



VILLAGE HILL NORTHAMPTON CITIZENS ADVISORY COMMITTEE

Mayor's Office

210 Main Street Room 12
Northampton, MA 01060-3199
(413) 587-1249 Fax: (413) 587-1275
mayor@northamptonma.gov

State Senator Stanley C. Rosenberg
Ex-Officio

State Representative Peter Kocot
Ex-Officio

Mary Clare Higgins, Mayor
City of Northampton

David Narkewicz
City Council Industrial Affairs Committee

David Modzelewski
Department of Mental Health

Reverend R. Leroy Moser
*National Alliance for the Mentally Ill
of Western Mass., Inc.*

Rutherford H. Platt
*National Alliance for the Mentally Ill
of Western Mass., Inc.*

Edward Skroski
Northampton Development Corporation

Charles DeRose
Northampton Development Corporation

Daniel Yacuzzo
Northampton Chamber of Commerce

Bruce Fogel, Esq.
Northampton Chamber of Commerce

Michael Rabourn
Northampton Labor Council

John W. Hornor
Northampton Housing Partnership

Francis A. Johnson
Northampton Planning Board

David Drake
Historical Preservation

Joe Blumenthal
Route 66 Neighborhood Representative

Harriet Diamond
Grove Street Neighborhood Representative

Jami Albro-Fisher
Route 10 Neighborhood Representative

MEETING MINUTES

**Citizens Advisory Committee
for Village Hill Northampton**

**Monday, November 17, 2008
7:00 pm**

**John F. Kennedy Middle School
in the community room**

Present: All members of the Citizens Advisory Committee

<i>Name:</i>	<i>As representative of:</i>
Mayor Mary Clare Higgins	City of Northampton
David Narkewicz	City Council's Industrial Affairs Committee (now called City Council's Economic Development, Housing & Land Use Committee)
David Modzelewski	Department of Mental Health
Rutherford Platt	National Alliance for the Mentally Ill
Reverend R. Leroy Moser	National Alliance for the Mentally Ill
Edward Skroski	Northampton Development Corporation
Charles DeRose	Northampton Development Corporation
Daniel Yacuzzo	Northampton Chamber of Commerce
Bruce Fogel, Esq.	Northampton Chamber of Commerce
Michael Rabourn	Northampton Labor Council
John W. Hornor	Northampton Housing Partnership
Francis A. Johnson	Northampton Planning Board
David Drake	Historical Preservation
Joseph Blumenthal	Route 66 Neighborhood
Harriet Diamond	Grove Street Neighborhood
Jami Albro-Fisher	Route 10 Neighborhood

City Staffers & Board Members:

Teri Anderson	Economic Development Coordinator
Wayne Feiden	Director of Planning and Development
Keith Wilson	Northampton Planning Board
Katharine Baker	Northampton Planning Board
Deb Jacobs	Northampton Tree Committee
Susan Ford	Northampton Tree Committee

I

Development Team:

MassDevelopment	
Elizabeth Murphy	Vice Pres. Of Real Estate Development and Project Manager of Village Hill
Richardson Henderson	Executive Vice Pres. Of Real Estate Development
Nancy Howard	Chief Operating Officer
Robert Kaye	Senior Vice Pres. Of Real Estate Development
Sara Northrup	On Site Engineer
Consultants	
David Loring	Tighe and Bond
Tina Soo Hoo	Arrowstreet Associates
Laurence Sprang	Arrowstreet Associates

Media, Residents & Others:

NCTV	Northampton Community Television taped the meeting
Lachlan Ziegler	Taped meeting for North Street Neighborhood Association
Mark Roessler	<i>The Valley Advocate</i>
Daryl G. LaFleur	<i>Northampton Redoubt</i>
Mary Serreze	Independent Journalist
Chad Cain	<i>Daily Hampshire Gazette</i>
Fred Contrada	<i>The Republican</i>
Ed Ward	Burts Pit Road
Barbara Kirchner	
Bruce Volz	Volz Clarke
Hedy Rose	
Ed Hagelstein	
Jesse Adams	
Marie Frank	Chapel Street
Barbara Blumenthal	Chapel Street
Stephen Ross	
Christina Petersen	Burts Pit Road
Daryl LaFleur	Old South Street
Patrick Goggins	Goggins Real Estate
Jonathan Wright	Wright Builders
Carl Russo	Park Street
Dan Vazquez	Village Hill Road
Marilyn Richards	Bridge Road
Joanne Turcotte	West Street
Eileen Hirsch	
Susan Ford	
Fran Volkmann	Arlington Street
Kit Sang	
Steve Boos	
John Sinton	Florence
Joel Russell	Kensington Avenue
Hank Heaphy	

1. Call to Order

Mayor Higgins called the meeting to order at 7:05 p.m.

She asked that the roll be called; all members of the Citizens Advisory Committee were present. Mayor Higgins announced that tonight the CAC would discuss the proposed revised Master Plan, which is the CAC's purview. We will also talk about the other permitting steps along the way. The developers have come back to answer some questions that were raised at our last meeting, and they will make a presentation. A vote by the CAC is listed on the agenda, although there is no requirement that CAC vote tonight on said revised Master Plan.

2. Presentation of Proposed Revised Master Plan

Beth Murphy of MassDevelopment introduced the members of the development team:

MassDevelopment:	
Elizabeth Murphy	Vice Pres. Of Real Estate Development and Project Manager of Village Hill
Richardson Henderson	Executive Vice Pres. Of Real Estate Development
Nancy Howard	Chief Operating Officer
Robert Kaye	Senior Vice Pres. Of Real Estate Development
Sara Northrup	On Site Engineer
Consultants:	
David Loring	Tighe and Bond
Tina Soo Hoo	Arrowstreet Associates
Laurence Sprang	Arrowstreet Associates

She stated that the development team is back tonight to continue its presentation on the conceptual Master Plan for the North Campus. We will discuss the project's permitting process. The team will walk you through the Concept Master Plan in depth and how all the pieces fit together, then speak specifically about the residential units and how the proposed 100 units fit into this Concept Master Plan. Finally we will present the preliminary trip generation analysis because the next step, if the CAC votes to approve the revised Master Plan, is to go before MEPA to discuss and upgrade the traffic study to show the impact.

