

**3-H-1**

**48 Moody Street**

**Adams School Reuse Committee**





Matt says one thing we have not discussed is ownership. He questions whether we should focus on ownership or rental opportunities. Dan says if we use the multi-unit approach for a triple-decker it would be ownership and rental. Eric says that it is unlikely someone will build a three-unit and sell it as such because they would get more money selling them as condos. Dan says one of the problems on the Hill is that there are too many condos that cost too much. Cynthia questions whether the City has funds available to do this. Amy explains that there is funding available through the federal grants and through Mainehousing. The committee continues to discuss ownership vs. rental. Many express their interest in ownership options. Matt does not feel that there was a strong preference for ownership. He does think home ownership is a good thing. Justina says that ownership fits into the theme of spending a lifecycle on the Hill. She describes her interaction with Council for International Educational Exchange (CIEE).

Eric explains how the developers explain that at Walker Terrace has only one space per apartment and what happens is the people who rent there have no more than one car. In the same sense he likes the idea of diversity of housing, meaning types but not who is living there. Specifying who lives in a unit is not organic; it's not how communities grow. Alex says that by specifying three bedrooms could attract families or high accessibility could attract seniors. However it would not limit these units to that clientele.

Matt returns to talking about the continuum of care and how small a space would you need to build that. He has a hard time recommending specifics about housing without exploring this option. He says if this is the only opportunity to provide continuum of care on the Hill he doesn't want to pass it up. Kevin questions whether he is gathering this preference from the community design day. Members have discussions of the interest for continuum of care. Alex discusses how we have to be responsive to different interests and cannot monopolize the process.

Justina likes the idea of senior housing- it's safe and nice. She questions whether the people that are recommending senior housing are thinking this is where they will move one day. She points out that its likely that the people who live in this community may not be from the Hill; they may be from away.

Alex says we do not want to specify the people who will live there.

Eric suggests that the existing building be left as an option to the developer.

Matt says we have not discussed the RFP vs RFQ. He provides the example of Richard Berman's project at Unity Village. Matt questions whether the City does pre-construction site prep prior to going to the developer. Amy and Alex explains the City is neutral to this issue and do not typically do pre- site work. They provide subsidies for the developer to do the work.

Eric says that he does not see this as a large 1.5 acre lot. Instead he says that he sees it as several parcels of land. Alex says we can develop it like we did in Bayside where there are several identified parcels with a trail running through it, for this a street is running through it. This says the developer could develop all of the lots or develop some of them. Kevin says that you can specify a diversity of architecture even if it is all developed by one developer. Eric thinks that one developer doing the whole lot would always win out and offer a lesser price due





## Community Design Day

A Community Design Day was held on April 29, 2007 to facilitate brainstorming, generate “crazy ideas”, and enable creative designs for the Adams School site. The intent was to provide a full day workshop for citizens to envision and design possible alternatives for the reuse of the former Adams School site. The Community Design Day was facilitated by Architect Alan Holt, and his students from the Muskie School, and Architect Eric Stark and his architecture students from the University of Maine at Augusta.

Over 50 people attended, and worked in teams to prioritize Policy and Land Use Ideas for the site which are summarized below (the numbers represent the number of votes that were given to a particular topic during a preference exercise). The topics were taken from the Munjoy Hill Neighborhood Organization’s input gathered in October 2006. Each team also created a visual presentation of its desired development options (*attached at the end of this report*).

*Though an imperfect science, the summary of Policy Ideas by the participants at the Community Design Day include a preference for the following (in order of greatest votes received): Perpetuate diversity of housing on Munjoy Hill (age, income, cultures); Great architecture and landscaping; Serves as a neighborhood center in a quiet, safe, strong community; Sustainable Green Design; Youth/teens - space for constructive activities, after school programs; and Offers a familiar public open space, gathering place, and playground.*

*[Note: reorganize charts in order of votes received]*

<b>POLICY IDEAS FOR THE ADAMS SCHOOL SITE</b>	<b>TOTAL</b>
Serves as a neighborhood center in a quiet, safe, strong community	9
Offers a familiar public open space, gathering place, and playground	7
Development could be a percentage of open space to development	2
Create identity, strengthen community, neighborhood more desirable	4
Great architecture and landscaping	11
Positively impact nearby land values	0
Provide employment opportunities	2
Perpetuate diversity of housing on Munjoy Hill (age, income, cultures)	18
Elderly housing - meet housing needs of seniors in their neighborhood	1.5
Retail that meets needs and fits community	3
Beckett/O'Brion as low traffic streets	4.5
Walkable/bikeable to Downtown, Prom, water, St. Lawrence, etc.	3
Integration to transit	3
Youth/teens - space for constructive activities, after school programs	8
Opportunity to address needs of immigrant community- get their input	2
Sustainable Green Design (added by Team 4)	8



The summary of Land Use Ideas by the participants at the Community Design Day include a preference for the following (in order of greatest votes received): Park, plaza, piazza, playground, arboretum, trees; Multi-use housing, live/work (artists), flexible space; Mixed income housing, or entirely affordable housing; Senior housing, or diversity of housing serving various ages; Mixed use with small scale retail; Community center; Multicultural center, teen center, or recreation center; Non-profit incubator, immigrant organizations, shared infrastructure; Cooperative housing model; and Community gardens or greenhouse.

<b>LAND USE IDEAS FOR THE ADAMS SCHOOL SITE</b>	<b>TOTAL</b>
Mixed income housing, or entirely affordable housing	17
Senior housing, or diversity of housing serving various ages	15
Owner occupied or rental family housing	1
Multi-use housing, live/work (artists), flexible space	17
Cooperative housing model	6
Mixed use with small scale retail - grocery, co-op, coffee, hardware	13
Artist work studio spaces	3
Park, plaza, piazza, playground, arboretum, trees	21
Community gardens, greenhouse	5
Community center	12
Non-profit incubator, immigrant organizations, shared infrastructure	8
Multicultural center, teen center, rec. center	9
Faith based, community service, church	0
Athletic facilities, pool, wellness center	1
Library	0
Community college, adult educational space	3
Parking for the neighborhood	3

The participants of the Community Design Day worked in four teams to develop visions for the site, and to provide graphic presentation boards that illustrated the visions. Photographs of the boards are provided at the end of this document. The following table presents a summary of the ideas that were graphically presented on the board. The number in the Total column represents the number of teams (four total) that included that line item in the presentation of preferences.

The teams presented fully developed visions which included the following elements: Four teams included a windmill, and showed a walkway where Becket Street would extend, which also provides a view corridor. Three teams included a Community Center, Housing Diversity and Green Roofs and Solar Panels; Pedestrian Walkways. Two teams included Business/Retail/Commercial on the first floor with Residential or Offices on the second floor; Grocery; Hardware; Mixed Income; Live/Work; Co-op housing; and Community Gathering Space; Playground; reduced car dependence; and reused part or all of the existing building. A number of other interesting ideas were shown on the development scenarios, and are listed below, or shown in the photos.





<b>SUMMARY OF DEVELOPMENT IDEAS</b>	<b>Total</b>
<b>Mixed Use</b>	1
Neighborhood businesses	2
Grocery w/ produce	1
Coop	1
Hardware	2
Bakery	1
Outdoor Market	1
Business/ Retail/ Commercial 1 <sup>st</sup> floor with Residential or Offices on 2 <sup>nd</sup> floor	2
Learning Café	1
Shops	1
Business incubator	1
Coffee	1
Childcare	1
<b>Housing</b>	
Housing Diversity	3
Diversity of Users families, elderly, immigrants, young people, artists	1
Diverse Coop Housing	1
Decks on units	1
Town homes that face the street	1
Apartments	1
Mixed Income	2
Mixed age	1
Housing Types	
Family, workforce, middle income	1
Elderly	1
High end efficiency	1
Live / work efficiency	2
Starter units	1
Ownership Models	
Limited equity	1
Coop housing	2
Traditional ownership models	1
<b>Community Space</b>	
Youth/ Teen Space (Rec Center)	1
Gathering Space	2
Neighborhood/ Community Center	3
Multi-cultural space	1
<b>Green Design</b>	
Leadership in Energy and Environmental Design	1
Wind turbine/ windmill	4
Solar Panels / PV	3
Rooftop gardens/ Green roofs	3
Rainwater catch basins	1
Zero New energy Use	1





<b>Transportation</b>	
Reduce car dependence	2
Integrate with transit	
Create safe pedestrian walkways	2
Bike safe	1
Transportation HUB	1
Parking interior to the site	1
Transportation Alternatives	1
Zip cars	1
Shuttles	1
Residential Parking	1
Underground parking	1
<b>Greenspace</b>	3
Park	1
Playground	2
Community Gardens	1
Trees, plants, benches	1
Shade trees	
<b>Other</b>	
Reuse the building	2
Handicap accessibility	1
Becket Street walkway	4
Wellness Center	1
Incorporate corner pockets (buy)	1



## Summary of the Committee Workshop

The Adams School Reuse Committee held a workshop on May 24, 2007 so that it could participate in a similar process to that which had been provided to the public during the Community Design Day. There were seven participants in the voting. Michael Pulaski, PhD, LEED AP, Project Manager, Fore Solutions facilitated the workshop. The Committee members were given the same list of Land Use items and Policy Ideas that had been taken summarized from the Munjoy Hill Neighborhood Organization's meeting in October 2006.

The Committee preferences are show below in order of votes by the Committee members (the number in parenthesis indicates the number of votes from the public participants at the Community Design Day). The Committee voted unanimously for senior housing or a diversity of housing serving various ages. Four members voted for a park, plaza, piazza, playground, trees. Three members voted for mixed use small scale retail. These top choices were consistent with the top preferences from public participants at the Community Design Day.

The Committee's votes diverged from those gathered at the Community Design Day with regard to the provision of Mixed Income/Affordable housing, and Multi use Housing such as live/work spaces. These two land use types were tied for the second choice for the Community Design Day participants, but received 1 or zero votes respectively from the Committee.

### LAND USE

- 7 (15) Senior housing or a diversity of housing serving various ages
- 4 (21) Park, plaza, piazza, playground, trees
- 3 (13) Mixed use with small scale retail: grocery, co-op, coffee, hardware, bakery
- 2 (12) Community Centers
- 2 (3) Parking for the neighborhood
- 2 (1) Owner occupied or rental family housing
- 1 (17) Mixed Income/ Affordable
- 1 (1) Athletic facilities, pool, wellness center
- 0 (17) Multi use housing, live/ work (artists)

The Committee voted on policy ideas for the site (the number in parenthesis indicates the number of votes from the public participants at the Community Design Day)

[Note: need to clarify with Amy on these numbers]

### POLICY IDEAS

- 3 (11) Great architecture and landscaping
- 1 (18) Perpetuate diversity of housing on Munjoy Hill (age, income cultures)
- 1 (1.5) Elderly Housing, meet housing needs of seniors in their neighborhood
- 1 (3) Retail that meets needs and fits community
- 1 (4.5) Beckett/ O'Brien as low traffic
- 1 (8) Youth Teen space for constructive activities



The committee discussed the design elements on the presentation boards from the Community Design Day. Ideas that were appreciated by the Committee include the view corridors around the Adams site; variable heights of buildings; green/ open space; green space along the perimeter; replication of the feel of the existing space/surrounding neighborhood; porosity on the site; and the inclusion of the playground. One committee member did not like the alley.

A discussion was had about whether to keep the existing building. It was determined that this is a decision of a developer.

A discussion was had about the option to divide the site into lots that are in keeping in with the existing fabric of the neighborhood. There was general agreement in the committee for this idea. There is the potential for approximately 13 lots at the neighborhood scale.

The committee discussed the option of mixed use retail. There was consensus that there is some need for retail/ commercial on the Hill, but does it belong on the Adams School site.

The committee continued to discuss site specific physical design features, program uses, and proposed policy ideas. These ideas are presented below.

#### PHYSICAL DESIGN FEATURES - SITE SPECIFIC

View corridor

Playground (south side)

Becket Street walk-thru that meets the street pattern and width

Height restrictions on new construction

Design criteria- New Urbanism and LEED ND

Blend-able housing style that is compatible with existing neighborhood

#### PROGRAM USE

Family housing

Senior housing

Community spaces and access (community-based programs)

Sufficient parking

#### POLICY IDEAS

Permeability/ porosity

Housing- mixed income/ mixed ownership/ affordable

Life-cycle living on the Hill

Elbow room- open green space, common public space

Knitting the neighborhood back together, physically and functionally

Enhanced community

Green/ sustainable/ carbon neutral design





## Range of Potential Options for the Site

The Adams School Reuse Committee considered all of the input generated by the public process conducted from October 2006 through June 2007. The Committee has made the following draft recommendations.

### PHYSICAL DESIGN FEATURES - SITE SPECIFIC

- View corridor
- Playground (south side)
- Becket Street walk-thru that meets the street pattern and width
- Height restrictions on new construction
- Design criteria- New Urbanism and LEED ND
- Blend-able housing style that is compatible with existing neighborhood

*• Create ownership opportunities*

### PROGRAM USE

- Family housing
- Senior housing
- Community spaces and access (community-based programs)
- Sufficient parking

*diversity of housing types to accommodate lifecycle living opportunities*

*varying sizes*

### PROPOSED POLICY IDEAS

- Permeability/ porosity
- Housing- mixed income/ mixed ownership/ affordable
- Life-cycle living on the Hill
- Elbow room- open green space, common public space
- Knitting the neighborhood back together, physically and functionally
- Enhanced community
- Green/ sustainable

*25%* *studio one two three, and 4 bedroom dwellings*

*25%* *accessibility and single story living*

*with a target of 50% 3+ BR.*





## **Conclusion**

[To be completed]



## **Appendices**

Summary of Community Objectives 04/12/07

Photos of Presentation Boards from the Community Design Day

Minutes of all Adams School Reuse Committee meetings (?)



## **Adams School Reuse Committee**

### ***DRAFT Summary of Community Objectives 04/12/07***

#### **Meaning/History**

Serves as a 'neighborhood center' in a quiet, safe, strong community  
Offers the familiarity as a public open space and playground  
Provides parking for the neighborhood

#### **Conceptual Ideas**

Create identity for neighborhood, strengthen community, make neighborhood more desirable  
Development could be a percentage or ratio of open space to development  
Great architecture and landscaping  
Gathering space for community  
Low impact pedestrian friendly, integration to transit  
Positively impact the value of surrounding property  
Perpetuate diversity of housing stock of rest of Munjoy Hill (age, incomes, cultures, etc)

#### **Housing**

Appropriate mixed income housing, or entirely affordable housing  
Senior housing (assisted and/or independent), or diversity of housing serving various ages  
Owner occupied or rental housing for families  
Multi-use housing, live/work - (artists, family)  
Mixed income cooperative housing opportunity

#### **Community Space**

Community center, multi-use community space, meeting space  
Community gardens, green space  
Non-profit incubator, shared infrastructure  
Multicultural center, teen center, recreation center  
Athletic facilities, pool, classes, wellness (like Freeport "Y")

#### **Commercial**

Mixed use w/ retail, produce market, small scale (retail, grocery, co-op, coffee, hardware)  
Retail that meets needs and fits style of community  
Employment opportunities



### **Non-Profits**

Faith based mission work/community service, church and community center  
Community non-profits  
Community college, educational space

### **Specific Uses and Places**

Artist studio space  
Park/plaza/piazza/  
Playground  
Landscaping, arboretum, strategic tree planting  
Community garden and greenhouse  
Swimming pool  
Boatbuilding  
Adult education  
Home of immigrant organizations  
Library

### **Transportation**

Respect that Beckett/O'Brion are low traffic streets  
Walkable/bikeable to Downtown, Eastern Prom, water, and amenities (St. Lawrence, businesses)  
Integration to transit, add to walkable neighborhood

### **Serving Diverse Populations**

Elderly housing - meet housing needs of seniors within their own neighborhood  
Youth/teens - space for constructive activities, after school programming  
Opportunity to address needs of immigrant community- get their input

### **SOURCES**

Munjoy Hill Observer, October 2006, Markos Miller, "Community Comes Together to Envision Adams School Site",

Munjoy Hill Observer, December 2006, Markos Miller, "Some Ideas for 'Adams Square'"

Munjoy Hill Neighborhood Organization, Members Input from Adams School Re-Use Meeting Organized Thematically, October 12, 2006, Notes organized by Markos Miller





# **Adams School Reuse Committee**

## **Agenda**

Thursday, June 14, 2007, 7:00-9:00pm  
Cummings Center, Second Floor Meeting Space, 134 Congress Street

### **1. Review and Approve Meeting Notes**

- Adams School Committee Workshop 5-24 draft
- Meeting Minutes 5-9-07 draft
- Meeting Minutes 4-12-07 draft
- Meeting Minutes 3-08-07 draft
- Meeting Minutes 1-25-07 revised

### **2. Review and Discussion of the Committee's Workshop on 5/24**

### **3. Review of the *Draft* Committee Report for the Reuse of the Adams School Site**

### **4. Begin Drafting Initial Recommendations**

### **5. Discussion of Remaining Steps and Timeline**



## Adams School Committee Workshop

Meeting Summary - Thursday May 24, 2007, State of Maine Room, 6:00pm

Committee Members: Matt Thayer and Dan Haley, Co-Chairs, Dick D'Entremont, Eric Stark, Justina Marcisso, Cynthia Fitzpatrick.

Staff: Alex Jaegerman, Carrie Marsh, Amy Grommes Pulaski

Facilitator: Mike Pulaski

### Introductions and Ground Rules

Alex introduces Mike.

Mike lays the ground work for the day: have fun and be courteous. Also the committee will be wearing different hats: Individual Hat, Committee Hat, Community Hat. He then gives a brief overview of the evening.

### Dot Exercise

Mike introduces the dot exercise. There are Land Use items and Policy Ideas. Each committee member is given their five dots and is wearing their "Individual Hat." He explains that the numbers next to each item identify how many votes each item received during the design charette.

Summary of the Dot Exercise those with more than 10 votes:

The number in parentheses indicates the number of votes from the community design workshop, the number after the "+" sign indicates the number of votes from the committee workshop.

#### LAND USE (More than 10 Votes)

- (17) + 1 Mixed Use/ Affordable
- (15) + 7 Senior housing or diversity of housing serving various ages
- (17) + 0 Multi use housing, live/ work (artists)
- (13) + 3 Mixed use with small scale retail: grocery, co-op, coffee, hardware, BAKERY
- (21) + 4 Park, plaza, piazza, playground, trees
- (12) + 2 Community Centers

#### LAND USE (Other Committee Votes)

- (3) + 2 Parking for the neighborhood
- (1) + 2 Owner occupied or rental family housing
- (1) + 1 Athletic facilities, pool, wellness center

#### POLICY IDEAS (More than 10 Votes)

- (11) + 3 Great architecture and landscaping
- (18) + 1 Perpetuate diversity of housing on Munjoy Hill (age, income cultures)

#### POLICY IDEAS (Other Committee Votes)

- (1.5) + 1 Elderly Housing, meet housing needs of seniors in their neighborhood
- (3) + 1 Retail that meets needs and fits community
- (4.5) + 1 Beckett/ O'Brien as low traffic
- (8) + 1 Youth Teen space for constructive activities

The committee members discuss their thoughts and reasons of their decisions.

### **Summary of Ideas Generated by the Community Design Day**

Amy summarizes the boards and identifies the themes that were common among the teams.

The committee decides to review the boards and decides to go through a design exercise.

The committee discusses what they liked and did not like represented on the boards. Justina likes the view corridors around the Adams site. It is not square four story buildings throughout the site- its variable heights, with green/ open space, and with view corridors. Eric says that he likes how the Building Collaborative has designed the site with the cady-corner oriented buildings and green exteriors with cross walks. They like that the surrounding community can walk along the green space without intruding. Dick likes the set back buildings with different levels from Team 4.

Eric does not like the "alley" created in Team 3, it is worse than the neighborhood. They are building apartment buildings from the ground up, but the houses in the neighborhood now look like single family homes. He likes Team 1's diagonal walkways. The interior space is very much a interior community rather than the surrounding buildings. Team 4 assumed the developer would buy out the out parcels.

### **IDEAS/ COMMON THEMES FROM THE COMMUNITY DESIGN DAY**

Source: Design Boards from Neighborhood Teams

- View corridors
- Variety of building heights, spaces and open space
- Green space along the perimeter
- Replicate feel of existing space/surrounding neighborhood
- Alley concept not liked
- Porous site
- Playground must be included

### **Committee Ideas and Discussions**

Eric questions whether the committee wants to keep the building. Cynthia says that should be the first decision. Eric replies that he thinks that it is more "use" oriented than make a decision. They discuss how a good architect can change the look of the existing building. Eric says the committee does not have to say keep or get rid of the building. They do not have to make that decision.

Eric begins talking about policy suggestions for the RFP. He said describes that the policy decisions the committee makes may determine whether you keep or get rid of the building. They need to decide what the priorities are and what the requirements are.

Mike brings the group back to the boards. There are three board topics include: 1) physical design site specific, 2) program use, 3) policy general.



Matt says that he thinks that a policy should be that people should be able to spend a life cycle living on the hill. He specifies that there are two things that cause people to leave the hill: when they have children and when they get older. Two types of housing are family and senior housing.

The committee would like a publicly accessible playground. Alex says all the designs incorporated the walk-able Beckett Street.

Matt brings up the idea of knitting the neighborhood back together. Matt means physically and functionally. Carrie says one of the ideas discussed before was dividing the lots to reflect the neighborhood. Alex says that the name of that idea would be homesteading. There is a lot of general agreement in the committee for this idea. Eric counted 13 lots.

The committee discusses the mixed use retail. There is consensus that there is some need for retail/ commercial on the Hill, but does it belong on Adams square. Dick would like niche retail. Others wonder if retail belongs on Congress Street. Dan says there are no places on Congress Street for re-development.

The committee continued to discuss site specific physical design features, program uses, and proposed policy ideas. The main points of discussion were written by Mike Pulaksi, facilitator, on flip charts during the meeting. All items on the list were voiced by various committee members. These ideas are presented below.

1) PHYSICAL DESIGN FEATURES - SITE SPECIFIC

- View corridor
- Playground (south side)
- Becket Street walk-thru that meets the street pattern and width
- Height restrictions on new construction
- Design criteria- New Urbanism and LEED ND
- Blend-able housing style that is compatible with existing neighborhood

2) PROGRAM USE

- Family housing
- Senior housing
- Community spaces and access (community-based programs)
- Sufficient parking

3) PROPOSED POLICY IDEAS

- Permeability/ porosity
- Housing- mixed income/ mixed ownership/ affordable
- Life-cycle living on the Hill
- Elbow room- open green space, common public space
- Knitting the neighborhood back together, physically and functionally
- Enhanced community
- Green/ sustainable/ carbon neutral design

The committee closes the meeting and will continue the discussion at the next meeting.



## Adams School Reuse Committee

Meeting Minutes - Thursday May 10, 2007,  
State of Maine Room, City Hall 7:00

Committee Members: Matt Thayer, Co-Chair, Dick D'Entremont, Cythia Fitzgerald. City Staff: Alex Jaegerman, Planning Director, Carrie Marsh, Urban Designer, Amy Grommes Pulaski, HCD Program Manager (note taker)

Alex opens the meeting and thanks everyone for coming to City Hall for the meeting.

### 1. Presentation of New Designs Submitted by 5/10/07

Matt welcomes everyone for coming and states there is one more board that has been submitted. Matt introduces representatives from The Building Collaborative, Jonah and Jordan.

Jonah introduces the board and the Building Collaborative vision along with the list of groups interested in this project. Some of the themes presented include a community center, reuse of the existing Adams school building, intergenerational programs, performance space, plus shared mixed use. Their plan includes a cut through the existing building; add a kitchen and a learning café with gallery space. There is potential for retail etc. Sustainability green space will be located in the existing playground space which would include culture and history of the town like a boat and trolley car. Green houses would be constructed on the roof, solar panels on all the roofs, wind turbines, community gardens and a park.

Jordan explains that the designs include cooperative housing, elderly, families, immigrants, young people and artists. One building would include elder housing the other would be mixed income housing with a diversity focused. Retail, mixed use business structure with an open market space with vendors outside in summer inside in winter.

One focus is how to reduce car dependence through shared vehicles and community bikes. The group presented the idea of making Wilson and moody one way streets with diagonal parking to reduce traffic.

The group created a preliminary budget, and listed funding sources.

Their goal is to build community here on Munjoy Hill, building collaboration, based on the community process created here with this committee and moving it forward. They are planning to do a community survey to find out more about what the community wants for example: how do we make it more walkable etc. This neighborhood can be a model for around the City and around the Country. We are planning on going to a national conference in California to learn more about collaborative partnerships of nonprofits.

Matt questions whether they think it's important to save the building?



Jonah replies that it is an important building and structure in the city. Many people have attended school there and it is named after one of Portland's great educators. Plus it is better for the environment than tearing it down. However, typically to build community is not tearing it down and than trying to build it again from scratch. It's not evolutionary. We want make the transition more gradual. It will grow slowly and grow organically and economically.

Matt questions their vision whether their senior housing pieces is it for elders in good health or is it for elders who need more assistance, such as a continuum of care.

Jonah replies that it would need to be explored more fully. The group would like to know more about what the community wants, but there are elder co-op organizations.

Dick questions what the square footage is for each of the specified spaces, for non-profits, green, housing, etc. plus costs per square foot. Alex relies those specifics aren't required now and can be determined later.

Eric says he likes the response to why to keep the building. He questions if the building torn down, do they think that the non-profits belong on the site.

Jonah replies yes, because it was a school and had a history of community space and therefore is appropriate. He further explains that they are looking to totally transform the existing building.

Dick says he looked against the original Munjoy Hill Neighborhood meeting when this was discussed. The community rated a number of elements, four stars being the highest rating. The following categories received four stars: open space, ugly existing building, and income generator for the City. Carrie says that we do not need to decide to keep the building.

Carrie presents an email she received from Deborah Jabine of 26 Munjoy Street. She presents her priorities in text form: housing, community facility, retail space and venue, emergency and service vehicle access, green space, parking.

## **2. Review of all Team Presentation Boards from 04/28/07**

Matt asks Carrie to hand out the of the dot exercise.

Carrie explains the outcomes of the green dot exercise. The highest priorities for land use: Park/plaza/ playground (21), Mixed income/ affordable housing (17), Multi use housing/ flexible (17), Senior or diversity of housing (15), Mixed use small scale retail, coop, coffee, grocery (13), community center (12).

