



Maine Real Estate &
Development Association

Supporting Responsible Development

***MEREDA Celebrates Real Estate Development in Maine
by recognizing its 2024 Notable Project Recipients.***

Firehouse Village, Scarborough Firehouse Ventures & Avesta Housing



Photo courtesy of Jack Soley/Firehouse Ventures LLC



Photo courtesy of Kaplan Thompson Architects



Photo courtesy of Kaplan Thompson Architects

Firehouse Village is an innovative, adaptive reuse of a former public space into a vibrant, self-contained community modeled after a traditional Maine village. A curated mix of tenants – including a grocery, a seafood retailer, a restaurant, a dry goods store, and a community room that is accessible to the entire campus – is augmented by 31 new affordable homes for people ages 55 and older.

When the Town of Scarborough decided to sell its former public safety complex on U.S. Route 1, it sought a quality development that would potentially save the historic brick buildings that once housed its police and fire stations. The development team envisioned that the parcel could be creatively fashioned to meet both the goals of the town and provide critically needed affordable housing. The final product recreates a New England village feel with affordable homes and retail businesses in close proximity on one campus.

The development is anchored by Village Commons, an affordable housing development for older adults. This new apartment building, which is owned and operated by Avesta Housing, is a model of sustainable development that achieves Passive House standards for air tightness and exceeds the American Institute of Architects' 2030 carbon emission goals. Village Commons residents can fulfill most of their daily needs directly on site, and other amenities such as banking, dining, a sports complex, a public park, the Eastern Trail walkway, and Scarborough Public Library, are all within walking distance to the campus.

The project also supports the local fishing and farming industries by providing a market for fresh seafood and groceries, and the community room provides a space for residents of the apartment building and other members of the neighborhood to gather for socialization, educational opportunities, and other activities. And by repurposing the former fire and police stations, the site preserves the hard-working pride of Maine and creates a welcoming space.

Firehouse Village is a model of sustainable and inclusive development that benefits both the community and the environment. The retail/housing mix creates a wonderful synergy, provides a welcome respite from the busy Route 1 commercial corridor, and is a wonderful example of an infill, mixed-use development.

- **General Contractor:** Hebert Construction
- **Architectural Team:** Kaplan Thompson Architects
- **Engineering Team:** Civil: Acorn Engineering, Inc. / Structural: Thornton Tomasetti
- **Additional Support Staff:** Landscape Architect: MRLD Landscape Architecture + Urbanism, Surveyor: Owen Haskell, Inc., Funding Partners for Avesta: CREA, Town of Scarborough, Scarborough Housing Alliance, Cumberland County HOME Consortium, Maine Community Bank, MaineHousing, Avesta Housing Silver Hearth Fund, Cumberland County Government, Federal Home Loan Bank of Boston

