

Andrew Port

From: Dorene Olsen <dorenetolsen@gmail.com>
Sent: Tuesday, November 18, 2014 10:46 AM
To: Andrew Port
Subject: [Newburyport MA] Brown School Usae in the future

aport,

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Message:

Hi Andy,

I missed the deadline but am writing for your consideration of feedback on the Brown School Usage in the Future:

In consideration of the residents and community, I start with the goal of high impact and usage with moderate revenue and low impact on changes that the neighborhood might endure.

- 1st floor: remain as the highly impactful/effective NYS program space, but allow for rental for functions off hours (great mtg space, baby shower space, seminar/workshop space, birthday party rental space. Space that generate revenue like the Salvation Army and church halls allow during non-program hours.

-2nd floor: office rental space for non-profits. Currently some non-profit rent office space within the residential community. This new option has 2 benefits: 1) Free up the residential space for more residents, 2) bringing the non-profit community together to share ideas and generate more volunteer loyalty and community impact.

- 3rd floor: either more rental space for non profits/ artist studios, or a youth hostel established for lower income/student ability to vacation in our special town and contribute to the tourism growth for future generations.

All of the above keeps the residential impact and building usage to what it has been.. a special place for children to enjoy, minimal increase of parking and limited off hour usage - ALL while generating revenue for the taxes and upkeep of the building.

If residences are established on floors 2&3, the city loses control of the building to property owners who may or may not keep up with the building needs (like the condos in Amesbury near Burger King that fell into disrepair 15yrs ago and took a long time to recover). Additional parking will be required (I assume) and utilities will need to be reworked - significant investment by a developer would ultimately be needed.

I really hope our Brown School can continue to be an asset to our future generations with my above solutions.

Thank you for your consideration.

Dorene Olsen
5 Savory St, Nbpt
c: 978.387.8028

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Message sent by: Dorene Olsen (dorenetolsen@gmail.com)

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Andrew Port

From: Nat Coughlin <nat@ldrusso.com>
Sent: Tuesday, November 18, 2014 5:36 AM
To: Andrew Port
Subject: [Newburyport MA] Brown School Feasibility

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

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Message:

Andy,

It's great to see the Brown school discussion moving ahead. However, I suspect that the City may find itself with very few, if any, interested developers because of several decisions already made before this process has even gotten to the first step. I believe the City's decision on two major issues without adequate investigation of the implications will create a situation where the Brown school is unworkable for private investment. If this happens, the School building will either continue to be a major drain on City resources or will fall into disrepair and be dealt with years down the road when the City may be in a weaker negotiating position.

It's a beautiful building, and I think the City and residents will have a very strong ability to control the fate of the building for private investors, but the current proposed framework has gone too far.

The primary two issues I see are 1) the unwillingness to sell the building and 2) the restriction (which appears permanent) on any developer gaining any use from the 1st floor space.

Has the City been in touch with other communities that have proposed a long term lease rather than sale on these old schools? I am not aware of any. Salisbury has decided to sell one of their old schools and Haverhill is in the process of selling two more. In both communities, the buildings have been sitting for years with no tenants and are subject to water damage and neglect. Perhaps the City could speak with them and understand the process they went through to get to the decision to sell. In Salisbury they have held on to another site, the Memorial School, to lease to community and educational groups. It provides a great community benefit, though my understanding is that the town has been left paying many of the bills and with significant capital improvement obligations that are causing concerns. Lisa Pearson (Salisbury planner) could speak more clearly to this.

Perhaps I only speak for myself as a developer of affordable housing, but the inability to own the building creates several issues for a private investor. First, the loss of the 1st floor presents challenges. The first floor is 1/2 of the useable space. If the boilers, windows, and asbestos abatement have to be paid for by a developer, it will be hard to make the numbers work if a City services tenant is only paying a few dollars / s.f. to lease 1/2 the building (if that much).

Second, affordable housing is general financed by tax credits (state, federal, or historic). The bank or institution that buys these tax credits has to Own the building to use them. I don't believe any tax credit financing can be put into play if the building is not sold.

Third, this arrangement presents issues for market rate development. It's too small a building and with too many capital needs to justify apartments. There are only 15000 s,f on the upper two floors, which is reduced by stairs, corridors, etc. This might only fit 12 apartments. Condos would be impossible if the condo association doesn't own the building. A developer probably would have trouble "selling" a condo in a building the developer doesn't own. A retired couple or family might balk at buying a condo that they actually only lease, and the obligation to maintain a 30000 sf building with 15000 sf of condo fees will not be appealing. Banks may not even loan to condo "buyers" in this situation.

My suggestion is either:

- 1) the City takes the bull by the horns and becomes the "developer" of the future Brown school into housing, mixed use space, or community space and leverages public funds to do so. Many communities take this position, but it is a very difficult process and will be a permanent obligation for the City to stay on top of.
- 2) the City revisits how to sell the building in a way that provides reasonable controls from the community on use, design, etc., but allows the City to relieve itself of the obligation to maintain while providing adequate freedom for developers to propose use model that would encourage private investment.

Good luck!

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Message sent by: Nat Coughlin (nat@ldrusso.com)

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Andrew Port

From: Judy Avery <jujya@msn.com>
Sent: Tuesday, November 18, 2014 12:06 AM
To: Andrew Port
Subject: [Newburyport MA] Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

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Message:

Please be open to any and all considerations for use of this site and please keep the neighborhood and city in general informed. If the city is not able to be financially responsible for the upkeep of the building and no developer is found, it may be in our best interest to demolish it. I can barely believe I am putting such a thought in writing given my connections to the school but obviously this building has been mistreated for a long time.

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Message sent by: Judy Avery (jujya@msn.com)

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Andrew Port

From: Julie Forney Menin <menin@neb.com>
Sent: Monday, November 17, 2014 11:01 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School feasibility plan

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

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Message:

Dear Andy & Donna: I would like to believe that the Mayor's office and the City have the best interests of the residents in mind in planning the future use of the Brown School. Unfortunately, the fact that they were not able to post the feasibility study on-line for residents to view prior to the October 30th meeting despite the October 1st date on said study casts doubt on the motivations of city officials. It is disappointing to me that the drawings projected on the screen at the meeting were not included in the feasibility study. But from what I saw, and from what is left unsaid in the feasibility study about the area behind the Brown School which has been set aside as a park by the City Council, it would appear that the Mayor's office is not interested in communicating to architects how crucial it is that this small park be preserved for use by the local residents.

I believe that this neighborhood cannot absorb 24 apartments in the space of the Brown School without a serious deterioration in the quality of life in this already densely populated area. Parking for so many units will pose a serious problem; the streets cannot absorb that many extra cars, and it would be extremely short-sited to break up the protected park/playground area behind the school to allow vehicles to park there. That would endanger the children playing there who have precious little space to play kickball and learn to ride bikes as it is. Children today get far less exercise and spend far less time outside exploring than in the past, and taking safe outdoor play space away from them would be a travesty. This is not space we can ever recover. It disappoints me that the mayor is willing to sacrifice this space in her own backyard.

Beyond that, I have serious reservations about giving a feasibility study without any mention of the protected park area to architects because once they see the park & assume they can use it for parking, they will not be willing to give it up.

I could see combining some smaller units (the 600-1000 square foot units discussed at the meeting) with some larger units which would presumably have a lower demand for parking spots. Or a mixed use of some apartments and some artist's loft space or office space. Other ideas might be to use some of the space for educational purposes, like adult ed classes, summer school classes to maintain student skills in math & reading, or afterschool or summer classes to extend the course selection at NHS. I'd love to see us get more creative about this than maximizing the number of units we can fit into a building in what is already a crowded area.

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Message sent by: Julie Forney Menin (menin@neb.com)

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Andrew Port

From: PAUL PAQUETTE <howostpaul@aol.com>
Sent: Monday, November 17, 2014 8:36 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

As a resident of the South End and a parent of four children I am have some concerns about the proposals that are being considered for the use of the Brown school.

First the neighborhood children use the Brown school playground, which is the only playground in the South End, everyday. To think that any proposal would include decreasing the playground space , either the play structures or the paved area, is preposterous. the playground is a part of the neighborhood and community. It needs to be kept the way it is.

My second concern is that the parking in the South End is already at a premium, having more cars looking for parking is going to cause more parking problems there are already present.

The third concern I have is that the Youth Services Program, located on the first floor of the Brown School needs to have a permanent home there.

It seems that the feasibility study is just another rway for the Mayor to further her agenda with no regard for the South End neighborhood.

Please keep our neighborhood the way it is.

Respectfully
Paul Paquette

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Message sent by: PAUL PAQUETTE (howostpaul@aol.com)

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Andrew Port

From: Valerie <peekap@aol.com>
Sent: Monday, November 17, 2014 8:08 PM
To: Andrew Port
Cc: Valerie Natoli Paquette
Subject: Brown school

Hi Andy,

As as Milk Street resident, I wanted to give you some feedback on the recent feasibility study of the Brown School. In a nutshell, I do NOT support, altering the Brown School park in any way to make room for additional parking. I do not support any development that would add to the on street parking load, and I do not support any ideas that involve relocating the Newburyport Youth Services to an area other than the Brown School. Quite honestly, I am unclear how options could have been presented in the feasibility study that require a reduction or elimination of the park, considering that the City Council already commissioned that space as a dedicated park!! I feel like South End residents are exactly where we were last year, fighting for our park and open space.

Sincerely,

Valerie Natoli Paquette
22 Milk St

Andrew Port

From: Lynn Schow <Lynnanneschow@comcast.net>
Sent: Monday, November 17, 2014 7:39 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

Dear Mr. Port,

I am writing to express my comments and concerns regarding the feasibility study and reuse options for the former Brown School. I live at 75 High St so have concerns from a neighborhood as well as city resident perspective.

First, my main goal is to see that the children, especially the children in our neighborhood, have a safe place to play and "hang out" after school and on weekends. It was a huge blow to our neighborhood when the playground was torn down and the replacement has barely served to entertain neighborhood children. One of my sons won't go back as the whole thing was so upsetting and he finds the current playground a huge disappointment. I would like to see the park and community/neighborhood aspect of this plan central. Tearing up the basketball courts - one of the few attractions of a wimpy playground for older kids, is a bad idea.

Keeping the building for youth services is also a primary goal. Our kids are at serious risk with a heroin/drug problem in Newburyport and providing them with safe, educational and entertaining options to be with their peers in a supervised place at a vulnerable age is important.

I would like to see more discussion of which of the options is most conducive to shared space with youth services. Clearly making a parking lot required for certain options in the basketball court is not the best fit. I am glad offices are no longer considered as it would be difficult to monitor who makes entry into the building while the children are present. Any option chosen should contain protections for the youth at the building.

Any use of the property not for general public use should bear in mind that this is a taxpayer asset which should not be wasted. I am not in favor of an "affordable housing" option for this reason.

Thank you for considering these comments.

Best regards,

Lynn Schow

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Message sent by: Lynn Schow (Lynnanneschow@comcast.net)

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Andrew Port

From: gordgret@comcast.net
Sent: Monday, November 17, 2014 6:12 PM
To: Andrew Port
Subject: Brown School reuse

Hi Andy

I tried to send you an email through the city website but i am not sure if it went through. I have a few thoughts on the Brown School reuse.

I have been to both meetings and I am familiar with the sequence of events and how Youth Service came to occupy the building and how at the original meeting we were all in agreement that we wanted them to stay. I still feel strongly that the location is the best spot for them. I dont however like the layout on the first floor. If you look at the building from the playground it almost seems like you could separate the two buildings, i can come in and show you my thoughts but it would add more parking in between the buildings the gym and youth services may need a relatively small addition. The first floor becomes part of the housing proposal so it would be three floors of housing. Youth services would be in a separate building that would encompass the gym and new classroom/offices. The playground with the new addition would be more integral and the front and side of the bldg remains for the condos.

As far as what I would like to see in the Brown School, i like the artist idea but I dont think it would be viable \$ cost wise. My preferred use is market rate condos w the 20% affordable piece. I think the offering when the market and the affordable goes on the market should be first option to the residents of the South End.

I am a single parent, who has lived in Nbpt for 18 yrs. the first 13 I owned 3 different houses, now as a renter the past 5 yrs i sadly will never be able to afford to purchase anything in my own neighborhood. If there is an affordable piece, I just might.

I have worked for developers, architects, GC's so i have a working knowledge of a project like this. I think you will get more for the building if you separate it. If you want me to stop in I can show you what I mean.

Lastly, i was pretty disgusted by the behavior of some attending the meeting. You guys had schemes that I was really looking forward to discussing. Someone from the mayors office for the next meeting needs to mediate the meeting so we dont lose control of the topic. I dont think the architect's or your office expected it to go so haywire. I think we were all caught off guard but it definitely cant go that way again, there is too much good work to be worked out.

Thanks Andy
Pam Fullerton
978 406 5755

Andrew Port

From: sarah sumner <saraharluck@hotmail.com>
Sent: Monday, November 17, 2014 5:59 PM
To: Andrew Port
Subject: [Newburyport MA] brown school

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

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Message:

As the Lime Street neighbors of the Brown School (101 Lime) and property owners on neighboring Charles Street (30 Charles), we are very concerned about the future use of the Brown School. As parents of a 2 year old and 5 year old, we would love to see the school become a youth/rec center and safe place for children in Newburyport to grow, learn and play. The idea of the upper floors of the school as a place to nurture arts in our community is incredibly appealing as well, and if there is anything we can do to support these end uses, we are fully committed. Happy to talk further as well.

Thank you for listening to our input,

Regards,
Sarah and Travis Sumner

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Message sent by: sarah sumner (saraharluck@hotmail.com)

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Andrew Port

From: Barbara <bhmclean@gmail.com>
Sent: Monday, November 17, 2014 5:58 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School Project

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

The Brown School has been an eyesore for many years, particularly the upkeep of the exterior gym. Overall the exterior of the buildings, hard and green landscape have been neglected. The proposed improvements barely scratch the surface as to what needs to be done to bring the standard up to the quality of the neighborhood. Therefore, I would propose that the youth program be moved to an existing operating school or church with sufficient space. Tear down at least the gym and preferably all buildings to make space for a well maintained park setting.

The neighborhood already has more than it's share of oversized buildings dedicated to affordable, apartment type housing. Let's not put the emphasis on possible grants to fund unwanted projects and do what is right for the current residents. Our property values would be significantly reduced if the proposed youth program and mixed use upper floors were awarded. Parking is a huge issue and the last thing the residents need is to be looking upon a asphalt parking lot, adding more parking issues and traffic to Lime & Milk Streets, with the probable elimination of the hard fought for playground.

