



**MAYOR'S BLUE RIBBON COMMITTEE  
ON BUILDING Re-USE MEETING  
Wednesday, February 15, 2007 at 7:30 a.m.  
City Hall, City Manager's Conference Room**

The Mayor's Blue Ribbon Committee on Building Re-Use met on Tuesday, February 15, 2007 at 7:30 a.m. at City Hall in the City Manager's Conference Room.

Present were City Manager John Bohenko, Economic Develop. Program Manager Nancy Carmer, City Council Representative Christine Dwyer. Also present was Suzanne Woodland, Assistant City Attorney.

The Chair and Beth Shepard-Rabadam were present by telephone conference call.

1. **Approve Minutes:** A quorum was not present for approval.

2. **Lafayette School**

**Review Listening Session Feedback** - The Chair suggested discussing the Lafayette School Listening Session and Councilor Dwyer stated it helped her understand taking the next steps, felt the representation from the neighborhood was important. We clearly need to address the playground. Was impressed with the thoughtfulness of Tidewater people regarding the value and strength of the building itself.

Nancy Carmer stated every feasibility study that was done concluded that it is structurally a great building. Also felt the suggestion of our being open to packaging some of the remaining buildings was a good one. The Chair asked in terms of the packaging concept only works for affordable housing concepts or are there other concepts that would work for.

The City Manager stated probably affordable housing, the reality is the need for City Councilors to be on the same page. Suggested for the March 6<sup>th</sup> Listening Session concentrating on Rock St. Garage perhaps packaging it with Lafayette School. The Chair suggested doing the Sons of Italy and Plains School together. The City Manager agreed to do them together.

It was decided to do Rock Street March 6<sup>th</sup> and Plains and Sons of Italy March 27<sup>th</sup>. Councilor Dwyer feels the City should continue to let the Children's Museum occupy the building until the City of Dover collapses.

The City Manager suggested the Committee concentrate on the Library, the RFP to go out by the end of the week. The Lafayette School, suggested bringing in the Tidewater group for discussion. Rock Street Garage, felt there will be a lot of interest in this. The Tidewater group would like to meet with this Committee.

The Chair stated that the neighbors were concerned with traffic of parents dropping off and picking up the children. Councilor Dwyer stated the playground is heavily used and their being dropped off now. Nancy Carmer stated that their lease expires 2009.

**Plan NH Application** – There was a telephone conference call with Beth Shepard Rabadam. The Chair brought Beth up to date. Beth explained the application for a pro bono design chi rate, is a state wide membership organization to which architects, urban planners, urban designers, landscape architects and others belong. They accept applications once a year for several, not sure how many design chi rates, typically span the course of a weekend. They like to help solve community planning and urban design issues. Conversations after the listening session was how the open space part of the Lafayette School redevelopment was a challenge and perhaps we could solve the challenge or begin to solve the problem as a way to facilitate some kind of development in the Lafayette School. Beth prepared a draft application to help committee members envision what the study might plan to address and how the study would interface with the goals and objectives of our new Master Plan.

The Chair asked Beth if selected, what would the time frame of completion be? The application asks if you would like to have a spring or fall chi rate. It would be in this calendar year and it takes place over the course of a weekend.

The City Manager stated that the application is excellent and that we need to be prepared to make it a neighborhood thing and perhaps hold it at the Library.

The City Manager asked if Ward Park was included? Beth responded she did include it as an adjacent open space that might serve some recreational purpose.

The City Manager stated that the deed requires Ward Street to stay open.

The due date for the RFP is February 24<sup>th</sup> and if we decide to go forward she stated that what she has written needs to be edited and requires letters of support. The next step would be to get the Planning Board, Economic Development, perhaps Traffic Committee to do letters of support.

Beth felt it is important for the City and the neighborhood to decide what it is we want out of those parks and open spaces and to think about the redevelopment of the school as an opportunity to optimize the park. If we know what we want there we are in a better position to figure out what the partnership opportunities are for the vision of the park as well as development of the school when we have a viable developer.

Beth wrote the application to address the open space, parking and access issues.

The Chair thought it would be helpful to have experts look at the parking and access issues.

The City Manager suggested letters of support from the Mayor, Recreation Board and Chairman of the Planning Board.

Beth signed off.

**3. Review Building Stewardship/public uses feedback** – The Chair stated that everybody was agreeable on the building purposes and stewardship policies and Councilor Dwyer agreed. Councilor Dwyer will edit the public use document.

**4. Non-Municipal Tenant Application Process** – The Chair stated that Tom Heaney came up with some innovative ideas about how to fairly evaluate tenants who want to occupy City owned properties, more the short term tenants to develop a concept of using something like a point system. How would you objectively decide who gets the building should you have several different non-profits saying they want to use the building? As Tom Heaney came up with some ideas around a point system but is not here to share them, the Chair will put this on the Agenda for the next meeting.

The Chair thought they when buildings come up for renewal should we be opening it up to everybody rather than just the tenants that had it for the last year, 5 years or 10 years and this be discussed at the next meeting.

5. **Next Steps –**

**Upcoming Listening Sessions –** March 6, 2007, the Rock St. Garage.

March 27, 2007 - Plains School and Sons of Italy (Creek AC)

April TBD - South Meeting House

The City Manager suggested doing ground leasing on everything from now on, from a public policy perspective, in 40 years you don't know what the needs of the City will be. Using ground leases from a policy perspective for a City that has limited resource in terms of land makes sense and would not sell it. The Chair stated the need for an information packet for Rock Street and a power point.

**Upcoming Committee Meetings –** The next Committee meeting will be held on March 7 with the Tidewater School present beginning at 8:00 a.m. and March 21, 2007

Respectfully submitted,  
Heather Hurtt, Chair