Dick continues to summarize themes by the boards: walkway through the site, green space, mixed housing, community use, parking to some degree, two designs had transportation pods. He sees a cluster around common themes, which is a positive sign.

Matt thinks it would be useful to prepare something to summarize all the themes now that submissions are in. Alex agrees.



The city is assisting ACOG and the community has a protected space. She just signed a lease today. They will get the lease May 15. ACOG will be the sole leaser but can coordinate additional community organizations.

Ed Democracy states that some of the girls who participate in ACOG went to Adams school. He advertised a clean up day on May 19 10-2.

Question: can ACOG keep up the outside as a playground? To give the neighborhood an accessible space for kids to play.

Matt says there is some issues or coordination with the city. Parks and rec takes care of certain spaces but the city needs to step it up.

Matt introduces senior housing as an overlooked topic. One idea is to create a continuum of care so people can live a lifetime on the hill. He is curious how small a site can used for this purpose. He wants to have a separate meeting to talk with certain people who will provide some of this feedback. He is willing to coordinate this and report back to the committee.

Alex explains that the committee is over the fact finding phase, but if the chairs think it was overlooked they can explore this idea.

Jonah questions the time line. Alex say that the this should be done by the end of June. Next meeting will have a 5:30/ 6:00pm start. Talk of bringing in a facilitator. Eric thinks this a great idea.

Dick states that each board summarizes its desire for housing, number of units, and there are identified units. Each team identified the priorities to them on the board.

### 3. Remaining Steps and Timeline

Alex summarizes that the first step would to have an extended meeting next time where the committee would have a chance to engage with the boards and look more in-depth to find common elements. The big questions are to what end, RFP? RFQ? Normally proposals are put out as a piece of property/ proposal to go forward. It's important when the RFP goes out its important to identify/ specify the identified by the committee criteria and communicate the priorities. That way the developers/ responders to the RFP have an idea of how to develop good designs. Alex explains that Amy suggested having a committee workshop. This would give the committee the opportunity to discuss their own thoughts and ideas while also incorporating community input. Staff would take the results from this workshop to create the report that would go to council in June or July. Before that happens it would go back to the committee and community for review.

Matt questions the difference between the RFP/ RFQ and the process and outcome that comes out. Alex explains the differences.

Ed Democracy questions how often the city does a RFP/RFQ. Alex responds probably 90% is RFP. Some engineering contracts utilize RFQ. Alex explains that the RFQ helps to identify capacity/ experience and can lend itself more to technical projects. Amy explains that it is also can be used to identify companies with more experience in specific area of focus, for example green design.

Eric questions who makes the final decisions. Alex responds that one of the Council committees makes a recommendation to council, normally either the housing committee or community development committee.

Question: From time RFP/RFQ is issued how much time would it take to break ground and what happens to the site in the meantime? Alex responds that once it is advertised till the deadline for submissions of 6-8 weeks. Than there is an indeterminate amount of time the city uses to review the proposals – normally 6-8 months. This includes picking proposal, to negotiating deal. Then it's the development planning stage which also takes several months. It could take a year after the RFP to breaking grounds. But he does not know what will happen in the mean time.

Eric thinks one year is optimistic. He also wonders how to upkeep the building in the meantime. It could be a target of vandalism.

Question: Instead of building a fortress, can we utilize the space for the community. This is the best way to prevent vandalism.

Odelle Brown say there were several community members worried about this and have been discussing this with Anita LaChance in the City Manager's office. A Company of Girls (ACOG) has entered into a month to month lease with the city and it will be used as a community space.



## **Adams School Reuse Committee**

**Meeting Minutes – Thursday April 12, 2007, Cummings Center, 7:00pm**

Committee Members: Matt Thayer Co-Chairs, Dick Fitzgerald, Eric Stark, Ken Bailey.  
Councilors: Kevin Donoghue. City Staff: Alex Jaegerman, Planning Director, Carrie Marsh,  
Urban Designer, Amy Grommes Pulaski, HCD Program Manager (note taker)

Alan Holt and seven students from USM are attending the meeting.

Matt Thayer welcomes everyone. Alex gives a brief description of roles and responsibilities for the work shop. He describes who is responsible for what and how the day will unfold.

### **1. Review Meeting Notes January 25 and March 8**

Due to the low number of committee members present Matt has decided not to review or approve the meeting minutes.

### **2. Review Draft Community Objectives**

Matt introduces the Community Objectives that was created at a neighborhood meeting last fall before the Committee was created. There were 60-70 individuals who participated in this project. This is a summary of the thoughts and ideas of the community through a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis. Matt explains the objectives have been summarized, but do not want to distill further due to the possibility of losing the ideas.

Alex explains that the ideas have been distilled some, but not without identifying the priorities through a dot exercise. When Alan, Alex, Carrie and Amy met yesterday they discussed doing a dot exercise with the entire group the day of the workshop. Doing dot exercises forces people to process the concepts more thoroughly and identify their own priorities, more than reading or listening to the concepts. However at the meeting we thought it would be more beneficial to do the dot exercise in the smaller break out groups.

Matt questions whether we should analyze and discuss this today or if we should wait and prioritize these at a later committee meeting. Carrie questions the goal of this exercise. Matt explains that the goal to find out if there is broad agreement within the committee for what the ideas of the community were stated. We want to distill the list further and eliminate duplicates.

Kevin says he thinks that the committee and staff have distilled these issues sufficiently and that it is better raw.

Eric thinks the committee should familiarize themselves with the list, but not to distill it more or Dick explains that at the meeting last October there were starred choices of which some groups had the same ideas.

Alan Holt explains the differences in the types of choices- some are policy, others are use. These can be separated or discussed in the small groups. Alan says he thinks that this is an excellent list to begin the conversation. Plus it can be put in the information packet that each individual will get who attends the workshop.

Alex introduces and passes out the maps and zoning regulations, both 1) a large project site and 2) the Munjoy Hill neighborhood. Alex explains there will be a larger working version for the groups to use when sketching.

Alan asks for the committee to share with the students where the site is on the map. Kevin gets up to point to the Cummings Center and the Adam's School. Kevin describes the site and zoning. Carrie explains the school was built in 1952 by John Calvin Stevens. The Committee describes that the previous uses of the site as a paint industry. O-Brien Street used to connect through the 1.5 acre site. Alex explains that the current map needs to be slightly more zoomed out for people to orient themselves easier. The school was decommissioned last year when the East End School was built. Alan asks whether there has been a report as to the status of Adams School. Eric explains there is a tour next Thursday at 7:00 and that some members of the community are interested in re-using the site. There has been no official report from the City. Kevin explains that the Building Collaborative has organized the tour and is interested in using the space for non-profit collaborative space. This is a group headed by numerous community members, but the tour was organized by Ed Democracy.

The big question people ask is if they would like to use this space what do they need to do to bring it up to code. Alex explains that it depends on the use. He has talked to Anita LaChance says the building is in sound condition and was used as a school until recently.

Dick explains that it functioned well as a school, but to re-use it may be challenging. Alex explains that the result of the ideas of the 28<sup>th</sup> is not detailed proposals. It is as Kevin coined, a request for Crazy Ideas. These ideas do not necessarily need to be feasible, instead it is what is all the ideas the community wants.

One student questions the deadline. Kevin explains that most community design workshops are created and finished in one day. This allows community members to come up with their own ideas and submit them individually or collaboratively. This allows people to stay and work in the group, but still submit their own ideas or work with different group. Carrie explains that at the end of the day there will be a product, but there will be an additional two week time period to create crazier ideas.

Alan suggests reserving a half hour at the end of the day to discuss the next steps. This allows individuals to combine create additional groups.

Kevin explains that interested citizens have all different levels of experience, some with a great deal of development experience and some with little to none.

Carrie asks if the students have questions. One student asks how the ideas will be prioritized. Will there be a list of resources already in the community? Kevin explains that community space



is lacking. The idea that some community members may want certain things, but it may already be there only six blocks away. Kevin says the level of community knowledge is great and would know that. Carrie says that can be a great facilitation conversation in the small groups. Matt explains that one thing that will be distilled is the information the committee has learned and reviewed over the last few months. He explains that the city is actually loosing population to the county due to lack of housing for its population. So this is the type of information the committee/ staff will share with the participants. Alex explains we will be compiling the information from the accordion file the committee has been working from. Alex says we will explain this at the beginning of the workshop and keep the information in the briefing book, that will act as a reference book.

Kevin asks if staff would present the information that day. Amy will be doing a power point that day. Alex explains that you do not want to go through too much detail, only a general overview of the housing plan, site plan etc. This gives them a sense of what is in there.

Kevin states that he has been overwhelmed by the amount of information that has been shared for the project. Carrie says we can share this with people who pre-register so they can review it prior to the program. Alan shows his briefing book from other projects. Alan says the briefing book can include information from the comprehensive plan, housing plan, cultural plan, transportation plan, maps, basic site information, plans of the building, size, etc. Also there are resource people throughout the day so if people have questions about, for example the housing plan, you can send in the experts, city staff or others. The morning presentation will be shared with the entire large group. Staff will share the information within the booklet with the participants. Alan would say a few things before they break into small groups, introduce the facilitators and explain the remaining agenda for the day.

Dick questions whether we will be discussing the constraints for the site. The general consensus is no. This is a request for crazy ideas and we do not want to restrict the community designers. Eric explains that due to the vested interest of the neighbors, they will not say design a sky scraper.

Alex questions how many students Eric will have to participate in the workshop. Eric has between 5 and 8 students. Unfortunately, it is the week before finals. Eric is not included in this number but would be willing to be a facilitator.

Carrie says the press release went out today. There were two articles about this process this past week. Carrie passes out press release. She has sent it out to architects, community activists, and Munjoy hill residents. Matt has also asked to send postcards to the streets surrounding the site. Alan says you can send the registration on with the announcement.

Staff requests the committee ask around to get coffee, bagels or donuts donation for the day.

Matt introduces Caroline Paras. Caroline has a powerpoint presentation of several infill development projects. She presents a power point slideshow to the committee and audience.

After the presentation, Matt mentions it may be useful to show this slideshow that day. Caroline explains that they have created a visual affirmation of what the residents in the neighborhood would like.

Alan says one thing that may be useful would be to use a 1"=30' map and we can create templates. We can also create templates for these examples to cut out and place on the site. It would be useful to take some of these site plans and superimpose them on a map of Adams school site. We can also do this with community gardens.

Carrie said we can also look to the neighborhood as a whole. People can trace their own homes and place them on the site. Alan describes the cottage industry and cooperative housing may be good things to include.

Matt asks if there were any questions. Alex thanks the students for their participation. Dick promises them an 'A' for their participation. Meeting is adjourned.



**Adams School Reuse Committee**  
**Thursday March 8, 2007**  
**Meeting Minutes**

Committee Members: Dan T. Haley, Jr and Matt Thayer Co-Chairs, Dick D'Entremont, Cynthia Fitzgerald, and Ken Bailey. City Councilor: Kevin Donoghue. City Staff: Alex Jaegerman, Carrie Marsh, John Peverada and Jim Carmody.

1-25-07 Minutes – Topics from the agenda inserted into text. Matt would like to have staff tighten it up (spell check).

2-8-07 and 2-22-07 Minutes were approved with grammatical corrections by Matt.

Parking and Traffic – Jim Carmody and John Peverada.

Matt – Snow emergency and mix of uses.

John – Hard telling not knowing. Hard to make a lot of assumptions. Read Kevin's question and Justina's response. Provided a map of houses, assessor's info on the Vesper, Wilson, Munjoy, Moody block. 58 units – 52 off street parking spaces.

Dick's questions –

**Question:** No historical data related to parking at the school?

**Question:** Parking spaces: 1/400 sq. ft. office; 2.5/1000 sq. ft. office; 4-6/1000 is what developers want.

**Question:** What is parking demand if developed to housing or mixed use.

**Answer:** Hard to know.

**Question:** Bus stop near the site?

**Answer:** Bus goes up Munjoy. Allow bus to stop without a pulloff (John's suggestion).

**Question:** Beckett extended? Impacts to traffic and parking.

**Answer:** More parking. Cars may go faster.

**Question:** Snow ban?

**Answer:** Over 50 cars park on snow days. Go to another parking garage. Longfellow would be closest. 50% of daily rate. Ocean Gateway might be used. East End School.

Ken –

**Question:** What is parking ordinance for Fore Street?

**Answer:** Majority is unrestricted except one night.

John P. – Neighborhood would have to get through – to allow parking the entire water side of the Eastern Prom.

Cynthia -

**Question:** Could you park in Fort Allen Park?

**Answer:** It is hard because of the slope.

Dan -

**Question:** Any issues of consideration about how this project moves forward?

**Answer:** (from John Peverada): Might be a way to allow parking on first level with space above.

**Answer:** Elderly housing reduces probability of a high number of cars. Daycare is high traffic.

Alex –

**Question:** Any traffic issues?

**Answer:** A community facility instead of housing will require more parking.

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**Question:** Any studies for traffic impacts with Ocean Gate?

**Answer:** It will be self contained.

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**Question:** Would the creation of one way streets help the flow? Everything is two way now (pedestrians, fire equipment, etc.)

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**Question:** At what point would the City look at traffic impacts of putting residential?

**Answer:** If residential uses were like current – no problems but 20 story building would be a problem. Could not sustain it on the street.

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**Question:** Units on Federal Street have parking underneath – would that be part of this plan?

**Answer:** Curb lines interrupt on-street parking – if consolidate curb cuts can allow more parking.

Jim – Reconnect O'Brien and Beckett Streets. Would not serve a benefit to re-connect (in his opinion). Might make a passageway with frontage for houses. Make a common driveway to back of units. Design it as a corridor.

Dutch Woonerf is a model to consider – Street/sidewalk are all one material. Gives flexibility. Not driving down street – drive more cautiously because it is a sidewalk. European intersections with no rules. Downplay need to provide more asphalt.

John – Open Beckett – increases liability/maintenance costs.

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Ken – Family friendly to build housing that kids can play without being in a street.

### Community Objectives

Matt – Run through community objectives line by line. Meaning/history no changes. Conceptual ideas – 50/50 open/developed.

Cynthia – A playground would need to be preserved as open space for all.

Kevin – Design should be physically open to the community.

Ken – Suggesting that playground be on site? Parks can deter crime – community and City maintain the parks. Positive for kids to have open space, playgrounds, etc. People have ownership on the park. People keep eyes on the park.

Kevin – Quality not quantity of space is key.

Dick – Wording – “development must have \_\_\_\_% open space.

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Erik - Perpetuate diversity of housing – is this about housing stock? Is it about diversity of people?

Alex – Goal is to provide objectives to the community forum so that they can vote and interact with them.

## Housing Objectives

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Add mass and scale category.

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Dick - Could there be elderly care? Computer care? Common area?

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LEED - Could require it through RFP. \$8,000 to apply. This structure exists – could be required.

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Developers Panel – Review of draft mailing.

Community Design – Reviewed the draft.



# Adams School Reuse Committee

Thursday March 8, 2007

## Meeting Minutes

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## Adams School Reuse Committee

Meeting Minutes – Thursday January 25, 2007, Cummings Center, 7:00pm

Committee Members: Dan T. Haley, Jr. and Matt Thayer Co-Chairs, Dick D'Entremont, Cythia Fitzgerald, Eric Stark, Ken Bailey, Mr. Marcisso (sub). Councilors: Kevin Donoghue. City Staff: Alex Jaegerman, Planning Director, Carrie Marsh, Urban Designer, Amy Grommes Pulaski, HCD Program Manager (note taker)

Citizens: Joan Sheedy

### 1. Introduction Review of Meeting Notes

Matt: Good evening, I appreciate you all coming. We have a few new members at the table. Let's introduce ourselves.

Matt: Our first item is to review the meeting notes. What I propose is that if we take any comments we amend them the next time. Our next step is to review the revised work plan.

### 2. Review the Revised Work Plan

Carrie describes the changes that have been made to the Work plan dated 1/22/07.

Matt: Any comments? (no one). Well I have a few comments. Item 10 under committee meetings. Miscellaneous Topics such as Non-profit Collaboration. We had discussed teasing this out. But I want to be sure this doesn't disappear.

Carrie: The staff will have to know more specifically what you are looking for this.

Mr. Marcisso: Under Public Forum 1, is this enough time for the developers.

Matt: This is still up in the air. But it's not requesting specific proposals, but rather describing their current or past projects.

Alex: The developers know their own work. They could probably present without preparation, to talk about their own work. I have already started to talk about this with certain developers.

Matt: Any other comments. No? Good.

Carrie: There are two other issues in the packet. One is a letter from the Assessor's Office from Richard Blackburn. The land's tax assessed value is \$314,000 and the entire site is appraised at \$1,852,500. The second item is the 3-D view of the site.

Eric Stark: I'd like to ask a question about the "technical assistance" that will be provided to the community ideas in Public Forum 2. What does that mean?



Alex: Actually, you are the professor at UMA, correct? We were actually thinking of using your students to help assist. Sorry we haven't had a chance to discuss this with you prior. Otherwise we can use professionals from town. But if you or your students are interested, it would be very beneficial to the community and to the students.

(Eric agrees.)

### **3. Review the Summary of Community Objectives**

Matt: Can we move onto the Community objectives that Carrie has been working on.

Carrie: This has been a helpful exercise for staff. It was taken from Markos Miller's article in the Munjoy Hill Observer, combined with notes from the previous meetings.

Alex: The material that was gathered in the fall is valuable. So we'd like to use this summary Carrie put together as a base line. There are two questions: 1) Is this list a full summary of ideas, or are there things that need to be added? And 2) Can we use this at a broader community meeting with a dot exercise? At some point in the future we'd like to narrow the objectives to develop more specifics. The other objective was to condense the information down to 1 or 2 pages rather than having you sort through 6-7 pages.

Eric Stark: Do you see the dissemination of this information as a basis for the CRAZY ideas?

Alex: We'd like this to be the baseline to begin the planning for the CRAZY ideas.

Matt: Good well let's go through them.

Carrie: MHNO did a SWOT analysis of strengths, weaknesses, opportunities and threats of the neighborhood as well as describing their needs and desires.

Carrie continues to describe the DRAFT Summary of Community Objectives.

Committee discusses the points pointed out by Carrie.

Cynthia: We just had a discussion about the Dunkin' Donuts. Would this be subject to this?

Alex: This is R-6 zoned, so no retail is currently allowed.

Dick: What about the project being economically viable? Where's the tax base? These are all great community driven ideas, but I think that we need to consider the economic viability. Regardless of how we cut it there needs to be some type of economic viability.

Alex: First we make an all encompassing list, and then break it down to smaller stages and test economic viability.

Ed Democracy: I was at this session in the fall. There were 84 people there. The intention was to bring up any and all ideas and then go forward and define options. We are happy to see that this group is following thru with this. But this was only a brain storming activity.

Katie Brown: To follow up on economic viability. Cannot community stabilization be thought of as economically viable? It can attract people to it, does this count as economic viability.

Councilor Donoghue: Good comment. I think that will play out.

Eric Stark: I notice having a walk-able neighborhood is discussed several times. The idea or potential of a walk-able neighborhood is a great one. But you cannot buy all the things that you need in this neighborhood.

Councilor Donoghue: I like your comment. It's not just the size of block that makes it walk-able. There has to be an end destination.

Gary Marcisso: There does not seem to be a traffic analysis. This is important. The businesses on Congress street add traffic to the neighborhood, I think a traffic impact study should be considered.

Councilor Donoghue: I'd also like comparisons of traffic studies between say Adams square and Reiche for comparisons sake.

Dick: It's not just traffic but parking as well.

Councilor Donoghue: Well you get rid of all the parking and there's no more traffic.

Matt: I think we can review this summary and determine. We'd like input from the committee before we put it forth to the public.

Alex: We will further consolidate and sort. We don't want to loose anything, but we do want to help consolidate.

Councilor Donoghue: When you refine and refine and refine you end up with mush.

Alex: But there's ways to better summarize and it can be done.

The Committee discusses the summary from the original meeting.

#### **4. Status Report on the Developer's Panel**

Matt: Let's turn to the developers panel, what's the status?

Alex: Well I have calls into Nathan Zantan, and a few other developers.

Matt: The way that the panel is passed in the work plan, it mentions "local" developers. I thought we discussed at the last meeting to broaden this to allow input from developers from outside Portland. I'm glad you contacted someone from Brunswick. I think they could contribute very useful information.



Councilor DOnoghue: I think both types of developers can contribute valuable information, but different. Local developers can tell us how the rules work here in Portland. While outside developers can offer different type of projects. Both beneficial, but different.

Matt Will they both be incorporated in this panel?

Councilor Donoghue: My thoughts were that developers would be beneficial in sharing the information relevant to the local. I think that the bringing in developers from other sites could add a more creative or wider view, but not with the detailed input for the local.

Ken Bailey: Would these developers have an interest in developing this site?

Alex: This presentation would not be for them to present their own project/ ideas for the site. But for them to present other projects they have completed. Then have some discussion or questions or answers. It is a community education process and since they have done projects here, then they have a certain knowledge specific to here. We did talk about having case studies about projects from away, but we haven't put anything together.

Dick: How about out of state?

Alex: Sure

Councilor Kevin: We really want the pictures, ideas etc. not celebrity drop ins.

Eric Stark: If there were developers from outside the area, and if they were putting forth ideas that were built in other areas, the local developers could say whether the projects are viable. The developers are a great idea, and it gives it viability.

Dick: Do we have a time frame?

Alex: The soonest would be March. That gives us time to put it together.

Matt: We will take public comment.

Odelle Bowman: You keep discussing mixed use. What about including architects in addition to developers because they look at the space in different ways. There are some innovative mixed use ideas that developers don't consider.

Saul from Peoples Free Space: Can we contact someone from the committee or the City, I've found several ideas.

Comment: [www.munjoyhill.org](http://www.munjoyhill.org) there is a page there we can get a link to the City's website.



## **5. Review of Housing Data and Comprehensive Plan**

Amy Grommes Pulaski presented an overview of the Housing Data from the Comp Plan.

2002 Councilor Leeman created the Housing: Sustaining Portland's Future.

- Shortage of Housing – There is a significant shortage of all types of housing in 2002. Current housing demands are unmet. Population did not change from 1990 to 2000 but size of household size shrunk. Greater need for housing units but less people in each unit.
- Lack of housing supply causes prices to increase for renters and owners. 57.5 renters 43% own the home. East End was 2500 units with not much change from 1990.
- Portland has limited vacant land for redevelopment so infill space are the opportunity for future housing.
- Committee created objectives to solve the Conditions. Brief overview – The first objective was to ensure a diverse selection of all housing types. You not should be spending more than 1/3 of your income on housing. More than that is not affordable. No one should have to spend more than 30% of income on housing costs.
- Increase home ownership opportunities.
- Ensure that housing is available for people with special needs and special circumstances.
- Identify redevelopment opportunities throughout the City to provide housing.
- Current impacts on neighborhood stability and integrity.
- The need for households has increased on the Hill. Population has decreased 10% between 2000 and 1990.
- There are more jobs than residents in the City. There are 64,000 residents and 83,000 jobs.
- Development in the regions can negatively impact the neighborhoods because of the increase of traffic.
- Accommodating needed services and facilities from excessive encroachment and inappropriately scaled government of other uses of the site.
- Support Portland's livable neighborhoods by supporting a mix of walk-able uses.
- Encourage innovative development that is designed to be consistent in scale to the existing residential neighborhood.
- Encourage neighborhood development in close proximity to services.
- Sustaining Portland as a healthy City. What are the needs and how do we want to see it developed.
- Maintain role as economic, cultural center for the region.
- If the population of Portland decreases, less money comes in to Portland from the County.
- People are leaving the city when they have children.
- Portland has the largest percentage of young adults and the highest percentage over 75.
- Cumberland County has one of the highest conversions or rural and urban land.
- The investments and infrastructure in Portland are becoming underutilized as people move to other places.
- Encourage growth in Portland that strives for a balance in the city, increased transit, expanded economic opportunity

- Encourage neighborhood business centers throughout the City to reduce dependency on the car.
- Locate and design housing that reduces impacts on environmentally sensitive areas.
- Design housing using new materials and technologies that reduce costs and increase environmental efficiency.
- All the Housing in the City that has gone through the Planning Board since 2000 – how the City has addressed the housing needs.
- Under Construction 1081 units, 355 units are affordable

Cynthia: Could you get us the median area income?

Comment: What determines affordability?

Alex: Affordability is 30% of your income.

Bill Sullivan: I am an owner of a multi unit construction company. We are located at 1 India Street and are affected by the redevelopment. I'd like to move to Munjoy Hill, but with six employees I can't move to an R-6 zone. I keep hearing housing, housing housing. What about small business? But there are a lot of vacancies. Maybe we should figure out the vacancy rate in the Hill. There are vacancies out there. I'd welcome any questions. Families want to live on the hill. And I cannot find space for them. I cannot find family units to buy on the Hill. There's nothing. You can call me at 771-5556 Sullivan Multi-Family Realty

Dan: Does Portland Landlord's have vacancy rates?

Bill: I think you can find that fairly easily.

Matt: Does the city have that data?

Alex: No. It's a fairly labor intensive process.

Eric: Maybe we should be open to certain other zonings in this community.

Alex: We will get you a zoning map of the Hill.

Jaime Parker: What are the goals for the city? There's no income to the city right now. So what are they looking for? Typically the parcel is sold. There is a short term gain for the city. There's a long term impact on the neighborhood. Plus there's tax revenue. What are the necessary outcomes for the city? And how does that affect the neighborhood? And the developer will make money...unless it's non-profit...

Dan: The city would like to sell the land for income for next year. But they have not specified for-profit, non-profit or anything.

Jaime Parker: Computer model does not show the building on Wilson and O'Brien. Also it used to be a thru plan. Also everything we hear is mix, mix mix. Housing plus some type of

community place. Anything that goes in will bring in more traffic than is there now. But it can be done right.

Steven Shaff: When the housing plan was developed, we wanted the 4200 housing units. This was a percentage of the county. Therefore there is no breakdown of what percentage it was. The only way to create a livable walking area, we cannot do this in R-6 zoning. We would have to solicit city officials to change zoning.

Alex: For clarification, you don't have to have businesses within the neighborhood. You can have abutting zones with different uses. This still makes as walk-able neighborhood.

Matt: We have been trying to identify current vacancy rates. Is there any data or point person, are trying to locate business information etc.

Alex: Nelle Hanig, she tries to connect businesses to vacancies.

Matt: I think we have wrapped up discussion. Is there any more questions?

See you next time!





