



SUSTAINABLE WEST HARTFORD COMMISSION

October 23, 2023

7:00 PM, Room 217, Town Hall

MEETING MINUTES

1. Call to Order, Attendance 7:06 PM

- *Jim Fishman Y*
- *Kimberly Hughes Y*
- *Aditee Madkekar N*
- *Christy Matthews Y*
- *Ted Newton Y*
- *Alejandro Paiuk Y*
- *Bernard Pelletier Y*
- *Stephen Sack Y*
- *David Sagers Y*
- *Rachael Virgin Y*
- *Patricia Wilson Y*
- *Town Staff: Catherine Diviney, Katherine Bruns*
- *Students: Nathaniel Goldschmidt (Hall)*
- *Public: Christine Feely, Mike Cocca, Jenny Sagers, Rick Bush*

2. Introductions – *each attendee introduced themselves*

3. Approval of Prior Meeting Minutes – **Approved (10-0).**

4. Old Business

- *EV Day Sept 24, cancelled – Bernie and Chris Feely posted a summary of “what would have been” on Sust WH Facebook with some educational links. Maybe Commission can consider an event in spring. In future, should think about rain plans – Steve suggested using space in Memorial Garage.*
- *Youth Commission Reps, email sent to Hall/Conard – As follow up from 9/28 meeting, Catherine sent invitation to advisors of Hall/Conard Environmental Clubs. Nathaniel Hall in attendance, no one from Conard yet. Youth participation important on climate change and sustainability issues.*

5. Ongoing Business

- *Working Group (WG) Reports – Catherine indicated that some of these groups and work is carryover from previous Commissions. New Commission can add/revise as they wish in future. Christy mentioned interest in an Outreach WG.*
 - i. **Energy** – *incl. PowerSmart – Bernie is WG lead. Steve, Catherine, and Mike Cocca are members. Believe Aditee is also interested. Bernie introduced PowerSmart (slides attached) as a local solar & storage adoption campaign that will be moving forward with in partnership with SmartPower, similar to Solarize WH in 2013. Energy Group will start up*

separate meetings. Rick mentioned an MDC sump pump program.

- ii. **Waste** - Rachael is WG lead. Katherine, Bernie, and Ted, Kim and others outside are members. The Town budget is being drafted earlier this year (Nov), and priority is taking the Waste Zero/DEEP grant PAYT pilot from pilot to permanent. Timing of the election is tricky, but they are working on:
- *A letter to Council*
 - *Talking to each Councilor directly*
 - *Researching and presenting viable financial models / options*
 - *Developing both environmental & financial FAQs*
 - *Presenting to the Council's Public Works, Facilities & Sustainability Committee (PWF&S) on Dec 7*

Other items discussed:

- *Will likely decide on a better name for group, and a vision*
- *Waste audit (going through trash bags) for DEEP pilot will take place soon.*
- *Everyone invited to a WHPS lunch to see waste diversion in action.*
- *Nathanial said Hall would like to move to permanent flatware. Kim will share lessons learned from Charter Oak and Nutrition Services contact.*
- *Their next meeting is Monday, virtually,*

- iii. **Land Care** - Kim is WG lead. Pat, Dave, Chris Feely and other outside organizations and people (e.g., WH Garden Club) are members. Their group is in full swing:

- *Vision and action plan 80% done – including municipality lead by example model – awareness of land care and land, policy Pollinator Friendly Town resolution, and pesticide restriction ordinance. Would like to present for feedback. What is process for this – present to Commission? Town Council PWF&S Committee?*
- *Actively working on garden projects at Wolcott Meadow and Garden Entrance*
- *Organizing educational workshop series. 2 events this fall (in-person @ Westmoor Park, Sun Nov 12 & virtual @ WH Library, TBD*
- *Topic of electric lawn equipment was discussed (carryover from former Cons & Env't Commission).*

Throughout the WG Reports, there was discussion circling back to the autonomy of working groups – including comments and questions about formation, membership, priorities, and operational and reporting processes. This was also covered later in the agenda.

