

Town of Brunswick, Maine

INCORPORATED 1739

ECONOMIC AND COMMUNITY
DEVELOPMENT

85 UNION STREET

BRUNSWICK, MAINE 04011-2418

TELEPHONE 207-721-0292

FAX 207-725-6663

MEMORANDUM

TO: Town Council

FROM: Chrissy Adamowicz, Economic Development Project Manager

SUBJECT: Central Fire Station (21 Town Hall Place) Proposal Amendment

DATE: August 15, 2023

Town Staff has reviewed the proposal submitted on April 21, 2023 by Moderation Brewing and Developer's Collaborative (DC), along with recommendations made by the Central Fire Station Advisory Committee regarding the ownership structure and development program.

It is staff's recommendation, based upon feedback from the Town Council and Central Fire Station Advisory Committee, that in order to consider the offered Purchase, Sale and Developer's Agreement, staff recommends a change to the proposed ownership structure. Specifically, DC must be the managing partner in the ownership entity throughout the predevelopment and construction phases of the project, and for the first five (5) years of operations corresponding to the historic tax credit compliance period. The Town understands and supports that DC is working with Moderation Brewing to be the lead tenant during that time. Staff has met with a DC representative who agreed to this ownership structure as described above.

Below is a summary of the changes to the original project proposal dated April 21st, 2023. Developer's Collaborative agrees to the following requirements and conditions:

- Developer's Collaborative will be the Managing Member of the ownership entity with controlling interest of the LLC responsible for the redevelopment and management of the property during the historic tax credit compliance period;
- Moderation Brewing is proposed as the lead tenant;
- With reference to the proposed organizational chart, Moderation Brewing is removed as a member of the ownership LLC during the tax credit compliance period;
- The acquisition price is increased to \$200,000;
- Studio apartments rather than single room occupancy (SRO) housing will be constructed for the residential component of the project;
- The studio apartments will be rented or sold to persons with household incomes at or below 80% AMI in accordance with grant funding;
- The brewer's apprenticeship program as described in the proposal is eliminated;
- Constructing the commercial kitchen is optional;
- DC will purchase and develop a portion of the parcel indicated in Exhibit B (area within the red-dashed line). All improvements shown outside the red-dashed line in the original

proposal dated April 21st, 2023, are illustrative and not part of the proposed scope of work of the redevelopment.

- DC will submit a revised project timeline to reflect updated schedule.

The Purchase, Sale, & Developer's Agreement provides a one-year due diligence period to vet the feasibility of the development program and secure all the sources of funding to move forward with the project. For this exclusive negotiating right, the Developer (DC) will pay a deposit of \$10,000 to the Town which is refundable in the first six (6) months of the Agreement. Should the Developer decide to not move forward with the sale of the property after 6 months the deposit is not refundable.

After the one-year due diligence period, Town staff will return to Town Council for final approval of the Purchase, Sale, and Developers Agreement.

****UPON ACCEPTANCE OF THE PURCHASE, SALE AND DEVELOPMENT AGREEMENT, THE CHANGES OUTLINED IN THIS MEMO WILL BE DEEMED TO BE INCORPORATED INTO AND TO MODIFY THE PROPOSAL DATED APRIL 21, 2023.****



- PLAN LEGEND**
- 01 OVERHEAD DOORS
 - 02 TOWER
 - 03 CRUSHED STONE BEER GARDEN
 - 04 GARDEN LAWN
 - 05 STAGE
 - 06 NEW SHARED PLAZA
 - 07 NEW FENCE
 - 08 RE-CONFIGURED PARKING / DELIVERIES
 - 09 HOPS FENCE
 - 10. LOADING/DELIVERIES
 - 11. TRASH ENCLOSURE
 - 12. BICYCLE PARKING
 - 13. EV CHARGE STATIONS
 - 14. POWER RECEPTACLES FOR FOOD TRUCKS

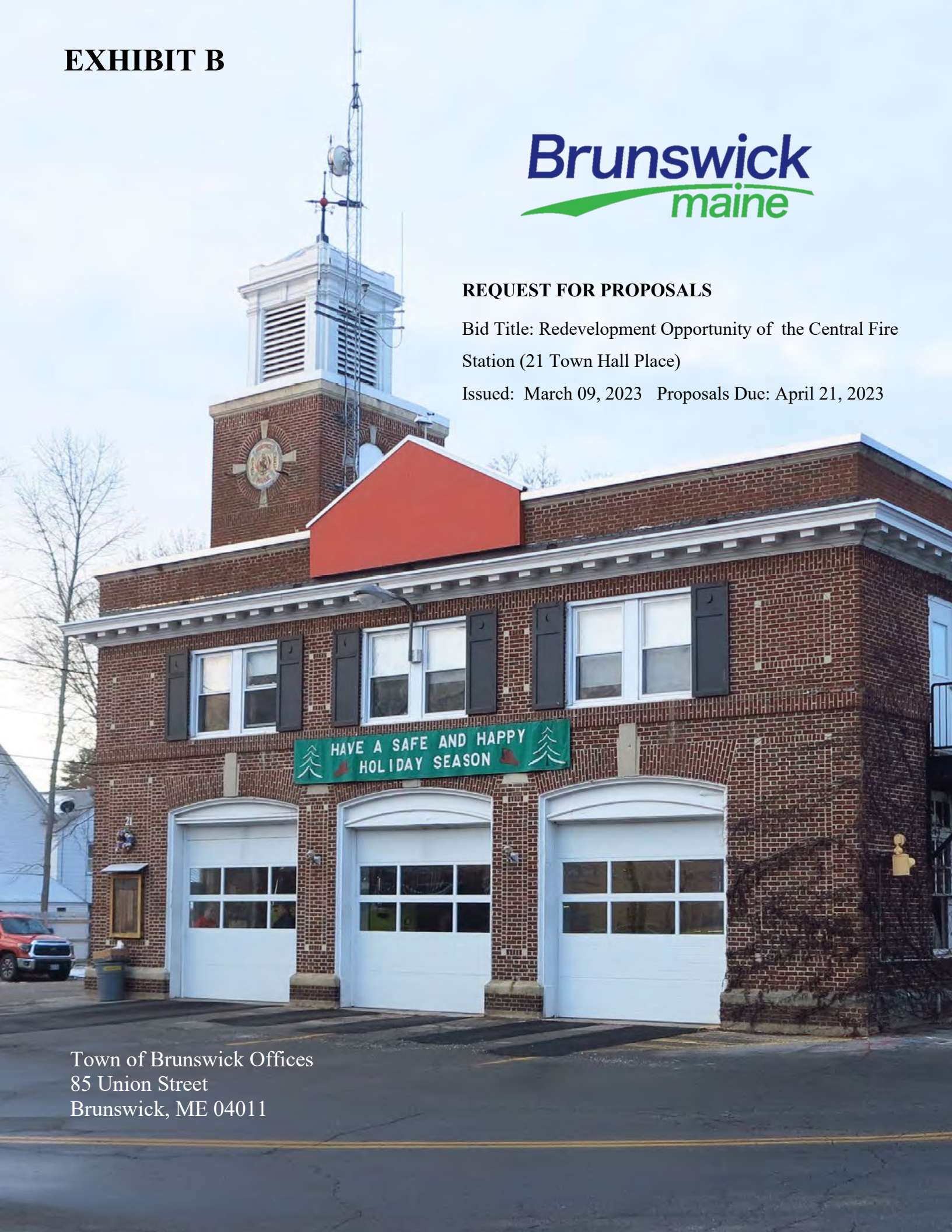
EXHIBIT B



REQUEST FOR PROPOSALS

Bid Title: Redevelopment Opportunity of the Central Fire Station (21 Town Hall Place)

Issued: March 09, 2023 Proposals Due: April 21, 2023



Town of Brunswick Offices
85 Union Street
Brunswick, ME 04011

Development Opportunity

The Town of Brunswick ("Town"), acting by and through its Town Council and Town Manager, is providing a redevelopment opportunity for a qualified developer ("Developer") to purchase and redevelop the Town's historic Central Fire Station ("CFS Project Site") at 21 Town Hall Place. The Town seeks proposals that demonstrate a creative business and/or mixed-use approach for the CFS Project Site, outlining an achievable development plan that is consistent with the vision for Downtown Brunswick described in this RFP.

The Town of Brunswick is the economic hub of southern Midcoast Maine. It is centrally located between Maine's two largest cities, Portland and Lewiston, and the State capital of Augusta. Brunswick is home to Bowdoin College and has robust cultural amenities such as museums, theaters, restaurants, small businesses, and recreational areas. Brunswick is a walkable community connected by the Amtrak Downeaster train, Western Maine Transportation Services, and the Greater Portland Metro Breez.

The Town views the redevelopment of the CFS Project Site as an exciting opportunity to support Brunswick's popular and vibrant downtown. Constructed in 1919, this building has housed Brunswick's firefighters and emergency services for over a century. The building is eligible for nomination to the National Register of Historic Places and therefore has the potential to generate equity to help support redevelopment through the syndication of historic tax credits. As vetted through a public process, historic preservation is a key priority.

Located in the GM6 zoning district, the CFS Project Site can accommodate mixed-use development. Tucked a half block behind Brunswick's bustling Maine Street, the property presents a unique opportunity to create both indoor and outdoor spaces that would provide a public benefit.

The CFS Project Site will be sold subject to Town Council approval of a Purchase, Sale, and Development Agreement ("Development Agreement") negotiated with the Developer reflecting the agreed upon conditions of land disposition, development program, and public benefit. If the Developer pursues historic tax credits, there is a formal application process through the State Historic Preservation Office who will recommend the project to the National Park Service for final review and approval. The Central Fire Station will need to be certified as a historic structure and the proposed scope of work must meet the requirements of a "certified historic rehabilitation" according to the Secretary of the Interior's Standard of Rehabilitation. The development will also be subject to approval by the Brunswick Village Review Board, the Planning Board, and Town Council.

The Town Council appointed an Advisory Committee to guide the development of this RFP and to make an award recommendation to Town Council.

1. Project Site

The Town of Brunswick owns the CFS Project Site located at 21 Town Hall Place. The property up for bid is approximately 0.9 acres and includes the Central Fire Station building that is approximately 9,732 square feet. The Central Fire Station property is part of the historic fabric of Brunswick's Downtown. The CFS Project Site is near residences, businesses, cultural amenities, public transit, public parks, and Bowdoin College.

Building Improvement

The main fire station building was constructed in 1919, and an addition was built in 1966. The station consists of a two-story multi-wythe masonry load-bearing building with a basement. The first floor is an approximately 4,487 square foot apparatus bay used mainly for vehicle storage and open work area. The second floor is 2,245 square feet and includes offices, 1 full bathroom, day room, and dormitory spaces. The basement area is approximately 3,000 square feet and contains the kitchen, exercise room, 1 full bath, storage, and mechanical/electrical equipment.

According to the report prepared by SMRT in 2020, the fire station structure appears to be in good condition. The basement and first floors are in very good condition and can support significant live loads due to the current construction type. The report recommends that the second floor and bearing walls should be investigated further to determine what type of loading can be supported.

The CFS building has seen few improvements to meet current building codes and regulations. Therefore, all redevelopment plans will need to address current codes and regulations related to ingress/egress, life-safety, ADA, etc. Given the age and condition of the mechanical, electrical, and plumbing systems, it should be assumed that these systems will need to be replaced.

As part of the SMRT report, a hazardous building material survey was conducted by Credere Associates, LLC. The report details the hazardous materials present in the CFS Project Site which include: asbestos, lead paint, and PCBs within exterior caulking materials. Mold and radon were measured at minimum levels in the basement and below the required treatment thresholds.

Land – Roadways and Parking Spaces

The Town of Brunswick will be subdividing the parcel to retain 34 parking spaces for public parking in the north-west corner of the parcel, between 15 Cumberland Street and 11 Cumberland Street. Traffic will be able to travel north on Abbey Road (one-way) and enter and exit via Cumberland Street.

The Town is open to partially or entirely discontinuing Town Hall Place as a public road, provided that abutter rights and access to existing easements are retained. The Developer and abutters may choose to privatize the road and form a road association to share in the cost of operations and maintenance.

Proposals must show traffic flow, including for deliveries, garbage removal, and snow removal to all abutting properties. Please see Attachment A for a visual of the negotiable parcel area.

2. Project Vision and Community Survey Summary

The Central Fire Station property presents an exciting opportunity to create a mixed-use property that is well connected to Downtown Brunswick and contributes to the vibrancy of the Town's historic village center. Set back a half a block from bustling Maine Street, 21 Town Hall Place presents an opportunity to create a unique space that may invite the public in with amenities such as greenspace, a pedestrian plaza, or other creative uses. Developers are encouraged to use their creativity in their project proposals.

This vision for the Central Fire Station is informed by the Town's *Master Plan for Downtown Brunswick & The Outer Pleasant Street Corridor* and a community survey conducted by a Town Council appointed Central Fire Station Advisory Committee.

A mixed-use development that invites the public in, includes public elements, and creates connectivity to Downtown Brunswick is a priority, particularly for people walking, bicycling, or using other mobility devices. The Downtown Master Plan describes the vision for downtown as having *"Traffic calming, outdoor café seating, and an increased number of upper floor residential units [to] make the northern blocks of Maine Street a buzzing hub of activity, setting the tone for drivers that Maine Street is a multi-modal environment where sidewalks and crosswalks are places for people"* and advocates for *"The creation of an attractive pedestrian corridor into Town Hall Place, with streetscape improvements and gathering places, capitalizes on the social and business potential of this area."* Developers responding to this RFP should review the full Downtown Master Plan. Instructions on how to access the plan can be found in the attachments.

