

# Salem State University Neighborhood Advisory Committee

## March 1, 2017 – Minutes

**Attendees:** Chairman Dominick Pangallo, Adria Leach, Marcia Lambert, Ben Szalewicz, Councillor Josh Turiel, Captain Riggs, Pat Curtin for Polly Wilbert

**Absent:** Councillor Steve Dibble, Dana Lothrop, Jack Hoar

**Guests:** Representative Tucker, Councillor Furey, Senator Lovely

### 1. Welcome and Introductions

### 2. Approval of February 1, 2017 Minutes

- Approved

### 3. North Campus Precinct Study presented by Tyler Patrick, Sasaki

- Purpose of the study:
  - Relocate South Campus Academic Programs to enable Horace Mann swap
    - Nursing
    - Occupational Therapy
    - Criminal Justice
    - Healthcare Studies
  - Update the 2013 Campus Master Vision with all that has been accomplished
  - Integrate with Governor Baker's ongoing Strategic Framework for Public Education
- Project schedule and engagements visual was displayed
  - In final deliverable stage now
  - A lot of the plan was shaped by the neighborhood liaison group
    - Hands on engagement with faculty and neighborhood group
- Map of Opportunity Sites on Campus was displayed
  - Most obvious sites are faculty parking lot, 35 Loring Ave & connection open area through part of North Campus.
  - Studied the other buildings (Ellison, Administrative, & dining hall) to see if they are making the best use of the space. It was recognized that there is a huge opportunity going through North Campus.
  - The framework is looking at how the open spaces will work with the parking garage and other buildings.
  - A parking structure could be added behind the Stanley building, which would help distribute parking throughout campus. The proposed structure is four stories high accommodating 400 vehicles.
- Arts & Humanities, & Education Renovation Opportunities
  - Relocate some of the arts to the enterprise building
  - New dining facility would be on the ground floor of the student life building.
    - This would allow for the current dining hall to be reused for health science programs.
  - Health Sciences in Dining and Meier Hall; Future simulation hospital augments clinical education
    - Health Science is a strategic priority
    - Expecting 2% growth over 10 years

- Reuse existing dining hall for skilled nursing labs
    - 1<sup>st</sup> floor nursing labs
    - 2<sup>nd</sup> floor for OT training
    - 3<sup>rd</sup> for office space
  - Humanities is consolidated in the Sullivan Building
  - STEM is consolidated in Meier and New Lab Addition
  - Art and Design moves to Enterprise Center; Theater Arts remains in Gordon
  - Education is relocated to the Horace Mann building
  - Dining and Student Life located in new building
    - New building will help with elevation issues on campus
    - New building will provide needed classroom space and help with campus circulation, which is much needed.
  - Discussed possibility of improving the library plaza area
  - Showed picture of having open space to connect upper and lower quads
- **Questions/Comments**
  - Neighbor asked what the directive was for the study. Tyler advised it was to relocate South Campus Academic Programs to enable Horace Mann swap.
  - Neighbor asked about Rainbow Terrace involvement. Tyler advised that Rainbow Terrace was not part of the study.
  - Councillor Turiel asked for any idea on what the Weir/Stanley property will be developed for. Tyler advised that they did not need to develop the Weir site for their needs as of today. They want to preserve that area for possible future development.
  - Tyler advised having the parking garage behind the Stanley building keeps it tucked away and students would be able to use the new walkway to get to campus. He added that Sasaki is suggesting a campus wide parking study be done, as this study was only focused on North Campus.
  - Tyler advised that the neighborhood liaison group thought having the parking garage behind the Stanley building was a good solution. It would help students be able to park once & walk around campus, not drive around.
  - Pat Curtin asked for an update on the Horace Mann relocation. Tyler stated he is not sure because it is the public school that is doing the relocation, Sasaki's job is to make sure that SSU is in a good position for when the relocation happens. Tyler added that this is a high priority project for SSU as they need new labs, student housing and to relocate health science. SSU feels that they are well poised for the move. Most aggressive pace they have heard of the elementary school moving is 2.5 years.
    - Chairman Pangallo added that the study has been completed. The building is not owned by district therefore MSBA grant has to be approved. Once that happens a project management firm would come in to develop a timeline and figure out if swing space is needed.
  - Neighbor asked what the lab addition timeframe is. Tyler advised they are waiting for the capital project funding study to be completed so they will know when they can move forward.
  - Neighbor asked if they area will be cleaned up in the meantime. Ben advised the contractor is responsible for going in and cleaning it up.

- Marcia asked about parking. Tyler advised the faculty parking and parking garage will be the main parking spots. The plan is to remove 30 spaces from library plaza.
- Representative Tucker asked about the new parking garage, and to confirm it is 400 parking spaces. Tyler said that is what they think now, but he doesn't want to commit to it as they are recommending an overall parking study be done about parking on campus.
- Representative Tucker asked who is responsible for developing the costs of these improvements & additions. Tyler stated they are working with someone to develop the cost of the additions.
- Chairman Pangallo asked what year the estimation costs are done. Tyler commented they will do them in 2017 dollars and then adjust as necessary based on timeline.
- Councillor Turiel asked what the parking lot capacity is now. Tyler advised that is 100 right now so the garage would allow for an additional 300 spots.
  - Ben added they will plan for future parking development over time.
- Pat Curtin asked if both projects will be built at the same time? And when? (parking garage and dining hall). Tyler stated they are breaking it apart – highest priority is the dining hall. If funding works out they would like to do dining and residential at the same time.
 

Pat asked if it is feasible to say that within the next two to three years something would be happening? Ben advised that they do not have that information yet. Adria advised that they will bring the timeline to the group once it has been established.
- Senator Lovely asked what purpose the new parking garage would serve: Tyler advised they are trying to move towards a model where everything is walking distance. Tyler believes parking will be well served throughout campus with the new addition.
  - Adria advised they will also look at residential parking.
- Neighbor asked if the legislation was met. (for DCAMM to dispose of the South Campus property)
  - Adria advised it did not. Explained that there were too many outstanding issues.
  - Representative Tucker said he did file, but he was asked to pull it back because of the outstanding issues. Representative Tucker is confident that they will be able to have the legislation read when he does a late file.
- Neighbor asked what the next steps are. Chairman Pangallo advised MSBA filing, & hiring a project management firm. There are other filings with the MSBA for Salem Schools. He does not know where it would be on the list but he assumes & hopes it is close to the top.
- Marcia asked what Tyler's involvement in the rest of the project will be. Tyler advised he will be assisting SSU in investigating if there are swing spaces that need to be identified.
- Neighbor stated that the project seems to be a consolidation on campus and asked if there are plans for growth. Tyler advised that they have planned for growth in the health science programs, and agreed with the idea of consolidation, however, they do not plan to grow the overall footprint.

- Representative Tucker thanked all the neighbors who have actively participated in the planning process.
  - Councillor Furey complimented the development of the plans, and allowing for beautiful green open space.
  - Adria added the sidewalks being widened will take space from the campus, not city space.
  - Pat Curtin & Senator Lovely thanked SSU for having the neighbors involved in the planning.
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- Presentation of the study is available at <http://campusconstruction.salemstate.edu/>.

**Next meeting April 5, 2017**