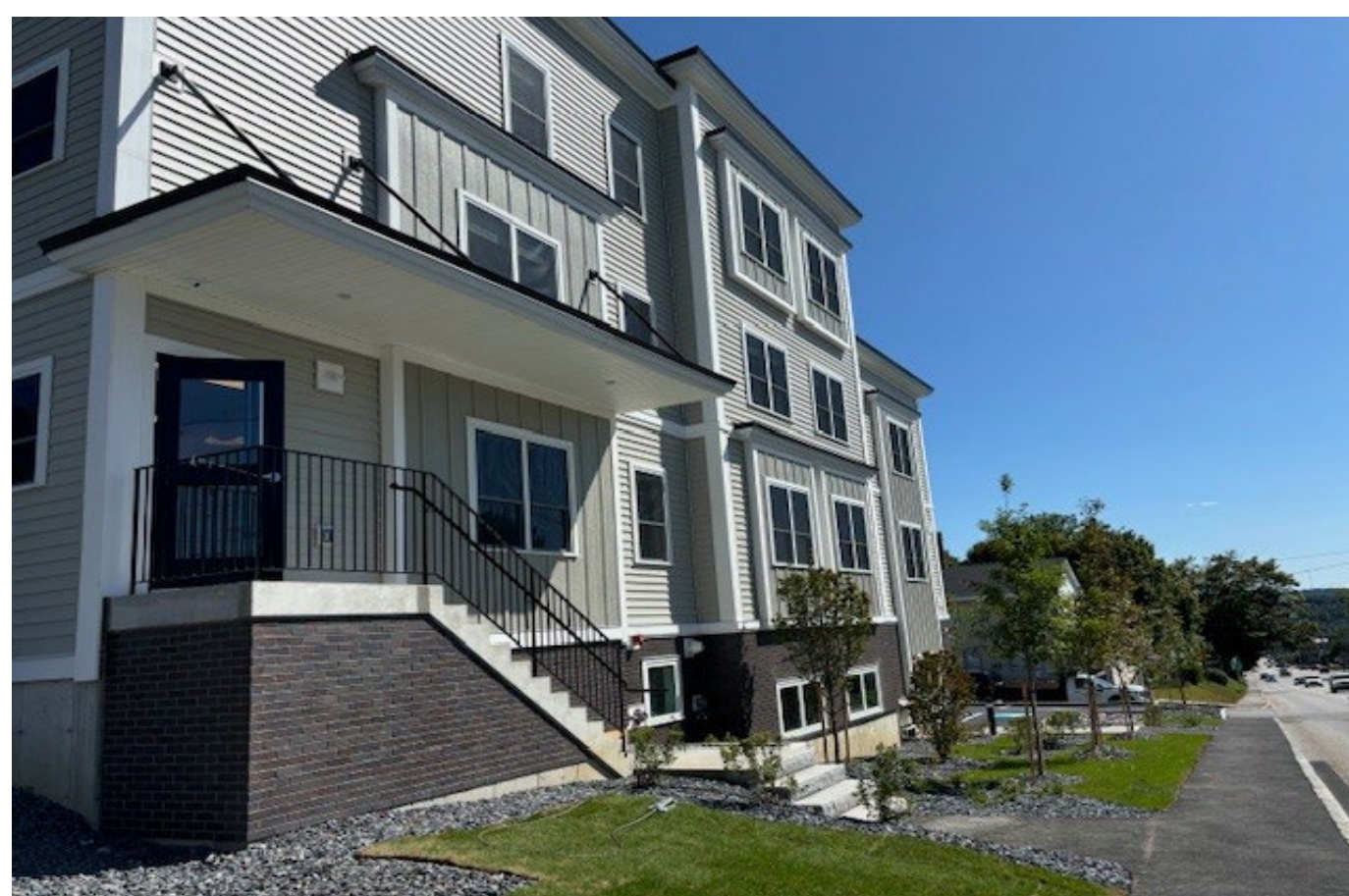


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99 Western Apartments, Augusta Mastway Development



Photos courtesy of Locksley Consulting

The 99 Western Avenue project is a transformational redevelopment that brings 38 new affordable housing units to Augusta, Maine, replacing a long-blighted and underutilized site. A partnership between Mastway Development, the City of Augusta, and MaineHousing, the project was made possible through the Low-Income Housing Tax Credit program and an Affordable Housing Tax Increment Financing (TIF) agreement. These strategic funding mechanisms ensured the project's long-term viability, keeping all units affordable for households earning up to 60% of the Area Median Income (AMI).

This site, located on Augusta's primary thoroughfare, had seen multiple redevelopment proposals over the years, but none had moved forward due to funding complexities and neighborhood concerns. Mastway Development successfully navigated a contract zoning process that allowed for increased density while addressing parking and neighborhood compatibility issues. Through thoughtful planning and community engagement, 99 Western Avenue was designed to fit seamlessly into its surroundings, creating much-needed workforce housing while enhancing the streetscape.

The building itself incorporates several forward-thinking design elements that set it apart in Maine's housing market. Energy efficiency was a key priority, with the development featuring high-efficiency heat pumps and a rooftop solar array. In recent months, the solar system has produced more electricity than the property requires, generating a net-metering bonus and further reducing operational costs. This commitment to sustainability ensures long-term affordability for residents while minimizing environmental impact.

Located just minutes from Route 95 and the Maine Turnpike, the property offers unparalleled access to major employment centers and services. Several units even boast scenic views of the State Capital dome, adding to the appeal of this thoughtfully designed residential community.

Beyond providing high-quality housing, the project has delivered significant economic and social benefits. The on-site management team of 12 professionals ensures smooth operations and resident support, while the availability of affordable workforce housing strengthens Augusta's ability to retain essential workers across industries.

Augusta has long faced a shortage of affordable housing, and for several years, the City Council has made housing—especially affordable housing—its top priority. 99 Western Avenue directly supports this initiative, revitalizing an underutilized property while addressing the city's growing need for workforce housing.

The project's success was the result of collaboration, perseverance, and innovative financing. It demonstrates how strategic redevelopment can breathe new life into a neighborhood while creating lasting social and economic benefits. With its energy-efficient design, sustainable infrastructure, and commitment to affordability, 99 Western Avenue is a model for the future of housing in Maine.

