

Retrofitting Underutilized Commercial Real Estate - *in Downtown Maine*

TACTICS FOR RETROFITTING

Reuse the box. Adaptive reuse of vacant commercial buildings for new, often community-serving uses

Build compact mixed-use development.

Improve connectivity for drivers, bicyclists and pedestrians. Build interconnected street networks.....

Provide access to vacant and underutilized upper floors. Access upper floors unlock vast potential for revitalization.

Invest in quality architecture. beautiful, durable culturally significant and built to meet high standards of environmental performance.....

URBAN DESIGN TACTICS FOR RETROFITTING

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- **Provide environmental repair.** Retrofits sometimes provide the opportunity to reconstruct wetlands and creeks, components in the metropolitan watershed that were erased or diminished by the suburban development pattern.
- **Revise zoning codes and public works standards.** Make it easier to build compact, mixed-use developments with complete streets, and make it harder to build single-use, auto-dependent places.
- **Improve connectivity for drivers, bicyclists, and pedestrians.** Build interconnected street networks to increase walkability and public safety, while distributing traffic and reducing overall vehicle miles traveled.
- **Consider future connectivity and adaptability.** If desired street connections cannot be achieved when the retrofit is originally designed and constructed, because of NIMBY concerns or other barriers, provide easements for future linkages. If desired densities and parking decks cannot be justified yet, design parking lots as future building sites, with utilities placed in the future streets at the outset.
- **Use appropriate street types and real sidewalks.** The 2010 ITE manual on walkable urban thoroughfares provides recommended design guidelines for a broad range of context-sensitive street types.
- **Keep block size walkable.** Without careful modulation, the hybridization of suburban building types and parking into urban blocks and streets can lead to oversized blocks and monotonous building fronts.
- **Use shallow liner buildings.** Wrappers can be employed around reused box buildings and liners can screen surface parking lots to provide a more continuous streetscape.
- **Diversify housing choice and price.** The future success of suburbs will hinge on their ability to respond to changing demographics; provide more housing choices.
- **Add new units to existing subdivisions.** Infilling residential neighborhoods with accessory dwelling units (ADUs) can provide affordable housing choices for singles and seniors, and increase residential density without dramatically altering the morphological pattern.
- **Invest in quality architecture.** The most successful and sustainable retrofits will be beautiful, durable, culturally significant, and built to meet high standards of environmental performance both in the public spaces and the buildings.

