

REUSE OF THE ADAMS SCHOOL SITE

Final Draft Report
July 27, 2007



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

Participants – January to June 2007

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The Community Design Day was facilitated by USM's 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, and Brian Madigan. Design assistance was provided by the University of Maine at Augusta, Bachelor of Arts in Architecture program, Eric Stark, Assistant Professor of Architecture, and students Jason Ryan, Matthew Petrie, and Teresita Macias.

Thank you to the architects who participated in the Design Day: Michael Chestnut, Ron Goodwin, Pamela Hawkes, Philip Kaminsky, Sherrie Kaminsky, Kevin Moquin, Richard Renner, Lynn Shaffer, Robin Tannenbaum, and Scott Teas.

For more information on the reuse of the Adams School site, please contact the City of Portland, Division of Planning, 389 Congress Street, Portland, ME 04101, 207-874-8723, cmarsh@portlandmaine.gov

This report was prepared by Carrie M. Marsh and Amy Grommes Pulaski, City of Portland.

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Executive Summary

The Adams School site at 44 Moody Street is 1.5 +/- acres bounded by Munjoy, Moody, Vesper and Wilson Streets. Beckett Street once ran through the site. The site is on Munjoy Hill, on the southeast end of the Portland peninsula, in a neighborhood which is largely defined by 19th and early 20th century buildings. A public playground is on the site. The site is zoned R-6.

The Adams School 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 to gather information about the site and input from the community, and to make recommendations to the City Council regarding the re-use of the site. The Committee held public meetings twice a month, January through July 2007.

The Committee carefully reviewed the document titled “Members Input from Adams School Re-Use Meeting Organized Thematically, October 12, 2006” which was generated at a Munjoy Hill Neighborhood Organization meeting. This document was used as a basis of discussion, consideration, refinement, and recommendation throughout the entire process.

City staff provided a large amount of resource material to the Committee, including a thorough site assessment, relevant sections of the City’s Comprehensive Plan, Zoning Code, and Design Guidelines, and Census data. Information was provided on neighborhood scale design, green design, innovative ownership models, and infill development. A developer’s panel was held in which local real estate developers discussed projects that they had developed in the City’s R-6 zones. A meeting was held with senior housing developers to evaluate that option for the site.

A Community Design Day was held to facilitate brainstorming, generate “crazy ideas”, and enable creative designs for the Adams School site. The goal was to provide a full day workshop for citizens to envision and design possible alternatives for the reuse of the site. Over 50 community members participated in the day.

The Adams School Reuse Committee considered the input generated by the public process conducted through July 2007 and made the recommendations listed below. These recommendations are respectfully submitted to the City Council, for its consideration when developing the criteria for the Request for Proposals for the site, and the selection of a developer.

Policy Issues

- **Life Cycle Living.** The goal is to create the possibility of life-cycle living on Munjoy Hill. A variety of unit sizes, a mix of incomes, and accessible design should be incorporated in order to allow housing opportunities for all.

- **Connect the Neighborhood.** The development should not be an island unto itself, but rather blend into and enhance the surrounding Munjoy Hill community. The design of the site should knit the neighborhood together both physically and functionally.

Design Considerations

- **High Quality Design.** Excellence in architectural and landscape design is expected.
- **Traditional Design:** Design shall be reflective of the surrounding traditional neighborhood. New Urbanist principles shall be used to create infill development that reflects and respects the existing pattern, streetscape, density, scale, massing, exterior materials and design elements of the neighborhood. Buildings should orient to the street.
- **Green Design.** The site and buildings shall be designed to be certifiable on the principles of *Leadership in Energy and Environmental Design for Neighborhood Design (LEED ND)*. The actual application for the certificate is the developer's choice.
- **Streetscape.** The development shall enhance the pedestrian experience and the public realm. Alternative transportation modes shall be accommodated and incorporated in the project.
- **Height:** Heights shall be less than or equal to the average of structures in a 2 block radius.
- **Permeability.** Design shall be permeable or porous. View corridors are encouraged. If the existing building is removed, Beckett Street shall be re-connected to its full width as a public, non-motorized right of way. If the existing building remains, a public walkway shall be provided along the north-south axis of the site. Year round accessibility is required.
- **Heterogeneity.** Design of the buildings on the site shall be heterogeneous, not homogenous.
- **Existing Building.** Reuse or removal of the existing building is the developer's choice.
- **Accessibility:** Universal Design principles shall be incorporated wherever feasible, to ensure that the design is physically accessible to the greatest range of users.

Housing Uses

- **Mixed Income and Affordability.** A mixed income development shall be provided, with the maximum number of affordable units that are feasible. Note that "affordability" is not necessarily defined by federal standards, but is open to creative interpretation and may be provided through mechanisms such as quality of finish materials or smaller unit sizes. From the outside of the units, there should be no distinguishable difference between unit values.
- **Ownership.** The maximize number of ownership units possible is desired (100% is encouraged). The Committee desires that there be a limit of one unit per buyer if this is feasible.
- **Alternative Ownership Models.** Alternative ownership models such as limited equity units, co-housing, or a land trust are encouraged in order to keep the units affordable over time.
- **Mix of unit sizes.** Units should be the following mix to accommodate families and singles:
 - 50% larger units (3-4 bedrooms) to serve family or blended family housing.
 - 25% smaller units (studios and 1 bedroom) suitable for single young people or seniors.
 - 25% to be decided by the developer.

Other Uses

- **Indoor Public Space.** Indoor public space that serves the needs of the Munjoy Hill community may be provided, such as a community center, community-based non-profit space, or elderly or child day care.
- **Outdoor Public Space.** Outdoor public space shall be provided for residents and members of the surrounding community, in addition to the existing playground. If the existing building is removed, Beckett Street shall be re-connected to its full width as a public, non-motorized right of way. If the existing building remains, the equivalent square footage in public open space shall be created elsewhere on the site. This shall incorporate a public walkway along the north-south axis of the site. Year round accessibility is required.
- **Playground.** A public playground shall be provided and maintained by the City either in its current location or relocated elsewhere on the south side of the site. A new playground shall be of equal size or greater to the existing. [Note: this may be parceled off prior to the RFP]
- **Parking.** Provide sufficient parking so as to not impact the existing neighborhood.

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 the 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, January through July 2007.

The Committee included Daniel T. Haley Jr., Co-Chair; Matt Thayer, Co-Chair; Kenneth Bailey; Richard D'Entremont; Cynthia Fitzgerald; Justina Marcisso; and Eric Stark. City Councilor Kevin Donoghue also participated in the process. City staff was Alex Jaegerman, Planning Director; Carrie Marsh, Urban Designer; and Amy Grommes Pulaski, HCD Program Manager.

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 (LEED ND). Examples were provided of innovative ownership models such as co-housing and community land trusts. Carline Parras of Greater Portland Council of Governments, provided models for infill development of applicable scale and mix of 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.

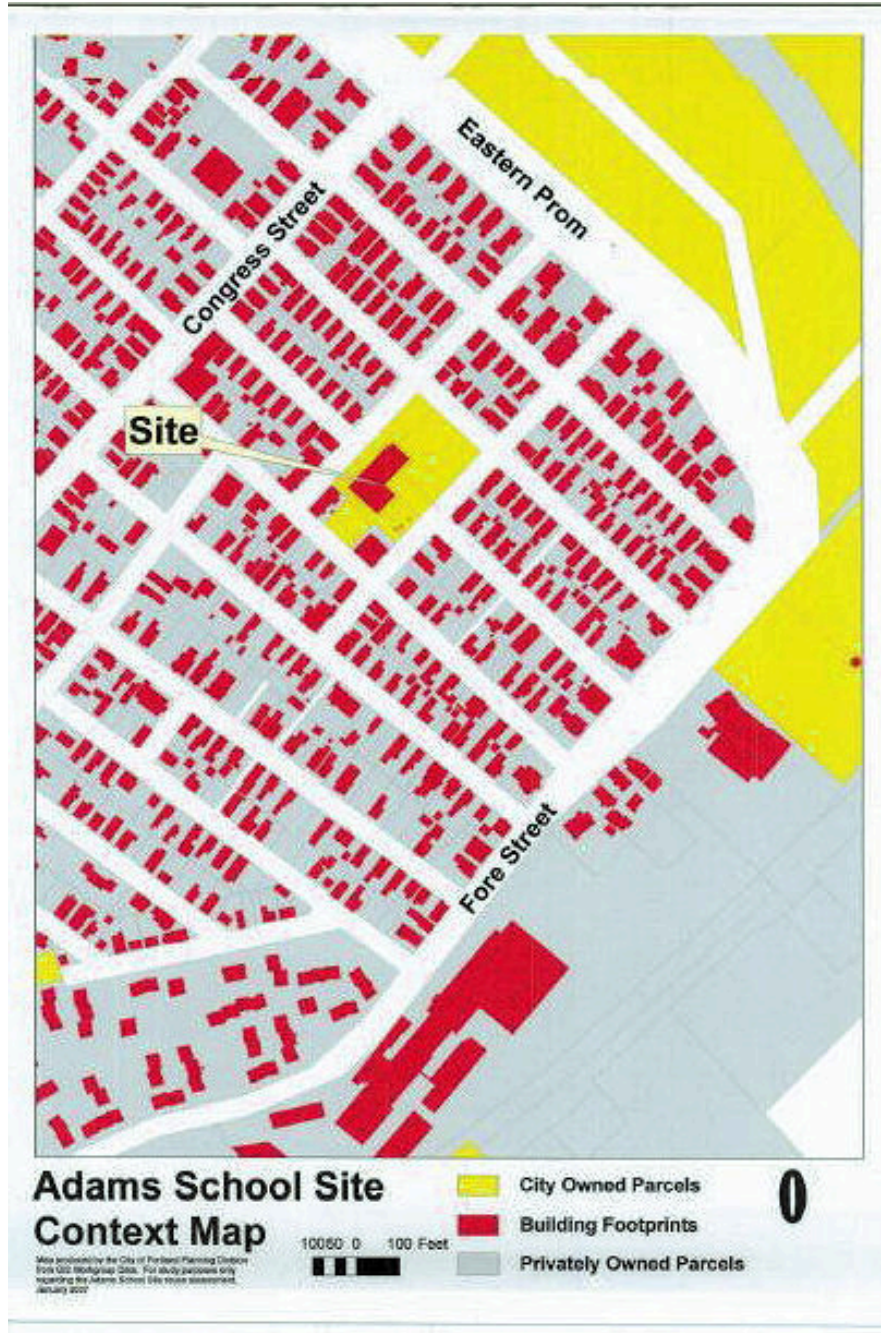
A developer's panel was held in which local real estate developers Peter Bass, Nathan Szanton and Richard Berman discussed projects that they had developed in the City's R-6 zones.

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 Alan Holt, and his students from the Muskie School, and Eric Stark and his architecture students from the University of Maine at Augusta. The final ideas are summarized later in this report.

Finally, the Committee requested to meet with developers with experience in senior housing to determine the feasibility of this option for the site. A meeting was held with Matt Teare of Sea Coast Management and Deb Riddle from Piper Shores, to discuss senior housing in general.