- **General Contractor:** Lajoie Brothers Construction
- **Architectural & Engineering Team:** A.E. Hodsdon Consulting Engineers
- **Additional Support Staff:** MaineHousing, Genesis Fund, Evernorth, Curtis Thaxter

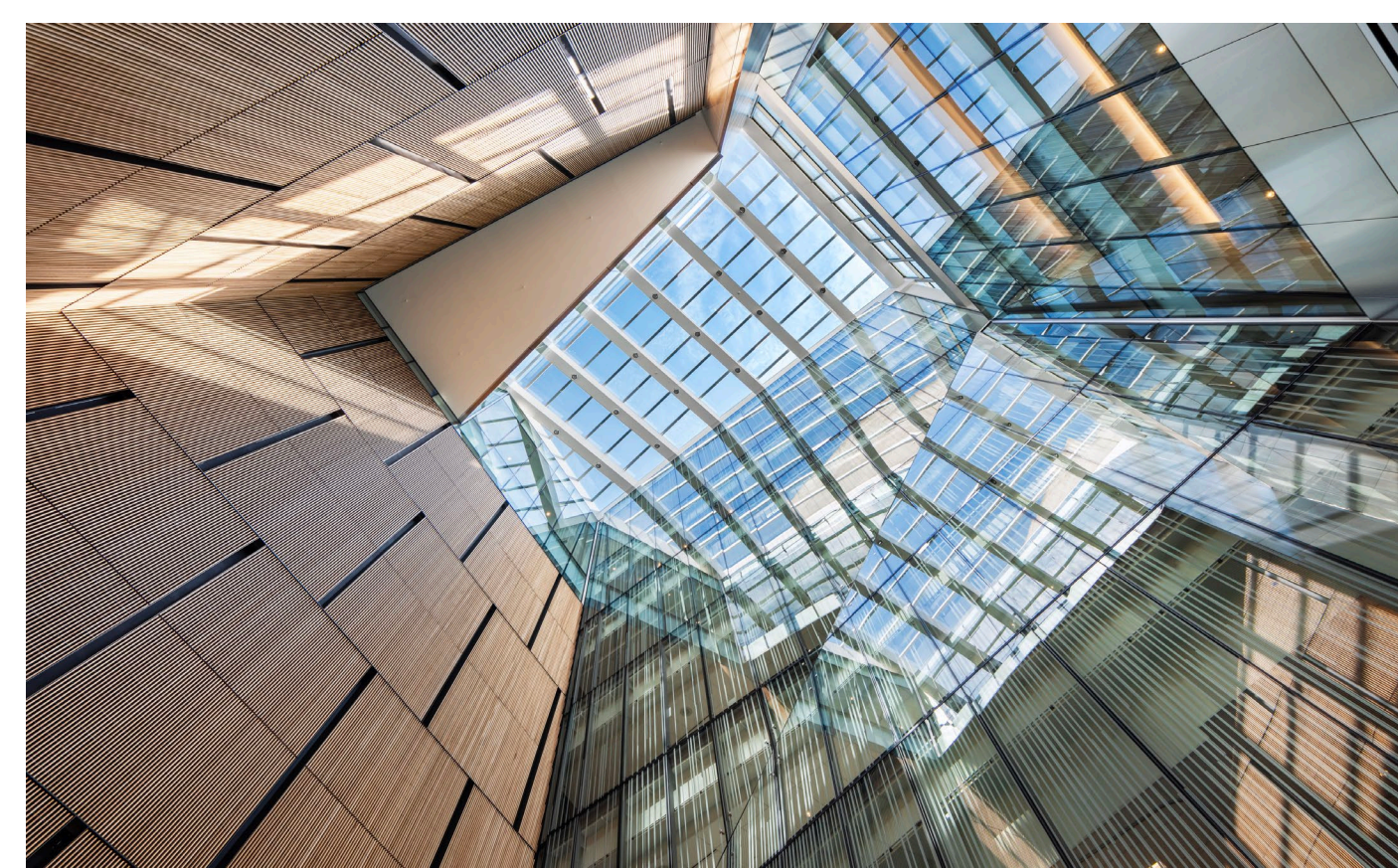


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The Malone Family Tower, Portland MaineHealth and Perkins&Will



Photos courtesy of Anton Grassl

The Malone Family Tower is an 8-story addition to Maine Medical Center's historic campus in Portland, Maine. The tower is the culmination of a decade-long development initiative to increase access to hospital-based care, create more private rooms, and facilitate better patient outcomes.

Approaching 150 years in service and faced with an aging campus, hospital leadership wanted to remain at the location of their founding but needed to address urgent infrastructure and community needs such as inefficient space allocation, population growth, and a shortage of surgical beds. The tower creates 19 procedure rooms, 40 pre- and post-surgical bays, and 96 universal patient rooms that can be transitioned from ICU to Medical/Surgical beds to allow for the hospital to adapt as patient volumes and acuities require over time.

The building's massing is expressive of the program organization and the rifting forms are reminiscent of Maine's shifting geology. The rugged stone, woods, and water of the Maine coastline inspired design, form, and material choices. A striking, jaggedly faceted façade opens into a soaring atrium that visually connects the public concourse to clinical spaces and lounges for visitors and staff. The building pulls daylight and green space from up the hill down through the atrium to re-establish the urban edge.

