



Maine Real Estate &
Development Association

Supporting Responsible Development

***MEREDA Celebrates Real Estate Development in Maine
by recognizing its 2021 Notable Project Recipients.***

Harold Alfond Hall, Bangor Husson University



Harold Alfond Hall is the new home for Maine's largest College of Business. It represents a major milestone in the progression of professional education at Husson University. In addition to student engagement and experiential learning, Harold Alfond Hall facilitates collaborative interactions with Maine's business community. The way this facility integrates leading-edge technology to foster experiential learning is unique. In addition to high-tech classrooms and an extended reality center, Harold Alfond Hall contains a financial center, flexible workspaces providing virtually unlimited opportunities for collaborative and "hands-on" experiential learning, and a forensic science lab.

The building was constructed using a holistic approach to sustainable design. This approach embraced several passive and active strategies that reduced energy consumption and enhanced the well-being of the building's occupants. Harold Alfond Hall meets or exceeds all International Energy Efficiency Certificate (IEEC) requirements and exceeds Environmental Protection Agency (EPA) Energy Star requirements by 15%. Building siting, systems, envelope, and material selection all help to conserve energy while providing a comfortable efficient environment fed by an 85% "green" power source.

At the onset, Husson engaged in a highly collaborative design process including: students, faculty, staff, architects, construction teams, and others. The University wanted to ensure that all voices were heard. While this resulted in numerous design changes, the process ultimately led to a world-class facility.

Efforts accelerated in 2017 when the Harold Alfond Foundation announced it would provide a one dollar match for every two dollars donated to Husson for this project, up to a total of \$4 million. Construction commenced shortly after the pandemic began. The impact of COVID-19 on the project was extensive. It necessitated the issuance and enforcement of personal protective equipment (PPE) requirements and protocols to safeguard against spread of the coronavirus on the jobsite. Infections and work stoppages constantly rerouted Husson's critical path forcing workarounds.

Labor and material shortages created additional issues. Cost escalations forced Husson to continually revise our plans to keep the project on track. The University also incurred in-process design changes to improve defenses against disease transmission with enhancements such as touchless entries and fixtures, as well as a hospital-grade air filtration system. In addition, the facility is designed to keep pace with the evolution of technology utilized by the iEX Center. Despite those challenges, the building was completed on schedule and under budget.

Harold Alfond Hall has already become an entrepreneurial ecosystem. Here, students and faculty members work directly with the business leaders to address organizational challenges and drive regional economic growth. In addition, the facility acts as the intellectual home for employee training and workforce development for business partners like Jackson Laboratory, L.L.Bean, and Bangor Savings Bank. Our partnerships help existing businesses in Maine grow and prosper.