Description of the Site

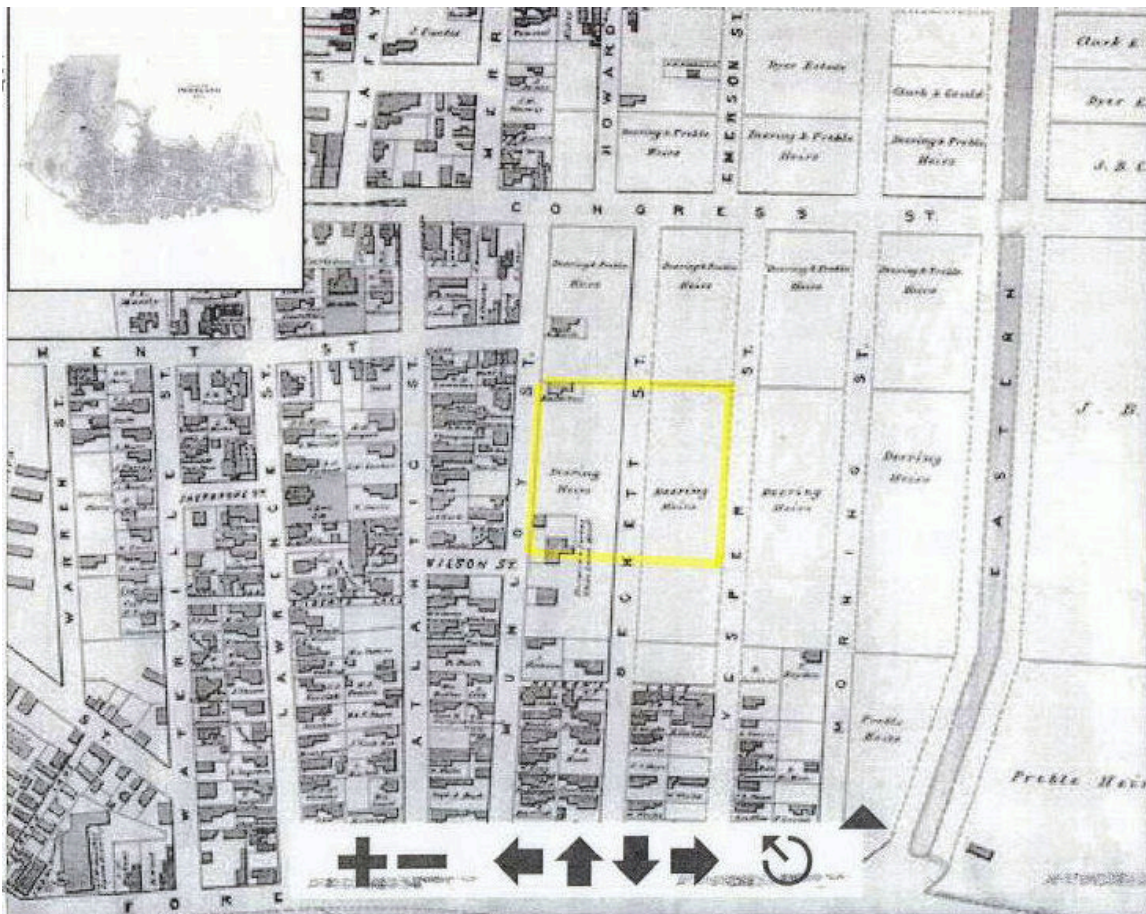
The Adams School site at 44 Moody Street is 1.5 +/- acres bounded by Munjoy, Moody, Vesper and Wilson Streets. Beckett Street once ran through the site. The site is on Munjoy Hill, on the southeast end of the Portland peninsula, in a neighborhood which is largely defined by 19th and early 20th century buildings. A school building was opened in 1958, and closed in 2006. A public playground is currently on the site. The site is zoned R-6.



History

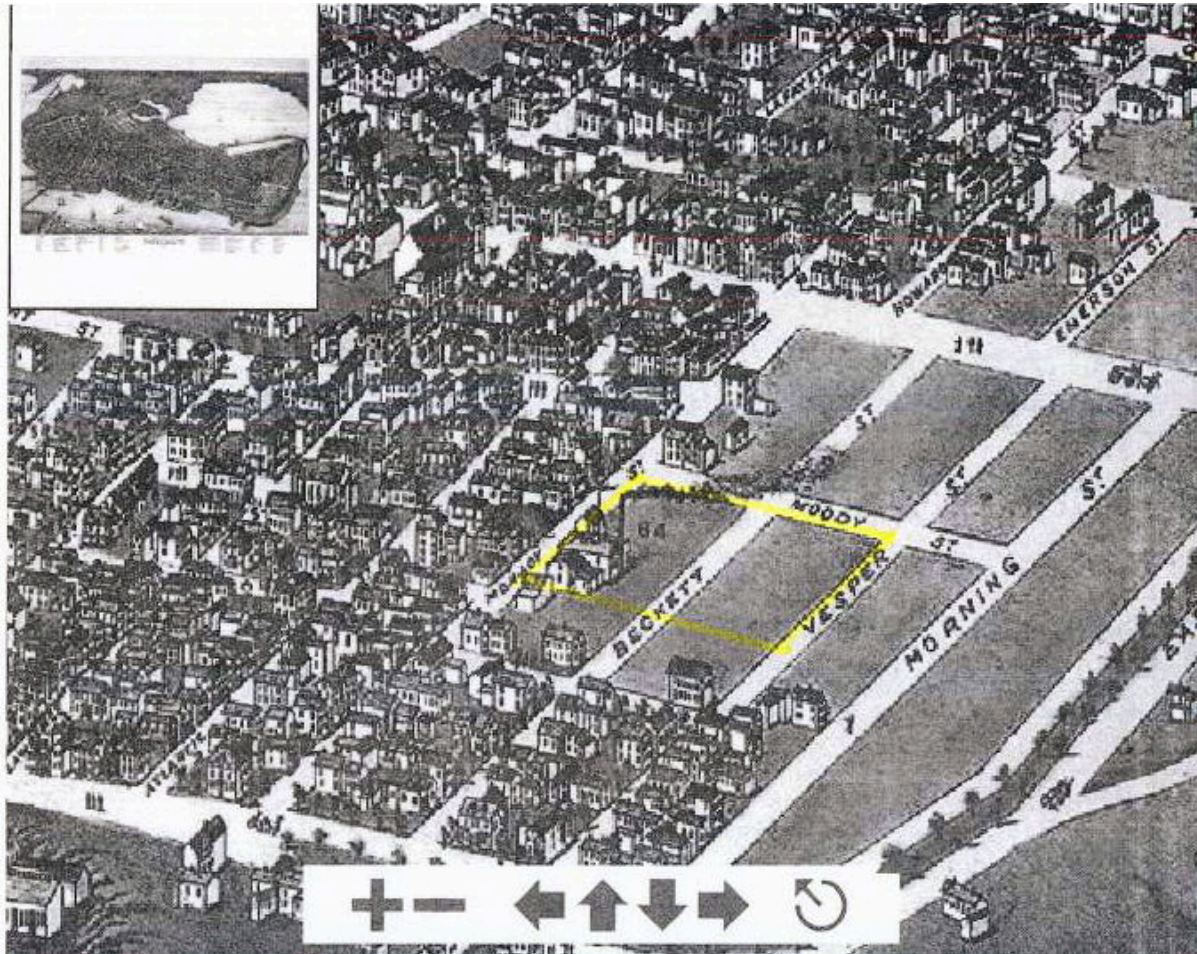
A number of historic maps are available which provide a time line for development of the Adams School site. The area was undeveloped well into the 19th century. The 1856 map shows no development on the site but Munjoy Street appears on the map (un-named) suggesting it was laid out and not yet built on. The 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 as named and the southern blocks of Beckett, Vesper, and Morning Streets are 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 Streets are extended through to Congress Street. Burgess and Forbes white lead manufacturer is shown facing onto Munjoy Street across from the intersection of Wilson Street (which runs only from Atlantic to Munjoy at this point). Most of the newly laid out blocks are owned by the Deering Heirs.



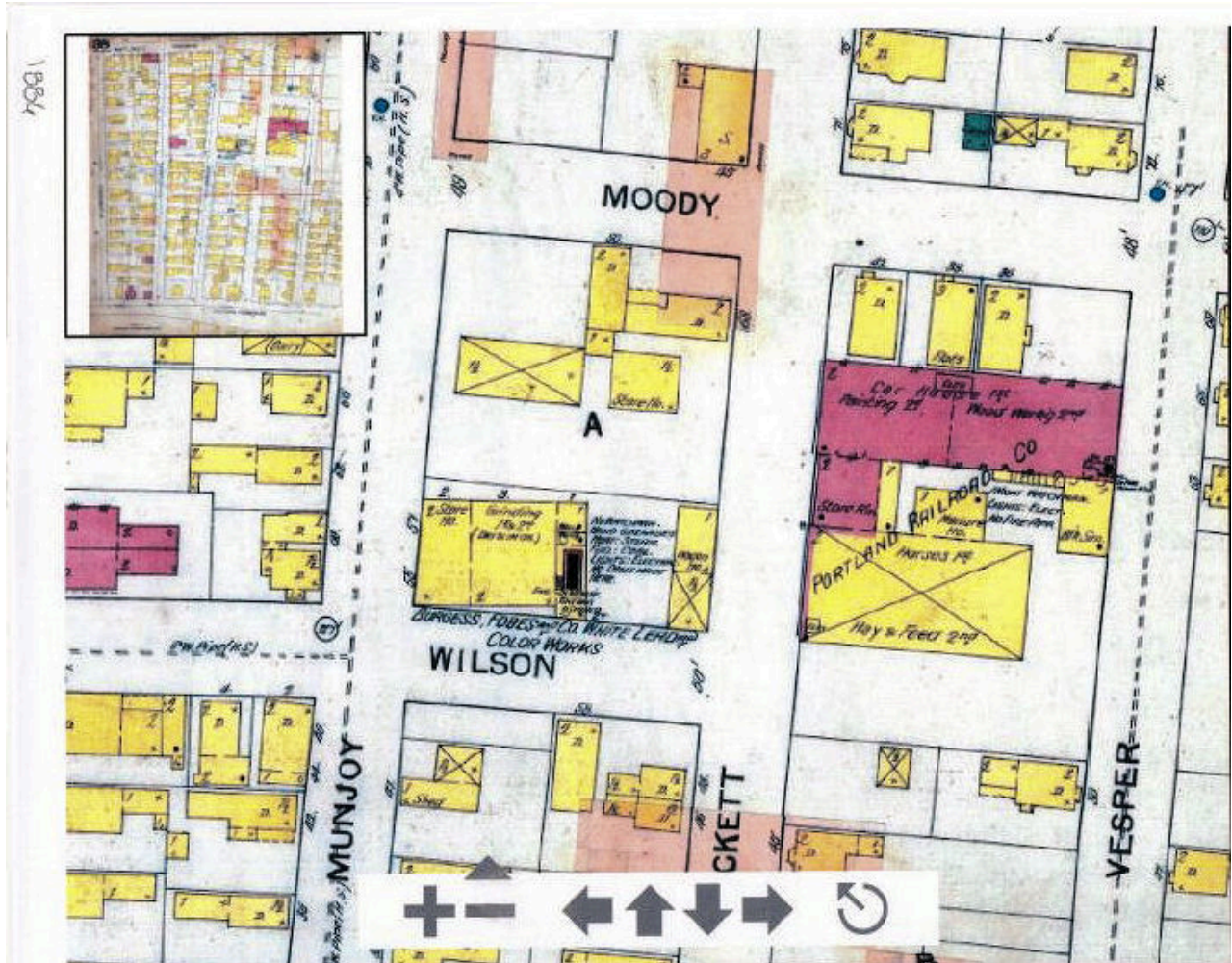
1871

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 Street.

Portland Railroad Company (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 Street. Wilson Street did not yet cut through this block. Three residential buildings ("flats") faced onto Moody Street, north of the railroad company.



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.

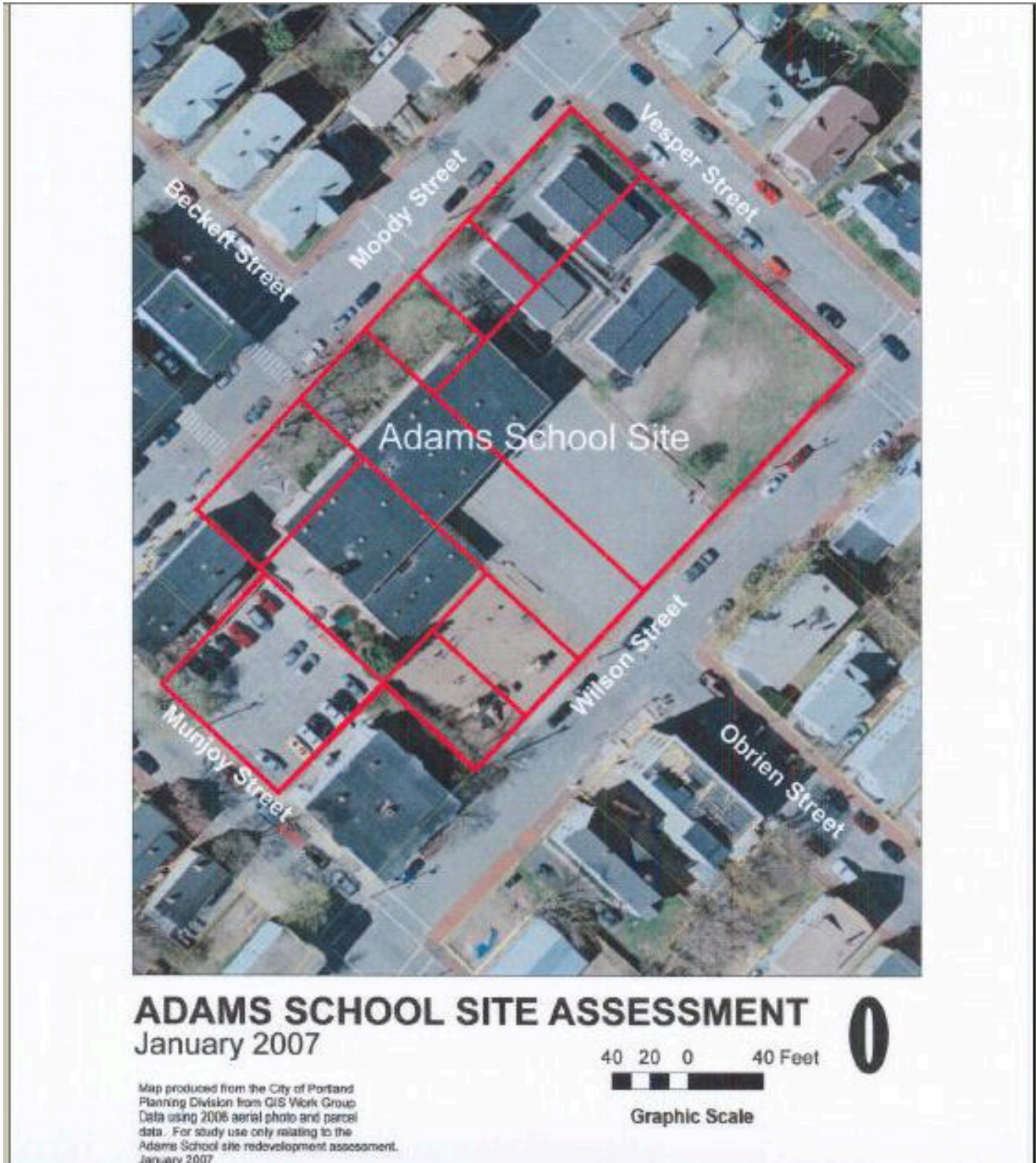
The Adams School project cleared the car barn block, removed a block of Beckett Street and cleared all of the buildings on the other block except those at the corners of Wilson and Munjoy Streets, and Moody and Munjoy Streets. The updated map shows the site as it is today.