- **Protected Open Spaces/Master Plan Overlay**

400-plus acres of the State Hospital's 500 acres are permanently dedicated for open space.

- **Previous Master Plan**

The final Environmental Impact Report was based on this. It assumed saving the Recreation and the two T-shaped buildings, commercial use of Old Main area, and the upper North Campus was slotted for estate houses.

- **Previous Master Plan with Revised South Campus**

This reflects Kollmorgen and the 20,000 square foot Volz Clarke building.

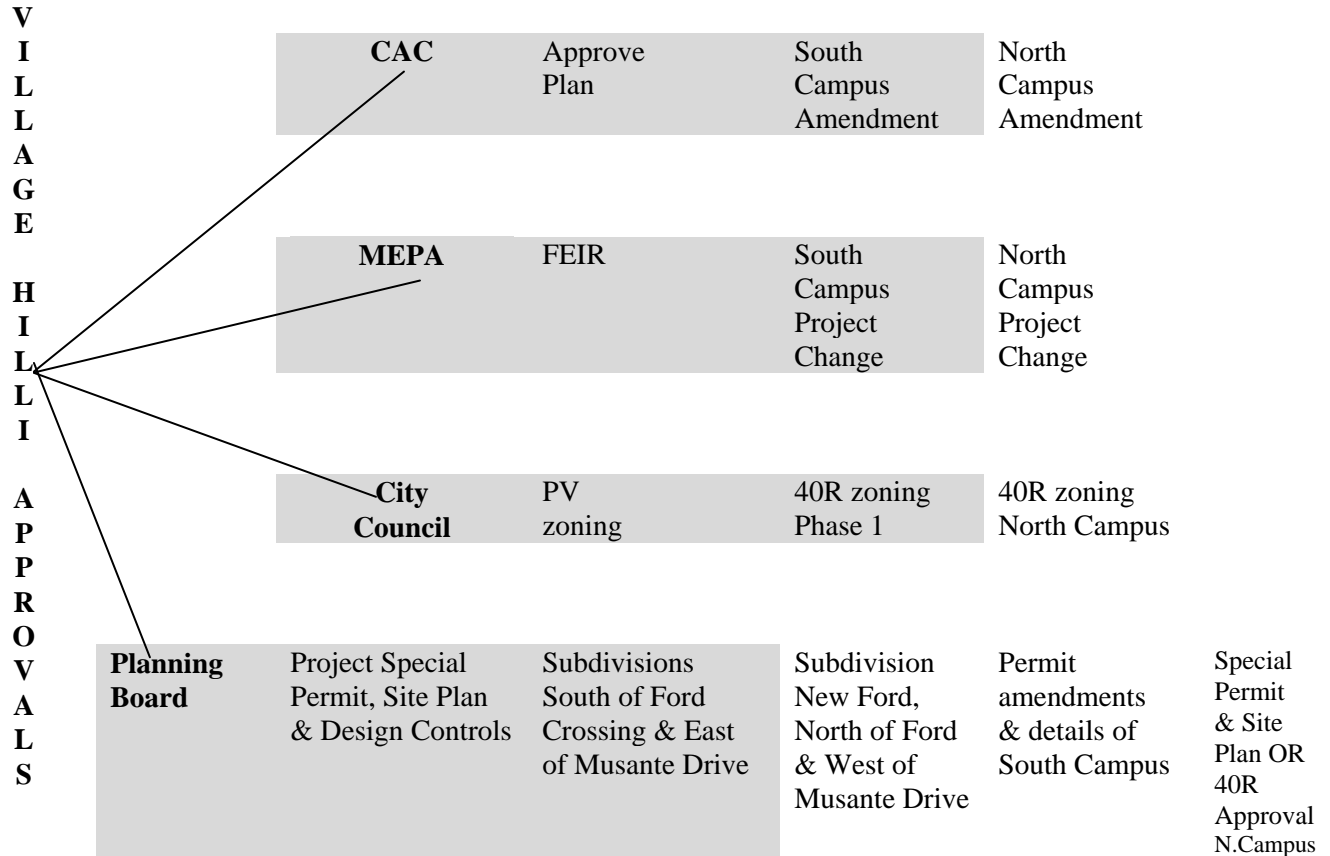
- **CAC Meetings on Revised North Campus Concept Master Plan**

- 06/18/08 Site tour; discussed constraints and opportunities on North Campus;
- 09/24/08 Review Concept Master Plan for North Campus;
- 10/22/08 Continue review of Concept Master Plan for North Campus;
- 11/17/08 Complete review of Concept Master Plan for North Campus.

Our goal tonight to show what it would feel like to live on Village Hill based on this Concept Master Plan.

• **Village Hill Approvals**

After the CAC’s role, the City Council has a role to play and the Planning Board has a very large role to play.



• **Update on Village Hill Development**

- Earle Street is under construction; MassHighway has finished the southern portion of the project and shut down for winter and will continue in spring;
- Laurel Street/Grove Street reconstruction and sidewalk construction is out to bid and underway in spring 2009;
- Olander, Musante and Moser roads have been completed;
- Volz Clark completed its 20,000 square foot building and took occupancy in 08/08;
- The Community Builders has 6 new apartments under construction;
- Wright Builders has completed 3 single family homes and has 8 more that are permitted, as well as 12 townhouses that are permitted;
- Ford Crossing and Farm Road, the bungalow area, will be put out to bid to catch the spring construction season;
- East and West pathways are completed along with the landscaping around them and in various other areas.