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Message sent by: Barbara (bhmclean@gmail.com)

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Andrew Port

From: Amy Kin <amyking11@comcast.net>
Sent: Monday, November 17, 2014 5:26 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School Reuse

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

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Message:

In order to keep the playground as the community wants, keep the gym and reduce parking and car congestion, can we consider a lower number of units per floor of the building? Rather than cram in many small affordable units, and senior housing, why can't the building be developed with only 4 larger units per floor. Each unit could be either a 2 or 3 bedroom unit, then a common room on each floor.

The Feasibility Study says the 2nd and 3rd floors have 9,413 of square feet. How much of that space is actually available for the residential units/living space? For illustration purposes, let's just say we have 8500 sq ft after you take out working space for the elevator, common room, hallway, etc.

With that 8500 sq ft, create 4 units with living space from 1500 to 2500 sq feet each, and 2-3 bedrooms each. In this neighborhood those units currently sell for \$400 - \$700,000. Do that on both floors for a total of 8 units.

With a total of only 8 larger units sold at market rate you will only require 16 parking spaces. Those parking spaces should not be taken from the playground. Reconfigure the landscaping near the Milk Street entrance to allow 16 angled parking spaces (similar to nearby School Street). Allow pedestrian access to the playground via Milk Street and Prospect Street. Keep the Prospect Street entry as is, with no car encroachment on the asphalt. No parking is to be allowed on the playground as shown on the Study diagram.

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Message sent by: Amy Kin (amyking11@comcast.net)

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Andrew Port

From: Greg Nikas <gregnikas@icloud.com>
Sent: Monday, November 17, 2014 5:13 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School Study

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

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Message:

Hi Andy,

As you know, my preference for the Brown School is to include Artist Studios. This is the last building of it's type in Newburyport that can be used for this purpose. Every building in this city that has been occupied by artist in the past, now houses so-called luxury condos. I think it is time for the city to step up to the plate and support the artists in this community by providing them with affordable spaces in which they can create their art. In the Mayor's Welcome Statement she says "Over the years, Newburyport has retained its unique character and remains a community rich in culture, history, and art." But over the years, the city has systematically allowed developers to evict artists from the buildings that were perfect for live / work artist loft spaces and build condos. This is a golden opportunity to finally show the artists in this that the city really cares about the arts and is going to do something about it.

My biggest desire is to see the two top floors be used in the same manner as the Emerson Umbrella, <http://theumbrellaarts.org>, in Concord MA. I personally feel that a similar use at the Brown School would be the best use and take Newburyport to another level as a community for the arts, especially since we have been recently designated as a "Cultural District" in MA.

Sincerely,

Greg Nikas
978-465-7656
gregnikas@icloud.com

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Message sent by: Greg Nikas (gregnikas@icloud.com)
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Andrew Port

From: Judy Tymon <jtymon@comcast.net>
Sent: Monday, November 17, 2014 5:05 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School Re-use

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

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Message:

I would like to see as much of a mixture of uses as possible. If possible a combination of Youth Services and rental apartments, with a mix of affordability. Two of the biggest problems will be finding a developer willing to take on the cost of the required building upgrades and accommodating parking. Parking is very tight in the South End; however many homes in the area do not have on-site parking and it may be possible to permit the project with less than the required 2 spaces per residential unit.

Another important factor is that the streetscape along Lime St. will be designed to fit with the neighborhood.

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Message sent by: Judy Tymon (jtymon@comcast.net)

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Andrew Port

From: Elizabeth Harris <harris01950@gmail.com>
Sent: Monday, November 17, 2014 5:00 PM
To: Andrew Port
Cc: jeigerman@dflip.com; Paulette Turco
Subject: Attaching Comments on Brown School Feasibility Study
Attachments: Brown School Feasibility Study 11172014.docx

Please find, attached, my comments on the Draft Brown School Feasibility Study of 9/22/2014.

November 17, 2014

Andrew R. Port

Director of Planning & Development

City of Newburyport, MA

The following comments are provided in response to the Brown School Feasibility Study—Draft of 9/22/2014.

Project Components

Please explain why the Executive Summary asserts it is a “given” that the relocation of the City’s Youth Services Department to the first floor of the Brown School building is a required component of this project. While in many ways desirable, this “given” may seriously limit the options for use of the remainder of the building.

Are no city approvals needed for this change of the first floor use? What, specifically, is this use? I think the specifics have not been adequately addressed in community meetings, nor in the feasibility study.

Is it not preferable, indeed customary, that feasibility studies, use studies, and environmental impact studies (including traffic studies) to assess the entire project, not simply one part of the project?

This should be especially the case when the impacts of the less-studied component are the larger impacts. If the impacts of the Youth Services programs are to be only minimally studied in this feasibility study, will the City also prepare an environmental impact statement for the project as a whole?

Traffic Impacts

In particular, since traffic of the entire project is a major concern to neighbors, the traffic impacts of the Youth Services use must be specified, in writing. Only the parking (6 to 8 cars) has been identified. Will there be buses to transport, load and unload children? Will there be extensive parent drop-offs, and pick-ups? Where will the parents park their vehicles? What will be the hours of the programs? Will these hours coincide with times that neighborhood commuters return home and seek overnight, street parking? If there are evening programs, will there be conditions on how frequently such programs can be held? Or conditions of program operations, such as use of buses or car pools to mitigate traffic congestion?

The traffic associated with the school was a problem; largely a daytime problem. But it was a problem some might have wanted to put up with in return for a neighborhood school. It is not clear that the proposed use will provide net benefits to the neighborhood to compensate for the traffic. Nor, in particular, evening traffic.

There has been reference, in comments to this project, to vehicle queuing on Lime Street. It is essential that planners identify the scope of this, and consider whether Lime Street can accommodate all such queuing, loading and unloading. As it is, where cars are parked on both sides of Lime Street, cars travelling the street (e.g., from lower Lime Street to High Street) must often pull over for on-going traffic. Two lanes of traffic must share one useable lane. These bottlenecks should be minimized.

Realistic Project Options

It has been suggested in another comment to the feasibility study that because some of the options offered might not be viable or realistic, the City has not considered enough options. Some had thought at the last neighborhood meeting that a developer would not want to build or sell condominiums in a youth services building. Please comment on the likelihood of obtaining bids to build condos.

In that same vein, please provide estimates of what “market rate” would be, in dollars, for such condos or rental units. How does this compare with market rate units within, say, two or three blocks of the Brown School building.

Will it prove to be the case that, given the constraints the City has put on this project, the only option will be for affordable housing units? Neighbors have commented that there is already a large share of such units in the neighborhood. “Per the 2010 census, Newburyport has 610 affordable housing units, 228 of them (37%) within three blocks of the Brown School.” Especially in light of this, many have expressed a preference for market rate condominiums. Please comment on whether the City is presenting neighbors and citizens realistic options for re-use of the Brown School, given this feedback from neighbors.

Elizabeth J. Harris

56 Lime Street

Newburyport MA 01950

Tel: 978.255.2203

Andrew Port

From: Amy King <amyking11@comcast.net>
Sent: Monday, November 17, 2014 4:58 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

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Message:

- 1) There is no reference in the Executive Summary or document that keeping the playground is a requirement. That should have been a key component of this study. Plan the redevelopment around the that.
- 2) In an earlier community meeting it was discussed that the City could sell the building, and it would then be leased back to the City. Why is that not discussed?
- 3) Given that the neighborhood has parking constraints, please come up with reuse option that take that into account, rather than think up a project that is too large for the site and would require the playground or gym to be removed in order to accommodate parking and other requirements.
- 4) Why must we consider affordable housing for this location? It appears from reports in the Daily News that Minco's project at the train station/traffic circle is planning for 64 affordable units and that David Hall's Back Bay project would also add affordable units. When is the City's requirement for affordable housing met?
- 5) In order to keep the playground as the community wants, keep the gym and reduce parking and car congestion, the building can be developed with only 4 units per floor. Each unit will be either a 2 or 3 bedroom unit, then a common room on each floor. With a total of only 8 larger units sold at market rate which is anywhere from \$400-700,000k you will only require 16 parking spaces. Those parking spaces should not be taken from the playground. Create the parking spaces at an angle to the building running along Milk Street.

Allow pedestrian access to the playground via Milk street. Keep the Prospect Street entrance as is, with no car encroachment. No parking lot on the Prospect Street entrance. Keep the cars out. Only run a line of car if need be along the Milk Street side.

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Message sent by: Amy King (amyking11@comcast.net)
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Andrew Port

From: Anton Becker <abecker11@juno.com>
Sent: Monday, November 17, 2014 4:38 PM
To: Andrew Port
Subject: [Newburyport MA] Re-use of the Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

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Message:

I would like the property to remain as an asset to the community rather than be an opportunity for a developer of expensive housing.

An example of what could happen exists in Concord, MA. What was a high school is now The Umbrella Community Arts Center. The building remains town property and is leased to the non-profit organization that in turn leases former classroom space to artists. I suggest that you get in touch with their executive director, Jerry Wedge (978) 371-0820. He will gladly explain how they make it work.

The Brown School is large enough to have more than one use; it could include youth activities, adult education, as well as arts and crafts.

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Message sent by: Anton Becker (abecker11@juno.com)

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Andrew Port

From: Veronica carleo <tvcarleo@mac.com>
Sent: Monday, November 17, 2014 3:44 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School -- Future Use

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

My name is Veronica Carleo and I live at 109 Prospect Street, next to the Brown School. We are intimately aware of the lack of parking at the Brown School; but, I truly believe that the Brown School building can be used for a variety of uses that allows for people to play, work and even garden in one place. With the right vision and blend of commercial and cultural uses, I really believe the neighborhood would welcome the minor inconveniences added people will bring to our little south end neighborhood.

I would be very curious to hear ideas from those who have had a successful record in this area -- David Hall from the Tannery strikes me as a valuable resource for a project such as this. Has he weighed-in in any way? I'm curious.

Whatever direction is taken it is without doubt that the Brown school is in need up some pretty decent sized renovations to building, interior and exterior. There's nothing more depressing than to see a project like this one go ahead without the necessary building upgrades and some real steps taken to attract exactly who we want to pay to use the building. There are countless of examples of what not to do in the near empty, cold and dingy mill offices in Amesbury. There are fewer but outstanding examples of old buildings reworked and upgraded to support thriving business use like the Tannery. While living in Portland, Or my family became frequent visitors to a place called McMenamins Kennedy School. Back in the 80s the McMenamin's brothers proposed to the City of Portland, OR a rather new idea for the use of an old school. They proposed to the city the possibility of unique and fun lodging, dining and meeting rooms.

,<http://www.mcmenamins.com/104-kennedy-school-history>. I'm not suggesting we turn the Brown school in to a Pub (however fun that would be!) but, there are a lot of Brown School Stories and it would be awesome to try to incorporate them in the marketing of whatever the Brown School will be!

Newburyport Youth Services needs the first floor, but an updated gym/auditorium could be used and promoted a variety of art, cultural and recreational activities for residences and visitors alike. The 2nd Floor could be home offices for community theater, art and music programs as well as meeting rooms and why not, fun lodging for out--of-town business folks.

The plan could include a working roof top vegetable garden for south end residences who enjoy gardening. A small cafe -- perhaps managed and run by NYSA could give teens a chance to see how to run a business. We are not so far off the soon-to-be built rail trail, the new Brown School could be the south end depot stop!

I also think that we are seeing more and more businesses conducting their off-site Boston meetings here in Newburyport. Why not promote the use of the commuter train and make it easier by some sort of a trolley or "clipper"

pick up from the station to the newly renovated Brown School Center on Milk Street? Thinking and planning around Business needs for a convenient, technologically upgraded and furnishings that speak comfort as well to the Brown School's history is a unique way to make the Brown School a destination place during the business hours. Then a quick walk (or Clipper pickup) to a downtown restaurant for lunch or dinner would bring more interest and money to downtown businesses.

The neighborhood would be amiss without the lively and functional use of its Brown School. I thank you for your request for input and look forward to hearing what others think....

Sincerely,

Veronica.

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Message sent by: Veronica carleo (tvcarleo@mac.com)

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Andrew Port

From: Susan Tiano <stiano@aol.com>
Sent: Monday, November 17, 2014 1:27 PM
To: Andrew Port
Subject: [Newburyport MA] Future of the Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

My name is Susan Tiano and I am a retired art teacher (30 Years in the Cambridge Public Schools). My phone number is 781 325-2049. I recently moved to Newburyport from Lexington, Ma and would be happy to do whatever I can to help to show my support of having the Brown School turned into Art Studio Space including a communal room for exhibits/ and collaborative work spaces.

As I was looking to rent a space myself in the area, I have met and spoke with Barbara Lorenc, who rents out 14 Cedar Street (www.14cedarstreetstudios.com) in Amesbury, Ma to many artists . alorenc13@gmail.com She cannot keep up with the demand there and would be happy to share her expertise and many artists names who are on her wait list for 14 Cedar Street. She would love to see the artists happily creating in a space in Newburyport. She sounded like she would and could be very helpful if it were decided to convert the Brown School into Artist Spaces.

I also met and spoke with Jerry Wedge, the Executive Director of the The Umbrella Community Arts Center, just yesterday at the late Fred Becker's magnificent Print Exhibit there, 40 Stow Street in Concord, Ma. jerry@theumbrellaarts.org. (www.theumbrellaarts.org). Jerry was also very enthusiastic about this idea of converting the Brown School into Artists Spaces and sounded like he would be very helpful as well. I would be happy to work with these people, or to help you in any way I can to make this happen. I was a teacher of believe it or not, 18,000 students in my thirty years in Cambridge and I would love to have a studio at the Brown School and create my own artwork now. Please let me know if I can be of help.

Thank you for your attention to this matter.

Sincerely,
Susan Tiano

=====
Message sent by: Susan Tiano (stiano@aol.com)
=====

Andrew Port

From: Christine Doherty <christine.doherty@comcast.net>
Sent: Monday, November 17, 2014 1:13 PM
To: Andrew Port
Subject: re: Brown School feasibility draft comment

Hi Andy,

My name is Christine Doherty. I live at 13 Purchase Street, about one block from the Brown School. I've been a resident of Newburyport for 22 years, owning property first on Bromfield Court and now currently at our present location. While my children did not attend the Brown School early elementary program, they are both in public school – at the Molin and at the Nock – and we enjoyed extensive use of the Brown School playground during their early years. Today they are involved in Youth Services programming by (3-6x annually) enrolling in NYS programming.

