



Maine Real Estate &  
Development Association

**Supporting Responsible Development**

***MEREDA Celebrates Real Estate Development in Maine  
by recognizing its 2022 Notable Project Recipients.***

## ***Lincoln Hotel & Lofts, Biddeford LHL Holdings / Chinburg Properties***



*Photos courtesy of trentbellphotography*

The Lincoln Mill is another successful adaptive re-use of a former textile mill in the expansive Biddeford/Saco Mills Historic District. The district contains well over 2,000,000 square feet of 19th century mill buildings in Biddeford as well as the mills on Saco Island. The city of Biddeford years ago saw the potential in restoring the mills and supported the effort of this project and others with community support, infrastructure improvements and thoughtful planning.

The Lincoln Mill was converted into a vibrant mixed-use property by the team of Chinburg and Atlantic Holdings. The Chinburg Team is an experience mill developer with over 25 mill conversions completed in the last 25 years. Atlantic Holdings, led by hospitality developer Tim Harrington, is an experienced developer and operator of beautiful boutique hotels, restaurants and hospitality holdings. The mill is now home to The Lincoln Hotel, a 33-room boutique hotel, 147 modern apartments, Batson River Restaurant, Impact Fitness, and Immortalata Nutrition. The property is the first in southern Maine with a rooftop pool and social space. Additional features include a resident lounge and dog park; on-site management; and lobby café and bar.

To rehabilitate the Lincoln Mill, the team utilized federal and Maine historic tax credits. An affiliate of Coastal Enterprises, Inc. of Brunswick, ME invested in the Maine credits. To qualify for the historic tax credit programs, the restoration was completed to the preservation requirements administered by the National Park Service. The result is a beautiful property that celebrates the industrial character of the mill's brick and beam structure and huge windows, transformed for modern use.

Newburyport Bank is the project's senior lender with a team of participating banks lending with it. The participant banks are Kennebunk Savings Bank, Camden National Bank, Bath Savings Institution, and MutualOne Bank. Additional subordinate debt was provided by the Southern Maine Planning and Development Commission and the Maine Rural Development Authority.





Maine Real Estate &  
Development Association

**Supporting Responsible Development**

***MEREDA Celebrates Real Estate Development in Maine  
by recognizing its 2022 Notable Project Recipients.***

## ***Gauvreau Place, Lewiston*** **Community Concepts Inc. | Avesta Housing**



*Photo courtesy of Rod Harmon*



*Photo courtesy of Tom Platz*



*Photo courtesy of Tom Platz*

Located in the heart of Lewiston, Gauvreau Place has great significance for the community. Multifamily apartment buildings previously on the site were destroyed during a series of arsons in 2013 that shook neighborhood residents and city leaders. Redevelopment of this property demonstrates Lewiston's commitment to recovery and the vitality of its downtown.

Developed by Community Concepts Inc. (CCI) in partnership with Avesta Housing, Gauvreau Place is named for the late Paul Gauvreau, a Lewiston attorney, legislator, and board member of CCI. The land on which it was built once housed Paul's law office as well as the medical offices of his grandfather and father. Paul was a champion of this development, and his involvement during the early planning stages helped achieve key municipal support leading to its construction.

Gauvreau Place consists of 35 apartments, of which 28 are affordable and seven are market rate. The property is close to downtown services and businesses as well as public transportation. Amenities include a community room, on-site laundry, and on-site parking beneath the building. The property is solar ready, with conduit and truss sizing that will facilitate future installation of solar panels.

Energy efficiency features include a building envelope equipped with high R-value insulation that exceeds building codes, water-conserving fixtures, and Energy Star qualified windows, appliances, and lighting. Other sustainable building practices include recycling at least 25% of total construction/demolition material and landscaping that consists of indigenous, non-invasive plants in lieu of grass to reduce water consumption.