	Team 1	Team 2	Team 3	Team 4
<b>MIXED USE/ RETAIL/ BUSINESS ETC.</b>	X			
Neighborhood businesses	X	X		
Grocery w/ produce	X			
Coop	X			
Hardware	X	X		
Bakery		X		
Outdoor Market	X			
Business/ Retail/ Commercial 1 <sup>st</sup> floor with Apartments/ Residential or Offices on 2 <sup>nd</sup> floor	X	X		
Learning Café	X			
Shops		X		
Business incubator				X
Coffee				X
Childcare				X
<b>HOUSING</b>				
Housing Diversity	X		X	X
Diversity of Users families, elderly, immigrants, young people, artists	X			
Diverse Coop Housing	X			
Decks on units	X			
Town homes that face the street		X		
Apartments		X		
Mixed Income		X		X
Mixed age				X
Housing Types				
Family, workforce, middle income			X	
Elderly			X	
High end efficiency			X	
Live / work efficiency			X	X
Starter units			X	
Ownership Models				
Limited equity			X	
Coop housing	X		X	
Traditional ownership models			X	
<b>COMMUNITY SPACE</b>	X			
Youth/ Teen Space (Rec Center)	X			
Gathering Space	X		X	
Neighborhood/ Community Center	X		X	X
Multi-cultural space	X			
<b>SUSTAINABILITY FEATURES</b>	X	X	X	X
LEED	X			
Wind turbine/ windmill	X	X		X
Solar Panels / PV	X	X		X
Rooftop gardens/ Green roofs	X	X	X	
Rainwater catch basins	X			
Zero New energy Use				X
<b>TRANSPORTATION</b>				
Reduce car dependence	X			X
Integrate with transit	X			
Create safe pedestrian walkways	X			X
Bike safe				X
Transportation HUB		X		
Parking interior to the site		X		
Transportation Alternatives		X		
Zip cars		X		
Shuttles		X		
Residential Parking		X		
Underground parking				X
<b>GREEN SPACE</b>	X	X		X
Park		X		
Playground		X	X	
Community Gardens		X		
Trees, plants, benches		X		
Shade trees				
<b>OTHER</b>				
Reuse the building	X	X		X
Handicap accessibility	X			
Becket Street walkway	X	X	X	X
Wellness Center		X		
Incorporate corner pockets (buy)				X





LAND USE IDEAS FOR THE ADAMS SCHOOL SITE	Team 1	Team 2	Team 3	Team 4	TOTAL
Mixed income housing, or entirely affordable housing	3	3	4	7	17
Senior housing, or diversity of housing serving various ages	5	6	4		15
Owner occupied or rental family housing		1			1
Multi-use housing, live/work (artists), flexible space		6	8	3	17
Cooperative housing model	4			2	6
Mixed use with small scale retail - grocery, co-op, coffee, hardware	5	6		2	13
Artist work studio spaces				3	3
Park, plaza, piazza, playground, arboretum, trees	5	5	8	3	21
Community gardens, greenhouse	3	1		1	5
Community center	6	2		4	12
Non-profit incubator, immigrant organizations, shared infrastructure	4		4		8
Multicultural center, teen center, rec. center	7			2	9
Faith based, community service, church					0
Athletic facilities, pool, wellness center				1	1
Library					0
Community college, adult educational space	3				3
Parking for the neighborhood		3			3



<b>POLICY IDEAS FOR THE ADAMS SCHOOL SITE</b>	<b>Team 1</b>	<b>Team 2</b>	<b>Team 3</b>	<b>Team 4</b>	<b>TOTAL</b>
Serves as a neighborhood center in a quiet, safe, strong community	7			2	9
Offers a familiar public open space, gathering place, and playground	6	1			7
Development could be a percentage of open space to development		1		1	2
Create identity, strengthen community, neighborhood more desirable	4				4
Great architecture and landscaping	3	2		6	11
Positively impact nearby land values					
Provide employment opportunities	2				2
Perpetuate diversity of housing on Munjoy Hill (age, income, cultures)	9	5		4	18
Elderly housing - meet housing needs of seniors in their neighborhood	0.5	1			1.5
Retail that meets needs and fits community	2			1	3
Beckett/O'Brion as low traffic streets	0.5		4		4.5
Walkable/bikeable to Downtown, Prom, water, St. Lawrence, etc.	1	2			3
Integration to transit	2			1	3
Youth/teens - space for constructive activities, after school programs	7	1			8
Opportunity to address needs of immigrant community- get their input	1	1			2
Sustainable Green Design (added by Team 4)				8	8





# REUSE OF THE ADAMS SCHOOL SITE

*Very Rough Draft Committee Report*  
**June 2007**



**Compiled by the  
City of Portland Planning Division  
and the  
Adams School Reuse Committee**

## Participants – October 2006 to June 2007

### ***Committee:***

City Councilor Kevin Donoghue  
Co-Chair - Daniel T. Haley, Jr.  
Co-Chair - Matthew Thayer  
Kenneth Bailey  
Richard D'Entremont  
Cynthia Fitzgerald  
Justina Marcisso  
Eric Stark

### ***City Staff:***

Alex Jaegerman, AICP, Planning Director, City of Portland  
Carrie M. Marsh, AICP, Urban Designer, City of Portland  
Amy Grommes Pulaski, Housing and Community Development Program Manager

### ***Contributors:***

Scott Hanson, Preservation Compliance Coordinator, City of Portland (history of site)  
William Needelman, Senior Planner, City of Portland (graphics and maps)  
Caroline Parras, Economic and Community Planner, Greater Portland Council of Governments  
Michael Pulaski, PhD, LEED AP, Project Manager, Fore Solutions  
Thank you to real estate developers Peter Bass, Nathan Szanton and Richard Berman.

### ***Community Design Day:***

Hilary Bassett	Jonah Fertig	Bobbi Keppel	Jason Ryan
Odelle Bowman	Cynthia Fitzgerald	Shannon Litourneau	Betsey Sawyer-
Fred Brancato	Saul Fonterot-Amede	Chris MacClinchy	Lynn Shaffer
Leslie Brancato	Janet Friskey	Teresa Macias	Joan Sheedy
Katie Brown	Ron Goodwin	Brian Madigan	Faith Sheehan
Wendy Cherubini	Dan T. Haley Jr.	Christian McNeil	Peter Smith
Michael Chestnut	Pamela Hawkes	Markos Miller	Jay Stabile
Nan Cumming	Anne Holland	Kevin Moquin	Sally Struever
Heather Curtis	Deborah Jabine	Ryan Neale	Robin Tannenbaum
Ed Democracy	Ian Jones	Matthew Petrie	Scott Teas
R.H. Detremont	Kay Joyce	Michael Pulaski	Matt Thayer
Sara Devlin	Philip Kaminsky	Richard Renner	Erin Tito
Kevin Donoghue	Sherrie Kaminsky	Jordan Ruff	David and Elise

The Muskie School for Public Service, Community Planning and Development Program,  
Planning Workshop Spring 2007, Alan Holt, Adjunct Professor, Erin Tito, Sara Devlin, Ryan  
Neale, Matti Gurney, Ian Jones, Anne Holland, Chris MacClinchy, Brian Madigan

The University of Maine at Augusta, Bachelor of Arts in Architecture program, Eric Stark,  
Assistant Professor of Architecture, and students Jason Ryan, Matthew Petrie, Teresita Macias

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## Summary of Options for the Site

[To be completed]



## Introduction

The Adams School site at 44 Moody Street, is 1.5 +/- acres and is bounded by Munjoy, Moody, Vesper and Wilson Streets on Munjoy Hill. Beckett Street once ran through the site. The Adams School was opened in 1958 and served for many decades as a neighborhood school, community center, and gathering place for the Munjoy Hill community. The school was closed in 2006 when the East End School was opened.

The City established the Adams School Reuse Committee in Fall of 2006 to gather information about the site, and input from the community, and to make recommendations to the City Council regarding the re-use and re-development of the site. The Committee was established in October 2006 and held public meetings twice a month from December 2006 to June 2007.

The Committee includes: Daniel T. Haley Jr. Co-Chair; Matt Thayer, Co-Chair; Kenneth Bailey; Richard D'Entremont; Councilor Kevin Donoghue; Cynthia Fitzgerald; Justina Marcisso; and Eric Stark. City staff include Alex Jaegerman, Carrie Marsh, and Amy Grommes Pulaski.

City staff worked with the Committee to compile a large amount of resource materials, including a thorough site assessment, relevant sections of the City's Comprehensive Plan, Zoning Code, and Design Guidelines, census information on neighborhood demographics, and city housing data. Information was provided on innovative mixed use development and green design such as New Urbanism, and Leadership in Energy and Environmental Design for Neighborhood Development. Examples were provided of innovative ownership models such as co-housing and community land trusts. Carline Parras at Greater Portland Council of Governments provided a review of models for infill development of similar scale and mix of potential uses.

The Committee carefully reviewed the Munjoy Hill Neighborhood Organization's compilation "Members Input from Adams School Re-Use Meeting Organized Thematically, October 12, 2006" from notes compiled by Markos Miller. This information was used to create a Summary of Community Objectives for the site which is included at the end of this report.

A developer's panel was provided in which local real estate developers Peter Bass, Nathan Szanton and Richard Berman discussed projects that they had developed in the City's R-6 zones.

A Community Design Day was held to facilitate brainstorming, generate "crazy ideas", and enable creative designs for the Adams School site on Munjoy Hill. The goal was to provide a full day workshop for citizens to envision and design possible alternatives for the reuse of the former Adams School site. The Community Design Day was facilitated by Architect Alan Holt, and his students from the Muskie School, and Architect Eric Stark and his architecture students from the University of Maine at Augusta. The final ideas are summarized in this report.

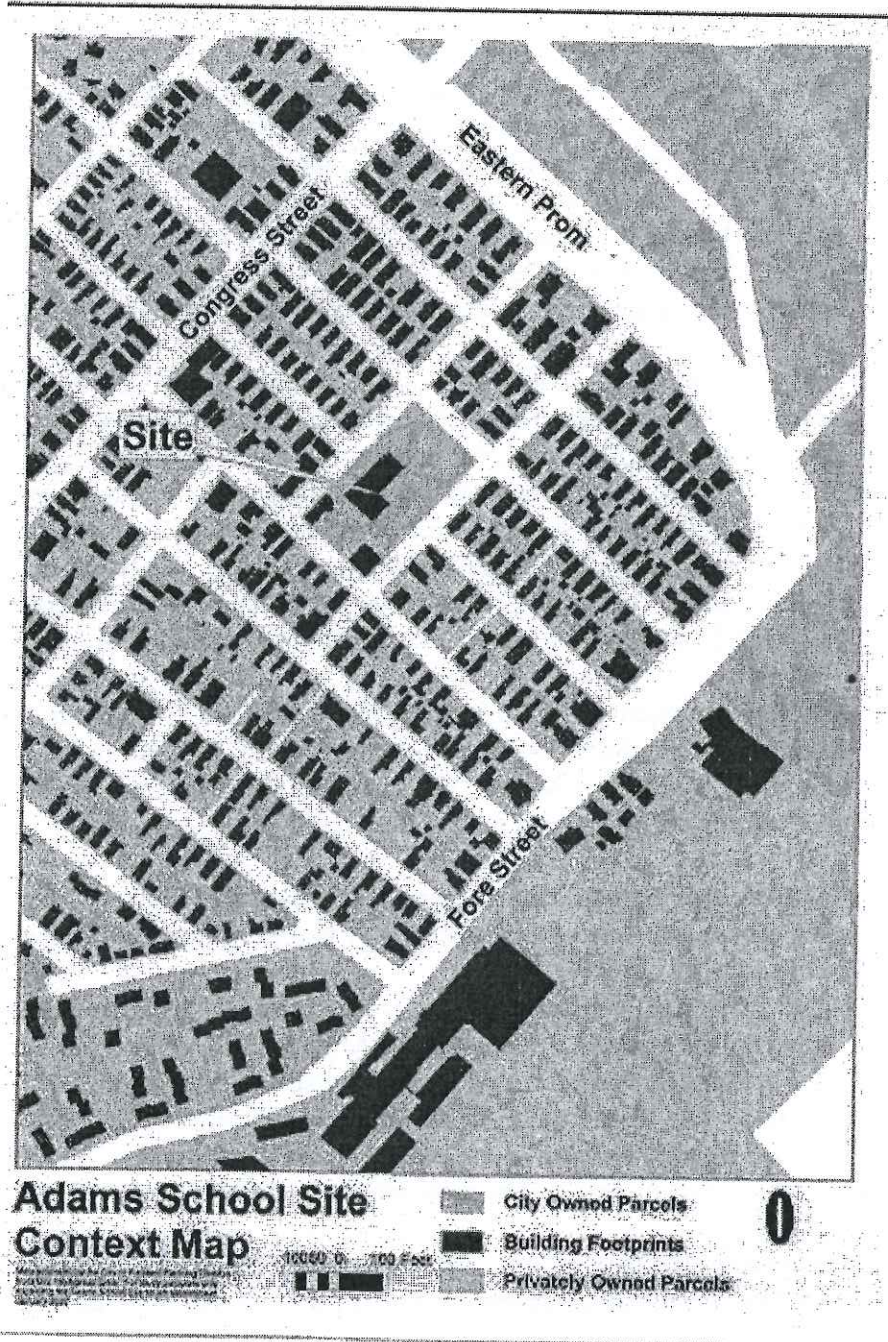
Finally, the Committee requested to meet with developers who are experienced in senior housing to determine the feasibility of this development option as part of a mix of uses for the site.



## Description

The Adams School site is approximately 1.5 acres (65413 sf). It is bounded by Munjoy, Moody, Vesper and Wilson Streets on Munjoy Hill. Beckett Street once ran through the site.

## Neighborhood Context

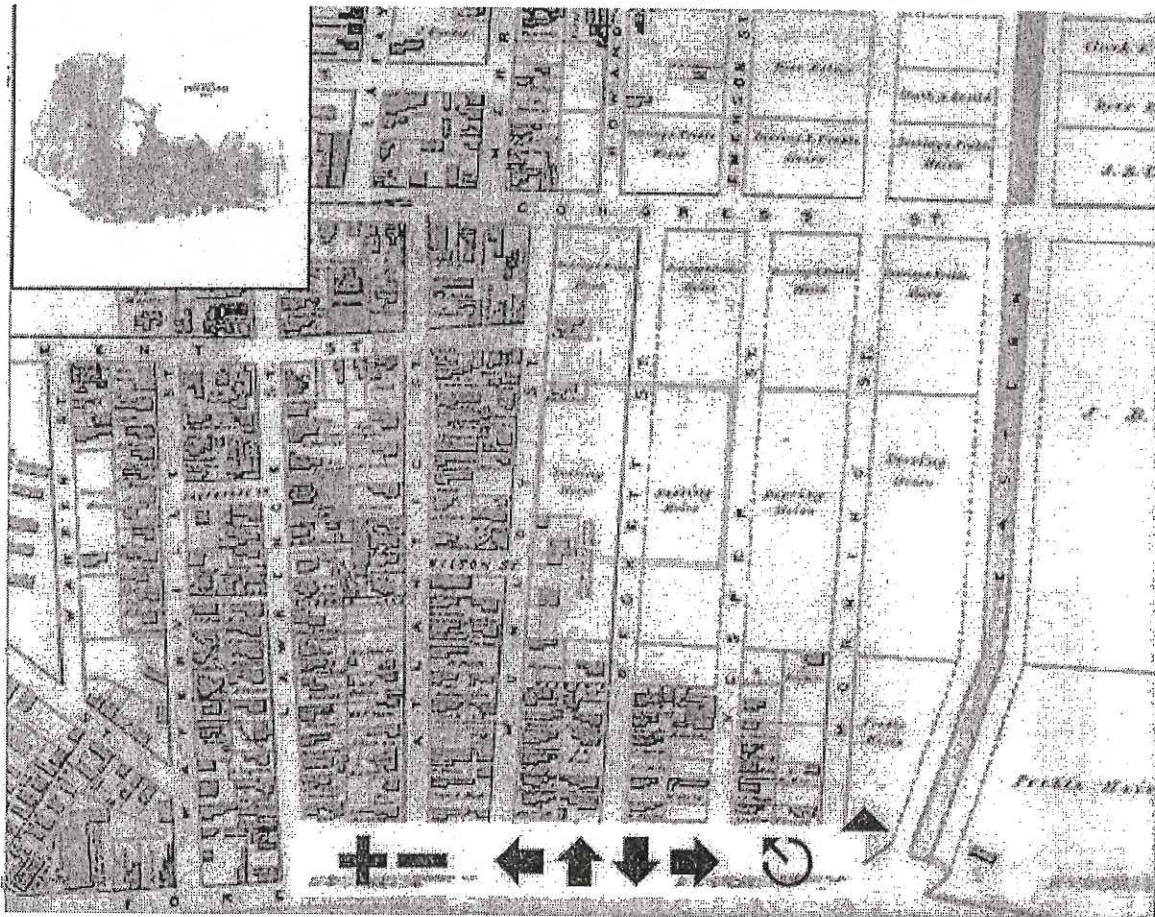




## History

A number of historic maps provide a time line for development of the Adams School site. In the 18<sup>th</sup> and well into the 19<sup>th</sup> century the area was undeveloped. The 1856 map shows no development on the site but Munjoy Street appears on the map (un-named) suggesting it was laid out and not yet built on. The entire area enclosed by Congress Street, Eastern Promenade and Munjoy Street is one large undeveloped block. It apparently was owned by the Deering Heirs, who owned a number of large undeveloped tracts in the City.

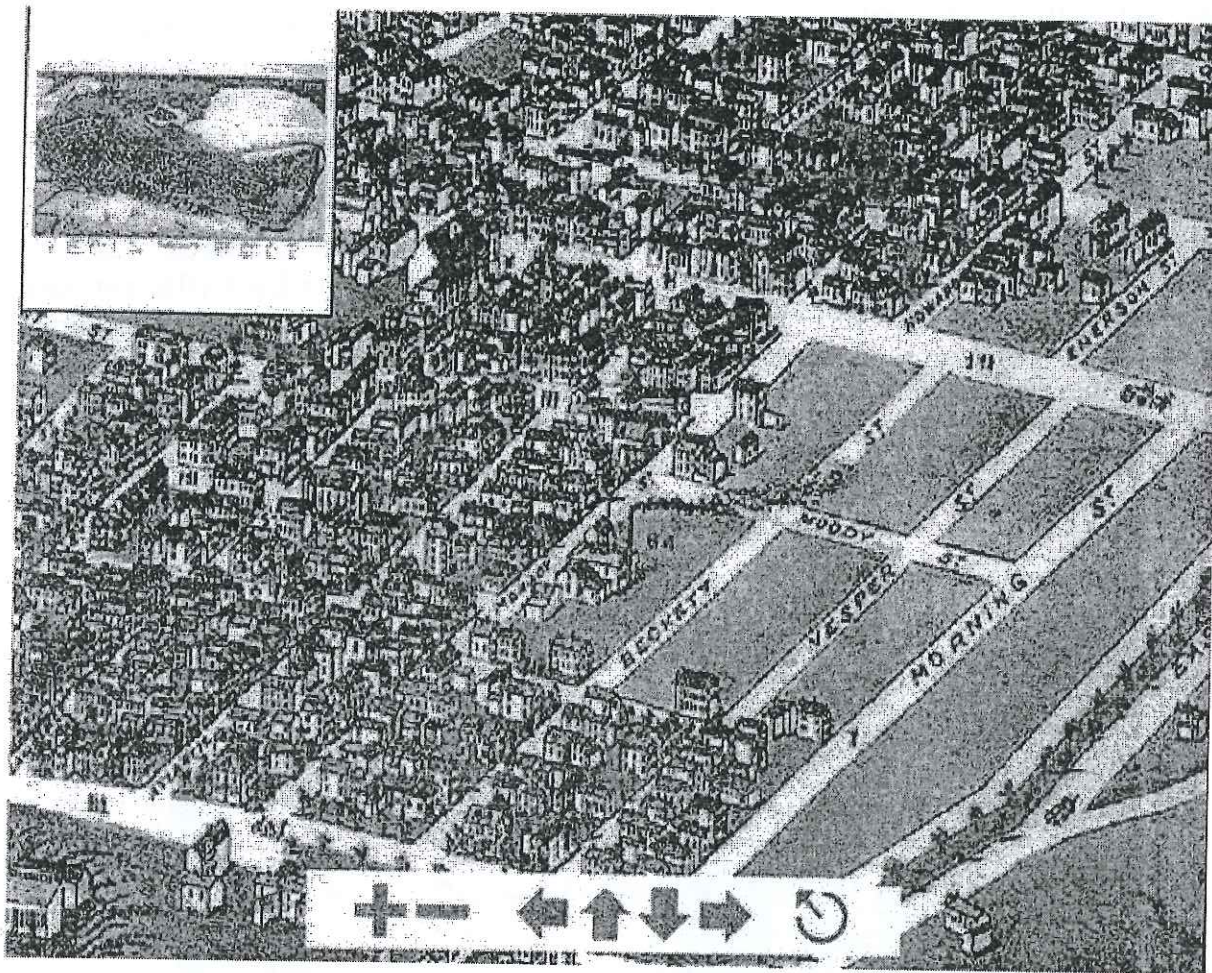
The 1866 map shows Munjoy Street named and the southern blocks of Beckett, Vesper, and Morning Streets in place (Morning Street has no name) with Hanson's Lane (also not named) connecting Munjoy, Beckett and Vesper. The 1871 map shows the first development on the site. Beckett, Vesper and Morning have now been extended through to Congress St. Burgess and Forbes, white lead manufacturer, has been built, facing onto Munjoy Street across from the intersection of Wilson St. (which runs only from Atlantic to Munjoy at this point). Most of the newly laid out blocks are owned by the Deering Heirs.



1871

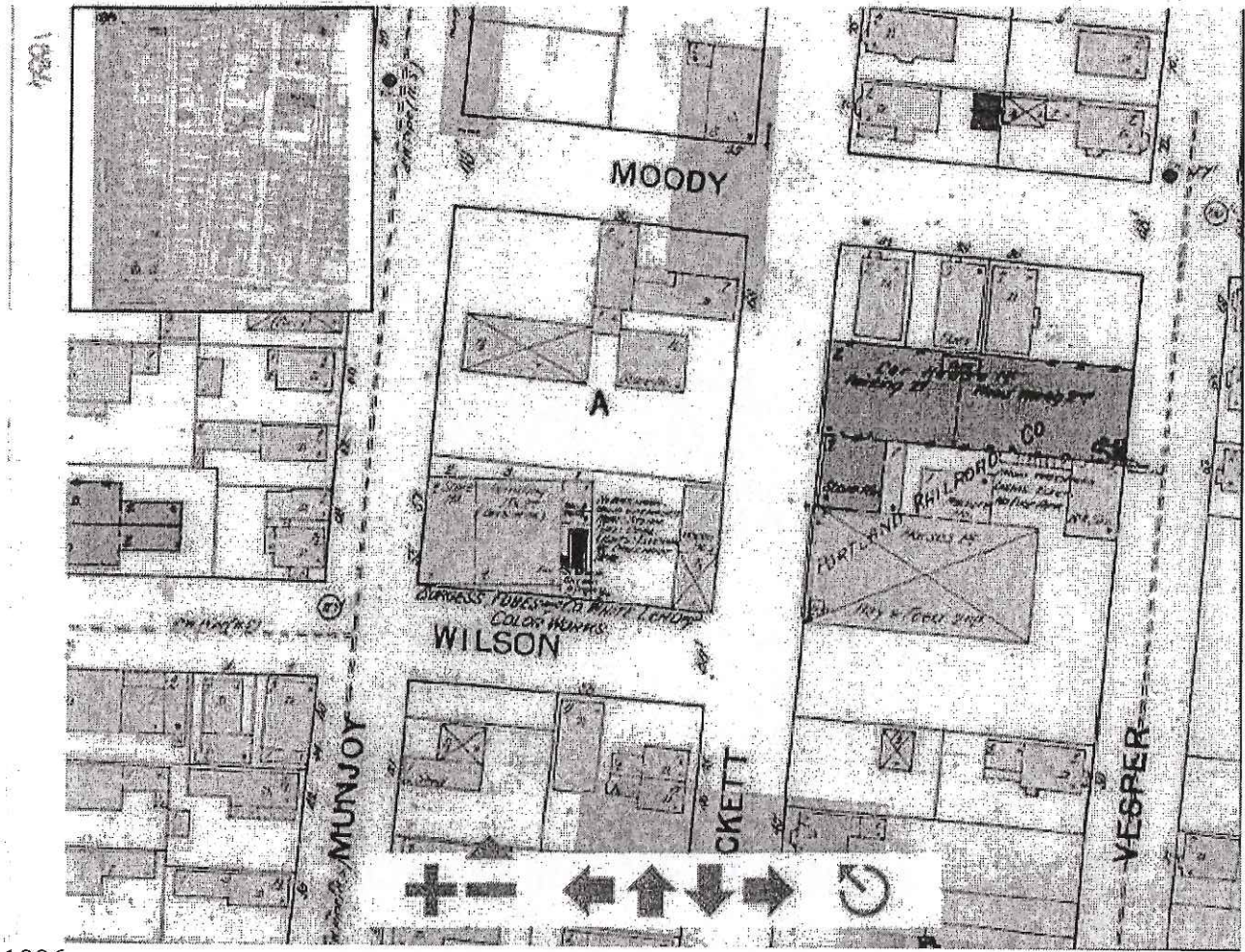


The 1876 bird's eye view of Portland shows Burgess, Forbes and Co.'s expanded white lead works on the site, facing onto Munjoy Street. Wilson Street still has not been extended through the site. The 1879 map shows no change from the 1876 bird's eye view.



Sanborn's 1882 map shows that Wilson Street had been cut through the site from Munjoy to Beckett, next to Burgess and Forbes (now: "white lead and color works"). Several other structures had been built on the lot facing onto Moody St. Portland Railroad Co. (the horse car street railway that preceded electric trolleys in Portland) had a large stable and shops for black smithing, wood working, and car painting on the other half of the site, across Beckett St. Wilson St. did not yet cut through this block. Three residential buildings ("flats") faced onto Moody, north of the railroad co. shops.