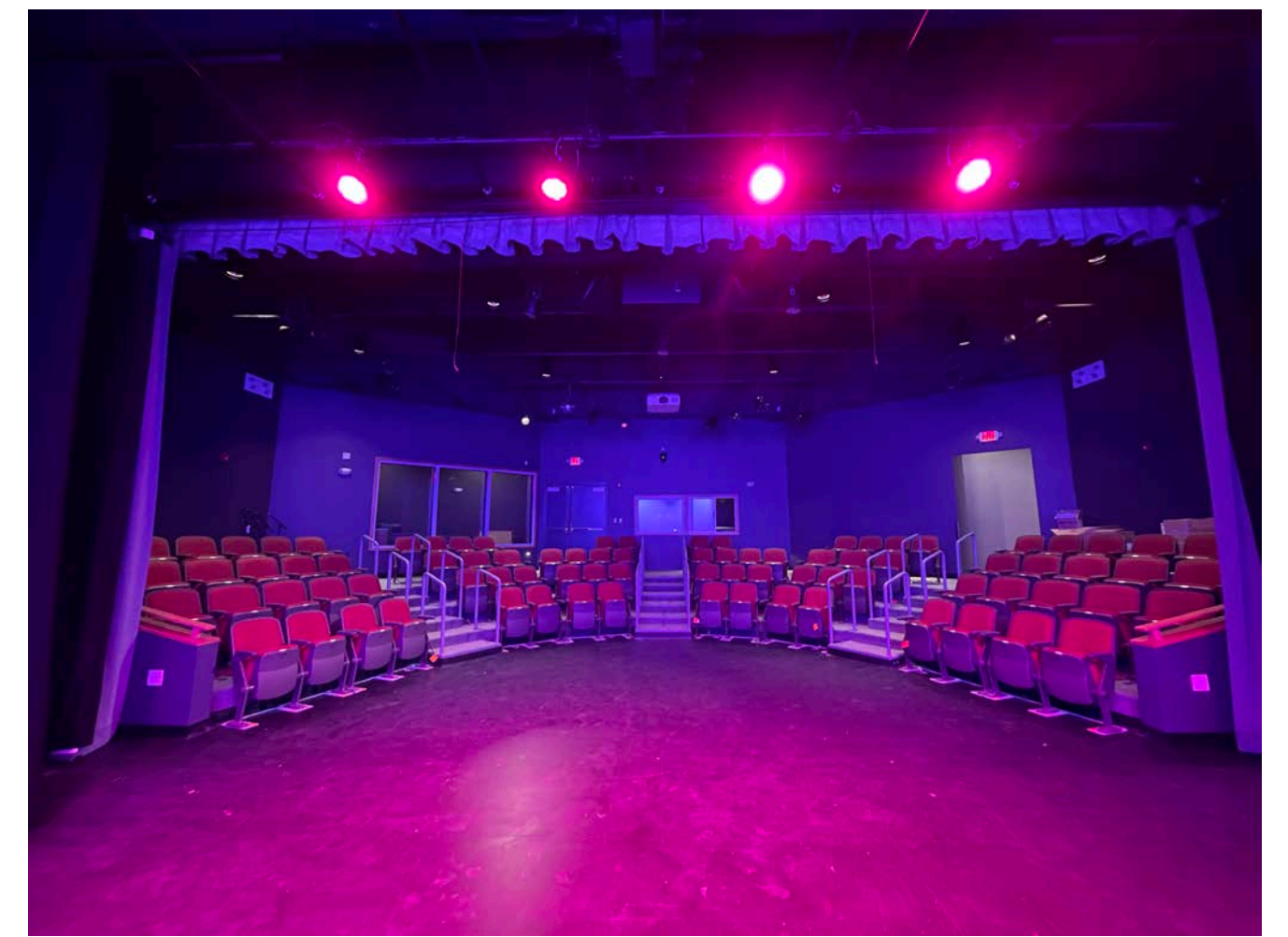


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Children's Museum + Theatre Maine, Portland Zachau Construction



The Children's Museum + Theatre of Maine has been a longstanding staple of the Southern Maine Community. Offering a location for Children to play, explore and learn. The Children's Museum launched a \$14Million Capital Campaign to build the 30,000 SF new building on Thompson's Point in Portland. Zachau Construction completed this project, delivering an iconic Portland building that can be seen from I295 and will be a place of exploration for Maine's young community. The Museum will offer many new exhibits, each one was specifically reworked after the initial plans were created to make sure that people with disabilities can do as much as possible in the museum.

This noteworthy addition to Portland, Maine features a unique multi-color siding drawing attention to its location on Thompson's Point. The siding was designed to support the museum's mission to inspire discovery and imagination through exploration and play. The exterior is composed of painted metal shingles and inspired by patterns in nature, such as ripples on the water, butterfly wings, fish scales, etc. The project also features state-of-the-art exhibits, theatre and adds to the Maine Arts and Culture scene.