Gauvreau Place provides much-needed affordable housing for Lewiston, where rents have increased significantly in recent years. Among the new residents, there are 17 households who were living in a shelter or a hotel when they applied, and four households at risk of becoming homeless. In addition, Gauvreau Place provides a home to five households coming from homes not fit for habitation.

The development resulted in significant local employment. Over \$570,000 in wages were paid to workers at 14 local subcontractors, many from Lewiston-Auburn and surrounding towns. The City will also see a significant net gain in property tax revenue from Gauvreau Place: previously, property tax income for the empty lots was less than \$1,500 a year; Lewiston will now retain more than \$30,000 annually.

Lewiston-based architect Platz Associates designed the building, and Lewiston-based Hebert Construction served as construction manager. The \$8.6 million development budget was balanced with a deep capital stack that included 9% LIHTC syndicated through Evernorth, MaineHousing subsidy, construction and permanent debt from Norway Savings Bank, bridge funding from Community Housing Capital, a HOME award and TIF from the City of Lewiston, loan and grant funds from Androscoggin Valley Council of Governments, and subsidy from the Federal Home Loan Banks of Boston and Atlanta.





Maine Real Estate &  
Development Association

**Supporting Responsible Development**

***MEREDA Celebrates Real Estate Development in Maine  
by recognizing its 2022 Notable Project Recipients.***

## ***Shipyard Brewing Redevelopment, Portland Bateman Partners, LLC***



This project represents the completion of a vision which began in the late 1980s with two Portland businessmen, Fred Forsley and Gordon Hurtubise, who purchased the former American Hoistway Manufacturing facility and surrounding vacant structures.

The entire property originally consisted of several city blocks which have since been redeveloped.

This site was the remaining undeveloped parcel when Bateman Partners was asked by Shipyard Brewing to participate in the redevelopment of the property.

The final plan created over 450,000 SF of new structures representing the largest project built on the Portland peninsula in over 35 years. This project is truly a mixed-use development, as it consists of office, pharmaceutical manufacturing, brewery, hotel, and residential uses, all wrapped around, and over, a pre-cast concrete parking structure.

The site being a full city block meant designing a building to meet the abutting neighborhoods in terms of aesthetics and scale. To meet this challenge Archetype Architects were brought on the team to integrate the various uses into one structure which could also relate to the four distinct “streetscapes” which would surround it.

The Fore Street elevation took on a full glass façade with dynamic water views. Going up Hancock Street the building took on a brick façade, with large windows creating a sense of entry for the hotel and parking garage. Newbury Street is a small residential neighborhood, and working with the city’s urban planner and historic preservation staff, three residential structures were designed to fit in with the neighboring buildings. Additionally, a small “pocket park” was developed overlooking the historic Abyssinian Meeting House. The façade along Mountfort Street became the main entrance for the 120,000 SF office structure which overlooks a large multi-family development. This façade was designed utilizing brick with punched openings to meld with the neighboring residential buildings.

One of the major challenges faced during construction were the existing site conditions. The environmental remediation of the underlying soils which were contaminated required over \$2M dollars in removal costs. The site itself is sloped from Newbury Street down to Fore Street with a grade change of 32’ in elevation. This grade change required significant engineering to accommodate a six-story structure with footings up to 45’ below Newbury Street. A coffer dam was designed to hold back Newbury Street while the footings and foundation walls were constructed. Given the underlying marine clay soils, the structures required pilings in excess of 100’ to reach refusal.

Another major design constraint was the requirement for a product distribution facility to be located on the bottom level with access to Fore Street. To accommodate tractor trailer access a ceiling height in excess of 14’ was provided in this area.

To accomplish the combined design requirements of the various uses and comply with city zoning we chose to provide “green roofs” for the majority of the project. The green roofs were an added cost but allowed for an additional story to be added to the office tower and on balance proved to be cost effective.

Additionally, the hotel was also designed to accommodate a landscaped courtyard, which is a central focal point in addition to the expansive views of Casco Bay enjoyed by the guests.