I was unable to attend the October 30 meeting, but have read the documents online and would like to submit my feedback, which I understand was encouraged at the meeting to be submitted by today via email to you.

Perhaps this was addressed at the meeting, but my first observation is that the Feasibility Study seems more like a conditions report. Although I see references to condition improvements and zoning special permits which would likely be required for certain potential changes to the use of the site, I do not see overall feasibility assessments regarding other aspects of those potential changes.

To this end, I'm largely stuck on what future ownership of this facility the City envisions in these scenarios outlined identified as proposed uses – for example, who will own and/or operate these non-Youth Services units? I apologize if this was provided at the Oct 30th meeting.

Our family is firmly in support of a multi-use, flexible, safe and healthy space being essential for Youth Services' operation and the needs of the city's young people. We are also firmly in support of retention of some public play space at the Brown School location for South End and other residents of the City. This extended neighborhood of the City undergirds the City's desirability as an historic, walk-able, livable community. The complete elimination of the Brown School playground would severely undercut the livability of the South End community, where children and families have more limited public open space (few parks, no fields, busy and congested streets) and have dramatically less private open space – in the absence of large backyards or driveways. South End lots are small, and often have little yard or parking space; we are a densely populated neighborhood with busy and congested streets.

Our family was delighted to see the Brown School considered for reuse when Youth Services was assigned to use the space. At the time, however, we wondered how permanently stationing Youth Services at the Brown School would be sustainable given that the building needed the many improvements so aptly noted in the Feasibility Study. While the Brown School clearly needs some hefty improvements, the concept seemed ideal: retaining the space for youth and community oriented use.

We are among many families that are grateful that the City has supported Newburyport Youth Services' growth. NYS is a tremendous asset to Newburyport and fills an enormous gap that is not being addressed by the strained public school system, by the private sector or by nonprofit programming. While some local nonprofits have some youth programming, they not meeting the extensive need which exists. The Newburyport Public Schools have virtually no afterschool programming or extended enrichment of any kind offered on a regular basis – very limited extended day programming in partnership with the YWCA and nothing in the form of ongoing academic or interest-based enrichment. This is particularly true for upper elementary and middle school students who still need supervision and guided enrichment opportunities. Newburyport Youth Services fills this gap admirably with very limited resources through its innovative and dedicated leadership and staff– and yet numerous needs still exist. Supporting the growth of Newburyport Youth Services in a safe, flexible, multi-use facility should be a high priority for the City. The development

of the Middle School drop in center and programming for preschoolers fills an important need in Newburyport. Both these and other programming require flexible, safe space.

It would seem from reading the feasibility study that the Brown School may indeed be a compatible location for this need, but it seems to me that a private investor would have many, some possibly insurmountable, issues should it want to invest in (own? operate? lease?) housing or loft spaces on the same site as a busy youth programming center. Would the investor buy the whole building or a portion? Is that feasible for an investor? What additional risks does that investor or their financing partners take on? What demographic would want to live above a busy youth programming center? Is the vision that the location be sold with contingencies or requirements of the new owner to lease back space to the City's Youth Services department? Or is the vision that the City retain ownership of the entire site, renovate the building and operate the building as proposed (NYS, plus residential space) by leasing out space for residential or residential/artist space? Or is the City considering renovating the building with the intent of selling the completed residential/loft units? Would that be a risky undertaking for the City?

It seems the Feasibility Study lacks an examination of the feasibility of the *concepts* outlined as proposed uses. It seems as though the building's conditions and zoning restrictions might be the least of the feasibility challenges and that the ownership structure and the subsequent and various related issues would be the foremost challenge. Again, perhaps some of this background was offered at the Oct. 30 meeting and is just not clear in the written documents.

When our family heard that Brown School was going to be potentially used for Newburyport Youth Services, we heard also that the Administrative Offices of the public schools were slated to be relocated somewhere and that potentially the Brown School could become a combined Youth Services – Public Schools space. It's our understanding that space at the Nock-Molin is strained despite the renovations and that should the administrative offices vacate the Nock-Molin location, some relief could be found through re-use of the administrative offices by the schools. The Feasibility Study does not appear to address this concept. Has the City decided not to explore this option and, if so, why? I apologize, again, if this was addressed at the Oct. 30 meeting and I missed this information.

While I very much appreciated the opportunity to read such a thorough assessment of the Brown School conditions, the Feasibility Study left me with many more questions than answers – the foremost being the City's intent regarding ownership of the site. Does the City envision retaining ownership and managing this project and new site itself? Or does the City envision selling all or part of the site and negotiating retained use of the site for Youth Services?

In the absence of understanding the City's intent regarding ownership, I would like to say that our family would strongly encourage the city to consider in its decision making that keeping a meaningful portion of the Brown School playground operable and accessible is our foremost concern for the neighborhood and that we simultaneously endorse the City's continued support of Newburyport Youth Services and would recommend that the City keep NYS's need for safe, multi-use, flexible space and future growth among its highest priorities.

We would be interested in seeing a feasibility study done for a limited number of workable concepts – perhaps those mentioned (such as shared residential/work/youth space) in this draft Feasibility Study – but also including a feasibility study examining a scenario where ownership of the Brown School site is retained and where both the administrative offices of the public school and Newburyport Youth Services operate from the location.

Thank you for the opportunity to submit feedback in this process and I apologize we were not able to attend the October 30 meeting. We appreciate such an open process.

Sincerely,
Christine Doherty
13 Purchase Street
Newburyport, MA 01950

Andrew Port

From: nancy earls <nearls@comcast.net>
Sent: Monday, November 17, 2014 11:11 AM
To: Andrew Port
Subject: [Newburyport MA] Brown School Reuse

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

I am writing to ask that the city honor it's commitment to preserve the entire South End Community Playground and keep the amphitheater in it's current location. The families that helped fund and build the amphitheater no longer have young children in grades K- 3 and will lose their connection with all that it represents if it is moved to the Bresnahan School.

Additionally, please keep Youth Services where they are currently located, at the Brown School.

With regards to the development of the second and third floors, I would like to see a mix of artists studios and affordable housing, with market rate housing as a last option.

Thank you.

Nancy Earls
25 Milk Street

=====

Message sent by: nancy earls (nearls@comcast.net)

=====

Andrew Port

From: Bob Amey <ramey@bridgew.edu>
Sent: Monday, November 17, 2014 9:46 AM
To: Andrew Port
Subject: [Newburyport MA] brown school

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

I was a bit disappointed in the last meeting in that it seemed that the consultant came with some preconceived ideas of what the school should be used for. Although some other options were mentioned, it did not seem to me that they were really given any serious consideration - there were really only 2 designs that had any real info on them, so that there was no real discussion about more dedication to low-income/affordable housing options or use as artists live/work space. I also find it quite worrisome that no real dialogue has been started by now with any potential developers to understand what they consider might be feasible given the cost of essential renovations. Moreover, I am very opposed to the idea that "we'll talk to developers we've worked with in the past..." A project of this scope should be put out as an RFP to anyone that wishes to respond, and I think that the only work to this point that the consultants should have done is to estimate the basic renovation costs to be used as part of a wider RFP that could include a broad range of possible uses.

=====

Message sent by: Bob Amey (ramey@bridgew.edu)

=====

Andrew Port

From: Sherry herzig <sherzig@newburyport.ma.us>
Sent: Sunday, November 16, 2014 11:16 AM
To: Andrew Port
Subject: [Newburyport MA] Andy Egmont's Youth Program

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

I taught at the Brown School for twenty years and was so happy to hear that the building was going to be used for the children in Newburyport albeit in a different way. I know the city has struggled to find a suitable location in the years past and this seems ideal.

I hope very much that this property will remain the home of your program.

Sherry Herzig

Kindergarten Teacher

=====

Message sent by: Sherry herzig (sherzig@newburyport.ma.us)

=====

Andrew Port

From: Heather Colella <hcolella@aol.com>
Sent: Sunday, November 16, 2014 10:43 AM
To: Andrew Port
Subject: [Newburyport MA] Brown school use

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

Hi,

Please keep the youth services in the brown school.

Thanks!
Heather Colella
Johnson Street

=====
Message sent by: Heather Colella (hcolella@aol.com)
=====

Andrew Port

From: Lisa Adams <Lisajeannedams@gmail.com>
Sent: Saturday, November 15, 2014 7:19 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School project

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

Thank you for giving the community a chance to express its opinions on the Brown school.

I am a close neighbor of the school property.

I would like to express support for the following:

Retain and maintain the Brown School Park
Retain and maintain the gym
Retain the use of the first floor for Youth Services Developer funding of the renovation
Developer allows city to use its discretion for first floor use
Allowing for increase in green space and improved streetscape
Plan contingent on secure and safe refuse and recyclables storage
Plan contingent on responsible hazardous waste removal
Plan contingent on sewer and drain system that meets code requirements
Preference for senior/affordable housing on second & third floors
Maintain present traffic flow

Thank you,
Lisa Adams

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Message sent by: Lisa Adams (Lisajeannedams@gmail.com)

=====

Andrew Port

From: Gus Harrington <gus.harrington@gmail.com>
Sent: Saturday, November 15, 2014 5:41 PM
To: Andrew Port
Subject: [Newburyport MA] on street parking/drop off

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

After reading Councilor Eigerman's feasibility study comment, about relocating the school drop off and front entrance around the corner from Milk to Lime St., I disagree.

I've maintained (shoveled the snow, cut the grass/hedges, etc.) the building at 77 Lime St. for over 30 years, so have observed the comings and goings to the GW Brown.

The entire block is congested except Bromfield St. The burden of ingress and egress could be spread to all three streets surrounding the Brown. Noting the lightning fast speed of parent communication these days, one day of police ticketing double parked cars would solve this problem.

I look forward to the adaptive reuse of this wonderful brick building.

=====

Message sent by: Gus Harrington (gus.harrington@gmail.com)

=====

Andrew Port

From: Will Doherty <wdoherty06@gmail.com>
Sent: Saturday, November 15, 2014 11:19 AM
To: Andrew Port
Subject: [Newburyport MA] Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

No one consulted with Realtors or Developers during this fact finding mission
- WHY?

The first thing anyone should of done was Research. The next thing would of been coming to the meeting prepared with facts and figures on what would work in this situation. Drawing pictures and showing folks on what could be is not only a waste of everyones time but insulting. The firm that was hired and paid \$40,000 should be embarrassed not to have this information on slide one.

I have over 20 years in Marketing and have NEVER presented anything without first showing what we have discovered in our research. It is not the city of Newburyport or Mayors job to tell the firm what to present - they should have done this.

If the property is worth \$5 million and we have to put another X million into it to get it up to code. The next question would of course be – couldn't we build a new youth center else where for less? It seems to me everyone wants a youth center - if thats the case lets do it once and right.

I would recommend speaking to a town who just built a youth center and ask them to share what they have learned. I recently moved here from Andover where they are building a new youth center behind one of the middle schools close to downtown. This made sense in a lot of ways, the one that stood out to me is the center shared the parking lot as well as the grounds. The savings on maintaining one property rather than two in this case, plus being on school grounds this was also a very safe area for children I would suggest reaching out to them and see what they have learned as well as other communities in the area.

Youth Center aside, looking at the value of the property and the location away from downtown it seems an ideal location for a developer to do something great here and for the city to make money from not only the sale, but all future taxes. Parking will be a major problem with mixed use or 55 plus community as this was pointed out number of times at the meeting. Teachers go home after school is out, so parking was not as much of an issue in the past. That being said, I would highly recommend selling the property.

Thank you

=====

Message sent by: Will Doherty (wdoherty06@gmail.com)

=====

Andrew Port

From: Jared Eigerman <jeigerman@dfllp.com>
Sent: Friday, November 14, 2014 11:40 AM
To: Andrew Port
Subject: Comments on Brown School Feasibility Study
Attachments: je comments -- Brown School Feasibility Study -- 11-14-2014.doc

Follow Up Flag: Follow up
Flag Status: Flagged

Jared Eigerman

LEED AP Operations + Maintenance

DALTON & FINEGOLD, LLP

183 State Street, 5th Floor

Boston, MA 02109

email: jeigerman@dfllp.com

direct: (617) 936-7777

cell: (978) 376-6355

[Jared Eigerman | LinkedIn](#)

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Jared Eigerman, Ward 2 City Councillor, Comments re *Winter Street Architects*, “Brown School Feasibility Study – Draft,” Oct. 1, 2014 (November 14, 2014)

1. Introduction

1.1. The G.W. Brown School is located at the very center of the South End neighborhood.

1.2. For geographical, social, and historical reasons, I believe that the fate of the Brown School is vital to the well being of Ward 2.

1.3. Naturally, my comments are subject to change based upon the receipt of new and better information, not least of which will come from other Newburyport residents.

2. Suggested Immediate Actions:

2.1. **Due to intractable double-parking and driveway blockages along Milk Street, please require all vehicle queuing and access to Youth Services from Lime Street, only.**

2.1.1. Vehicle congestion has plagued residents on the water side of Milk Street (Ward 1, actually) at least since the Brown School began handling Kindergarten and 1st Grade classes for the entire City, leading to increased vehicle traffic to and from the property.

2.1.2. Former Brown School Principal Amy Sullivan and her staff made extensive and sustained efforts to educate drivers and mitigate impacts on these Milk Street residents, without success. Further educational efforts are likely to fail, as well.

2.1.3. I urge Youth Services to provide immediate relief to Milk Street residents by relocating all pick-up and drop-off, *as well as the main building entrances*, to Lime Street. As noted below, I recommend that this relocation be made permanent for the building.

2.2. **Relocate, replace, and/or better screen the dumpster no located on Lime Street.**

2.2.1. Several residents have complained about the appearance (and smell) of the existing dumpster located on Lime Street.

2.2.2. Consider relocating, replacing, and/or better screening the dumpster, understanding that permanent disposition must await adoption of final plans for the property.

2.3. **Repair and repaint the Lime Street façade of the gymnasium.**

2.3.1. Several residents have complained about the appearance of the gymnasium’s Lime Street facade.

2.3.2. Consider repairing and repainting the gym’s Lime Street facade, understanding that permanent disposition of the gym must await adoption of final plans for the property.

2.4. Screen views of the surface parking lot at the corner of Lime and Milk Streets.

- 2.4.1. Milk Street residents have complained about the appearance of this parking lot.
- 2.4.2. Consider screening views of the lot by installing a fence or planting vegetation, understanding that the lot may be reconfigured as part of final plans for the property.
- 2.4.3. Given the City's financial limitations, and the possibly temporary duration of any screen, we should minimize expenditures for this immediate action.