The results of the community survey reveal a similar vision to the one expressed in the Downtown master plan toward the adaptive reuse of the Central Fire Station parcel. Survey respondents indicated a strong desire for historic preservation, affordable housing, green space and generally support mixed-use development types. More details on the community survey can be found in the next section.

Survey Results

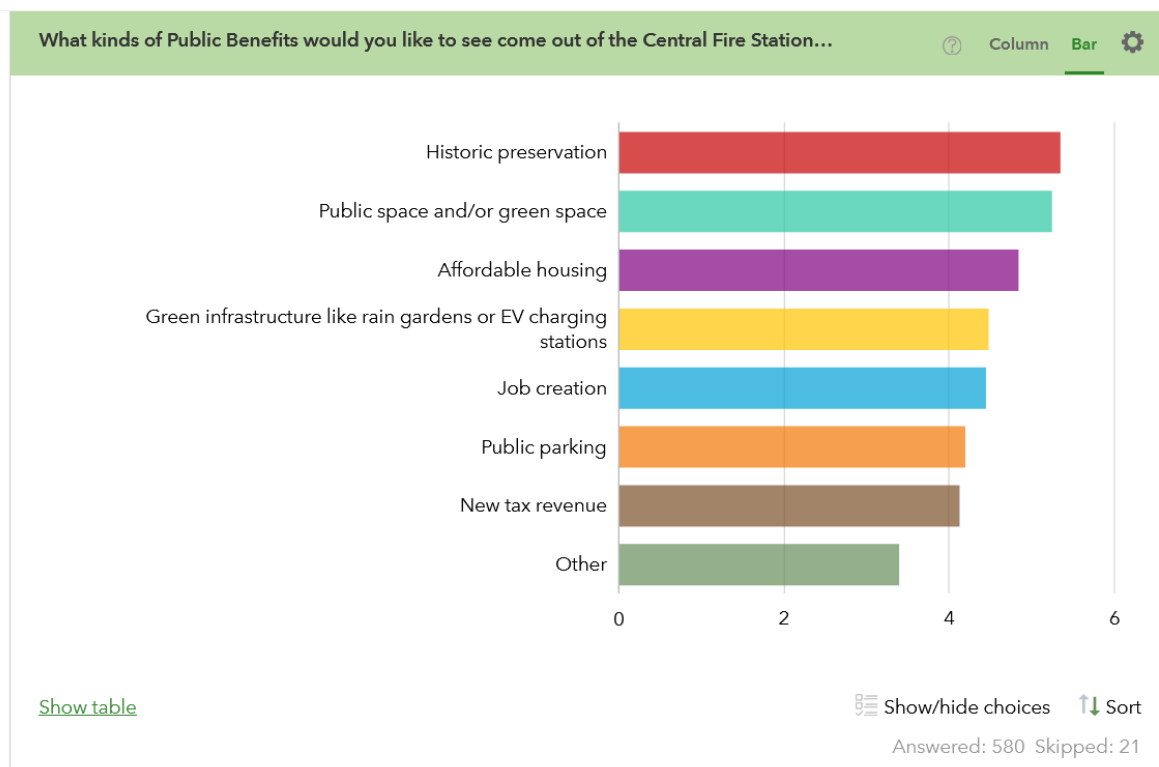
The community engagement survey was conducted from October 5th to November 11th, 2022 and was a short survey meant to gauge public opinion on the redevelopment of the CFS Project Site.

The data below reflects input from 601 survey respondents. An additional 25 comments were collected from outreach conducted at a community BBQ held on September 10, 2022, and are included in the full survey results. Developers responding to this RFP should review the full results of the community survey provided in the attachments.

The community survey included eight questions. Three were quantifiable multiple-choice, three were qualitative short answer, and two were multi-choice demographic questions. Below are the three quantifiable multiple-choice survey questions and the results. For the full survey results, including the results of the short answer and demographic questions, please see Attachment C.

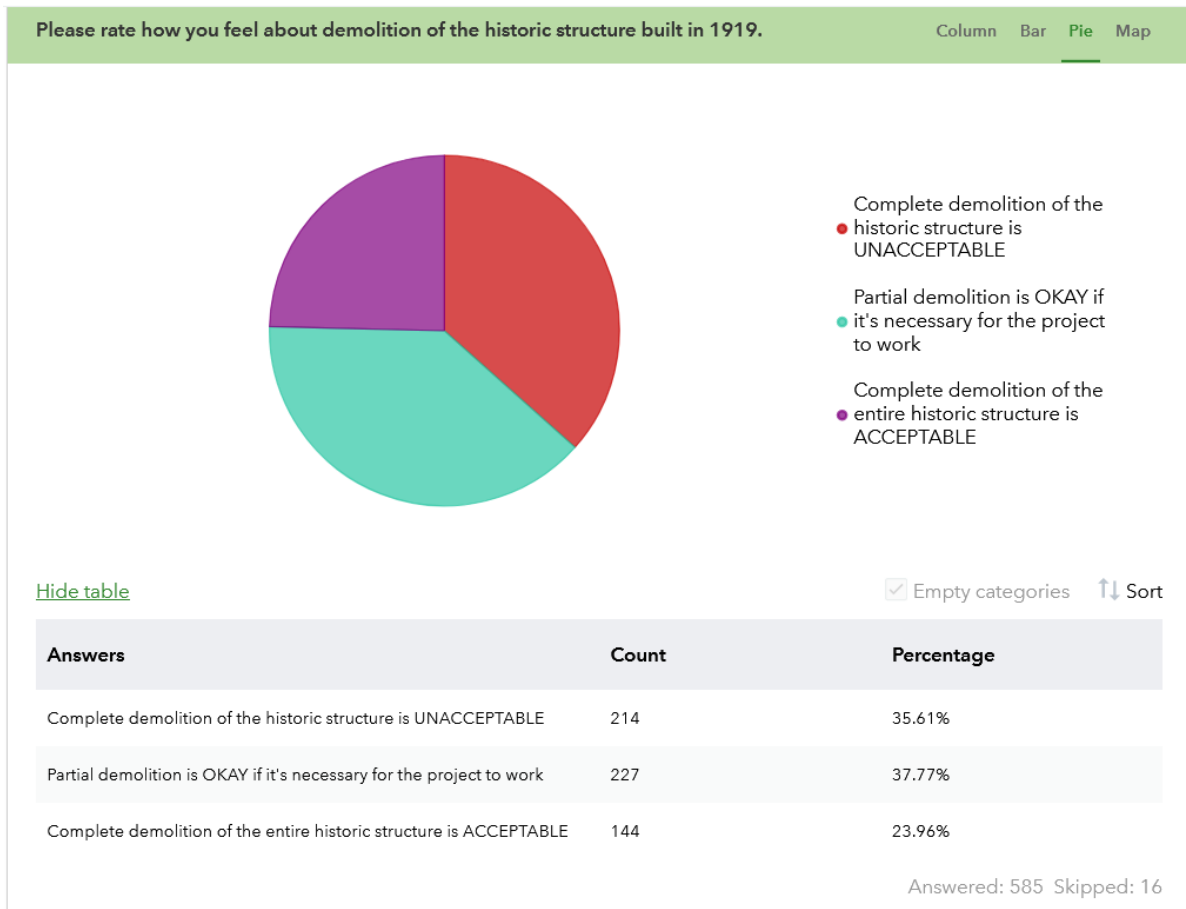
Survey Question: Public Benefits

When asked “*What kinds of Public Benefits would you like to see come out of the Central Fire Station redevelopment? Please rank in order of priority.*”, respondents rated **historic preservation** as the top priority. Ranking second was **public space and/or green space**, third was **affordable housing**, fourth was **green infrastructure**, fifth was **job creation**, sixth was **public parking**, and seventh was **new tax revenue**.



Survey Question: Historic Preservation

When asked to rate how they feel about demolishing the historic structure built in 1919, 35.6% of community members say complete demolition of the historic structure is unacceptable and 37.7% say partial demolition is okay if it's necessary for the project to work, **indicating that 73% want some level of historic preservation.**



Survey Question: Taxpayer Support

When asked “If the Town were to keep the Central Fire Station as a public asset instead of selling it to the private sector, would you support a tax increase to pay for ongoing maintenance, operations, and bringing it up to code?”, responses were evenly mixed: 33% said “Yes”, 36 % said “No”, and 28% said “Not sure”. The responses to this question indicate that potential public-private partnerships will need to be considered on a case-by-case basis.



In addition to the three multiple choice questions, the survey included three short answer questions. Common themes of the short answer responses include, but are not limited to:

- Affordable housing
- Outdoor green space
- Historic preservation
- Mixed-use
- Parking (both for more and for less parking)
- Kid-friendly space
- Museums/theaters/non-profit space
- Tax generation

Please see Attachment C (full survey results) for the short answer portion of the survey.

The community survey responses are generally consistent with existing Town plans and codes. Links to the Brunswick Zoning Code, Growth Mixed-Use 6 (GM6) district codes, Village Review Overlay (VRO) district code, and the Downtown Master Plan can be found in Attachment A. Applicants are strongly encouraged to familiarize themselves with the visions described in these documents and the community survey. Proposals will be scored on consistency with the community vision, plans, and zoning codes in the evaluation.

The Committee will consider how project proposals incorporate the Downtown master plan and community survey feedback into their designs during the evaluation process.

3. Development Considerations

Planning. The site is identified in the 2011 Downtown Master Plan as an area for improvement. Excerpts from the Plan can be found in Attachment A along with instructions for accessing the full plan.

Zoning. The site is located within the Town of Brunswick's Growth Mixed-Use 6 (GM6) District and the Village Review Overlay Zone. The Village Review Overlay Zone maintains the historic character of downtown Brunswick. See Attachment A.

Development proposals submitted to the Town under this RFP shall be consistent with the vision and purpose described above. Preference will be given to development proposals that are consistent with public preferences and existing planning documents. Proposed developments must comply with all relevant Town Charter and Ordinance, including but not limited to the following permits and/or approval requirements:

Required Municipal Approvals. Depending on the final design proposed for the CFS Project Site, some or all the following approvals may be required for the development and use of the property:

- Town Council: The Town Council will be the final approving authority and will choose the winning RFP.
- Town Council: Approves disposition of property (Purchase, Sale and Developers Agreement).
- Department of Planning and the Planning Board: This project will require concept plan review and major development review and will be subject to State agency reviews.
- Village Review Board: Certificate of Appropriateness for the protection of

historic structures in the Village Review Overlay Zone. This can occur concurrently with concept plan review and major development review.

- **Other Town Approvals/License:** Town Council will authorize any liquor license, business license, and other licenses as needed.

Utilities: The CFS Project Site presently is supplied by water, sewer, natural gas, and electric services. The CFS Project Site has telephone and internet service available. The successful Developer will be responsible for all local/state/federal permitting, including all costs and connection fees.

Timing. The building was vacated on December 31, 2022, but systems are being maintained at a minimum level to protect the building's infrastructure. The Town seeks to have redevelopment activities begin as soon as possible. Proposal timelines will be a factor in the Town's evaluation.

Other Considerations

Sustainability & Climate. In 2019, the Town adopted a Climate Change Resolution to protect Brunswick's future. Redevelopments that eliminate or reduce the site's greenhouse gas emissions support that resolution. LEED Certification and other design and material choices that protect Brunswick's environment are encouraged.

Affordable Housing. In 2022, the Town Council passed a housing moratorium. Developments over 30 units must make 15 percent of those units affordable housing at 100 % of the Area Median Income (AMI). On January 17th, 2023 the moratorium was extended for 180 days.

4. Prospective Developer's Due Diligence and Site Disclosure

Each prospective Developer is responsible for undertaking an independent review and analysis concerning physical conditions, environmental conditions, applicable zoning, required permits and approvals and other development and legal considerations pertaining to the CFS Project Site and the proposed development.

The Town makes no representations or warranties, express or implied, as to the accuracy and/or completeness of the information provided in this RFP and any associated documents or communications. Prospective Developers will be expected to undertake their own review and analyses concerning physical conditions, environmental conditions, applicable zoning, required permits and approvals, reuse potentials, and other development, ownership, and legal considerations (including, but not limited to, any applicable public construction and/or fair wage laws).

All respondents are strongly encouraged to visit the CFS Project Site before submitting a proposal. **A tour of the building and a Q&A session for prospective bidders will occur on March 20th. Applicants interested in the tour and Q&A session should email cadamowicz@brunswickme.org.** The CFS Project Site will be delivered "as is", without any warranty or representations by the Town about existing conditions.

5. Purchase, Sale, and Development Agreement

The Town will dispose of the CFS Project Site through one or more agreements (here collectively referred to as the "Development Agreement") negotiated with the selected Developer which, in the sole discretion of the Town, will be adequate to assure the Town that the project will be completed in a timely manner and in accordance with the terms proposed by the Developer and accepted by the Town.

6. Schedule

Below is a tentative schedule of activities. The dates are subject to change based on the Town Calendar. Applicants will be alerted to changes. Applicants can also sign up for alerts by going to www.brunswickme.org > Notify Me, and then signing up for Central Fire Station alerts.