We believe the completed project represents an example of how a collaborative effort between the city, abutting neighbors, and owners can accomplish responsible development that is meaningful.



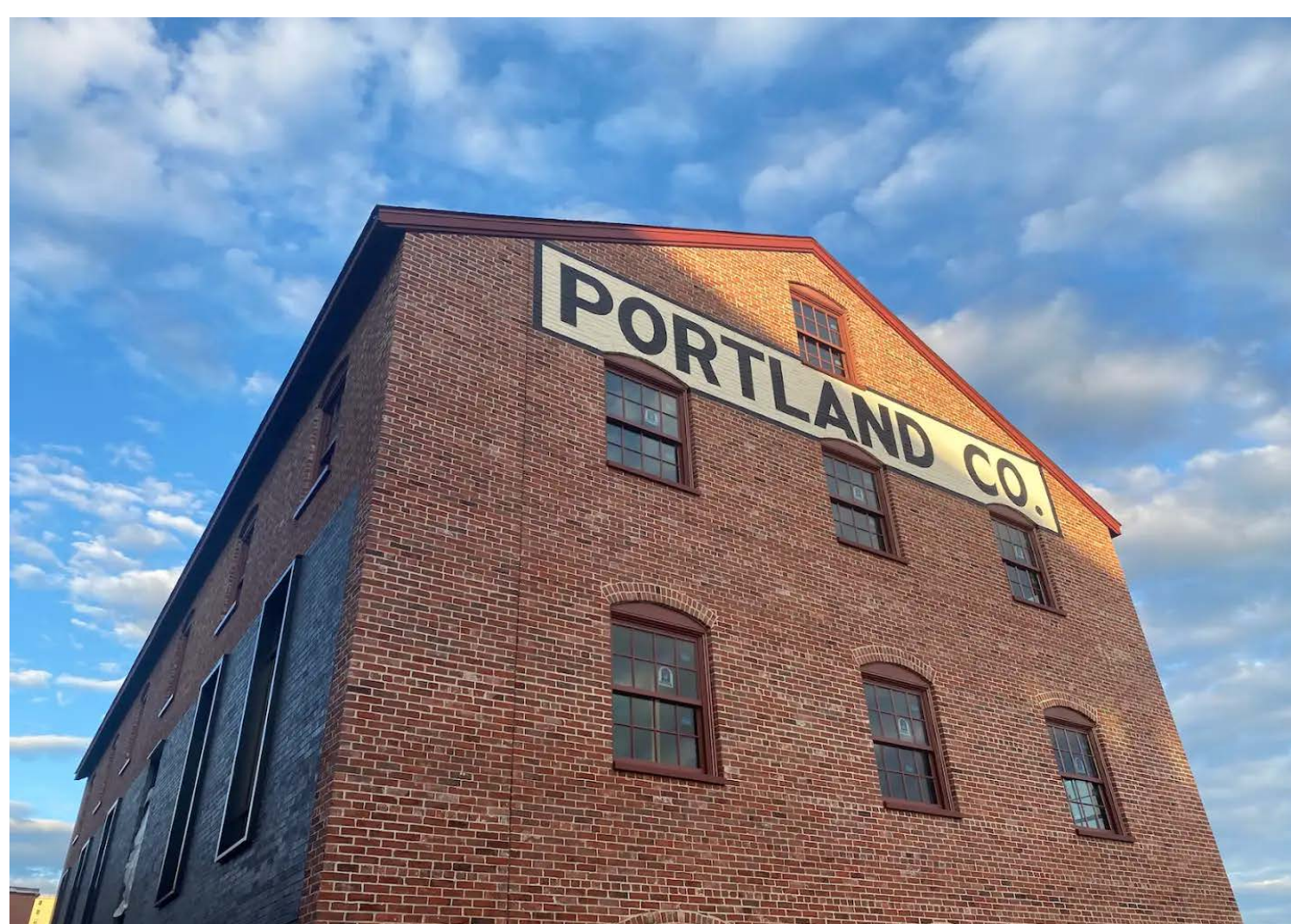


Maine Real Estate &  
Development Association

**Supporting Responsible Development**

***MEREDA Celebrates Real Estate Development in Maine  
by recognizing its 2022 Notable Project Recipients.***

## ***Reconstruction & Reuse of Historic Building 12, Portland Portland Foreside Development Company***



Foreside Development has embarked on a multi-phased project to revitalize and reimagine a 10-acre neighborhood along Portland's historic eastern waterfront. The redevelopment of the former Portland Complex located at 58 Fore Street into a dynamic, mixed-use neighborhood is exciting and transformative for this area of the City.

The Portland Company complex was originally founded in 1846 by John Poor to meet demands of a new, fast growing railroad industry in the United States. Hand-made wood patterns that were used to cast iron and steel for locomotive parts were a key piece of how the complex operated and a large capital investment for the Portland Company. The patterns were reused over long periods of time and preserving them was critically important, so they were stored in several locations, including the Pattern Storehouse (now known as Building 12). This building was located away from the other buildings and built of brick with a slate roof. Today, the Reconstruction and Reuse of Historic Building 12, which served as the Pattern Storehouse (built c.1895) for the Portland Company, is the catalyst to redeveloping the former Portland Company Site into a mixed-use urban waterfront neighborhood.

The reconstruction and reuse of Historic Building 12 was complex. Building 12 was far from a perfect building when it was originally constructed. Brick coursing is varied, windows are both off-center and not aligned vertically or horizontally. We learned that basic laborers built it out of need for storage, not the skilled masons that built some of the other historic buildings of the complex. In 2014, a detailed evaluation of the buildings at the Portland Company was prepared by Becker Structural Engineers. Building 12 was found to be in poor condition, particularly the roof along with significant masonry damage. The roof, upper floor and columns of building were noted to need reconstruction and masonry walls rebuilt. More specifically:

- Roof materials were loose and missing in many locations,
- Wood roof trim was rotten or completely missing in locations,
- Daylight visible through the roof,
- Roof rafter framing undersized and didn't meet current load requirements,
- Roof sag,
- Third floor deck and joists had rotten,
- Ground floor dip at the center and wood sills rotten and bearing on grade, as well as columns
- Structural supports hanging from floor beams due to column deterioration,
- Separation in diagonal beam supports at the columns,
- Exterior brick masonry bearing walls showed deterioration including open joints, bowed walls, cracks and rust, and
- Rotting window sills with broken windows.

Though the building condition was found to be poor, Becker also noted it was well constructed in its day.

Due to the condition of the building, Foreside Development worked with a talented team, including the City of Portland, to undertake significant planning, permitting, documentation and preservation efforts spanning a 5-year period before the start of disassembly, relocation and reconstruction of historic Building 12. Upon careful documentation of the building, including 360 laser scans of the facades, the original masonry structure was fully disassembled. The brick was cleaned and stored, and the post and beam timber, as well as salvageable joists and floorboards, were saved for reuse. The Building 12 footprint was relocated 200 feet from its original location to a new home at 115 Thames Street, making way for construction of the roadway network identified in the City's Master Plan. The reconstructed Building 12 utilizes modern steel superstructure and composite slabs, modern insulated wall and roof systems, and historic reproduction windows. The building's masonry preserves the historic character through reuse of the original brick and precise reproduction of the original masonry coursing, character and imperfections. Historic Building 12 now houses a restaurant (TWELVE), office space and a residential condominium. The core and shell and restaurant projects were completed in 2022. It has been an incredible transformation!

Its most notable feature is the illumination of recognizable Portland Co. sign painted on the exterior western facade, which is highly visible from many vantage points around the city, including down Commercial Street as you head east.