3. Assumptions:

3.1. The best use of the Brown School property is as a neighborhood school, so the City is trying to determine the *second*-best use.

- 3.1.1. The City expended substantial funds in the early 1920s to acquire, clear, and develop the property as a neighborhood elementary school.
- 3.1.2. For approximately 90 years it operated successfully as a public elementary school, with the majority of students travelling on foot, until the final years.
- 3.1.3. While not currently feasible in Newburyport due to financial constraints, the City's School Committee is "committed to the concept of neighborhood schools at the elementary level..." (Nbypt. Pub. Schls., Sch.Cmte. Policies -- 2007, p. 32.)
- 3.1.4. Whenever it becomes feasible, the City should *reopen* its neighborhood schools, one of the vital elements of decent neighborhood life the world over.
- 3.1.5. In the near term, the City has non-school related needs for building space, as well. Youth Services, which is now located on site, has nowhere else to go, at present.
- 3.1.6. To keep its options open, the City should explore reasonable alternatives to outright sale of the property, including creating a condominium and leasing much of the building for decades at a time. Other Massachusetts communities have leased their surplus school facilities in this manner. (See, e.g., <http://www.thecoolidgeschool.com/>)

3.2. On September 30, 2013, the City Council adopted by Order a citizen petition to preserve the entire Brown School Playground at its current size.

- 3.2.1. "*[U]pon the sale, lease, or removal from service as a public school of any portion of the buildings and grounds of the G. W. Brown Early Elementary School (Map 21 – Parcels 3 and 26), the City of Newburyport shall dedicate and hold permanently for public park and playground uses under the meaning of Chapter 45 of the Massachusetts General Laws an area of such site that is at least equal in size to the school yard currently located on the southeasterly portion of the site, including the mulched area for play equipment, the basketball court, and the so-called amphitheater.*"
- 3.2.2. Naturally, the City Council has the power to revisit this order, but I am not aware of any circumstances that are likely to lead to a different result. While the park may be reconfigured, I believe that the South End needs it to remain as large as it is today.

3.3. The City has limited financial resources to rehabilitate and/or reuse the property.

- 3.3.1. Unlike a private, for-profit entity, the City has a duty to serve the general welfare of its residents, which may involve promoting public uses at a lesser or no financial return.
- 3.3.2. That said, just as the City's limited financial resources have led to the closure of our neighborhood schools, that limitation *must* factor into any reuse of the property.
- 3.3.3. The draft Feasibility Study includes much useful information about existing inadequacies of the property, for which the City has not identified any funds to correct:
 - 3.3.3.1. Site paving & curbing (p. 6);
 - 3.3.3.2. Pedestrian access, walkways & steps (p. 7);
 - 3.3.3.3. ADA / AAB / 504 Accessibility to the building (p. 8);
 - 3.3.3.4. On-site trash & recycling facilities (pp. 9-10); and
 - 3.3.3.5. Interior deficiencies, including outdated HVAC systems (pp. 25-26), deteriorated electrical and fire alarm service (pp. 27-28) and fenestration (p. 20), inadequate handicap accessibility (pp. 16-17, insulation (p. 21) and soundproofing (p. 22), and suboptimal ground-level room/corridor configuration (p. 16).

3.4. It does not seem reasonable to demolish the main school building, and it may not serve the City's interests to demolish the gymnasium, either.

- 3.4.1. While the 1.24-acre site has value in itself, the existing buildings have value as well.
- 3.4.2. It is questionable whether the City's Zoning Board of Appeal would grant the zoning relief necessary to build a new building at the property with as much usable floor area as the existing school buildings (approx. 37,700 square feet [p. 34].)
- 3.4.3. Moreover, Winter Street Architects believes that the main school building is not unsound, either structurally and in terms of its exterior masonry. (pp. 31-35.) Unlike the recently demolished Bresnahan (formerly Belleville School) the G.W. Brown School features 20"-thick, solid-brick exterior walls. (p. 31.) Neither a change to residential nor office uses would trigger seismic upgrade requirements. (p. 35.)
- 3.4.4. So far as I can tell from the draft Feasibility Study, the gymnasium appears to be fundamentally sound, as well. Below, I suggest that the City study the supply of and demand for gymnasium space. Private developers are unlikely to build public gyms.
- 3.4.5. In the absence of compelling evidence, I personally do not favor studying a *total demolition alternative* for reuse of the property. Any such study, should account for (a) all costs to demolish the existing buildings, (b) capital and operational costs to relocate Youth Services, and (c) likely new construction at the cleared site of two-family homes.

3.5. All uses of the property must mitigate likely impacts on the neighborhood.

- 3.5.1. The property operated as a public school for nearly a century, establishing a *baseline* against which to assess future likely impacts from the adaptive reuse of the property. In the last decade, the property operated as the City's sole public school for Kindergarten and 1st Grade, with vehicular traffic as the chief impact on the area.

- 3.5.2. To mitigate properly its affects on the immediate neighborhood, the City, or its designed developer/lessee, should prepare a traffic study for the preferred project alternative. It is unlikely that any of the alternatives currently under discussion would generate as much vehicular traffic as the school did in its final years, but study it.
- 3.5.3. However, regardless of the gross number of vehicles, the impact on Milk Street residents directly across from the property has been unfair. So long as the building's main entrances are located on Milk Street, drivers dropping off or picking up passengers are likely to cause congestion on that block, unfairly burdening abutters. Uses of the property with significant pick-up and drop-off, such as Youth Services, should relocate their main entrances to Lime Street. Residential entrances can remain.

4. Suggested Areas of Study:

4.1. Conduct a parking inventory in a one-block radius around the property, to establish a proper context for a discussion of parking impacts. Again, the actual *baseline* is the greater congestion when the property was operated as a school.

4.2. Study the supply of and demand for gymnasium space in the City, to place into proper context the utility of retaining public use of the gymnasium at the property.

4.3. Alternatives Analysis:

4.3.1. Study more fully an *upper-level artist (work-only) studio alternative* for the property, which retains Youth Services on the ground level.

4.3.2. Study an *all-residential alternative* for the property that accounts for the full capital, and operational costs to relocate Youth Services elsewhere within the City.

4.4. Due to intractable double-parking and driveway blockages, study permanent relocation of both vehicle queuing and non-residential entrances to Lime Street.

Andrew Port

From: Sabra Dow <sdow@girlsincseacoast.org>
Sent: Thursday, November 13, 2014 2:21 PM
To: Andrew Port
Subject: [Newburyport MA] use of Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

Yes to Newburyport Youth Services
Yes to having a playground and gymnasium on that end of the city
Yes to making space for other youth serving organizations such as Girls Inc. of the Seacoast Area and the YWCA
Yes to full accessibility
Yes to housing for seniors
Yes to space for artists
No to housing at market price

Thank you for your consideration.

=====

Message sent by: Sabra Dow (sdow@girlsincseacoast.org)

=====

Andrew Port

From: Sid Graves <sid@sidgraves.com>
Sent: Thursday, November 13, 2014 8:05 AM
To: Andrew Port
Subject: Brown School - SCGraves comments
Attachments: 141113 Brown School Re-Use Options - SCG.pdf

Hello Andrew,

The attached is 'feedback' per suggestion of Paulette Turco in her memo distributed to the neighborhood 11/11/2014.

Not having significant depth into on-going discussions and studies, please withhold if you feel I am way off the mark!

Sid Graves

Sidney Graves - Architect
25 Lime St
Newburyport MA 01950
978-255-2832
sid@sidgraves.com

November 13, 2014

RE: The Brown School – Re-Use Options – SCG Comments

This is written in response to the MEMO prepared by Paulette Turco – distributed to the Brown School neighborhood on 11/11/2014 – copy attached. [SCG responses to PT's specific items is appended.]

Reiterating – for clarity:

The Neighborhood Concern is: What is the future use of The Brown School and grounds, and what impacts will the future use(s) generate on the greater immediate neighborhood?

The City's Concern is: What are the viable re-use options (economically, politically, socially)?
[political & social being intertwined with 'neighborhood acceptability']

My understanding, based on Paulette Turco's memo, is that the City / School Committee continues to own and manage the property.

Except: Apparently the Brown School Park (playground) is no longer under School Committee management? [1st paragraph, 2nd page, of Paulette's memo] And presumably, unless the City Council reverses its vote of 2013, the playground Park is exempt from re-use?? Which in turn suggests that management and maintenance costs are now the responsibility of the City / Parks Dept.??

Query: Is the playground area 'off the table'?

Personal observations:

1. City / School Committee Ownership: As long as the City / School Committee maintains a 'do-not-decommission' ownership scenario of the property, it is responsible for all annual expenses – including routine maintenance, repairs as necessary to code requirements, insurance, taxes, etc. The Youth Group might be accommodated for an indefinite period. But, as noted in the Feasibility Study, any other use of the building, including offices for City personnel, would require major costs for utilities infrastructure (new plumbing, HVAC, & electric), wall insulation, & new windows – for just basic code conformance. Adequate parking will be a considerable factor and will undoubtedly limit options. I suggest that, unless the Brown School has a future educational purpose, an on-going 'do-not-decommission' scenario is not viable for the School Committee – economically or politically.
2. Decommissioned by School Committee - - City Ownership Retained with Lease to a Developer – or Sale with Covenants for Re-Use: All of the constraints noted in the Feasibility Study become relevant – parking being a major hurdle. Building upgrades for code conformance and accessibility, coupled with renovations for re-use, will approach – probably exceed – costs of new construction. Aesthetics / architectural image will be very important in gaining both user acceptability and neighborhood acceptability! I suggest that the site with the existing school building structure is not viable for any of the options suggested to date – code conformance, economics, politically / socially, and aesthetic. Leaving upper floors vacant must not be an option. The building simply does not have sufficient magnitude of scale for the number of units required to offset the very high re-development costs . . .
3. Sale of Property – with Covenants: I suggest the on-going focus of the Brown School Neighborhood Committee should be to develop one or more concepts for demolition of the existing building(s) and replacement with proposed use(s). I would strongly opt for green space for a park and recreation. The intent would be to make such proposal a covenant to the City's disposal (sale) of the property.



MEMO prepared by Paulette Turco - distributed to neighborhood 11/11/2014

The Brown School Feasibility Study is posted. Give your feedback by 11/17

The future of the Brown School future use is being decided right now. Please read the feasibility study and post your comments on the Newburyport Town Hall website before Nov. 17, if you would like your opinion to be heard. Go to:

www.cityofnewburyport.com/planning-development/pages/brown-school-update

You can also hand deliver or mail your response to Andrew Port, Director of Planning & Development, City Hall, Pleasant St. Newburyport, MA 01950

What is the Brown School Feasibility Study?

\$40,000 was funded by the Planning Office to study the feasibility of adapting the Brown School site for city use on the first floor (Youth Services, at least temporarily, and city offices) and several possible options for the two upper floors: Market rate residences or elderly residences, Artist lofts (with or without living space), Offices (not defined).

Please read the study posted on the Planning Office webpage above and post your responses by November 17. The Planning Office will tabulate responses and contact potential developers to assess if the options would invite viable proposals.

Feedback will be shared with residents at a Brown School meeting in December. Please join the Brown School Neighborhood Group to receive emails as this project moves forward.

Why was a feasibility study performed? As of June, 2014, pre-K and Kindergarten would move from the Brown School to the new elementary school.

Mayor Holaday has held several meetings with Brown School neighbors to discuss options for reuse of the building and land, if it is decommissioned by the school committee and the City Council approves the decision.

The Mayor stated she prefers not to sell the property or raise taxes to pay to repair the Brown or leave it vacant. Yet the Brown School is in need of essential costly infrastructure repairs, whatever its reuse.

The School Committee is assessing present and long-term needs of the city school system. The present and future use of the Brown School is part of the assessment.

The reuse options considered in the feasibility study are based on Brown School meeting discussions. Mayor Holaday proposed residential adaptation with elderly or market rate (includes a percentage of affordable) housing on upper floors and continued city use of the first floor of the building, including the gym. Neighbors proposed artist lofts (example: Emerson Umbrella in Concord), classroom space for Newburyport Adult and Community Education and collaboration with local colleges (example: Endicott College in Beverly has remote classrooms at Immaculate Conception School for its Graduate School of Education masters degree program), collaborative creative and technology workspaces or offices (example: www.mass.gov/hed/economic/industries/creative/createmass.html).

Note: Brown School Park, on the east side of the school property, includes entrances on Milk and Prospect, mulched play area, open space and Basketball courts. In 2013, the City Council voted to commit the city to maintain the Brown School Park as a Park, regardless of plans for remainder of the Brown School property.

Idea list for resident comments to the Feasibility Study:

You can create your own list of items to respond to or you can cut and paste this list for your online submission or hand deliver or mail to the Planning office at cit hall.

For the list below, please note yes or no for each idea you wish to comment on:

1. Retain and maintain Brown School Park, as voted unanimously by city council in 2013.
2. Retain and maintain the indoor gym.
3. City should retain use of the first floor of the building, (temporarily) for Youth Services.
4. Developer should agree for the city to use its discretion for the first floor use.
5. Developer should agree to allow Youth Services (at least temporarily) on first floor.
6. Developer funds the required infrastructure for renovations for reuse.
7. Developer allows the city option to regain use of the leased space for city services.
8. Development must be appropriate for, acceptable to the Brown School neighborhood.
9. Accepted plan must be able to maintain present level of traffic flow.
10. Accepted plan limits parking along the property perimeter to neighborhood residents.
11. Accepted plan allows for increase in green space on the property.
12. Accepted plan maintains more green space and improves streetscape.
13. Accepted plan contingent on secure and safe refuse and recyclable storage/removal.
14. Accepted plan contingent on responsible hazardous waste processing plan in place.
15. Accepted plan contingent on sewer and drain system for site meets code requirements.
16. Accepted plan requires ongoing maintenance responsibilities for common space.
17. Accepted plan includes set up of a governing board to include neighborhood residents.
18. State project cost: artist work lofts vs residential units, combined with youth services.
19. Artist lofts: include plumbing, communal room for exhibits/collaborative work spaces.
20. State cost for building demolition, replacement with a neighborhood park for all ages.
21. Other ideas for use of the Brown School:_____.

23. If the school committee does not decommission the Brown School, insure that maintenance of the interior and exterior of the building and property is adequate and equal to the maintenance provided to the remaining school properties.

This information was prepared by Paulette Turco, 37 Milk Street and distributed by volunteers representing Brown School Neighborhood Group. Our goal is to keep neighbors informed of the Brown School Reuse Process so that they may participate in this process.