The building features a unique colorful siding that mimics patterns found in nature. Also, a giant one-of-a-kind periscopic camera obscura owned by the Children's Museum & Theatre of Maine. The camera's high-end optics, including a special aluminum-coated mirror used in large telescopes and two precision lenses fabricated by Kodak Inc.'s military division, will project the panoramic views visible from the rooftop down onto an exhibit table on the third floor, just as it did previously at the Free Street location. CMTM also has a live active beehive as one of its many state-of-the-art exhibits.

The Children's Museum and Theatre of Maine provides a place for children of all socioeconomic backgrounds to explore and learn through hands on exhibits and play. With state-of-the-art exhibits, the museum encourages creativity and exploration for children of all ages and backgrounds.



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Deering Place, Portland **Zachau Construction | Avesta Housing**



Deering Place preserves, redevelops, and expands affordable housing in a highly desirable and accessible location within Portland, Maine. Deering Place is a 75-unit, mixed-income development that includes a major renovation of 13 existing units and the construction of two new residential buildings on lots adjacent to the existing building. Upon completion, there are 62 new units. Amenities include a new community room, laundry rooms, and indoor parking that will be accessible to residents in all buildings. There will be easily-accessible walkways and sitting areas. There is currently a community policing office onsite that will remain. Deering Place comes at a time when the need for affordable housing in Portland is greater than ever.

Deering Place offers affordable housing in downtown Portland, putting residents at the center of services and jobs. The desire for this level of housing is so great that Avesta Housing had over 800 applications for 75 units. This location is close to public transportation, food, services, and health care. In addition to this project being noteworthy in its ability to fill a void in downtown Portland for low-income housing, the construction of the project itself was notable in that it was an occupied rehabilitation. This tight location has 3 buildings, one of which had to meet historical renovations standards to fit in with the Parkside neighborhood

The building of Deering Place employed more than 30 contractors and over 15 professional services firms based in Maine. Property tax revenue to the City of Portland before project was \$0 (non-profit status) and now exceeds \$35,000 after the project. In addition, Deering Place paid over \$100,000 in development-related fees to the City of Portland.

A number of residents were unable to find housing for their jobs with the military, the hospitals, and to work at Abbott Labs at a time when housing became very scarce. The Deering Place project provided affordable places for them to live, allowing them to keep their jobs and contribute to the City's economy.

The project houses 14 homeless households, four households being displaced by landlords selling/not renewing their leases, and three households from sub-standard housing deemed uninhabitable. This reduced the City's homeless population and eased the pressure on the City and nonprofits to respond to the increasing number of people who have become unhoused or were on the verge of becoming unhoused during the COVID-19 pandemic.

This new mixed income community brings together fully market-rate households and households with extremely low average monthly incomes, including the formerly homeless.

The property also includes a large community room already in use by local organizations and created a new home for Community Policing in Parkside.



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Harnois & Emery Apartments, Westbrook Westbrook Development Corp., Westbrook Housing Authority, and Anew Development



Harnois & Emery Apartments is a two-phased, 91-unit apartment complex at 67 & 70 Ruth Hunton Court in Westbrook.

Completed in January of 2021, Phase I is the 5-story, 61-unit Robert Harnois Apartments. In November of 2021, Phase II was completed; the 4-story, 30-unit Lewis Emery Apartments. These combined 91 apartments serve low-income Westbrook seniors with high-quality, beautiful, and affordable homes at a time of unprecedented housing need in the community.

Resident amenities include outdoor gathering spaces, universal accessibility, a beautifully furnished 2,000 s.f multi-purpose room, a fitness center, laundry and community rooms, and a meandering nature path with benches set at scenic viewpoints.

The Harnois & Emery campus is set high on Deer Hill in a quiet, idyllic wooded setting providing residents with a calming connection to nature. At the same time, it is a short walk to Westbrook's Main Street shopping district including the Kohl's and Rock Row plazas as well as a Metro bus stop providing easy access across greater Portland.