Adams School 1958 – 2006



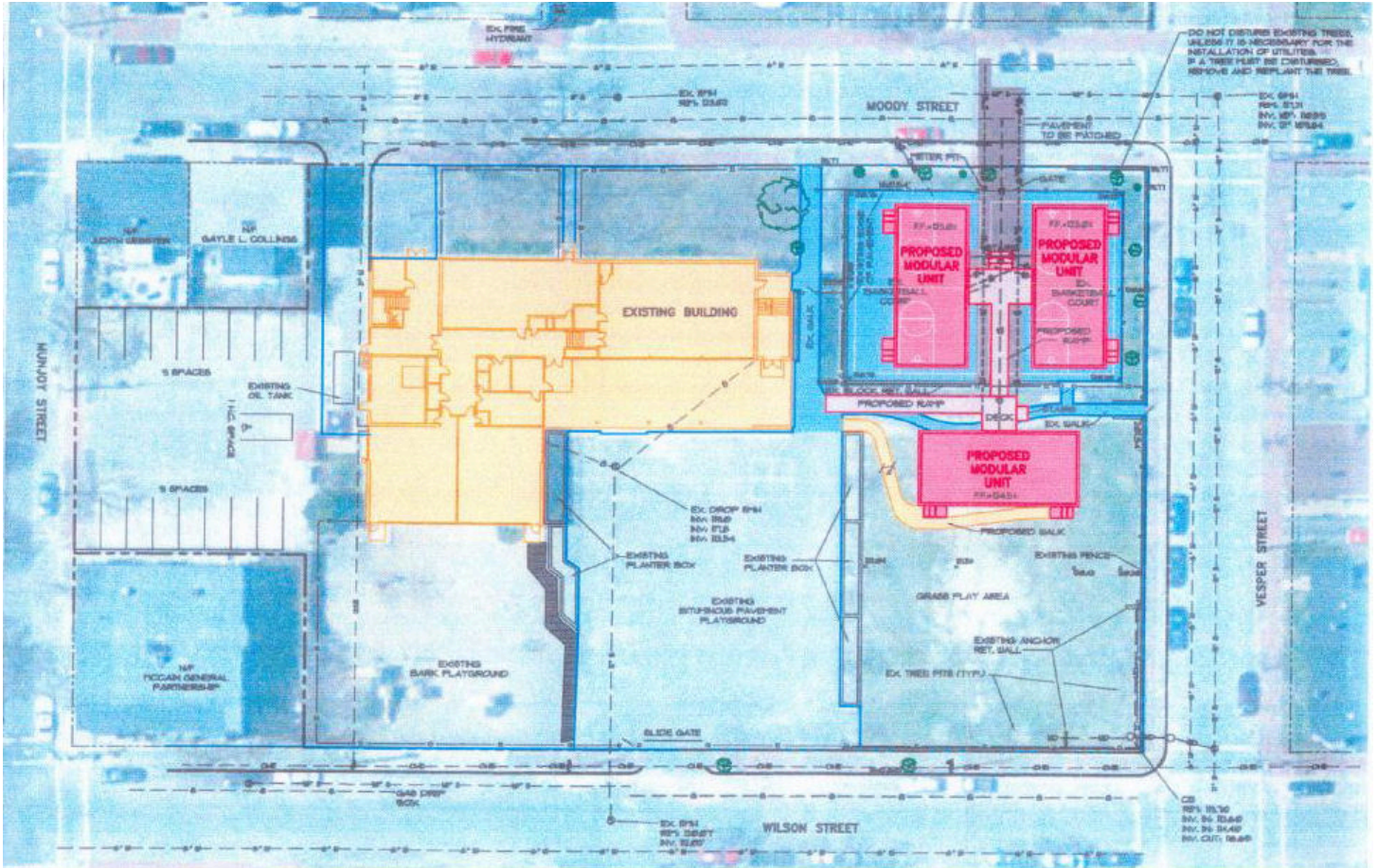
Aerial View

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.

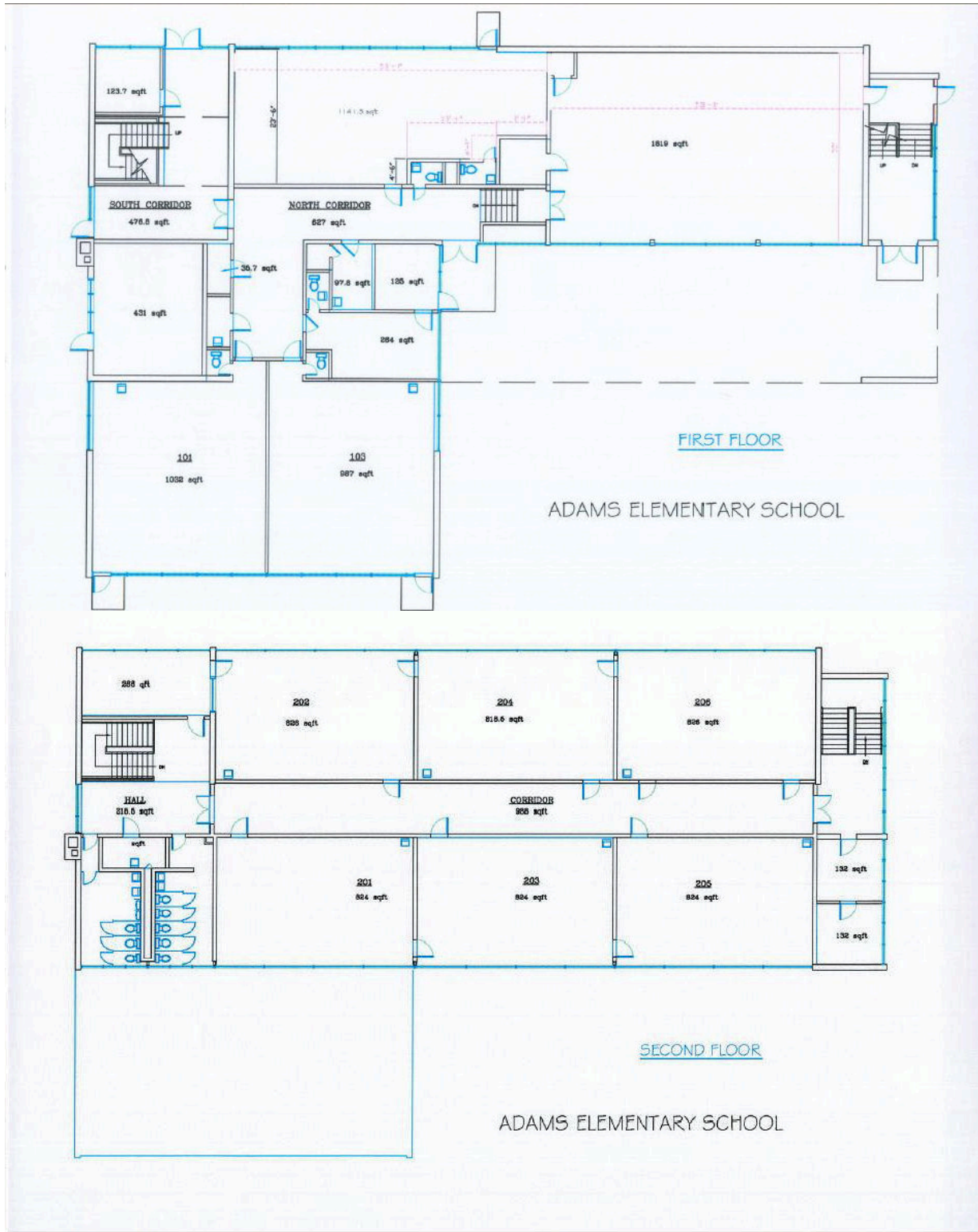


Site Plan

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



Building Plans



Background Information

City staff compiled a large amount of resource materials for the Committee, including a thorough site assessment; relevant sections of the Comprehensive Plan, Zoning Code, and Design Guidelines; Census information; and City housing data. Information was provided on innovative mixed use development such as New Urbanism, and green design such as Leadership in Energy and Environmental Design for Neighborhood Development (LEED ND). Examples were provided of innovative ownership models such as co-housing and community land trusts. Major findings are presented below, and attached at the end of this document.

Community Input

The Committee carefully reviewed the Munjoy Hill Neighborhood Organization's document, "Members Input from Adams School Re-Use Meeting Organized Thematically, October 12, 2006" from notes compiled by Markos Miller. The Committee further considered input gathered from the public during its regularly scheduled meetings, during the Community Design Day, at the panel discussion with local developers, and at a meeting with senior housing developers.

Housing

A goal of the Adams School Reuse Committee was to provide the opportunity for people to live a lifetime on Munjoy Hill, from birth through elder years - renting their first apartments, buying their first home, upgrading as needed and eventually downsizing for their elder years.

The Committee focused its recommendations on the gap in household types that currently exists in the area. Information was presented from the Census, the City of Portland's Comprehensive Plan, the City of Portland's Housing Plan, as well as feedback from the community.

2000 Census Data Statistics

- The population in the East End decreased from 1990 to 2000
- Average household size decreased by 6% from 2.21 to 2.08
- 14.4% of people who live in the East End are over the age of 60
- The City of Portland has a total population of 64,249
- 43% of Portland residents own their own home
- Sales prices increased 44% in Portland between 1992 and 2000
- Housing units in the East End total 2,579, which is an increase of 34 over the past decade.

City of Portland's Comprehensive Plan

- During the past decade, the demand for housing increased significantly due to a change in the average number of people living in each housing unit (household). The city's average household size dropped from 2.21 to 2.08. This drop in household size is the result of the growth in single person households and other non-family type households. The city lost 1,090 families and gained 2,650 new non-family households.

- Families are leaving Portland and school enrollment is declining.
- In 1995 there were 823 children born to Portland residents. Only 533 of these children were enrolled in Portland kindergarten classes in 2000.
- Compared to other Cumberland County municipalities, Portland has the largest percentage of young adults, the lowest percentage of population between 30 and 65, and the highest percentage of population over 75. This age distribution, combined with the declining school enrollments, suggests that families with children are leaving Portland.
- The demand for housing for persons with disabilities continues to grow.

The above data indicates that Portland has a much smaller share of the total households in Cumberland County than it once did. Cumberland County is experiencing sprawl as families leave Portland and other urban areas. The Committee supported the fact that the City must encourage appropriately-sized infill housing developments where possible to slow this trend, and maintain its historic share of the overall County population.

Based on this information, the Committee decided to recommend housing types that would serve young and growing families, and single individuals both young and older who live on Munjoy Hill. The Committee recommended ownership for mixed income with maximum affordability.

To encourage families to remain on Munjoy Hill, the Committee recommended that 50% of the units have three or four bedrooms. The Committee recommended that 25% of the units be studios or one bedroom units to serve the single adult population, young and old. The remaining 25% of housing units will be up to the discretion of the developer based on market needs.

Ownership

The Census and housing data above was captured in a Portland Press Herald article, *Housing imbalance may hurt city*, by Kelley Bouchard, 2005, which was of interest to some Committee members (<http://pressherald.maintoday.com/specialrpts/portlandatacrossroads/1.html>). The article notes the lack of affordable, family-sized, owner-occupied units in Portland.