BROWN SCHOOL NEIGHBORHOOD GROUP

Visit our facebook page at www.facebook.com/brownschool14 Please share your input.

Join our BCC email exchange by contacting: pdturco@msn.com

We hope this information was helpful to you to participate in this process.

SCG RESPONSES TO ITEMS 1 THRU 23 OF PAULETTE TURCO'S MEMO

Responses are intended as statements of opinion

1. Retain Brown School Park – unless building is demo'd – and then consider options.
2. Retain Gym - unless building is demo'd. An option might be a new Gym as a part of a Rec. Facility?
3. Retain interim use of 1st floor – to extent acceptable by codes & economics for maintenance!
4. Covenants are important for the neighborhood.
5. See 3.
6. Not in the purview of the Neighborhood Committee.
7. Not in the purview of the Neighborhood Committee; possibly a neighborhood covenant issue.
8. Development NEEDS to be appropriate to neighborhood – not a question!
9. Traffic flow must conform to City standards – and certainly to present traffic flow.
10. Parking for neighborhood can not be compromised.
11. Green Space & Streetscape should be a part of neighborhood covenants.
12. See 11.
13. Disposal of refuse, hazardous waste, sewage – must conform to City ordinances.
14. See 13.
15. See 13.
16. Maintenance requirements need to be underscored by City
17. Neighborhood participation should be reviewed in covenant discussions w/ City
18. Any realistic discussions of mixed use within the existing building need neighborhood ratification.
19. See 18.
20. See 18.
21. No suggestions for other uses . . .
22. - - -
23. If not decommissioned, the entire facility must be maintained to same standards as other properties.

Andrew Port

From: Janet Kolman <jmknana@verizon.net>
Sent: Wednesday, November 12, 2014 3:01 PM
To: Andrew Port
Subject: [Newburyport MA] Future use of Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

I would love to see the Brown School used for our Newburyport Youth Services permanent home. The Upper two floor might be used to house different art & music studios, either rented or bought as business condos. We, as citizens of Newburyport, should do our best to make this happen.

=====

Message sent by: Janet Kolman (jmknana@verizon.net)

=====

Andrew Port

From: Sue McKittrick <ssmckittrick@gmail.com>
Sent: Wednesday, November 12, 2014 11:18 AM
To: Andrew Port
Subject: [Newburyport MA] Brown School plan

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

I am writing to express my strong support for the city to designate the full first floor of the Brown School to the Youth Services Program and under their auspices use of it by other community groups. The space and gym are well suited to that program's needs and the program has proven itself to be a valuable part of the community at large.

I have read the report on the re-use of the school and urge the city to keep the Youth Services Program in the Brown school space, including the gym.

Thank you.

=====

Message sent by: Sue McKittrick (ssmckittrick@gmail.com)

=====

Andrew Port

From: michael noonan <mikenoonan456@yahoo.com>
Sent: Wednesday, November 12, 2014 8:21 AM
To: Andrew Port
Subject: [Newburyport MA] Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

Nov. 12, 2014

Mr. Port,

I am the owner of the home at 47 Milk Street which is located almost across the street from the Brown School. I attended the recent meeting on the feasibility study for the building. My comments are the following:

- It seems apparent that parking is the major issue for any ongoing use of the building. The architect's suggestion for how more parking can be added seems limited at best. Conversion of the existing basketball court in a manner that would allow cars enough space to back out of a spot, turn and exit the lot seems aggressive to me.
- Regardless of how many units can be added to the building, based on whatever maximum number of parking spots can be obtained, I think we all know that the number of cars using those spots will often be exceeded which will then impact on street parking and traffic for the existing local residents.
- Milk Street and the lower part of Lime Street are too narrow for cars to pass each other when cars are parked on one side. This situation and the fact that cars often temporarily parked in front of mine and other driveway for school drops offs and pickups was tolerable given that it was only an issue for an hour or so during the limited number of school days. If the building is converted to multiple use with a maximum number of units squeezed in this situation is likely to be a constant problem and not something the local resident should be subjected to.
- I believe it is highly unlikely that any developer would be interested in investing millions of dollars into renovating the building if the Youth Center will remain there. Combining residential units with the noise, activity, and traffic/parking issues of the Youth Center will create a situation that would make purchase of the units undesirable unless the units are very low cost. Given the status of our South End neighborhood and the investments that home owners have made here I do not believe it's fair that we should be subject to the negative impact on our property values that lower end housing would bring.
- If the building is converted at all I would favor relocating the Youth Center to the new school. Given that this is an after school program why not keep the kids there and use the wonderful new space that tax payers have funded. The entire property could then be offered to a developer contingent on the fact that they develop it into larger 2300+ square foot units that would attract a higher price and the lesser number of units would eliminate the parking issue. The gym could possibly be converted to indoor parking making the units even more desirable and therefore more attractive for a developer to take the chance on funding the building rehab.
- I would be curious to know what financial analysis has been done to

evaluate the City's overall cost of rehabbing and owning of the building over the next 20+ years (assuming that were to happen) vs selling it and

obtaining the resulting property tax income over that time. The structure is old and getting older all the time so related operating and ownership costs will certainly rise. While the space may be "nice to have" for the City I do not view it as essential to any services the City provides and I believe the City should be focusing its efforts and tax dollars on development and management of our other vital infrastructure.

- In order to ensure that all options are under consideration I would suggest that the City should consider the option of removing the building and converting the space to parkland. Newburyport is famous for having an extensive number of neighborhood parks and adding another one would serve to make our city that much more of a people and environmentally friendly place for people to live and raise families. I think it's a safe bet that the \$12+M estimate for renovations of the building is likely to significantly increase as work progresses, especially on such an old building, and there may be a point where the financial viability of any rehabilitation does not make sense for the City or a developer.

- My final comment is that I believe the disrepair of Lime Street side of the building is an eyesore to the neighborhood that should be immediately addressed. I suspect there is no longer a need for a dumpster and that whatever trash is generated by the Youth Center could likely go in some trash barrels stored out of site. The ugly and broken dumpster enclosure could then be removed. The rust and oxidation that runs off the top of the first story should be power washed away. The chain link fence with barbed wire holders should be removed from the top of the building. The bars should be removed the lower windows (this is not a high crime area that they represent to an unknowing passerby). The broken concret is step at the entrance is likely a hazard that could expose the City to liability and should be repaired. The fence the outlines the parking should be repaired. These are all relatively low cost items (probably under \$10K for everything) and should be dealt with immediately as a courtesy to the neighborhood and in the interest of maintaining Newburyport's highly desirable reputation. I look forward to City providing more information and the opportunity for neighborhood feedback as this project progress.

Thank You
Mike Noonan
47 Milk Street

=====

Message sent by: michael noonan (mikenoonan456@yahoo.com)

=====

Andrew Port

From: Laine Ives <L_ives@outlook.com>
Sent: Monday, November 10, 2014 7:06 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

Dear Mr. Port,

As you consider the future of the Brown School site, I respectfully ask that you take into account the value of the space to the Newburyport children who participate in the Youth Services program. Our 10 year old son appreciates the large gymnasium and the outdoor play space now available to the junior members at the drop-in center. We moved to Newburyport from St Charles, Missouri, in November 2013. NYS is a wonderful asset to the community and has made the transition much easier for our son and our 13 year old daughter. In just one year, our son has participated in the junior half-day programs, the Lego Minecraft workshops, a video game design camp, archery, and mountain biking camp. Our daughter has participated in several day trips, learn-to-surf camp, and babysitting certification class. Without a space to house these programs, it is difficult to see how NYS could continue to provide the outstanding programs that benefit so many Newburyport children.

Sincerely,

Laine and Nicholas Ives

=====

Message sent by: Laine Ives (L_ives@outlook.com)

=====

Andrew Port

From: Steven Krusemark <stevenwk@comcast.net>
Sent: Monday, November 10, 2014 11:01 AM
To: Andrew Port
Subject: [Newburyport MA] Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

I believe that for the long term, the Brown School building will be very expensive to properly convert to any municipal sponsored mixed uses and will continue to be expensive to maintain and update. The building should be sold to developers for housing purposes and the city could then require a certain percentage of the units be sold as affordable housing units. The proceeds from the sale of the property could then be used to construct a new and more modern facility for the Youth Services on land owned by the city, preferably near to the Nock Middle School since most of the children using the after school youth services are already at the Nock Middle School during the day. The facility could include a full size gym that could then be used by the Nock/Molin Schools during the day and for other uses that are currently being conducted in the Brown School Gym.

=====
Message sent by: Steven Krusemark (stevenwk@comcast.net)
=====

Andrew Port

From: Michael Olson <mrolson11@gmail.com>
Sent: Sunday, November 09, 2014 3:08 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School re-use parking/playground

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

I like the proposed parking solution. It preserves a good portion of the playground and play equipment area and increases the on-site parking to a reasonable level which meets the needs of Youth Services and the proposed apartments or senior living. Preserving the playground and play equipment area is important for Youth Services outdoor activities as well as providing a play area for neighborhood families. I think this is a good compromise for parking/play area.

=====

Message sent by: Michael Olson (mrolson11@gmail.com)

=====

Andrew Port

From: Michael Olson <mrolson11@gmail.com>
Sent: Sunday, November 09, 2014 2:59 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School re-use mix

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

I personally like the apartment or senior living options for the second and third floor. If artist studios are being considered, I think it makes more sense to dedicate only one floor to artist studios and leave the other floor for apartments or senior living. 2 floors of artist studios seems a little excessive and I wonder if there is a demand for that many studios. Also, the number of artist studios proposed causes more parking issues.

=====

Message sent by: Michael Olson (mrolson11@gmail.com)

=====

Andrew Port

From: Victoria Mateo Lincoln <matlinc@comcsast.net>
Sent: Saturday, November 08, 2014 2:07 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School Feasibility Study Feedback

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

I would like to encourage the multiple use approach for the Brown School. It is a building that was built for the community and it should continue to serve its purpose for not only the South End but for the entire city. It has been a focus for the neighborhood, both as a school and as a voting site. We do not want to lose our connection to each other or to the building.

I support the bottom floor and gymnasium remaining as the site for the after-school program. The children have both indoor and outdoor space for exercise and recreation, and the building was meant to house children. The kitchen area could even be used for teaching cooking classes for kids!

The upper floors could be turned into ancillary offices, but I also like the idea of turning some of the largest rooms with good light into artist's lofts. The rising rents in Newburyport have driven artists out of the city, which is a loss for the character of Newburyport. Artists could even teach classes to the children in the after-school program as a way to defray their rent. This would promote multi-generational interaction, which is invaluable.

The mixed use outlined above will keep the building and the neighborhood vibrant.

Thank you,

Vicki Lincoln

=====

Message sent by: Victoria Mateo Lincoln (matlinc@comcsast.net)

=====

Andrew Port

From: John Welch <jaybee01901@yahoo.com>
Sent: Friday, November 07, 2014 4:16 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://m.cityofnewburyport.com/users/aport>.

Message:

I am much in favor of encouraging a portion of the development of Brown School for artist's studios. First of all, the rent from the artists would definitely be a positive. Secondly, the out-reach to the community and the neighborhood from the artists in the means of exhibition, open house, teaching (collaboration with youth services?) might be an overall positive impact. Importantly too is the fact that Newburyport has recently been designated a cultural district from the The Massachusetts Cultural Council.

Time for the city to support AND ENCOURAGE the growth of the creative community. Did you know, by the way, that most local artists go to Amesbury, Haverhill and other places for space? Shame on us. By the way, am not a visual artist, but have lived a life of means from the arts, and was a former member of the cultural council in Boston and a pannel participant for the MCC. Please share a willingness to help make the city a progressive voice for the local creative community.

=====

Message sent by: John Welch (jaybee01901@yahoo.com)

=====

Andrew Port

From: Mary Carrese <mkcarrese@comcast.net>
Sent: Friday, November 07, 2014 12:31 PM
To: Andrew Port
Subject: [Newburyport MA] NYS at the Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

My son has participated in the summer programs provided by NYS for years. The programs are well staffed, affordable, and there is a variety to choose from for kids of varying ages. As I Newburyport resident of a now 14 year old, it would be very difficult to find programs that are age appropriate, of interest to my son, close to home, and affordable if it were not for NYS!!!

With both of us working, summer is a time when we need to find activities for our son to participate in and planning those weeks becomes a full time job.
NYS is where we always start and then we try to fill in around those activities.

I can't emphasize enough how important it is the have NYS continue to thrive in this community and having them at the Brown School seems to be a perfect fit. They deserve a good home for all the great work that they do for the youth in this community!! I know they are invaluable to my family.

Sincerely,
Mary Carrese

=====

Message sent by: Mary Carrese (mkcarrese@comcast.net)

=====

Andrew Port

From: Laurie Naughton <launorton@yahoo.com>
Sent: Friday, November 07, 2014 12:17 PM
To: Andrew Port
Subject: [Newburyport MA] Newburyport Youth Services - Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

I am writing today to express my and my family's support for the Newburyport Youth Services and the Brown School Drop In/Rec Center. In our case, it is a place where "ALL" kids feel welcome. It is a place to just go and hang or play chess, Risk, Foosball, watch movies or whatever the theme for the day.

There are no cuts, no vying for playing time, doesn't matter who you are, how great you are at sports or what your abilities are. We have been a part of the Kelley School Drop-In since its inception, and have taken advantage of the newer Jr. program as well. Our City & Our Children need this program and this space and while I was skeptical without it being walking distance from the Nock, it has turned out to be just as wonderful.

Before we make knee jerk decisions and move on yet another feasibility study, why wouldn't we try to expand the Youth Services Rec Center space to freshen up the building, be able to employ more local residents and allow for more kids to attend? While the Drop In is available typically to only Grades 6-8 daily, we could potentially expand to Grades 4 & 5 on the left side of the building. There is so much potential, why limit ourselves and make decisions on less than a 1/2 year trial and not take the time to see what works? I'm sure there are plenty of opinions out there, but just like so many buildings in the past, the city will never get this property back. If we were to sell, the funds would be just a band-aid for a fiscal year or two. If you put housing & tried to share the space, there would be complaints of noise, kids running around, etc.

Ideas: Income Potential

- Gym - Rent out all available hours to Local Basketball Leagues & Groups who desperately need the space
- Use the space as another available hall for local dances, events - NEF Auction?
- Since it's no longer a school, it should be available to function space with liquor license.

Expand programs to include more children. Portion areas for Nock Kids, Molin Kids

Move some Administrative Offices to Brown School Location

Keep the outside as a local Playground

Turn the upstairs into a Children's Museum, turn the Kelley School into a Children's museum and add an outdoor elevator like that at the tannery.

