewburyport.com" <AKhan@cityofnewburyport.com>, "bruce@vogelatlarge.com" <bruce@vogelatlarge.com>

Dear City Councilors,

You have recently received an email from Paulette Turco concerning the disposition of the Brown School. Regrettably, I have been negligent in voicing my concerns prior to this meeting and would like to say that I'm mostly in agreement with her concerns and thoughts on this matter. I say mostly because I'm not up to speed on a couple of the points she makes. I would like to say that parking is a huge issue in this neighborhood to the point that on many occasions in the past, cars have actually parked directly in front of our driveway. We have recently gained two more cars because of renters moving in across the street from us, which are two of the largest pickup trucks made, and have already caused sight and safety problems while we exit our drive because they completely block our view up or down the street. I completely agree with Paulette's concerns about the sidewalks being in disrepair and causing people to walk in the streets, especially with strollers and wheelchairs, as the folks from the Steam Mill have been doing since 1994 when I moved to Lime Street. The condition on Lime Street from Milk to Purchase is desperately in need of repaving and has been patched repeatably since 1994 which has actually made the situation worse. What is going to happen to the condition of the streets around the Brown School when 20+ cars will be using the streets??

These are just a few thoughts before tonight's meeting. I hope you will all attend this crucial event and listen to the concerns of the people that actually live in the immediate neighborhood of the Brown.

Sincerely,

Greg Nikas

gregnikas@icloud.com  
978-465-7656

**Brown School Ordinance**

Lauren Petty [lpetty90@gmail.com]

**Sent:**Friday, March 09, 2018 5:45 PM

**To:** Jared Eigerman; Heather Shand; larrygiunta12@gmail.com

**Cc:** Sharif Zeid

PETTY  
03-09-18

Dear Members of the Planning and Development Committee,

My husband, Jed, and I have been residents of Newburyport for forty years. We currently live in the South End. Our parents still live in Newburyport as well. I have also worked in this community as a visiting nurse. We have witnessed many changes over the years. One issue with which we are concerned is the lack of affordable housing in Newburyport.

When we grew up, Newburyport was economically diverse and this created a unique and vibrant community of all ages. We believe the City Council and Mayor should be making strong efforts to increase the availability of affordable housing, especially for senior citizens.

We have come to understand that an ordinance has been submitted that would set parameters for the future development of the Brown School. We also understand that some of the provisions may make it unattractive for developers of affordable housing to bid on this project and would ask that you reconsider restrictions on the total number of units and remove limitations on the percentage of affordable units.

Finally, we believe the ordinance should include a preference for the development of affordable housing for seniors as there is a critical need and limited opportunity to increase the supply.

We appreciate the opportunity to express our views and cordially ask you to consider some changes to the ordinance.

With warm regards,

Lauren and Jed Petty  
229 Water Street

**plea for the Brown School gym**  
Janet Schoene [janetschoene@earthlink.net]  
**Sent:** Wednesday, February 28, 2018 9:01 PM  
**To:** Jared Eigerman

SCHOENE  
02-28-18

Dear Mr. Eigerman,

Apologies for missing the meeting tonight; I hope you can still consider the following request.

- Please help preserve the gymnasium at the Brown School to promote quality of life in the South End!
- That gym is the only walk-able, year-around facility for Southenders' exercise classes.
- The gym caters, affordably, to residents of many ages ranging from toddlers, to middle aged users, to seniors ----- at a local facility.
- The area needs no additional parks; we already have Joppa Park and Hale Park and the garden at the James Steam Mill as public access sitting and walking options.
- There seems to be some worry about parking spaces ---- why? There are already parking spaces at the Brown School. There is substantial additional space on that property. Finally, there is always empty street parking space on Lime and adjacent streets (outside of snow emergencies when everyone seeks alternatives).

Please consider: Why award developers the entire building at the expense of neighbors' quality of life? We can both preserve the Brown School Gym and build new taxable housing.