Harnois & Emery Apartments were funded by a complex stack of capital sources and financial instruments made possible by MaineHousing, Boston Financial, the City of Westbrook, Westbrook Housing, and Saco & Biddeford Savings Institution.

Westbrook Housing and Anew Development are grateful to the Harnois & Emery design and construction teams. Benchmark Construction provided excellent planning and oversight as the project's Construction Manager. Archetype Architects, Gorrill-Palmer provided the innovative design and engineering services that physically transformed the property and the attorneys at Drummond Woodsum guided the project with expert legal counsel.

Thanks to the combined efforts of the entire Riverview Terrace team, these 91 units of quality senior housing have been developed to serve Westbrook area seniors for generations to come in an environment that supports them not just with financial security but with independence, comfort, safety, social connectivity, and health and well-being.

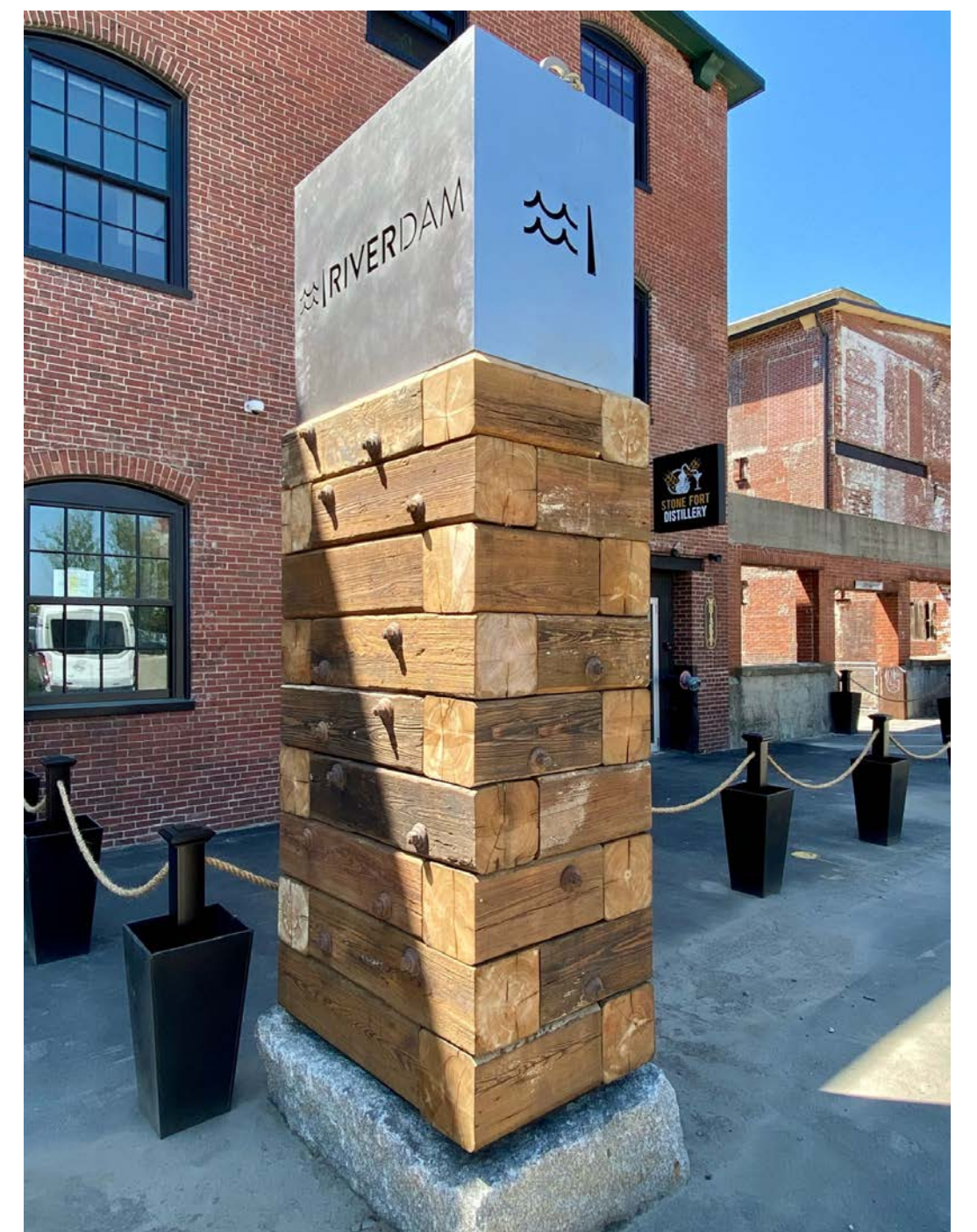


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Riverdam Mill Complex, Biddeford Port Property



The Riverdam Mill Complex is an ambitious redevelopment of two mill buildings comprising the former Saco Water Power Company to the west of Factory Island. These 19th century buildings were primarily vacant and in a dilapidated condition prior to this renovation. They had most recently housed machinery used to build heavy equipment for the local textile industry, and although mostly in salvageable condition, a portion of one building was damaged beyond repair.

These historic buildings were transformed into retail spaces, restaurants, and 71 residential apartments (including 7 affordable units). Parts of the existing buildings were salvaged and repurposed on site adding to Riverdam's charm while also reducing its environmental footprint. Some of the notable craftsmanship includes new property signs constructed of salvaged timbers assembled like cribbing; field-fabricated millwork elements repurposed from salvaged headboard planks are displayed in the lobby; the existing elevator controller is showcased as a unique display element; and flooring was salvaged from vertical penetrations cut into the building for new stairwells and elevators, and utilized to patch damaged or missing areas on every floor, maintaining consistency with the various floor species present in the buildings.