Downtown Maine Examples

Skowhegan Renaissance Center

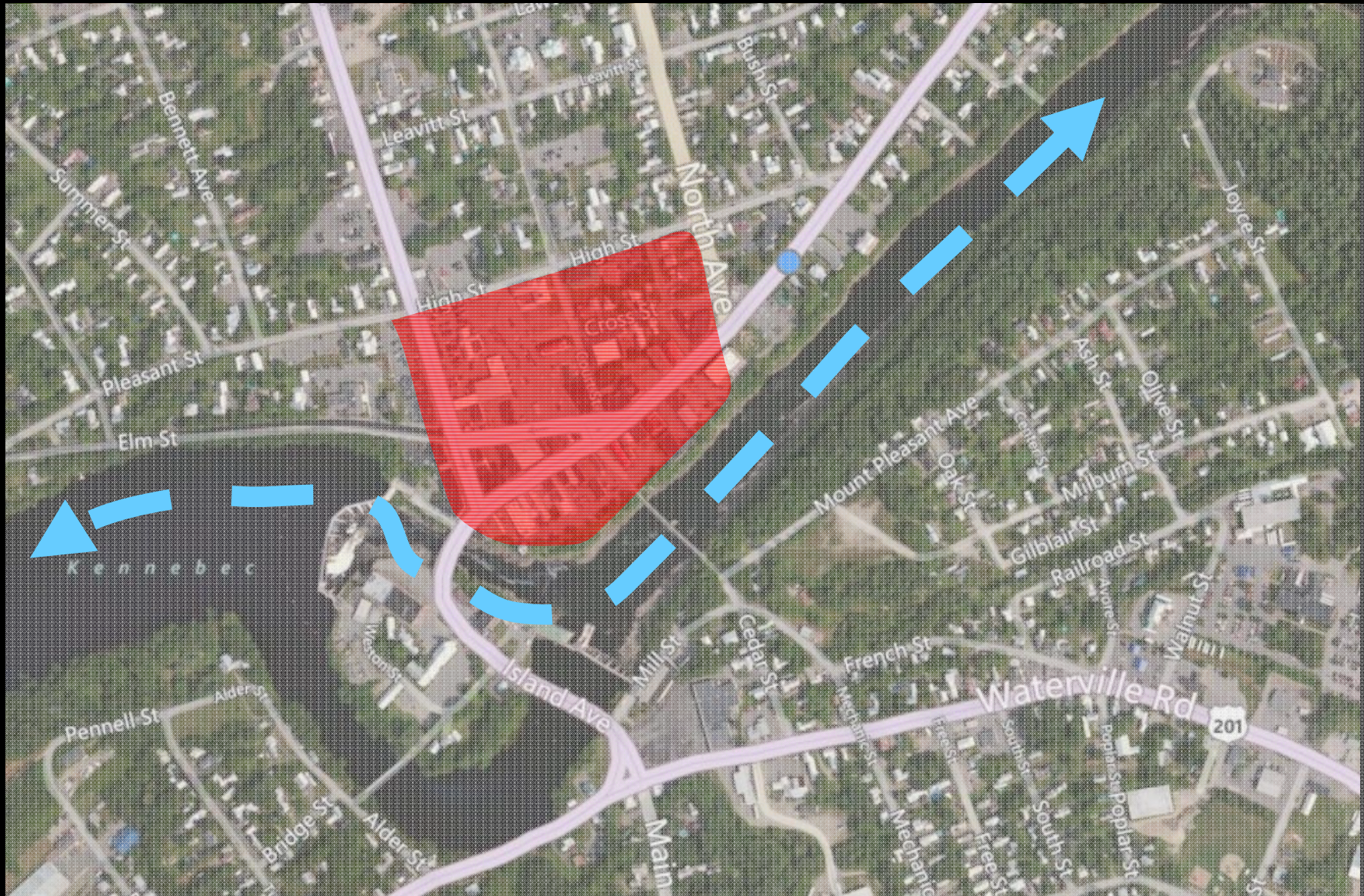
Bates Mill #5

Location

Downtown Skowhegan

Downtown Lewiston

Downtown Skowhegan



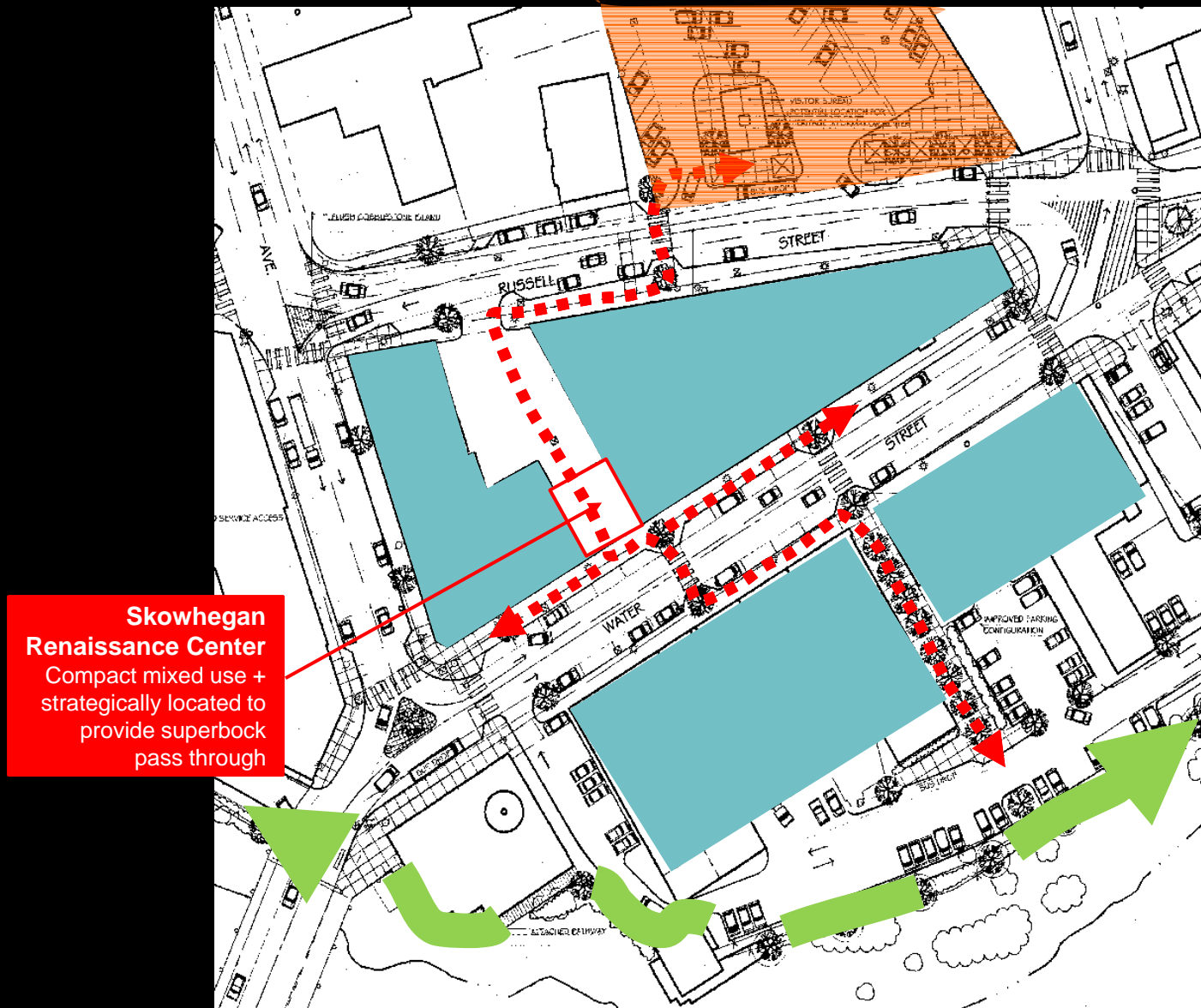
Challenges & Opportunities