Data presented to the Committee indicated that most of the affordable housing built in Portland since 2000 has been rental. Very little affordable home ownership opportunities have been created, including on Munjoy Hill. Island View is the only recently-built housing development of any size offering affordable units, and they are entirely rental housing.

The Committee therefore recommended 100% home ownership opportunities be created within a mixed income development. The home ownership opportunities shall include a proportion of affordable units that would support a healthy, balanced, mixed income development.

Committee members considered alternative ownership models, such as co-housing, limited equity models, and land-trusts to assist in keeping units affordable. The Committee encouraged alternative ownership models to increase the number of affordable units in a mixed income development. The Committee felt that the development on this site should be 100% ownership.

Accessibility

The Committee felt strongly about providing housing to serve an elderly population. Discussion at several meetings focused on senior housing, assisted living and nursing home facilities. Senior housing developers provided input on the feasibility of elderly housing on the site. The recommendation was that there were limitations on the site that would make it difficult to create an elderly housing development. Rather, the suggestion was that the units be designed to be accessible to all ages. The developers also suggested the option of providing elderly services such as an adult daycare facility to serve the residents of the site and the neighborhood.

The Committee recommended that the maximum percentage of units be accessible. Principles of Universal Design could be incorporated to ensure that the housing is physically adaptable to the widest range of users (this is discussed below). The Committee recommended that new development incorporate these principles wherever feasible, particularly in the smaller units.

Non-Residential Uses

The Community Design Day resulted in a number of recommendations from the public for non-residential uses on the site such as a neighborhood center, public open space, playground, multi-cultural center, non-profit incubator, wellness center, artist work studios, and more. These uses had varying levels of community interest (the results are discussed further in the report).

The majority of the ideas from the Community Design Day can be realized within the parameters of the Committee's recommendation to "create leased or owned space to organizations that provide services that compliment the needs of the surrounding Munjoy Hill community."

That stated, there are a few uses that the Committee did not recommend for the Adams School site, including space for retail, or non-profit groups that do not serve the Munjoy Hill community. Results of the Community Design Day supported small scale or niche retail (grocery or hardware), however the Committee felt that this was not necessary due to the close proximity to Congress Street. The Committee felt it would be beneficial to encourage retail and most other non-residential uses to locate along the Congress Street corridor where parking was more convenient and accessible, and where such uses could help to enhance the fledgling Congress St. commercial and office district by concentrating foot traffic in the existing corridor.

The Committee also noted that some of the community uses that were met at the Adams School are now met at the East End School, including a library and large community meeting space.

Parking was a concern of several Committee members, especially snow-ban parking. There was much discussion and support of lowering parking requirements to one car per housing unit. This did not gain full Committee support, therefore "sufficient" parking is recommended.

The Committee also felt that publicly accessible green space was a very important criteria for development. The provision of such space would be in addition to the existing playground.

Design

The Committee was briefed on design standards including Leadership in Energy and Environmental Design (LEED), and principles of New Urbanism in relation to infill development. Housing that is physically accessible to all was important, and Universal Design Principles were discussed. The Committee considered the information below in its recommendations.

Massing Studies

Professor Eric Stark compiled massing studies of the site, which are attached to the end of this document. These studies show options for the site that recreate or closely respect the current scale and massing of the existing neighborhood. These massing studies show what might be feasible for individual, or smaller multi family buildings on the site.

Leadership in Energy and Environmental Design (LEED)

The Committee was in favor of the criteria defined by *Leadership in Energy and Environmental Design for Neighborhood Design (LEED ND)*. The Committee recommended that projects on the site should be certifiable under the LEED Neighborhood Development Rating System™, though actual application for the certificate would be the developer's choice.

LEED ND is a nationally accepted benchmark for the design, construction, and operation of high performance green buildings and sustainable neighborhoods. LEED ND integrates the principles of smart growth, urbanism, and green building into the first national standard for neighborhood design. Information is available on the U.S. Green Building Council's website (www.usgbc.org). The principles are attached to this report.

LEED ND principles include criteria that support the traditional neighborhood design on Munjoy Hill. These criteria include walkable streets, compact design, diversity of housing types, affordable for-sale housing, access to public spaces, reduced automobile dependence, housing and jobs proximity, energy efficient building design, etc.

Universal Design

The Committee expressed a desire that development on the site be accessible, so that people could be accommodated throughout their lifetime. Principles of Universal Design include features that make spaces physically accessible to everyone such as smooth ground surfaces of entranceways, no stairs; wide interior doors and hallways; lever handles for opening doors rather than twisting knobs; light switches with large flat panels rather than small toggle switches, etc.

These principles are detailed in the document *Universal Design for Housing*, which is available on the website of the Center for Universal Design (www.design.ncsu.edu). A graphic describing the "Next Generation Universal Home" is attached to this document.

New Urbanist Principles for Infill Development

New Urbanism is a methodology for creating infill development that knits neighborhoods back together, by encouraging design that reflects the existing pattern, streetscape, scale, massing and design elements of traditional neighborhoods. The pedestrian experience and the public realm are critical components of the design of New Urbanist developments.

The Committee considered the document *Strategies for Successful Infill Development*, by the Congress for the New Urbanism (<http://www.nemw.org/infillbook.htm>). This document includes Design Principles for Infill (attached to this report) such as the following:

Citizen and Community Involvement: Engage residents, neighbors, civic leaders, politicians, developers, local institutions throughout the process of designing change for neighborhoods.

Neighborhoods: Neighborhoods are compact, pedestrian-friendly, and mixed use with many activities of daily life available within walking distance. New development should help repair existing neighborhoods or create new ones and should not take the form of an isolated “project.”

Streets: Neighborhoods should have an interconnected network of streets and public open space.

Diversity: Provide a broad range of housing types and price levels to bring people of diverse ages, races, and incomes into daily interaction.

Safety and Civic Engagement: The relationship of buildings and streets should encourage interaction and community identity. Provide a clear definition of public and private realm through block and street design that responds to local traditions.

Accessibility: Buildings should be designed to be accessible and visitable while respecting the traditional urban fabric.

Local Architectural Character: the image and character of new development should respond to the best traditions of residential and mixed-use architecture in the area.

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 Alan Holt and his students from the University of Southern Maine’s Muskie School, and Eric Stark and his students from the architecture program at 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).

The summary of Policy Ideas by the participants at the Community Design Day includes a preference for the following (in order of greatest votes received above five votes): perpetuate the diversity of housing on Munjoy Hill (age, income, cultures); create great architecture and landscaping; serve as a neighborhood center in a quiet, safe, strong community; incorporate sustainable green design principles; provide space for activities and after school programs for youth/teens; and offer a familiar public open space, gathering place, and playground.

POLICY IDEAS FOR THE ADAMS SCHOOL SITE	TOTAL
Perpetuate the diversity of housing on Munjoy Hill (age, income, cultures)	18
Create great architecture and landscaping	11
Serve as a neighborhood center in a quiet, safe, strong community	9
Provide space for activities and after school programs for youth/teens	8
Incorporate sustainable green design principles (added by Team 4)	8
Offer a familiar public open space, gathering place, and playground	7
Beckett/O’Brion as low traffic streets	4.5
Create identity, strengthen community, neighborhood more desirable	4
Provide retail that meets needs and fits community	3
Encourage pedestrian and bicycle access to Downtown, Prom, water, etc.	3
Integrate with transit	3
Provide a percentage of open space in the development	2
Provide employment opportunities	2
Address needs of immigrant community- get their input	2
Meet housing needs of seniors in their neighborhood	1.5
Positively impact nearby land values	0

The summary of Land Use Ideas by the participants at the Community Design Day includes a preference for the following (in order of greatest votes received above five votes): 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.

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

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 tables present summaries of the ideas that were graphically presented on the boards. 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 Beckett Street would extend, which also provides a view corridor.

Three teams included a community center; housing diversity; green roofs and solar panels; and 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; community gathering space; playground; reduced car dependence; and reuse part/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 at the end of this document.

SUMMARY OF DEVELOPMENT IDEAS	Total
Wind turbine/ windmill	4
Beckett Street walkway	4
Housing Diversity	3
Neighborhood/ Community Center	3
Solar Panels / PV	3
Rooftop gardens/ Green roofs	3
Park	3
Neighborhood businesses	2
Hardware Store	2
Business/ Retail/ Commercial 1 st floor with Residential or Offices on 2 nd floor	2
Mixed Income	2
Live / work efficiency units	2
Coop housing	2
Gathering Space	2
Reduce car dependence	2
Create safe pedestrian walkways	2
Community Gardens	2
Reuse the building	2

Below is a summary of the development ideas by land use and the desired design elements, as shown on the presentation boards which were created at the Community Design Day.

SUMMARY OF DEVELOPMENT IDEAS	Total
Mixed Use	
Neighborhood businesses	2
Hardware	2
Business/ Retail/ Commercial 1 st floor with Residential or Offices on 2 nd floor	2
Grocery w/ produce	1
Coop	1
Bakery	1
Outdoor Market	1
Learning Café	1
Shops	1
Business incubator	1
Coffee	1
Childcare	1
Housing	
Housing Diversity	3
Mixed Income	2
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 age	1
<i>Housing Types</i>	
Live / work efficiency units	2
Family, workforce, middle income	1
Elderly	1
High end efficiency	1
Starter units	1
<i>Ownership Models</i>	
Coop housing	2
Limited equity	1
Traditional ownership models	1

Community Space	
Neighborhood/ Community Center	3
Gathering Space	2
Youth/ Teen Space (Rec Center)	1
Multi-cultural space	1
Green Design	
Wind turbine/ windmill	4
Solar Panels / PV	3
Rooftop gardens/ Green roofs	3
Leadership in Energy and Environmental Design	1
Rainwater catch basins	1
Zero New energy Use	1
Transportation	
Reduce car dependence	2
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
Greenspace	
Park	3
Community Gardens	2
Playground	1
Trees, plants, benches	1
Shade trees	1
Other	
Beckett Street walkway	4
Reuse the building	2
Handicap accessibility	1
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. The meeting was facilitated by Michael Pulaski, PhD, LEED AP, Project Manager, Fore Solutions. The Committee members were given the same list of Land Use items and Policy Ideas that had been summarized from the Munjoy Hill Neighborhood Organization meeting in October 2006.

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 the participants 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.

The Committee preferences are below in order of percentage of 7 votes, as well as the percentage of 50 votes from the participants at the Community Design Day).

Land Use

<u>Committee%</u>	<u>Public%</u>	
100	30	Senior housing or a diversity of housing serving various ages
57	42	Park, plaza, piazza, playground, trees
43	26	Mixed use with small scale retail: grocery, co-op, coffee, hardware, bakery
28	24	Community Centers
28	6	Parking for the neighborhood
28	2	Owner occupied or rental family housing
14	34	Mixed Income/ Affordable
14	2	Athletic facilities, pool, wellness center
0	34	Multi use housing, live/ work (artists)

Policy Ideas

43	22	Great architecture and landscaping
14	36	Perpetuate diversity of housing on Munjoy Hill (age, income cultures)
14	3	Elderly Housing, meet housing needs of seniors in their neighborhood
14	6	Retail that meets needs and fits community
14	9	Beckett/ O'Brien as low traffic
14	16	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; greenspace 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 should be a decision of a developer.

A discussion was had about the option to divide the site into lots that are in keeping 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 Munjoy Hill, but it does not 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

View corridor

Playground

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

Height restrictions on new construction

Design should reflect the traditional neighborhood.

Housing styles should be “blendable” and compatible with existing neighborhood

Development should be LEED ND certifiable

Neutral as to the reuse or removal of the existing school building

Whether developed in its entirety or in parts, it must be of heterogeneous design.

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

Create ownership opportunities

Committee Recommendations for the Adams School Site

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

Policy Issues

- **Life Cycle Living.** The goal is to create the possibility of life-cycle living on Munjoy Hill. A variety of unit sizes, a mix of incomes, and accessible design should be incorporated in order to allow housing opportunities for all.
- **Connect the Neighborhood.** The development should not be an island unto itself, but rather blend into and enhance the surrounding Munjoy Hill community. The design of the site should knit the neighborhood together both physically and functionally.