Thank you,

Janet Schoene, 1 Charles St. # 417, Newburyport; 978-255-2137



SIMPSON  
03-04-18



Jared Eigerman <jeigerman@gmail.com>

---

**Re: Brown School and Berkeley**

1 message

---

**ANDREW SIMPSON** <andrewsimpson53@comcast.net>

Sun, Mar 4, 2018 at 11:28 AM

Reply-To: ANDREW SIMPSON <andrewsimpson53@comcast.net>

To: "Eigerman, Jared" <jaredeigerman@yahoo.com>, "Eigerman, Jared" <jeigerman@gmail.com>

Jared

Just a note to thank you for your work on the Brown School/affordable housing issue. I had hoped to make last week's meeting but work intervened. For what it's worth, I agree with those hoping that we we can maximize the affordable housing over other uses. I think parking, even no cars, might be part of the restrictions for buying or renting. And as much as I personally worry about being able to afford living here into my golden years and think senior housing is a wonderful thing, I think helping young adults and families with affordable housing is more important right now for our community than more senior housing.

Mass. is obviously not alone in struggling to maintain or build affordable housing. I know you are a veteran of Calif housing and zoning issues so I thought that you might find this article below of interest. Clearly, Newburyport is not Berkeley but the age politics described in the article are worrisome, as is how intractable the problem seems to be. Why does everyone want to live in nice places? Thank you for trying to tackle it fairly.

Thank you also for your newsletters.

California's housing crunch has turned liberals against one another

Regards,

Andy

Andrew Simpson  
1 1/2 Greenleaf St.  
Newburyport, MA 01950  
617.325.3070  
andrewsimpson53@comcast.net

|

STROOPE  
02-27-18

**The future of the Brown School and NYS**

Leslie Stroope [lesliedstroope@gmail.com]

**Sent:** Tuesday, February 27, 2018 5:39 PM

**To:** envirocom@comcast.net; Sharif Zeid; Jared Eigerman; Heather Shand; tontar44@comcast.net; larrygiunta12@gmail.com; Thomasobrien11@aol.com; jdevlinnbpt@gmail.com; gearls25@comcast.net; Afroz Khan; bruce@vogelatlarge.com

Dear City Council Members,

As a south end resident, direct abutter to the Brown School property, and parent of elementary age children who benefit from the park and NYS services, I'm writing to voice my concerns and opinions about the future of the Brown School site. When house hunting in 2016 we decided to purchase a property with a small yard right next to the school, specifically because the playground area would be a great place for them to spread out and play. We had researched the plan for the Brown school and were thrilled to know both NYS and the park would be available to our family. Now, we're devastated to learn the future of NYS is being sacrificed for the sake of an unbalanced plan to repurpose the school site for 100% affordable housing. I will be very clear, I fully support expanding affordable housing. I also support family, community, and the future of our youth and I don't believe any one important town priority should trump another.

My other concerns with the current thinking about the school site:

- **Density:** the South End is obviously already densely populated, and a proposal to add up to 27-29 units seems outrageous. The flow of additional traffic through the streets is unsafe, already in many areas only one car can pass through the streets at a time.
- **Parking:** Even if parking is limited to "1 to 1.25" spaces per resident, who would enforce this? And who would enforce the number of tenants allowed to live in each apartment? Each individual would presumably bring 1 car each into the area around the school. Seniors will be the most reliant on cars, given how bad our sidewalks are and the fact they need to get out and drive to the grocery store and doctor appointments. Not to mention the increase in cars from visitors and medical staff making onsite visits to the elderly. I don't see any scenario in which there isn't an unchecked and massive increase in the number of cars parked on the street. How will trash trucks and ambulances navigate through the sea of parked cars? How safe will my children be walking to the bus stop or downtown?
- **Snow Emergencies:** Many residents in the neighborhood don't have driveways and park at the Brown School during snow emergencies. Where would they park that's reasonably close during our many parking bans? It's completely unfair to current residents, especially those who may have trouble getting around in icy and snowy conditions and on uneven ground (again... the sidewalks).
- **Building Maintenance:** If converted to 100% rental apartments, who would be responsible for maintaining the interior and exterior of the school? Whatever happens to the property, it must be kept up nicely in the same manner as the surrounding area. Otherwise our property values will suffer.