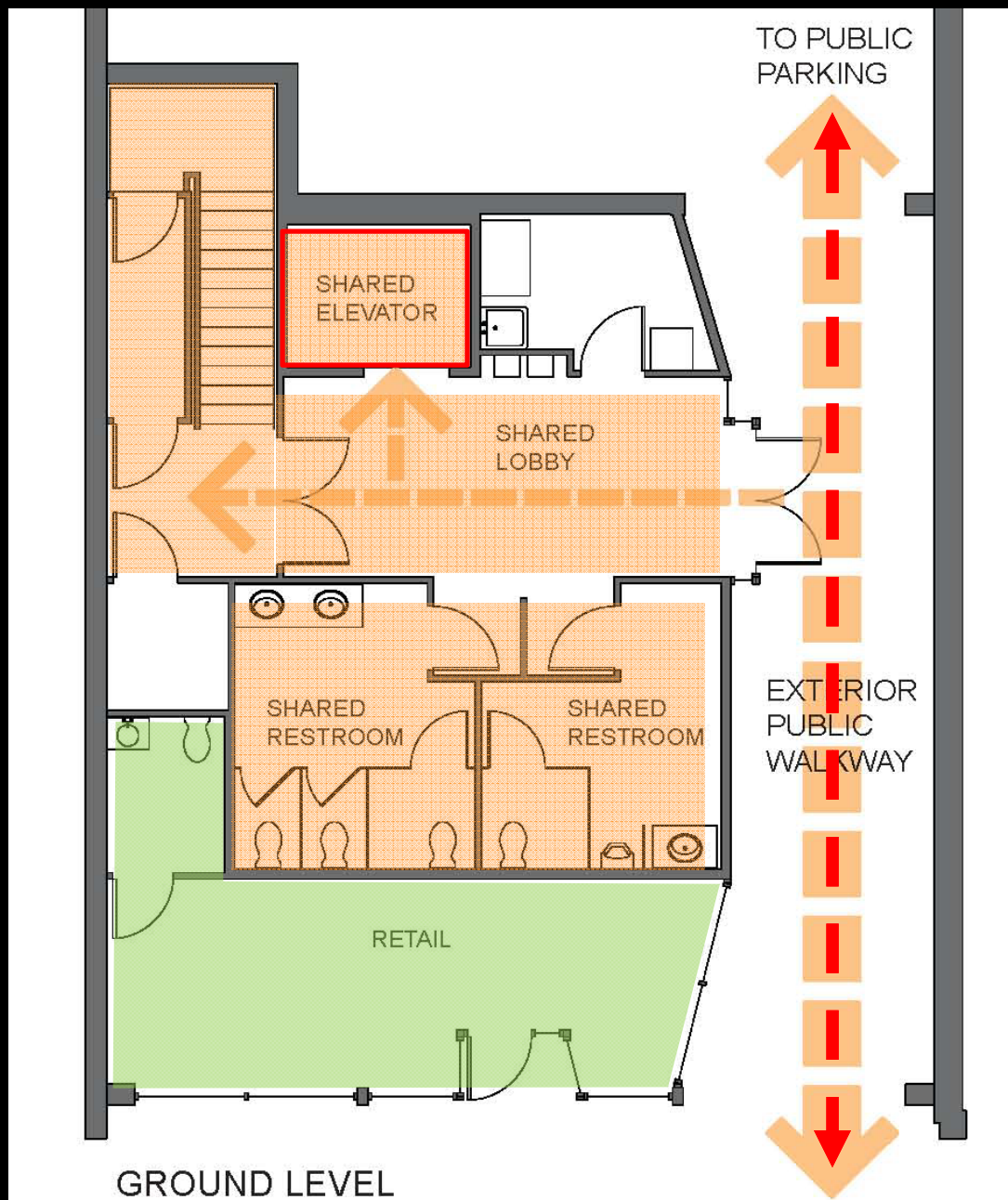


Challenges & Opportunities



From Super Block to Walkable Block





New Infill Building

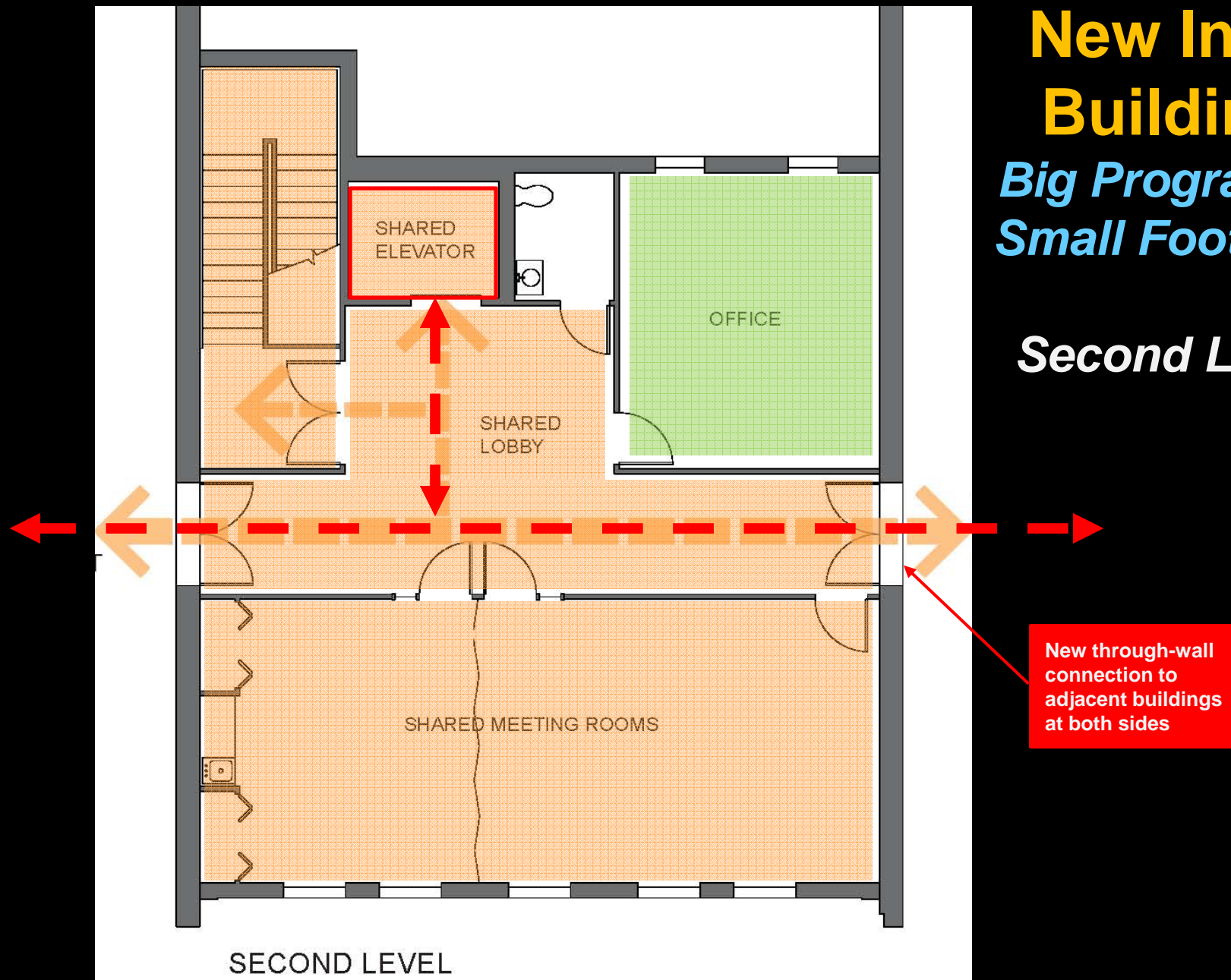
Big Program in Small Footprint

Ground Level