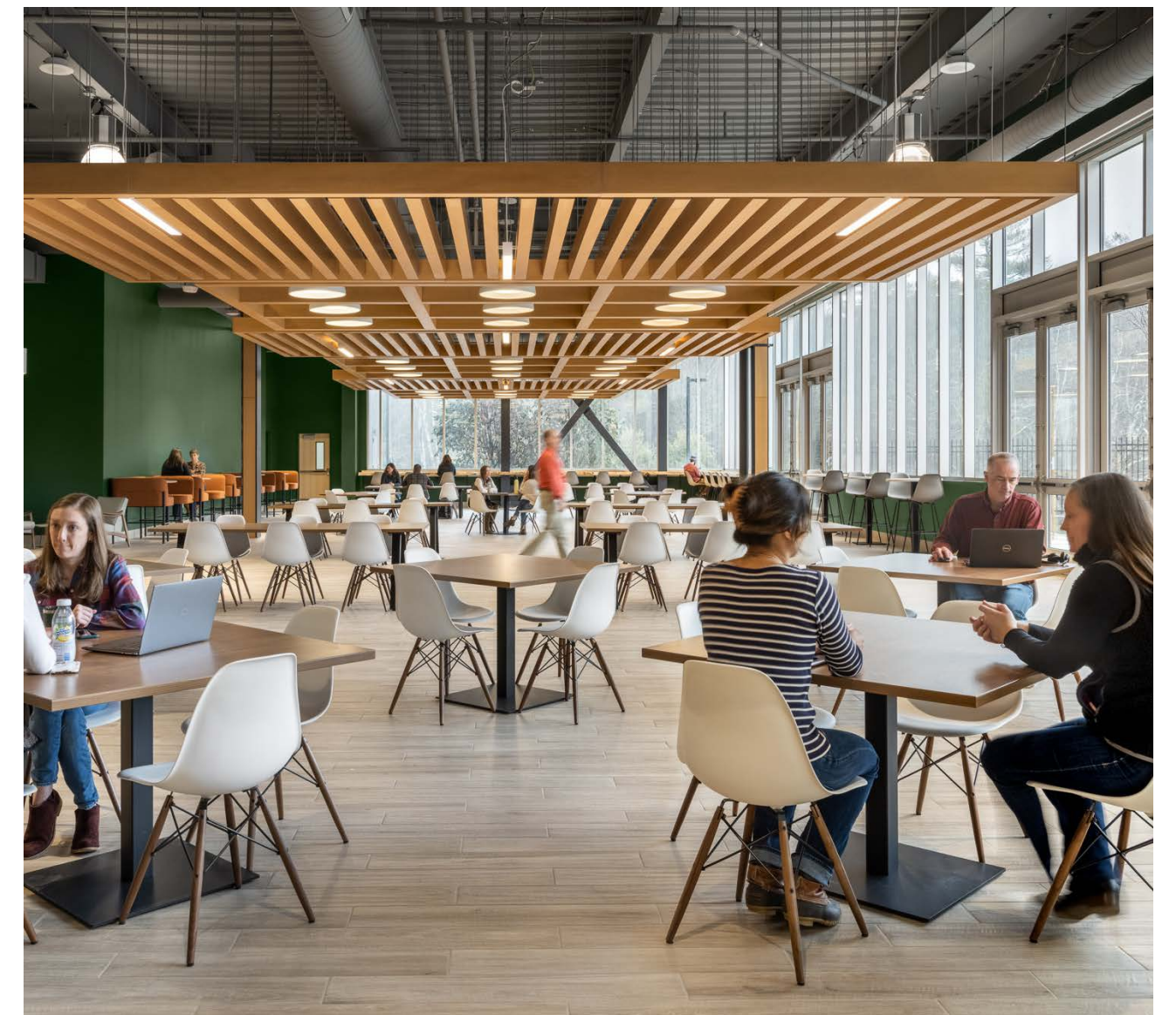


Maine Real Estate &  
Development Association

**Supporting Responsible Development**

***MEREDA Celebrates Real Estate Development in Maine  
by recognizing its 2022 Notable Project Recipients.***

## ***L.L. Bean Corporate Headquarters, Freeport Zachau Construction***



The new L.L.Bean Corporate headquarters is located in Freeport, designed by SMRT Architects + Engineers, exterior landscaping by Sebago Techniques, Construction Management team Zachau Construction. This \$110M, 390,000 SF Building provides an office building dedicated to connecting the indoors to the outside, enhancing the L.L.Bean Purpose of enabling everyone to experience the restorative benefits of being outside.

L.L.Bean was founded in 1912 in Freeport, Maine and has remained in Freeport ever since. The company is firmly rooted in this state and nothing is more telling to their dedication to Maine than this investment to remain here. The building sits prominently on Route 1 in Freeport, with unique building features, including large entrance columns sourced from Maine. L.L.Bean decided to redevelop an existing warehouse building (the original concrete floors can be seen on the first level) and create an office for the entire company to share. With multiple gathering spaces throughout the headquarters, it's designed to be a place of collaboration and a space where the team enjoys working.

L.L.Bean puts their people first. With over 5,000 employees, L.L.Bean is one of the largest employers in the state. However, their office building was out of date, spread across multiple buildings, and did not represent the company's Purpose and stakeholder philosophy. With the new headquarters, L.L.Bean will be able to continue to be one of the top employers in the state, with room to grow.

While Covid posed many issues throughout the industry, the pandemic expedited the project timeline by almost two years because L.L.Bean had their employees working from home. This allowed Zachau to move from one phase to another without any interruption.

By providing this new facility for their employees they are investing not only in the state but in their people. The facilities include a 900-seat conference center and events center. Additionally, there is a full-service kitchen/eatery; fitness center and health clinic; an open, 10,000-square-foot courtyard available for employees; a product-testing lab; and an onsite photography studio.