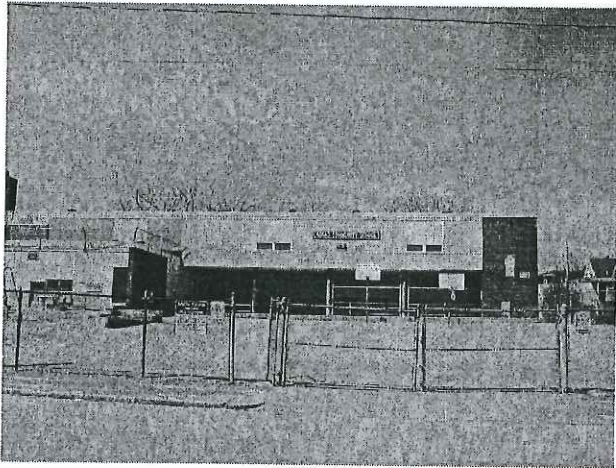
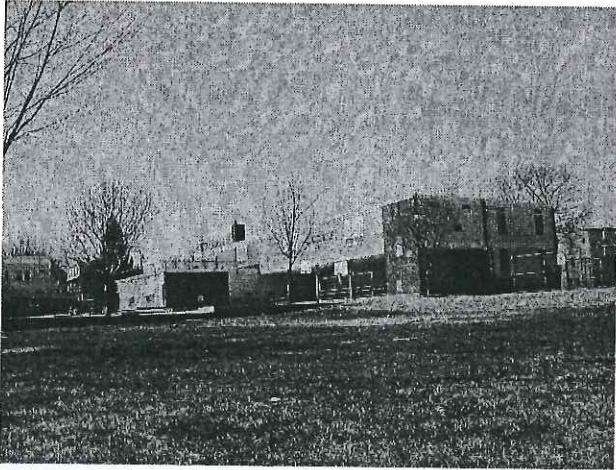
1886

By 1914 a map by Richards Map Co. shows the property where Burgess, Forbes & Co. had been located redeveloped with residential buildings, barns and sheds. The horse car barns had become the Cumberland County Power and Light Co. car barns, indicating that electric trolleys had replaced the horse cars. The 1953 Sanborn map shows the car barn block intact, although trolley service had ceased in the 1940s. The center parcels on the other block had been infilled with what appear to be residential units around a courtyard. It is unclear exactly what was there, as the map studied was updated with a new drawing pasted over the site after the Adams School was built in 1957. The Adams School project cleared the car barn block, removed a block of Beckett (O'Brion) Street, and cleared all of the buildings on the other block except those at the corners of Wilson/Munjoy and Moody/Munjoy. The updated map shows the site as it exists today.

1  
b  
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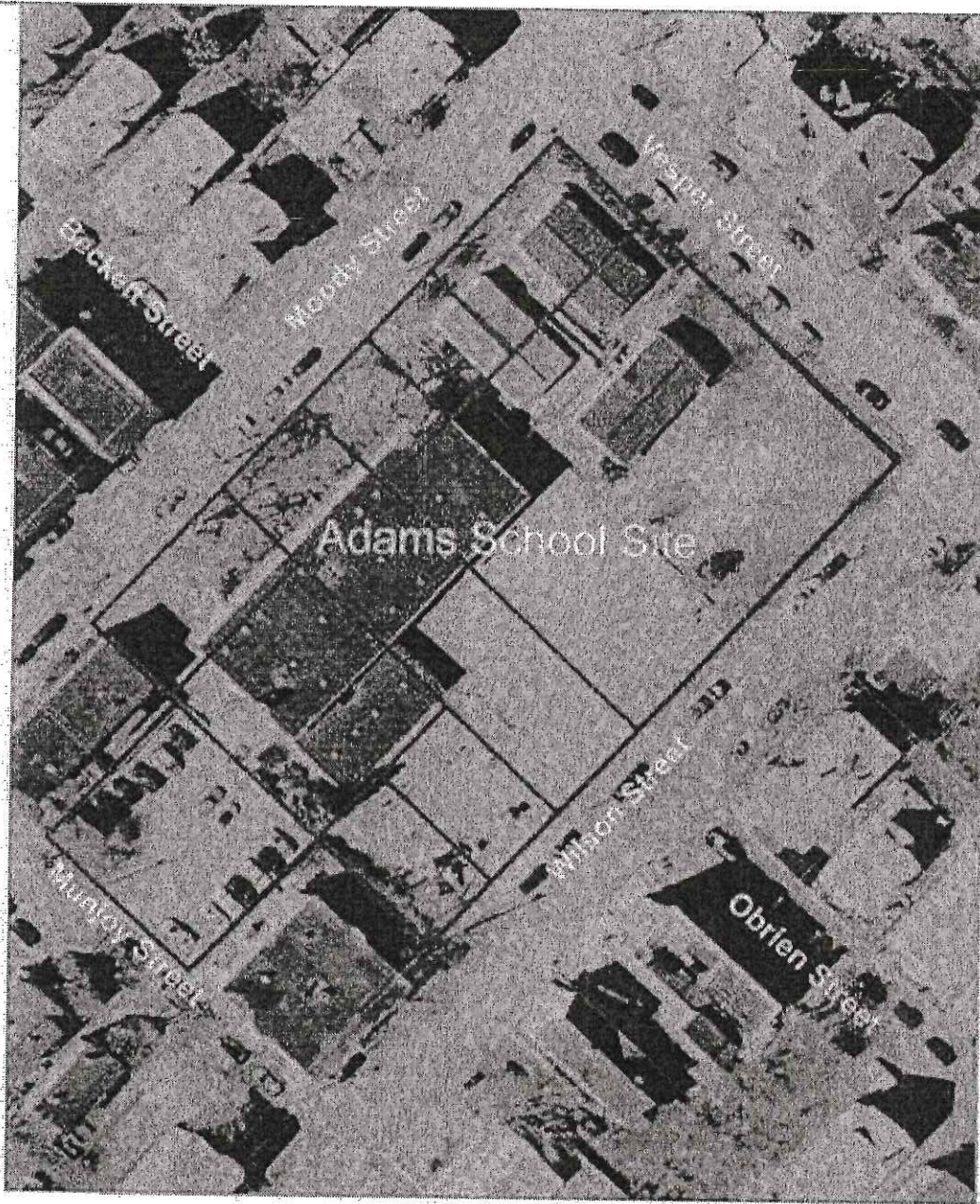
Adams School 1958 - 2006





### Aerial View

Note: The three portable classrooms at Moody and Vesper Streets have been removed.  
The parcel lines do not need to be preserved in the future design of the site.



## ADAMS SCHOOL SITE ASSESSMENT

January 2007

40 20 0 40 Feet



Graphic Scale

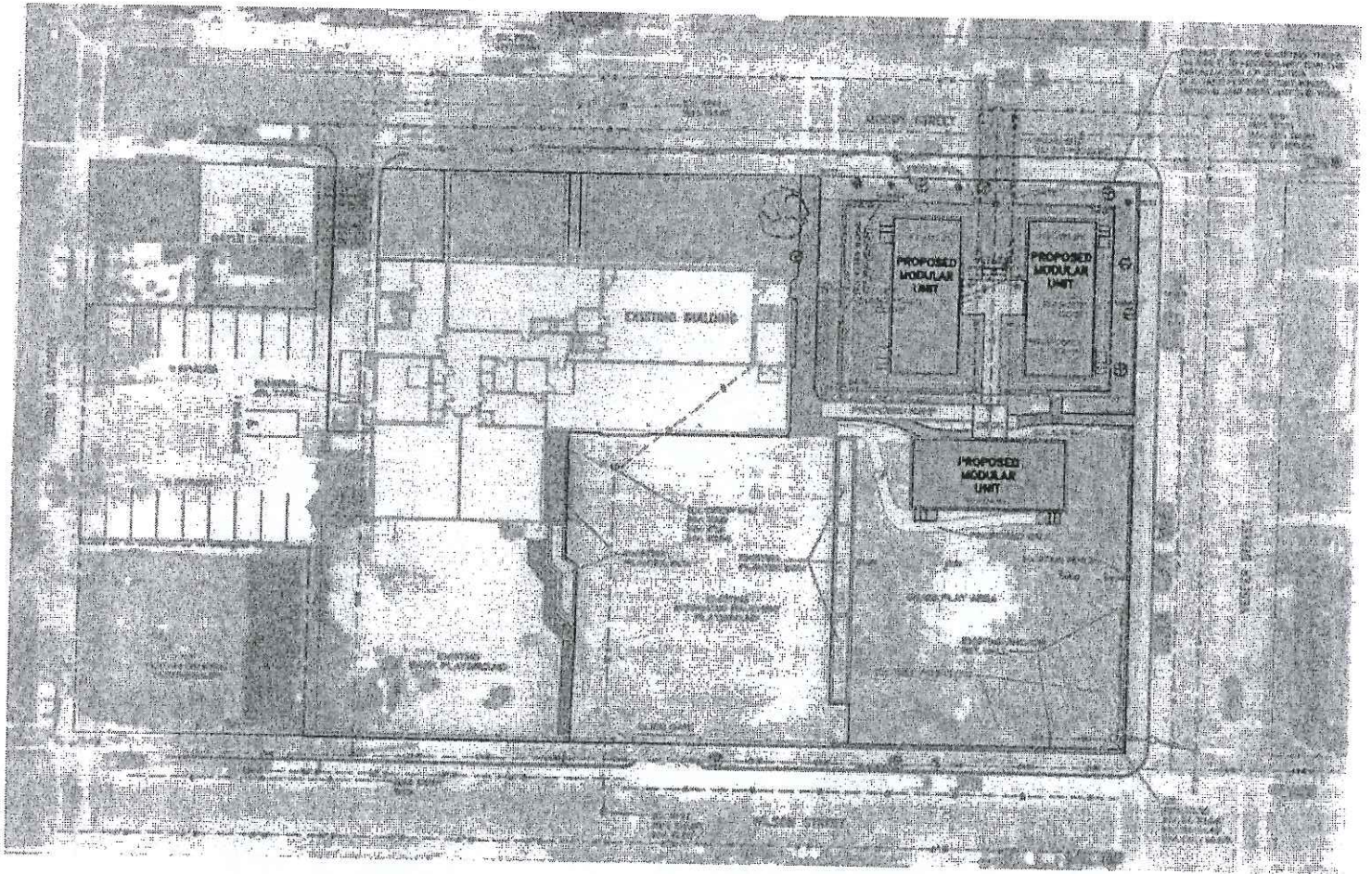


Map prepared from the City of Portland Planning Division from GIS Work Group Data using 2005 aerial photo and parcel data. For study use only relating to the Adams School site redevelopment assessment. January 2007.



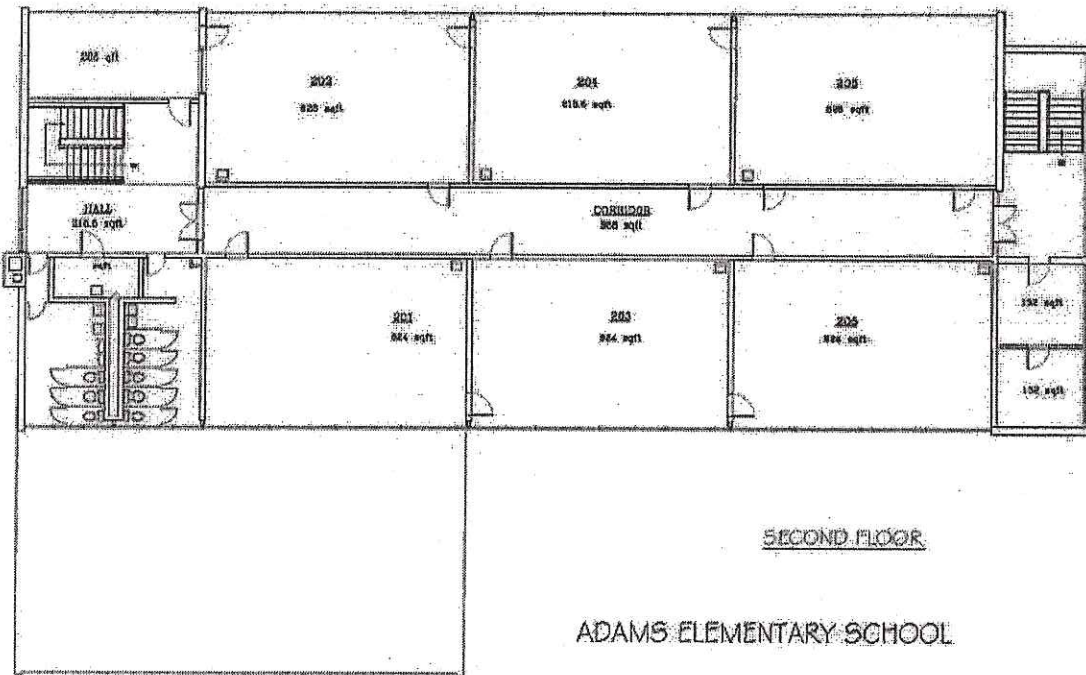
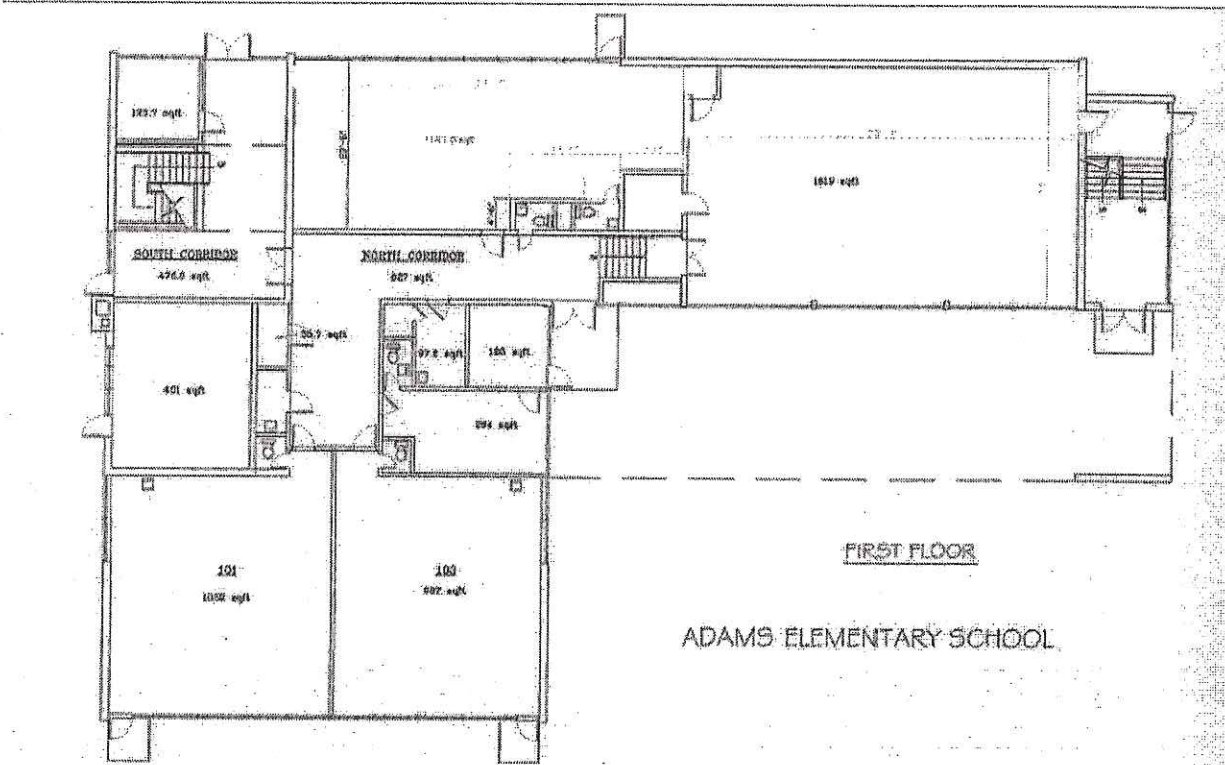
### Site Plan

Note: The three portable classrooms (red) at Moody and Vesper Streets have been removed.





# Building Plans



## Community Design Day

A Community Design Day was held on April 29, 2007 to facilitate brainstorming, generate “crazy ideas”, and enable creative designs for the Adams School site. The intent was to provide a full day workshop for citizens to envision and design possible alternatives for the reuse of the former Adams School site. The Community Design Day was facilitated by Architect Alan Holt, and his students from the Muskie School, and Architect Eric Stark and his architecture students from the University of Maine at Augusta.

Over 50 people attended, and worked in teams to prioritize Policy and Land Use Ideas for the site which are summarized below (the numbers represent the number of votes that were given to a particular topic during a preference exercise). The topics were taken from the Munjoy Hill Neighborhood Organization’s input gathered in October 2006. Each team also created a visual presentation of its desired development options (attached at the end of this report).

Though an imperfect science, the summary of Policy Ideas by the participants at the Community Design Day include a preference for the following (in order of greatest votes received): Perpetuate diversity of housing on Munjoy Hill (age, income, cultures); Great architecture and landscaping; Serves as a neighborhood center in a quiet, safe, strong community; Sustainable Green Design; Youth/teens - space for constructive activities, after school programs; and Offers a familiar public open space, gathering place, and playground.

[Note: reorganize charts in order of votes received]

<b>POLICY IDEAS FOR THE ADAMS SCHOOL SITE</b>	<b>TOTAL</b>
Serves as a neighborhood center in a quiet, safe, strong community	9
Offers a familiar public open space, gathering place, and playground	7
Development could be a percentage of open space to development	2
Create identity, strengthen community, neighborhood more desirable	4
Great architecture and landscaping	11
Positively impact nearby land values	0
Provide employment opportunities	2
Perpetuate diversity of housing on Munjoy Hill (age, income, cultures)	18
Elderly housing - meet housing needs of seniors in their neighborhood	1.5
Retail that meets needs and fits community	3
Beckett/O'Brion as low traffic streets	4.5
Walkable/bikeable to Downtown, Prom, water, St. Lawrence, etc.	3
Integration to transit	3
Youth/teens - space for constructive activities, after school programs	8
Opportunity to address needs of immigrant community- get their input	2
Sustainable Green Design (added by Team 4)	8



The summary of Land Use Ideas by the participants at the Community Design Day include a preference for the following (in order of greatest votes received): Park, plaza, piazza, playground, arboretum, trees; Multi-use housing, live/work (artists), flexible space; Mixed income housing, or entirely affordable housing; Senior housing, or diversity of housing serving various ages; Mixed use with small scale retail; Community center; Multicultural center, teen center, or recreation center; Non-profit incubator, immigrant organizations, shared infrastructure; Cooperative housing model; and Community gardens or greenhouse.

<b>LAND USE IDEAS FOR THE ADAMS SCHOOL SITE</b>	<b>TOTAL</b>
Mixed income housing, or entirely affordable housing	17
Senior housing, or diversity of housing serving various ages	15
Owner occupied or rental family housing	1
Multi-use housing, live/work (artists), flexible space	17
Cooperative housing model	6
Mixed use with small scale retail - grocery, co-op, coffee, hardware	13
Artist work studio spaces	3
Park, plaza, piazza, playground, arboretum, trees	21
Community gardens, greenhouse	5
Community center	12
Non-profit incubator, immigrant organizations, shared infrastructure	8
Multicultural center, teen center, rec. center	9
Faith based, community service, church	0
Athletic facilities, pool, wellness center	1
Library	0
Community college, adult educational space	3
Parking for the neighborhood	3

The participants of the Community Design Day worked in four teams to develop visions for the site, and to provide graphic presentation boards that illustrated the visions. Photographs of the boards are provided at the end of this document. The following table presents a summary of the ideas that were graphically presented on the board. The number in the Total column represents the number of teams (four total) that included that line item in the presentation of preferences.

The teams presented fully developed visions which included the following elements: Four teams included a windmill, and showed a walkway where Becket Street would extend, which also provides a view corridor. Three teams included a Community Center, Housing Diversity and Green Roofs and Solar Panels; Pedestrian Walkways. Two teams included Business/Retail/Commercial on the first floor with Residential or Offices on the second floor; Grocery; Hardware; Mixed Income; Live/Work; Co-op housing; and Community Gathering Space; Playground; reduced car dependence; and reused part or all of the existing building. A number of other interesting ideas were shown on the development scenarios, and are listed below, or shown in the photos.



<b>SUMMARY OF DEVELOPMENT IDEAS</b>	<b>Total</b>
<b>Mixed Use</b>	1
Neighborhood businesses	2
Grocery w/ produce	1
Coop	1
Hardware	2
Bakery	1
Outdoor Market	1
Business/ Retail/ Commercial 1 <sup>st</sup> floor with Residential or Offices on 2 <sup>nd</sup> floor	2
Learning Café	1
Shops	1
Business incubator	1
Coffee	1
Childcare	1
<b>Housing</b>	
Housing Diversity	3
Diversity of Users families, elderly, immigrants, young people, artists	1
Diverse Coop Housing	1
Decks on units	1
Town homes that face the street	1
Apartments	1
Mixed Income	2
Mixed age	1
Housing Types	
Family, workforce, middle income	1
Elderly	1
High end efficiency	1
Live / work efficiency	2
Starter units	1
Ownership Models	
Limited equity	1
Coop housing	2
Traditional ownership models	1
<b>Community Space</b>	
Youth/ Teen Space (Rec Center)	1
Gathering Space	2
Neighborhood/ Community Center	3
Multi-cultural space	1
<b>Green Design</b>	
Leadership in Energy and Environmental Design	1
Wind turbine/ windmill	4
Solar Panels / PV	3
Rooftop gardens/ Green roofs	3
Rainwater catch basins	1
Zero New energy Use	1

<b>Transportation</b>	
Reduce car dependence	2
Integrate with transit	
Create safe pedestrian walkways	2
Bike safe	1
Transportation HUB	1
Parking interior to the site	1
Transportation Alternatives	1
Zip cars	1
Shuttles	1
Residential Parking	1
Underground parking	1
<b>Greenspace</b>	3
Park	1
Playground	2
Community Gardens	1
Trees, plants, benches	1
Shade trees	
<b>Other</b>	
Reuse the building	2
Handicap accessibility	1
Becket Street walkway	4
Wellness Center	1
Incorporate corner pockets (buy)	1

## Summary of the Committee Workshop

The Adams School Reuse Committee held a workshop on May 24, 2007 so that it could participate in a similar process to that which had been provided to the public during the Community Design Day. There were seven participants in the voting. Michael Pulaski, PhD, LEED AP, Project Manager, Fore Solutions facilitated the workshop. The Committee members were given the same list of Land Use items and Policy Ideas that had been taken summarized from the Munjoy Hill Neighborhood Organization's meeting in October 2006.

The Committee preferences are show below in order of votes by the Committee members (the number in parenthesis indicates the number of votes from the public participants at the Community Design Day). The Committee voted unanimously for senior housing or a diversity of housing serving various ages. Four members voted for a park, plaza, piazza, playground, trees. Three members voted for mixed use small scale retail. These top choices were consistent with the top preferences from public participants at the Community Design Day.

The Committee's votes diverged from those gathered at the Community Design Day with regard to the provision of Mixed Income/Affordable housing, and Multi use Housing such as live/work spaces. These two land use types were tied for the second choice for the Community Design Day participants, but received 1 or zero votes respectively from the Committee.

### LAND USE

- 7 (15) Senior housing or a diversity of housing serving various ages
- 4 (21) Park, plaza, piazza, playground, trees
- 3 (13) Mixed use with small scale retail: grocery, co-op, coffee, hardware, bakery
- 2 (12) Community Centers
- 2 (3) Parking for the neighborhood
- 2 (1) Owner occupied or rental family housing
- 1 (17) Mixed Income/ Affordable
- 1 (1) Athletic facilities, pool, wellness center
- 0 (17) Multi use housing, live/ work (artists)

The Committee voted on policy ideas for the site (the number in parenthesis indicates the number of votes from the public participants at the Community Design Day)

[Note: need to clarify with Amy on these numbers]

### POLICY IDEAS

- 3 (11) Great architecture and landscaping
- 1 (18) Perpetuate diversity of housing on Munjoy Hill (age, income cultures)
- 1 (1.5) Elderly Housing, meet housing needs of seniors in their neighborhood
- 1 (3) Retail that meets needs and fits community
- 1 (4.5) Beckett/ O'Brien as low traffic
- 1 (8) Youth Teen space for constructive activities



The committee discussed the design elements on the presentation boards from the Community Design Day. Ideas that were appreciated by the Committee include the view corridors around the Adams site; variable heights of buildings; green/ open space; green space along the perimeter; replication of the feel of the existing space/surrounding neighborhood; porosity on the site; and the inclusion of the playground. One committee member did not like the alley.

A discussion was had about whether to keep the existing building. It was determined that this is a decision of a developer.

A discussion was had about the option to divide the site into lots that are in keeping in with the existing fabric of the neighborhood. There was general agreement in the committee for this idea. There is the potential for approximately 13 lots at the neighborhood scale.

The committee discussed the option of mixed use retail. There was consensus that there is some need for retail/ commercial on the Hill, but does it belong on the Adams School site.

The committee continued to discuss site specific physical design features, program uses, and proposed policy ideas. These ideas are presented below.

#### PHYSICAL DESIGN FEATURES - SITE SPECIFIC

View corridor

Playground (south side)

Becket Street walk-thru that meets the street pattern and width

Height restrictions on new construction

Design criteria- New Urbanism and LEED ND

Blend-able housing style that is compatible with existing neighborhood

#### PROGRAM USE

Family housing

Senior housing

Community spaces and access (community-based programs)

Sufficient parking

#### POLICY IDEAS

Permeability/ porosity

Housing- mixed income/ mixed ownership/ affordable

Life-cycle living on the Hill

Elbow room- open green space, common public space

Knitting the neighborhood back together, physically and functionally

Enhanced community

Green/ sustainable/ carbon neutral design

## **Range of Potential Options for the Site**

[To be completed]

## **Conclusion**

[To be completed]



## **Appendices**

Summary of Community Objectives 04/12/07

Photos of Presentation Boards from the Community Design Day

Minutes of all Adams School Reuse Committee meetings (?)

RFA versus RFP?

Nash Village

## Adams School Committee Workshop

Meeting Summary - Thursday May 24, 2007, State of Maine Room, 6:00pm

Committee Members: Matt Thayer and Dan Haley, Co-Chairs, Dick D'Entremont, Eric Stark, Justina Marcisso, Cynthia Fitzpatrick.

Staff: Alex Jaegerman, Carrie Marsh, Amy Grommes Pulaski

Facilitator: Mike Pulaski

### Introductions and Ground Rules

Alex introduces Mike.

Mike lays the ground work for the day: have fun and be courteous. Also the committee will be wearing different hats: Individual Hat, Committee Hat, Community Hat. He then gives a brief overview of the evening.

### Dot Exercise

Mike introduces the dot exercise. There are Land Use items and Policy Ideas. Each committee member is given their five dots and is wearing their "Individual Hat." He explains that the numbers next to each item identify how many votes each item received during the design charette.