New Infill Building

Big Program in Small Footprint

Second Level



Shared Access for Upper Floor Re-Development



Adjacent Property

Skowhegan Renaissance Center

Adjacent Property

Skowhegan Renaissance Center



New Infill Compatible with Historic District

New infill buildings within historic fabric require a thoughtful balance of **differentiation** and **compatibility**.

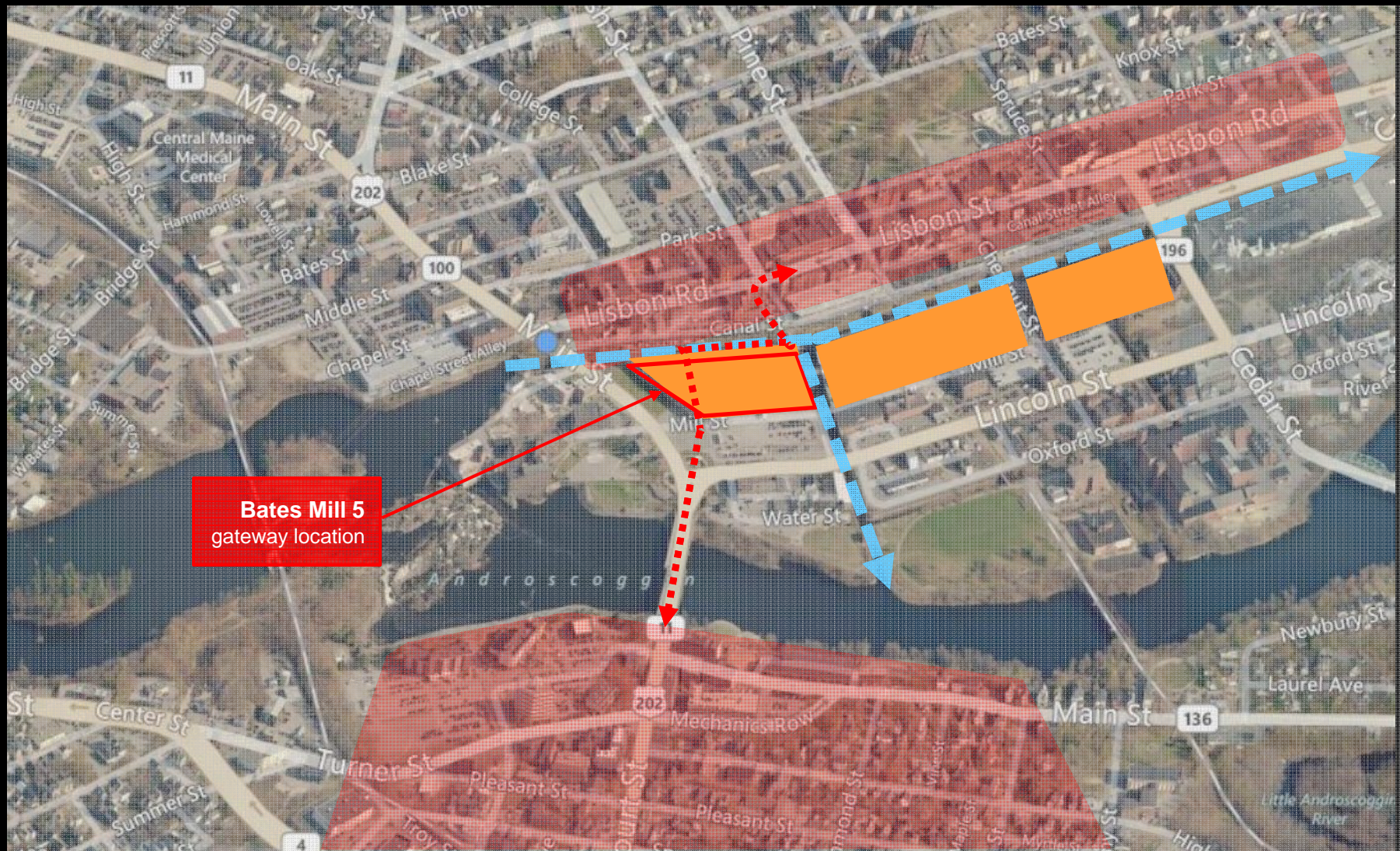


Early 20th Century. Note horizontal and vertical patterns.