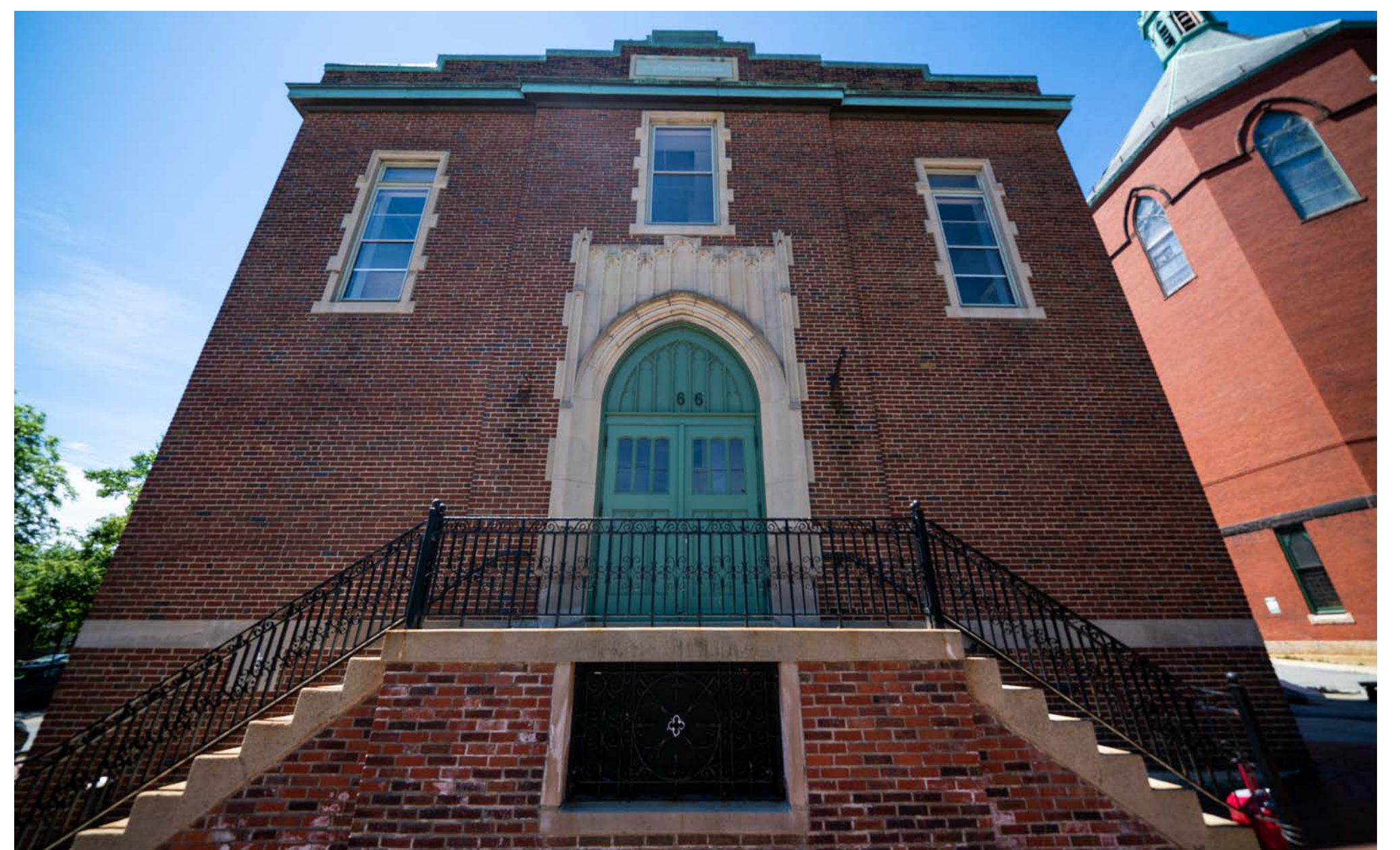


Maine Real Estate &  
Development Association

**Supporting Responsible Development**

***MEREDA Celebrates Real Estate Development in Maine  
by recognizing its 2022 Notable Project Recipients.***

## ***Freedom Place at 66 State Street, Portland Developers Collaborative***



In 2018, Kevin Bunker of Developers Collaborative purchased a historic three-story brick building at 66 State Street in Portland's West End neighborhood. Bunker originally planned to redevelop the building into market-rate condominiums. However, as he began coordinating with existing building tenants, Bunker developed a relationship with Amistad, a non-profit social services agency. Their conversations led to the creation of a new vision for the building as a transitional housing complex for women experiencing homelessness, substance use disorders, and/or sexual assault.

The renovated building, known as Freedom Place, fulfills a significant unmet need in the Portland community and is a rare example of anti-gentrification. Freedom Place is a haven for a highly housing-insecure population that might otherwise cycle in and out of homelessness, hospitals, and jails. There are residents who until now have not been able to maintain stable housing for over a decade, and many others who are making meaningful steps toward rebuilding their lives.

The building's location in a highly desirable neighborhood of Portland allows for pedestrian access to services and public transportation. The facility provides residents with 38 single-occupancy bedrooms, communal bathrooms and kitchens, and gathering spaces, and Amistad offers residents wrap-around services including vocational training and treatment and recovery programming. Furthermore, to provide a full continuum of housing options for the community, a second phase of development providing 30 additional units of affordable housing is currently under construction on the site.

By adaptively reusing a historic building, the project leveraged existing infrastructure and avoided the carbon emissions generated by the new materials and increased construction activity associated with new construction projects. The building is also one of the first to be developed under the Green New Deal standards of the City of Portland. The project enhanced the energy efficiency of the existing building and reinvigorated the existing on-site geothermal well to provide heating and cooling to both Freedom Place and the adjacent new affordable housing development. Freedom Place's geothermal well has the distinction of being the first built in the city of Portland.