Larry Spang, Arrowstreet Associates took over the presentation:

- **Concept Master Plan**

Work on Kollmorgen and the North Campus began in the spring of 2008.

- **Sustainable Design Features**

- Smart Location/Smart Growth
- Multi Use Pathway Network
- Diversity of Uses, Housing Types and Income Levels
- Adaptive Reuses of Site
- Sustainable Design

- **Existing Site Features**

- **Existed Permitted Buildings and Gradings**

- **Specimen Trees**

Old majestic trees that we are trying to save.

- **Open Space**

- **Multi Use Pathways**

We propose to extend them to make the space permeable to residents there and to outsiders coming in.

- **Roadways**

- **Concept Master Plan**

Buildings are close to Village Hill Road. On the west side is the small bungalow area. In the middle are high-density townhouses and beech trees. Above that are single-family homes and co-housing is to the right.

- **Open Space**

There are the main park, a park in front of the Coach House, to the rear of the North Employees house and then meandering fingers of green space.

- **Village Hill Road Area**

As much retail and commercial will be located at the entrance, the Prince Street area.

- **Comparison of Florence Village Center and Village Hill.**

Showing same scale.

- **Coach House Park**

Nice pedestrian walk up to this park. It is 120 feet by 120 feet, two tennis courts in size.

- **2003 Master Plan Comparison**

Coach House was surrounded by roadways.

- **Ford Crossing Area**

Envisioned as high density, either townhouses or bungalows. Small stoop, front garden, tree canopy ending on a nice vista of the Coach House.

- **Beech Tree Park**

This park will be central to the Village Hill community. Active, recreational area with tennis courts or perhaps basketball hoops, ringed by houses on all sides with a beech tree canopy.

- **Parks Comparison**

Beech Tree Park is comparable in size to Agnes Fox Park on Church Street off King Street.

- **2003 Master Plan Comparison**

Area was mainly townhouses and triplexes.

- **Farm Road Area**

Bungalows with garages in back. The walkway through the center connects to the Coach House Park. We will keep the oak tree and a bit of open space.

- **North Road Area**

Park space is planned around North Employees House. There will be perhaps artists' studio space and an arts park. The Memorial Fountain is there in a contemplative space.

- **Residential Areas Comparison**

North Road area compares with the Kensington Avenue/Maynard Road/Elm Street area. The 2003 version has fairly good-sized estate homes and the public park area was part of those estates.

- **Open Space**

We are trying to preserve the wonderful landscape features and are working on how to knit together the various open spaces. To and from downtown is about a ten-minute walk, one-third of a mile.

- **Multi Use Pathways**

- **Village Hill Parks**

We show them as green areas on a white background to provide a sense of the size. A series of smaller open spaces to frame the houses.

- **North Campus Total Area**

60 acres with 38 acres total open space.

Total walkways: 4.5 miles.

Beth Murphy, MassDevelopment, continued with the Residential Units portion of the presentation.

MASTER PLAN RESIDENTIAL UNITS

Original Master Plan Approved Residential Units	207
10% Allowable Increase	20
Total Residential Units	227

Residential Units Built or Under Construction

Ice Pond Single Family Homes	26
Hilltop Apartments	33
Hillside Apartments	40
Eastview Townhouses	12
Morningside Single Family Homes	11
Total Residential Units Under Construction	122

Remaining Residential Units to be Built	105
Planned Laurel Street Units	4

Remaining Residential Units to be Built on North Campus under Current Master Plan **101**

Proposed Additional Residential Units Under Revised Master Plan	100
---	-----

Proposed Residential Units to be Built on North Campus under Current Master Plan **201**

• **Master Plan Residential Units**

Unit Type	Existing	Concept Plan
Single Family	26 Ice Pond 11 Morningside	53 North Campus 4 Laurel Street
Bungalows		25 North Campus
Townhouses	12 Eastview	47 North Campus
Multi-Family	33 Hilltop 40 Hillside	20 North Campus
Mixed-Use		8 North Campus
North Employees		8 Live-Work North Campus
Two Family		2 North Campus
	122 Units	167 Units
Total Existing and Concept Plan Units:		289
Total Currently Approved Units:		227

62 Additional Units in Concept Plan

Potential Alternative Units:

Additional Single Family Homes	
Additional Bungalows	
Additional Townhouses	
Additional Multi-Family Units	38 Possible Alternative Units

100 Additional Residential Units

- **Concept Master Plan**

- **Possible Alternative**

Based on market demand for the type of residential unit; could be bungalows.

- **Commercial Tax Revenue Projections for Village Hill**

		Square Feet	Cost per Square Foot	Building Value	Land Value	Tax Rate	Tax Revenue	
1999	Light Industrial	101,000	\$53.00			\$15.05	\$80,563	Estimated by TCB in 7/99
	Office	244,00	68.18			15.05	250,371	
	Mixed-Use	23,000	60.00			15.05	20,769	
	Retail	22,000	67.00			15.05	22,184	
	Total Square Footage	390,000				Subtotal Revenue	373,886	
	Assisted Living	56,250	89.00			15.05	75,344	
	Total SF with AL	446,250				Total Revenue	449,230	
2006	Light Industrial	128,000	\$75.00	\$9,600,000	\$1,100,000			Estimated by MDFA as of Nov. 2006
	Office	129,000	100.00	12,900,000	1,200,000			
	Mixed-Use	50,000	100.00	5,000,000	800,000			
	Retail	30,000	80.00	2,400,000	300,000			
	Total Square Footage	337,000						
	Assisted Living	0	140.00	11,200,000	1,000,000			
	Total SF with AL	417,000		41,100,000	4,400,000			
2008	Light Industrial	172,000	\$100.00	\$17,200,000	\$2,200,000			Estimated by MDFA as of May 2008
	Office	60,000	125.00	0	800,000			
	Mixed-Use	15,000	125.00	7,500,000	600,000			
	Retail	3,000	105.00	1,875,000	300,000			
	Total Square Footage	250,000		315,000				
	Assisted Living	75,000	165.00	26,890,000	1,000,000			
	Total SF with AL	325,000		12,375,000	4,900,000			
2008	Light Industrial	172,000	\$100.00	\$17,200,000	\$2,200,000			Estimated by MDFA as of Nov. 2008
	Office	85,000	125.00	0	1,200,000			
	Mixed-Use	8,000	125.00	10,625,000	200,000			
	Retail	20,000	105.00	1,000,000	300,000			
	Total Square Footage	285,000		2,100,000				
	Assisted Living	75,000	165.00	30,925,000	1,000,000			
	Total SF with AL	360,000		12,375,000	4,900,000			
				43,300,000				