- *1700/1800 Asylum Avenue – Chris Feely summarized her efforts to track project and the next opportunity for public comment at the next TPZ meeting, Nov 6. Discussion followed, including the ideas of setting up a working group or sending*

*a letter to Council to express the Commission's general viewpoint that sustainability needed to upfront in any decision-making or design. Catherine paraphrased a draft letter she, Bernie, and Dave had started. **Motion by Steve: To send draft to Commission and take an email vote to approve or revisit at next meeting. Vote: Passed (10-0). Letter sent to Town Council on 11/2/23 attached.***

- Website – Commission (Working Groups) page; Sustainability page – Catherine gave a brief update of a meeting with IT which indicated some flexibility on providing content and resources beyond governmental websites on a Sustainability website.
- Commission Structure & Priorities
 - i. Interim Officer Election thru Jan – **Motion by Kim: To elect Bernie as Chair of Sustainable West Hartford Commission, through January 2024. Vote: Passed (10-0).**
 - ii. 2024 Meeting Schedule – **Motion by Bernie: To approve 2024 meeting schedule – last Monday of Month, 7-9 PM. Vote: Passed (10-0).**
 - iii. Discussion – incl. discussion items from 9/18 minutes – *Given some uncertainty around these topics. Dave and Ted volunteered to put together some ideas and facilitate a discussion. Since the Nov 27 meeting is a guest presentation by Capital Region COG on the Climate Pollution Reduction Grant planning process, it was suggested to holding another meeting on Nov 13 dedicated to this. **Motion by Bernie: To hold a special meeting of the Sustainable West Hartford Commission on Monday, November 13, 2023 7-9 PM. Vote: Passed (10-0).***
 - 1. Effective mtgs & agendas
 - 2. Foundation values
 - 3. Working Group recruitment

6. New Business

- Invitation to participate in Foundation for WHPS – Fun Day Sat 4/27 – **Motion by Bernie: For Commission to have an educational table and participate in WHPS Foundation's annual FUN DAY Fundraiser. Discussion. Vote: Passed (10-0).**
- Asked to consider Clean Water Action's ReThink Disposable program – *referred to Waste WG.*
- Sustainable CT – *Catherine gave a summary that she is working internally with Directors and Department to assess Master Action List and get started on Gold certification for Aug 2024. Will also look for Commission input/recommendation on which actions Town might undertake.*

7. Announcements / Public Comment – *incorporated into meeting*

8. Agenda for Next Meeting –

- Nov 13 - Dave and Ted Newton to prepare for discussion on Commission Structure and Operation
- Nov 27 - Rm 400, CRCOG presentation.

9. Adjournment – 9:20 PM

Anyone requiring auxiliary aid or service for effective communication or modification of policies or procedures to participate in a meeting, service, program or activity of the Town of West Hartford, should contact Suzanne Oslander, ADA Coordinator, at suzanneo@westhartfordct.gov or (860) 561-7580, as soon as possible, preferably seven days beforehand.



October 27, 2023

Dear Mayor and Honorable Members of the Town Council,

The development of 1700-1800 Asylum Ave (the former UConn property) is a once in a lifetime event for the Town of West Hartford.

As members of the Town's new Sustainable West Hartford Commission, we are writing to you to urge you to pay careful attention to this project. The site's development and its buildings will be with us for the next century. **Once it is built; it cannot be unbuilt.**

The Commission recognizes the benefits of this project. We also recognize that it will be a balancing act between the interests of many parties and many priorities. A good guiding document was the [community visioning exercise](#) that the Town undertook in 2018 with regard to this property with input from over 2,700 respondents. **We ask you to revisit this short, 12-page document.** For reference we have included the Vision Statement and Guiding Principles (pgs. 11-12) at the end of this letter.

As we view this project from a general sustainability standpoint, there are other important Town-adopted plans and policies that also apply:

- Plan of Conservation of Development,
- Resolution Declaring a Climate Crisis,
- West Hartford Clean Energy Plan,
- Complete Streets Policy,
- IWWA & DRAC Review

As the Town Council and TPZ engage on this exciting project these policies and plans must be brought to bear on the development. In that way, we will balance the needs of today and ensure a sustainable future. We are confident that the Town Council, as the Town's elected leadership and decision-making body, is also stressing/representing the vision/interests of its citizens and policies to the developer.

We share the concerns of our predecessor Commissions, the Conservation & Environment and the Clean Energy Commissions that the public hearing process is not accessible, timely, nor transparent enough to allow for upfront input on important sustainability and design issues such as:

- Climate Resilience
- Energy efficiency and energy resilience
- Adoption and integration of renewable energy options
- Storm water runoff in the face of increasingly severe weather events
- Sustainable treatment of the land around the development

We would like to request an opportunity for us, as a Town commission, to engage with the Developer on some of these general issues and provide feedback to the Council – as the Clean Energy Commission did with the Delamar Hotel in 2014.