The redevelopment project was not an easy one. A model for the partnership between Developers Collaborative and Amistad did not previously exist, requiring improvisation and flexibility to create a new partnership model and overcome several technical challenges. The successful partnership leveraged Bunker's real estate structuring and development expertise with Amistad's experience supporting Maine's most vulnerable and housing-insecure populations. The project featured a complex capital stack, including a master-tenant two-tier historic tax credit (HTC) structure, an inclusionary zoning contribution from a nearby market-rate project, a 30-year TIF, and a project-based voucher allocation alongside traditional debt and equity. The adjacent new affordable housing development supported the economics of the combined project but also posed several challenges, including fitting the new development on a tight urban site and satisfying many regulatory barriers, including those associated with a historic district.





Maine Real Estate &  
Development Association

**Supporting Responsible Development**

***MEREDA Celebrates Real Estate Development in Maine  
by recognizing its 2022 Notable Project Recipients.***

## ***Department of Veterans Affairs | New Community-Based Outpatient Clinic, Portland J.B. Brown & Sons | FD Stonewater***



The new 68,000-SF Department of Veterans Affairs' Community-Based Outpatient Clinic services more than 100,000 Maine veterans. Primary care and specialty health services are provided, including mental health, dental, eye, audiology, physical therapy, prosthetics support, phlebotomy lab, radiology, and telehealth. The clinic also serves as a teaching site with space dedicated to enhancing affiliate relationships with Tufts Medical School and Maine Medical Center.

The exterior design honors veterans, incorporating large graphics of service members in the two-story glass entry, celebrating patriotism and service. Interior and exterior materials blend military, industrial, and nautical influences to connect to the veterans the clinic serves as well as the character and history of the surrounding community.

An adjacent three-story, 385-space parking garage offers easy access into the clinic with a drop-off circle. On-site surface parking for 150 staff is also included.

### **Sustainability Features:**

Over 1,500 Solar Panels: A solar array on the parking garage roof comprises of 1512 individual, highly efficient SunPower Solar panels expected to produce 737,000 kWh of clean electricity per year (100% of the energy needed for the clinic). The solar array is the largest parking garage-mounted solar canopy in the State.

Environmentally Sensitive Site: To reduce stormwater run-off into the Fore River, an environmentally sensitive estuary leading into Casco Bay, the project utilized pervious pavement for 90% of the site's parking area, making it one of the largest installations in Maine.

The use of a subsurface biofiltration system allowed the project team to maximize the entire developable area of the site (everything but the hillside) without sacrificing space for more traditional stormwater management facilities.

### **Social Impact:**

Developed in accordance with the 2016 West Commercial Street Multi-Modal Corridor Study, a new connection added a 10-foot pathway running the 1,400-foot length of the property, making the West End neighborhood more pedestrian-friendly. The new pathway connects to the existing sidewalk west of the Veterans Bridge.

The clinic and parking garage provides a welcoming gateway for visitors entering Portland from the south. Other properties such as Portland Yacht Services, International Marine Terminal, and Eimskip have also enlivened the previously desolate section of Portland.

The highly visible facility on Commercial Street incorporates large graphics of service members in a two-story glass entry that celebrates patriotism, service, and honor. With its prominent location at a gateway into the downtown business district, the facility makes a proud statement about the community's respect and commitment to service members.

### **Economic Impact:**

Increased Patient Population in Portland: The clinic serves 400 veteran patients a day who come from all over Maine. Many make the trip with the intention of shopping or eating before/after appointments.

New Healthcare Jobs Created: The clinic employs 150 high-paying healthcare positions.

Increased Economic Investment: The clinic has spurred investment in neighboring properties, including a restaurant and retail business that benefits visitors to Portland and the VA clinic itself.