The Malone Family Tower is a catalyst for increasing overall campus performance and improves energy efficiency across the campus' aging buildings. The tower is the first building of its kind in Maine to undergo a whole building life cycle assessment, resulting in reduced embodied carbon and integration of durable natural materials that ensure long-term sustainability. Through nature-based solutions, the building performs vital functions to the micro-climate and surrounding City. An urban community plaza and vegetated green roof support local plant species, mitigate water runoff, and minimize the "heat island" effect. These spaces offer access to the outdoors and a calming space for patients and care team members, which is often inaccessible to those in hospitals.

Built on the site of a former parking garage, the Malone Family Tower re-establishes a lost connection with the city. The tower enables a beautiful and navigable transition from the urban street up to the historic campus on the hill. The transparency of the building facade along Congress Street activates a previously dark streetscape and illuminates the hospital's mission to welcome and heal the community. Visible from the highway and throughout the city, the building serves as a new civic beacon. The Malone Family Tower improves the local economy by creating approximately 300 new jobs within the Portland area, reinforcing the project as a cornerstone of a resilient, thriving economic neighborhood.

- **General Contractor:** Turner Construction
- **Architectural Team:** Perkins&Will
- **Engineering Team:** AKF Engineering, Simpson Gumpertz & Heger, Sebago Technics, Acentech, Inc.
- **Client / Owner:** MaineHealth
- **Additional Support Staff:** Colliers Project Leaders – Owner's Project Manager

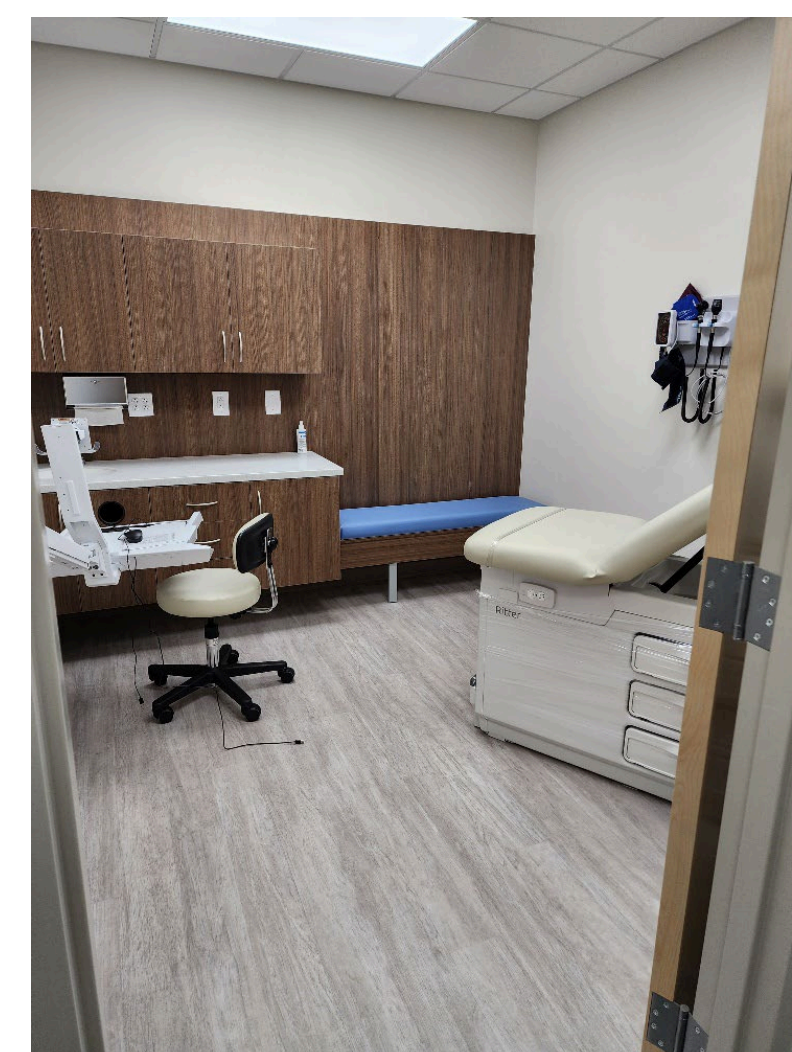


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Seaport Community Health Center, Belfast Penobscot Community Health Care (PCHC)



Photos courtesy of Ed Marsh, PCHC

Penobscot Community Health Care's (PCHC) new Seaport Community Health Center arose from a dire need to expand and no way to do so at its existing facility. With a vision, PCHC set out to find a suitable new location and, after evaluating existing or new space options, kept coming back to the potential within a nearby, largely vacant - five-building, 318,979 square foot, 142-acre - former MBNA Bank of America complex in Belfast, Maine.