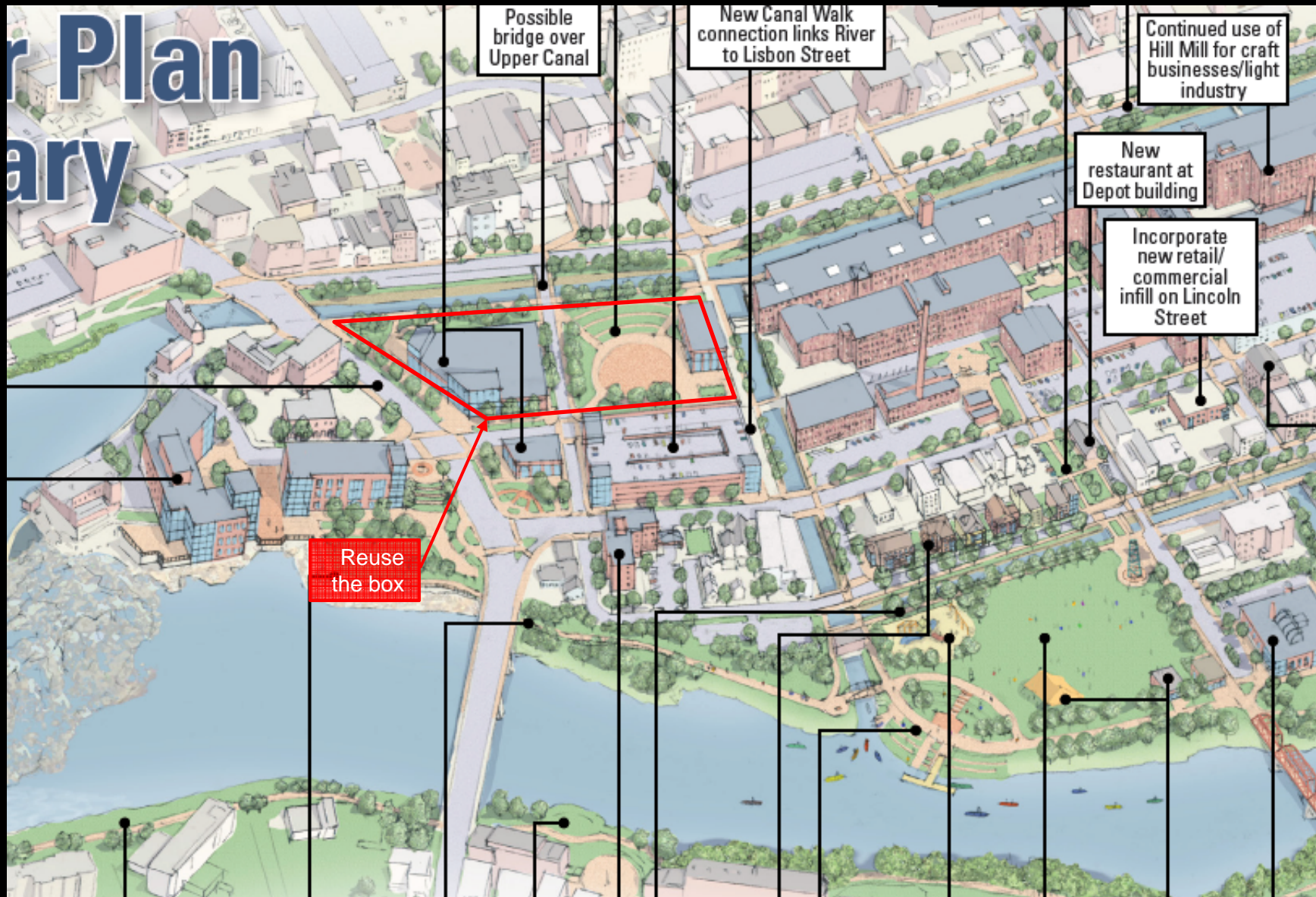


Early 21st Century. Note horizontal and vertical patterns.