Here's what I do support:

- A solution that benefits **seniors** in need of affordable housing.
- A solution that keeps the **NYS** in the Brown School, where they can continue to serve families not just in the South End but in all of Newburyport. As a community we cannot turn our backs on families and youth.
- A solution that protects the **park** at 100% of it's current size, again for the usage of everyone in the south end: kids, dog walkers, families, teens, and the NYS programs that need outside space.
- A solution that provides **fair and balanced housing options** for not only low income but also market rate

buyers. A mixed-use housing plan.

- A solution that limits cars and traffic in the neighborhood: no more than 10-15 units!
- The Stone Ridge Development proposal from 2017 fit most of the above criteria. I believe this proposal, which was initially approved before being vetoed by the mayor, would be fair and balanced for all constituents within the town. All would make compromises but none would be left out in the cold.

Thank you for reading this and feel free to reach out anytime. I will be attending the meeting tomorrow at city hall to listen and learn as well as voice my views.

Respectfully,

Leslie Stroope

93 Prospect St

603.233.7239

**Brown School Gym**

Newburyport Tai Chi [newburyporttaichi@gmail.com]

Sent: Wednesday, February 28, 2018 1:52 PM

To: Jared Eigerman; Sharif Zeid; Heather Shand

TINDALL  
02-28-18

Re: The importance of the Brown School gym to Newburyport's quality of life

Dear Counselors Eigerman, Shand, and Zeid,

Since 2013, the Daoist Benevolent Association (DBA) has provided free and donation based tai chi instruction at the Newburyport Public Library and the Brown School. I am writing to you as the teacher of these classes and as a 35 year resident of the South End. I write to emphasize the importance of the Brown School gym to the success of our program and to the quality of life in Newburyport in general.

This year, DBA Newburyport has provided tai chi instruction to over 100 individuals, averaging 45 hours of student instruction per week. Although tai chi is often relegated to Senior Centers in the US, tai chi is an inter-generational activity. Our students range from the school-aged children who attend classes with their parents, to young adults seeking to learn a martial art, to folks whose doctors recommend tai chi for recovery from a traumatic brain injury, a hip replacements, or a sport's injury. While the majority of our students are retired folks who attend tai chi for balance, agility, and community, we are clearly a multi-generational, differently-abled supportive group. The Brown School provides the physical space for this to happen.

Exercise programs have little benefit when practiced once a week. Use of the Brown School gym has allowed us to add three more days of activity to our Newburyport tai chi schedule. Currently, we offer five hours of tai chi instruction each week. Frequency of practice is of particular importance to the senior community in Newburyport who have few opportunities for physical activity in the winter months. Tai chi has long been shown to significantly reduce falls in the elderly; however, these results are only applicable to those who practice regularly. Gathering together at the Brown School gives us the impetus for regular practice.

Finally, research has consistently shown that folks will exercise when their exercise program is easily accessible and affordable. The Brown School gym is in walking distance to the Sullivan Building and James Steam Mill, as it is for the flock of empty nesters currently moving to the downtown area. But best of all, you can't beat FREE! Given NYS's generosity in providing the gym at an affordable rate and the generosity of those students who can afford to donate, DBA has been able to fulfill its mission: to improve "the health and quality of life of its members and local community through free and low cost classes in Taiji and Qi Gong..." (DBAHealth.org).

As a longtime resident of Newburyport, I envision an important role for the Brown School gym as a space for inter-generational community activity. Please keep our gym in City hands.