Following PCHC's purchase of the entire campus, \$9.6 million in financing by Evernorth Rural Ventures' New Markets Tax Credit (NMTC) program, the Primary Care Development Corporation (PCDC), the Health Resources and Services Administration (HRSA), PCHC, and CapitalOne, N.A., acquired and renovated one of the buildings, creating:

- 1st floor exam, behavioral health, and consultation rooms; large patient lobby and reception area; staff offices, conference room, breakroom, and kitchen totaling 35,295 square feet; and
- 2nd floor 35,295 square feet gray box space for the fit out and equipping of a future dental practice and other related services.

Prior to the project the health center operated in 11,727 square feet of leased space 0.3 miles away. The new facility enables an expanded Seaport Community Health Center to attract new providers and serve more patients, and respond to a growing rural, medically underserved population.

Despite the high number of primary care practices in Waldo County, there was an unmet need for primary, mental, dental, and substance use disorder care. Prior to the project Seaport Community Health received 150 calls/month and up to 500 requests/month for primary healthcare. As a result of the expansion Seaport Community Health projects a 35% increase in direct service at a minimum, over half of which will be low-income people annually, with new outpatient infusion therapy, primary, dental, mental health, and recovery and medically assisted treatment care. The expansion has also provided room for the clinic to participate in important research, PCHC is currently part of a clinical trial through NIDA (National Institute on Drug Abuse) to expand treatment with a newer medication to treat opioid use disorder.

Lastly, PCHC's investment invigorated the campus, laying the foundation for redevelopment of the remaining buildings and parcels, stimulating future private investment within the designated low-income community and build out of new housing and other services. All bringing more awareness to the Seaport Community Health and its critical service to the community.

- General Contractor:** Dunbar & Brawn Construction
- Architectural Team:** TAC Architectural Group
- Engineering Team:** Haley Ward, Hewett & Whiney, and Structural Integrity Consulting Engineers
- Additional Support Staff:** Evernorth Rural Ventures, Capital One, Federal Health Resources and Services Administration, and Primary Care Development Corp.



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Katahdin Woods and Waters National Monument: Tekakapimək Contact Station, T3 R7 WELS Elliotsville Foundation



Photos courtesy of James Florio

The Tekakapimək Contact Station is a 7,896-square-foot visitor center situated atop Lookout Mountain within the Katahdin Woods and Waters National Monument in Maine. The name "Tekakapimək," pronounced deh gah-gah bee mook, is Penobscot for "as far as one can see," reflecting the expansive views the site offers. The building's design emphasizes sustainability, utilizing locally sourced materials where possible and operates off-grid. The interior features interpretive exhibits that provide visitors with insights into the natural and cultural significance of the monument, particularly through a Wabanaki perspective. The surrounding 23-acre site includes accessible walking paths, gathering circles, and overlooks that honor the traditions and heritage of the Wabanaki Nations. The Site was connected to the existing infrastructure through the construction of approximately 4-miles of access roads.

In support of this project, Haley Ward has provided a wide range of services from concept through completion. Our team provided planning, surveying, permitting, site/utility design, roadway design, bridge design, and structural engineering, all with careful collaboration with the Client, Design Team, and National Park Service. Other members of the Design Team included Saunders Architecture and Alisberg Parker (Architecture), Wright-Ryan Construction (Contractor), Salas O' Brien, formerly known as Allied Engineering (MEP), Reed Hildebrand (Landscape Architecture), Atelier One (Structural Engineering Lead), Transsolar, Inc. (Environmental/Energy Consultant), Erin Hutton Projects (Creative Program Management), We Should Do It All (Exhibits, Wayfinding and Signage Design), University of Maine (Structural Testing), Emery Lee & Sons, Inc. (Sitework Subcontractors), ODP Trailworks (Sitework Subcontractors), JQP, Inc. (Accessibility Consultant), Wabanaki Advisory Board (Project/Exhibit Consultants), Dr. Jane Anderson (Indigenous Cultural and Intellectual Property Consultant), Tuhura Communications (Interpretive Plan) and Elliotsville Foundation, Inc. (Project Manager and Owner's Representative). All parties worked together throughout design and construction to realize the vision of the Owner.

Nestled within the remote rural landscape, the Tekakapimək Contact Station demanded careful consideration of both aesthetics and structural integrity. Tekakapimək will serve as a cornerstone for educating future generations: visiting learners of all ages from the Katahdin region and beyond will experience a new approach to history that centers a Wabanaki worldview. They will deepen their own relationship with nature and better understand the natural features of the monument. National and international audiences will learn from cross-cultural partnerships that brought Tekakapimək to life, making way for such groundbreaking world and cultural understanding, elsewhere.