Action	Date (2023)
RFP Issued by Town Council	March 6-8
Site Visit and Q&A Session	March 20
Deadline for Questions	April 07
RFP Due	April 21
Review of Proposals	April 24-28
Committee Evaluation	May 1-5
Recommendation to Town Council	June 5
Project Award	June 6-9
Execution of Purchase, Sale, and Development Agreement	July

7. Submission Requirements

All proposals must be submitted in accordance with the terms and conditions of this RFP. Proposals must be received no later than 3:00 PM, on April 21, 2023. All Proposals shall be deemed to be public record within the meaning of 1 M.R.S. § 402 (the Maine Freedom of Access Act) after the due date.

Applicants shall submit eleven (11) double sided paper copies of their Proposals in two sealed envelopes together with a USB flash drive of the Proposal in PDF format. Neither faxed nor emailed Proposals can be accepted. Envelopes shall be marked with the

applicant's name/business and sent to:

***“CFS (21 Town Hall Place) Proposal”
Office of the Town Manager
85 Union Street
Brunswick, Maine 04011***

Envelopes may be mailed or dropped off at the Town Manager's Office, located in Room 207.

Hard copies of the application MUST be divided into two envelopes: Envelope 1 should include all proposal requirements EXCEPT for financial information. Envelope 2 should contain ONLY the proposal's financial information.

Proposal Requirements:

Sealed Envelope 1	<input type="checkbox"/> Statement of Interest <input type="checkbox"/> Applicant Qualifications <input type="checkbox"/> Beneficial Interest Statement <input type="checkbox"/> Development Project Experience <input type="checkbox"/> Concept Plan <input type="checkbox"/> Project Schedule <input type="checkbox"/> Drawings & Plans <input type="checkbox"/> RFP Fee <input type="checkbox"/> Dismissal Disclosure <input type="checkbox"/> Other Disclosures
Sealed Envelope 2	<input type="checkbox"/> Evidence of Financial Capacity

Proposals may include any materials and information that the Developer determines are necessary to satisfy the requirements of this RFP. Additional materials should be clearly labelled as such. Once a Proposal is submitted, a prospective Developer may not correct, modify, or substitute a Proposal in any manner unless authorized by the Town in its sole discretion.

8. Proposal Requirements

A complete Proposal shall include the following sections. Responses to each section must be clearly labelled with the same headings as outlined in bold provided below. It should be clear that the applicant has responded to each proposal requirement. Applications should be well organized and easy for the evaluation team to navigate. Disorganized applications that do not clearly respond to each requirement may be disqualified.

- ☐ **Statement of Interest:** Provide a statement of interest in the redevelopment of

the CFS Project Site. Provide a description of how the proposed development concept addresses the objectives and vision put forth in this RFP and an explanation of the proposed acquisition price.

- ☐ **Applicant Qualifications:** Provide an organizational chart describing the entities and key personnel on the Project Team, resumes with education and experience for lead personnel, and three (3) references for each of the key members. The Project Team should include the business owner, development team (including consultants), funding sources, and property manager(s).
- ☐ **Beneficial Interest Statement:** Provide a statement of all corporations and individuals who would derive a direct financial benefit from the project, if awarded.
- ☐ **Development Project Experience:** Provide examples of at least three (3) relevant development projects located in a downtown environment undertaken within the last ten (10) years by the development team. Please include the following information for each past project example:
 - Location and photographs.
 - Brief description of project type and use.
 - Total project budget and description of financing.
- ☐ **Concept Plan** of the proposed development that includes:
 - Development program, including floor area for the specific types of residential and/or nonresidential uses, number of units, tenure (whether rented or owned) level of affordability, etc.
 - Estimated ground coverage, height, and gross floor area of the building(s). Estimated square footage of existing building(s) to be preserved and/or new improvements.
 - Description of how the proposed uses will relate to the surrounding land uses.
 - Written description of the physical design of the development, with graphics, renderings, or both, including site-specific conceptual layout, proposed parking, and access management for people (residents, employees, abutters, and the public) walking, bicycling, using a mobility device, or operating a vehicle including for deliveries, snow removal, and garbage.
- ☐ **Project Schedule:** Include predevelopment (planning and design), construction, marketing, and lease-up.
- ☐ **Drawings & Plans:** Include a site plan, architectural floor plans, and project rendering.

- **Evidence of Financial Capacity:** The Developer must provide evidence of financial capacity to undertake the proposed development. Include the following financial information:
 - Anticipated financial and management interests in the development
 - Strategy for securing equity and financing
 - Letters of Interest from lending institutions and financing sources
 - Proforma
 - Development budget
 - Sources and uses
 - Rent roll
- **RFP Fee:** A non-refundable fee in the amount of \$250 is due at the time of submission. Such fee shall be payable to the Town in the form of certified check or money order.
- **Dismissal Disclosure:** A disclosure of whether the proposed Developer and/or any of its principals, partners, co-ventures and/or subcontractors participating in the proposal, or the project has been dismissed or disqualified from a bid or contract within the past five years, and if so, the reason(s) why.
- **Other Disclosures:** A disclosure of any conditions (bankruptcy or other financial problems, pending litigation, planned office closures, impending merger) that may affect the Developer's ability to perform contractually. If a joint venture, a disclosure is required for each partner in the joint venture.

Following the deadline for receipt, the Economic & Community Development Department will open the Proposals and keep a register of those developers or individuals submitting Proposals.

All proposals shall remain firm for one hundred twenty days (120) calendar days from the proposal due date.

9. Evaluation Criteria

The Town will evaluate factors including consistency with the Vision and the community survey, the purchase price, relevant experience of the Development Team, demonstrated success in the design, construction, and operation of similar development projects, the proposed schedule, and overall public benefit.

All proposals meeting the minimum criteria will then be evaluated based on the following Evaluation Criteria:

a. **Concept Plan: Project Consistency with Vision (40 Points)**

The conceptual plan and description incorporates many of the desired attributes listed in the Vision section and is responsive to the Downtown Master Plan and community survey.

b. Qualifications of Project Team (20 Points)

The Project Team has successfully completed projects of similar scope, including redevelopment of municipal properties, adaptive reuse, and historic renovations, and has demonstrated a high likelihood to complete the project.

c. Evidence of Financial Capacity: Project Feasibility (20 Points)

The Proposal includes details on proposed tenants and financing for the project. Demonstrates financial capacity to complete the project in the manner proposed.

d. Project Schedule (10 Points)

Proposal includes a detailed timeline showing the Developer's understanding of the planning and development process and can complete required permitting and begin construction immediately after award.

e. Acquisition Price (10 Points)

The price offered will be a key component of the evaluation and may be negotiable.

f. Bonus Points (10)

The Project incorporates climate and sustainability elements.

The CFS Advisory Committee will use the scoring guidance below when evaluating applications.

Scoring Guidance				
Selection Criteria	Non-Responsive (0)	Low (1-10)	Medium (11-30)	High (31-40)
Concept Plan: Consistency with Vision and Public Benefits	Concept plan has no detail and/or is inconsistent with the Vision and/or negatively affects the Vision. Provides no	Concept plan provides minimal detail and/or lacks consistency with the Vision. The project Proposal has no clear,	Concept plan is detailed and consistent with the Vision. The project Proposal offers some public benefits.	Concept plan is highly detailed and highly consistent with the Vision. The project Proposal has and significant public benefits.

	public benefit.	direct, or significant public benefits.		
Selection Criteria	Non-Responsive (0)	Low (1-5)	Medium (6-15)	High (16-20)
Qualifications & Experience	The Project Team has <u>not</u> successfully completed any projects in the last ten years. They lack experience demonstrating their likelihood to complete the project successfully.	The Project Team has completed some projects in the last ten years, but they are <u>not</u> of a similar scope. Their experience demonstrating their likelihood to complete the project successfully is uncertain.	The Project Team has successfully completed some or several projects in the last ten years of a similar scope, including redevelopment of municipal properties, and has relevant experience demonstrating their likelihood to complete the project successfully.	The Project Team has successfully completed several (3+) projects in the last ten years of a similar scope, including redevelopment of municipal properties, adaptive reuse, and/or historic renovations, and has highly relevant experience demonstrating their likelihood to complete the project successfully.
Selection Criteria	Non-Responsive (0)	Low (1-5)	Medium (6-15)	High (16-20)
Evidence of Financial Capacity: Project Feasibility	The Proposal has insufficient information on financial capacity to complete the project.	The Proposal includes some detail on financial capacity. More information needed to determine project feasibility.	The Proposal includes sufficient details on financial capacity. The Developer demonstrates the ability to complete the project.	The Proposal includes firm details on committed tenants and financing. The Developer has demonstrated the financial capacity to complete the project.
Selection Criteria	Non-Responsive (0)	Low (1-3)	Medium (4-7)	High (8-10)
Project Schedule	Proposal includes a timeline that lacks detail and/or it is unclear whether the developer will be able to complete the project.	Proposal includes a timeline that lacks detail that demonstrates the Developer can complete the project in a timely manner.	Proposal includes a timeline projecting the Developer's ability to complete the project within a reasonable time frame after the award.	Proposal includes a highly detailed timeline projecting the Developer's ability to complete the project on an expedited time frame after the award.
Selection Criteria	Non-Responsive (0)	Low (1-3)	Medium (4-7)	High (8-10)
Acquisition Price	The proposal does not offer a price and/or requests a public	The proposal offers a below fair market price, but requires no	The proposal offers a fair market price.	The proposal offers an above fair market price.

	subsidy.	subsidy.		
Selection Criteria	Non-Responsive (0)	Low (1-3)	Medium (4-7)	High (8-10)
Bonus: Climate and Sustainability Features	The project does <u>not</u> incorporate “green” elements and features and does not address climate change and pollution or negatively affects climate and the environment.	The project incorporates little, if any, “green” elements and features that address climate change and pollution.	The project incorporates some “green” elements and features that address climate change and pollution.	The project incorporates several “green” elements and features that address climate change and pollution.

Evaluation Process

Proposals will be reviewed and evaluated by the CFS Advisory Committee and Town staff. The Project Development Agreement will be awarded by the Town at its sole discretion. The evaluation process will be made in three phases:

1. An initial review of each Proposal will be made by Town staff to determine whether all minimum requirements (Sections 7 & 8 of this RFP) have been met. Any proposal not meeting those requirements will be eliminated from consideration.
2. Proposals that satisfy the minimum requirements will be further evaluated in accordance with the Evaluation Criteria set forth in Section 9 of this RFP by Town staff and the CFS Advisory Committee.
3. The evaluations will be reviewed in conjunction with the results of any interviews and references, and any additional information requested by the Town.

Round 1 – Package Completeness	
Minimum Qualifications Met	Pass/Fail
Round 2 – Application Scoring	
Concept Plan: Project Consistency with Vision	40
Qualification of Project Team	20
Evidence of Financial Capacity Project Feasibility	20
Project Schedule	10
Acquisition Price	10
Round 2 Total	100
Bonus	10
Round 3 – Vetting	
Interviews	50
References	50
Round 3 Total	100

Upon the review and evaluation, the CFS Advisory Committee will make a recommendation to the Town Council for consideration. The Council will have the final decision and either accept or reject the recommended development Proposal.

During the evaluation process, the Town reserves the right for any reason deemed appropriate by the Town to waive portions of the RFP; to waive any minor informality in a proposal; to request "best and final" offers; to reject any and all proposals; to terminate this RFP; and/or to issue a new RFP.

The Town Council reserves the right to reject any and all proposals if it determines that the criteria set forth have not been met or for any other reason in its sole discretion.

Within 90 days of being selected, the Designated Developer shall provide to the Town:

- ✓ Development Agreement(s) as negotiated with and to the satisfaction of the Town, executed by the Developer.
- ✓ A deposit equal to 10% of the Purchase Price.
- ✓ Any other documents as required by the Town.

If the required documents are not executed and submitted to the Town within the specified time, the Designated Developer's selection will automatically expire, unless extended in writing by the Town at its sole discretion.

The Town reserves the right to negotiate with another Developer if the Town is unable to negotiate a final Development Agreement satisfactory to the Town in its sole discretion.

10. Rule for Award of Contract

The RFP submission will be evaluated in accordance with the Evaluation Criteria set out in the RFP. Before awarding the RFP, the Town may request additional information from prospective developers or individuals.

11. Non-Applicability of Public Construction Laws

It is the Town's intent that any agreement resulting from this RFP shall be for a private development to which none of the laws and regulations applicable to public construction projects shall apply. The Town has established certain Proposal minimum requirements but otherwise the successful Developer shall be responsible for the design and construction of its Project.

The Town shall have the right to inspect the Project during construction for the purpose of assuring that construction is following the Developer's Agreement, not to modify the design or the manner of construction except to the extent any municipality might exercise its health, safety, and zoning powers for any private construction project.

12. Disclaimer/Reservation of Rights

The Town makes no representations or warranties, expressed or implied, as to the accuracy and/or completeness of the information provided in this RFP. The Project Site will be disposed of to the selected Developer in "AS-IS", "WHERE IS" and with "ALL DEFECTS" without any representation, warranty, or covenant of any kind whatsoever, and the successful Developer shall agree to accept the Project Site in such condition without recourse to the Town of any kind or for any reason whatsoever.