Again, *once it is built, it cannot be unbuilt*. We want to do everything in our power to ensure that this development is something West Hartford can be proud of aesthetically, economically, and from the standpoint of sustainability.

Yours Sincerely,

A handwritten signature in black ink, reading "Bernard Pelletier", followed by a horizontal line.

Bernard Pelletier
Chair, Sustainable West Hartford Commission

Cc: Rick Ledwith, Town Manager
Todd Dumais, Town Planner
Leon Davidoff, Town Clerk
Katherine Bruns
Catherine Diviney
James Fishman
Kimberly Hughes
Aditee Madkekar
Christy Mathews
Ted Newton
Alejandro Paiuk
Rachel Virgin
Stephen Sack
David Sagers
Pat Wilson

VISION STATEMENT OVERVIEW

As result of the community engagement process, a broad-based vision statement and series of specific guiding principles was crafted to address many of the ideas, concerns and interests the community shared for the future of the UConn West Hartford Campus.

While this statement and set of principles cannot encompass all of the specific concerns regarding the campus, it echoes the most central themes expressed by the community. Importantly, it will serve to inform any prospective purchaser and be a useful tool for the review of future land use applications.

VISION STATEMENT

The future development or redevelopment of the UConn West Hartford campus should strike a balance between grand list growth, the protection of natural resources, and the preservation of areas for community use. The campus should maintain its open look and feel and unique blend of green spaces, forested areas, wetlands, and developed areas. Future development should be high quality, attractive, and at a scale and intensity that is contextually sensitive with the surrounding neighborhood. Through creative and thoughtful site design, future development should be set back from surrounding residential areas and should preserve the open look and feel of the campus while protecting environmentally sensitive areas. The playground, athletic facilities and supportive parking on the southeastern portion of the site are integral to the town and should be preserved for community use. Innovative ways such the creation of public-private partnerships to maximize areas for community use on the campus, such as an extension of the Trout Brook Trail, are highly encouraged.

GUIDING PRINCIPLES

- The UConn West Hartford campus presents an opportunity for some grand list growth in a contextually sensitive manner
- Explore development or redevelopment opportunities that provides for a mix of uses incorporating creative and high quality design that will enhance the Town's fiscal well-being
- Intensity and changes of use must be carefully analyzed and reviewed for compatibility with the neighborhood. Specific consideration should be given to ensure that the open look and feel of the campus is maintained; that ample buffers, trees and green areas are protected; and that public access to and use of meaningful areas of functional open space is preserved
- Embrace opportunities for the growth and retention of uses strongly supported by the community such as cultural, educational, and recreational, on all or portions of the campus
- Ensure future development or redevelopment protects and enhances environmentally sensitive areas, features, wetlands and floodplain resources
- Robust community engagement should continue as part of any effort pertaining to the reuse of the campus, especially those leading to land use decisions



UConn WEST HARTFORD CAMPUS

COMMUNITY ENGAGEMENT REPORT AND VISION STATEMENT

April 17, 2018

Prepared for the West Hartford Town Council by:

*Town of West Hartford Department of Community Development
Milone & Macbroom, Inc.*



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ACKNOWLEDGEMENTS

This project was a collaborative effort between Milone & MacBroom, Inc. (MMI) and the Town of West Hartford Department of Community Development staff. Special thanks to the following staff, who played an integral role in the community engagement process:

Town Staff

Matt Hart – Town Manager
Mark McGovern – Director of Community Development
Todd Dumais – Town Planner
Catherine Dorau – Assistant Planner
Brittany Bermingham – Planning Technician
Brian Pudlik – Zoning Enforcement Officer
Kristen Gorski – Economic Development Specialist

MMI Staff

Tom Daly
Mike Doherty
Pat Gallagher
Lynn Lai
Lan Ma
David Murphy

PROJECT BACKGROUND

The University of Connecticut (UConn) West Hartford campus is a 58-acre property bounded by Trout Brook Drive, Asylum Avenue, and Lawler Road. In August of 2015, UConn announced plans to vacate its West Hartford campus and relocate its operations to a new campus in Downtown Hartford. The relocation was completed in August 2017.