ADA accessibility to the adjacent Riverwalk was a priority for the project and required extensive coordination with the City of Biddeford. The scenic Riverwalk is a pedestrian path, meandering along and across the Saco River, linking the Biddeford and Saco Mill districts. The project was able to provide ADA access to the Riverwalk via its building's elevators, allowing more people to enjoy the beauty of the Falls and Saco River.

Given the high-water line and its proximity to the Riverwalk elevation, careful attention was given to how the Saco River will interact with the site as well as the intricacies of the building which need to be resilient to the flooding season. Some of the challenges with the project concerned the instability and building movement. Two formerly active water raceway tunnels beneath the structure had affected the structural integrity of building #3, a portion of which needed to be demolished. Columns on the second floor were no longer supporting the second floor likely due to erosion caused by organic deposits from the raceways. Most of the existing floors had settled over 7"; in response the construction team methodically and successfully repurposed taller columns from other parts of the buildings to jack up the floors, enabling the existing wood floors to be preserved and refinished.

These preservation efforts enabled Riverdam to celebrate the rich history of the Saco/Biddeford mills, resulting in a truly unique Maine community celebrating the industrial history of the property while creating a walkable community to live and work, with easy access to public transportation and services.



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Thornton Heights Commons, South Portland **South Portland Housing Development Corporation**



Thornton Heights Commons is a new four-story mixed-use affordable housing and commercial building, with associated parking, community open space and three new single-family house lots located at 611 Main Street in South Portland. The residential portion of the building is comprised of 42 apartments and community amenities. The commercial portion of the building includes 7,000 s.f. of dividable space, an outdoor seating area located along Main Street, and a satellite police station.

The site was the home of the St. John's Church campus. The campus was comprised of three (3) buildings, a church, a rectory house, and a religious school, parish office, and small monastery. Deconsecrated by the Roman Catholic Diocese in 2013, the South Portland Housing Development Corporation (SPHDC) purchased the abandoned, dilapidated, and contaminated property in 2018 with the intent of redeveloping the site into a property that would revitalize the neighborhood through the provision of affordable housing and street-front commercial space.