Design Considerations

- **High Quality Design.** Excellence in architectural and landscape design is expected.
- **Traditional Design:** Design shall be reflective of the surrounding traditional neighborhood. New Urbanist principles shall be used to create infill development that reflects and respects the existing pattern, streetscape, density, scale, massing, exterior materials and design elements of the neighborhood. Buildings should orient to the street.
- **Green Design.** The site and buildings shall be designed to be certifiable on the principles of *Leadership in Energy and Environmental Design for Neighborhood Design (LEED ND)*. The actual application for the certificate is the developer's choice.
- **Streetscape.** The development shall enhance the pedestrian experience and the public realm. Alternative transportation modes shall be accommodated and incorporated in the project.
- **Height:** Heights shall be less than or equal to the average of structures in a 2 block radius.
- **Permeability.** Design shall be permeable or porous. View corridors are encouraged. If the existing building is removed, Beckett Street shall be re-connected to its full width as a public, non-motorized right of way. If the existing building remains, a public walkway shall be provided along the north-south axis of the site. Year round accessibility is required.
- **Heterogeneity.** Design of the buildings on the site shall be heterogeneous, not homogenous.
- **Existing Building.** Reuse or removal of the existing building is the developer's choice.
- **Accessibility:** Universal Design principles shall be incorporated wherever feasible, to ensure that the design is physically accessible to the greatest range of users.

Housing Uses

- **Mixed Income and Affordability.** A mixed income development shall be provided, with the maximum number of affordable units that are feasible. Note that "affordability" is not necessarily defined by federal standards, but is open to creative interpretation and may be provided through mechanisms such as quality of finish materials or smaller unit sizes. From the outside of the units, there should be no distinguishable difference between unit values.

- **Ownership.** The maximize number of ownership units possible is desired (100% is encouraged). The Committee desires that there be a limit of one unit per buyer if this is feasible.
- **Alternative Ownership Models.** Alternative ownership models such as limited equity units, co-housing, or a land trust are encouraged in order to keep the units affordable over time.
- **Mix of unit sizes.** Units should be the following mix to accommodate families and singles:
 - 50% larger units (3-4 bedrooms) to serve family or blended family housing.
 - 25% smaller units (studios and 1 bedroom) suitable for single young people or seniors.
 - 25% to be decided by the developer.

Other Uses

- **Indoor Public Space.** Indoor public space that serves the needs of the Munjoy Hill community may be provided, such as a community center, community-based non-profit space, or elderly or child day care.
- **Outdoor Public Space.** Outdoor public space shall be provided for residents and members of the surrounding community, in addition to the existing playground. If the existing building is removed, Beckett Street shall be re-connected to its full width as a public, non-motorized right of way. If the existing building remains, the equivalent square footage in public open space shall be created elsewhere on the site. This shall incorporate a public walkway along the north-south axis of the site. Year round accessibility is required.
- **Playground.** A public playground shall be provided and maintained by the City either in its current location or relocated elsewhere on the south side of the site. A new playground shall be of equal size or greater to the existing. [Note: this may be parceled off prior to the RFP]
- **Parking.** Provide sufficient parking so as to not impact the existing neighborhood.

Appendix

Community Objectives 04/12/07

Summary of the Community Design Day 04/29/07

Presentation Boards from the Community Design Day

Massing Studies for the Site

Leadership in Energy and Environmental Design (LEED)

Next Generation Universal Home

Design Principles for Infill Development

Minutes of all Adams School Reuse Committee meetings

Summary of Community Objectives 04/12/07

The Committee carefully reviewed the document titled "Members Input from Adams School Re-Use Meeting Organized Thematically, October 12, 2006" which was generated at a Munjoy Hill Neighborhood Organization meeting. This document was used as a basis of discussion, consideration, refinement, and recommendation throughout the entire process. The ideas in that document were summarized by the Committee and are presented below.

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

Community Design Day 04/29/07

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. Over 50 people attended, and worked in teams to create development scenarios for the site. These ideas were visually presented on boards (photos below). The ideas for each team are summarized on the chart below.

	Team 1	Team 2	Team 3	Team 4
MIXED USE/ RETAIL/ BUSINESS ETC.	X			
Neighborhood businesses	X	X		
Grocery w/ produce	X	X		
Coop	X			
Hardware	X	X		
Bakery		X		
Book	X			
Outdoor Market	X			
Business/ Retail/ Commercial 1 st floor with Apartments/ Residential or Offices on 2 nd floor	X	X		
Learning Café	X			
Shops		X		
Business incubator				X
Coffee				X
Childcare				X
HOUSING				
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	X
Mixed age				X
Housing Types				
Family, workforce, middle income			X	
Elderly			X	
High end to subsidize affordable			X	
Affordable			X	
Live / work housing			X	X
Starter units			X	
64 units (24 flats, 24 townhouses, 16 lofts)				X
Ownership Models				
Limited equity			X	
Coop housing	X		X	
Traditional ownership models			X	

COMMUNITY SPACE	X			
Youth/ Teen Space (Rec Center)	X			
Gathering Space/ Flex space	X		X	
Senior Center		X		
Neighborhood/ Community Center/ open to neighborhood	X		X	X
Multi-cultural space	X			
SUSTAINABILITY FEATURES	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
TRANSPORTATION				
Reduce car dependence	X			X
Create safe pedestrian walkways	X			X
Integrate with transit,	X			
Transportation HUB		X		
Transportation Alternatives		X		
Zip cars		X		
Shuttles		X		
Bike safe				X
Parking				
Business Parking (interior to the site)		X		
Residential Parking		X		
Underground parking				X
GREEN SPACE	X	X		X
Greenhouse	X			
Park		X		
Playground		X	X	
Community Gardens		X		
Trees, plants, shade	X	X		
Benches		X		
OTHER				
Reuse the original Adams School	X		X (partial)	X
Handicap accessibility	X			
Beckett Street walkway	X	X	X	X
Wellness Center		X		
Incorporate corner pockets (buy)				X
Enhance Water view/ view corridor				
Diversity of building façade materials to reflect the neighborhood		X		
Eyes on the street			X	
Sidewalk improvements				X

Presentation Boards from the Community Design Day 04/29/07

Thank you to the architects who provided design assistance to the Community Design Day: Michael Chestnut, Ron Goodwin, Pamela Hawkes, Philip Kaminsky, Sherrie Kaminsky, Kevin Moquin, Richard Renner, Lynn Shaffer, Eric Stark, Robin Tannenbaum, and Scott Teas.

Team 1A



Detail from Team 1A

Team 1B

COMMUNITY BUILDING COLLABORATIVE

Community Center Collaborative

Creating a Collaborative Multi-Use Community Center with intergenerational learning and programs, youth programs, offices for non-profit organizations, low cost healthcare spaces for non-organizations, inclusive and recreational classes and opportunities, and supporting the diverse culture of Mantley Hill.

Sustainability/Green Space

Integrating green building, renewable energy, sustainability, and LEED certification into the design of the site.

Creating a balance of green space and buildings with space for a park, plaza, playground, garden and greenhouses.

ADAMS SCHOOL SITE ASSESSMENT

Reduce car dependence by providing the neighborhood with basic necessities within walking distance and by integrating with walk transit and promoting bicycle and pedestrian transportation.

Diverse Coop Housing

Creating diverse housing including homes for the elderly, families, immigrants, young people, and artists. Developing Cooperative housing that ensures neighborhood stability, vitality, and affordability.

Neighborhood Businesses

Creating a space for Neighborhood Businesses that meets the needs of the local neighborhood such as a on-street grocery store, hardware store or general store. Providing economic opportunity and increasing the walkability of the neighborhood.

Mission: The mission of the Community Building Collaborative is to collaborate and support our community through creating "neighborhood possibilities" for intergenerational learning, empowerment, sharing resources, networking and developing a vision for peace, cooperation, art and sustainability.

Collaborative Community Building: Collaborative Community Building through creating a collaborative community building, an art center, and green and healthy spaces in our community and world by offering a place for our community to learn, connect, grow, express and organize.

Intergenerational: Through the Community Building Collaborative we bring together people of all ages to share knowledge, stories, experiences, passions and their lives.

Life Long Learning: The Community Building Collaborative supports the process of life long learning by offering educational programs, a community classroom and opportunities for people of all ages to expand our horizons and knowledge.

Cooperative Housing: Through developing cooperative housing, we are working together to provide a long term base for access to affordable, attractive housing in a location that fosters community stability, vitality and supports neighborhood empowerment.

Cooperative Living: Through cooperative housing, cooperative vehicles, cooperative food programs and cooperative economics, the Community Building Collaborative promotes and sustains cooperative living for a just, equitable and democratic world.

Engagement: Through providing and promoting opportunities for community participation, dialogue, feedback and learning, the Community Building Collaborative works to empower residents and not just the Collaborative models and promote ecological sustainability.

Ecological Sustainability: Through using green building techniques, alternative energy, supporting local agriculture and reducing waste, the Community Building Collaborative models and promotes ecological sustainability.

Economic Opportunity: Through providing a route for cooperative businesses and non-profits, we are creating economic opportunities for local residents.

Infrastructure: The Community Building Collaborative supports smart and responsible transit and building projects and shares the connection with the broader community.