The Town reserves the right to extend the deadline for submission of proposals, to request supplementary information, to conduct interviews with any or all of the applicants, to waive minor informalities, and to reject any or all proposals, in whole or in part, if in its sole judgment the best interests of the Town would be served in doing so. The Town will reject any and all proposals when required to do so by applicable law.

The Town reserves the right to negotiate any and all terms of a Development Agreement (Purchase and Sale Agreement or other agreement with the Designated Developer). If such negotiations cannot be concluded successfully with the Designated Developer, the Town may choose to negotiate an agreement with the next Designated Developer from the pool of applicants, to terminate this RFP process, or to begin a new RFP process.

Execution of a Development Agreement with the Town for the Project Site in no way constitutes satisfaction of any applicable Town bylaws nor guarantees issuance of any required Town permit, including a special permit/site plan approval or liquor license.

SCHEDULE OF ATTACHMENTS

Attachment A	Relevant Plans, Zoning Ordinance & Maps
Attachment B	SMRT Study
Attachment C	Community Survey

Attachment A

Downtown Master Plan

GM6 Description

Zoning Maps

Village Review Overlay Ordinance

Village Review Overlay Map

2011 Downtown Master Plan

The full plan can be found by following this link, or by going to www.brunswickme.org > Town Government > Planning & Development > Plans, Reports & Other Documents

Plan excerpts

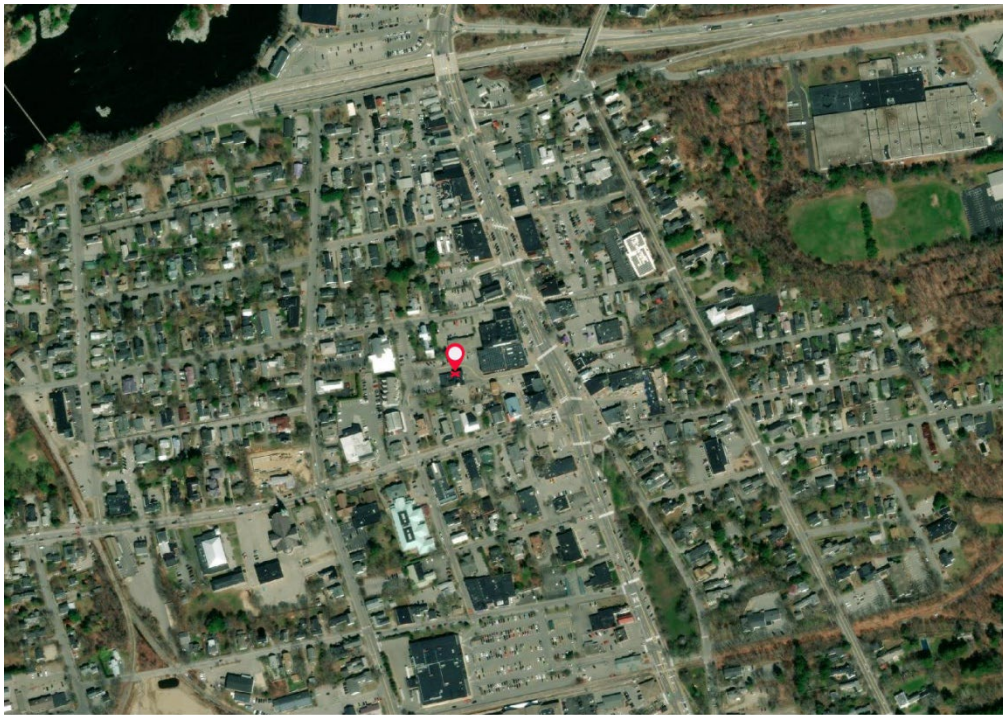
	Plan Recommendations
<i>p. 6</i>	<i>“One of the key objectives of the Comprehensive Plan is, “In partnership with local organizations, make the Downtown more attractive, inviting and the ‘hub’ of community activity.”</i>
<i>p. 6</i>	<i>“...preserve historic architecture, and make new construction and renovations fit the character of the historic downtown”.</i>
<i>p. 6</i>	<i>“Underlying all of these focus areas was a commitment by the committee to environmental and community sustainability.”</i>
<i>pp. 36, 93</i>	<i>“Despite a beautiful civic institution and a restaurant, Town Hall Place has a “back of house” appearance with no public draw.”</i>
<i>p. 36</i>	<i>“The creation of an attractive pedestrian corridor into Town Hall Place, with streetscape improvements and gathering places, capitalizes on the social and business potential of this area.”</i>
<i>p. 37</i>	<i>The area adjacent to the Central Fire Station is poorly connected to Maine Street, and individual activities and institutions in this area are poorly connected to each other. There are currently no public uses here other than parking.”</i>
<i>p. 41</i>	<i>“Attract and incentivize targeted development in areas with the greatest potential for creation a consistent, rich urban fabric. Infill with street-level buildings when opportunities arise.”</i>
<i>p. 41</i>	<i>On Town Hall Place, promote connectivity between businesses and the Central Fire Station by beautifying with a temporary garden plaza featuring outdoor seating.”</i>
	Workshop Summary
<i>p. 93</i>	<i>“Central Fire Station is very attractive and historic”</i>
<i>p. 93</i>	<i>“Although underutilized, parking is provided at a central location”</i>
<i>p. 93</i>	<i>“Promote triangulation between restaurant, fire station and new Cool as a Moose complete by beautifying with a temporary garden plaza featuring outdoor seating.”</i>
<i>p. 93</i>	<i>Transform the garden plaza into a permanent square. Utilize special paving treatments and garden features to extend into the surroundings.”</i>
<i>p. 93</i>	<i>“Widen crosswalk, switch to one lane”</i>

Growth Mixed-Use 6 (GM6)

A complete explanation of rules for GM6 and the Village Review Overlay can be found in the Brunswick Zoning Code. The Zoning Code can be found by following this [link](#), or by going to www.brunswickme.org > Town Government > Planning & Development > Zoning Ordinance / Design Standards

Summary of GM6

The Growth Mixed-Use 6 (GM6) District is intended to provide a pedestrian and bicycle-friendly downtown Brunswick, a part of the Town Core Planning Area, bordered by the Androscoggin River to the north, Bowdoin College to the south, Federal Street to the east and Union Street to the west. The District standards are intended to provide for a vibrant mix of primarily commercial uses (e.g., offices, retail and restaurants), cultural, educational and residential uses. Drive-through services are traditionally limited to financial institutions so as not to create a more suburban feel to the downtown area. Minimal dimensional and density standards allow flexibility for in-fill development. The Village Review Overlay Zone covers this District and maintains the mature and historic character of downtown Brunswick. In addition, the National Register of Historic Places-designated Lincoln Street Historic District and Brunswick Commercial Historic District (Maine Street) is located within the GM6 District, as is a portion of the Federal Street Historic District (Park Row area) (p. 2-5).



Location of 21 Town Hall Place

2.3.9 Village Review Overlay (VRO) District

Purpose

The purpose of the Village Review Overlay (VRO) District is to protect and preserve the architectural context and historical integrity of downtown neighborhoods in the Town of Brunswick by:

1. Applying Ordinance standards and design guidelines in a reasonable and flexible manner to maintain Brunswick's traditional character and to ensure compatible construction and rehabilitation of existing structures in the Village Review Overlay District without stifling change or forcing modern recreations of historic styles.
2. Developing administrative processes and objective standards that identify and encourage the preservation and enhancement of neighborhood character, sites, and structures having historic or architectural significance.
3. Promoting economic development by enhancing the attractiveness of the Town to businesses and their patrons, residents, and visitors to Brunswick.
4. Fostering civic pride in the Town's history and development patterns as represented in distinctive sites, structures, and objects.
5. Promoting and protecting significant features of the historic patterns of development, including traditional landscaping, densities, structural mass and scale.

Definition and Delineation

The Village Review Overlay (VRO) District applies to specific areas of Brunswick as delineated on the Brunswick Zoning Map.

Classification of Architectural and Historic Resources

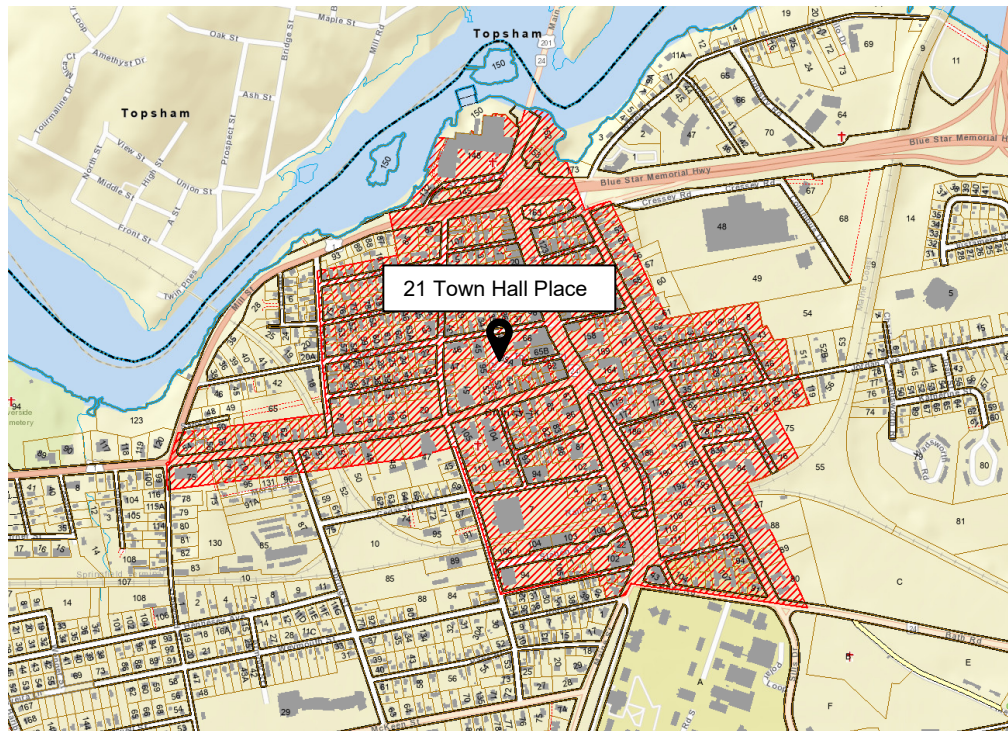
Architectural and historic resources subject to VRO District review procedures consist of:

1. Contributing resources, as defined, including but not limited to:
 - a. Properties listed on the National Register of Historic Places.
 - b. Properties eligible for listing on the National Register of Historic Places, as determined by the Maine Historic Preservation Commission.
 - c. Properties located within a National Register Historic District, deemed to be contributing resources by the Maine Historic Preservation Commission.
 - d. Properties considered to be contributing resources of local and regional significance by the Town of Brunswick.
2. Noncontributing resources, which are all remaining architectural and historic

resources
not considered to be contributing.

Certificate of Appropriateness Required

A Certificate of Appropriateness is required for activities in the VRO District involving contributing resources or noncontributing resources visible from a public right-of-way, and in accordance with the review procedures in Subsection 5.2.8



Village Review Overlay Zone

Attachment B

SMRT Study

<https://www.brunswickme.org/DocumentCenter/View/6975/Brunswick-Fire-Station-Study---SMRT-Report-with-Appendices->

www.brunswickme.org > Home-New > Town Government > Economic / Community Development >
Historic Central Fire Station Redevelopment

Attachment C

Community Survey Results

<https://www.brunswickme.org/659/Historic-Central-Fire-Station-Redevelopm>

www.brunswickme.org > Home-New > Town Government > Economic / Community Development >
Historic Central Fire Station Redevelopment



Central Fire Station

Response to Request for Proposal



Presented To
Town of Brunswick, ME

Presented by
Moderation Brewing & Developers Collaborative

April 21st, 2023

“CFS (21 Town Hall Place) Proposal”

Office of the Town Manager

85 Union Street

Brunswick, Maine 04011

RE: Response to Request for Proposal

Central Fire Station at 21 Town Hall Place

To Whom It May Concern:

We are excited to submit our proposal for the redevelopment of the historic Central Fire Station at 21 Town Hall Place. After following the process from the beginning, and a thorough review of the RFP, we have assembled a strong, local Maine-based team.

Our proposal is largely inspired by the public sentiment derived from the community engagement survey and prior planning efforts in Downtown Brunswick, as well as our own deep connections to this town.

Our team is a perfect fit for this project and strongly suited to take on this historic renovation for several key reasons:

- ***Commitment to the preservation and restoration of the Central Fire Station.***
- ***A proposal that works with current abutters and other commercial interests.***
- ***Our proposal helps two local businesses expand and stay in Brunswick.***
- ***A strong local team with experiences and extensive qualifications within Maine.***
- ***A team that is deeply familiar with the history, needs, and goals of our community.***

We look forward to the opportunity to discuss this project further and work with the Town of Brunswick. If you have any questions, or need further clarification, please contact us at mattie@moderationbeer.com, philip@moderationbeer.com, and mlyne@dcmaine.com.