Downtown Lewiston + Auburn

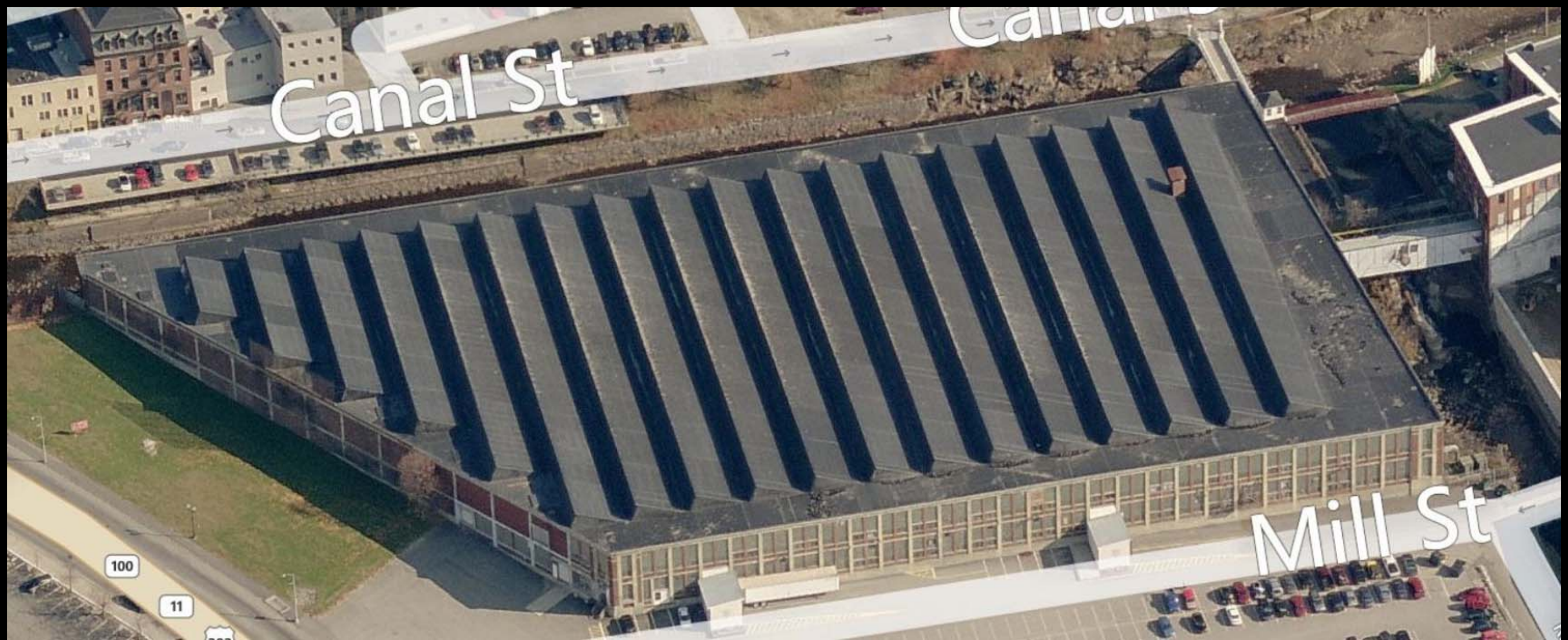


Riverfront Island Master Plan



Challenges & Opportunities - *Bates Mill #5*







Five-2-Farm – Reestablish Bates Mill #5 as a Thriving City Center and Cornerstone of the Riverfront

Grow L+A seeks to revive the Historic Bates Mill 5 as a:

- sustainable mixed-use facility
- year round pedestrian links

Five-2-Farm

Envisioning the Future of a Mill City

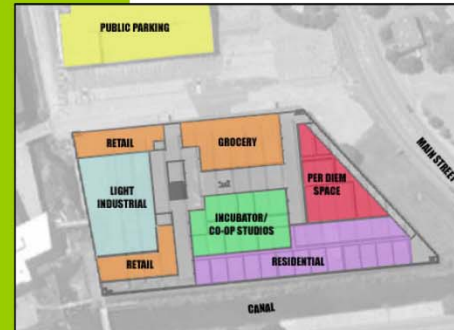
REESTABLISH BATES MILL 5 AS A THRIVING CITY CENTER AND CORNERSTONE OF THE RIVERFRONT

GROW L+A SEEKS TO REVIVE THE HISTORIC BATES MILL 5 AS A SUSTAINABLE MIXED-USE FACILITY WITH A YEAR ROUND PEDESTRIAN LINK FROM LISBON AND CANAL STREETS TO THE RIVERFRONT ISLAND. THE PROJECT WILL ENGAGE STAKEHOLDERS AROUND SHARED VALUES THAT ELEVATE FOOD SECURITY, REESTABLISH A REGIONAL FOOD SYSTEM, IMPROVE DOWNTOWN VITALITY, CREATE DOZENS OF JOBS, AND STRENGTHEN EXISTING BUSINESS WHILE CONSERVING OUR COMMUNITY ASSETS.