Groups Involved

Budget Analysis

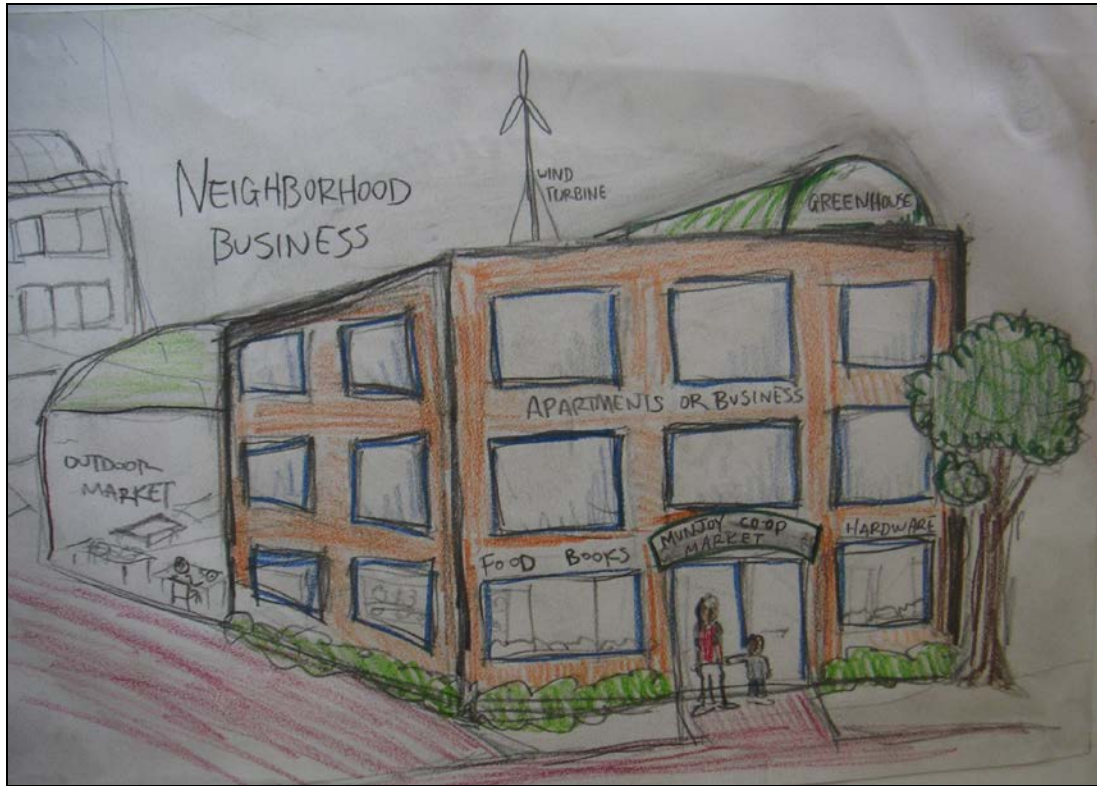
FLOOR PLANS

Benefits

Detail from Team 1B



Details from Team 1B

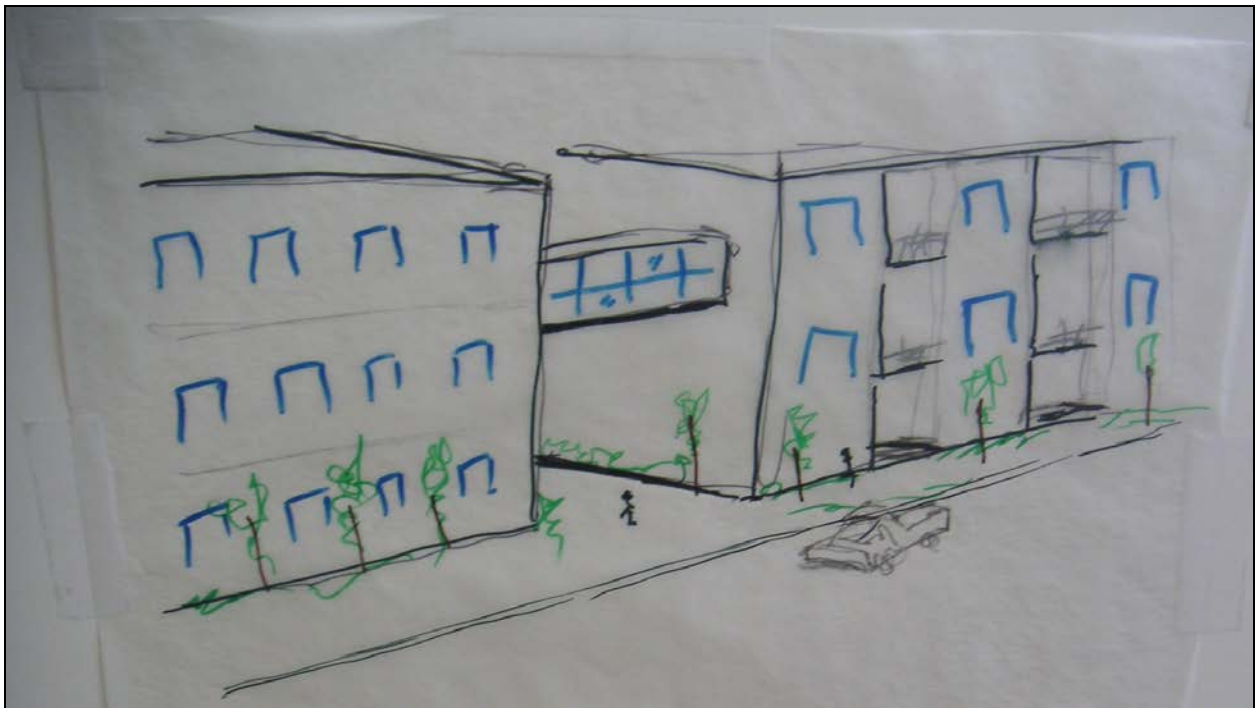


Team 2



Detail from Team 2

Details from Team 2



Team 3

*** HOUSING: DIVERSE**

- ownership models
 - low trust
 - limited equity
 - co-op housing
 - traditional ownership models
- types
 - family size (workable, mid-income)
 - elderly efficiency
 - high end (to subsidize affordable)
 - live/work efficiency (lit, shared)
 - single resident (starter unit)

50%

Open Space

- eyes on the street/park
- open to other neighbors
- intimate scale - quality > quantity

Uses

- playground
- (rooftop) garden
- Beckett Street Walk
- Flooded by 'flex-space'

FLEXIBLE Non-Res/Non-Retail

- Ground level facing Ped. CORRIDOR
- Affordable start-up Spaces of Variable SIZES surrounding LARGER Flex-Space.
- Cooperatively Owned w/ option to Rent out spaces.

ADAMS SCHOOL SITE ASSESSMENT
April 2007

TEAM 3

Chris Fitch, Brian Thompson, Matt Thompson, Steve Harnett, Dan Kelly, Robert Shuman, Dan Dworkin, Joe Ehrlich, Jim Foy, Dan Smith

Detail from Team 3

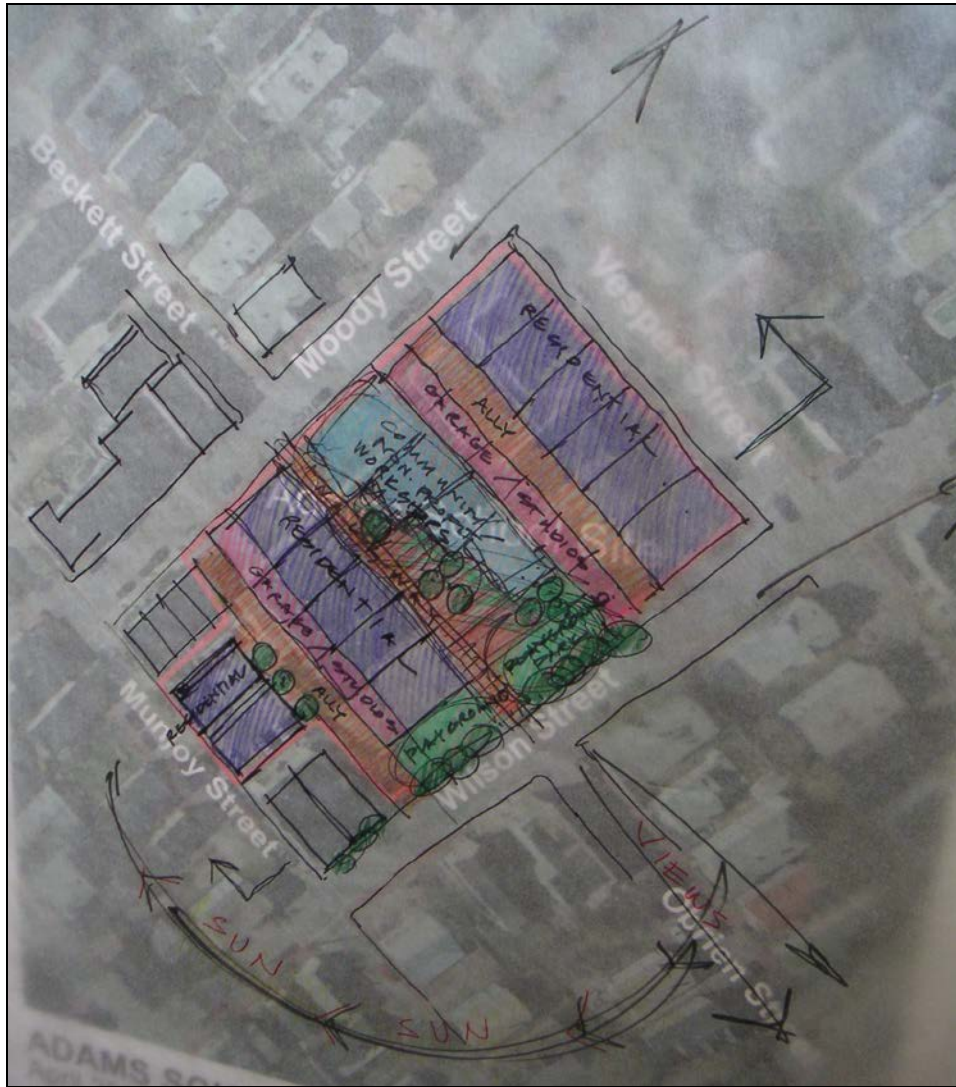
HOUSING ELDERLY / EFF. FAMILY AFFORDABLE

- HSG.
- HSG.
- HSG.

Labels: AFFORDABLE ELDERLY / EFF. FAMILY AFFORDABLE COOPERATIVE, COMMUNITY/FLEX, FLEX, PARK, PLAY, WALK, GARDEN/FLEX, GAR./FLEX, HOUSING

Dimensions: 4'-60", 4'-20", 4'-20", 4'-15", 10', 4'-100", 4'-20", 4'-20", 4'-60"