Sincerely,



Mattie Daughtry
Co-Owner
Moderation Brewing



Philip Welsh
Co-Owner
Moderation Brewing



Mike Lyne
Developers Collaborative



Table of Contents

1	Statement of Interest	48	Project Schedule
10	Applicant Qualifications	49	Drawings and Plans
28	Beneficial Interest Statement	50	Disclosures
29	Development Project Experience	51	Appendix/Letters of Support
46	Concept Plan		



Statement of Interest

Developers Collaborative (DC) and Moderation Brewing (Moderation) are proposing an innovative rehabilitation of Brunswick's historic Central Fire Station (CFS). Our proposal is largely inspired by the public sentiment derived from the community engagement survey and prior planning efforts in Downtown Brunswick, as well as our own deep connections to our hometown.

Our vision is to develop a new, expanded location for the Brewery in the former apparatus bay on the ground floor. The front of house, the older portion of CFS, will be the bar area, customer seating, modern restrooms, glass roll up garage doors and beer garden access. The back of house, the newer portion of CFS, will be the Moderation Brewing operation with access to loading doors.

The second floor of CFS will be used largely in the same configuration that it is today, as 5 single occupancy rooms for rent with shared kitchen and bathroom facilities. These will provide workforce housing and will allow us to build out an apprentice program.

The basement level will be modernized as a community kitchen open to the public for food preparation needs (catering for event spaces, public festivals, pop-up dinners, processing for local farms, food trucks), and also help meet our needs for space to prep local ingredients for our brews.



Brunswick Roots

Brunswick is in the DNA of our company. As two lifelong residents, graduates of BHS, and now proud owners of a Brunswick based business--our lives are black and orange through and through. From our business name to the names of our flagship brews, all of them pay homage to our town and state, while highlighting often overlooked portions of our history. Additionally, as a long-time resident of Brunswick, our developer is aware of the needs and desires of our community. (He also has a firefighting past and understands the desire to preserve the fire station.) The CFS project provides us not only a desperately needed expansion but an ability to preserve a key part of Brunswick history.

The DC/Moderation team will apply for historic preservation certification with the State and the National Park Service. The project will be partially financed using federal and state historic rehabilitation tax credit equity. DC has been involved in seventeen projects involving historic credits in the State of Maine, with two more currently in predevelopment. The community survey conducted by the Central Fire Station Advisory Committee ranked historic preservation as the number one priority for potential public benefit coming out of this redevelopment. We agree with the public sentiment that this important piece of the Brunswick Downtown should be saved and put back on the tax roll with a known small business looking to reinvest and expand. We are not planning to expand the footprint of the building or put additions on the building (unless the addition of an elevator is warranted) as doing so will most likely be in conflict with the historic preservation program.



CENTRAL FIRE STATION CIRCA 1920



HISTORIC POST CARD OF TOWN HALL PLACE

A new future for Town Hall Place

This is a tremendous opportunity to reinvent Town Hall Place and the role it plays for the Downtown as the CFS is redeveloped.

As stated in the 2011 study, Master Plan for Downtown Brunswick & Outer Pleasant Street Corridor:

"...The core of Maine Street features an attractive downtown streetscape and a variety of established local businesses. Despite being a beautiful civic institution [...], Town Hall Place has a "back of house" appearance with no public draw..."

Our vision is to change the "back of house" appearance, and instead create a welcoming side street development that connects this corridor with Maine Street.

We see re-inventing Town Hall Place as a micro district of its own. Working with the existing neighbors, there is an opportunity to create a hub for commerce, creation, and recreation. Town Hall Place should remain a town road right of way to maintain ease of access to abutting properties and to maintain a third ingress/egress to and from a vital parking area for Downtown businesses. However, with the constant pressure of emergency vehicle traffic now abated, there is an opportunity to create a much more welcoming pedestrian experience better connecting all of the commercial lots that touch Town Hall Place.

This micro commercial 'district' has languished, but the redevelopment of the CFS provides an opportunity to connect with existing businesses and enhance this area into an "attractive downtown streetscape". We welcome any planning efforts that re-envision Town Hall Place for events like the Arts Festival, street fairs, or possibly as a secondary location for the Farmers Market to take pressure off of the Mall. These all need to be coordinated with the abutters to ensure that not only are right of ways preserved but also the ability for everyone to function. Our design welcomes those activities with the creation of a beer garden to host outdoor events and the preservation of public green space on the southern portion of the lot. Our desire is to make this space about more than just our brewery. We want to create resources that focus on public placemaking and create opportunities for all ages in this side street hub.

As this project progresses we anticipate that abutters on Town Hall Place, including Moderation, will work with the Town to create improvements to create an attractive pedestrian corridor that will tie into our proposed CFS redevelopment plan.



Meeting the housing needs of our workforce



Our downtowns hold the potential to help solve two of Maine’s greatest challenges: workforce retention and affordable housing. Conversion of downtown upper stories into living space has the potential to provide affordable housing for people working in the service sector and other downtown businesses. It is with this in mind that we intend to convert the CFS sleeping quarters into workforce housing with modernized and shared bathrooms, kitchens and living space. We will target rents that are affordable to people making 60% of the area median income and welcome the opportunity to work with the town housing committee to ensure that affordability is kept in perpetuity. At least one of these rooms would be reserved for an apprentice program aimed at training young people looking to get into the brewing industry, and ideally would like to have more.

Despite the size of our industry and our many higher education and training facilities, Maine has no official brewing degree or training. There is a real need for apprenticeships and credentialing programs to train the next generation of brewing professionals. USM and Maine Beer Company have partnered to create the “Brewing Up Opportunity Internship” program and we will also pay it forward and continue building off initiatives like that. Additionally, we would like to explore training opportunities in hospitality and the arts in the area.

Sustainability

We want this ‘beautiful civic institution’ to be a relevant part of Downtown for decades to come. As part of the renovation process we will use sustainable building practices to minimize our impact and ensure that not only the Central Fire Station, but Town Hall Place, our beer garden, and parking lots are climate resilient. Sustainable building techniques can at times be at odds with Historic Preservation. However, our team has a proven track record of meeting both preservation and green goals.

Part of this includes a full energy analysis to determine key areas where renovation can improve the overall building energy efficiency. Our initial assessment of the fire station has identified a number of key areas where improvements will have a significant impact while meeting sustainability goals: install a new, well insulated built-up roof where we may not have flexibility in the walls; put in new triple glazed windows to be approved by the SHPO and NPS; provide heating and cooling with heat pumps where allowed (Moderation has successfully used heat pumps for heating and cooling at their Maine Street facility), add a solar array to the roof (if allowed); provide EV charging stations to 20% of the parking spaces to be retained by the project; and remove the existing asphalt in the beer garden area and replace it with a pervious hardscape material. Creating public green spaces and pervious surfaces will allow rainfall to permeate into the underlying ground instead of running off into the town’s stormwater system as it does currently. The current vast amount of pavement creates a heat island effect. Future tree and other plantings, that are depicted in our plans, will help mitigate this and also provide welcoming public gathering area with a positive effect. Ample bicycle parking will be provided and easily accessible from the roadway. We look forward to working with the town, the Recycling & Sustainability committee, and the Bike-Ped committee to ensure that our development is informed by our shared sustainability goals. Sustainability has been built into our mission at Moderation from day one. We use majority Maine ingredients to lessen our carbon footprint, focus on green best practices, and pride ourselves on our low impact water and wastewater usage.



Everything in Moderation...

Moderation has outgrown our current location and we are being economically impacted by our size limitations. From the day we started planning Moderation, we knew we wanted to be downtown. We loved the central location of 103 Maine Street and it presented a chance to preserve another historic part of Brunswick. Our current location is the original American Express office and one of the oldest buildings on our side of Maine Street. We have restored the property significantly and love its history.

As much as we love our little slice of Maine Street, our building has had very real size ramifications. About two years ago we had to pull back the majority of our wholesale accounts due to selling out repeatedly between our tasting room and farmers markets. We simply do not have the physical space and cold storage to be able to keep up with demand. Not being able to have our product on shelves not only hurts us financially but also reduces our ability to market our brews and location. Additionally, our smaller seating capacity and lack of easy locations for food trucks has put us at a competitive disadvantage. We are effectively caught in limbo. For years we have known that we need to expand but have held out hope on finding a location in the downtown area to fit with our mission--and that does not require us to leave Brunswick.

A core part of our identity is being the “third place” for people. This is a location that isn’t your home or work but a third integral part of your life where you go to meet friends, hang out, launch your plans, etc. By being downtown and in a walking friendly corridor, we are able to meet that desire. We would hate to move our core production out of downtown for this and a variety of other reasons. The potential to expand and invest in the CFS meets all of our production and mission goals.



Investing in Brunswick and paying it forward

This expansion will grow Moderation's overall physical footprint by over five times. Our seating and event capacity would quadruple and our brewing space would expand to supply both onsite and statewide distribution. The new location would also enable us to grow operational staff by a minimum of 10 to 15 FTE positions, with additional positions needed for apprenticeships and kitchen management.

With our current location at 103 Maine Street, we hope to use it and pay it forward to other local businesses. We intend to keep the building--and continue to invest in its façade restoration--and lease it to Black Pug Brewing, currently at 30 Bath Road. This would enable them to grow their business and also access the downtown market. They estimate being able to scale up their offerings and hire their first staff. (See attached letter from them in the appendix for more information.)

If Moderation is able to expand to the CFS, and provide our space to Black Pug, it will help two local businesses and also increase jobs in our downtown. Additionally, we have discussed our plans with our friends at Flight Deck Brewing who have encouraged and supported us. All three Brunswick breweries know that when each of us does better and is able to grow, it actually attracts more business for all of us. Brunswick has increasingly been noticed as a destination for craft beer and each season we have an increase in beer tourism that benefits all of us!



**BLACK PUG AND MODERATION
BREWERS AT A FESTIVAL**



THE WOMEN OF BRUNSWICK BREWERIES

Working with neighbors



Our plans for the site would deviate a bit from what is being offered as a 'parcel boundary' in the RFP. We have spoken to neighboring businesses who rely on Town Hall Place to maintain access to their properties and they concur that privatizing that road would be complicated and potentially detrimental to their property values. The preservation of public parking is vital to the commercial success of those who rent space and operate storefronts downtown. Our plan would retain a portion of parking spaces directly behind CFS where Fire Department personnel have traditionally parked, to provide employee and tenant parking in an area that would also serve as circulation for loading and trash/recycling.

We are also proposing creating new green parking pads in the front that have power receptacles so food trucks would have the ability to plug in during service and public events. Otherwise, our intent would be to preserve as much public parking as possible and cite Section 4.9.1 C (2) of the Ordinance exempting our use's need to dedicate more off street parking than necessary in the GM6 zone. Our use is compatible with this area of the Downtown and the parking demand will be spread out adequately over the course of a day. Sharing that public parking with other businesses only makes sense and any plan that deviates from that approach could be met with stiff resistance from the Downtown business community.

The next chapter

It would be an honor to be a part of this important revitalization effort in Downtown Brunswick. As local residents who have developed properties in Downtown Brunswick in the past, we understand the unique challenges and the delicate inputs that create the right balance, not only for the success of the brewery but also for the success of our neighbors. They too have taken on significant risk while contributing to this Town's community spirit and commercial success.

Our willingness to be that type of partner in the redevelopment effort sets us apart and will be of great value to the Town of Brunswick. We intend to make a major financial investment in this building replacing all of the building systems, mitigating hazardous material that exists in old building products, and incorporating green infrastructure bringing the property back up to code and making it relevant, safe, and on the tax roll for decades to come. We intend to make a major investment in the Downtown TIF District by growing the Brewery here vs. elsewhere. We intend to make a major social investment in helping to entice a workforce with training and affordable housing, while working within the framework of prior master plans, parking, bike and walkability studies. We are confident that we will be investing more than the typical real estate developer.

We take this holistic approach very seriously with eyes wide open to the challenges that await us. But we also know it is right thing to do for the community and we feel it is all achievable. Our acquisition price reflects what we feel the project can sustain, while respecting the fact our total development costs on a per square foot basis will probably exceed recent sale prices for occupied, cash flowing properties in Downtown Brunswick. This town has been a key part of what makes Moderation - and our team - what we are today. The redevelopment enables us to stay and grow in our hometown. Most importantly it gives some passionate Brunswick locals the chance to preserve and restore a key part of our town's history, all while starting its next chapter.



Applicant Qualifications

For this project we have assembled a very experienced and local team. This group has diverse qualifications with a proven track record in business, real estate, development, design, historic preservation, and more.

Over the following pages please find our resumes and references. More materials available upon request.

Project Team



Mattie Daughtry
Moderation Brewing



Philip Welsh
Moderation Brewing



Mike Lyne
Developers Collaborative



Matt Ahlberg, AIA
Barrett Made



Rob Barrett
Barrett Made



Nick Aceto, PLA, ASLA
Aceto Landscape Architects



Mikayla Molta
Barrett Made



Will Savage, PE
Acorn Engineering



Chris Beard
Essex Preservation

Organizational Chart

★ Lead Contact



Project Leadership

Developers Collaborative

★ Mike Lyne



Moderation Brewing

Mattie Daughtry and
Philip Welsh

Design

Barrett Made/ Arch.

Matt Ahlberg
Mikayla Molta



Aceto Landscape Architects

Nick Aceto



Acorn Engineering

Will Savage



Essex Preservation

Historic Consultant
Chris Beard



Construction

Barrett Made/ Constr.