The development process commenced with a difficult and contentious land use approval process. The process involved three neighborhood meetings guided by professional facilitator Jeffrey Edelstein. Mr. Edelstein's adept skills created a space in which opponents and supporters could express their opinions without fear of intimidation. As a result, each meeting enabled thoughtful public input and discussion on affordable housing and the multiple redesigns of the project. The SPHDC also provided tours of its other properties to demonstrate their high level of management and held one-on-one discussions with neighbors and City Council members. In the end, this well managed and transparent process resulted in the City Council and Planning Board granting zoning and site plan approval.

Redevelop of the site commenced with cleanup and demolition in the summer of 2020 and completion of the new building in December of 2021. The South Portland Housing Development Corporation is grateful to the entire project team. Credere Associates (cleanup/demolition) and Zachau Construction (construction) provided excellent planning and oversight as the project's Construction Managers. CHA Architects, Carroll Associates, Allied Engineering and St. Germain Engineering provided the innovative design services that transformed the property and the attorneys at Drummond Woodsum guided the project with legal counsel.

The project's successful completion represents a public-partnership that was built upon the skills and funding of the US EPA Region 1 Brownfields Program, Maine DEP Brownfields Program, Greater Portland Council of Governments, Cumberland County, MaineHousing, Gorham Savings Bank, Federal Home Loan Bank of Boston, City of South Portland, and South Portland Housing Development Corporation.

Thanks to the hard work of the entire Thornton Heights Commons team, this new 42 unit affordable mixed-use building will provide high-quality housing and neighborhood revitalization for generations of residents and community members.



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40 Free Street, Portland

Developer: J.B. Brown & Sons | Architect: Ryan Senatore Architecture



Located in Portland's Old Port, 40 Free Street is a new construction mixed-use building made up of five retail spaces at the street level and 51 market-rate apartment units on its upper floors. Prior to its development, the project site was occupied by a surface parking lot which limited density in Portland's downtown urban core and fractured the historic streetscape along Free Street. Through development of an energy-efficient building, offering environmental, economic, and social benefits, the 40 Free Street project provides an architecturally holistic solution for its site and for downtown Portland.

Though stylistically contemporary—featuring projecting bays and metal panel siding—the building communicates architecturally with its surrounding historic fabric by matching the color palettes of its neighboring buildings and by showcasing granite and brick, traditional building materials which contribute to a durable, high-quality building façade. The sixth and topmost story of the building also features a set-back facade, creating massing variation along Free Street and addressing the scale of the building relative to its neighbors. The building is also designed to be energy-efficient, featuring a solar panel system on its rooftop to provide renewable energy and an enhanced building envelope with continuous exterior insulation to reduce energy losses. These technologies work together to lower energy demand and costs for the building.

The large, transparent storefronts at the pedestrian level of the Free Street facade provide a strong visual connection to the retail spaces behind, offering the businesses within as much outward visibility as possible. This transparency also mends the historic streetscape and adds to the sense of life and activity on Free Street. Furthermore, large windows on the opposite side of the building allow a clear view through the retail spaces, allowing views downhill from Free Street to be maintained.

The retail spaces—in conjunction with the apartment units above—reinforce the local density and add substantial tax revenue and job creation potential to the site. Additionally, the development of the project directly contributed to the city economy and its amenities through payment of impact fees funding initiatives focused on transportation and parks and recreation.

The apartment units are relatively unique in the predominantly commercial Old Port, and the location of the project in a walkable area enables its tenants to freely access workplaces, restaurants, parks, and entertainment venues—crucial for tenants who do not own or drive a car. The situation of the development in a walkable environment also allows tenants more opportunities for interaction throughout the neighborhood, strengthening social ties throughout the community. The proximity of the site to Congress Street also enables tenant access to public transit, potentiating lower carbon footprints per tenant and reducing strain on traffic and parking in downtown Portland and bolstering the environmental sustainability of the project as a whole.