- **General Contractor :** Wright-Ryan Construction, Inc.
- **Architectural Team:** Saunders Architecture, Alisberg Parker, Reed Hilderbrand
- **Engineering Team:** Haley Ward, Inc. (Civil, Structural), Atelier One (Structural), Transsolar (HVAC)
- **Additional Support Staff:** SW Cole Engineering, Inc., GZA, Haley Ward Surveying, Natural Resource Consulting



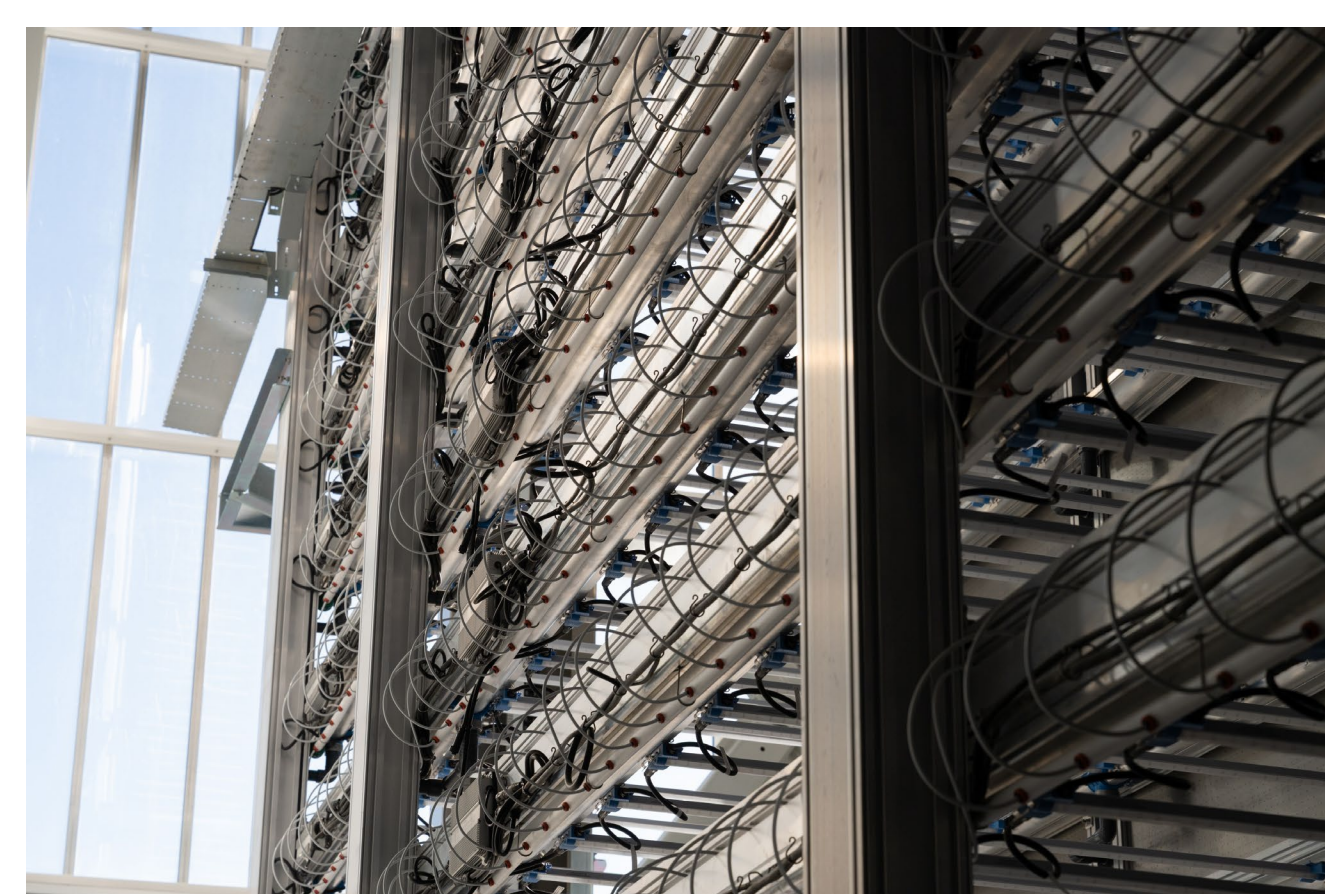
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Vertical Harvest, Westbrook

Vertical Harvest Maine



Photos courtesy of Ryan Donovan

The Vertical Harvest building and project is part of a new concept for vertical farming in urban environments. The building site was a former parking lot in Westbrook, Maine's city center that now houses a 74-foot tall, 4-story, 52,000 SF farm capable of producing 2 million pounds of fresh produce, annually. An attached parking garage replaces the former parking lot features the structure now sits on. This innovative facility employs advanced hydroponic farming techniques to produce approximately 2 million pounds of fresh, locally grown produce annually, operating year-round. The building's design integrates complex HVAC systems to maintain optimal growing conditions, necessitating meticulous coordination during construction. Developed in partnership with the city of Westbrook and designed by Harriman, a Portland-based architecture and engineering firm, the project aims to address local food scarcity and promote sustainable urban agriculture. The project aims to reduce the amount of physical area and resources required to grow produce at an industrial scale, especially in environments that have weather seasonality like Jackson Hole, WY and Westbrook, ME.