Sincerely,

Barbara Tindall  
33 Federal St

Newburyport, MA  
01950



TURCO  
02-28-18

Jared Eigerman <jeigerman@gmail.com>

## Brown School Public Hearing

1 message

**Paulette Turco** <pdTurco@msn.com>

Wed, Feb 28, 2018 at 9:27 AM

To: Jared Eigerman <jeigerman@gmail.com>, "envirocom@comcast.net" <envirocom@comcast.net>, Sharif Zeid <sharif@reachsharif.com>, "HShand@CityofNewburyport.com" <HShand@cityofnewburyport.com>, "tontarc@gmail.com" <tontarc@gmail.com>, "larrygiunta12@gmail.com" <larrygiunta12@gmail.com>, "thomasobrien11@aol.com" <thomasobrien11@aol.com>, "jdevlinnbpt@gmail.com" <jdevlinnbpt@gmail.com>, "gearls25@gmail.com" <gearls25@gmail.com>, "AKhan@cityofnewburyport.com" <AKhan@cityofnewburyport.com>, "bruce@vogelatlarge.com" <bruce@vogelatlarge.com>

Dear City Councillors, Barry O'Connell, President; Sharif Zeid, Ward 1; Jared Eigerman, Ward 2; Heather Shand, Ward 3; Charles Tontar, Ward 4, Larry Giunta, Jr., Ward 5; Thomas O'Brien, Ward 6; Joseph Devlin, Councillor-at-Large; Gregory Earls, Councillor-at-Large; Afroz Khan, Councillor-at-Large; Bruce Vogel, Councillor-at-Large:

I am writing to all of you to address issues of concern to me related to options being considered for the future use of the G W Brown School property. I have lived across from the Brown School since September, 2012.

I may not be able to attend the important Public Hearing this evening because of medical issues, so I am communicating my planned statement with you now and hope you will be able to read and consider in time for the Public Hearing for the Brown School this evening at City Hall.

I find it difficult to believe that the school population will continue to decrease over the next 30-40 years, given that the city is appreciably increasing the number of housing units across income levels for families in the city. If the statistics are strong in the production of a continued decrease in school population, then the original premise to keep the property of the Brown School in the hands of the city and available for affordable re-adaptation for educational use would no longer be necessary. If it were prudent to save the property for future educational use, I would continue to support minimal change to the structure and for the city to seek cultural grants to use the space for artist lofts and educational uses that would provide revenue to the city. This option was voiced frequently since the Brown School closed its doors to school children by artists and neighbors.

### Ordinance Points :: Response

1.) 40-60% affordable housing:: This limitation seems reasonable when considered alone, but the city of Newburyport must consider the need to gain sufficient profit so as to purchase/ build an NYS facility and to consider the surrounding neighborhood and items below (refer to #2, 3 comments). Parking needs and traffic issues, no room for additional green space, further limit the viability of this goal. 20-50% seems more reasonable to hope to achieve goals within the constraints of the property, neighborhood, NYS space funding needs. The city should consider including large units with 2000 sf and more and include more green space, landscaping.

2.) 24 units :: this seems beyond the capacity that the neighborhood infrastructure can absorb in this location: including increased traffic on narrow surrounding streets for many residential properties with insufficient land for driveways, forcing daily on-street parking. If residents do not have cars, the local sidewalks are impassable because old tall maples the city planted long ago have broken up the

sidewalks so that anyone with children, strollers, walking aid or balance issues must walk in the street.

3.) Parking: 1-1.5 cars :: This is the potential for 36 cars and is 15 beyond the capacity available on the property, if every inch of available flat space is used for parking. The surrounding streets cannot absorb an additional 15 cars. First RFP measured 21 available parking spots if the children's play area remains intact, as voted unanimously by City Council. The children's play area must be safe and it must be safe for children to enter and leave the play area. If fewer cars are owned and residents must walk to public transportation in the center of Newburyport or to the commuter rail station, the sidewalks are unworkable with strollers or any assistive walking device. Mothers with strollers must walk in the streets. That will become a safety hazard, more of a safety hazard with an addition 36 cars traveling these city blocks.

4.) Protects the Brown School Park-2013 Playground Order :: This is essential for Brown School neighbors.