Summary of the Dot Exercise those with more than 10 votes:

The number in parentheses indicates the number of votes from the community design workshop, the number after the "+" sign indicates the number of votes from the committee workshop.

#### LAND USE (More than 10 Votes)

- (17) + 1 Mixed Use/ Affordable
- (15) + 7 Senior housing or diversity of housing serving various ages
- (17) + 0 Multi use housing, live/ work (artists)
- (?) ← (13) + 3 Mixed use with small scale retail: grocery, co-op, coffee, hardware, BAKERY
- (21) + 4 Park, plaza, piazza, playground, trees
- (12) + 2 Community Centers

#### LAND USE (Other Committee Votes)

- (3) + 2 Parking for the neighborhood
- (1) + 2 Owner occupied or rental family housing
- (1) + 1 Athletic facilities, pool, wellness center

#### POLICY IDEAS (More than 10 Votes)

- (11) + 3 Great architecture and landscaping
- (18) + 1 Perpetuate diversity of housing on Munjoy Hill (age, income, cultures)

#### POLICY IDEAS (Other Committee Votes)

- (1.5) + 1 Elderly Housing, meet housing needs of seniors in their neighborhood
- (3) + 1 Retail that meets needs and fits community
- (4.5) + 1 Beckett/ O'Brien as low traffic
- (8) + 1 Youth Teen space for constructive activities

The committee members discuss their thoughts and reasons of their decisions.

### **Summary of Ideas Generated by the Community Design Day**

Amy summarizes the boards and identifies the themes that were common among the teams.

The committee decides to review the boards and decides to go through a design exercise.

The committee discusses what they liked and did not like represented on the boards. Justina likes the view corridors around the Adams site. It is not square four story buildings throughout the site- its variable heights, with green/ open space, and with view corridors. Eric says that he likes how the Building Collaborative has designed the site with the cady-corner oriented buildings and green exteriors with cross walks. They like that the surrounding community can walk along the green space without intruding. Dick likes the set back buildings with different levels from Team 4.

Eric does not like the “alley” created in Team 3, it is worse than the neighborhood. They are building apartment buildings from the ground up, but the houses in the neighborhood now look like single family homes. He likes Team 1’s diagonal walkways. The interior space is very much a interior community rather than the surrounding buildings. Team 4 assumed the developer would buy out the out parcels.

### **IDEAS/ COMMON THEMES FROM THE COMMUNITY DESIGN DAY**

Source: Design Boards from Neighborhood Teams

- View corridors
- Variety of building heights, spaces and open space
- Green space along the perimeter
- Replicate feel of existing space/surrounding neighborhood
- Alley concept not liked
- Porous site
- Playground must be included

### **Committee Ideas and Discussions**

Eric questions whether the committee wants to keep the building. Cynthia says that should be the first decision. Eric replies that he thinks that it is more “use” oriented than make a decision. They discuss how a good architect can change the look of the existing building. Eric says the committee does not have to say keep or get rid of the building. They do not have to make that decision.

Eric begins talking about policy suggestions for the RFP. He said describes that the policy decisions the committee makes may determine whether you keep or get rid of the building. They need to decide what the priorities are and what the requirements are.

Mike brings the group back to the boards. There are three board topics include: 1) physical design site specific, 2) program use, 3) policy general.



Matt says that he thinks that a policy should be that people should be able to spend a life cycle living on the hill. He specifies that there are two things that cause people to leave the hill: when they have children and when they get older. Two types of housing are family and senior housing.

The committee would like a publicly accessible playground. Alex says all the designs incorporated the walk-able Beckett Street.

Matt brings up the idea of knitting the neighborhood back together. Matt means physically and functionally. Carrie says one of the ideas discussed before was dividing the lots to reflect the neighborhood. Alex says that the name of that idea would be homesteading. There is a lot of general agreement in the committee for this idea. Eric counted 13 lots.

The committee discusses the mixed use retail. There is consensus that there is some need for retail/ commercial on the Hill, but does it belong on Adams square. Dick would like niche retail. Others wonder if retail belongs on Congress Street. Dan says there are no places on Congress Street for re-development.

The committee continued to discuss site specific physical design features, program uses, and proposed policy ideas. The main points of discussion were written by Mike Pulaksi, facilitator, on flip charts during the meeting. All items on the list were voiced by various committee members. These ideas are presented below.

1) PHYSICAL DESIGN FEATURES - SITE SPECIFIC

- View corridor
- Playground (south side)
- Becket Street walk-thru that meets the street pattern and width
- Height restrictions on new construction
- Design criteria- New Urbanism and LEED ND
- Blend-able housing style that is compatible with existing neighborhood —

• whether developed as an entirety or in parts, must be of heterogeneous design quality

2) PROGRAM USE

- Family housing
- Senior housing
- Community spaces and access (community-based programs)
- Sufficient parking

Continuum, larger diversity

Home Ownership opportunities "keeper"

3) PROPOSED POLICY IDEAS

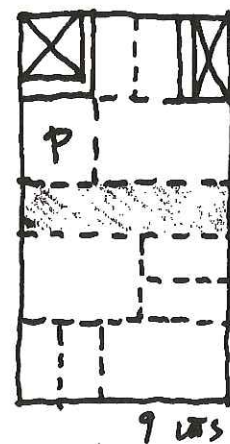
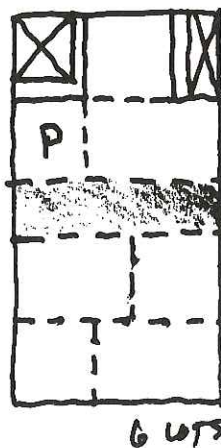
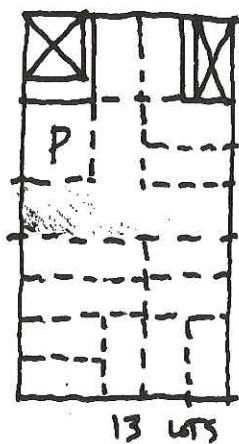
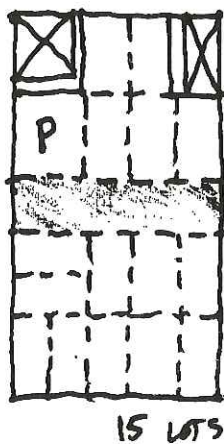
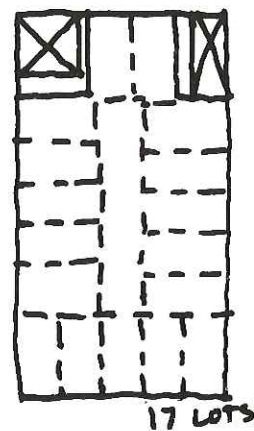
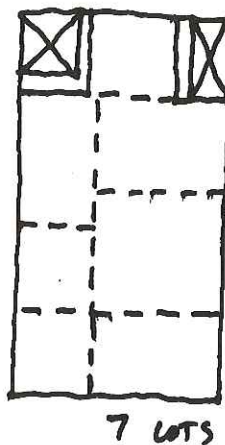
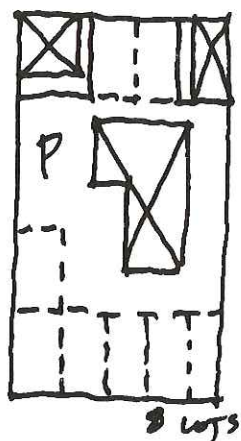
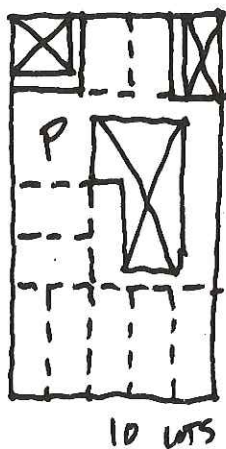
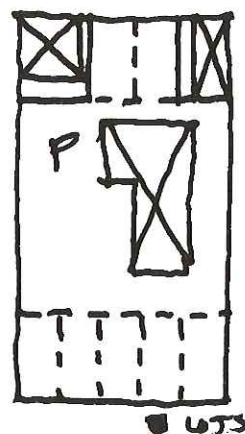
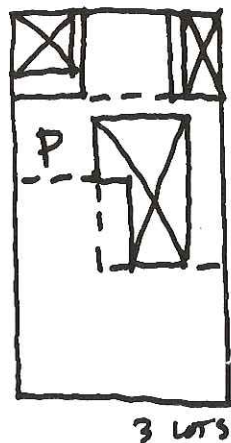
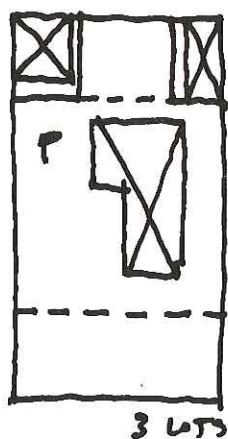
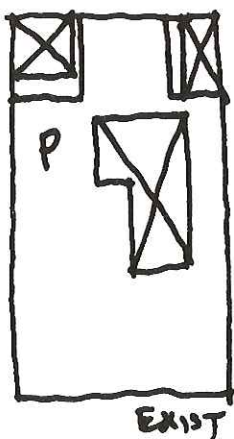
- Permeability/ porosity
- Housing- mixed income/ mixed ownership/ affordable
- Life-cycle living on the Hill
- Elbow room- open green space, common public space
- Knitting the neighborhood back together, physically and functionally
- Enhanced community
- Green/ sustainable/ carbon neutral design Not consensus

diversity of physical types with emphasis on accessibility

The committee closes the meeting and will continue the discussion at the next meeting.

Neutral as to reuse or removal of school building





ADAMS SCHOOL REUSE, LOT LAYOUT

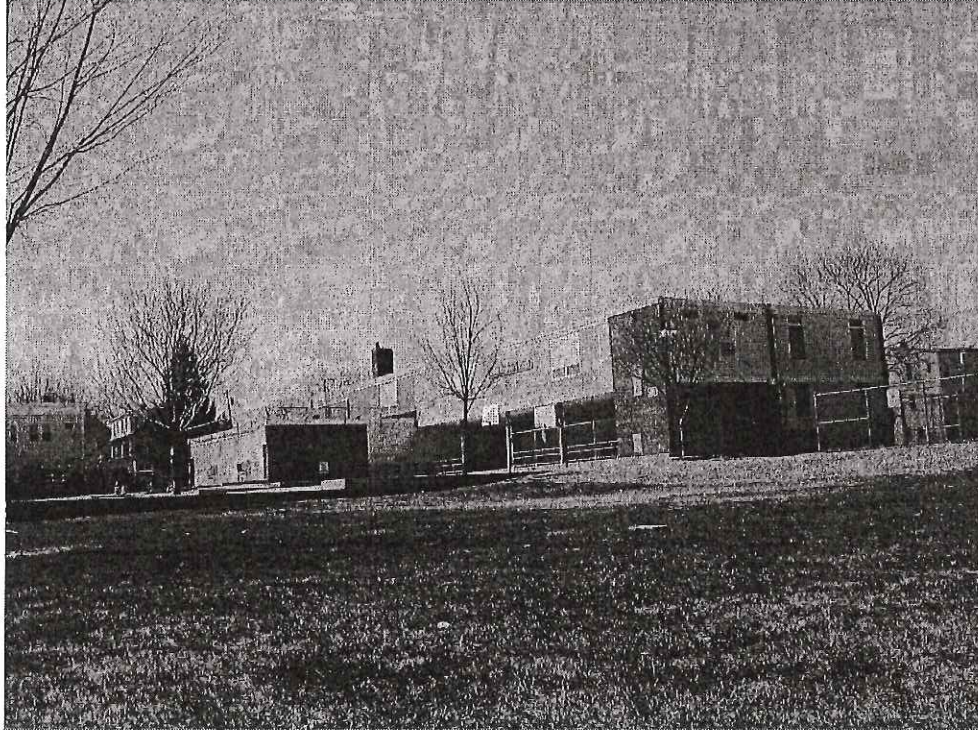
6/12/07





# **REUSE OF THE ADAMS SCHOOL SITE**

*Very Rough Draft Committee Report*  
**June 2007**



**Compiled by the  
City of Portland Planning Division  
and the  
Adams School Reuse Committee**

## Participants – October 2006 to June 2007

### *Committee:*

City Councilor Kevin Donoghue  
Co-Chair - Daniel T. Haley, Jr.  
Co-Chair - Matthew Thayer  
Kenneth Bailey  
Richard D'Entremont  
Cynthia Fitzgerald  
Justina Marcisso  
Eric Stark

### *City Staff:*

Alex Jaegerman, AICP, Planning Director, City of Portland  
Carrie M. Marsh, AICP, Urban Designer, City of Portland  
Amy Grommes Pulaski, Housing and Community Development Program Manager

### *Contributors:*

Scott Hanson, Preservation Compliance Coordinator, City of Portland (history of site)  
William Needelman, Senior Planner, City of Portland (graphics and maps)  
Caroline Parras, Economic and Community Planner, Greater Portland Council of Governments  
Michael Pulaski, PhD, LEED AP, Project Manager, Fore Solutions  
Thank you to real estate developers Peter Bass, Nathan Szanton and Richard Berman.

### *Community Design Day:*

Hilary Bassett	Jonah Fertig	Bobbi Keppel	Jason Ryan
Odelle Bowman	Cynthia Fitzgerald	Shannon Litourneau	Betsey Sawyer-
Fred Brancato	Saul Fonterot-Amede	Chris MacClinchy	Lynn Shaffer
Leslie Brancato	Janet Friskey	Teresa Macias	Joan Sheedy
Katie Brown	Ron Goodwin	Brian Madigan	Faith Sheehan
Wendy Cherubini	Dan T. Haley Jr.	Christian McNeil	Peter Smith
Michael Chestnut	Pamela Hawkes	Markos Miller	Jay Stabile
Nan Cumming	Anne Holland	Kevin Moquin	Sally Struever
Heather Curtis	Deborah Jabine	Ryan Neale	Robin Tannenbaum
Ed Democracy	Ian Jones	Matthew Petrie	Scott Teas
R.H. Detremont	Kay Joyce	Michael Pulaski	Matt Thayer
Sara Devlin	Philip Kaminsky	Richard Renner	Erin Tito
Kevin Donoghue	Sherrie Kaminsky	Jordan Ruff	David and Elise

The Muskie School for Public Service, Community Planning and Development Program,  
Planning Workshop Spring 2007, Alan Holt, Adjunct Professor, Erin Tito, Sara Devlin, Ryan  
Neale, Matti Gurney, Ian Jones, Anne Holland, Chris MacClinchy, Brian Madigan

The University of Maine at Augusta, Bachelor of Arts in Architecture program, Eric Stark,  
Assistant Professor of Architecture, and students Jason Ryan, Matthew Petrie, Teresita Macias



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## **Summary of Options for the Site**

[To be completed]

## Introduction

The Adams School site at 44 Moody Street, is 1.5 +/- acres and is bounded by Munjoy, Moody, Vesper and Wilson Streets on Munjoy Hill. Beckett Street once ran through the site. The Adams School was opened in 1958 and served for many decades as a neighborhood school, community center, and gathering place for the Munjoy Hill community. The school was closed in 2006 when the East End School was opened.

The City established the Adams School Reuse Committee in Fall of 2006 to gather information about the site, and input from the community, and to make recommendations to the City Council regarding the re-use and re-development of the site. The Committee was established in October 2006 and held public meetings twice a month from December 2006 to June 2007.

The Committee includes: Daniel T. Haley Jr. Co-Chair; Matt Thayer, Co-Chair; Kenneth Bailey; Richard D'Entremont; Councilor Kevin Donoghue; Cynthia Fitzgerald; Justina Marcisso; and Eric Stark. City staff include Alex Jaegerman, Carrie Marsh, and Amy Grommes Pulaski.

City staff worked with the Committee to compile a large amount of resource materials, including a thorough site assessment, relevant sections of the City's Comprehensive Plan, Zoning Code, and Design Guidelines, census information on neighborhood demographics, and city housing data. Information was provided on innovative mixed use development and green design such as New Urbanism, and Leadership in Energy and Environmental Design for Neighborhood Development. Examples were provided of innovative ownership models such as co-housing and community land trusts. Carline Parras at Greater Portland Council of Governments provided a review of models for infill development of similar scale and mix of potential uses.

The Committee carefully reviewed the Munjoy Hill Neighborhood Organization's compilation "Members Input from Adams School Re-Use Meeting Organized Thematically, October 12, 2006" from notes compiled by Markos Miller. This information was used to create a Summary of Community Objectives for the site which is included at the end of this report.

A developer's panel was provided in which local real estate developers Peter Bass, Nathan Szanton and Richard Berman discussed projects that they had developed in the City's R-6 zones.

A Community Design Day was held to facilitate brainstorming, generate "crazy ideas", and enable creative designs for the Adams School site on Munjoy Hill. The goal was to provide a full day workshop for citizens to envision and design possible alternatives for the reuse of the former Adams School site. The Community Design Day was facilitated by Architect Alan Holt, and his students from the Muskie School, and Architect Eric Stark and his architecture students from the University of Maine at Augusta. The final ideas are summarized in this report.

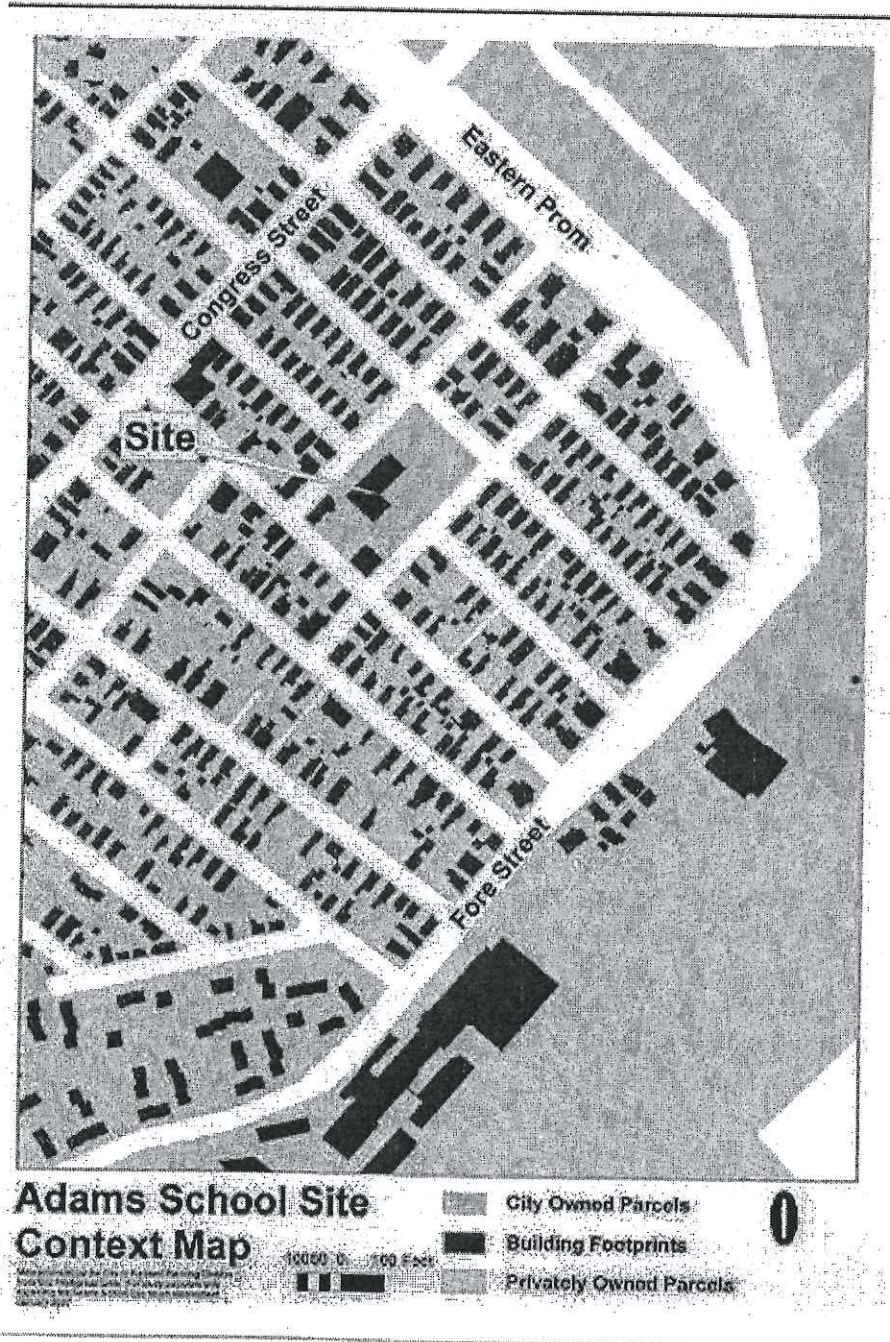
Finally, the Committee requested to meet with developers who are experienced in senior housing to determine the feasibility of this development option as part of a mix of uses for the site.



## Description

The Adams School site is approximately 1.5 acres (65413 sf). It is bounded by Munjoy, Moody, Vesper and Wilson Streets on Munjoy Hill. Beckett Street once ran through the site.

## Neighborhood Context

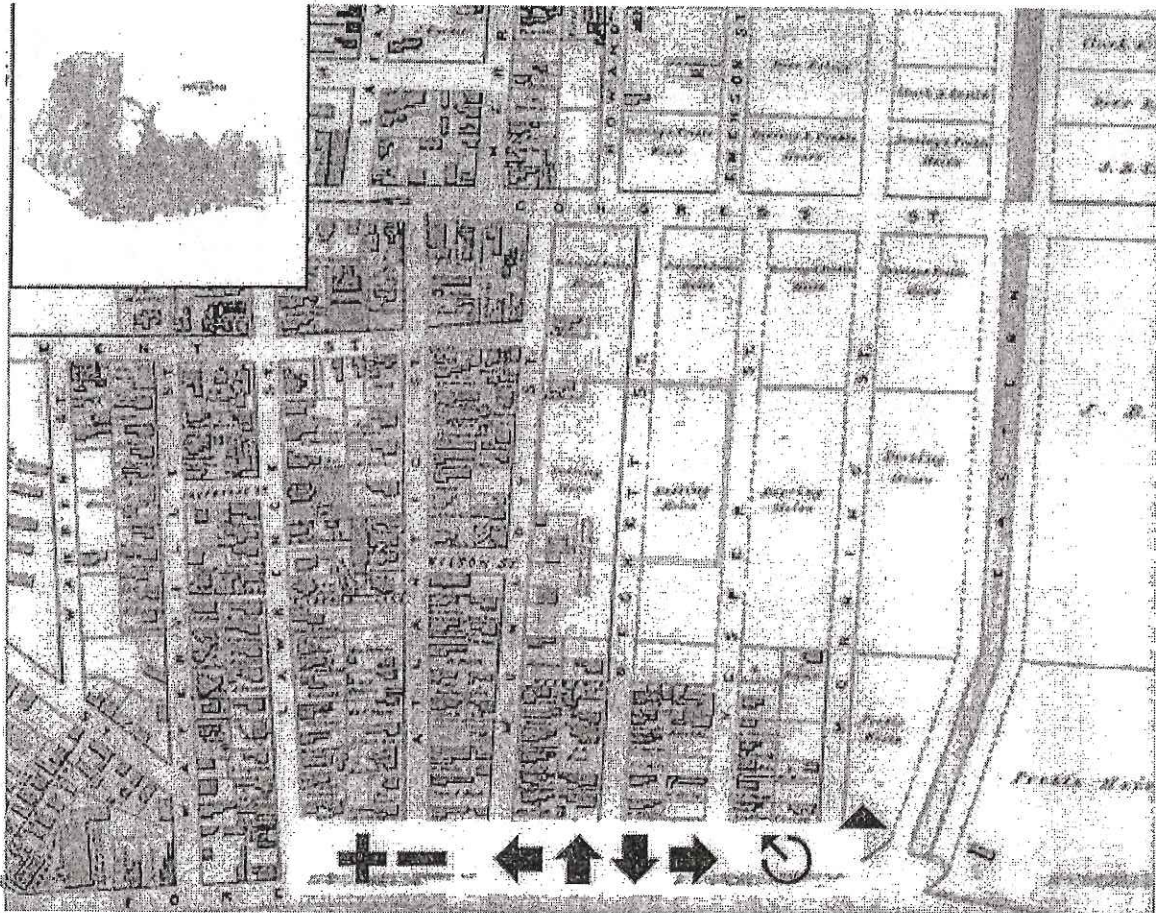




## History

A number of historic maps provide a time line for development of the Adams School site. In the 18<sup>th</sup> and well into the 19<sup>th</sup> century the area was undeveloped. The 1856 map shows no development on the site but Munjoy Street appears on the map (un-named) suggesting it was laid out and not yet built on. The entire area enclosed by Congress Street, Eastern Promenade and Munjoy Street is one large undeveloped block. It apparently was owned by the Deering Heirs, who owned a number of large undeveloped tracts in the City.