Rob Barrett



Financial/Legal/Environmental





MIKE LYNE

Director of Commercial R.E./Senior Project Manager
631 Stevens Ave, suite 203
Portland, Maine 04103
(207) 522-3055
mlyne@dcmaine.com

PROFESSIONAL AND DEVELOPMENT EXPERIENCE

Developers Collaborative <i>Real Estate Development and Management</i>	Portland, ME	2015 - Present
JHR Development of Maine <i>Project/ Property Management</i>	Brunswick, ME	2007 - 2015
Alaska Fire Service and Anchorage Fire Department <i>Smokeyumper/Firefighter</i>	Anchorage, AK	1994 - 2007
Spaulding Investment Company, Inc. <i>Boston commercial leasing and construction management</i>	Burlington, MA	1989 - 1994

EDUCATION

Bowdoin College <i>B.A. Government, minor in History</i>	Brunswick, ME	1983 - 1987
--	---------------	-------------

REFERENCES

Bob Garver, *Wicked Joe Coffee*, 207-522-7483
Susan Hougaz-McCormick, *Childrens Odyssey/Reed School*, 207-878-8868
Mike Miclon, *Johnson Hall*, 207-514-6070

MAINE PROJECTS

Brunswick Station <i>100,000 sf mixed use</i> <i>Bowdoin College, Mid Coast</i> <i>Hospital, OA Centers for</i> <i>Orthopedics, Brunswick Hotel &</i> <i>Tavern</i>	Rosa True Apts <i>Historic Rehab – 12 units</i> <i>Park Street, Portland ME</i>	Oriole Way Apts. 50 <i>Affordable Apts.</i> <i>Ellsworth</i>
Barber Foods, Paradigm Windows <i>200,000 sf Industrial</i> <i>56 Milliken Street, Portland.</i>	135 Walton St <i>56,000 sf Industrial</i> <i>135 Walton St, Portland</i>	Motherhouse Apts. <i>88 Affordable Apts</i> <i>605, Stevens Ave., Portland</i>
Mid Coast Hospital <i>20,000 sf Medical Office</i> <i>108 Centre Street, Bath</i>	1 India St <i>12,000 sf historic rehab/Gorham</i> <i>Savings</i> <i>1 India St., Portland</i>	Preble St. <i>20,000 sf shelter for Women</i> <i>55 Portland St., Portland</i>
Habitat for Humanity 7 Rivers <i>20,000 sf mixed use</i> <i>126 Main Street, Topsham.</i>	Reed School <i>36,000 sf mixed use historic</i> <i>19 Libby St., Portland</i>	Stevens Square <i>160 unit Condominium</i> <i>53-80 McAuley Way,</i> <i>Portland</i>
Wicked Joe Coffee <i>36,000 sf industrial</i> <i>35 Canam Dr, Topsham</i>	Johnson Hall Performing Arts Center <i>14,000 sf historic rehab, Theater</i> <i>Water St., Gardiner</i>	Portland Homeless Services Center <i>Homeless Shelter</i> <i>654 Riverside Street, Portland</i>



Mattie Daughtry

Co-Owner Moderation Brewing

CONTACT

207-522-0913
mattie@moderationbeer.com
40 Federal St., Brunswick, ME

EDUCATION

Brunswick High School
Class of 2005
Graduated with High Honors

Smith College
Class of 2009
Northampton, Massachusetts
Bachelor of Arts: Studio Art
Minor in Middle Eastern Studies
Focus in Landscape Studies

SELECTED EXPERIENCE

Moderation Brewing

Co-Owner and Co-Brewer / September 2017 - Present

- Recipe development, with a focus on stouts and sours.
- Social media and brand management.
- Wholesale accounts and sales.

State Senator for Senate District 23

Assistant Senate Majority Leader / 2020 - Present

- Elected to be the youngest female whip in Maine during my freshman term.
- Served as Senate Chair for the Education and Labor and Housing Committees.
- Senate Chair of the Commission to Develop a Paid Family and Medical Leave Program.
- Previously served as a State Representative for Brunswick from 2012 to 2020.

Michele Stapleton: Photography

Photography Assistant / March 2011 - 2018

- Worked on editing, color correcting, and retouching photos for clients.
- Second shooter for weddings, events, higher education contracts, and commercial clients.

VSA Maine

Curator / September 2009 - March 2011

- Curated VSA's traveling art exhibition featuring artists with disabilities, "A Matter of Perception."

REFERENCES

Michele Stapleton • Photographer

michele@michelestapleton.com • 207-504-2626

Senate Majority Leader Eloise Vitelli

207-798-1290 • eloise.vitelli@gmail.com

Nate Wildes • Flight Deck Brewing

nate@flightdeckbrewing • 207-776-4268

More references available upon request



Philip Welsh

Co-Owner and Brewer

CONTACT

207.347.9918

philip@moderationbeer.com

40 Federal St, Brunswick, ME

EDUCATION

Brunswick High School
Class of 2004
Honors Graduate

University of Maine - Augusta
Computer Information Systems
51 Credits
Programming Concepts, Information
Technology Hardware & Systems
Software, Networking Concepts, CIS/BUA
Management Information Systems

EXPERIENCE

Moderation Brewing - Brunswick, ME

Co-Owner & Head Brewer / Sept 2017- Present

- Production of alcoholic beverages under FDA and food process guidelines
- Workflow management and inventory, incl SOP, HACCP and FSMA
- Reporting Operations to BABLO & TTB
- Tasting Room Manager, Event Coordination & Sales

LL Bean Inc - Freeport, ME

Bicycle-Ski Technician / 2012 - 2019

- Assess bicycle repair, sell service and parts
- Specialty hydraulic systems, suspension, brakes
- Shimano S-Tec Certified - Di2/STEPS, Brakes, Drivetrain
- Event Brand Rep, onsite & mobile repair support

E13 Components/The Hive - Leominster, MA

Technical Support & Sales / 2008-2011

- Worldwide Dealer and Customer Technical Support and Sales
- Product Manuals, Technical Documentation, QA
- Event Brand Rep, on-site race support for National athletes and consumers.

REFERENCES

Joel Alex
Blue Ox Malthouse / Owner
joel@blueoxmalthouse.com
207.649.0018

Charles Melhaus
Norway Brewing / Owner-Brewer
charlie@norwaybrewing.com
207.515.2989

Tim Doolittle
LL Bean Inc / Bike-Boat-Ski Store Shop Manager
914.474.3994

+ BARRETT MADE PROJECT TEAM RESUME . CENTRAL FIRE STATION

COMPANY INFORMATION

BARRETT MADE ARCHITECTURE + CONSTRUCTION
65 HANOVER STREET
PORTLAND, MAINE 04101
207.650.6500 . www.barrettmade.com . inquiry@barrettmade.com

FOUNDED IN 2015, BARRETT MADE IS AN AWARD WINNING BOUTIQUE ARCHITECTURE + CONSTRUCTION COMPANY COMPRISED OF ARCHITECTS, INTERIOR DESIGNERS, PROJECT MANAGERS, ESTIMATORS AND CARPENTERS SPECIALIZING IN INTEGRATED ARCHITECTURE + CONSTRUCTION PROJECT DELIVERY FOR RESIDENTIAL AND COMMERCIAL PROJECTS THROUGHOUT MAINE RANGING IN COST/SCOPE FROM \$1M - \$15M+.

THE TEAM BELOW REPRESENTS KEY MEMBERS OF THE BARRETT MADE ARCHITECTURE + CONSTRUCTION STAFF THAT WILL BE LEADING THE ARCHITECTURE + CONSTRUCTION OF THE PROPOSED PROJECT LOCATED AT 21 TOWN HALL PLACE IN BRUNSWICK, MAINE.

BRUNSWICK CENTRAL FIRE STATION . PROJECT TEAM RESUME

ROB BARRETT

OWNER . BARRETT MADE ARCHITECTURE + CONSTRUCTION

EDUCATION

UNIVERSITY OF SOUTHERN MAINE . BACHELOR OF ENGINEERING IN CONSTRUCTION MANAGEMENT

RECENT PRIOR WORK EXPERIENCE

GENERAL MANAGER . COMMERCIAL PROJECTS DIVISION FOR WRIGHT RYAN CONSTRUCTION . PORTLAND, MAINE

CENTRAL FIRE STATION PROJECT ROLE

LEAD PROJECT ESTIMATING AND ASSIST IN CONSTRUCTION PROJECT MANAGEMENT AND CLIENT COMMUNICATIONS

MATTHEW AHLBERG . AIA

VICE PRESIDENT . BARRETT MADE ARCHITECTURE + CONSTRUCTION . MAINE LICENSED ARCHITECT ARC4401

EDUCATION

SYRACUSE UNIVERSITY . PROFESSIONAL BACHELOR OF ARCHITECTURE MAGNA CUM LAUDE

RECENT PRIOR WORK EXPERIENCE

PROJECT ARCHITECT/MANAGER . SCOTT SIMONS ARCHITECTS . PORTLAND, MAINE

CENTRAL FIRE STATION PROJECT ROLE

LEAD PROJECT ARCHITECTURAL DESIGN, PROJECT MANAGEMENT AND CLIENT COMMUNICATIONS

BRIAN KNIPP . CPHC

STUDIO LEAD . BARRETT MADE ARCHITECTURE + CONSTRUCTION . CERTIFIED PASSIVE HOUSE CONSULTANT

EDUCATION

WENTWORTH INSTITUTE OF TECHNOLOGY . MASTERS OF ARCHITECTURE

WENTWORTH INSTITUTE OF TECHNOLOGY . BACHELOR OF SCIENCE IN ARCHITECTURE

RECENT PRIOR WORK EXPERIENCE

PROJECT DESIGNER/MANAGER . KNICKERBOCKER GROUP . PORTLAND/BOOTHBAY, MAINE

CENTRAL FIRE STATION PROJECT ROLE

LEAD PROJECT/CONSTRUCTION MANAGEMENT AND CLIENT COMMUNICATION AND ASSIST IN PROJECT ARCHITECTURAL DESIGN

MIKAYLA MOLTA

ARCHITECTURAL ASSOCIATE . BARRETT MADE ARCHITECTURE + CONSTRUCTION

EDUCATION

BOSTON ARCHITECTURAL COLLEGE . MASTERS OF ARCHITECTURE

SYRACUSE UNIVERSITY . BACHELOR OF FINE ARTS IN ENVIRONMENTAL AND INTERIOR DESIGN

RECENT PRIOR WORK EXPERIENCE

PROJECT DESIGNER . MARK CUTONE ARCHITECTURE . NANTUCKET, MASSACHUSETTS

CENTRAL FIRE STATION PROJECT ROLE

ASSIST IN ARCHITECTURAL DESIGN, PROJECT MANAGEMENT AND CLIENT COMMUNICATIONS



+ BARRETT MADE PROJECT TEAM REFERENCES . CENTRAL FIRE STATION

COMPANY INFORMATION

BARRETT MADE ARCHITECTURE + CONSTRUCTION

65 HANOVER STREET

PORTLAND, MAINE 04101

207.650.6500 . www.barrettmade.com . inquiry@barrettmade.com

FOUNDED IN 2015, BARRETT MADE IS AN AWARD WINNING BOUTIQUE ARCHITECTURE + CONSTRUCTION COMPANY COMPRISED OF ARCHITECTS, INTERIOR DESIGNERS, PROJECT MANAGERS, ESTIMATORS AND CARPENTERS SPECIALIZING IN INTEGRATED ARCHITECTURE + CONSTRUCTION PROJECT DELIVERY FOR RESIDENTIAL AND COMMERCIAL PROJECTS THROUGHOUT MAINE RANGING IN COST/SCOPE FROM \$1M -\$15M+. THE TEAM BELOW REPRESENTS KEY MEMBERS OF THE BARRETT MADE ARCHITECTURE + CONSTRUCTION STAFF THAT WILL BE LEADING THE ARCHITECTURE + CONSTRUCTION OF THE PROPOSED PROJECT LOCATED AT 21 TOWN HALL PLACE IN BRUNSWICK, MAINE.

