

CITY OF NEWBURYPORT



IN CITY COUNCIL

ORDERED:

March 14, 2022

Ad Hoc Committee on Adaptive Reuse of Brown School Property

Pursuant to Council Rule 7, the Ad Hoc Committee on Adaptive Reuse of the Brown School Property is hereby established for this two-year legislative session upon the following terms and conditions.

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)~~
2. Councillor Donahue, Ward 2
3. Councillor Preston, At-Large, Member of Planning and Development Committee
4. Councillor ~~Wallace, Ward 4, Khan, At-Large, Member of Planning and Development Committee~~ Wallace, Ward 4, Khan, At-Large, Member of Planning and Development Committee (Ad Hoc Chair)
5. Councillor Zeid, Ward 1

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

Proposed Timeline:

1. **Facility Walkthrough & Review of Prior Reports** (feasibility studies, environmental assessments, etc.) **[March]**
April
2. **Committee Meetings with key stakeholders** (e.g. AHT, NYS, Facilities Manager, Office of Planning & Development, etc.) **[March] May**

3. **Public Meeting(s) with Brown School neighborhood and other interested stakeholders** (e.g. AHT, NYS, Ward Councilors, Facilities Manager, Office of Planning & Development, etc.) [\[April\]](#) [May](#)
4. **Committee Meetings to discuss scope and basic terms for adaptive reuse(s):** [\[April\]](#) [June](#)
 - 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** [\[May\]](#) [July](#)
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** [\[June\]](#) [August](#)
8. **Review RFP Responses and Select Highest Ranked Responsive Proposal** [\[July-August\]](#) [September-October](#)
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)** [\[September\]](#) [November](#)
11. **Disposition Process (e.g. lease/deed execution, closing)** [\[October-November\]](#) [January – February 2023](#)
12. **Permitting (non-profit/developer partner)** [\[December – February 2023\]](#) [February – March 2023](#)
13. **Construction Start** [\[March-April 2023\]](#) [May-June 2023](#)

Council President Heather L. Shand

In City Council March 14, 2022:

Motion to refer to Planning & Development by Councillor Cameron, seconded by Councillor Vogel. Motion withdrawn. Motion to refer to General Government by Councillor McCauley, seconded by Councillor Vogel. So voted. 8 yes, 2 absent (BL, AK), 1 no (SZ).

In City Council April 11, 2022:

Motion to approve by Councillor Shand, seconded by Councillor Cameron. Motion to amend to strike NYS from #2 and #3 by Councillor Zeid, seconded by Councillor Vogel. So voted. 2 no (HS, CP). Motion amend to strike all parenthesized examples in #2 and #3 by Councillor Khan, seconded by Councillor Preston. Roll call vote 7 yes, 4 no (BV, SZ, EC, JD). Motion passes. Motion to amend to add the language *and/or sale* to the end of #4 after “reuse (s)” by Councillor Lane, seconded by Councillor Wallace. So voted. Motion to amend to strike #4a “Preservation of the Main Building and Playground Area”, 4b “appropriate unit/parking count, target population” and “%/level of affordability/affordability mix” by Councillor Zied, seconded by Councillor Donahue. Councillor Donahue withdrew second. Seconded by Councillor Lane. Roll call vote. 5 yes (CW, MW, SZ, AK, JM) 5 no (CP, BV, EC, JD, HS) 1 present (BL). Motion fails. Motion to approve as amended by Councillor Shand, seconded by Councillor Cameron. So voted. 2 no (SZ, BL).