- **2008 Commercial Tax Revenue Projection**

- **Concept Master Plan May 008**

- **Concept Master Plan November 008**

Extend office retail footprints and the new retail area.

We were able to add 36,000 square feet of commercial space.

- **Job Creation Projections**

We expect to exceed our projections of:

437 total permanent jobs, based on formulae typically used.

157 total construction jobs.

David Loring, Tighe and Bond, presented the trip generation component.

Conceptual Master Plan Comparison

Trip Generation – Residential ADT		
	2003 Master Plan	2008 Master Plan
Single Family Homes	1,038	1,412
Townhouses	0	410
Apartments	776	835
TOTAL:	1,814	2,657

Trip Generation – Commercial ADT		
	2003 Master Plan	2008 Master Plan
Light Industrial	1,229	1,199
Office	2,500	1,172
Retail	1,261	814
Assisted Living	172	172
Day Care Center	1,268	238
Community Center	572	114
TOTAL:	7,002	3,709

Trip Generation – Summary ADT		
	2003 Master Plan	2008 Master Plan
Residential	1,814	2,657
Commercial	6,830	3,537
Assisted Living	172	172
TOTAL:	8,816	6,366

Average Daily Trips will drop approximately 30% due to the drop in commercial development.

Wayne Feiden, Director of Planning and Development, distributed Village Hill North Campus Demographic Projection, November 08.

Please see Attachment 1.

8:00 p.m. End of presentation.

3. Public Comment

Ed Ward: How were the traffic trips determined? Does that mean from North to South Campus, from Village Hill to downtown, is driving back another or the same trip, or anytime anyone drives into the complex?

David Loring, Tighe & Bond: A trip is one vehicle trip from a property or a parcel.

Ed Ward: So even though you stay within the Village Hill development, a trip is generated.

Mayor Higgins: There are standards that you use in the industry. What are they measuring and how are those measures created?

David Loring, Tighe & Bond: Standards come from research and data of the Institute of Transportation Engineers. They set out traffic counters for every type of land use. After analyzing the data a table of expected trip types is generated. Residential house generates 10 vehicle trips in or out per day and an apartment generates 9 trips per day. Commercial or retail trips jump dramatically depending on the size of the building.

Joel Russell, land use planner and attorney; chair of Northampton Design Forum:

In reaching your trip generation numbers, did you take into account the difference between the national aggregate statistics that they are based upon and the character of this development which, in theory at least, should generate more walking trips? Would that have affected your trip generation estimates?

David Loring, Tighe & Bond: For purposes of what you saw tonight, no, walking trips were not counted in data tonight, but were not counted in the original trip generation data. We tried to make a valid comparison.

Joel Russell: I understand keeping apples with apples. But one of the community's goals is to make it a walking village and that would of course reduce the number of trips generated. But making it a walking village depends on its design. Is there market support for commercial development where you have it located? From what I know commercial development works better in a trafficked corridor; but what you show mostly is internal to the site.

Beth Murphy, MassDevelopment: We concentrated commercial on Route 66 and the area off Route 66 on Village Hill Road. We've had a good response from the market. We have had many prospects. We have tried to maximize commercial opportunities that are realistic and offering on-site amenities without being in competition with downtown.

Joel Russell: I wish to address the members of the CAC about design. I encourage us as a community and you as the advisory body to take a deep breath, a step back, in this lull in the economy. Take the opportunity to pay attention to design opportunities. I also ask you to study how the Notre Dame urban design students shaped this site's spaces and have offered an alternative plan in keeping with urban design. Look at the plan carefully and without rushing. It took one hour just to present it tonight. It will take much longer to understand what was presented. The North and South are not separate entities of the campus. Kollmorgen is a design game changer, but it also creates opportunities with a large daytime population working there. I encourage us all to take our time. To CAC I say, Don't feel pressured to make a decision tonight. Listen to the community about it, hear from the Planning Board which ultimately must review it, compare the design tonight with others, and please have a collaborative process.

Jon Sinton, Florence: Agrees with Joel Russell. Thanks to the Planning Board for considering a reconsideration of this plan. On December 13, 2008 the Notre Dame Design Group returns to Northampton at 2:30 p.m. at Northampton High School. He invited everyone to attend. Design is important.

Barbara Blumenthal, Chapel Street: Beth Murphy said the presentation's aim was to convey what it would be like to live there. I live right next to Village Hill. I've lived and walked it for years and the issue is not just what Village Hill will be like, but what will it be like to live near Village Hill. It's more than just traffic counts. I heard something new tonight relative to the former Master Plan, about the beech trees. It struck me that the former Master Plan never tried to adapt to or accommodate existing features and the historic buildings on site. The historical buildings that were lost are a tragedy. But at least now the Master Plan tries to accommodate buildings and the natural surroundings. However, just because there are similar densities in other neighborhoods such as Florence Center does not mean they are the right densities.

Barbara Kirchner, National Alliance for the Mentally Ill for Western Mass.: I do not see any community facility in tonight's slides. For meetings, parent-child social interactions, and such things as small dinners as fundraisers, a community center building is crucial. I am concerned that it will be the first item to go in the rush to build. Please form a subcommittee, choose a chair and get it up and working.