Vertical Harvest in Westbrook is the first vertical farm of its kind in the region, addressing food scarcity and sustainability in Maine. Vertical urban farming is not yet a common use of urban commercial space in Maine, or the United States in general. This project is highly complex in its automation, building volume, and the assembly and coordination required for its actual construction. The automated industrial systems are integrated vertically with supporting building systems throughout. These systems are automated and highly controlled for the highest use of space, energy, and resources.

This project showcases a groundbreaking approach to sustainable agriculture in Maine. Utilizing advanced hydroponic farming technology, the facility requires 85% less water than traditional methods, conserving this critical resource while ensuring year-round production of fresh, nutrient-rich produce. The energy-efficient systems are designed to minimize waste and maximize yield. The urban location of the farm reduces transportation emissions by delivering fresh produce directly to local markets, schools, hospitals, and restaurants. This vertical farm embodies the future of eco-friendly agriculture, offering a sustainable solution to food scarcity in a region with challenging weather conditions. By providing year-round access to fresh, nutritious produce, Vertical Harvest addresses the pressing issue of food scarcity in Maine. The project's inclusive employment model creates opportunities for individuals with intellectual and physical disabilities who are often underrepresented in the workforce. This fosters a more equitable community while demonstrating the potential of social enterprises to drive meaningful change. Additionally, the facility's focus on local sourcing and distribution strengthens ties between growers and consumers, building a resilient food network in the region.

- **General Contractor:** Wright-Ryan Construction
- **Architectural Team:** GYDE Architects; Harriman Associates
- **Engineering Team:** Harriman Associates
- **Additional Support Staff:** Haley Ward, Inc.



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Stacy M. Symbol Apartments, Westbrook Westbrook Development Corporation



Photos courtesy of Trent Bell Photography

Stacy M. Symbol Apartments is a 3-story, 60-unit affordable housing community for seniors, and uniquely designed with a focus on wellness. Situated near downtown Westbrook, Westbrook Development Corporation (WDC) partnered with WORG LLC as part of a larger 358-unit mixed income, multi-phased residential development on the former River Meadow Golf Course. This visionary project donated 40 acres of scenic land along the Presumpscot River to the Presumpscot Regional Land Trust for conservation, enabling public access to trails and linking a missing section of the Sebago to Sea trail system.

Developed during the pandemic, the project emphasizes resident wellness. Amenities include onsite walking trails, free WiFi for telemedicine access, indoor bicycle storage, a free gym, a library, and a community room hosting visiting nurses and fostering social connections. The building is thoughtfully designed with sustainability at its core, incorporating solar panels, energy-efficient mini-split heating and cooling, EV charging station infrastructure, and all-electric systems. Symbol Apartments strives to address the urgent need for affordable housing while enhancing quality of life and contributing to environmental conservation and overall community wellbeing.

Additionally, by addressing the need for affordable housing, the project enables many residents— predominantly seniors—to continue participating in the workforce, with over 70% anticipated to hold full- or part-time roles, often as essential workers. This boosts the local economy by reducing commuting costs and enhancing workforce stability, while also fostering long-term community development.

The architectural approach to this project embraced traditional New England vernacular, mimicking colonial single-family design principles to blend the building seamlessly into the surrounding neighborhood. Thoughtful design choices, such as scaled facades and familiar rooflines, made the larger building appear cohesive with its surroundings, addressing community concerns about increased density.

Symbol Apartments faced significant geotechnical and infrastructure challenges that required innovative solutions to move forward. During early development, we discovered substantial Presumpscot Clay beneath the site, necessitating major design modifications. Large volumes of clay were removed from half of the building's footprint, and a new, expansive basement was incorporated. Our team's ability to adapt and innovate ensured the project's success, providing critical affordable housing while overcoming significant logistical and engineering hurdles. These solutions highlight the importance of resilience and creativity in tackling Maine's housing crisis.

This development was made possible through collaborative support from federal, state, and local government, leveraging Cumberland County ARPA funds, affordable housing TIFs, Low-Income Housing Tax Credits, and innovative subsidies directed by Maine's Legislature and Governor Mills' Administration. The project team included Architect Barry Yudaken from Archetype Architects; Peter Burke from Peter Burke Landscape Architecture & Design; Civil Engineer Kaleb Bourassa from Gorrill Palmer; and the incredibly talented team from Great Falls Construction.