Detail from Team 3



Team 4



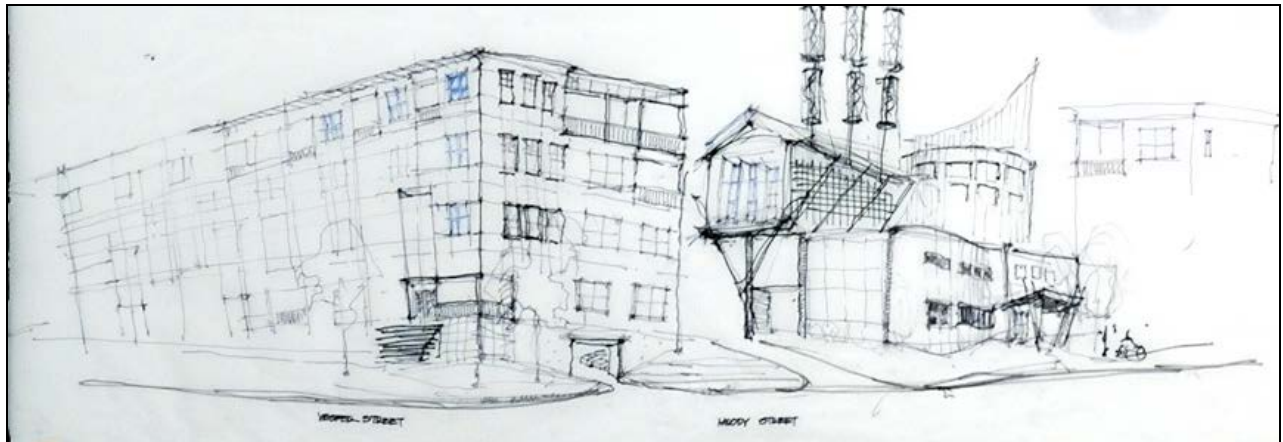
Detail from Team 4



Details from Team 4

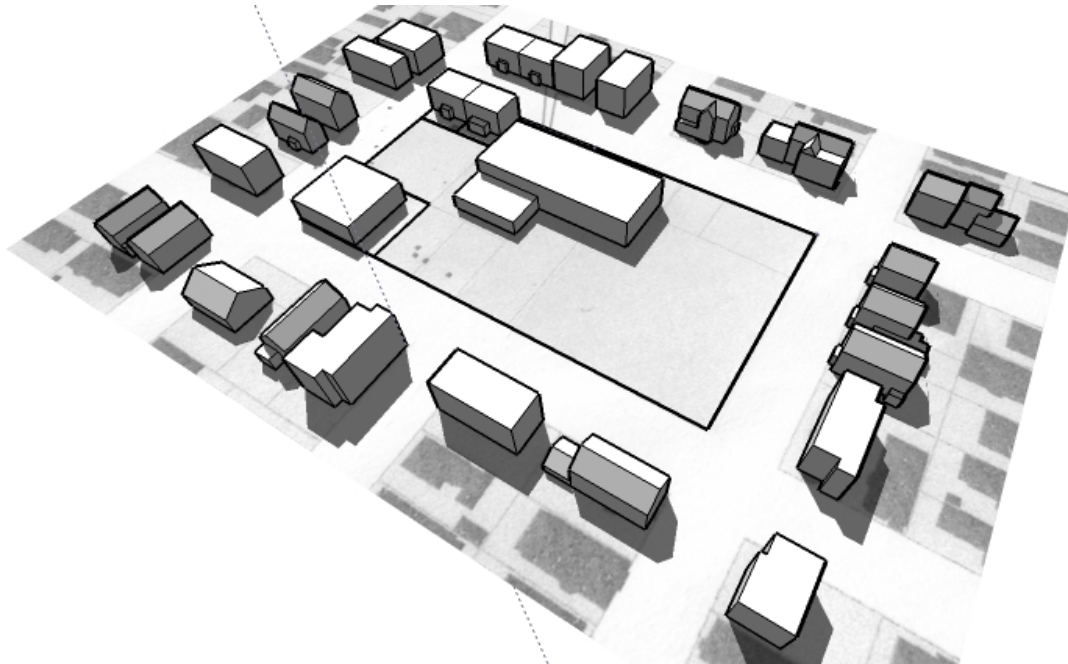


Details from Team 4

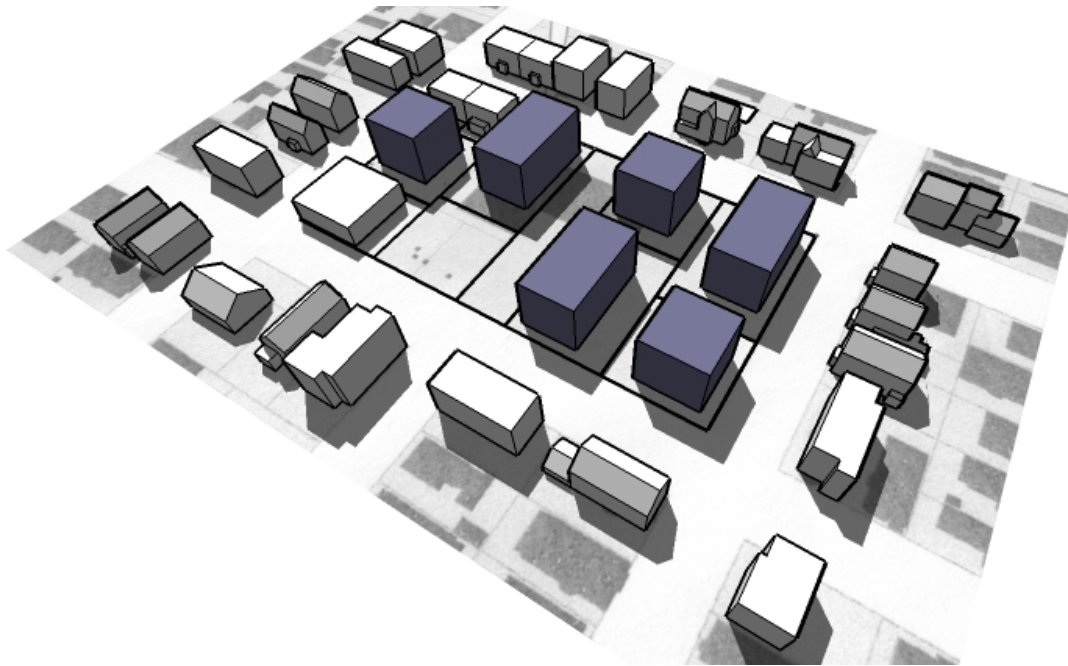


Massing Studies for the Adams School Site

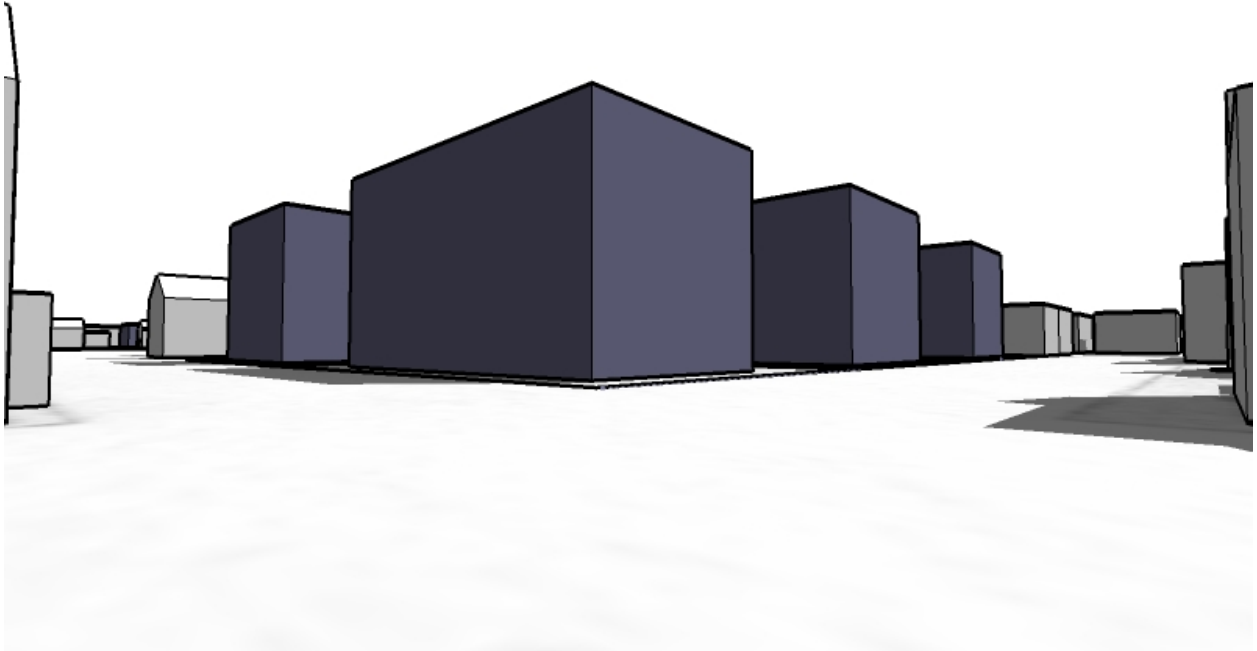
Professor Eric Stark compiled massing studies of the site which show options for the site that recreate or respect the scale and massing of the existing neighborhood. These massing studies show what might be feasible for individual, or smaller multi family buildings on the site.



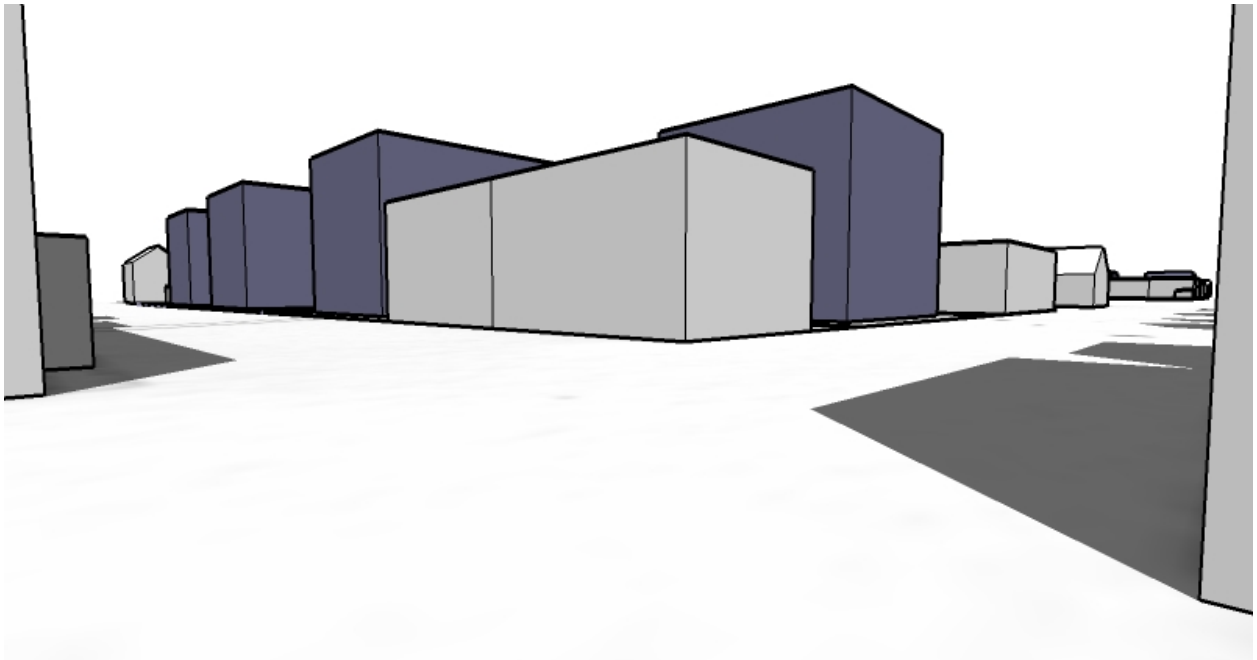
Existing Conditions



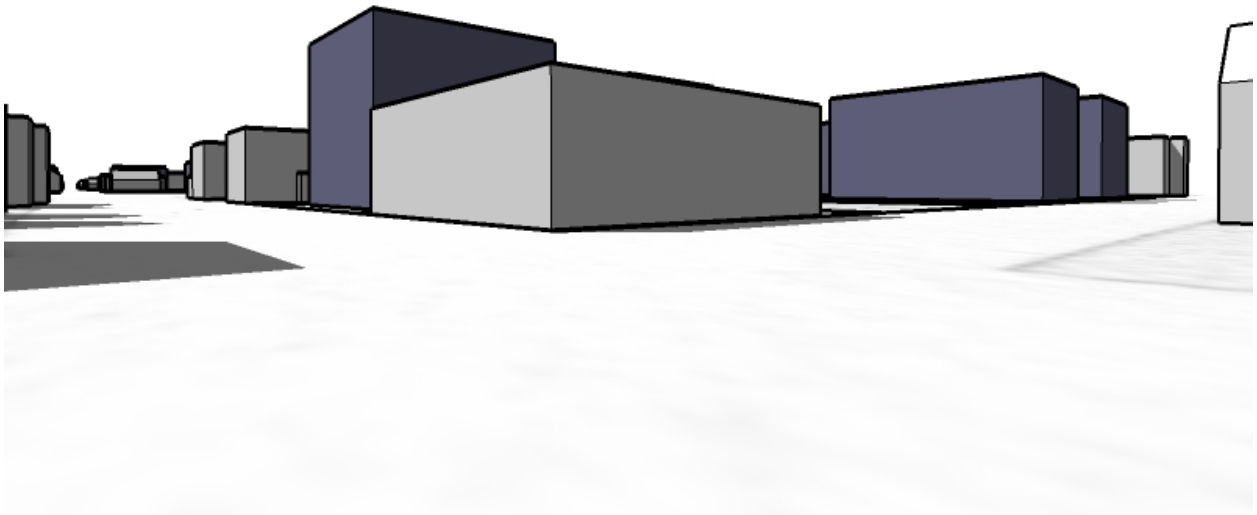
Six Potential Lots



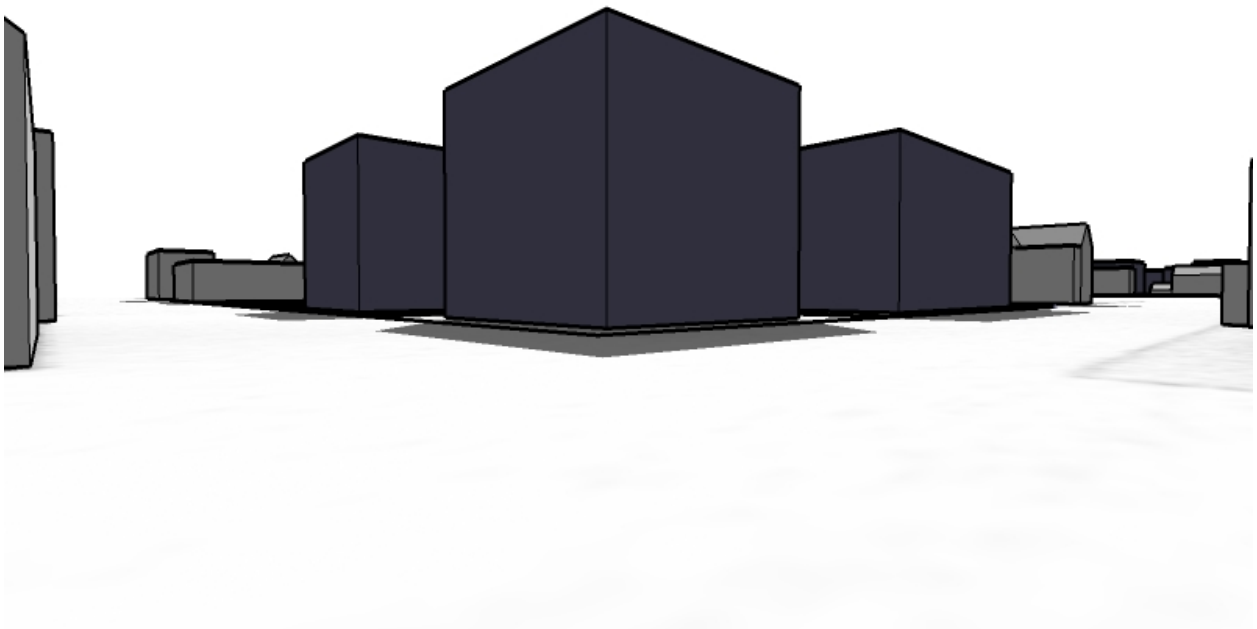
Massing Study at the Corner of Moody and Vesper Streets



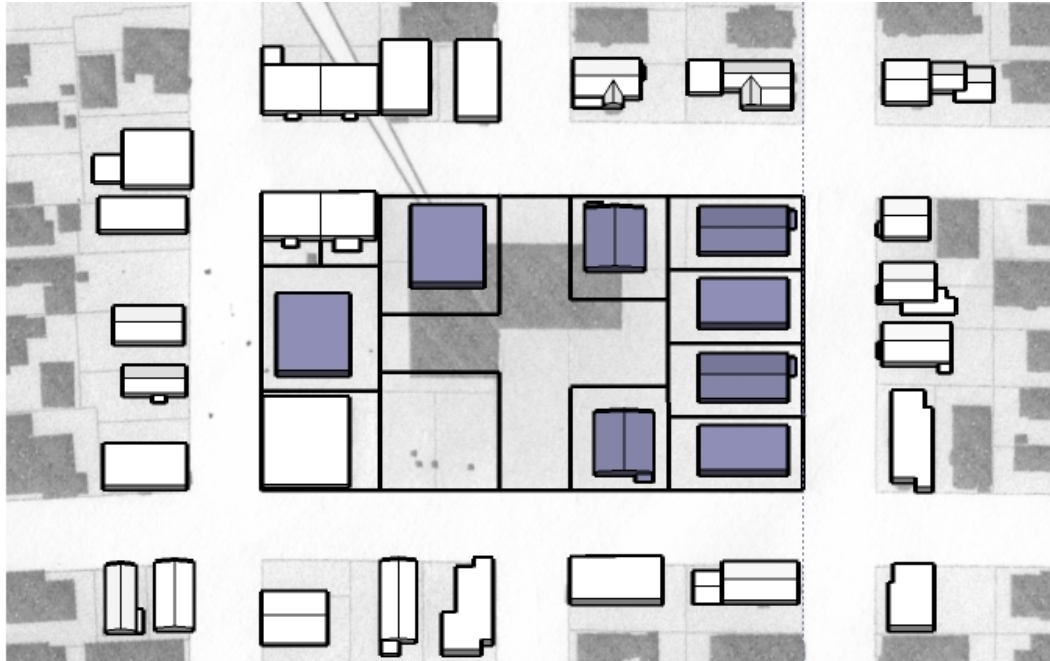
Massing Study at the Corner of Moody and Munjoy Streets