Let's be creative here and work together, 3 simple recommendations without passion and hometown pride, do not seem to be enough brainstorming to me.

A little history - Excerpt from Paper dated 3/3/14.

Brown School: Built in 1923 at a cost of \$178,357, in its first year it greeted 350 pupils, according to municipal records. It was named after George W. Brown, a native of Newburyport who had a notable career of education leadership here. He taught at the (then) Storey Avenue school, became principal of the Bromfield School and in 1901 was named principal of the

(then) Jackman School, where he stayed until his retirement in 1926. He died in 1936. Local historian Joe Callahan recently took note of the closing of four small schools that occurred in the early 1920s to make way for the Brown School, which was built at the corner of Milk and Lime streets after years of indecision in 1923. Callahan wrote in an essay about lost schoolhouses:

“The (departed) Purchase Street School was built in 1845, and was located at the corner of Charles Street. “The Temple Street schoolhouse was located approximately halfway between State and Fair streets. It was built in 1848. For many years after its use as a school, it was home to the African Methodist Episcopal Church. This building was taken down in 1960. “The Johnson School was built in 1853, and located at the corner of Hancock and Madison streets. It was named after Henry Johnson, the city’s second mayor.

It is now a multi-unit residential property. “The Bromfield Street School was located at the corner of Bromfield Court and was built in 1856. It, too, is a residential property.”

In Newburyport's history, this land has been dedicated to children and learning for well over a century. In 1851, the city had 27 schools, the number is now at 4 with just 3 buildings. We used to be a community that believed in neighborhood schools, let's stop pandering all our available land to developers and leave this historical property to our children & this playground to this neighborhood.

In an effort to get my thoughts out there, I have not been able to give this message my full, thoughtful attention. I apologize for any grammatical or spelling errors in advance. Unfortunately, I was unaware of the 10/30 meeting and have been out of the loop on the developments of this move & study, so my comments or ideas may have already been brought up, nonetheless, please give them consideration. I'd be happy to become more involved if necessary.

Thank you,

Laurie Naughton

=====

Message sent by: Laurie Naughton (launorton@yahoo.com)

=====

Andrew Port

From: Francesca Pomerantz <francesca.pomerantz@gmail.com>
Sent: Friday, November 07, 2014 11:55 AM
To: Andrew Port
Subject: [Newburyport MA] Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

Hello,

I am a resident of Parsons Street near the Brown School. I strongly support the maintenance of a playground on the former Brown School property, as well as the continuation of Newburyport Youth Services at the site. I also support affordable housing units on the upper level of the building, especially for artists. I think any use of the site in the future should support a sense of neighborhood and shared community.

I am hoping the current playground is temporary and will be renovated as part of the future plan. The wood chip surfacing and the equipment are of relatively poor quality in comparison to other Newburyport playgrounds.

=====

Message sent by: Francesca Pomerantz (francesca.pomerantz@gmail.com)

=====

Andrew Port

From: Rebekah Elmore <rebekah.elmore@gmail.com>
Sent: Friday, November 07, 2014 10:26 AM
To: Andrew Port
Subject: [Newburyport MA] Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

I just wanted to send a quick note expressing my concern that it is a possibility that the Brown School could be changed from the current rec department to yet more residential homes (I believe that is the rumor around town).

I personally don't care what the new space could be used for but more importantly that a the Newburyport Youth Services could have to yet again try to find another home is disgraceful. What this program has done in the last five years has been short of a miracle. The number of programs it provides and vast amounts of children from all over it touches is far more important that a few more condos and tax dollars for our city. I don't have children that are in full time care here after school, and only a couple of my children have taken a select few of the programs, but the ones they have had, they have loved. However, I have several friends who have had children who needed this space after school because of working parents, whose children didn't fit the mold and needed a space where they felt they belonged, who needed homework support that they might not get at home, I could go on.

I also feel like that the town as a whole could use a space where different groups from men's clubs to school organizations could meet and use the space where rent would be reasonable for different events throughout the year. This is virtually impossible in Newburyport without it costing an arm and a leg.

For these reasons and others, I hope that the powers to be listen to what we are all saying and before we run this amazing woman and her powerful programs out the door, we think whether it is the best decision for our city and our youth.

Best,
Rebekah Elmore

=====

Message sent by: Rebekah Elmore (rebekah.elmore@gmail.com)

=====

Andrew Port

From: Gretchen Shields McClure <gsmcclure@me.com>
Sent: Friday, November 07, 2014 9:43 AM
To: Andrew Port
Subject: [Newburyport MA] Brown School Re-use

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

My daughter is in 6th and has been going to Youth Service middle school drop-in program this Fall. It has been so great for her and a lifesaver for our family with two working parents! The best part for her has been the activities/games they play in the gymnasium. She loves them, and after she gets her homework done, that is where she will spend the rest of her time there. She also will be having basketball with her NGBA team at the Brown School gym and playing soccer with SkillzCheck Soccer Clinic! Please, please, please save the gymnasium and keep Youth Services at the Brown School.

In addition, the Brown School playground was the only decent playground in our South End neighborhood. Atwood Park is neglected, has no play structure, has been full of heroin needles and has a useless black top area since they took down the fence and tennis net (yes, we used to play tennis there on the cracked and bumpy asphalt). Sometimes, we do go shoot some hoops at Atwood.

It would be nice to restore the playground structures back to a full multi-age play area (such as Cashman, or even Kent St.) to provide the South End kids a place to play. Also, having skateboarding at the Brown School and basketball hoops outside makes it the perfect for the older kids (and adults), as well.

We are all worried about kids not having enough unstructured play time and not being active enough, why would we want to get rid of our neighborhood resources that allow them to do so? It is an investment in our future generation of independent, problem-solving adults!

My ideal would be for the Brown School to be a multi-generational community center. A place for a Senior Center (I know you are already building one) and Youth Services. You could rent out space to a day care provider, have the Continuing Education/Adult Ed programs there, and rent out space for other private classes (think of the Tannery, which, in my opinion, has become the hub for local Newburyporters and creates a great sense of community -- farmers market, Chinese classes, Dance lessons, Art lessons, Music lessons, Acting lessons, people sitting in the common areas reading and working and doing homework) I think all that housed under one roof would be a fabulous use for the Brown School!

I hope that you will consider these types of options for the re-use of the Brown School.

Thank you,
Gretchen McClure
28 Federal Street

=====

Message sent by: Gretchen Shields McClure (gsmcclure@me.com)

=====

Andrew Port

From: Mela Heestand <mela.heestand@gmail.com>
Sent: Thursday, November 06, 2014 8:03 PM
To: Andrew Port
Subject: [Newburyport MA] NYS and the Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

To Whom it May Concern:

I am writing to voice my concern that NYS may no longer be able to stay in the Brown School. Newburyport Youth Services is a tremendous resource for youth in Newburyport and the organization needs adequate space to support its programs. Last night a committee including RVCS Parents Alliance and the Newburyport PTO hosted a renowned speaker, Janell Buryley Hofmann, who addressed the issue of children and technology. One of the points that she discussed was the importance for teens of connecting in ways that motivate them to turn off their devices and interact face to face. The current set up at the Brown School provides just such a space for teens to socialize, play basketball, do art, etc. face to face without distraction. It would be a huge loss for our community to lose this space for our young people.

=====

Message sent by: Mela Heestand (mela.heestand@gmail.com)

=====

Andrew Port

From: Lindamae Lucas <lindamae1@comcast.net>
Sent: Thursday, November 06, 2014 6:31 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School Feasibility Study

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

I wanted you to be aware that I have a strong interest in keeping Youth Services at the Brown School. They have moved several times and having a place of their own is very important. They now are able to offer several programs at once and the gymnasium makes it more user friendly. Both my children 8 and 16 attend programs there and we have found the center and it's staff to be unbelievable resources for our children. We live two blocks from the Brown School. I think keeping this playground is very valuable because there are no other playgrounds in the immediate area. I know the playground is used on a daily basis by the surrounding community and my own children go there regularly (my daughter to play and my son for the bball) I think if there were apartments, offices and/or artist lofts it could be a positive community center, we would need to make sure if it were apartments that people who live there are open to being around people of all ages, offices/artist lofts would also need to have programs that were user friendly. Some of the mills in Amesbury that have been converted have children's art programs, occupational therapists, mental health professionals, yoga and artists. They don't have a lot of parking but the mix seems to work well. I also think there are ways to add spaces, even using some of the playground area. I know parking will never be the issue that it was when the Brown School was a school.

=====

Message sent by: :Lindamae Lucas (lindamae1@comcast.net)

=====

Andrew Port

From: robin graves <rireath@gmail.com>
Sent: Thursday, November 06, 2014 6:16 PM
To: Andrew Port
Subject: [Newburyport MA] brown school

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

It is with huge disappointment that I write to disagree with the plans presented last week at the Brown School. The thought that we would actually spend that kind of money on a building that ought to come down, in a neighborhood that can hardly afford even 10 more cars filling the streets is absurd. What we need more of in the South End are green spaces. Please, tear down this building, put in something small and one level for the youth, and build SIMPLE pretty park for people to sit, enjoy, where families and children can congregate, with both a playground and a good basketball court THIS is what Newburyport needs-- not to spend millions of dollars on a building in this neighborhood for multi living units

=====

Message sent by: robin graves (rireath@gmail.com)

=====

Andrew Port

From: Bill Ladas <bladnbpt@gmail.com>
Sent: Thursday, November 06, 2014 5:20 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School Meeting Comments from 10/30 Meeting

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

Andy,

Thanks for having the 10/30 meeting to discuss possible uses and options for the Brown school. My individual observation from this meeting is that we need more discussions with the neighborhood and with others involved (developers/real estate agents, etc.) to have an open dialogue with the community before any plans are agreed upon.

I am not sold on the idea of having a youth center on Lime St. The street is very narrow and the increased traffic and parking requirements of a youth center is of questionable value in this specific location. I feel the youth center was being pushed on the neighborhood as an integral part of any of the design and use options at this meeting.

We all saw what happened from the original meetings on developing the waterfront (Union Studios) and where we are now. While a charette may not be necessary here, I think the city needs to have a little patience and work with the neighborhood in shaping a final solution through continued meetings that bring the opinions of others to the table as mentioned above.

All the best,
Bill

=====

Message sent by: Bill Ladas (bladnbpt@gmail.com)

=====

Andrew Port

From: Jane Nickodemus <jnickodemus@comcast.net>
Sent: Thursday, November 06, 2014 2:10 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

As a close neighbor to the Brown School (16 Parsons Street), I support Newburyport Youth Services as the main occupant of the school. I hope the playground can be upgraded and kept as a resource to the residents of the south end.

=====

Message sent by: Jane Nickodemus (jnickodemus@comcast.net)

=====

Andrew Port

From: Katie Vazeos <katie.vazeos@gmail.com>
Sent: Thursday, November 06, 2014 1:33 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

Hi Andy,

I'm writing to express my support of the Newburyport Youth Services department continuing to use the Rec Center at the old Brown School. The space has provided the NYS with the opportunity to offer expanded programming and a, much needed, drop in center. I hope you will consider the extremely positive impact of having this space for the NYS department. Thank you for your time.

Katie Vazeos

=====

Message sent by: Katie Vazeos (katie.vazeos@gmail.com)

=====

Andrew Port

From: Allie Morris <alliekmorris@gmail.com>
Sent: Thursday, November 06, 2014 11:09 AM
To: Andrew Port
Subject: [Newburyport MA] Brown School Reuse Project

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

Thank you for the opportunity to review the document and provide feedback. I am a very big proponent of the Newburyport Youth Services Program and would love to see it remain in the Brown School.

Its great for working parents to have options for the kids on school days off and vacation weeks as well as any number of valuable after school programs for older kids. Summer outdoor programs would have spaces in case of inclement weather as well.

Having one spot for them to use for the majority of programs is beneficial and overall i would love to see the Brown School remain somewhat intact with some system improvements as noted in the document.

Thanks
Allie Morris

=====

Message sent by: Allie Morris (alliekmorris@gmail.com)

=====

Andrew Port

From: Cindy J F Scally <cjfsally@gmail.com>
Sent: Thursday, November 06, 2014 10:19 AM
To: Andrew Port
Subject: [Newburyport MA] Future of the Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

I am writing to express my sincere hope that the future of the Brown School does not include private development of more residential units! I strongly support converting the building to artist lofts and permanent home of the Newburyport Youth Services. Maintaining the original intention of the building as place of education and personal growth would be refreshing. Leave the personal residential development in town for, well....the residential buildings.

=====

Message sent by: Cindy J F Scally (cjfsally@gmail.com)

=====

Andrew Port

From: Robin O'Connell <robinloconnell@gmail.com>
Sent: Thursday, November 06, 2014 10:16 AM
To: Andrew Port
Subject: [Newburyport MA] Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

Good morning Andy,

I am a resident of the South End neighborhood who is a regular at the Brown School playground with my daughter. Each time we visit the playground we are surrounded by a wide variety of kids just learning to walk, ride their bikes, shooting hoops or riding skateboards. Kids from many different age groups are playing, getting in that last ten minutes of outdoor fun time before running home for dinner.

If the playground closes, our neighborhood will not have easy access to a park. There are a ton of families in this area with young kids - and even more moving in all the time.

I hope the town finds a way to continue to allow this park to be part of our community.

On a side note, I'm also a photographer. The idea of having some artist studios in the area is wonderful. We have had to travel to Amesbury to find similar spaces. Is there an opportunity to work with the Newburyport Art Association to utilize some of the spaces for classes, additional ArtWalk opportunities, etc.?

Thank you for your consideration.