- **General Contractor:** Great Falls Construction, Jon Smith
- **Architectural Team:** Archetype Architects, Barry Yudaken
- **Engineering Team:** Civil Engineer- Gorrill Palmer, Kaleb Bourassa
- **Additional Support:** Drummond Woodsum; Rob Liscord; MaineHousing; City of Westbrook; Evernorth; WORG LLC; Cumberland County



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Nightingale & State Street Campus Redevelopment, Portland NewHeight Group & Redfern Properties



Photos courtesy of Structure Media

Redevelopment of the Mercy Hospital State Street campus into a high-density, mixed-income residential campus featuring 260 new apartments and 9 new homes, a self-storage facility, and several small retail spaces is an excellent example of smart growth. The project involved adaptive reuse of the historic hospital building, creation of outdoor public space in a shared woonerf, improvements to existing utility infrastructure, implementation of a Traffic Demand Management Plan to encourage and support alternative forms of transportation, and provision of a range of housing choice (market rate, affordable, and workforce), both for rent and for sale. In addition, the redevelopment transformed surface parking into housing, recreated the street wall along Winter Street, and stitched back together the neighborhood that had been divided when the hospital was built.

•**General Contractor:** Zachau Construction Inc., Project Manager: Adam Routhier, Superintendents: Curtis Thormann, Austin Moore, Melissa Lobaccaro, Assistant PM: Finn Hadlock

•**Architectural Team:** Ryan Senatore Architecture, Architect: Ryan Senatore

•**Engineering Team:** Acorn Engineering, Will Savage, Pete Heil

•**Additional Support Staff:** Construction Loan: Joe Delano, Senior Vice President, Bar Harbor Bank & Trust in partnership with Lindsay Harris of Maine Community Bank - Interior Design: Mey & Co., Carrie Dessertine - Landscape Architect: Aceto Landscape Architects, Nick Aceto - Historic Consultant: Hanson Historic Consulting, Scott Hanson - Additional Financing: Genesis Community Loan Fund and CEI, Bridge Financing - Historic Tax Credit Investors: Chase Community Equity LLC and 30 Federal Street Investments LLC





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Front Street Redevelopment, Portland Portland Housing Authority



Photos courtesy of Randy Crandon

The Front Street redevelopment project in Portland, Maine, is a transformative effort by Portland Housing Authority (PHA) and Portland Housing Development Corporation (PHDC) to replace outdated housing with a modern, sustainable, and community-focused neighborhood. Originally built in 1971 as temporary housing, Front Street was constructed on a former city dump to accommodate families displaced during the city's Urban Renewal era. However, over the decades, the prefabricated structures remained in continuous use despite their intended short lifespan. By the time redevelopment efforts began, the buildings were in poor condition and the site was classified as a brownfield, requiring significant environmental remediation.

Zachau Construction served as the construction manager, overseeing the multi-phase project that included five new low-rise residential buildings spread across two blocks in the desirable East Deering neighborhood, adjacent to Payson Park. The design, created by Utile, seamlessly integrates the new development into the surrounding community, featuring improved pedestrian connectivity and open spaces that enhance neighborhood cohesion. A central east-west pedestrian corridor links the two blocks, with a new community center and residential support spaces serving as key anchors.

A critical component of the redevelopment was ensuring that existing residents—many of whom had lived in the original units for years—could remain in their neighborhood. The new buildings prioritize family-oriented housing, offering a substantial number of three-, four-, and five-bedroom apartments. This is particularly significant given the scarcity of affordable housing in Portland that can accommodate large households, some with up to 10 members. The project not only preserved housing opportunities for these families but also expanded access to safe, modern, and energy-efficient living spaces.

Sustainability played a major role in the redevelopment. In addition to extensive environmental remediation efforts to clean up the brownfield site, all buildings were designed to meet Passive House standards, emphasizing energy efficiency, indoor air quality, and overall sustainability. These high-performance buildings feature continuous ventilation, minimal air infiltration, and well-insulated thermal envelopes, reducing heating energy consumption by approximately 80% compared to standard code-built structures. The design also enhances acoustic separation between units, improving residents' quality of life.

Further demonstrating a commitment to sustainability, the buildings meet the U.S. Environmental Protection Agency's Indoor Air Plus Program and the U.S. Department of Energy's Zero Energy Ready Homes Program requirements, and Phase 2 includes a 45kW solar photovoltaic array that offsets the power needs of all common areas. The project also embodies Smart Growth principles, emphasizing walkability, close access to public transit, and unit density that maximizes the preservation of open space.

Through careful planning and thoughtful design, the Front Street redevelopment has transformed an aging, environmentally compromised site into a vibrant, modern neighborhood that supports Portland's long-term affordable housing needs.

- General Contractor:** Zachau Construction
- Architectural Team:** Utile
- Engineering Team:** Thornton Tomasetti structural, Peterson Engineering (MEP)
- Additional Support Staff:** Carroll Associates Landscape Architects