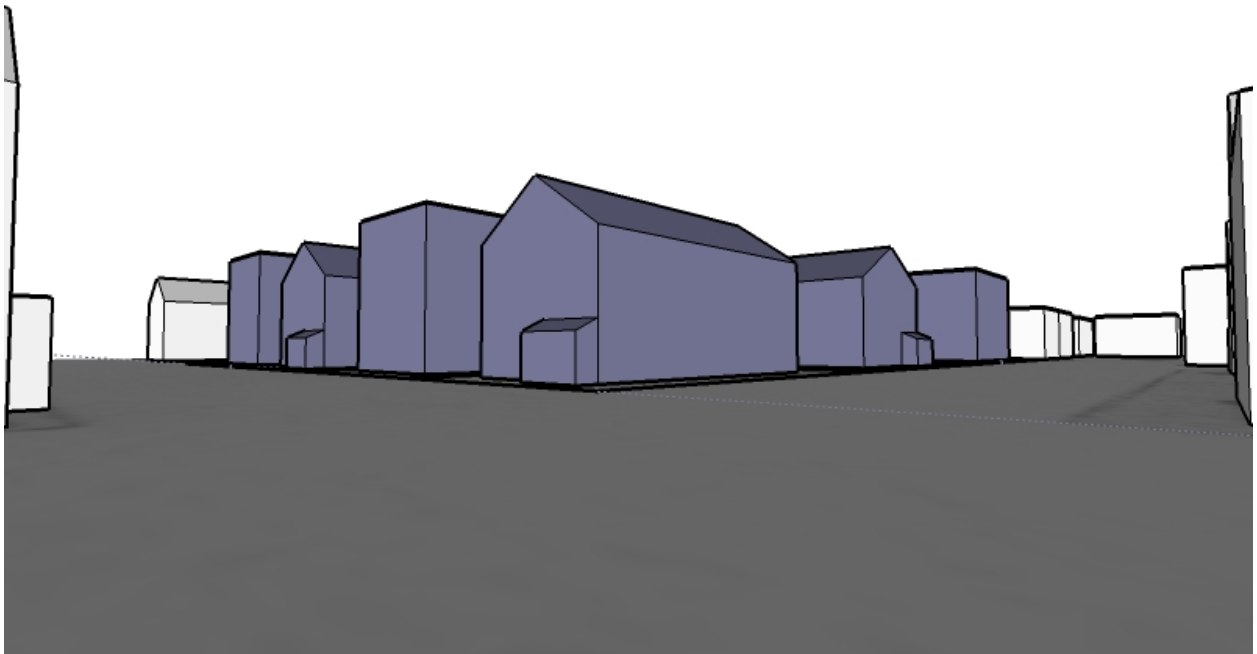
Massing Study at the Corner of Munjoy and Wilson Streets



Massing Study at the Corner of Wilson and Vesper Streets



Eight Potential Lots



Massing Study at the Corner of Moody and Vesper Streets

Leadership in Energy and Environmental Design for Neighborhood Development (LEED ND)

The Pilot Version of the LEED for Neighborhood Development Rating System (06/07) includes the following criteria. (Source: <https://www.usgbc.org/ShowFile.aspx?DocumentID=2845>)

Smart Location and Linkage 30 Possible Points

- Prereq 1 Smart Location Required
- Prereq 2 Proximity to Water and Wastewater Infrastructure Required
- Prereq 3 Imperiled Species and Ecological Communities Required
- Prereq 4 Wetland and Water Body Conservation Required
- Prereq 5 Agricultural Land Conservation Required
- Prereq 6 Floodplain Avoidance Required
- Credit 1 Brownfield Redevelopment 2
- Credit 2 High Priority Brownfields Redevelopment 1
- Credit 3 Preferred Locations 2-10
- Credit 4 Reduced Automobile Dependence 1-8
- Credit 5 Bicycle Network 1
- Credit 6 Housing and Jobs Proximity 3
- Credit 7 School Proximity 1
- Credit 8 Steep Slope Protection 1
- Credit 9 Site Design for Habitat or Wetlands Conservation 1
- Credit 10 Restoration of Habitat or Wetlands 1
- Credit 11 Conservation Management of Habitat or Wetlands 1

Neighborhood Pattern and Design 39 Possible Points

- Prereq 1 Open Community Required
- Prereq 2 Compact Development Required
- Credit 1 Compact Development 1-7
- Credit 2 Diversity of Uses 1-4
- Credit 3 Diversity of Housing Types 1-3
- Credit 4 Affordable Rental Housing 1-2
- Credit 5 Affordable For-Sale Housing 1-2
- Credit 6 Reduced Parking Footprint 2
- Credit 7 Walkable Streets 4-8
- Credit 8 Street Network 1-2
- Credit 9 Transit Facilities 1
- Credit 10 Transportation Demand Management 2
- Credit 11 Access to Surrounding Vicinity 1
- Credit 12 Access to Public Spaces 1
- Credit 13 Access to Active Public Spaces 1
- Credit 14 Universal Accessibility 1
- Credit 15 Community Outreach and Involvement 1
- Credit 16 Local Food Production 1

Green Construction & Technology 31 Possible Points

Prereq 1 Construction Activity Pollution Prevention Required
Credit 1 Certified Green Buildings 1-3
Credit 2 Energy Efficiency in Buildings 1-3
Credit 3 Reduced Water Use 1-3
Credit 4 Building Reuse and Adaptive Reuse 1-2
Credit 5 Reuse of Historic Buildings 1
Credit 6 Minimize Site Disturbance through Site Design 1
Credit 7 Minimize Site Disturbance during Construction 1
Credit 8 Contaminant Reduction in Brownfields Remediation 1
Credit 9 Stormwater Management 1-5
Credit 10 Heat Island Reduction 1
Credit 11 Solar Orientation 1
Credit 12 On-Site Energy Generation 1
Credit 13 On-Site Renewable Energy Sources 1
Credit 14 District Heating and Cooling 1
Credit 15 Infrastructure Energy Efficiency 1
Credit 16 Wastewater Management 1
Credit 17 Recycled Content in Infrastructure 1
Credit 18 Construction Waste Management 1
Credit 19 Comprehensive Waste Management 1
Credit 20 Light Pollution Reduction 1

Innovation & Design Process 6 Possible Points

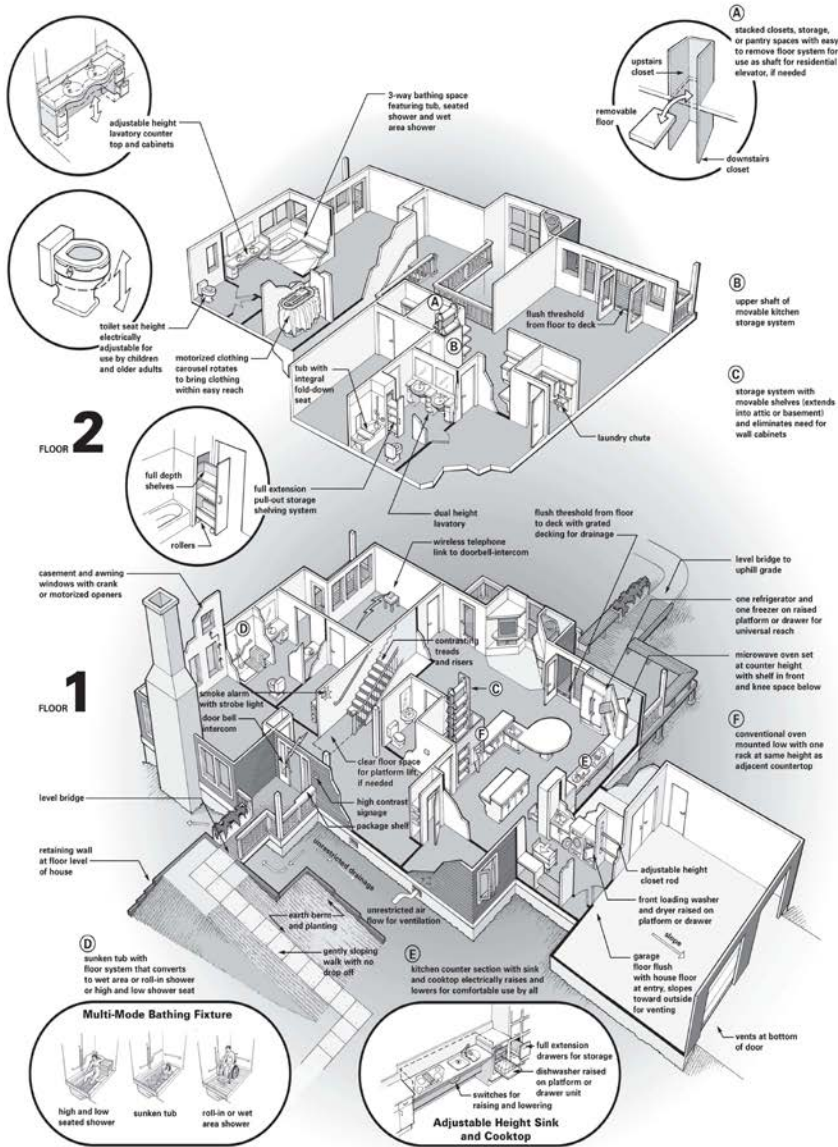
Credit 1 Innovation in Design 1-5
Credit 2 LEED Accredited Professional 1

Project Totals 106 Possible Points

Certification Levels:

Certified 40-49 points
Silver 50-59 points
Gold 60-79 points
Platinum 80-106 points

Next Generation Universal Home Design



Next Generation Universal Home

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Major funding provided by the National Institute on Disability and Rehabilitation Research, US Department of Education

Source: http://www.design.ncsu.edu/cud/pubs_p/docs/nextgenbw.pdf

Design Principles for Infill

The Congress for the New Urbanism has created 14 *Principles for Inner City Neighborhood Design*. Many are relevant to successful infill projects everywhere:

1 Citizen and community involvement: Engage residents, neighbors, civic leaders, politicians, bureaucrats, developers, and local institutions throughout the process of designing change for neighborhoods.

2 Economic opportunity: The design of neighborhood development should accommodate management techniques and scales of construction that can be contracted to local and minority businesses.

3 Diversity: Provide a broad range of housing types and price levels to bring people of diverse ages, races, and incomes into daily interaction—strengthening the personal and civic bonds essential to an authentic community.

4 Neighborhoods: Neighborhoods are compact, pedestrian-friendly, and mixed use with many activities of daily life available within walking distance. New development should help repair existing neighborhoods or create new ones and should not take the form of an isolated “project.”

5 Infill development: Reclaim and repair blighted and abandoned areas within existing neighborhoods by using infill development strategically to conserve economic investment and social fabric.

6 Mixed-use: Promote the creation of mixed-use neighborhoods that support the functions of daily life: employment, recreation, retail, and civic and educational institutions.

7 Citywide and regional connections: Neighborhoods should be connected to regional patterns of transportation and land use, to open space, and to natural systems.

8 Streets: The primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Neighborhoods should have an interconnected network of streets and public open space.

9 Public open space: The interconnected network of streets and public open space should provide opportunities for recreation and appropriate settings for civic buildings.

10 Safety and civic engagement: The relationship of buildings and streets should enable neighbors to create a safe and stable neighborhood by providing “eyes on the street” and should encourage interaction and community identity. Provide a clear definition of public and private realm through block and street design that responds to local traditions.

11 Dwelling as mirror of self: Recognize the dwelling as the basic element of a neighborhood and as the key to self-esteem and community pride. This includes the clear definition of outdoor space for each dwelling.

12 Accessibility: Buildings should be designed to be accessible and visitable while respecting the traditional urban fabric.

13 Local architectural character: The image and character of new development should respond to the best traditions of residential and mixed-use architecture in the area.

14 Design codes: The economic health and harmonious evolution of neighborhoods can be improved through graphic urban design codes that serve as predictable guides for change.

Source: Strategies for Successful Infill Development. Congress for the New Urbanism, and the Northeast-Midwest Institute. Available online at <http://www.nemw.org/infillbook.htm>

Meeting Minutes of the Adams School Reuse Committee

The meeting minutes for the Adams School Reuse Committee may be found online at <http://www.portlandmaine.gov/adamschool.htm>, or by contacting the City of Portland Planning Division, 874-8721, cmars@portlandmaine.gov.