Christina Peterson: I apologize for waking up to the plan only now. How do 100 residential units get done, do you build first and then try to fill them?

Beth Murphy, MassDevelopment: They will be built only as they can be filled.

Christina Peterson: I came tonight to oppose the additional residential units but now my breath has been taken away by the increased traffic that is projected. Please do not vote tonight if you do not have to do so. Kollmorgen is the largest betrayal of the original project.

Eileen Hirsch: I am disappointed that we are talking about 100 more houses. I have attended many CAC meetings in the past and we have been talking always of a village of 07 units. In a short period of time 100 more are being pushed. You can tell that everyone who talked about traffic trips doesn't live here. The City needs sports fields and we're creating a carbon footprint when we parents must drive our children to games. If I were mayor you could not develop this project unless you provided sports fields. This is a great town, let's not ruin it.

Steve Hoos: I am currently renting and hope to buy on Village Hill, which I think brings a unique perspective to tonight's discussion. I'm glad to see no estate homes up there. If there were more affordable homes I'd be a homeowner now and not a renter. You talk about a mix of people of many socioeconomic backgrounds. But I see Balkanized blocks of one type and price of housing. You do not have a mix but chunks or blocks of separated socioeconomic levels. You developers keep saying, "The market will determine." I would like to see limits to how much can be built on site. I also hesitate buying because I don't know what will be across the street. When I ask questions, all I hear is that the market will decide. But the market isn't exactly glowing now. What you are presenting tonight is based on adding 62 units yet you are asking for approval of 100 units. You are asking for quite a lot of flexibility. I would like to be asked to approve something more than a number, I'd like a plan or perhaps even a vision.

Susan Ford, Northampton Tree Committee: I have a list of all the original trees on the site. Are the 35 specimen trees that are large, old and healthy all marked for preservation?

Beth Murphy, MassDevelopment: They have been both tagged and listed on the plan.

Susan Ford: Are there protection plans in place? I fear a random person with a backhoe not knowing about or looking for a tag on a tree. Beech tree roots do not thrive around things like tennis courts.

Beth Murphy: Things may get shifted but our goal is to preserve the specimen trees. We have an arborist on board.

Deb Jacobs, Northampton Tree Committee: Spoke in favor of the open space at the site that enabled her child to simply roam the woods. It is important for us to have leisurely time out in nature and not just on paved paths running through woods. The last time she was at the site she noticed volcano mulch up high on some beech trees. This leads to openings from rot where mice get in and so serious damage. She suggested people look at the copper beech tree outside Forbes Library, especially its crown that has been in decline ever since the library's expansion. The bark

is starting to come away from some of the street trees. She implored the CAC and the developers to “Please take care of the treasure up there.”

Gary Hirsh: Where is the calculation about what it will cost the City to provide services to the residents of Village Hill?

Mayor Higgins, CAC chair: \$370,000 for schooling 52 children up there and adding another plow route.

Daryl LaFleur, South Street: Kollmorgen already pays property tax to the City, so having them at Village Hill is a wash. The public should see as we go along how much in taxes the City is receiving from this project. Where are we on the tax thermometer today? Beth Murphy spoke of open space. I was under the impression that there is a 99-year protection of that open space, not forever.

Mayor Higgins, CAC chair: I would like to ask Attorney Fogel if that is a legal restriction?

Bruce Fogel, Esq., CAC: Yes, the State uses a limit of 99 years.

Wayne Feiden, Director of Planning and Development: The City has permanent protection through an agricultural legislation restriction.

Mayor Higgins: We have tied up the open space as best as we are able with the tools available to us today.

Wayne Feiden: The open space at Village Hill is better protected than state park land.

Daryl LaFleur: What is the timing of installing the approved stop light at State and Earle?

Beth Murphy: End of 2009.

Daryl LaFleur: Is there room up there for a coffee shop or a convenience store to reduce vehicle trips and still not compete with downtown?

Beth Murphy: The retail there is to be used primarily by the people living and working at the site.

Daryl LaFleur: As for the parks, is there a presumption that the City will maintain them?

Mayor Higgins: No, that is open to discussion. They could be maintained by the homeowner association or by the City.

Daryl LaFleur: Has there been a study of the effect of Village Hill housing on the rest of the City’s property values? What about current equity?

Beth Murphy: As Northampton goes, so goes Village Hill.

Daryl LaFleur: I understand that to mean there are no such figures. Overall, I am encouraged by the commercial development off Route 66, by the bungalows and by the traffic reduction, if your figures prove to be accurate.

Jonathan Wright: The level of care for the trees is admirable. I see no root compaction at all. That is the standard to which we have been asked to abide. The trees are treasures and every effort is being made to care for them. Having a flexible Master Plan helps those of us who are taking a considerable financial risk because we believe in the village concept. We really can’t wait to make this decision because people live at Village Hill now. Much planning has been done for the past 22, or is it 28, years. 50% of the people who will live there do not now live in Northampton.

Joanne Turcotte: How big will the fountain area be?

Beth Murphy, MassDevelopment: This is a Concept Master Plan. We will be interacting with the Memorialization Subcommittee throughout the placing of the fountain.

Joanne Turcotte: No streets are to be named after people who lived at Northampton State Hospital or who were important to the residents there.

Mayor Higgins, CAC chair: There is talk about other ways to memorialize that aspect.

Joanne Turcotte: Why is there no effort to encourage trips from outside the area to the fountain or for perhaps a grant-funded museum? Why is the whole hospital concept being downplayed? What about all the artwork from former residents and staffers? Many Northampton State Hospital residents were employed downtown. Many people don't even know that there is a memorial bench, much less the location, on site. More attention should be paid to what existed there before over so long a time.

