

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.