

Ad Hoc Committee on Adaptive Reuse of Brown School Property

Purpose & Goal

The Committee will be charged with reaching consensus for a viable “highest and best” future use(s) of the Brown School building and property. The deliverables include a written report and recommendation to the full Council and Mayor. The Ad Hoc Committee will review prior studies, Council actions, community and neighborhood input, and guidance from key stakeholders with expertise and familiarity with the existing facility and any proposed future use(s).

Members:

1. ~~Councillor Cameron, At-Large, Chair of Planning and Development Committee (Ad Hoc Chair),~~ Councillor Afroz Khan, Councilor at Large, Ad Hoc Chair
2. Councillor Jennie Donahue, Ward 2 City Councilor
3. Councillor Connie Preston, At-Large, Member of Planning and Development Committee
4. ~~Councillor Wallace, Ward 4, Member of Planning and Development Committee,~~ Councilor Byron Lane, Ward 6 City Councilor
5. Councillor Sharif Zeid, Ward 1 City Councilor

Ex Officio (Non-Voting) Members:

1. Mayor Sean Reardon
2. Planning Director Andy Port
3. Designee of Mayor Reardon
4. Madeline Nash, Co-Chair, Newburyport Affordable Housing Trust
5. Karen Wiener, Member of Newburyport Affordable Housing Trust
6. Christine Madore, Facilitator, Massachusetts Housing Partnership

Proposed Timeline:

1. **Facility Walkthrough & Review of Prior Reports** (feasibility studies, environmental assessments, etc.) ~~[March]~~ [March] October
2. **Committee Meetings with key stakeholders** [March] October
3. **Public Meeting(s) with Brown School neighborhood and other interested stakeholders** ~~[April]~~ [April] October – January 2023
4. **Committee Meetings to discuss scope and basic terms for adaptive reuse(s) and or sale:** ~~[April]~~ [April] October – January 2023
 - a. Preservation of the Main Building and Playground Area
 - b. Adaptive Reuse for Housing (type, feasible and appropriate unit/parking count, target population, %/level of affordability/affordability mix)
 - c. Renovation/Reuse vs. Demolition of the Existing Gym Space
 - d. Mitigation of potential neighborhood impacts such as parking, snow parking, traffic.
 - e. Additional terms for any partner (non-profit or developer) to be included in a Request for Proposals (RFP)
5. **Submit Written Report and Recommendations to City Council and Mayor** ~~[May]~~ [May] January 2023
6. ~~Draft Request for Proposals (RFP) and any appropriate/required zoning amendments [May]~~
 - a. ~~Assistance from Office of Planning & Development, based on parameters outlined by the Committee.~~
7. ~~Issue Request for Proposals (RFP) and sponsor any appropriate/required zoning amendments if necessary [June]~~
8. ~~Review RFP Responses and Select Highest Ranked Responsive Proposal [July-August]~~
9. ~~Ad Hoc Disbands with further activities managed by Administration and as needed City Council~~
10. ~~Draft/sponsor Council action for disposition (by sale or lease) (defined portions as applicable) [September]~~
11. ~~Disposition Process (e.g. lease/deed execution, closing) [October-November]~~
12. ~~Permitting (non-profit/developer partner) [December – February 2023]~~
13. ~~Construction Start [March-April 2023]~~