MEETING NOTES

MEETING:	5 Broad Street Reuse Feasibility Study: Public Presentation Meeting 1
MEETING DATE:	11.04.09
MINUTES BY:	K. Sheffield, D. Hofelich
ATTACHMENTS:	Salem Progress Presentation Powerpoint
PREPARED BY:	K. Sheffield

1 Primary Goals for this meeting
- Presentation of the context & evaluation of existing building with regard to the following:
  - Code Review
  - Structure
  - Mechanical, Electrical, Plumbing and Fire Protection Systems
  - Building Envelope
  - Historic Commission Jurisdiction
  - Zoning
- Presentation of the potential reuse options
- Solicit public feedback on reuse alternatives

2 Public feedback on reuse alternatives

2.1 General Observations
- Noted that "trucks" were not allowed on Broad Street.
- The public uses the parking lot for snow emergencies.

2.2 General Concerns
- See the cemetery as an asset to the community and would like to see it considered in any reuse options.
- Want to preserve & improve the access to the cemetery.
- Worried about the increase in the amount of traffic if the use changes.
- Impact of reuse on an historic landmark and neighborhood.
- Don't want to see the brick painted.
- Want to make sure that anything that is done is done with taste.

2.3 Mixed Use (commercial/office w/housing above)
- Like the civic presence of first floor; prefer being residential.
- Could see an archival library on the first floor with a historic focus.
- A museum focused on the history, development, etc of the cemetery.
- Professional offices could be on first floor.
- Some sort of educational use on the first floor.
- Voiced a concern about not wanting a program that involved delivery of goods to the site – large truck traffic.
- Concern that retail use of any kind would contribute to the erosion of the building as a landmark and historic neighborhood.

2.4 Relocation of the City Hall Annex

- Concern about the lack of square footage at 5 Broad Street to support present Annex program.
- Could the basement be used as occupied space for offices/meeting space?
- General public consensus: don't like the idea of having the Annex move to 5 Broad Street.
- One person was in favor of the Annex moving to 5 Broad Street.
- The traffic impact would be too great for a historic residential neighborhood.
- Concern about reduction in productivity of Annex employees moving back and forth from City Hall.
- Parking needs and current on and off-site parking locations for the City Hall Annex were discussed.
- Most City Hall employees currently park in the Museum Place Garage.

2.5 Multi-Family Housing

- Like idea of condo units similar to 1 Broad Street.
- Have seen the success that multi-family housing has had throughout the city and like idea of multi-family housing.
- Possibility of senior housing as well similar to 3 Broad Street (Ruane Residences).
- The access to the parking lot by other neighbors will be eliminated.

These minutes reflect our understanding of issues discussed and decisions made.

MEETING NOTES

MEETING:	5 Broad Street Reuse Feasibility Study: Public Presentation Meeting 2
MEETING DATE:	01.13.10
Notes BY:	D. Hofelich
ATTACHMENTS:	Salem Progress Presentation Powerpoint
PREPARED BY:	D. Hofelich

1 Primary Goals for this meeting
- Summarize the content of public meeting 1 held on November 4, 2009 and the public feedback received at that meeting.
- Summarize the goals of the study.
- Presentation of the studied reuse scenarios.
  - Scenario 1: Residential
  - Scenario 2A: Mixed use Residential with Offices.
  - Scenario 2B: Mixed use Residential with Restaurant
  - Scenario 3: City Hall Annex
- Solicit public feedback on reuse alternatives.

2 Public feedback on reuse alternatives

2.1 Scenario 1, Residential
- Generally accepted with some concerns for the small size & larger number of units.
- There was a public consensus that too many units were not necessarily better for the building or neighborhood.
- There was a preference for fewer, large units (i.e. six 2000 sf units).
- Fewer units would require fewer parking spaces, allowing for some parking to remain available to the public for snow emergencies.
- Storage units should be commensurate to the number of units.
- Alternate uses for the Bike storage were proposed, i.e. exercise room, recreation room.

2.2 Scenario 2A, Mixed use Residential with Offices
- General thoughts were the same as Scenario 1 regarding the residential use.
- There was concern with offices with regard to the lack of lights during off hours which would give the appearance of an empty space.
- The need for a second ramp was not desirable for the historic preservation of the building.

2.3 Scenario 2B, Mixed use Residential with Restaurant.
- General thoughts were the same as Scenario 1 regarding the residential use.
- There was opposition to the Restaurant use.
- Some feedback questioned the practical issues of marketability of a restaurant at this location and worry that it would be difficult to procure financing.
- Some feedback rejected the Restaurant for its negative impact on the building and the neighborhood.
- There was concern with Restaurant with regard to the lack of lights during off hours which would give the appearance of an empty space.

2.4 Scenario 3, City Hall Annex

- The relocation of city hall annex was generally rejected, with the exception of one person who thought it was a good idea.
- Form a pure space perspective the Annex appears not possible, and 1 to 2 departments that equate to 1600 square feet will need to be located elsewhere.
- One City Councilman felt that the Annex located at 5 Broad Street is inappropriate. The location is too far from City Hall, and divides the City services over too great a distance. The Annex in its current location at 120 Washington Street is the most logical location as it serves the public well being within walking distance to City Hall.
- The general public feeling was that it impacts the historic fabric of the neighborhood, and increases traffic and parking requirements.
- Another Councilman suggested that the former Superior Court Building that was recently vacated might be a better location for the Annex.

2.5 Other feedback

- There were questions about why the Senior Center was being relocated, to which City members responded that it was too late to reconsider the new Senior Center.
- One additional reuse suggestion was a private vocational school. It was explained that while this reuse may be feasible, there are specific program requirements that made a general study impractical. The industrial nature of a vocational school would also greatly impact the historic fabric of the building.
- The idea of larger luxury residences appealed to most who attended. Fewer units would lessen the impact on the existing building, and require fewer parking spaces.

These minutes reflect our understanding of issues discussed and decisions made.