5.) Assumes NYS will be relocated and not stay at the Brown School. Hoping to get money for NYS :: This seems unrealistic even by the Mayor from the start of the Brown School adaptation considerations. The mayor assured residents at several neighborhood meetings that no other options were available and that all alternative options had been carefully researched. That said, the children and parents of Newburyport, including future occupants of the adapted Brown School need NYS for after school enrichment and care while parents complete their work days. Working parents cannot wait months, years while Newburyport seeks funding without a need to increase taxpayer dollars. Of note, the Newburyport School Committee tasked a sub-committee, chaired by Bruce Menin, the sub-committee was informed that the city's grant writers would be available to write proposals for grants to adapt the Brown School to house educationally related, revenue producing projects identified by school authorities as needed by the school system. No aid was provided.

6.) Protects the Historic features of the property :: I agree fully to this expectation and know that this is considered essential by many neighbors and long-time residents of Newburyport.

7.) Mitigating negative impact :: This is where my information regarding the ordinance stopped. I was unable to open the document for the ordinance on the city's webpage. That said, the NHA houses physically and mentally impaired adults on a Milk Street property across from the Brown School. This property requires wheelchair vans to stop periodically throughout the day to transport residents to daycare programs. This often blocks traffic flow on Milk and would impede an additional 20+ cars that would exit or try to enter the Brown property from Milk. The absence of any outdoor space at the Brown for any units and the available windows on only 1 wall of each residential unit, combined with limited parking, unwalkable sidewalks leading to public transportation all make this property poorly suited for families with small children, elderly, individuals with physical limitations for their lower extremities, and those who need public transportation.

Compare the Brown School option to Horton Place. Horton Place has wonderful outdoor space surrounding small brick buildings with gardens where residents can add perennials. Units are floor through so that outdoor lighting and views enter every room. Brown School has windows on only one side for each unit except corners.

I hope that the Councillors will consider each of the above issues when voting on the upcoming RFP ordinance for potential bidders to meet.

On a related issue:

I appreciate the efforts of Councillor-at-Large Afroz Khan in creating and distributing a survey regarding the Brown School. I would like to request that he open the survey again to give potential responders

more time to become aware of the survey and to respond so that he may collect a representative sample. 48 hours is a small window.

Thank you,

Paulette Demers Turco  
37 Milk Street  
Newburyport

On Feb 21, 2018, at 8:53 AM, Jared Eigerman <jeigerman@gmail.com> wrote:

Councillor-at-Large Afroz Khan has kindly prepared the following poll about the G. W. Brown School:

-----  
Dear Resident,

As the City Council is reviewing an ordinance in committee regarding the Brown School, we would be interested in gauging your interest and opinion on several aspects of the property/grounds. This on-line survey can be accessed by going to the following link:

<https://www.surveymonkey.com/r/QWDVRNR>

Free Online Survey Software by SurveyMonkey: Closed Survey

[www.surveymonkey.com](http://www.surveymonkey.com)

This SurveyMonkey survey is currently closed. Please contact the survey author for assistance. Sign up and create your own free online survey in minutes!

The survey will be closed on Friday, February 23rd at 5pm. We respectfully request that you only complete this survey once.

Thank you.  
-----





Jared Eigerman <jeigerman@gmail.com>

**Brown School**

1 message

**Germaine Koomen** <germainekoomen@gmail.com> Tue, Feb 27, 2018 at 9:17 PM  
To: "larrygiunta12@gmail.com" <larrygiunta12@gmail.com>, "HShand@CityofNewburyport.com" <HShand@cityofnewburyport.com>, "jeigerman@gmail.com" <jeigerman@gmail.com>, "dholaday@cityofnewburyport.com" <dholaday@cityofnewburyport.com>

I have lived across the street from the Brown School parking lot at 31 Milk Street since 1987. I understand a survey was distributed to residents living in the area, but, unfortunately, we never received it.

I am very concerned about the possibility of having 24-29 units in this small space. The corner is extremely congested as it now stands; parking and safe driving have always been issues here. In fact, it took me years to get a one-way street sign placed on Milk St. Without a crossing guard to direct traffic, the probability of injuries is frightening. I cannot imagine how such a plan could ever be a reasonable option.

Of course, I favor diversity and low income housing. Unfortunately, neither the school nor the neighborhood have big enough footprints to accommodate this many units. The city has an obligation to continue using the playground park. Please consider the long-range impact of such a drastic change to our neighborhood.