BRUNSWICK CENTRAL FIRE STATION. PROJECT TEAM REFERENCES

- FORTUNAT MUELLER - CO-FOUNDER - REVISION ENERGY - 207-752-6358
- BRIAN SITES - CHAIR - NORTH YARMOUTH SELECTBOARD - CHAIR - WESCUSTOGO HALL AND NORTH YARMOUTH COMMUNITY CENTER BUILDING COMMITTEE - 207-449-0799
- BOB JOHNSON - OWNER - SCRATCH BAKING COMPANY - 207-799-0668

MORE REFERENCES AVAILABLE UPON REQUEST



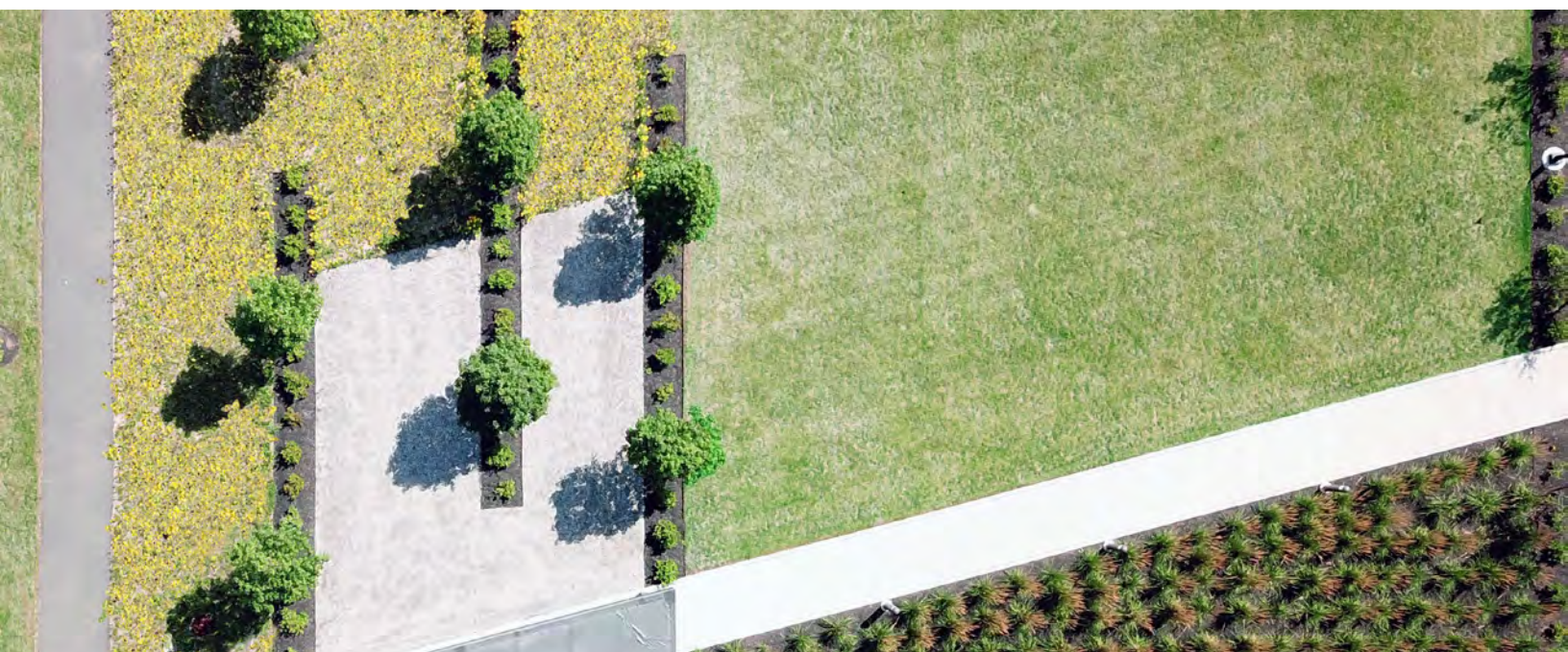
ACETO LANDSCAPE ARCHITECTS

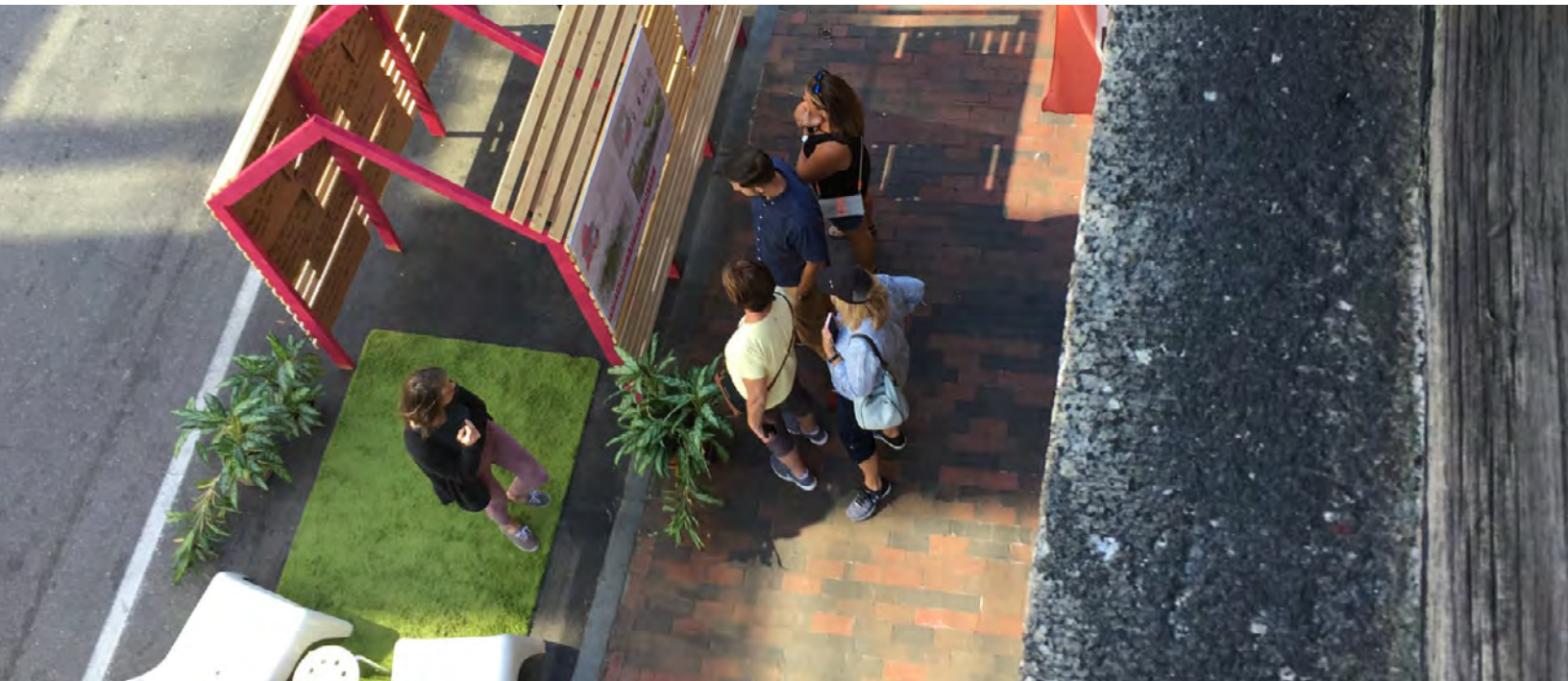
ALA is a process-driven, landscape architecture and urban design firm committed to thoughtful, creative intervention at the intersection of environment, economics, art, and culture. ALA was founded on the notion that great design is a product of careful listening, inclusive decision-making, and unrelenting passion for enduring built spaces. We believe in the core tenets of placemaking and the power of design to shape our everyday experience and sense of well-being.

ALA's team offers a unique set of skills and perspective, well-equipped to harmonize and reconcile the roles and value systems of varied design disciplines. We integrate expertise and intuition to craft powerful places, built upon a commitment to resiliency and sustainability. Our studio's passion for craft and technical savvy affords us the opportunity to collaborate across a broad range of scales and geographic locales.

WHAT WE DO

Ala is a boutique design practice focused on placemaking at the intersection of community, environment, art, and economics. Our practice includes a broad array of project types and scales from intimate gardens to large, regional land tracts, new communities, and public spaces.





NICK ACETO | PLA, ASLA

ACETO LANDSCAPE ARCHITECTS
 PRINCIPAL, LICENSED LANDSCAPE ARCHITECT
 NA@ACETOLA.COM

PERSONAL BIO

Nick is a licensed Professional Landscape Architect and founding principal of Aceto Landscape Architects (ALA) based in Portland. Nick is passionate about placemaking and the power of design to influence positive outcomes in our communities. Nick has worked on projects across the United States where he has won several awards and recognition for his contributions to the design world.

SELECT PROJECTS**The DOWNS | Scarborough Maine**

ALA has worked closely in collaboration with the Planning and Engineering staff at Gorrill Palmer to provide master planning and design services for this 500+-acre master plan which includes a large town center and community park component.

Mercy Redevelopment | Portland Maine

ALA has been the lead urban designer and landscape architect of record for the redevelopment of the former Mercy hospital site. The project master plan is organized around a central woonerf with several adjacent urban courtyards and multi-use public spaces. The woonerf is designed to be universally accessible.

Stevens Square Community | Portland Maine

Aceto provided master planning and landscape architecture services for the redevelopment of a former convent property. The project is being built in phases and is undergoing site plan review.

Basalt Our Town | Basalt Colorado

ALA provided visioning documents including graphic sketches, plans, and other renderings in addition to participating in public meetings, and running a storefront, nonprofit community design center.

Jackson Labs Schooner Head Housing | Bar Harbor Maine

ALA identified and planned a roughly 20 acre site for affordable housing near the iconic campus.

HONORS + AWARDS

Grand Prize | Bayside Adapts Design Competition (2017)
 National ASLA Honor Award, Design Team Member | Lafitte Greenway (Design Workshop, 2013)
 Selected Entry | Town of Basalt Monument Sign Design Competition (2012)
 Guest Lecturer | North Dakota State University School of Architecture (2011)
 Honor Award | Fort Collins Urban Design Awards (2009)
 First Prize | CLARB Wayne Grace Memorial Design Competition (2008)

PUBLICATIONS + RECOGNITION

Start Your Engines | Landscape Architecture Magazine, March 2017
 Learning By Doing | CCASLA Rocky Mountain Exposures Magazine, Featured Works, 2009

AFFILIATIONS AND VOLUNTEERISM

Member | Portland Bicycle-Pedestrian Advisory Committee
 Member | Portland Society for Architecture Board Member
 Member | City of Portland Public Art Committee

CAITLIN ACETO | PLA, ASLA

ACETO LANDSCAPE ARCHITECTS
 PRINCIPAL, LICENSED LANDSCAPE ARCHITECT
 CA@ACETOLA.COM

PERSONAL BIO

Caitlin has worked in the field of landscape architecture for 15 years and is licensed in the states of Maine and Colorado. Caitlin's project experience ranges in scale from circulation and wayfinding design at Grand Canyon National Park, to security barrier conceptualization for the Thomas Jefferson Memorial, to high end residential and hospitality design in Aspen, and community / park design in Maine. Caitlin is energized by finding ways to enhance connections between people and place, and designing meaningful spaces for those connections to thrive and strengthen. In addition to the nuts and bolts of a design program--art, culture, history and texture are some of the most exciting menu of elements that Caitlin hopes to leverage for a beautiful and well orchestrated project.

SELECT PROJECTS**Memorial Garden | Quantico, Virginia**

Caitlin was one of the designers responsible for conceptual and final design of a \$1million memorial garden space to honor the mission, service and sacrifice by service people in government employment. The project is presently under construction.

Mercy Redevelopment | Portland Maine

ALA has been the lead urban designer and landscape architect of record for the redevelopment of the former Mercy hospital site. The project master plan is organized around a central woonerf with several adjacent urban courtyards and multi-use public spaces. The woonerf is designed to be universally accessible.

Commercial Street Corridor Plan | Portland Maine

ALA teamed with WSP Planning to provide place making and visualization services of the approximately one mile long Commercial Street corridor in Portland, Maine. ALA tracked the public outreach process and provided creative input on design, place making, various interventions for ease of circulation, and site treatments.

HONORS + AWARDS

Grand Prize | Bayside Adapts Design Competition (2017)
 Selected Entry | Town of Basalt Monument Sign Design Competition (2012)

PUBLICATIONS + RECOGNITION

Start Your Engines | Landscape Architecture Magazine, March 2017
 Learning By Doing | CCASLA Rocky Mountain Exposures Magazine, Featured Works, 2009

AFFILIATIONS AND VOLUNTEERISM

Architalx Board Member, 2017-2020
 Portland Society for Architecture Advocacy Member, October 2016-2018
 Maine Section of the Boston Society of Landscape Architects Leadership Group, October 2016-2019
 Habitat for Humanity Basalt Residence Site Design, 2015

SETH KIMBALL | PLA, ASLA

ACETO LANDSCAPE ARCHITECTS
 PRINCIPAL, LICENSED LANDSCAPE ARCHITECT
 SK@ACETOLA.COM

PERSONAL BIO

Seth has been practicing Landscape Architecture for over 15 years. He has a Bachelor's degree in Landscape Architecture from the University of Massachusetts Amherst. Seth's early experience with plants and site construction helps transports reality to the design process, while his professional experience has given him the design sensibility to successfully accomplish any range project type and size.

EDUCATION

BLA | Landscape Architecture 1999-2003
 University of Massachusetts at Amherst (UMASS)

EXPERIENCE

Aceto Landscape Architects | Principal Landscape Architect, Portland, ME 2018-Present
 Carroll Associates | Project Manager-Landscape Architect, Portland, ME 2017-2018
 Mitchell & Associates | Project Manager Landscape Architect, Portland, ME 2015-2016
 Michael Boucher Landscape Architecture | Project Manager, Freeport, ME 2005-2015
 Gawron Turgeon Architects | Landscape Designer, Scarborough, ME 2003-2015

SELECT PROJECTS**200 Federal Street | Portland Maine**

ALA worked closely with Acorn Engineering to develop plans to an intimate a public courtyard at the foot of what will be Portland's tallest building. The courtyard has been designed to allow open flow while creating an inviting respite from the bustle of downtown.

Hotel Aspen | Aspen, Colorado

Seth played an instrumental role in managing this landmark project in the historic center of downtown Aspen, CO. A complex urban site and large, multi-disciplinary project team, coupled with an extensive design program with many custom features have made this project a design and management challenge which Seth has successfully navigated while delivering superior design value and attention to detail and project budgets.