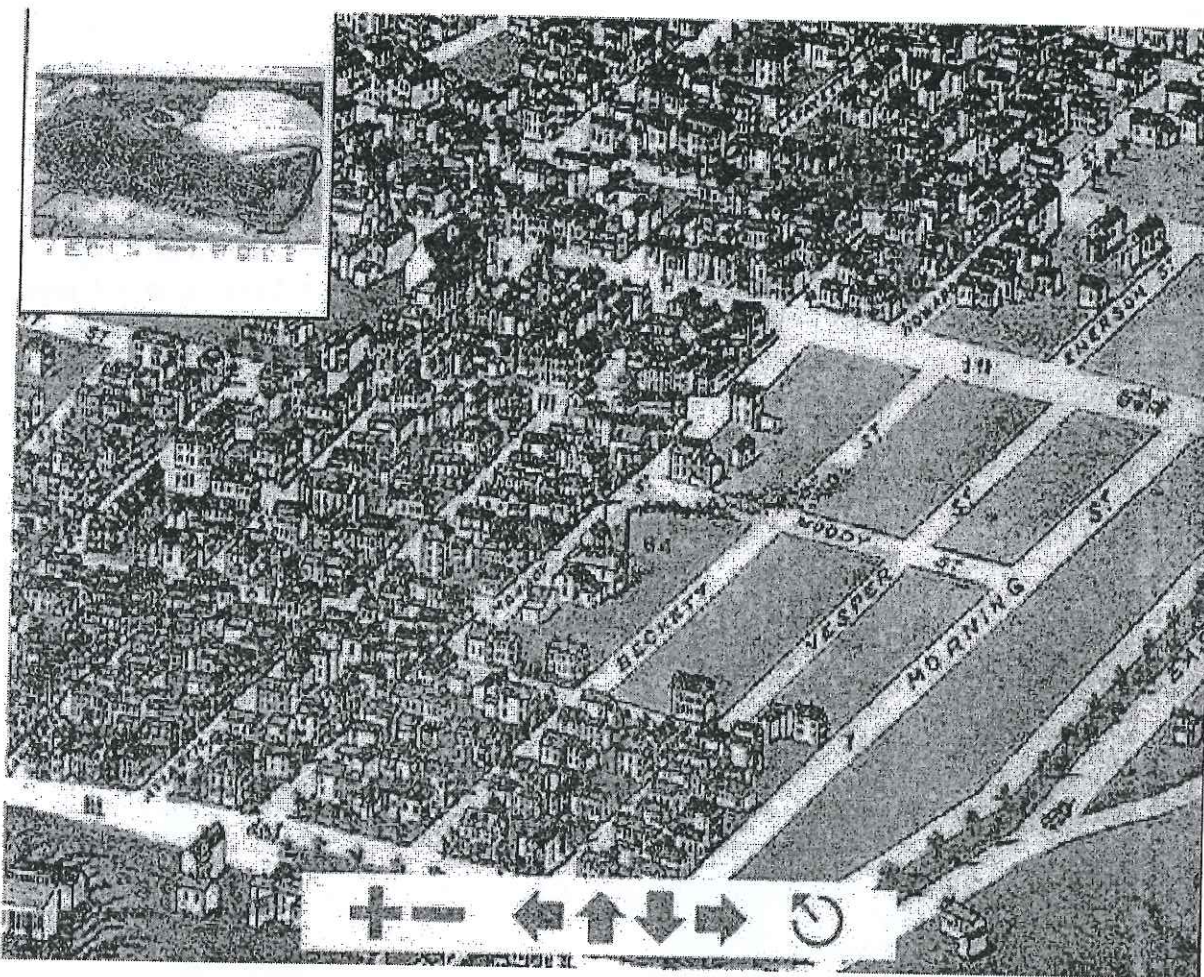
The 1866 map shows Munjoy Street named and the southern blocks of Beckett, Vesper, and Morning Streets in place (Morning Street has no name) with Hanson's Lane (also not named) connecting Munjoy, Beckett and Vesper. The 1871 map shows the first development on the site. Beckett, Vesper and Morning have now been extended through to Congress St. Burgess and Forbes, white lead manufacturer, has been built, facing onto Munjoy Street across from the intersection of Wilson St. (which runs only from Atlantic to Munjoy at this point). Most of the newly laid out blocks are owned by the Deering Heirs.



1871

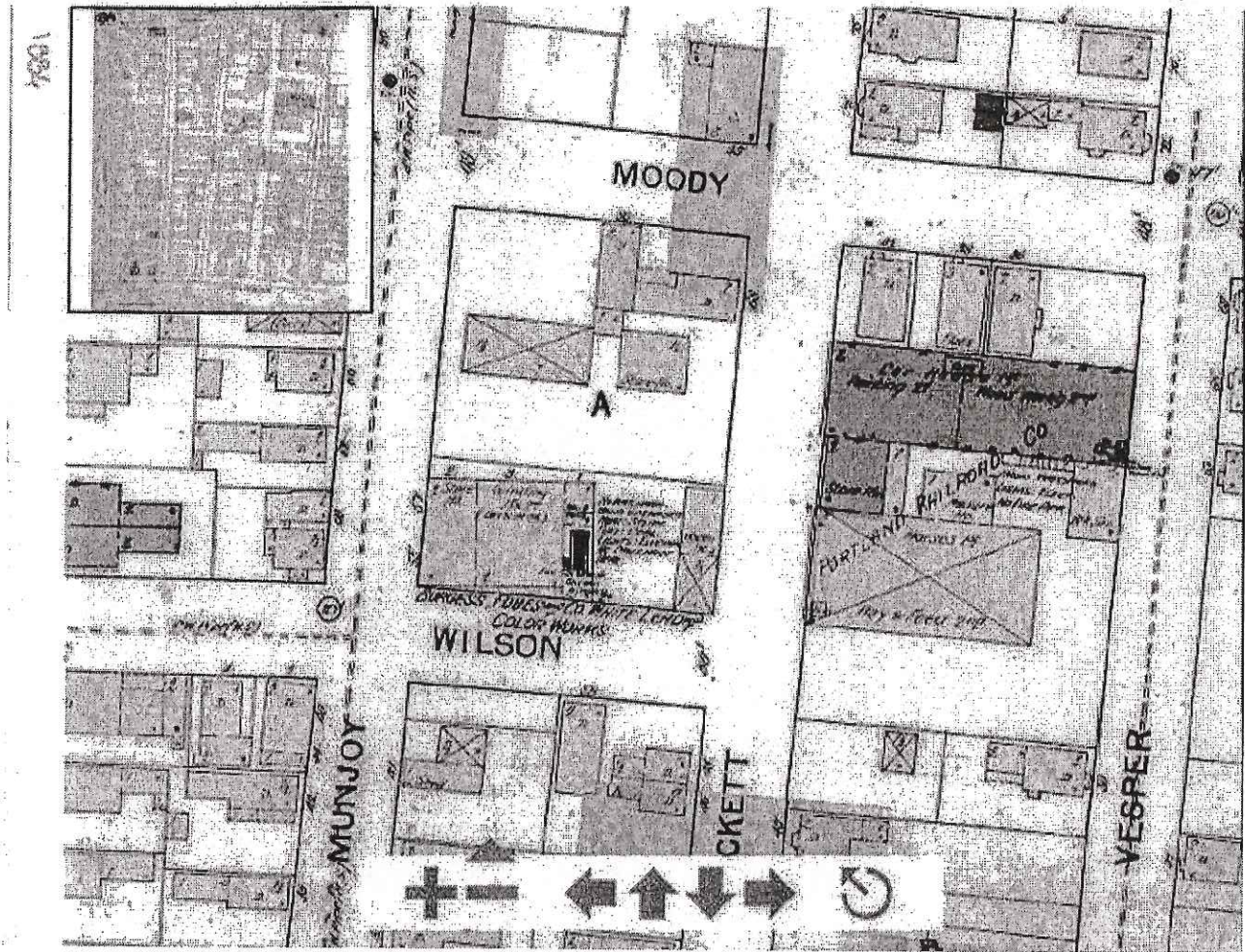


The 1876 bird's eye view of Portland shows Burgess, Forbes and Co.'s expanded white lead works on the site, facing onto Munjoy Street. Wilson Street still has not been extended through the site. The 1879 map shows no change from the 1876 bird's eye view.



Sanborn's 1882 map shows that Wilson Street had been cut through the site from Munjoy to Beckett, next to Burgess and Forbes (now: "white lead and color works"). Several other structures had been built on the lot facing onto Moody St. Portland Railroad Co. (the horse car street railway that preceded electric trolleys in Portland) had a large stable and shops for black smithing, wood working, and car painting on the other half of the site, across Beckett St. Wilson St. did not yet cut through this block. Three residential buildings ("flats") faced onto Moody, north of the railroad co. shops.





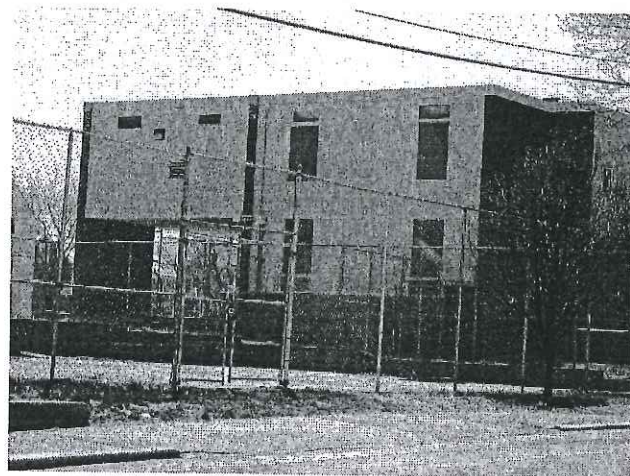
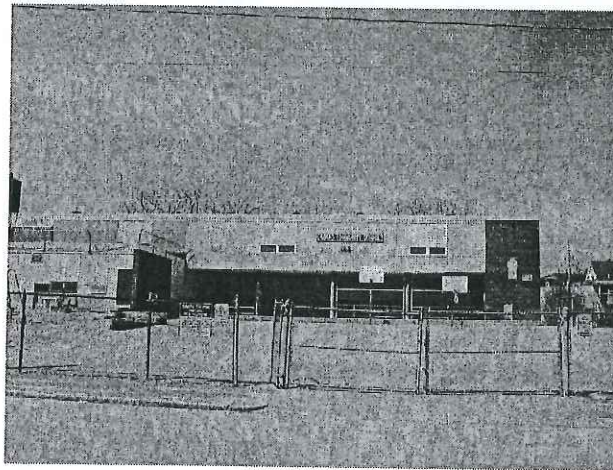
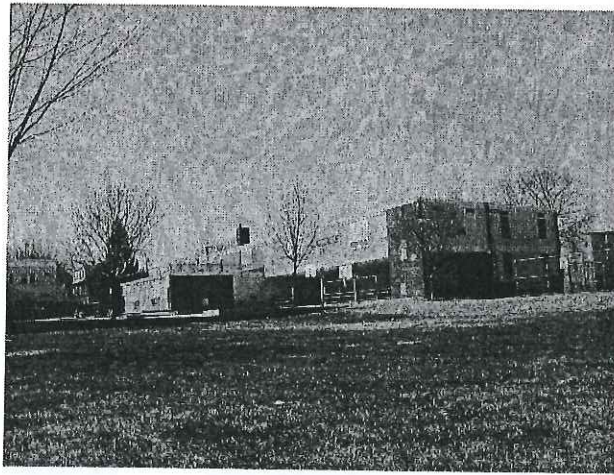
1886

By 1914 a map by Richards Map Co. shows the property where Burgess, Forbes & Co. had been located redeveloped with residential buildings, barns and sheds. The horse car barns had become the Cumberland County Power and Light Co. car barns, indicating that electric trolleys had replaced the horse cars. The 1953 Sanborn map shows the car barn block intact, although trolley service had ceased in the 1940s. The center parcels on the other block had been infilled with what appear to be residential units around a courtyard. It is unclear exactly what was there, as the map studied was updated with a new drawing pasted over the site after the Adams School was built in 1957. The Adams School project cleared the car barn block, removed a block of Beckett (O'Brion) Street, and cleared all of the buildings on the other block except those at the corners of Wilson/Munjoy and Moody/Munjoy. The updated map shows the site as it exists today.

J  
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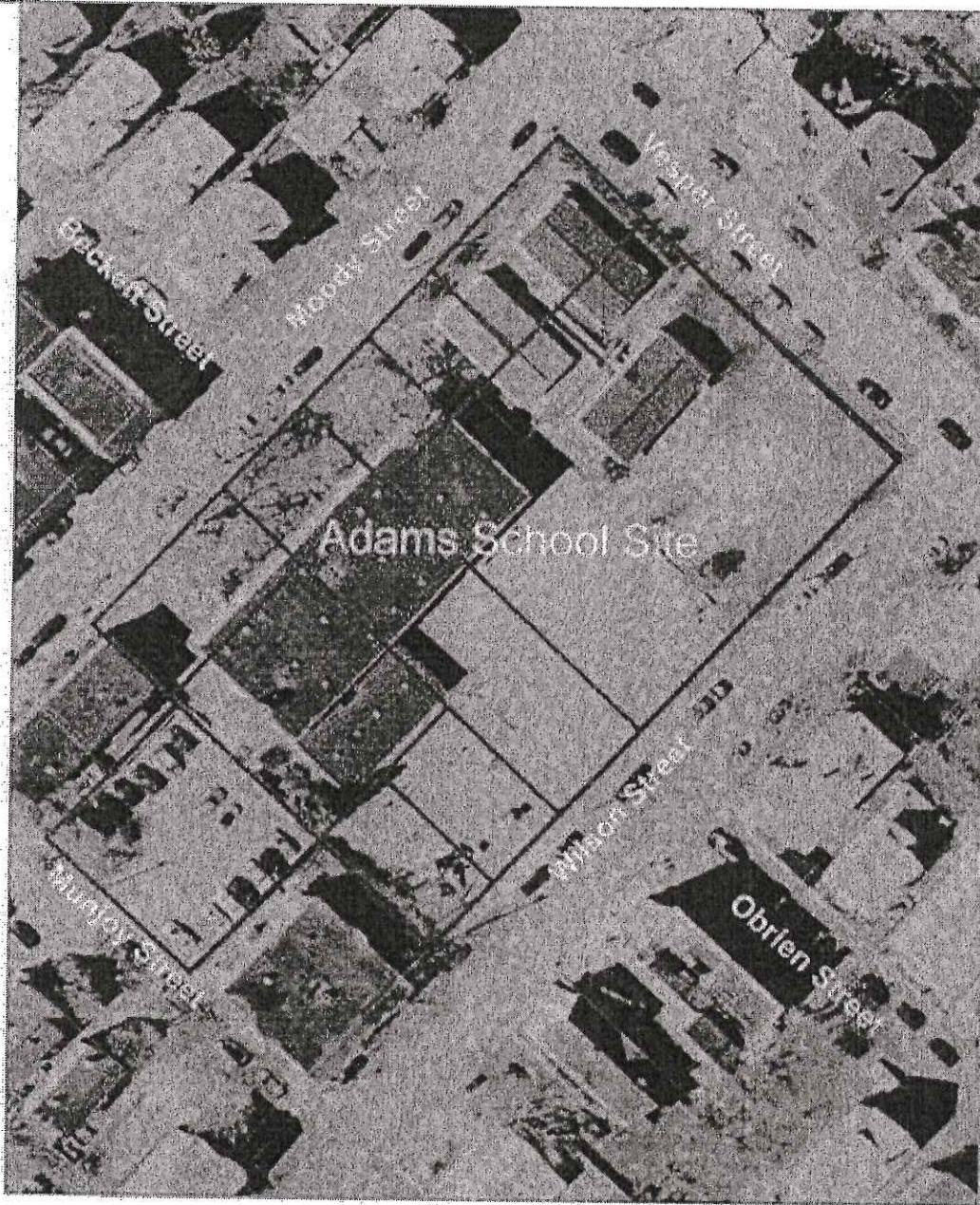
Adams School 1958 – 2006





### Aerial View

Note: The three portable classrooms at Moody and Vesper Streets have been removed.  
The parcel lines do not need to be preserved in the future design of the site.



## ADAMS SCHOOL SITE ASSESSMENT

January 2007

40 20 0 40 Feet



Graphic Scale

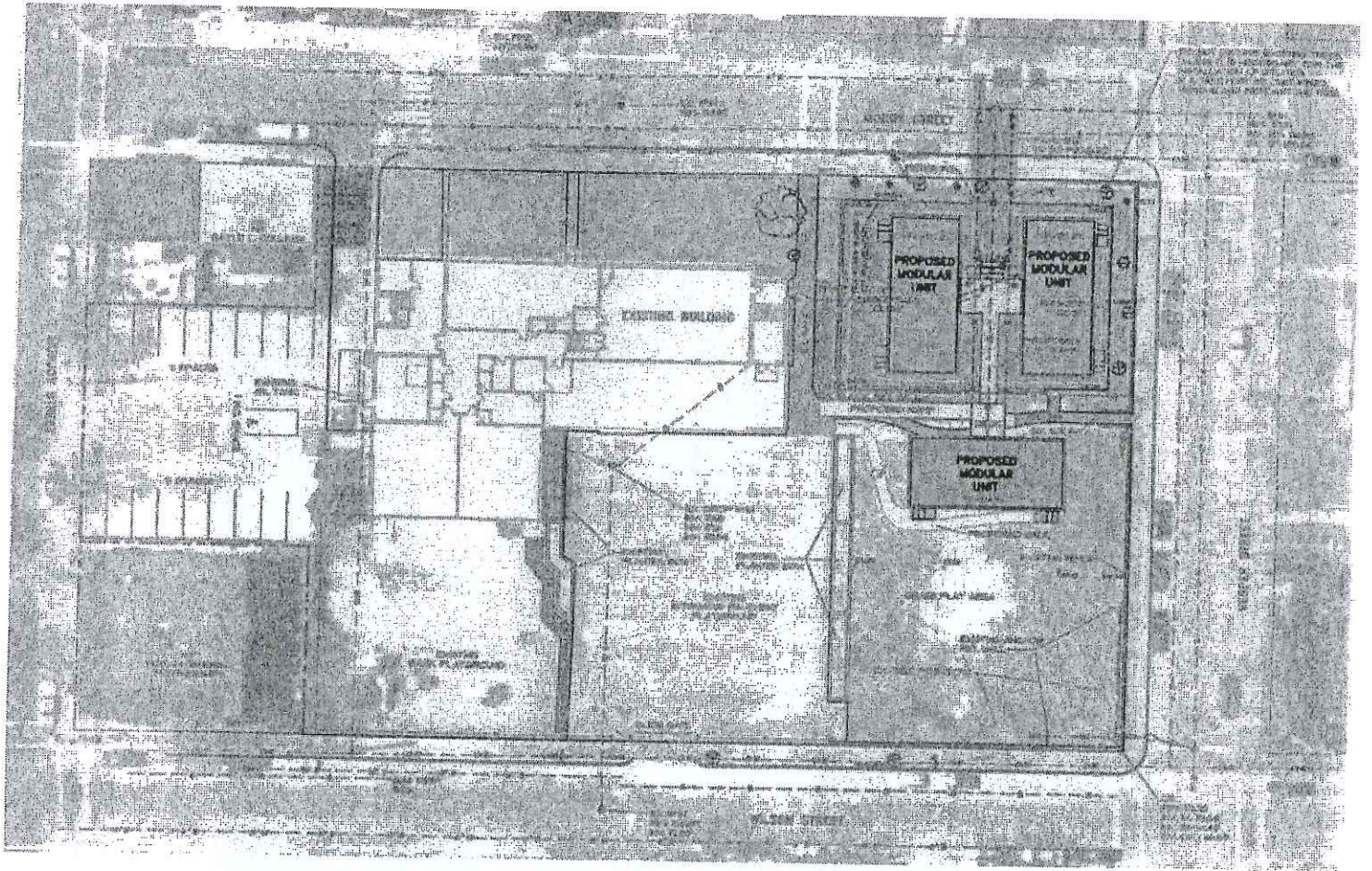


Map prepared from the City of Portland  
Planning Division from GIS Work Group  
Data using 2006 aerial photo and parcel  
data. For study use only relating to the  
Adams School site redevelopment assessment.  
January 2007



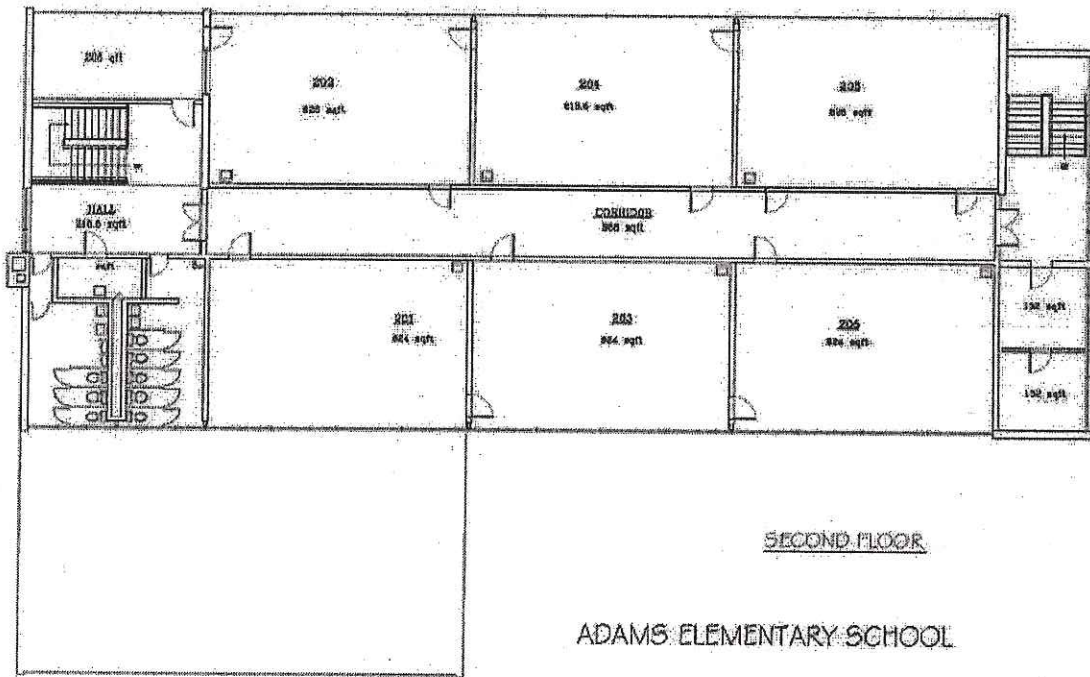
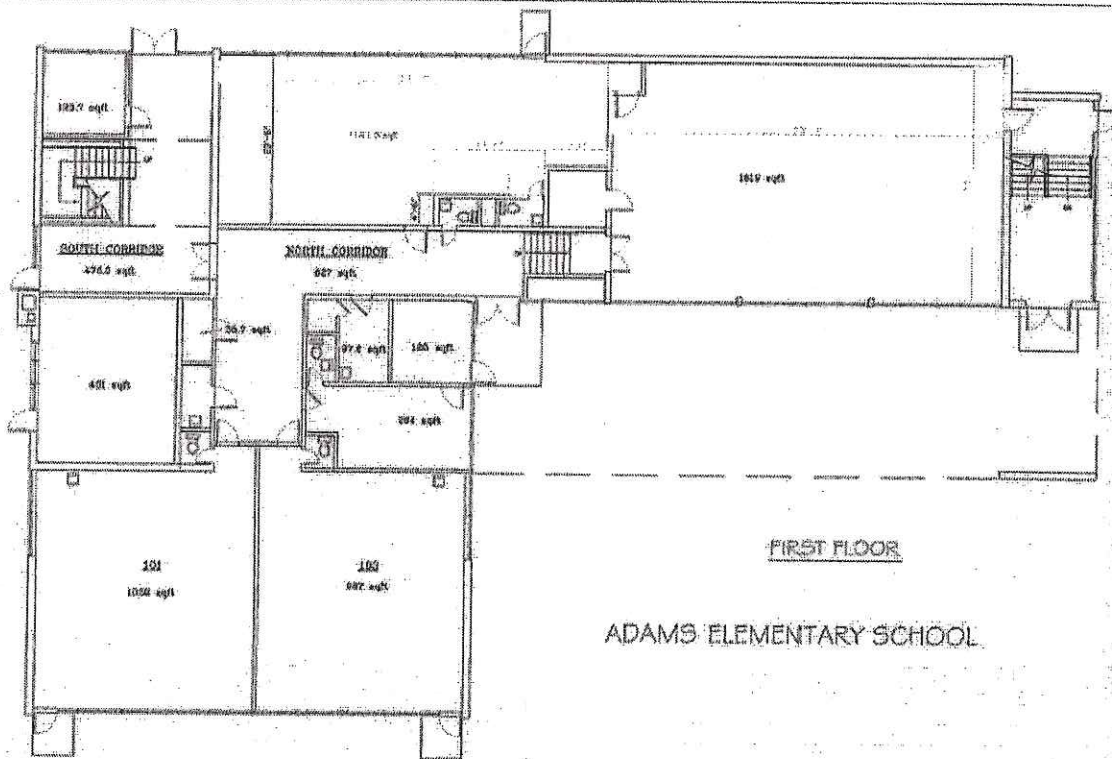
### Site Plan

Note: The three portable classrooms (red) at Moody and Vesper Streets have been removed.





# Building Plans



## Community Design Day

A Community Design Day was held on April 29, 2007 to facilitate brainstorming, generate “crazy ideas”, and enable creative designs for the Adams School site. The intent was to provide a full day workshop for citizens to envision and design possible alternatives for the reuse of the former Adams School site. The Community Design Day was facilitated by Architect Alan Holt, and his students from the Muskie School, and Architect Eric Stark and his architecture students from the University of Maine at Augusta.

Over 50 people attended, and worked in teams to prioritize Policy and Land Use Ideas for the site which are summarized below (the numbers represent the number of votes that were given to a particular topic during a preference exercise). The topics were taken from the Munjoy Hill Neighborhood Organization’s input gathered in October 2006. Each team also created a visual presentation of its desired development options (attached at the end of this report).

Though an imperfect science, the summary of Policy Ideas by the participants at the Community Design Day include a preference for the following (in order of greatest votes received): Perpetuate diversity of housing on Munjoy Hill (age, income, cultures); Great architecture and landscaping; Serves as a neighborhood center in a quiet, safe, strong community; Sustainable Green Design; Youth/teens - space for constructive activities, after school programs; and Offers a familiar public open space, gathering place, and playground.

[Note: reorganize charts in order of votes received]

<b>POLICY IDEAS FOR THE ADAMS SCHOOL SITE</b>	<b>TOTAL</b>
Serves as a neighborhood center in a quiet, safe, strong community	9
Offers a familiar public open space, gathering place, and playground	7
Development could be a percentage of open space to development	2
Create identity, strengthen community, neighborhood more desirable	4
Great architecture and landscaping	11
Positively impact nearby land values	0
Provide employment opportunities	2
Perpetuate diversity of housing on Munjoy Hill (age, income, cultures)	18
Elderly housing - meet housing needs of seniors in their neighborhood	1.5
Retail that meets needs and fits community	3
Beckett/O’Brion as low traffic streets	4.5
Walkable/bikeable to Downtown, Prom, water, St. Lawrence, etc.	3
Integration to transit	3
Youth/teens - space for constructive activities, after school programs	8
Opportunity to address needs of immigrant community- get their input	2
Sustainable Green Design (added by Team 4)	8



The summary of Land Use Ideas by the participants at the Community Design Day include a preference for the following (in order of greatest votes received): Park, plaza, piazza, playground, arboretum, trees; Multi-use housing, live/work (artists), flexible space; Mixed income housing, or entirely affordable housing; Senior housing, or diversity of housing serving various ages; Mixed use with small scale retail; Community center; Multicultural center, teen center, or recreation center; Non-profit incubator, immigrant organizations, shared infrastructure; Cooperative housing model; and Community gardens or greenhouse.