THE FACILITY IS UNIQUE AND WILL BE ONE-OF-A-KIND DUE TO THE REVOLUTIONARY USE OF MATERIAL AND DESIGN, AS WELL AS THE ABILITY TO BE COMPLETELY POWERED BY SELF CONTAINED HYDRO AND SOUTH FACING SOLAR. THE CULMINATION OF WHICH IS A POWERFUL AND UNIQUE MARKETING POSITION FOR THE OWNERS AND L+A.

THE MIXED-USE FACILITY

- RETAIL
- LIGHT INDUSTRIAL
- FOOD PROCESSING
- YEAR ROUND FARMERS MARKET
- BROAD USE PER DIEM SPACE
- INCUBATOR KITCHEN AND STUDIOS
- RESIDENTIAL
- FOOD HUB (FARM-2-FORK)
- SPECIALIZED STORAGE
- COMMUNITY SPACE



**GROW
L+A**

www.growla.org

FARM-2-FORK

A FOOD HUB

SHARED RESOURCES WITHIN THE FOOD HUB WILL ALLOW FOR INCREMENTAL BUSINESS GROWTH THROUGH SHARED EXPENDITURE AND COLLABORATIVE EFFORT. THERE WILL BE PROCESSING, PACKAGING, SHIPPING, TECHNICAL ASSISTANCE, BUSINESS DEVELOPMENT, PLANNING AND MARKETING; ALL COMING TOGETHER TO CREATE JOBS AND COMMUNITY WEALTH.

- ACCESS NEW MARKETS
- DELIVER GOODS
- STORAGE, COLD OR DRY
- SHARED SPACE AND EXPENSES
- ACCESS TO EQUIPMENT NOT ABLE TO BE AFFORDED BY SMALL BUSINESS
- FOOD SECURITY
- SKILLED BUSINESS GUIDANCE
- EDUCATIONAL SERVICES
- COLLABORATION
- NETWORKING

WHY TODAY WORKS

DOWNTOWN LEWISTON IS HAVING ITS FIRST GROWTH SPURT IN DECADES. THIS LOCATION IS IDEAL TO TAKE THAT GROWTH ANOTHER STEP FORWARD. THE DAYS OF DOWNTOWN REBIRTH ARE HERE AND THE TIMING IS RIGHT FOR THE FIRST TIME SINCE THE MILL WAS CLOSED.

THE BUILDING:

- STRONGER THAN ITS SISTER MILLS, ALLOWING FOR MORE FLEXIBILITY
- DESIGNED TO PROVIDE EXCELLENT QUALITY NATURAL LIGHT + VENTILATION THROUGH THE SAW-TOOTH ROOF NORTH FACING WINDOWS
- QUALIFIES FOR HISTORIC TAX CREDITS
- FLOOR PLAN IS OPEN AND MORE VERSATILE (OFTEN SAVING MAJOR EXPENSE)
- HIGHEST POTENTIAL FOR SELF-SUSTAINABLE ENERGY THROUGH HYDRO AND SOLAR

TIME LINE

- 2013 - SECURE OWNERSHIP
- LATE 2013 BEGIN PROPERTY REHAB
- 2014 BATES MILL 5 REOPENS ON ITS 100TH BIRTHDAY

Five-2-Farm – Reestablish Bates Mill #5 as a Thriving City Center and Cornerstone of the Riverfront

Possible Phase I Uses 175,000 SF

Food Hub	Light Industrial	Office	Housing
1. Wholesale Warehouse & Distribution for Maine Farmers <ul style="list-style-type: none"> Receiving, Storage, Processing, Packing, Shipping 2. Food Growing Onsite <ul style="list-style-type: none"> Hydroponic, Other, t.b.d.?? 3. Grocery & Retail for Market Gardeners <ul style="list-style-type: none"> Year round Farmers Market 4. Food Development <ul style="list-style-type: none"> Shared equipment, Technical assistance, Incubator kitchens, Food & business education, Marketing 	t.b.d.	Health & Wellness	15 Units

Five-2-Farm + Farm-2-Fork

Envisioning the Future of a Mill City

**REESTABLISH BATES MILL 5
AS A THRIVING CITY CENTER
AND CORNERSTONE OF THE
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