Sincerely,
Robin O'Connell

=====

Message sent by: Robin O'Connell (robinloconnell@gmail.com)

=====

Andrew Port

From: Kim Turner <duffykt@gmail.com>
Sent: Thursday, November 06, 2014 9:10 AM
To: Andrew Port
Subject: [Newburyport MA] Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

Hi Andy,

I'm writing in regard to the Brown School possible reuse options. As you know, I was one of the founding members of the Friends of the Brown School Playground that spent countless hours rebuilding and protecting one of the last remaining open spaces in the South End; a playground that both my kids frequent. As a resident, a parent, and a landscape architect, I feel that protection of as much open space in this particular area of Newburyport is paramount. I am also completely and utterly against any developer taking over the space--as you know once you privatize a public asset, you can never get it back. I have always felt that some sort of mixed use, which possibly includes Youth Services and some minimal artist loft-type residential space, would be ideal. Lets minimize the need for parking on this site without further stressing the already congested parking situation in this immediate neighborhood by smartly selecting uses that reduce or eliminate that stress, and maintain the open space. Thank you for your consideration. --Kim Turner

=====

Message sent by: Kim Turner (duffykt@gmail.com)

=====

Andrew Port

From: Sue Brown <sue@brownwalkerplanners.com>
Sent: Thursday, November 06, 2014 9:05 AM
To: Andrew Port
Subject: [Newburyport MA] Brown School Reuse

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

Thanks for retaining the NYS facilities and program at the Brown School. This is an amazing resource for the neighborhood, particularly the gym which allows our children to stay active regardless of the weather. I believe that any of the second story uses outlined would be appropriate with design elements and practices that insure security. I personally love the idea of age restricted housing, as I believe the opportunity for cross-generational programming could serve both seniors and youth.

=====

Message sent by: Sue Brown (sue@brownwalkerplanners.com)

=====

Andrew Port

From: Alison Fruh <ali.fruh@gmail.com>
Sent: Thursday, November 06, 2014 8:40 AM
To: Andrew Port
Subject: [Newburyport MA] Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

Hi,

I'd love to see the Brown School continue to service the community in some regard rather than being turned into residential development. The Brown School has always functioned as a key hub for bringing the community together especially in the South End. The loss of the role would be a huge detriment to Newburyport as a whole. I think the use of the Brown School as a location for Youth Services is a wonderful step.

As for the upper floors, I'd like to see the space used to further the development of Newburyport as a great place to work and live. I love the idea of artist lofts but perhaps there is an opportunity for a multiuse space. I often hear from people around town, that Newburyport is lacking if reasonably priced office space for self employed people. It'd be great to see the upper floors of the school turned into shared office space with joint support staff focused on supporting micro businesses. Reception area, conference room space and high quality phone & internet. It'll encourage people to move their offices out of their homes and support the development of those business.

Perhaps something like the following:

www.thirdstreetcenter.net/

Thank you,

Alison Fruh

=====

Message sent by: Alison Fruh (ali.fruh@gmail.com)

=====

Andrew Port

From: JULIET L ALSINA <jetalsina@gmail.com>
Sent: Thursday, November 06, 2014 8:26 AM
To: Andrew Port
Subject: [Newburyport MA] Brown School redevelopment

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

Hello Andy,

As a resident of the south end in close proximity to the Brown School, I'd like to voice my support of a plan that protects the current "ambiance" of the neighborhood, specifically, the playground and NYS. The playground is a vital and well-loved amenity of the neighborhood and needs to be maintained for future generations. Likewise, the NYS perpetuates the support of children in the area as did the school.

As for the upper floors of the building, a strong preference would be for offices or non-rental residences.

Thank you for your consideration.

Juliet Alsina
42 High St
NBPT

=====

Message sent by: JULIET L ALSINA (jetalsina@gmail.com)

=====

Andrew Port

From: Danielle Poupon <Podanielle@gmail.com>
Sent: Thursday, November 06, 2014 2:38 AM
To: Andrew Port
Subject: [Newburyport MA] Brown school feasibility study comment

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

Thank you for the opportunity to comment on the Brown School Feasibility study. I am a mother of three children under the age of six. We moved to The Newburyport south end in 2010. We live in a small house with a small yard, that we could technically put in a small swing set, but soccer is out of the question. We also have a about one and a half off street parking spots, meaning that the second car juts into the sidewalk. We have used the Brown School parking lot on many occasions during snow emergencies. Evidently the future of the Brown School lot is of utmost importance to my family.

I would first like to weigh in on the subject of the future use of the building. It is such a beautiful structure in an ideal location, that keeping it as a community center would be ideal. Newburyport Youth Services is an amazing organization, providing exciting activities and a safe place to play for preschoolers through highschoolers. It is the exact type of organization we need in the densely populated South End. They are adaptable and expanding. To me, they are also the front line against the rising drug problem in the youth in Newburyport.

Artist studios would complement the Youth Services perfectly. Newburyport has a reputation as a cultural destination, but the artist community has been a victim of its own success. Providing artist space would be reinforcing the community. Also the architecture of the Brown school would lend itself to this use. Likewise the theatre community, such as Theatre in the Open is looking for space for their programs. This seems like such a crucial time and opportunity to add to the substance of the town and adding a handful of apartments seems like such a waste.

This brings me to the second topic, parking. Parking is a huge issue at night, on weekends and especially during snow emergencies. The Brown school teachers were not in the neighborhood during those times, since the schools were closed, so they did not burden the neighborhood. Residential housing with minimal off street parking will exacerbate the situation. Newburyport Youth Services and a handful of residential artists will not. Period.

In conclusion, I would prefer to see a community enriching use of the Brown School Building, investing in its future rather than cashing in on its present.

=====

Message sent by: Danielle Poupon (Podanielle@gmail.com)

=====

Andrew Port

From: christina maglio <cissoda@hotmail.com>
Sent: Wednesday, November 05, 2014 9:26 PM
To: Andrew Port
Subject: [Newburyport MA] save NYS

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://m.cityofnewburyport.com/users/aport>.

Message:

NYS has provided amazing and affordable programs for many children as they grow including sports, geology, science, theater, art and so many more. It is one of the only programs in this city that offers so many diverse opportunities to children year round. It would be a tremendous loss to this community if the Brown School building and its surroundings, including the playground, were converted to yet another condo complex and parking lot. Please, let our kids be kids!!

=====

Message sent by: christina maglio (cissoda@hotmail.com)

=====

Andrew Port

From: christina maglio <cissoda@hotmail.com>
Sent: Wednesday, November 05, 2014 9:25 PM
To: Andrew Port
Subject: [Newburyport MA] save NYS

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://m.cityofnewburyport.com/users/aport>.

Message:

NYS has provided amazing and affordable programs for many children as they grow including sports, geology, science, theater, art and so many more. It is one of the only programs in this city that offers so many diverse opportunities to children year round. It would be a tremendous loss to this community if the Brown School building and its surroundings, including the playground, were converted to yet another condo complex and parking lot. Please, let our kids be kids!!

=====

Message sent by: christina maglio (cissoda@hotmail.com)

=====

Andrew Port

From: Linda Cooper <gocelticspats@hotmail.com>
Sent: Wednesday, November 05, 2014 8:39 PM
To: Andrew Port
Subject: [Newburyport MA] Make comments visible on the Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

The residents of Newburyport would like to see all comments. Thank you.

=====

Message sent by: Linda Cooper (gocelticspats@hotmail.com)

=====

Andrew Port

From: Patricia Langley <langley11@comcasat.nst>
Sent: Wednesday, November 05, 2014 6:49 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School gymnasium

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

Hello Mr Port, I am a mom of 3 and live in the south end of town. My kids have participated in many NYS programs and enjoyed them immensely. When I heard that NYS had moved to the Brown School I was thrilled. It is clearly the type of facility that NYS needs. With the use of the gymnasium they can expand the range of activities offered. In addition, the gym provides a much needed indoor space for summer camp weather contingency plans. The gym space being allocated to the NYS would directly benefit a large percentage of the youth in our community. Thank you for your consideration. Sincerely, Patti Langley

=====

Message sent by: Patricia Langley (langley11@comcasat.nst)

=====

Andrew Port

From: David Brittan <dbrittan@gmail.com>
Sent: Wednesday, November 05, 2014 5:06 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School and Youth Services

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

Dear Andy,

I've just perused the Brown School Feasibility Study by Winter Street Architects, and want you to know how please I am that you are actively pursuing ways to keep Newburyport Youth Services in the building. My middle-schooler daughter and many of her friends spend their weekday afternoons at the Youth Services Drop-In Center. It is an invaluable resource for preteens and adolescents -- one that keeps youngsters in this trouble-prone age group involved in constructive activities.

We are lucky to have this organization, and this versatile facility, available to the young people of our community.

I wish you continued success with the Brown School facility.

Sincerely,

David Brittan

=====
Message sent by: David Brittan (dbrittan@gmail.com)
=====

Andrew Port

From: Kathleen Brittan <kbrittan@gmail.com>
Sent: Wednesday, November 05, 2014 4:59 PM
To: Andrew Port
Subject: [Newburyport MA] The Future of NYS

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

I advocate the continued use of the Brown School by NYS Drop In Center. NYS Drop In provides critical after-school programming in a safe setting with ample room. There are no other alternatives for middle school children. We appreciate that the Drop In Center staff accommodate transportation to the Center for middle school children and provide good programming. One comment on hours: closing hours of 5:30 pm. are impossible for working parents. For example, we are unable to pick up our child before 6 pm. She currently walks to the library from the Brown School but with Daylight Saving Time, is now doing so in the dark. We'd appreciate consideration (and would pay more for the program) if it stayed open until 6 p.m. Thank you.

=====

Message sent by: Kathleen Brittan (kbrittan@gmail.com)

=====

Andrew Port

From: Shannon Rothberg <shannon@nema.com>
Sent: Wednesday, November 05, 2014 4:15 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School Building

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

Hi! I just read the "Brown School Adaptive Reuse Feasibility Study" and wanted to comment. I love the idea to keep the gym a community space as well as using the first floor classrooms for NYS classes. The Kelly school has too many parking restrictions and no gym space, which makes it hard for these programs to run most efficiently. I live on school st. so am very familiar with the area. I don't think it is a good idea to develop housing of any sort due to population and parking issues. I would love to see businesses --especially yoga studios, music studios, dance and other such businesses (much like the Tannery) able to rent out the other two floors. Perhaps even a day care center or preschool could make great use of parts of the building to include use of the gym and playground. There are many such businesses in inadequate spaces whom would likely love the opportunity to move to a new space. Thank you!

Shannon Rothberg

=====

Message sent by: Shannon Rothberg (shannon@nema.com)

=====

Andrew Port

From: Francis Mataac <francismataac@hotmail.com>
Sent: Wednesday, November 05, 2014 4:11 PM
To: Andrew Port
Subject: [Newburyport MA] NYS, including gymnasium, must stay at Brown Schl

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

The Brown School is an ideal location for Newburyport Youth Services. It has the space for a large number of well used programs for local youth and a nice location making it accessible by walking or biking for a majority of our children.

In particular, I would strongly emphasize the necessity for NYS to maintain access to and use of the gymnasium. This is a valuable addition to their offerings, especially during the late Fall, Winter, and early Spring months. During this time period, there is little to no indoor gathering space for local youth, whether for recreational or athletic purposes.

Speaking to the last point, there is literally no free/inexpensive place during the winter for kids to play basketball: all gyms in the area are only available to teams, leagues, and those willing to spend a significant amount to rent gym time. This gymnasium space is a valuable resource to children who simply want a place to shoot a basketball (or play floor hockey or some other indoor game) during the long, cold winter.

Thus, any use for the remainder of the Brown school ought to be contingent upon the first floor remaining with the NYS and the gymnasium being available to all.

Thank you.

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Message sent by: Francis Mataac (francismataac@hotmail.com)

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Andrew Port

From: Anthony Ames <anthony.ames@comcast.net>
Sent: Wednesday, November 05, 2014 3:32 PM
To: Andrew Port
Subject: [Newburyport MA] Newburyport Youth Services at the Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

Hi Andy:

As a Newburyport resident, I strongly support Newburyport Youth Services having a permanent home in the Brown School with use of the gymnasium. I have two young children and have participated in many NYS programs and they are always top notch and an asset to the community. Newburyport has a definite lack of indoor gym space for children to use and NYS at the Brown School helps fill this need. My child actually starts the Basketball program this Saturday morning at the Brown School and could not be more excited. I sincerely hope that as the City considers how to reuse this property that they support giving NYS a permanent home at this location. Thanks for your consideration.

Tony Ames
Forrester Street

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Message sent by: Anthony Ames (anthony.ames@comcast.net)

=====

Andrew Port

From: Raechel Blinderman <raechelblinderman@gmail.com>
Sent: Wednesday, November 05, 2014 2:57 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

Hello

My son attended the Brown School for 3 years and it has very special place in my heart. I feel the building has great character and indeed this should be preserved. My primary wish would be for the continued use of teh Brown school for Newburyport Youth Services. NYS offers so many vital programs for students in our communities. Having the rec center has been such a nice addion allowing for more programs and services. I also really like how the Brown school is located centrally. Most kids in town can walk or ride bikes from school or home, allowing for greater accessibility for our youth. With the additional space NYS can expand its programs to parents and otehr community members to provide education and training. I really do like the idea of having artist lofts on the other floors. Newburyport is home to many artists, however there are minimal artist loft spaces. There is so much traditional condo type housing already in Newburyport. Artist lofts might generate income for downtown merchants and further develop Newburyport culture. Please ensure NYS continues to utilize the space at the Brown School.

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Message sent by: Raechel Blinderman (raechelblinderman@gmail.com)

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Andrew Port

From: Jocelyn Miller <Jsm2002@gmail.com>
Sent: Wednesday, November 05, 2014 2:49 PM
To: Andrew Port
Subject: [Newburyport MA] Future of Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://m.cityofnewburyport.com/users/aport>.

Message:

As long time residents of Newburyport's south end, we strongly encourage the city to keep Brown School open to residents through the playground and NYS.

Lime Street cannot handle the additional traffic burden of added residences - the area is packed, traffic flow and speeds are not monitored by law enforcement. Further, Brown School offers one of the only open space/playgrounds for neighborhood children in the south end. Please do not burden the neighborhood with additional traffic, etc - let's work to improve Newburyport. Thank you!

=====

Message sent by: Jocelyn Miller (Jsm2002@gmail.com)

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Andrew Port

From: Erin Connolly <erin.connolly@comcast.net>
Sent: Wednesday, November 05, 2014 2:47 PM
To: Andrew Port
Subject: [Newburyport MA] use of Brown School

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

Hi Andy,

We love the Brown School being maintained as a location for NYS and the many programs that benefit the children of the community, allow for a public playground as well as a location for South End voting and for the potential location of the Superintendent's offices, as the Nock-Molin may need that space at some point. It is the perfect place for what is in place now, and we would hate to see it developed into alternative space that would displace any of the current programs.

Thank you,
Erin & Kilian Connolly
10 Brooks Ct
NBPT

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Message sent by: Erin Connolly (erin.connolly@comcast.net)

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Andrew Port

From: Brian Callahan <brian@briancallahan.me>
Sent: Wednesday, November 05, 2014 2:38 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School / NYS

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

Hi Andy,

I'd like to voice my opinion that the Brown school 1st floor remain city property for the exclusive use of NYS, and that the neighborhood playground structure and are remain in place regardless of what the rest of the building ends up being used for. The suggestions on the draft plan seem good as well.