George Kohout, Planning Board: I am happy with the Plan's green space and the co-housing. The Planning Board favors 40R infill close to downtown as the epitome of smart growth. In theory the Planning Board supports more residential units but asks why 100? Why not 60 units? Members of the CAC, please think about why there should be 100 before you vote.

The Planning Board asks, if there is the increase in housing, will there be an increase in benchmark figures? The project seems to be leaning heavily to the residential. The Planning Board is happy with commercial development along Route 66.

His fear: as you see the details in the various renderings and slides, they become set in stone once presented to the Planning Board for its site plan review.

I live in Leeds where all types of houses are on the same street. Balkanized is too strong a word but there does seem to be a stratification in housing types in separate areas at the site. We need more creative use of the larger spaces, not just tennis court size. We need a community gathering place, a structure.

Take your time, CAC members.

Ed Hagelstein, Nonotuck Street: 8,860 trips equal a line of traffic 29 miles long, from City Hall to Bradley Airport. The impact of injecting that much additional traffic to Northampton would be phenomenal. The Warped Tour concert at the Fairgrounds stopped all traffic in the City with 4,000 vehicles. In the 2003 Final EIR §5.8.2.3 it states that participation in the Route 9 TMA is a fundamental component of the TDM program. I contributed a comment to that Report: I said at that time that according to my information the Route 9 TMA was suffering from a lack of grants to operate it. I also said that if this was due to a lack of subscribership it indicates that it did not enjoy the support of the general public and would go out of business, thereby negating all the Hospital Hill TDM strategies. The response from MEPA to my comment was very brief; the Hospital Hill Development Corporation has contributed an initial \$5,000 to the TMA and is just one of the mechanisms that the developer will use. I did not care for that answer because why would they say in the Final EIR that participation in the Route 9 TMA is a fundamental component of the TDM program? Route 9's TMA Federal funding ended in 2002. There is nobody to do those traffic studies.

Wayne Feiden, Director of Planning and Development: Those functions have been picked up by various other entities.

Beth Murphy, MassDevelopment: We have an ongoing commitment to trip reduction. There is a bus route to the site, a major step forward in allowing residents of Village Hill to go back and forth from work without using their cars. Now there will be fewer trips going to and from the site.

Fran Volkmann: I was one of the people who worked very hard among others who are here

tonight to get this project passed when it went before City voters as a referendum question on the ballot. I am so glad you are having this hearing to allow us to weigh in. You have heard from many folks who live here wanting to take ownership of the project, wanting to be involved in its final product. That is a great thing. No single developer, no matter how hard they listen, can get everything right.

I myself have questions. Why plopp those four houses at the top of the open space? Where will the garages and driveways go and how will they affect the streetscapes?

The detail of design affects the quality of life. I know now more clearly than ever that attention must be paid to design. I worry about the lack of green space and how people who live there will interact with each other.

I ask CAC members to listen to a wide swath of residents. As for process, hold public meetings well in advance of any vote to be taken. That was the practice when now CAC member Jack Hornor chaired the Housing Partnership and one I hope will be adopted by the CAC. If you're going to listen to the public, you have to take the time to listen to them. You can't vote the same day they come to talk to you. If this process has gone on for 23 years, there is time to take this vote slowly.

Councilor David Murphy, North Elm Street: I like the CAC's attention to the economics of the project all along. Even when compressed by 40R, we need to check the economic sustainability of 100 more residential units so that they do not become a burden on the City. Our expected tax from each unit still is only an estimate and we do not know when they will enter the tax rolls. Children in school are the most expensive City service but that number is also an estimate. Since the current model as approved is economically viable, build that out first before adding the 100, to see how things work and what new opportunities present themselves. Personally I like the plan for the 100 units more than I liked the original plan because more thought has gone into them. There is much to be learned from the absorption of the present units and the passage of time.

9:15 p.m. There being no more speakers, public comment portion of the meeting ended.

3. Discussion Among Members of the Citizens Advisory Board

Rutherford Platt, CAC: I visited the campus today and took photographs of what I call the three albatrosses in this project. The three brick buildings are said to be historically significant but are in terrible condition. They are a detriment to the project and actually quite dangerous.

Beth Murphy, MassDevelopment: brokers are marketing Male Attendants building for over three years. There has been only sporadic interest because of the cost of rehabbing it. The Coach House's roof will be replaced in the spring. We are considering it as a possible community space. Brokers have been marketing that building as well for more than three years. The North Employees Home is being explored now with the City as artist live/work space. We have to attract enough money, however, to rehab that building.

Rutherford Platt: If the market isn't there, those buildings still have to be dealt with.

Daniel Yacuzzo, CAC: I have gotten lost in the history of this, going back to the original RFP. We made some assumptions in the RFP that have not held to be true. We assumed there would be two and three storey buildings on the south campus that would create 800 good paying jobs. That is not possible with the Toyota design model used by Kollmorgen. So we will not have the job creation that we originally hoped for. We talked about 207 housing units as a definitive number, this being prior to 40R. Now we are talking about residential units far out of proportion

to the commercial. As someone who was part of the process on the Planning Board when we first wrote the zoning for this site, and was still involved in rewriting that zoning to match the Master Plan some years later, I now am confused. I know this is market driven. I agree with Jonathan Wright that we need to tell the world that we wish to market this in a reasonable and attractive way so that he is not a stand-alone up there with market-priced homes. I want to look at the ratios called for by David Murphy. Some of our ratios were false assumptions. We thought there would be two and three storey buildings on the south campus and there are not. The ratios also had to do with the benchmarks mentioned by George Kohout, having to do with the square footage of commercial space to residential space. How will that be impacted? If we continue to build beyond the 207 residential units without building the commercial space, are we living up to the 85/15% ratio set by the Planning Board?