<b>LAND USE IDEAS FOR THE ADAMS SCHOOL SITE</b>	<b>TOTAL</b>
Mixed income housing, or entirely affordable housing	17
Senior housing, or diversity of housing serving various ages	15
Owner occupied or rental family housing	1
Multi-use housing, live/work (artists), flexible space	17
Cooperative housing model	6
Mixed use with small scale retail - grocery, co-op, coffee, hardware	13
Artist work studio spaces	3
Park, plaza, piazza, playground, arboretum, trees	21
Community gardens, greenhouse	5
Community center	12
Non-profit incubator, immigrant organizations, shared infrastructure	8
Multicultural center, teen center, rec. center	9
Faith based, community service, church	0
Athletic facilities, pool, wellness center	1
Library	0
Community college, adult educational space	3
Parking for the neighborhood	3

The participants of the Community Design Day worked in four teams to develop visions for the site, and to provide graphic presentation boards that illustrated the visions. Photographs of the boards are provided at the end of this document. The following table presents a summary of the ideas that were graphically presented on the board. The number in the Total column represents the number of teams (four total) that included that line item in the presentation of preferences.

The teams presented fully developed visions which included the following elements: Four teams included a windmill, and showed a walkway where Becket Street would extend, which also provides a view corridor. Three teams included a Community Center, Housing Diversity and Green Roofs and Solar Panels; Pedestrian Walkways. Two teams included Business/Retail/Commercial on the first floor with Residential or Offices on the second floor; Grocery; Hardware; Mixed Income; Live/Work; Co-op housing; and Community Gathering Space; Playground; reduced car dependence; and reused part or all of the existing building. A number of other interesting ideas were shown on the development scenarios, and are listed below, or shown in the photos.

<b>SUMMARY OF DEVELOPMENT IDEAS</b>	<b>Total</b>
<b>Mixed Use</b>	1
Neighborhood businesses	2
Grocery w/ produce	1
Coop	1
Hardware	2
Bakery	1
Outdoor Market	1
Business/ Retail/ Commercial 1 <sup>st</sup> floor with Residential or Offices on 2 <sup>nd</sup> floor	2
Learning Café	1
Shops	1
Business incubator	1
Coffee	1
Childcare	1
<b>Housing</b>	
Housing Diversity	3
Diversity of Users families, elderly, immigrants, young people, artists	1
Diverse Coop Housing	1
Decks on units	1
Town homes that face the street	1
Apartments	1
Mixed Income	2
Mixed age	1
Housing Types	
Family, workforce, middle income	1
Elderly	1
High end efficiency	1
Live / work efficiency	2
Starter units	1
Ownership Models	
Limited equity	1
Coop housing	2
Traditional ownership models	1
<b>Community Space</b>	
Youth/ Teen Space (Rec Center)	1
Gathering Space	2
Neighborhood/ Community Center	3
Multi-cultural space	1
<b>Green Design</b>	
Leadership in Energy and Environmental Design	1
Wind turbine/ windmill	4
Solar Panels / PV	3
Rooftop gardens/ Green roofs	3
Rainwater catch basins	1
Zero New energy Use	1

<b>Transportation</b>	
Reduce car dependence	2
Integrate with transit	
Create safe pedestrian walkways	2
Bike safe	1
Transportation HUB	1
Parking interior to the site	1
Transportation Alternatives	1
Zip cars	1
Shuttles	1
Residential Parking	1
Underground parking	1
<b>Greenspace</b>	3
Park	1
Playground	2
Community Gardens	1
Trees, plants, benches	1
Shade trees	
<b>Other</b>	
Reuse the building	2
Handicap accessibility	1
Becket Street walkway	4
Wellness Center	1
Incorporate corner pockets (buy)	1



## Summary of the Committee Workshop

The Adams School Reuse Committee held a workshop on May 24, 2007 so that it could participate in a similar process to that which had been provided to the public during the Community Design Day. There were seven participants in the voting. Michael Pulaski, PhD, LEED AP, Project Manager, Fore Solutions facilitated the workshop. The Committee members were given the same list of Land Use items and Policy Ideas that had been taken summarized from the Munjoy Hill Neighborhood Organization's meeting in October 2006.

The Committee preferences are show below in order of votes by the Committee members (the number in parenthesis indicates the number of votes from the public participants at the Community Design Day). The Committee voted unanimously for senior housing or a diversity of housing serving various ages. Four members voted for a park, plaza, piazza, playground, trees. Three members voted for mixed use small scale retail. These top choices were consistent with the top preferences from public participants at the Community Design Day.

The Committee's votes diverged from those gathered at the Community Design Day with regard to the provision of Mixed Income/Affordable housing, and Multi use Housing such as live/work spaces. These two land use types were tied for the second choice for the Community Design Day participants, but received 1 or zero votes respectively from the Committee.

### LAND USE

- 7 (15) Senior housing or a diversity of housing serving various ages
- 4 (21) Park, plaza, piazza, playground, trees
- 3 (13) Mixed use with small scale retail: grocery, co-op, coffee, hardware, bakery
- 2 (12) Community Centers
- 2 (3) Parking for the neighborhood
- 2 (1) Owner occupied or rental family housing
- 1 (17) Mixed Income/ Affordable
- 1 (1) Athletic facilities, pool, wellness center
- 0 (17) Multi use housing, live/ work (artists)

The Committee voted on policy ideas for the site (the number in parenthesis indicates the number of votes from the public participants at the Community Design Day)

[Note: need to clarify with Amy on these numbers]

### POLICY IDEAS

- 3 (11) Great architecture and landscaping
- 1 (18) Perpetuate diversity of housing on Munjoy Hill (age, income cultures)
- 1 (1.5) Elderly Housing, meet housing needs of seniors in their neighborhood
- 1 (3) Retail that meets needs and fits community
- 1 (4.5) Beckett/ O'Brien as low traffic
- 1 (8) Youth Teen space for constructive activities

The committee discussed the design elements on the presentation boards from the Community Design Day. Ideas that were appreciated by the Committee include the view corridors around the Adams site; variable heights of buildings; green/ open space; green space along the perimeter; replication of the feel of the existing space/surrounding neighborhood; porosity on the site; and the inclusion of the playground. One committee member did not like the alley.

A discussion was had about whether to keep the existing building. It was determined that this is a decision of a developer.

A discussion was had about the option to divide the site into lots that are in keeping in with the existing fabric of the neighborhood. There was general agreement in the committee for this idea. There is the potential for approximately 13 lots at the neighborhood scale.

The committee discussed the option of mixed use retail. There was consensus that there is some need for retail/ commercial on the Hill, but does it belong on the Adams School site.

The committee continued to discuss site specific physical design features, program uses, and proposed policy ideas. These ideas are presented below.

#### PHYSICAL DESIGN FEATURES - SITE SPECIFIC

View corridor

Playground (south side)

Becket Street walk-thru that meets the street pattern and width

Height restrictions on new construction

Design criteria- New Urbanism and LEED ND

Blend-able housing style that is compatible with existing neighborhood

#### PROGRAM USE

Family housing

Senior housing

Community spaces and access (community-based programs)

Sufficient parking

#### POLICY IDEAS

Permeability/ porosity

Housing- mixed income/ mixed ownership/ affordable

Life-cycle living on the Hill

Elbow room- open green space, common public space

Knitting the neighborhood back together, physically and functionally

Enhanced community

Green/ sustainable/ carbon neutral design

## **Range of Potential Options for the Site**

[To be completed]



## **Conclusion**

[To be completed]

## **Appendices**

Summary of Community Objectives 04/12/07

Photos of Presentation Boards from the Community Design Day

Minutes of all Adams School Reuse Committee meetings (?)

# Adams School Reuse Committee

## Agenda

Thursday, June 14, 2007, 7:00-9:00pm  
Cummings Center, Second Floor Meeting Space, 134 Congress Street

### 1. Review and Approve Meeting Notes

- Adams School Committee Workshop 5-24 draft ✓
- Meeting Minutes 5-9-07 draft ✓
- Meeting Minutes 4-12-07 draft ✓
- Meeting Minutes 3-08-07 draft ✓
- Meeting Minutes 1-25-07 revised ✓

Eric Stark present

### 2. Review and Discussion of the Committee's Workshop on 5/24

### 3. Review of the *Draft* Committee Report for the Reuse of the Adams School Site

### 4. Begin Drafting Initial Recommendations

### 5. Discussion of Remaining Steps and Timeline

6. MHNO update - Letter from Marcos; emphasis on elderly housing; No mention of single occupying units -





June 13th, 2007

Dear Matt,

Thanks for taking the time to speak to the MHNO membership about the work of the Adams School Re-Use Committee. I understand that you did your best to give an update on where things are at in the process, and highlight the main elements under consideration, but were not in the position to report on decisions from the Re-Use Committee. It is clear that the final recommendations are yet to come.

However, I am concerned with some of the information you shared with the MHNO membership at the Annual Meeting. I was surprised to hear that there was such an emphasis being placed on the elderly housing component versus the other needs expressed by the community. While you did not completely rule out the community's desire to see open space and some community component that spoke to the diverse role Adams served in our neighborhood as a school, meeting space, library, voting center, etc, these were mentioned only in passing. I was glad to hear that family housing was mentioned in the update, but was surprised that there was no mention of single occupancy units. The need for such units was stated clearly by both participants of the Design Workshop, and City Staff, based on housing data.

I fear that the Re-Use Committee's work is leading to recommendations that would call for little diversity in re-use of the site, aimed at meeting the needs of a very select population. I personally think that elderly housing could, and should be a factor in the mix, but in the MHNO Community Workshop, and many other opportunities for community input, it was clear that the elderly is but one of many populations that should be provided for on this site.

The energy, vision, and consensus expressed the evening of the workshop was tremendous, and marked a defining moment for our community visioning. I believe this vision has been restated clearly throughout the public process. To have it discounted would be a shame, and disrespectful of the public process.

I look forward to seeing recommendations from the Re-Use Committee that respectfully balance the various needs and visions of our diverse population on the Hill.

Thank you for your service to the community.

Sincerely,

  
Markos Miller





**From:** "Matt Thayer" <mthayer@competitive-energy.com>  
**To:** "Carrie Marsh" <CMarsh@portlandmaine.gov>, <Dan@haleyins.com>, "Alex Jaegerman" <AQJ@portlandmaine.gov>, "Amy Pulaski" <AVP@portlandmaine.gov>  
**Date:** 6/14/2007 3:51:53 PM  
**Subject:** Various Adams School Items

Hi all --

I have a few Adams School items -- that I got from attendees at the big MNHO Annual Mtg this week where the project was a focus:

Have the photos of the design day boards been shot yet? Are they ready to be posted on the web?

How is the website itself these days? Any more we can post? I was getting some questions the other night about this.

Kevin Donoghue was asking the other night when we'd be doing the public meeting to present our recommendations and solicit public input. Thoughts? I know where Dan is on this one -- we may not be in the same camp. June is totally unrealistic. So what's the next best option?

Can you guys easily post a reference to the meeting tomorrow on the calendar. I wouldn't want someone to think we were hiding it. I know, it's kind of late, but in case someone asks tonight...

Can we get the 28th as a final workshop, since we'll need an opportunity to process what happens tomorrow. After which we could switch in final report writing mode -- pre-Kevin's requested final public input opportunity.

Pls advise. Thanks.

Matt

-----Original Message-----

From: Carrie Marsh [mailto:CMarsh@portlandmaine.gov]  
Sent: Wednesday, June 13, 2007 11:44 AM  
To: mthayer@energymaine.com; Dan@haleyins.com; Alex Jaegerman ; Amy Pulaski  
Subject: agenda for Adams School?

Please let me know of any items you would like on the agenda for the Adams School meeting tomorrow night. Thank you.

Dick will not be attending.

Carrie M. Marsh, AICP, Urban Designer  
City of Portland, Division of Planning  
389 Congress Street, Portland, ME 04101  
Ph: 207-874-8723 Fax: 207-756-8258



**From:** Carrie Marsh  
**To:** Bailey100@gwi.net; cynthia@mainetimebanks.org; Dan@haleyins.com; Donoghue, Kevin; ericstark@verizon.net; Jaegerman, Alex; jmarcisso1@yahoo.com; mthayer@energymaine.com; Pulaski, Amy  
**Date:** 6/13/2007 4:16:52 PM  
**Subject:** Adams School Reuse Committee Thursday, June 14, 2007, 7:00-9:00pm

There will be a meeting of the Adams School Reuse Committee  
Thursday, June 14, 2007, 7:00-9:00pm at the  
Cummings Center, Second Floor Meeting Space, 134 Congress Street

Agenda

1. Review and Approve Meeting Notes
2. Review and Discussion of the Committee's Workshop on 5/24
3. Review of the Draft Committee Report for the Reuse of the Adams School Site (this will be provided at the meeting)
4. Discussion of Remaining Steps and Timeline

Carrie M. Marsh, AICP, Urban Designer  
City of Portland, Division of Planning  
389 Congress Street, Portland, ME 04101  
Ph: 207-874-8723 Fax: 207-756-8258

**CC:** Dorr, Jennifer; Rosen, Judith





	Team 1	Team 2	Team 3	Team 4
<b>MIXED USE/ RETAIL/ BUSINESS ETC.</b>	X			
Neighborhood businesses	X	X		
Grocery w/ produce	X			
Coop	X			
Hardware	X	X		
Bakery		X		
Outdoor Market	X			
Business/ Retail/ Commercial 1 <sup>st</sup> floor with Apartments/ Residential or Offices on 2 <sup>nd</sup> floor	X	X		
Learning Café	X			
Shops		X		
Business incubator				X
Coffee				X
Childcare				X
<b>HOUSING</b>				
Housing Diversity	X		X	X
Diversity of Users families, elderly, immigrants, young people, artists	X			
Diverse Coop Housing	X			
Decks on units	X			
Town homes that face the street		X		
Apartments		X		
Mixed Income		X		X
Mixed age				X
Housing Types				
Family, workforce, middle income			X	
Elderly			X	
High end efficiency			X	
Live / work efficiency			X	X
Starter units			X	
Ownership Models				
Limited equity			X	
Coop housing	X		X	
Traditional ownership models			X	
<b>COMMUNITY SPACE</b>	X			
Youth/ Teen Space (Rec Center)	X			
Gathering Space	X		X	
Neighborhood/ Community Center	X		X	X
Multi-cultural space	X			
<b>SUSTAINABILITY FEATURES</b>	X	X	X	X
LEED	X			
Wind turbine/ windmill	X	X		X
Solar Panels / PV	X	X		X
Rooftop gardens/ Green roofs	X	X	X	
Rainwater catch basins	X			
Zero New energy Use				X
<b>TRANSPORTATION</b>				
Reduce car dependence	X			X
Integrate with transit	X			
Create safe pedestrian walkways	X			X
Bike safe				X
Transportation HUB		X		
Parking interior to the site		X		
Transportation Alternatives		X		
Zip cars		X		
Shuttles		X		
Residential Parking		X		
Underground parking				X
<b>GREEN SPACE</b>	X	X		X
Park		X		
Playground		X	X	
Community Gardens		X		
Trees, plants, benches		X		
Shade trees				
<b>OTHER</b>				
Reuse the building	X	X		X
Handicap accessibility	X			
Becket Street walkway	X	X	X	X
Wellness Center		X		
Incorporate corner pockets (buy)				X





LAND USE IDEAS FOR THE ADAMS SCHOOL SITE	Team 1	Team 2	Team 3	Team 4	TOTAL
Mixed income housing, or entirely affordable housing	3	3	4	7	17
Senior housing, or diversity of housing serving various ages	5	6	4		15
Owner occupied or rental family housing		1			1
Multi-use housing, live/work (artists), flexible space		6	8	3	17
Cooperative housing model	4			2	6
Mixed use with small scale retail - grocery, co-op, coffee, hardware	5	6		2	13
Artist work studio spaces				3	3
Park, plaza, piazza, playground, arboretum, trees	5	5	8	3	21
Community gardens, greenhouse	3	1		1	5
Community center	6	2		4	12
Non-profit incubator, immigrant organizations, shared infrastructure	4		4		8
Multicultural center, teen center, rec. center	7			2	9
Faith based, community service, church					0
Athletic facilities, pool, wellness center				1	1
Library					0
Community college, adult educational space	3				3
Parking for the neighborhood		3			3



<b>POLICY IDEAS FOR THE ADAMS SCHOOL SITE</b>	<b>Team 1</b>	<b>Team 2</b>	<b>Team 3</b>	<b>Team 4</b>	<b>TOTAL</b>
Serves as a neighborhood center in a quiet, safe, strong community	7			2	9
Offers a familiar public open space, gathering place, and playground	6	1			7
Development could be a percentage of open space to development		1		1	2
Create identity, strengthen community, neighborhood more desirable	4				4
Great architecture and landscaping	3	2		6	11
Positively impact nearby land values					
Provide employment opportunities	2				2
Perpetuate diversity of housing on Munjoy Hill (age, income, cultures)	9	5		4	18
Elderly housing - meet housing needs of seniors in their neighborhood	0.5	1			1.5
Retail that meets needs and fits community	2			1	3
Beckett/O'Brion as low traffic streets	0.5		4		4.5
Walkable/bikeable to Downtown, Prom, water, St. Lawrence, etc.	1	2			3
Integration to transit	2			1	3
Youth/teens - space for constructive activities, after school programs	7	1			8
Opportunity to address needs of immigrant community- get their input	1	1			2
Sustainable Green Design (added by Team 4)				8	8





## Adams School Reuse Committee

### Meeting Minutes – Thursday January 25, 2007, Cummings Center, 7:00pm

Committee Members: Dan T. Haley, Jr. and Matt Thayer Co-Chairs, Dick D'Entremont, Cythia Fitzgerald, Eric Stark, Ken Bailey, Mr. Marcisso (sub). Councilors: Kevin Donoghue. City Staff: Alex Jaegerman, Planning Director, Carrie Marsh, Urban Designer, Amy Grommes Pulaski, HCD Program Manager (note taker)

Citizens: Joan Sheedy

#### **1. Introduction Review of Meeting Notes**

Matt: Good evening, I appreciate you all coming. We have a few new members at the table. Let's introduce ourselves.

Matt: Our first item is to review the meeting notes. What I propose is that if we take any comments we amend them the next time. Our next step is to review the revised work plan.

#### **2. Review the Revised Work Plan**

Carrie describes the changes that have been made to the Work plan dated 1/22/07.

Matt: Any comments? (no one). Well I have a few comments. Item 10 under committee meetings. Miscellaneous Topics such as Non-profit Collaboration. We had discussed teasing this out. But I want to be sure this doesn't disappear.

Carrie: The staff will have to know more specifically what you are looking for this.

Mr. Marcisso: Under Public Forum 1, is this enough time for the developers.

Matt: This is still up in the air. But it's not requesting specific proposals, but rather describing their current or past projects.

Alex: The developers know their own work. They could probably present without preparation, to talk about their own work. I have already started to talk about this with certain developers.

Matt: Any other comments. No? Good.

Carrie: There are two other issues in the packet. One is a letter from the Assessor's Office from Richard Blackburn. The land's tax assessed value is \$314,000 and the entire site is appraised at \$1,852,500. The second item is the 3-D view of the site.

Eric Stark: I'd like to ask a question about the "technical assistance" that will be provided to the community ideas in Public Forum 2. What does that mean?





Alex: Actually, you are the professor at UMA, correct? We were actually thinking of using your students to help assist. Sorry we haven't had a chance to discuss this with you prior. Otherwise we can use professionals from town. But if you or your students are interested, it would be very beneficial to the community and to the students.

(Eric agrees.)

### **3. Review the Summary of Community Objectives**

Matt: Can we move onto the Community objectives that Carrie has been working on.

Carrie: This has been a helpful exercise for staff. It was taken from Markos Miller's article in the Munjoy Hill Observer, combined with notes from the previous meetings.

Alex: The material that was gathered in the fall is valuable. So we'd like to use this summary Carrie put together as a base line. There are two questions: 1) Is this list a full summary of ideas, or are there things that need to be added? And 2) Can we use this at a broader community meeting with a dot exercise? At some point in the future we'd like to narrow the objectives to develop more specifics. The other objective was to condense the information down to 1 or 2 pages rather than having you sort through 6-7 pages.

Eric Stark: Do you see the dissemination of this information as a basis for the CRAZY ideas?

Alex: We'd like this to be the baseline to begin the planning for the CRAZY ideas.

Matt: Good well let's go through them.

Carrie: MHNO did a SWOT analysis of strengths, weaknesses, opportunities and threats of the neighborhood as well as describing their needs and desires.

Carrie continues to describe the DRAFT Summary of Community Objectives.

Committee discusses the points pointed out by Carrie.

Cynthia: We just had a discussion about the Dunkin' Donuts. Would this be subject to this?

Alex: This is R-6 zoned, so no retail is currently allowed.

Dick: What about the project being economically viable? Where's the tax base? These are all great community driven ideas, but I think that we need to consider the economic viability. Regardless of how we cut it there needs to be some type of economic viability.

Alex: First we make an all encompassing list, and then break it down to smaller stages and test economic viability.

Ed Democracy: I was at this session in the fall. There were 84 people there. The intention was to bring up any and all ideas and then go forward and define options. We are happy to see that this group is following thru with this. But this was only a brain storming activity.



Katie Brown: To follow up on economic viability. Cannot community stabilization be thought of as economically viable? It can attract people to it, does this count as economic viability.

Councilor Donoghue: Good comment. I think that will play out.

Eric Stark: I notice having a walk-able neighborhood is discussed several times. The idea or potential of a walk-able neighborhood is a great one. But you cannot buy all the things that you need in this neighborhood.

Councilor Donoghue: I like your comment. It's not just the size of block that makes it walk-able. There has to be an end destination.

Gary Marcisso: There does not seem to be a traffic analysis. This is important. The businesses on Congress street add traffic to the neighborhood, I think a traffic impact study should be considered.

Councilor Donoghue: I'd also like comparisons of traffic studies between say Adams square and Reiche for comparisons sake.

Dick: It's not just traffic but parking as well.

Councilor Donoghue: Well you get rid of all the parking and there's no more traffic.

Matt: I think we can review this summary and determine. We'd like input from the committee before we put it forth to the public.

Alex: We will further consolidate and sort. We don't want to loose anything, but we do want to help consolidate.

Councilor Donoghue: When you refine and refine and refine you end up with mush.

Alex: But there's ways to better summarize and it can be done.

The Committee discusses the summary from the original meeting.

#### **4. Status Report on the Developer's Panel**

Matt: Let's turn to the developers panel, what's the status?

Alex: Well I have calls into Nathan Zantan, and a few other developers.

Matt: The way that the panel is passed in the work plan, it mentions "local" developers. I thought we discussed at the last meeting to broaden this to allow input from developers from outside Portland. I'm glad you contacted someone from Brunswick. I think they could contribute very useful information.





Councilor DONoghue: I think both types of developers can contribute valuable information, but different. Local developers can tell us how the rules work here in Portland. While outside developers can offer different type of projects. Both beneficial, but different.

Matt Will they both be incorporated in this panel?

Councilor Donoghue: My thoughts were that developers would be beneficial in sharing the information relevant to the local. I think that the bringing in developers from other sites could add a more creative or wider view, but not with the detailed input for the local.

Ken Bailey: Would these developers have an interest in developing this site?

Alex: This presentation would not be for them to present their own project/ ideas for the site. But for them to present other projects they have completed. Then have some discussion or questions or answers. It is a community education process and since they have done projects here, then they have a certain knowledge specific to here. We did talk about having case studies about projects from away, but we haven't put anything together.

Dick: How about out of state?

Alex: Sure

Councilor Kevin: We really want the pictures, ideas etc. not celebrity drop ins.

Eric Stark: If there were developers from outside the area, and if they were putting forth ideas that were built in other areas, the local developers could say whether the projects are viable. The developers are a great idea, and it gives it viability.

Dick: Do we have a time frame?

Alex: The soonest would be March. That gives us time to put it together.

Matt: We will take public comment.

Odelle Bowman: You keep discussing mixed use. What about including architects in addition to developers because they look at the space in different ways. There are some innovative mixed use ideas that developers don't consider.

Saul from Peoples Free Space: Can we contact someone from the committee or the City, I've found several ideas.

Comment: [www.munjoyhill.org](http://www.munjoyhill.org) there is a page there we can get a link to the City's website.





## **5. Review of Housing Data and Comprehensive Plan**

Amy Grommes Pulaski presented an overview of the Housing Data from the Comp Plan.

2002 Councilor Leeman created the Housing: Sustaining Portland's Future.

- Shortage of Housing – There is a significant shortage of all types of housing in 2002. Current housing demands are unmet. Population did not change from 1990 to 2000 but size of household size shrunk. Greater need for housing units but less people in each unit.
- Lack of housing supply causes prices to increase for renters and owners. 57.5 renters 43% own the home. East End was 2500 units with not much change from 1990.
- Portland has limited vacant land for redevelopment so infill space are the opportunity for future housing.
- Committee created objectives to solve the Conditions. Brief overview – The first objective was to ensure a diverse selection of all housing types. You not should be spending more than 1/3 of your income on housing. More than that is not affordable. No one should have to spend more than 30% of income on housing costs.
- Increase home ownership opportunities.
- Ensure that housing is available for people with special needs and special circumstances.
- Identify redevelopment opportunities throughout the City to provide housing.
- Current impacts on neighborhood stability and integrity.
- The need for households has increased on the Hill. Population has decreased 10% between 2000 and 1990.
- There are more jobs than residents in the City. There are 64,000 residents and 83,000 jobs.
- Development in the regions can negatively impact the neighborhoods because of the increase of traffic.
- Accommodating needed services and facilities from excessive encroachment and inappropriately scaled government of other uses of the site.
- Support Portland's livable neighborhoods by supporting a mix of walk-able uses.
- Encourage innovative development that is designed to be consistent in scale to the existing residential neighborhood.
- Encourage neighborhood development in close proximity to services.
- Sustaining Portland as a healthy City. What are the needs and how do we want to see it developed.
- Maintain role as economic, cultural center for the region.
- If the population of Portland decreases, less money comes in to Portland from the County.
- People are leaving the city when they have children.
- Portland has the largest percentage of young adults and the highest percentage over 75.
- Cumberland County has one of the highest conversions or rural and urban land.
- The investments and infrastructure in Portland are becoming underutilized as people move to other places.
- Encourage growth in Portland that strives for a balance in the city, increased transit, expanded economic opportunity



- Encourage neighborhood business centers throughout the City to reduce dependency on the car.
- Locate and design housing that reduces impacts on environmentally sensitive areas.
- Design housing using new materials and technologies that reduce costs and increase environmental efficiency.
- All the Housing in the City that has gone through the Planning Board since 2000 – how the City has addressed the housing needs.
- Under Construction 1081 units, 355 units are affordable

Cynthia: Could you get us the median area income?