In the summer of 2016, UConn and the Town of West Hartford entered into a purchase agreement for the campus subject to a due diligence period. This due diligence period was extended several times ending in December 2017. During the due diligence period, the town conducted survey work, delineated wetlands, assessed environmental conditions, and conducted development analysis based on current zoning. Due to concerns over environmental contamination and liability associated with an undefined environmental cleanup, the Town Council voted to terminate the purchase agreement with UConn in December 2017. UConn has subsequently begun marketing the property to prospective buyers and is “willing to consider a sale to any buyer for any use.”

PROJECT PURPOSE

While the Town is not moving forward with purchasing the UConn campus, it nonetheless has a role to play in shaping the future of the property. The Town Council, as the Town’s chief land use authority, is responsible for approving any changes to the zoning regulations that may be required for development to take place. The Town Council has affirmed its commitment to conducting a robust public outreach process to understand community sentiment regarding the future

use of the campus. The results of the community engagement process have informed the town as they develop a vision statement for the property. The vision statement will assist UConn in marketing the property, will inform prospective developers, and will guide the Town Council in its future land use decisions.



COMMUNITY ENGAGEMENT PROCESS

The Town of West Hartford Community Development Department, with assistance from Milone & MacBroom, Inc. (MMI), conducted the community engagement process between January and March of 2018. The community engagement process blended digital and in-person techniques and included a project website, an online survey, three visioning forums, a visioning session with the Bishops Corner Neighborhood Association, and solicitation of community comments. The results of the community engagement process are summarized on the subsequent pages.

Project Timeline

TASK	JANUARY	FEBRUARY	MARCH	APRIL
Project Kickoff				
Online Community Survey				
Develop Impact Assessments				
Community Forums		 		
Draft Vision Statement and Report				
Final Vision Statement and Report				

ONLINE COMMUNITY SURVEY

An online survey was implemented and launched in January of 2018. The survey asked respondents a series of questions on how they use the campus today, how they feel about different types of development on the campus, and their top concerns regarding the future development on the campus. The survey ran for approximately four weeks in January and February of 2018. Residents were notified of the survey through the town website, email blasts, local media outlets, and direct mailings to those who live within $\frac{1}{4}$ mile of campus. Over 2,700 people participated in the survey. The key takeaways from the survey are summarized below (original question underlined):

About the Respondents

- About 20% of respondents were under age 35, about 40% of respondents were between age 35 and 49, and about 40% were over age 50.
- Over 90% of respondents live in West Hartford. About 20% of respondents live within a $\frac{1}{2}$ mile of the campus.

Are there any types of land uses that West Hartford is lacking?

Respondents were asked whether they thought West Hartford had too little, too much, or the right amount of different land uses.

- In general, respondents felt that West Hartford had “about the right amount” of residential, commercial, and active recreation uses.
- A majority of respondents thought that West Hartford does not have enough passive recreation facilities

(walking paths, bike trails) or cultural amenities such as art galleries, theaters, and museums.

What do you think of the campus today?

- A majority of respondents did not visit the campus over the last year – Only 48% of respondents visited the campus.
- Respondents who live near the UConn campus visit it regularly - about 75% of respondents who live within $\frac{1}{2}$ mile of the campus visited the campus over the last year.
- The campus is most commonly used for recreational activities.
- Existing trees and green spaces are the most well-liked characteristics of the campus as it exists today



*Existing green spaces and trees, such as the large white oak on the east campus, were well-liked by survey respondents.
Photo courtesy of CT DEEP*

Please indicate your level of support or lack thereof for different uses on the UConn West Hartford campus

- Over 85% of respondents support recreational uses on the UConn campus.
- Cultural institutions (78%) and educational institutions (61%) also had strong levels of support
- Professional office (16%), government/municipal (16%), multi-family residential (18%), and medical office (18%) had the lowest levels of support.
- Popular write-in responses included a dog park (183) and Children's Museum (66)

What are your top three concerns associated with any future development on the UConn campus?

- Loss of open space was listed as a top concern for about 60% of respondents.
- Traffic (55%), intensity of development (52%), and fiscal impacts to town services (45%) also frequently listed as top concerns

For the full results Online Community Survey results, please see Appendix A.