Beth Murphy, MassDevelopment: There is a lot in that question. I have to state that we have met already the ratios just with Kollmorgen coming in. That imbalance really does not exist. We have showed you tonight only the commercial revenue projections tonight, not the residential revenue projections. Just by taking down the T buildings, we lost 70,000 square feet of space. Just by taking Kollmorgen off Earle Street, where it never quite fit, another 100,000 square feet of space was taken out of the equation. That original 476,000 square feet of the project actually was a wish list figure. As we started to actually site businesses in commercial spaces where they wanted to be, we became more realistic about what could be supported. That is when the 476,000 square feet went down to 361,000 square feet, which is still a very good number and still an economic driver. Having Kollmorgen stay in the City is a great opportunity and siting them on Village Hill will regain that balance and will generate customers for the ancillary support businesses up there.

Daniel Yacuzzo: I agree with you and wish to point out to Daryl that tax revenue will be paid by whoever takes over Kollmorgen's old King Street site. So Kollmorgen on Village Hill will not be an offset; they will be paying additional taxes.

Daryl LaFleur: Thank you.

Bruce Fogel, Esq., CAC: I had a question for Joel Russell but he has left. I am interested in the interplay of the Notre Dame Design Group with this project's flaws and was that information shared with this project's architects.

Jack Hornor, CAC: What is the market supported affordability ratio?

Beth Murphy, MassDevelopment: These units are smaller, on smaller lots. Market says that is a market not being served now. We hope to create affordability for the entry-level buyer.

Jack Hornor, CAC: That is a very important point in this discussion. I appreciate that answer but it raises more questions than it answers.

Mayor Higgins, CAC chair: Please identify those questions.

Jack Hornor, CAC: I can't right this second, but I will get back to you.

David Drake, CAC: I have concerns about the traffic flow from the site, especially with Kollmorgen there. There are already choke points such as Old South Street and the St. Mary's Church/Center for the Arts/Academy of Music intersection. Is there some reassurance that this development will not cause vast traffic jams? We already have a lot of traffic on South Street.

Beth Murphy, MassDevelopment: The reassurance is that this is part of the MEPA process for the project. Every time we make a modification relative to traffic or trips, it has to be recertified.

Harriet Diamond, CAC: Was the original basis of balancing the residential and the commercial

whatever we thought was sustainable? How did we arrive at the optimal numbers? Have we shifted far away from them? Do we believe that this new plan with its amount of commercial space is still in balance?

Mayor Higgins, CAC chair: My memory is that we pretty much arrived at the number of jobs, not a ratio.

Bruce Fogel, Esq., CAC: My recollection is that it was not the optimum number but a desirable number, and with the help of the consultants at the time of the RFP it was also a thoughtful number, to achieve the residential and commercial balance.

Mayor Higgins: We are looking at a total of \$1.7 million from commercial plus residential taxes, with a ratio of 30% commercial and 70% residential. This is better than in the rest of the City, where 6% of the land generates 20% of taxes on the commercial side.

Daniel Yacuzzo, CAC: I think \$1.9 million was the original projection by Gerald Joseph, the original The Community Builders project leader.

Mayor Higgins: We need to come back with an accurate number of the total tax revenue of commercial plus residential but also with the ratio of commercial to residential in taxes. If Wayne Feiden's data is accurate regarding the school children demographics, the City is still paying for the cost of children out of commercial taxes and not touching the residential income.

Daniel Yacuzzo: I agree with Jack Hornor that we must look at the affordability issue. I think that will possibly drive us from the 62 extra residential units to the 100 extra units, if the bungalows turn out to be the viable, sellable, affordable housing choice. We have not seen a third iteration. We've seen this and the plan with the bungalows.

Beth Murphy, MassDevelopment: There were several iterations of other concepts for the North Campus. Again, this is a conceptual plan. Once you get out to the site plan and measure lots around trees, etc., you adjust the details. We asked for the additional 100 units not only to market the different types of housing units but to allow for things shifting around once things are built.

Bruce Fogel, Esq., CAC: What we are looking at tonight requires 62 additional housing units. Again I ask, why 100 residential units when you show us 62 needed, just for flexibility? If the CAC gives partial approval for 50 or 60, you need to do the whole MEPA process each time?

Beth Murphy: Yes.

Bruce Fogel, Esq.: If the CAC votes in favor of the additional 100 residential units, is there a way we can retain control over when they get freed up that is complementary to the Planning Board members so we don't usurp their power and authority?

Mayor Higgins, CAC chair: That is another question for the joint workshop with the Planning Board and the Housing Partnership.

Beth Murphy: There are alternatives. But we still would like the CAC to give us some breathing room for any shifts so that we do not need to go back to MEPA more than once. Again I say, because this question has come up again, this has been a process around planning principles, not dollars. How do we create a sustainable community there?

Bruce Fogel, Esq.: Does that spigot concept, such as the CAC approving 100 more residential but wants to see only 40 more tomorrow, something that is a problem or something you can embrace?

Beth Murphy: The market is on your side. This is a long-term Master Plan.

Daniel Yacuzzo: What is the turnaround time?

Beth Murphy: If the CAC votes to approve, it takes MEPA 2 to 3 months to rule.

Daniel Yacuzzo, CAC: Wasn't there surplus acreage for a school, for example?

Wayne Feiden, Director of Planning and Development: Parcel C is soccer fields now but open.
Mayor Higgins, CAC chair: For general community use, not specified as a school.

Rutherford Platt, CAC: Have the Amenities Subcommittee members been named?

Mayor Higgins, CAC chair: Yourself, David Modzelewski, Harriet Diamond and perhaps Councilor Narkewicz if his schedule allows.

Joseph Blumenthal, CAC: I do not feel ready to vote. Isn't this a good time to continue the discussion to the next meeting?

Mayor Higgins, CAC chair: I want to be sure all the questions are out on the table. Any more questions that CAC members need to think about to come back to discuss at the next meeting?

Charles DeRose, CAC: What more do you wish to accomplish tonight?

Mayor Higgins, CAC chair: I want all questions posed. Perhaps we need a joint meeting of the Planning Board and the Housing Partnership.