Comment: What determines affordability?

Alex: Affordability is 30% of your income.

Bill Sullivan: I am an owner of a multi unit construction company. We are located at 1 India Street and are affected by the redevelopment. I'd like to move to Munjoy Hill, but with six employees I can't move to an R-6 zone. I keep hearing housing, housing housing. What about small business? But there are a lot of vacancies. Maybe we should figure out the vacancy rate in the Hill. There are vacancies out there. I'd welcome any questions. Families want to live on the hill. And I cannot find space for them. I cannot find family units to buy on the Hill. There's nothing. You can call me at 771-5556 Sullivan Multi-Family Realty

Dan: Does Portland Landlord's have vacancy rates?

Bill: I think you can find that fairly easily.

Matt: Does the city have that data?

Alex: No. It's a fairly labor intensive process.

Eric: Maybe we should be open to certain other zonings in this community.

Alex: We will get you a zoning map of the Hill.

Jaime Parker: What are the goals for the city? There's no income to the city right now. So what are they looking for? Typically the parcel is sold. There is a short term gain for the city. There's a long term impact on the neighborhood. Plus there's tax revenue. What are the necessary outcomes for the city? And how does that affect the neighborhood? And the developer will make money...unless it's non-profit...

Dan: The city would like to sell the land for income for next year. But they have not specified for-profit, non-profit or anything.

Jaime Parker: Computer model does not show the building on Wilson and O'Brien. Also it used to be a thru plan. Also everything we hear is mix, mix mix. Housing plus some type of





community place. Anything that goes in will bring in more traffic than is there now. But it can be done right.

Steven Shaff: When the housing plan was developed, we wanted the 4200 housing units. This was a percentage of the county. Therefore there is no breakdown of what percentage it was. The only way to create a livable walking area, we cannot do this in R-6 zoning. We would have to solicit city officials to change zoning.

Alex: For clarification, you don't have to have businesses within the neighborhood. You can have abutting zones with different uses. This still makes as walk-able neighborhood.

Matt: We have been trying to identify current vacancy rates. Is there any data or point person, are trying to locate business information etc.

Alex: Nelle Hanig, she tries to connect businesses to vacancies.

Matt: I think we have wrapped up discussion. Is there any more questions?

See you next time!





**Adams School Reuse Committee**  
**Thursday March 8, 2007**  
**Meeting Minutes**

Committee Members: Dan T. Haley, Jr and Matt Thayer Co-Chairs, Dick D'Entremont, Cynthia Fitzgerald, and Ken Bailey. City Councilor: Kevin Donoghue. City Staff: Alex Jaegerman, Carrie Marsh, John Peverada and Jim Carmody.

1-25-07 Minutes – Topics from the agenda inserted into text. Matt would like to have staff tighten it up (spell check).

2-8-07 and 2-22-07 Minutes were approved with grammatical corrections by Matt.

Parking and Traffic – Jim Carmody and John Peverada.

Matt – Snow emergency and mix of uses.

John – Hard telling not knowing. Hard to make a lot of assumptions. Read Kevin's question and Justina's response. Provided a map of houses, assessor's info on the Vesper, Wilson, Munjoy, Moody block. 58 units – 52 off street parking spaces.

Dick's questions –

**Question:** No historical data related to parking at the school?

**Question:** Parking spaces: 1/400 sq. ft. office; 2.5/1000 sq. ft. office; 4-6/1000 is what developers want.

**Question:** What is parking demand if developed to housing or mixed use.

**Answer:** Hard to know.

**Question:** Bus stop near the site?

**Answer:** Bus goes up Munjoy. Allow bus to stop without a pulloff (John's suggestion).

**Question:** Beckett extended? Impacts to traffic and parking.

**Answer:** More parking. Cars may go faster.

**Question:** Snow ban?

**Answer:** Over 50 cars park on snow days. Go to another parking garage. Longfellow would be closest. 50% of daily rate. Ocean Gateway might be used. East End School.

Ken –

**Question:** What is parking ordinance for Fore Street?

**Answer:** Majority is unrestricted except one night.



John P. – Neighborhood would have to get through – to allow parking the entire water side of the Eastern Prom.

Cynthia -

**Question:** Could you park in Fort Allen Park?

**Answer:** It is hard because of the slope.

Dan -

**Question:** Any issues of consideration about how this project moves forward?

**Answer:** (from John Peverada): Might be a way to allow parking on first level with space above.

**Answer:** Elderly housing reduces probability of a high number of cars. Daycare is high traffic.

Alex –

**Question:** Any traffic issues?

**Answer:** A community facility instead of housing will require more parking.

Dan –

**Question:** Any studies for traffic impacts with Ocean Gate?

**Answer:** It will be self contained.

Cynthia –

**Question:** Would the creation of one way streets help the flow? Everything is two way now (pedestrians, fire equipment, etc.)

**Answer:** Tight situation due to parking. One way would help but other than that there is no benefit to it.

Matt –

**Question:** At what point would the City look at traffic impacts of putting residential?

**Answer:** If residential uses were like current – no problems but 20 story building would be a problem. Could not sustain it on the street.

Ken –

**Question:** Units on Federal Street have parking underneath – would that be part of this plan?

**Answer:** Curb lines interrupt on-street parking – if consolidate curb cuts can allow more parking.





Jim – Reconnect O’Brien and Beckett Streets. Would not serve a benefit to re-connect (in his opinion). Might make a passageway with frontage for houses. Make a common driveway to back of units. Design it as a corridor.

Dutch Woonerf is a model to consider – Street/sidewalk are all one material. Gives flexibility. Not driving down street – drive more cautiously because it is a sidewalk. European intersections with no rules. Downplay need to provide more asphalt.

John – Open Beckett – increases liability/maintenance costs.

Jim – Building a pedestrianway.

Ken – Family friendly to build housing that kids can play without being in a street.

### Community Objectives

Matt – Run through community objectives line by line. Meaning/history no changes. Conceptual ideas – 50/50 open/developed.

Cynthia – A playground would need to be preserved as open space for all.

Kevin – Design should be physically open to the community.

Ken – Suggesting that playground be on site? Parks can deter crime – community and City maintain the parks. Positive for kids to have open space, playgrounds, etc. People have ownership on the park. People keep eyes on the park.

Kevin – Quality not quantity of space is key.

Dick – Wording – “development must have \_\_\_\_% open space.

Alex – Wording – “balance open space with development”.

Ken – Provide park benches – allows people to build community.

Erik - Perpetuate diversity of housing – is this about housing stock? Is it about diversity of people?

Alex – Goal is to provide objectives to the community forum so that they can vote and interact with them.





## Housing Objectives

Dick – houses have similar sized units.

Add mass and scale category.

Matt – Separate first and second bullets.

Cynthia – Perpetrate diversity of housing types on the Hill.

Erik – Rework for family. Cooperative comes first.

Matt – Workforce housing.

Cynthia – World community uses be restricted by zoning?

Alex – Zoning could be changed.

Dick - Could there be elderly care? Computer care? Common area?

Ken – Visiting nurse? A wellness center? Public health center? Strengthen the families that are here.

Kevin – Adams School is central. East End School, Cummings Center, St. Lawrence.

LEED - Could require it through RFP. \$8,000 to apply. This structure exists – could be required.

Cynthia – Could the project be covered by financial assistance?

Check on financial assistance.

Alex – Could put this in the criteria RFP but not take it on as the Committee.

Carrie – Could make requirement that is designed to be LEED certifiable. Meet criteria but not require them to pay \$.

Ken – will do online research on examples.

## Infill

Carrie presented infill examples.

Developers Panel – Review of draft mailing.

Community Design – Reviewed the draft.



## **Adams School Reuse Committee**

**Meeting Minutes – Thursday April 12, 2007, Cummings Center, 7:00pm**

Committee Members: Matt Thayer Co-Chairs, Dick Fitzgerald, Eric Stark, Ken Bailey.  
Councilors: Kevin Donoghue. City Staff: Alex Jaegerman, Planning Director, Carrie Marsh, Urban Designer, Amy Grommes Pulaski, HCD Program Manager (note taker)

Alan Holt and seven students from USM are attending the meeting.

Matt Thayer welcomes everyone. Alex gives a brief description of roles and responsibilities for the work shop. He describes who is responsible for what and how the day will unfold.

### **1. Review Meeting Notes January 25 and March 8**

Due to the low number of committee members present Matt has decided not to review or approve the meeting minutes.

### **2. Review Draft Community Objectives**

Matt introduces the Community Objectives that was created at a neighborhood meeting last fall before the Committee was created. There were 60-70 individuals who participated in this project. This is a summary of the thoughts and ideas of the community through a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis. Matt explains the objectives have been summarized, but do not want to distill further due to the possibility of losing the ideas.

Alex explains that the ideas have been distilled some, but not without identifying the priorities through a dot exercise. When Alan, Alex, Carrie and Amy met yesterday they discussed doing a dot exercise with the entire group the day of the workshop. Doing dot exercises forces people to process the concepts more thoroughly and identify their own priorities, more than reading or listening to the concepts. However at the meeting we thought it would be more beneficial to do the dot exercise in the smaller break out groups.

Matt questions whether we should analyze and discuss this today or if we should wait and prioritize these at a later committee meeting. Carrie questions the goal of this exercise. Matt explains that the goal to find out if there is broad agreement within the committee for what the ideas of the community were stated. We want to distill the list further and eliminate duplicates.

Kevin says he thinks that the committee and staff have distilled these issues sufficiently and that it is better raw.

Eric thinks the committee should familiarize themselves with the list, but not to distill it more or Dick explains that at the meeting last October there were starred choices of which some groups had the same ideas.





Alan Holt explains the differences in the types of choices- some are policy, others are use. These can be separated or discussed in the small groups. Alan says he thinks that this is an excellent list to begin the conversation. Plus it can be put in the information packet that each individual will get who attends the workshop.

Alex introduces and passes out the maps and zoning regulations, both 1) a large project site and 2) the Munjoy Hill neighborhood. Alex explains there will be a larger working version for the groups to use when sketching.

Alan asks for the committee to share with the students where the site is on the map. Kevin gets up to point to the Cummings Center and the Adam's School. Kevin describes the site and zoning. Carrie explains the school was built in 1952 by John Calvin Stevens. The Committee describes that the previous uses of the site as a paint industry. O'Brien Street used to connect through the 1.5 acre site. Alex explains that the current map needs to be slightly more zoomed out for people to orient themselves easier. The school was decommissioned last year when the East End School was built. Alan asks whether there has been a report as to the status of Adams School. Eric explains there is a tour next Thursday at 7:00 and that some members of the community are interested in re-using the site. There has been no official report from the City. Kevin explains that the Building Collaborative has organized the tour and is interested in using the space for non-profit collaborative space. This is a group headed by numerous community members, but the tour was organized by Ed Democracy.

The big question people ask is if they would like to use this space what do they need to do to bring it up to code. Alex explains that it depends on the use. He has talked to Anita LaChance says the building is in sound condition and was used as a school until recently.

Dick explains that it functioned well as a school, but to re-use it may be challenging. Alex explains that the result of the ideas of the 28<sup>th</sup> is not detailed proposals. It is as Kevin coined, a request for Crazy Ideas. These ideas do not necessarily need to be feasible, instead it is what is all the ideas the community wants.

One student questions the deadline. Kevin explains that most community design workshops are created and finished in one day. This allows community members to come up with their own ideas and submit them individually or collaboratively. This allows people to stay and work in the group, but still submit their own ideas or work with different group. Carrie explains that at the end of the day there will be a product, but there will be an additional two week time period to create crazier ideas.

Alan suggests reserving a half hour at the end of the day to discuss the next steps. This allows individuals to combine create additional groups.

Kevin explains that interested citizens have all different levels of experience, some with a great deal of development experience and some with little to none.

Carrie asks if the students have questions. One student asks how the ideas will be prioritized. Will there be a list of resources already in the community? Kevin explains that community space



is lacking. The idea that some community members may want certain things, but it may already be there only six blocks away. Kevin says the level of community knowledge is great and would know that. Carrie says that can be a great facilitation conversation in the small groups. Matt explains that one thing that will be distilled is the information the committee has learned and reviewed over the last few months. He explains that the city is actually losing population to the county due to lack of housing for its population. So this is the type of information the committee/ staff will share with the participants. Alex explains we will be compiling the information from the accordion file the committee has been working from. Alex says we will explain this at the beginning of the workshop and keep the information in the briefing book, that will act as a reference book.

Kevin asks if staff would present the information that day. Amy will be doing a power point that day. Alex explains that you do not want to go through too much detail, only a general overview of the housing plan, site plan etc. This gives them a sense of what is in there.

Kevin states that he has been overwhelmed by the amount of information that has been shared for the project. Carrie says we can share this with people who pre-register so they can review it prior to the program. Alan shows his briefing book from other projects. Alan says the briefing book can include information from the comprehensive plan, housing plan, cultural plan, transportation plan, maps, basic site information, plans of the building, size, etc. Also there are resource people throughout the day so if people have questions about, for example the housing plan, you can send in the experts, city staff or others. The morning presentation will be shared with the entire large group. Staff will share the information within the booklet with the participants. Alan would say a few things before they break into small groups, introduce the facilitators and explain the remaining agenda for the day.

Dick questions whether we will be discussing the constraints for the site. The general consensus is no. This is a request for crazy ideas and we do not want to restrict the community designers. Eric explains that due to the vested interest of the neighbors, they will not say design a sky scraper.

Alex questions how many students Eric will have to participate in the workshop. Eric has between 5 and 8 students. Unfortunately, it is the week before finals. Eric is not included in this number but would be willing to be a facilitator.

Carrie says the press release went out today. There were two articles about this process this past week. Carrie passes out press release. She has sent it out to architects, community activists, and Munjoy hill residents. Matt has also asked to send postcards to the streets surrounding the site. Alan says you can send the registration on with the announcement.

Staff requests the committee ask around to get coffee, bagels or donuts donation for the day.

Matt introduces Caroline Paras. Caroline has a powerpoint presentation of several infill development projects. She presents a power point slideshow to the committee and audience.





After the presentation, Matt mentions it may be useful to show this slideshow that day. Caroline explains that they have created a visual affirmation of what the residents in the neighborhood would like.

Alan says one thing that may be useful would be to use a 1"=30' map and we can create templates. We can also create templates for these examples to cut out and place on the site. It would be useful to take some of these site plans and superimpose them on a map of Adams school site. We can also do this with community gardens.

Carrie said we can also look to the neighborhood as a whole. People can trace their own homes and place them on the site. Alan describes the cottage industry and cooperative housing may be good things to include.

Matt asks if there were any questions. Alex thanks the students for their participation. Dick promises them an 'A' for their participation. Meeting is adjourned.



## Adams School Committee Workshop

### Meeting Summary - Thursday May 24, 2007, State of Maine Room, 6:00pm

Committee Members: Matt Thayer and Dan Haley, Co-Chairs, Dick D'Entremont, Eric Stark, Justina Marcisso, Cynthia Fitzpatrick.

Staff: Alex Jaegerman, Carrie Marsh, Amy Grommes Pulaski

Facilitator: Mike Pulaski

#### Introductions and Ground Rules

Alex introduces Mike.

Mike lays the ground work for the day: have fun and be courteous. Also the committee will be wearing different hats: Individual Hat, Committee Hat, Community Hat. He then gives a brief overview of the evening.

#### Dot Exercise

Mike introduces the dot exercise. There are Land Use items and Policy Ideas. Each committee member is given their five dots and is wearing their "Individual Hat." He explains that the numbers next to each item identify how many votes each item received during the design charette.

Summary of the Dot Exercise those with more than 10 votes:

The number in parentheses indicates the number of votes from the community design workshop, the number after the "+" sign indicates the number of votes from the committee workshop.

#### LAND USE (More than 10 Votes)

- (17) + 1 Mixed Use/ Affordable
- (15) + 7 Senior housing or diversity of housing serving various ages
- (17) + 0 Multi use housing, live/ work (artists)
- (13) + 3 Mixed use with small scale retail: grocery, co-op, coffee, hardware, BAKERY
- (21) + 4 Park, plaza, piazza, playground, trees
- (12) + 2 Community Centers

#### LAND USE (Other Committee Votes)

- (3) + 2 Parking for the neighborhood
- (1) + 2 Owner occupied or rental family housing
- (1) + 1 Athletic facilities, pool, wellness center

#### POLICY IDEAS (More than 10 Votes)

- (11) + 3 Great architecture and landscaping
- (18) + 1 Perpetuate diversity of housing on Munjoy Hill (age, income cultures)

#### POLICY IDEAS (Other Committee Votes)

- (1.5) + 1 Elderly Housing, meet housing needs of seniors in their neighborhood
- (3) + 1 Retail that meets needs and fits community
- (4.5) + 1 Beckett/ O'Brien as low traffic
- (8) + 1 Youth Teen space for constructive activities





The committee members discuss their thoughts and reasons of their decisions.

### **Summary of Ideas Generated by the Community Design Day**

Amy summarizes the boards and identifies the themes that were common among the teams.

The committee decides to review the boards and decides to go through a design exercise.

The committee discusses what they liked and did not like represented on the boards. Justina likes the view corridors around the Adams site. It is not square four story buildings throughout the site- its variable heights, with green/ open space, and with view corridors. Eric says that he likes how the Building Collaborative has designed the site with the cady-corner oriented buildings and green exteriors with cross walks. They like that the surrounding community can walk along the green space without intruding. Dick likes the set back buildings with different levels from Team 4.

Eric does not like the “alley” created in Team 3, it is worse than the neighborhood. They are building apartment buildings from the ground up, but the houses in the neighborhood now look like single family homes. He likes Team 1’s diagonal walkways. The interior space is very much a interior community rather than the surrounding buildings. Team 4 assumed the developer would buy out the out parcels.

### **IDEAS/ COMMON THEMES FROM THE COMMUNITY DESIGN DAY**

Source: Design Boards from Neighborhood Teams

- View corridors
- Variety of building heights, spaces and open space
- Green space along the perimeter
- Replicate feel of existing space/surrounding neighborhood
- Alley concept not liked
- Porous site
- Playground must be included

### **Committee Ideas and Discussions**

Eric questions whether the committee wants to keep the building. Cynthia says that should be the first decision. Eric replies that he thinks that it is more “use” oriented than make a decision. They discuss how a good architect can change the look of the existing building. Eric says the committee does not have to say keep or get rid of the building. They do not have to make that decision.

Eric begins talking about policy suggestions for the RFP. He said describes that the policy decisions the committee makes may determine whether you keep or get rid of the building. They need to decide what the priorities are and what the requirements are.

Mike brings the group back to the boards. There are three board topics include: 1) physical design site specific, 2) program use, 3) policy general.



Matt says that he thinks that a policy should be that people should be able to spend a life cycle living on the hill. He specifies that there are two things that cause people to leave the hill: when they have children and when they get older. Two types of housing are family and senior housing.

The committee would like a publicly accessible playground. Alex says all the designs incorporated the walk-able Beckett Street.

Matt brings up the idea of knitting the neighborhood back together. Matt means physically and functionally. Carrie says one of the ideas discussed before was dividing the lots to reflect the neighborhood. Alex says that the name of that idea would be homesteading. There is a lot of general agreement in the committee for this idea. Eric counted 13 lots.

The committee discusses the mixed use retail. There is consensus that there is some need for retail/ commercial on the Hill, but does it belong on Adams square. Dick would like niche retail. Others wonder if retail belongs on Congress Street. Dan says there are no places on Congress Street for re-development.

The committee continued to discuss site specific physical design features, program uses, and proposed policy ideas. The main points of discussion were written by Mike Pulaksi, facilitator, on flip charts during the meeting. All items on the list were voiced by various committee members. These ideas are presented below.

1) PHYSICAL DESIGN FEATURES - SITE SPECIFIC

- View corridor
- Playground (south side)
- Becket Street walk-thru that meets the street pattern and width
- Height restrictions on new construction
- Design criteria- New Urbanism and LEED ND
- Blend-able housing style that is compatible with existing neighborhood

2) PROGRAM USE

- Family housing
- Senior housing
- Community spaces and access (community-based programs)
- Sufficient parking

3) PROPOSED POLICY IDEAS

- Permeability/ porosity
- Housing- mixed income/ mixed ownership/ affordable
- Life-cycle living on the Hill
- Elbow room- open green space, common public space
- Knitting the neighborhood back together, physically and functionally
- Enhanced community
- Green/ sustainable/ carbon neutral design

The committee closes the meeting and will continue the discussion at the next meeting.







# **Adams School Reuse Committee Workshop**

Thursday May 24,

## **Agenda**

6:00 - 6:15: Introductions and Ground Rules

6:15 – 6:45: “Dot Exercise” of land use and policy preferences (Individual Hat)

6:45 – 7:00: Summary of ideas generated at the Community Design Day

7:00 – 8:00: Optional: Design exercise for committee - Be creative – explore new design options (Committee Group Hat)

8:00 – 8:40: Synthesize – Distillation of Policy, Program, and Physical Design Elements (Community Hat)

8:40 – 9:00: Quick Priority Ratings (High, Medium, Low)

9:00 – 9:15: Public Comment

9:15 – 9:20: Summary and Next Steps

## Adams School Reuse Community Design Day - Summary of Presentation Boards

	Team 1	Team 2	Team 3	Team 4
<b>MIXED USE/ RETAIL/ BUSINESS ETC.</b>	X			
Neighborhood businesses	X	X		
Grocery w/ produce	X		X	
Coop	X			
Hardware	X	X		
Bakery		X		
Outdoor Market	X			
Business/ Retail/ Commercial 1 <sup>st</sup> floor with Apartments/ Residential or Offices on 2 <sup>nd</sup> floor	X	X		
Learning Café	X			
Shops		X		
Business incubator				X
Coffee				X
Childcare				X
<b>HOUSING</b>				
Housing Diversity	X		X	X
Diversity of Users families, elderly, immigrants, young people, artists	X			
Diverse Coop Housing	X			
Decks on units	X			
Town homes that face the street		X		
Apartments		X		
Mixed Income		X		X
Mixed age				X
Housing Types				
Family, workforce, middle income			X	
Elderly			X	
High end efficiency			X	
Live / work efficiency			X	X
Starter units			X	
Ownership Models				
Limited equity			X	
Coop housing	X		X	
Traditional ownership models			X	
<b>COMMUNITY SPACE</b>	X			
Youth/ Teen Space (Rec Center)	X			
Gathering Space	X		X	
Neighborhood/ Community Center	X		X	X
Multi-cultural space	X			
<b>SUSTAINABILITY FEATURES</b>	X	X	X	X
LEED	X			
Wind turbine/ windmill	X	X		X
Solar Panels / PV	X	X		X
Rooftop gardens/ Green roofs	X	X	X	
Rainwater catch basins	X			
Zero New energy Use				X
<b>TRANSPORTATION</b>				
Reduce car dependence	X			X
Integrate with transit	X			
Create safe pedestrian walkways	X			X
Bike safe				X
Transportation HUB		X		
Parking interior to the site		X		
Transportation Alternatives		X		
Zip cars		X		
Shuttles		X		





**Adams School Reuse Community Design Day - Summary of Presentation Boards**

Residential Parking		X		
Underground parking				X
GREEN SPACE	X	X		X
Park		X		
Playground		X	X	
Community Gardens		X		
Trees, plants, benches		X		
Shade trees				
OTHER				
Reuse the building	X	<del>X</del>		X
Handicap accessibility	X			
Becket Street walkway	X	X	X	X
Wellness Center		X		
Incorporate corner pockets (buy)				X



Adams School Reuse

7 Shunks Erin <sup>fits</sup> = 8.  $\times 8 = 64$   $\times 10 = 80$   
East End School class room break-outs

Lunch by Dan Haley

Bkfst unknown (Coffee by Design?)

Good to have tables to sit around in  
classrooms.

Room darkening? for Powerpoint...

Any costs for school usage? Janitorial skill.

Set up - each breakout room  
registration + check-in  
meeting hall,

Orientation (45 minutes) Maps, + materials orientation  
Go to Room assignments; Work times,

Lunch room, steering comm.tee handles usually.

Lunch rotations

Video documentation - Presentation especially;

Architects? Students might not be ideal;

Registration to assemble balanced teams.

Community Objective





# Alan Holt → 1

- Slides of historical evolution
- 5 minute walk radius
- Great American Neighborhood Principles,
- Facts about site
- Objectives for the day

Exercise 2

• brainstorm  
what is  
missing

Highlights of community process from fall. • dots

---

Each small group

Facilitator introduction

draft principles for redevelopment.

In our case community objectives;  
unfiltered.

20 minutes for draft objectives - then part.

5 minute walk 1500' circle

Neighborhood assets;

• North Campus St

liabilities

opportunities

Maps 2 site plan. drafting talent.

Templates ...

Restock fee for graphic supply.  
Easels.

For Alan's  
class.

15 copies maps, community objectives



Leed N.D.

Resource Fovers : Introductions

Developer Peter Bass / Rich Berna / Nalin Szente.  
Parks person. Jeff Talby.

Briefing Book content

Architects / Arch Students  
Eric Starks, Scott Teas,







JOHN ELIAS BALDACCI  
GOVERNOR

STATE OF MAINE  
MAINE ARTS COMMISSION  
193 STATE STREET  
25 STATE HOUSE STATION  
AUGUSTA, MAINE  
04333-0025

*Kevin Dowd  
Alex Jacobson*

ALDEN C. WILSON  
DIRECTOR

City Manager, Joseph Gray  
389 Congress St, Room 208  
Portland, Me 04101

April 4, 2007

Dear City of Portland,

Odelle Bowman and A Company of Girls has long been an esteemed after school program for girls at risk. Recipient of the prestigious National Endowment for the Arts, Coming Up Taller Award, this organization is nationally recognized as exemplary in the field.

When the Adams School was initially vacated, I began my encouragement, initially with then Mayor, Jill Duson, that the abandoned school become a live work space for artists with retail, shared incubators spaces and community organizations on the ground floor. A Company of Girls is the perfect fit for this model.

I encourage the city to wholeheartedly embrace the establishment of A Company of Girls in residence at the Adams School. Benefits to the immediate and broader communities of Portland and surrounds would be enormously positive.

Highest Regards,

Donna McNeil  
Assistant Director  
Maine Arts Commission



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