I am unable to attend tomorrow's meeting, but I would like my voice to be heard. Thank you.

Sincerely,  
  
Germaine K Koomen  
  
31 Milk St  
  
Newburyport, MA

Sent from Mail for Windows 10

VESLEY

03-08-18

**Brown School**

mv2@juno.com

**Sent:** Thursday, March 08, 2018 6:15 PM

**To:** Jared Eigerman

**Attachments:** letter to City Council, 3-18.doc (34 KB)

Councilor Eigerman,

Please accept my attached letter with thoughts about the Brown School.

thanks.

Marianne

---

**Theresa Caputo Breaks Silence On Split After Messy Divorce**

risingstarnewspaper.com

<http://thirdpartyoffers.juno.com/TGL3132/5aa1c4586e0ca445803fcst04vuc>

**Marianne Vesey  
10 Kent St.  
Newburyport, MA 01950  
978-465-8955  
Mv2@juno.com**

March 8, 2018

Dear Members of the Newburyport City Council,

I have regularly been attending meetings regarding the Brown School, and have a strong interest in increasing the stock of affordable housing in the city. I have a long career working with people with mental health concerns in the Merrimack Valley who have need for safe and affordable housing, and am also on the Affordable Housing Committee with the Newburyport YWCA. As a city resident, I am in full support of the goals of the Newburyport Affordable Housing Trust to increase the percentage of affordable housing units in the city in order to support a diverse population and range of incomes. I truly believe this helps to enrich our city in a variety of ways.

While I respect that Councilor Eigerman's proposed Ordinance has attempted to appease a large variety of disparate parties, it has unfortunately resulted in other regrettable consequences. By limiting the number of potential units, and then the number and range of affordable units within that total, the possibility of entities such as the YWCA submitting a proposal is not even a consideration. I fear the final outcome will result in no truly affordable housing units being added to the housing stock, and will further increase our insularity in the city.

I hope the Council will consider re-issuing an RFP for deeply affordable housing, and look at statistics around the projected needs of senior citizens in the city of Newburyport. I request that the ordinance be changed in the following ways:

- Remove the percentage of affordable units cap
- Remove the total number of units cap
- Include senior housing as a community need

Thank you for your consideration.

Sincerely,

*Marianne Vesey*

ZABRISKIE  
03-01-18

Jared Eigerman <jeigerman@gmail.com>



---

**Brown School Re-use testimony from Donald Zabriskie of 87 Lime Street**

1 message

---

cmzabriskie@aol.com <cmzabriskie@aol.com>

Thu, Mar 1, 2018 at 1:09 PM

To: jeigerman@gmail.com

Cc: aport@cityofnewburyport.com, dholaday@cityofnewburyport.com, dpzabriskie@aol.com

Hi Jared, just wanted to give you our testimony regarding the above....

Given the extensive number of affordable housing units already supported within the south end - Sullivan Building, James Steam Mill, Lime Street section 8 housing, and the 689 special needs housing on Milk Street - we cannot support the addition of 25+ affordable housing units within the Brown School location. When also including the large number of rental/apartment buildings nearby, the south end has more than pulled its weight in providing affordable housing opportunities/accommodations when compared to the rest of the city. Whereas I 100% agree that the city needs more affordable housing, to ask the south end community to now absorb an additional 25+ housing units into a neighborhood that is already extremely congested is both shortsighted and unfair to it's residents. It's extremely difficult to navigate these narrows streets as things stand today, never mind trying to find parking. If housing were to occur I, would prefer a scaled down scenario. I believe the addition of 10-12 affordable units might be workable. However, I also realize that a prospective developer is going to want to maximize their opportunity with as many units as possible, or the figures just won't work.

The south end has historically stepped up in supporting the affordable housing needs of the city. If you were to also include the added patience of the south residents in tolerating the summertime stench of the sewage treatment plant on behalf of the entire city, the south end resident concerns should be paramount in whatever decision is made.

Sincerely,

Don and Cindy Zabriskie  
87 Lime Street