Bruce Fogel, Esq., CAC: My questions for the next meeting are:

- Phasing
- Lockstep of commercial with residential
- Blending of neighborhoods, not creating housing type enclaves
- Infill as smart growth
- Notre Dame Design Group's suggestions
- Job creation vs. retention
- Commercial numbers at Kollmorgen
- Jobs and revenue thermometer
- Current commercial and residential tax generation, and
- Overall role of the CAC.

Harriet Diamond, CAC: In determining what we as a community envision for Village Hill, the CAC has walked the site with the developers, discussed it, and you have had input from the public. And yet the Master Plan has not been revised much. This picture is what we were given before and still is the one and only picture. We received your rendering before we had the discussion. What other scenarios, in drawing form, are there? If the picture is such a determiner, we need to have more than one picture.

Jack Hornor, CAC: May the CAC have a slide of residential units already built or permitted as a starting point for our next discussion?

Daniel Yacuzzo, CAC: May the CAC have the projected job creation figures in writing reflecting Kollmorgen's numbers?

Jami Albro-Fisher, CAC: Who can explain the Notre Dame Design Group's plans? The Haskell Building isn't even shown.

Joseph Blumenthal, CAC: And it shows twice as many housing units as we are discussing here.

David Modzelewski, CAC: Let's hear those other ideas for turning a cluster of houses into a real community. We need to consider what Barbara Blumenthal said, How to integrate Village Hill into the existing neighborhoods. What is it that we are missing, that Notre Dame students may have offered? We should not miss the opportunity to try to develop a truly integrated neighborhood.

Joseph Blumenthal: From what I see here, it would be a waste of our time. What they show is

hugely denser.

Frandy Johnson, CAC: Streetscape is lost along Route 66, as pointed out by Notre Dame. Is it possible to relocate the Assisted Living Facility elsewhere to fill in more streetscape along Route 66?

Larry Spang, Arrowstreet Associates: The slope there is dramatic, down one floor. It is very difficult for retail planning.

Bruce Fogel, Esq., CAC: Does it not make sense to move stores to be easily accessible to vehicle entry on Route 66?

Beth Murphy, MassDevelopment: The Assisted Living Facility wants to be at the front of the site and also along Route 66.

4. Next Meeting

Monday, December 1, 2008

Joint Meeting of CAC, Planning Board and Housing Partnership

7:00 p.m.

at John F. Kennedy Middle School in the community room

Topics of discussion:

- Phasing
- Lockstep of commercial with residential
- Blending of neighborhoods, not creating housing type enclaves
- Infill as smart growth
- Notre Dame Design Group's suggestions
- Job creation vs. retention
- Commercial numbers at Kollmorgen
- Jobs and revenue thermometer
- Current commercial and residential tax generation
- Overall role of the CAC
- Route 66 frontage
- School costs, and
- Volcano mulch on trees.

5. Adjournment

Motion to adjourn was moved, seconded, and voted unanimously in the affirmative. The meeting adjourned at 10:05 p.m.

*Respectfully submitted,
Corinne Philippides
Mayoral Aide*

December 2, 2008

ATTACHMENT 1



PLANNING AND DEVELOPMENT • CITY OF NORTHAMPTON

planning • conservation • zoning • housing partnership • redevelopment • northampton GIS
economic development • community development • historic • community preservation • central business architecture

Wayne Feiden, FAICP, Director of Planning and Development • Wfeiden@NorthamptonMA.gov • 413-587-1265

Village Hill (North Campus) Demographic Projection (November 2008)

At their October 2008 meeting, the Village Hill Citizen's Advisory Committee expressed interest in the buildout population at the Village Hill North Campus. Office of Planning and Development (OPD) projections are below. This assessment is an extract of a demographic assessment OPD completed in October for the School Committee's strategic planning process. The full assessment (www.northamptonma.gov/opd/demographics) provides the background data on which these projections are based.

Projected Village Hill North Campus Housing at Buildout

Unit Type	# Units	Household Size	Expected Population	% population in K-12	Expected School Age (K-12)
Single Family Homes	114	2.4	274	11%	30
Townhouses	70	1.7	119	9%	11
Apartments	113	1.6	181	6%	11
TOTAL	297		538		52

Data from US and City Census based on comparable areas in town. OPD averaged results from multiple neighborhoods for a composite most similar to Village Hill. The units at Village Hill are likely to house fewer people than the average unit developed in suburban locations in the city. Village Hill has a much higher percentage of traditional urban neighborhood single family homes, townhouses, and multifamily homes than other projects, and these types of units have the smallest family size. This does NOT include any assisted living project that might be developed.

Household Size in Northampton

Area of Northampton	Average Household Size	% of School Age Children
Citywide	2.1360 ¹	10% ^{1,2}
Single-Family Homes/Single Units	2.4710 ¹	
Neighborhoods Near Downtown (primarily single family home)	1.86 ²	9% ²
New Suburban Neighborhoods	3.39 ²	29% ²
Older Suburban Neighborhoods	2.72 ²	18% ²
Multi-Family Homes	1.6875 ¹	unavailable
Smaller Affordable Housing Projects (NOT elderly housing or large scale public housing)	1.61 ²	5% ²

Source: US Census¹ and City Census 2007 Partial Extract²

Citywide, new housing does necessarily mean more residents. In the last 20 years of steady new home starts, Northampton's population has still decreased slowly but steadily.

- *The average number of people per dwelling units continues to drop*
- *Many dwelling units, especially in two-family homes, have been lost to other uses. From 2000 to 2007, 270 new dwelling units were created but 229 dwelling units were lost (US Census estimates).*
- *Group quarters (hospital, jail, group homes, Smith College) has dropped.*

City Hall • 210 Main Street, Room 11 • Northampton, MA 01060 • www.NorthamptonMa.gov • Fax 413-587-1264

original printed on recycled paper