Community Survey: Write-In Excerpts

Community Impacts and Concerns

"Please be sure future development is attractive and maintains a lot of green space with a significant setbacks from the road and no visible parking lots."

Potential Future Uses:

"I would like to see a combination of uses with open space, development clustered on parts of the property, with special care taken to protect wetlands."

"Strongly support development that adds to the tax rolls without additional burden on town expenses"

"I strongly support this site for the Children's Museum relocation"

"Strongly support a park or green space. Perhaps a building could be converted to a cultural use and another converted to recreation..."

"West Hartford needs a dog park and this site is perfect for it..."

COMMUNITY FORUMS

Community Forums were held at the West Hartford Town Hall auditorium on February 28, 2018. Due to the large number residents interested in attending, three identical sessions were held at 4 p.m., 6 p.m., and 8 p.m. A total of 250 persons participated in the three events. The event was broadcasted on West Hartford Community Television. Each workshop began with a 45-minute presentation which included discussion of the project background and purpose, a review of the campus as it exists today, and an overview of hypothetical future uses of the campus. Following the presentation, attendees participated in an interactive survey and then broke out into smaller groups to discuss hypothetical future uses of the campus. The results of the community forums are summarized on the following pages.

For the full community forum materials and results, please see Appendices B, C, and D.



Interactive Survey

An interactive survey was implemented at the community forums to gauge community sentiment regarding the future vision for the UConn West Hartford Campus. The survey utilized audience response software that was linked to the presentation, allowing workshop attendees to vote in real time. The key takeaways from the interactive survey are:

- General agreement that the campus presents an opportunity for some grand list growth. About 60% of respondents agreed with this statement and another 25% were neutral
- General agreement that the east-side and west-side parcels should be treated separately. About 60% of respondents agreed with this statement and another 25% were neutral
- Strong agreement that the ballfields, basketball court, and playground on the corner of Trout Brook Drive and Asylum Avenue should be retained for community use.
- Strong agreement that existing green spaces should be retained to the greatest extent possible, especially in areas bordering single-family residences. Some of these spaces should be publicly accessible for community use
- Preference for demolition over reuse of existing buildings