As long as it's not made into "luxury condos and office space" as so many other spaces are, I'm good with it.

Brian

=====

Message sent by: Brian Callahan (brian@briancallahan.me)

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Andrew Port

From: Paulette Turco <pdturco@msn.com>
Sent: Tuesday, November 04, 2014 8:56 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School Feasibility Study

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

I am writing this message to see if what I am submitting will be posted. Other comments will be submitted. A copy will be placed on www.facebook.com/brownschool14 the neighborhood webpage.

Feedback re schematic site diagrams:

Full site proposal diagram: Schematic of the Milk Street side of the building is pleasing. Milk Street traffic flow is wrong way. Lime Street handicapped drop off or "turnaround entrance" seems necessary for disabled and young children to be delivered to and picked up from the building. But Lime Street is narrow and should be one way. The only flow would be east onto Milk or down the narrower part of Lime. Cars will have to enter from High or Prospect to Lime entrance. Lime Street neighbors need on street parking across the street. If cars are parked on both sides, now allowed, the road will effectively be blocked..

Dumpster is recommended by the architect to be moved away from the street. I add and camouflaged with surrounding plantings. Before investing in renovation, the area under the dumpster should be tested to insure no hazardous materials have seeped into the ground in that area. If so, a significant cost would be added to renovation costs.

Artist lofts show no plumbing. No sinks or bathrooms or running water that I can see in the diagram. Large work spaces are needed for collaboration, teaching and as an area to exhibit and share work with artists and visitors. Large spaces are needed for multiple artists to use a space - such as a room for making pottery or a room with looms or other equipment that artists can share with possible "virtual use of space." How does this arrangement affect parking requirements? Are common bathrooms, sinks, areas with running water considered part of "office space"?

Living spaces show no communal space and no outdoor green space for residents. Residents need a communal outdoor green space and a communal area on each floor. Is communal space considered residential space? This would eliminate two small apartments at either east or west side of the building and decrease parking requirements.

The plans do not consider not changing the present space. I am not aware whether the school system has a 10 year plan. The planners for the adaptive use of the Brown School should review the School Committee's ten year plan, considering school age population changes and projected educational space requirement changes. Once that is reviewed, better decisions can be made for the adaptive use of Brown School space. One consideration is for the present classroom space to be maintained as classroom space. NACE needs classroom space. The Newburyport School school system has a shortage of space and could keep a collection of classroom spaces for enrichment courses to be offered after school hours to students or other area community residents. Colleges in the area could place satellite classrooms.

As a community example, Immaculate Conception School provides classrooms for Endicott College Graduate School of Education. Foreign language could be taught. A wide range of college level courses can be taught in this space with minimal modification and easily transition later to reuse as educational space for the school system.

Brown School Park: City Council unanimous vote to retain and maintain the Brown School Park is a high priority. Neighborhood efforts demonstrated that and present voiced concerns of residents reinforce that vote and commitment. Property playgrounds, in the proposal, are not safely accessible for children as they have to traverse parking areas with no walkways to reach a designated play area. Maintaining the present Park allows only 25 parking spaces.

Parking: To address the parking issue, can the city consider a parking solution at the waterfront parking lot with a city van to provide rides from the city lot to the Brown School for whatever use it has? Applying the parking zoning requirements in the South End removes much of the possibility for much needed green space for all residents. The parking issues at the Brown School is representative of many properties that are built on small lots and close to abutters in the South End. The streets and properties can only hold so many parked cars.

Costs for the proposed reuse of the Brown School space, considering that these reuses are being considered so that the city can potentially readapt the space for school or other city space needs, housing seems an unattractive expensive solution and a less than ideal mix with a youth center. I am open minded to see if a contractor sees this limitation as an asset to present a proposal that meets the city's fiscal requirement--no cost to taxpayers.

I believe there are educational needs of the school system that can be met now with the Brown School. Investing in adapting to costly living spaces will add greatly to costs for the city to reconvert to school need space in the future. Maintaining as classroom space or converting the space to creative, inviting, collaborative artist lofts seem the most practical use of space in the Brown School if not needed by the school system, and much more affordably reconverted to educational space if the need arises in the future. We still do not know if it is affordable and something a contractor would be interested in funding. Hopefully, we can learn that in the next few weeks.

Why is Youth Services not a part of or adjunct to the school system?

Although I would prefer not to consider, the option of demolition of the building must realistically be on the table. It is possible that contractors will not offer affordable options for the city for this building and property. Residents need to know the cost of demolition and conversion of the property into a park for the city and neighborhood.

Please post. Thank you.

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Message sent by: Paulette Turco (pdturco@msn.com)

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Andrew Port

From: Linda Cooper <gocelticspats@hotmail.com>
Sent: Monday, November 03, 2014 11:19 PM
To: Andrew Port
Subject: [Newburyport MA] Brown School reuse

aport,

Someone has sent you a message using your contact form on the Newburyport MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.cityofnewburyport.com/users/aport>.

Message:

At the first meeting regarding the reuse of the Brown School, the consensus from those in attendance was that we would like either affordable condos or artist lofts on the 2nd and 3rd floors of the school. One feasibility study was done that states that developers would not like to sell condos in a building with youth services. This was probably already known when Mayor Holiday stated that she would work with developers to place condos in the building. The neighborhood does not want affordable rental units so a suggestion would be to do other feasibility studies that do not limit the overall reuse possibilities. If the youth services is a problem, move this to another location so condos can be built. Listen to the concerned citizens of the South End who would like our property values to remain high. Adding "affordable" rental units will change the integrity of the current neighborhood.

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Message sent by: Linda Cooper (gocelticspats@hotmail.com)

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Attention: Andrew Port, Dir. Of Planning & Development
City Of Newburyport

17 Nov 14

FUTURE FOR THE BROWN SCHOOL

My name is Susan Tiano and I am a retired art teacher (30 Years in the Cambridge Public Schools). My phone number is 781 325-2049. I recently moved to Newburyport from Lexington, Ma and would be happy to do whatever I can to help to show my support of having the Brown School turned into Art Studio Spaces, including a communal room for exhibits/ and collaborative work spaces.

As I was looking to rent a space myself in the area, I have met with Barbara Lorenc, who rents out 14 Cedar Street (www.14cedarstreetstudios.com) in Amesbury, MA to many artists . alorenc13@gmail.com She cannot keep up with the demand there and would be happy to share her expertise and many artists names who are on her wait list for 14 Cedar Street. She would love to see the artists happily creating in a space in Newburyport. She sounded like she would and could be very helpful if it were decided to convert the Brown School into Artist Spaces.

I also met and spoke with Jerry Wedge, the Executive Director of the *The Umbrella Community Arts Center*, just yesterday, at the late Fred Becker's magnificent Print Exhibit there, 40 Stow Street in Concord, Ma. jerry@theumbrellaarts.org. (www.theumbrellaarts.org). Jerry was also very enthusiastic about this idea of converting the Brown School into Artists Spaces and sounded like he would be very helpful as well. I would be happy to work with these people, or to help you in any way I can to make this happen. I was a teacher of believe it or not, 18,000 students in my thirty years in Cambridge and I would love to have a studio at the Brown School and create my own artwork now.

Please let me know if I can be of help. Thank you for your attention to this matter.

Sincerely,



Susan Tiano

The Brown School Feasibility Study is posted. Give your feedback by 11/17

The future of the Brown School future use is being decided right now. Please read the feasibility study and post your comments on the Newburyport Town Hall website before Nov. 17, if you would like your opinion to be heard. Go to:

www.cityofnewburyport.com/planning-development/pages/brown-school-update

You can also hand deliver or mail your response to Andrew Port, Director of Planning & Development, City Hall, Pleasant St. Newburyport, MA 01950

What is the Brown School Feasibility Study?

\$40,000 was funded by the Planning Office to study the feasibility of adapting the Brown School site for city use on the first floor (Youth Services, at least temporarily, and city offices) and several possible options for the two upper floors: Market rate residences or elderly residences, Artist lofts (with or without living space), Offices (not defined).

Please read the study posted on the Planning Office webpage above and post your responses by November 17. The Planning Office will tabulate responses and contact potential developers to assess if the options would invite viable proposals.

Feedback will be shared with residents at a Brown School meeting in December. Please join the Brown School Neighborhood Group to receive emails as this project moves forward.

Why was a feasibility study performed? As of June, 2014, pre-K and Kindergarten would move from the Brown School to the new elementary school.

Mayor Holaday has held several meetings with Brown School neighbors to discuss options for reuse of the building and land, if it is decommissioned by the school committee and the City Council approves the decision.

The Mayor stated she prefers not to sell the property or raise taxes to pay to repair the Brown or leave it vacant. Yet the Brown School is in need of essential costly infrastructure repairs, whatever its reuse.

The School Committee is assessing present and long-term needs of the city school system. The present and future use of the Brown School is part of the assessment.

The reuse options considered in the feasibility study are based on Brown School meeting discussions. Mayor Holaday proposed residential adaptation with elderly or market rate (includes a percentage of affordable) housing on upper floors and continued city use of the first floor of the building, including the gym. Neighbors proposed artist lofts (example: Emerson Umbrella in Concord), classroom space for Newburyport Adult and Community Education and collaboration with local colleges (example: Endicott College in Beverly has remote classrooms at Immaculate Conception School for its Graduate School of Education masters degree program), collaborative creative and technology workspaces or offices (example: www.mass.gov/hed/economic/industries/creative/createmass.html).

Note: Brown School Park, on the east side of the school property, includes entrances on Milk and Prospect, mulched play area, open space and Basketball courts. In 2013, the City Council voted to commit the city to maintain the Brown School Park as a Park, regardless of plans for remainder of the Brown School property.

Idea list for resident comments to the Feasibility Study:

You can create your own list of items to respond to or you can cut and paste this list for your online submission or hand deliver or mail to the Planning office at cit hall. For the list below, please note yes or no for each idea you wish to comment on:

- NO1. Retain and maintain Brown School Park, as voted unanimously by city council in 2013.
- NO2. Retain and maintain the indoor gym.
- NO3. City should retain use of the first floor of the building, (temporarily) for Youth Services.
- YES4. Developer should agree for the city to use its discretion for the first floor use.
- YES5. Developer should agree to allow Youth Services (at least temporarily) on first floor.
- YES6. Developer funds the required infrastructure for renovations for reuse.
- YES7. Developer allows the city option to regain use of the leased space for city services.
- YES8. Development must be appropriate for, acceptable to the Brown School neighborhood.
- YES9. Accepted plan must be able to maintain present level of traffic flow.
- YES10. Accepted plan limits parking along the property perimeter to neighborhood residents.
- YES11. Accepted plan allows for increase in green space on the property.
- YES12. Accepted plan maintains more green space and improves streetscape.
- YES13. Accepted plan contingent on secure and safe refuse and recyclable storage/removal.
- YES14. Accepted plan contingent on responsible hazardous waste processing plan in place.
- YES15. Accepted plan contingent on sewer and drain system for site meets code requirements.
- YES16. Accepted plan requires ongoing maintenance responsibilities for common space.
- YES17. Accepted plan includes set up of a governing board to include neighborhood residents.
- NO18. State project cost: artist work lofts vs residential units, combined with youth services.
- NO19. Artist lofts: include plumbing, communal room for exhibits/collaborative work spaces.
- YES20. State cost for building demolition, replacement with a neighborhood park for all ages.
- 21. Other ideas for use of the Brown School: _____
- YES23. If the school committee does not decommission the Brown School, insure that maintenance of the interior and exterior of the building and property is adequate and equal to the maintenance provided to the remaining school properties.

Chris Rutkowski 82 Bronfield St

This information was prepared by Paulette Turco, 37 Milk Street and distributed by volunteers representing Brown School Neighborhood Group. Our goal is to keep neighbors informed of the Brown School Reuse Process so that they may participate in this process.

BROWN SCHOOL NEIGHBORHOOD GROUP

Visit our facebook page at www.facebook.com/brownschool14 Please share your input.

Join our BCC email exchange by contacting: pdturco@msn.com

We hope this information was helpful to you to participate in this process.

Note: Brown School Park, on the east side of the school property, includes entrances on Milk and Prospect, mulched play area, open space and Basketball courts. In 2013, the City Council voted to commit the city to maintain the Brown School Park as a Park, regardless of plans for remainder of the Brown School property.

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- YES 6. Developer funds the required infrastructure for renovations for reuse.
- YES 7. Developer allows the city option to regain use of the leased space for city services.
- YES 8. Development must be appropriate for, acceptable to the Brown School neighborhood.
- YES 9. Accepted plan must be able to maintain present level of traffic flow.
- YES 10. Accepted plan limits parking along the property perimeter to neighborhood residents.
- YES 11. Accepted plan allows for increase in green space on the property.
- YES 12. Accepted plan maintains more green space and improves streetscape.
- YES 13. Accepted plan contingent on secure and safe refuse and recyclable storage/removal.
- YES 14. Accepted plan contingent on responsible hazardous waste processing plan in place.
- YES 15. Accepted plan contingent on sewer and drain system for site meets code requirements.
- YES 16. Accepted plan requires ongoing maintenance responsibilities for common space.
- YES 17. Accepted plan includes set up of a governing board to include neighborhood residents.
- NO 18. State project cost: artist work lofts vs residential units, combined with youth services.
- NO 19. Artist lofts: include plumbing, communal room for exhibits/collaborative work spaces.
- YES 20. State cost for building demolition, replacement with a neighborhood park for all ages.
- 21. Other ideas for use of the Brown School: MULTI-USE PARK FOR PUBLIC USE.
NEIGHBORHOOD IS VERY CONGESTED + NEEDS OPEN SPACE.
- YES 23. If the school committee does not decommission the Brown School, insure that maintenance of the interior and exterior of the building and property is adequate and equal to the maintenance provided to the remaining school properties.

Ronald Rutledge
82 Brown Field St.

This information was prepared by Paulette Turco, 37 Milk Street and distributed by volunteers representing Brown School Neighborhood Group. Our goal is to keep neighbors informed of the Brown School Reuse Process so that they may participate in this process.

BROWN SCHOOL NEIGHBORHOOD GROUP

Visit our facebook page at www.facebook.com/brownschool14 Please share your input.

Join our BCC email exchange by contacting: pdurco@msn.com

We hope this information was helpful to you to participate in this process.

COST OF REPAIRS + COMPLIANCES TO BUILDING NOT WORTH IT.

* Possible chance to the PARK.