

# Registration Form:

Portland's Arts District Garage:  
*A Case Study of Private  
Parking Structure Development*



February 25, 2020

Buffet Breakfast: 7:30 ~ Program: 8:00 - 9:00 AM

Holiday Inn By the Bay, 88 Spring Street, Portland, ME

Register Online at [mereda.org](http://mereda.org) or scan this form  
to [info@mereda.org](mailto:info@mereda.org). Questions: Call (207) 874-0801

### Registration Fees:

Members: \$45 pp | Non-Members: \$55 pp

Prices increase by \$10 February 18, 2020

Name (s) \_\_\_\_\_

Name (s) \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Email \_\_\_\_\_

Payment Method: *Visa, MasterCard, Discover, & American Express Accepted*

Credit Card # \_\_\_\_\_ Exp. Date \_\_\_\_\_

Name on Card \_\_\_\_\_

Check Enclosed

Mail Check to: MEREDA, 6 City Center, 3rd Floor, Portland, ME 04101

Payment is expected at the time of registration.

No refunds will be granted to anyone who registers,  
but fails to attend or who cancels after February 18, 2020

*Directions to Holiday Inn By the Bay*  
88 Spring Street, Portland, ME

**Take I-95 to Exit 44.** Continue on I-295 to Exit 7, (Franklin Street). Stay on Franklin Street for five (5) lights. Take a right onto Middle Street, travel approximately 1 mile. (Middle Street turns into Spring Street.) Holiday Inn is on the left.

- Thank you for your Support -

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Maine Real Estate &  
Development Association  
Supporting Responsible Development



6 City Center, 3rd Floor - Portland, ME 04101

## MEREDA's Morning Menu Breakfast Seminar

Portland's Arts District Garage:  
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Holiday Inn By the Bay, 88 Spring Street, Portland, ME

February 25, 2020

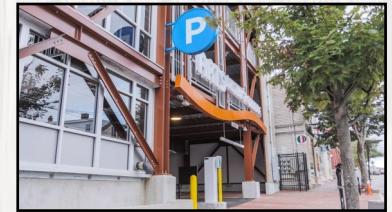
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Trends | News | Expert Advice

~ *Today's Menu* ~

February 25, 2020



Portland's Arts District Garage:  
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### Dining Location

Holiday Inn By the Bay  
88 Spring Street, Portland, ME

### Specialties

<b>Buffet Breakfast</b>	<b>Program</b>
7:30 - 8:00 AM	8:00 - 9:00 AM

### Signature Sponsor



## *You are Invited ...*

### **Portland's Arts District Garage: A Case Study of Private Parking Structure Development**

The five-story, 280-spaced Arts District Garage parking structure on the corner of Brown Street and Cumberland Ave was completed in the summer of 2019. The Arts District Garage project provides lasting new value and utility to the adjacent 10-story office tower at 511 Congress Street, frees up over 150 off-site parking spaces elsewhere in the City, and opens new opportunities to develop potentially hundreds of new residential units in the neighborhood.

Join us for breakfast on **February 25 from 7:30 AM - 9:00 AM at the Holiday Inn By the Bay** to learn more about this exciting new project and the some of the unique facets of private parking structure development.

**Register Online** at [mereda.org](http://mereda.org) or scan and email this form to [info@mereda.org](mailto:info@mereda.org).

## *Our Presenters*

**Ed Gardner's** first business investment was a 12-unit apartment building, purchased at the age of 17. From there, he acquired 2 convenience stores. In 1995, Ed bought his first in-town investment, the Portland Performing Arts Center, home of Portland Stage Company. At 54, he celebrated the purchase of property #50 and his largest real estate acquisition, 511 Congress Street Plaza. Owner of Gardner Real Estate Group, Ed is a consistent Top Producing real estate broker in Greater Portland. He was awarded Maine's REALTOR of the Year, is past presidents of both the Maine Association of REALTORS and the Greater Portland Board of REALTORS. He is the current president of Greater Portland Landmarks and a founder and board member of Portland Equality Community Center.

**Travis Nadeau** brings over seventeen years of experience in a wide range of municipal, residential, civic, religious, and retail projects, from 70-unit apartment buildings to 175,000 square foot retail entertainment centers. His resume includes the design coordination of six historic tax credit projects, and winners of two Maine Preservation Awards, with the 49-unit Lofts at Bates Mill and the Business Service Center, the adaptive reuse of Maine's first indoor automobile dealership in downtown Lewiston, Maine. Focused on client satisfaction and effective communication, the design of parking garages has been a specialty for Travis, with projects including a 380-vehicle garage in Lewiston, a 730-vehicle parking structure for the Thompson's Point mixed-use development in Portland, Maine, and a 523-vehicle parking component of a mixed-use development in historic Downtown Portsmouth, New Hampshire.

**Ethan Boxer-Macomber** is principal of Anew Development, a Portland-based real estate development company that he founded in 2013. Anew Development partners with for-profit companies and non-profit organizations to plan and implement high quality, sustainable, and community focused residential, commercial and mixed-use developments in communities across Southern Maine. Ethan pairs his training and experience in the areas of real estate development, urban design, land use planning, and housing and community development with a creative, collaborative, and community-minded approach to achieve highest value project outcomes.

## *Portland's Arts District Garage: A Case Study of Private Parking Structure Development*



The Arts District Garage project provides lasting new value and utility to the adjacent 10-story office tower at 511 Congress Street, frees up over 150 off-site parking spaces elsewhere in the City, and opens new opportunities to develop potentially hundreds of new residential units in the neighborhood. Join us for a MEREDA breakfast where garage owner **Ed Gardner** will discuss considerations leading to the genesis of the project and the operating experience thus far. Project Architect **Travis Nadeau** of **Platz Associates** will explain the project's unique exposed architectural steel design and the permitting process. Developer **Ethan Boxer-Macomber** of **Anew Development** will discuss some of the unique financial, public review, and construction administration challenges presented by the project.

Join us for breakfast, network with your colleagues, and learn more about this exciting new project and the some of the unique facets of private parking structure development.