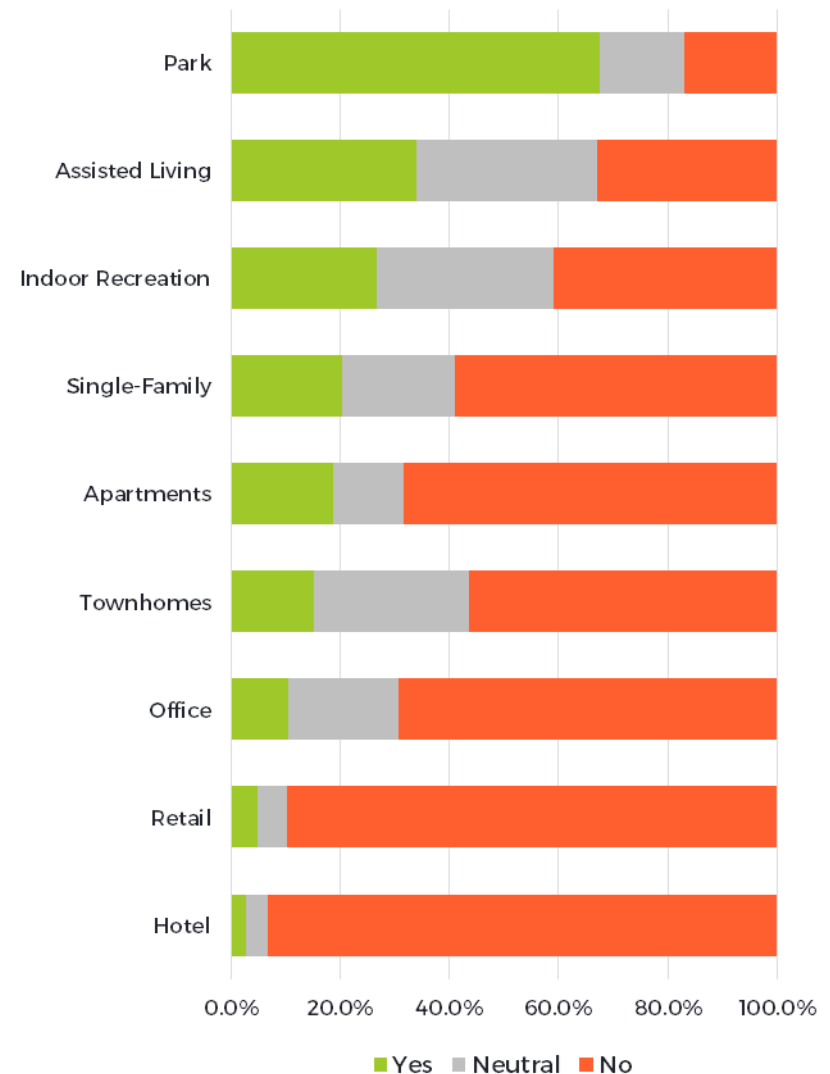
Impact Assessments

The project team developed a series of hypothetical development concepts for the east side and west side of the campus. This included three concepts that were developed during the due-diligence period that align with current zoning: single-family residential, townhomes, and a town park. Additional concepts were created for uses that would require a zone change, including a hotel, retail, office, indoor recreation, apartments, and an assisted living facility. Separate concepts were created for the east and west side with the understanding that the campus could be developed with multiple uses. Institutional uses were not included in the impact assessments because their size, layout, and needs are unique to each institution and therefore their impacts are difficult to quantify. Nonetheless, the Online Community Survey revealed strong community support for cultural institutions or educational institutions on the campus.



A breakout session at the February 28th community forum

Would the Following Uses be a Good Fit for the East Side of the UConn Campus?



The purpose of the concepts was to provide the public with additional information on impacts associated with those uses, including estimates of traffic impacts, parking requirements, intensity of development, tax generation, municipal fiscal impacts, and whether or not that use was permitted under current zoning. The concepts and impact assessments were presented at the community forum, and discussed in breakout sessions. Attendees were asked to vote on whether or not a particular use was a good fit for the UConn West Hartford campus.

- The Town Park concept was the most well-liked use on both the east- and west-sides of the campus
- Attendees were split on assisted living and indoor commercial recreation – neither well liked, nor disliked
- Commercial uses such as professional or medical offices, retail, and hotels were not supported by attendees

A selection of write-in comments from the community forum breakout sessions are summarized to the right. Common issues that were cited by attendees included concern over property values in the surrounding neighborhood, traffic impacts, impacts to flooding, and concerns over property taxes.

Community Forum: Write-In Excerpts

"Combine something revenue generating, i.e., assisted living with dog park or public space."

"Please ensure that any plans will help remediate current flooding issues in neighborhood."

"Would like to see large indoor athletic facility. Too many town sports go to other towns to practice/compete."

"Concerned about traffic impacts on Lawler and Wilshire."



Participants commenting on the hypothetical development concepts and impact assessments at the community forum.

ADDITIONAL ENGAGEMENT EFFORTS

Bishop's Corner Neighborhood Association Visioning Session

A second community visioning event was held at the West Hartford Senior Center on March 9th, 2018 and was hosted by the Bishops Corner Neighborhood Association. A total of 15 people attended. This event was a slightly different format than the community forums and served as a visioning informational feedback session. A presentation was given on the Town's role in the property to date, a review of the existing conditions, and discussion of redevelopment impact scenarios. A survey was conducted to gauge sentiment regarding the future vision for the campus. The results of this survey largely mirrored those of the earlier community forums in that there was:

- General agreement that the campus presents an opportunity for some grand list growth.
- General agreement that the east-side and west-side parcels should be treated separately.
- Strong agreement that the ballfields, basketball court, and playground on the corner of Trout Brook Drive and Asylum Avenue should be retained for community use.
- Strong agreement that existing green spaces should be retained to the greatest extent possible, especially in areas bordering single-family residences and that some of these spaces should be publicly accessible for community use
- Strong preference for demolition over reuse of existing buildings

Community Comments

Additional community sentiment regarding the future vision for the campus was received in the form of written comments. From the end of January through the end of March, 49 individual written comments were received. The comments ranged from general requests for future grand list growth, to requests for specific sports facilities, a new municipal office complex, and the relocation of the Children's Museum. It should be noted that the Children's Museum submitted a previously conducted "Petition of Support" with signatures and comments from several hundred members of the public expressing support for the inclusion of the Children's Museum on any future plan for the campus. The full range of comments received is included in Appendix E.

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