Sanford Downtown Connector | Sanford Maine

ALA was selected by the City of Sanford to lead a community charette aimed at identifying opportunities to improve a more than 2-mile corridor for safer and more convenient bicycle and pedestrian mobility. The successful charette led to development of a series of plans and studies which will shape the City's fabric and lay the framework for redevelopment and renewed vitality.

Phillips Academy - Paresky Commons | Andover, MA (prior experience, mbla)

Seth was the project manager responsible for leading the site renovation and redesign of the historic Paresky Commons, a 1920's Colonial Revival dining hall and student center which serves as the heart and social hub of the campus. The design expanded the entry terrace and stairs to provide a generous and comfortable experience of the landscape, allowing greater ease of daily use and much needed space for special events. A new terrace at the lower level created an outdoor extension of a busy student lounge, while the upper level serves as a vital pedestrian node between the athletic complex and academic buildings, Paresky Commons earned LEED silver certification .

GRACE McNEILL

ACETO LANDSCAPE ARCHITECTS
LANDSCAPE DESIGNER
GM@ACETOLA.COM

PERSONAL BIO

Grace is a landscape designer from Kennett Square, PA. She received her BLA in 2021 from Pennsylvania State University. At Penn State, Grace's student work ranged from planning for future climate change disaster in Baltimore's Middle Branch, to designing nature play spaces for children in State College, to creating a botanical garden in eastern Tanzania. At ALA, Grace has been able to be involved with projects at every scale, from high end residential projects in North Carolina, to multi-unit housing co-ops, to large scale municipal master planning projects. This variety of experiences makes Grace a versatile and adaptable designer, who ultimately is interested in fostering the growth and development of a world designed with our collective future in mind.

EDUCATION

BLA | Landscape Architecture
Pennsylvania State University

SELECT PROJECTS**Homeless Services Center | Portland, Maine**

Along with the ALA team, Grace was one of the designers responsible for the design of Portland's new emergency homeless services center in Riverton. Their design goal is that the space will make guests feel not only comfortable and welcome, but most importantly safe and dignified. This project is presently under construction, with estimated completion in mid-2023.

Lambert Woods Housing Co-Op | Portland, Maine

This project is poised to be one of the first housing co-ops in Portland. It features row homes and apartments centered around a community green and pedestrian mews. Grace has worked closely with the project consultants and developers to work towards creating a sustainable co-op.

Villages Master Plan | South Windham and Little Falls, Maine

ALA, along with North Star Planning, was hired by the towns of Windham and Gorham to revamp the Villages Master Plan, which was last updated in 1998. To create the final document, the design team gathered community input through social media posts, a project website which included online surveys, by attending several community events, and by hosting two community meetings. The final document includes inventory and analysis completed by the team and recommendations regarding streetscapes, zoning, and catalyst sites.

HONORS + AWARDS

Honor Award | ASLA Student Awards, 2021

PUBLICATIONS + RECOGNITION

HOME | BSLA Fieldbook, Issue 12, 2021

AFFILIATIONS AND VOLUNTEERISM

Architalx Board Member, 2022-Present
Penn State Landscape Architecture Professional Mentor, 2022-Present

REFERENCES

KEVIN KRAFT

CITY OF PORTLAND, URBAN DESIGNER
207-874-8901
KKRFT@PORTLANDMAINE.GOV

AMANDA LESSARD

PLANNING DIRECTOR, TOWN OF WINDHAM
207-894-5900 x 6121
ALLESSARD@WINDHAMMAINE.US

JAMEL TORRES

PLANNING DIRECTOR, TOWN OF CONWAY, NH
-603-447-3811, x 223

ETHAN HIPPLE

CITY OF PORTLAND, DEPUTY DIRECTOR, DEPT OF PARKS, RECREATION & FACILITIES
207-808-5400
EHIPPLE@PORTLANDMAINE.GOV

“ALA played an instrumental role, along with City of Portland Parks and Recreation Staff and the Libbytown Neighborhood Association in securing CDBG funding for the Dougherty Field Adventure Playground.”

BRUCE HYMAN

CITY OF PORTLAND, TRANSPORTATION PROGRAM MANAGER
207-874-8717
BHYMAN@PORTLANDMAINE.GOV

“Aceto Landscape Architecture’s compelling graphics as part of the Portland-South Portland Smart Corridor Plan effort in 2017 enabled the public to readily visualize the benefits and trade-offs of various transportation alternatives being considered and highlighted the opportunities those alternatives could also have for placemaking, a key goal of the Plan.” - Bruce Hyman

JAIME PARKER

TRAILS MANAGER, PORTLAND TRAILS
207-329-6180
JAIME@TRAILS.ORG

JAMES LINDT

PLANNER, TOWN OF BASALT
970 279-4397
SUSAN.PHILP@BASALT.NET

JAY CHACE

PLANNING DIRECTOR, TOWN OF SCARBOROUGH
207-730-4042
JCHACE@SCARBOROUGHMAINE.ORG

TROY MOON

CITY OF PORTLAND SUSTAINABILITY COORDINATOR
THM@PORTLANDMAINE.GOV
207.756.8362



Contact

www.linkedin.com/in/willsavagecivilengineer
www.acorn-engineering.com

Education:

Union College
BSCE, Civil Engineering · (1997 - 2001)

České vysoké učení technické v Praze
Term Abroad, Geotechnical and
Geoenvironmental
Engineering · (2001 - 2001)

Certification:

Professional Engineer (P.E.)
Certified Professional in Erosion and
Sediment Control (CPESC)
Certified Erosion, Sediment and
Storm Water Inspector (CESSWI)
Qualified Post - Construction
Stormwater Inspector

Will Savage, P.E.

Principal at Acorn Engineering,
Inc Portland, Maine, United States

Summary

Acorn Engineering is an award winning firm that specializes in providing urban redevelopment, civil/site design, environmental services, municipal consulting and construction administration with a focus on the construction of highway, marine and rail facilities, restoration of urban impaired watersheds, stormwater design & retrofits, low impact development (LID), and environmental stewardship.

At Acorn Engineering, Inc. we excel in developing comprehensive, cost-effective solutions to our clients' unique problems.

Specialties: Project site layout & design
Development of permitting documents, applications, and construction plans.
Stormwater design for new construction, retrofits and redevelopments.
Implementation of watershed restoration plans
Construction inspections

Experience

Acorn Engineering, Inc.

Principal - Senior Project Manager

October 2007 - Present (15 years 7 months)

- Professional Engineer with technical and business development responsibilities at Acorn Engineering; providing urban redevelopment, civil/site design, construction administration and municipal consulting with a focus on the restoration of urban impaired watersheds, stormwater inspections, design & retrofits, low impact development (LID), and environmental stewardship.
- Review project drawings, permit applications, stormwater reports, erosion and sedimentation control reports, construction inspections for residential, commercial, municipal, industrial and state projects.

Cumberland County Soil & Water Conservation District

Assistant District Engineer

July 2010 - November 2018 (8 years 5 months)
Windham, ME

Contract with CCSWCD for ongoing site specific support for challenging civil engineering projects. Work includes the development of the first Site Specific Operation and Maintenance Plan (O&M Plan) for over 90 participating landowners within the Long Creek Watershed in South Portland, Maine. The O&M Plans were designed to define the inspection, record keeping, and maintenance requirements of the Long Creek Watershed Management Plan. Each O&M Plan was individually tailored to each parcel's stormwater infrastructure, site characteristics, business operations, and their respective opportunities and limitations related to reducing the pollutant load on the urban impaired stream. Contracted through Cumberland County Soil Water Conservation District for the Long Creek Watershed Management District.

FEMA

National Disaster Reservist

March 2008 - March 2012 (4 years 1 month)

Region 1

Provide technical assistance when a disaster has been declared.

Gorrill-Palmer Consulting Engineers, Inc.

Project Engineer

August 2003 - September 2007 (4 years 2 months)

In coordination with the project team designed and permitted numerous private developments ranging in size from house lots to retail developments with over 500,000 sf of leasable area.



Owner/Principal Consultant:

Christine S. Beard



Working in the field for over 30 years, including 4 years in her current consulting role, Christine has developed a well-rounded background in historic preservation. She is dedicated to preserving and restoring historic properties that shape the character of communities. Each project offers a unique challenge, and she aims to meet these challenges with a team approach, working closely with clients, architects, and city/state agencies to facilitate the best possible result for each project.

30 years of industry experience | Graduate School of Fine Arts | B.S. in Arts Degree in Studio Art

Project Highlights *(Historic Tax Credit Applications)*

Thomas Reed School | Developers Collaborative - Portland, ME

2018 Maine Preservation Honor Award

John L. Huse School | The Szanton Company - Bath, ME

2017 Maine Preservation Honor Award

Sisters of Mercy Motherhouse | Motherhouse Associates LP/Baxter Woods III - Portland, ME

2018 Greater Portland Landmarks Preservation Award

2018 Maine Preservation Honor Award

Lofts at Saco Falls | The Szanton Company - Biddeford, ME

2017 Maine Preservation Honor Award

St. Andre's Convent | Biddeford Housing Authority - Biddeford, ME

2016 Maine Preservation Honor Award

Grand Trunk Railway Office | Gorham Savings Bank - Portland, ME

2018 Greater Portland Landmarks Preservation Award

2017 Maine Preservation Honor Award

Core Responsibilities

- ▶ Historic preservation consulting.
- ▶ Specializes in architectural documentation, certified rehabilitation projects and National Register nominations.
- ▶ Works closely with clients, architects, and city/state agencies.

Other Notable Experience

- ▶ Baxter Library | Northland Enterprises
- ▶ Woodbury Mill | The Housing Partnership
- ▶ Former Town Hall | THMB LLC



ESSEX
Preservation Consulting

Professional References

Eric Chinburg
President
Chinburg Properties
3 Penstock Way
Newmarket, NH 03857
echinburg@chinburg.com

David Bateman
President
Bateman Partners
470 Fore Street Suite 400
Portland, ME 04101
david@batemanpartnersllc.com

Steve Joncas
President
Joncas Associates
130 Warren Street
Lowell, MA 01852
s.joncas@att.net

6 Chestnut Street
Suite 205
Amesbury, MA 01913

978.356.0322
chris@essexpreservation.com
essexpreservation.com

Beneficial Interest Statement

The overarching goals of the DC/Moderation rehabilitation of the Central Fire Station are to keep the Brewery in the Downtown, to have local management of the property, to incubate other small business ideas with our community kitchen and public spaces, create educational opportunities, and to create much needed affordable and workforce housing.

Mattie and Philip (Moderation) will be forming a separate LLC in which they will have controlling interest as Managing Member. Currently they have both Moderation Brewing LLC, as well as real estate holding LLC, Moderation Brewing RE LLC, which will play a role depending on the advice of their lawyer. At present, DC Predevelopment is slated to be the development consultant and contribute the Federal Tax Credit Equity, and 30 Federal Street Investor LLC (CEI) is slated to contribute the State Tax Credit Equity. Norway Savings Bank will provide construction to permanent lending.

It is worth noting that all of these entities are Maine based and keep this investment and project on a local level.



Development Project Experience:

Please find on the following pages a wide variety of projects undertaken by our development team. This includes examples from Developers Collaborative, Barrett Made, and Aceto Landscape Architects. More examples and projects available upon request.

1 India Street- Grand Truck Office Building

For years it stood alone at the corner of India and Commercial streets—the all but forgotten Grand Trunk Railway Company Building, constructed in 1903. Once an outbuilding for the sprawling 1901 Grand Trunk Railroad Station, the three-story Company Building was all that remained after the station complex was thoughtlessly demolished beginning in 1961.

But decades later, there was good news for the fortunate survivor. In 2016, seeing an ideal location for a suite of corporate office, Gorham Savings Bank purchased the building and initiated a rehabilitation project using historic tax credits.



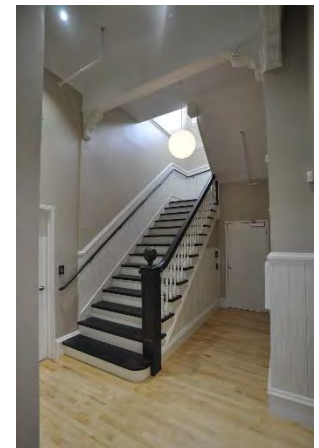
Gorham Savings and its many development partners, including Developers Collaborative and Archetype Architects, repointed all the exterior brick while unblocking all second-floor window openings. New wood windows were fabricated, along with exterior storms, once again providing stunning views of Portland's waterfront. Inside, the team encountered structural inconsistencies that required replacement of key structural elements. As interior work progressed, 1980s suspended ceilings were removed and historic finishes like plaster walls and ceilings, bead board wainscoting and wood trim restored. Teams also removed the decorative copper cornice around the edge of the roof and completely reframed the structure. Now, with the original copper, back in place, the cornice should endure for another century.



Without Gorham's intervention and dedication, this vestige of Maine's transportation history could have deteriorated beyond repair. Instead, it has become the bank's busy, new downtown Portland office—with 23 staffers working onsite. The first floor currently holds a retail area along with an interactive teller machine, allowing customers to video bank with tellers at other locations. The second floor is occupied by Gorham Savings' marketing and business banking staff, while the third floor holds executive offices and a board room.

The main station may have been lost, but The Grand Trunk Railway Building endures, and has become yet another tax credit success story at the edge of the city's Old Port. (From Maine Preservation Honor Awards 2017)

Location:	Portland, ME
Project Type and Use:	Vacant office building rehabilitation for bank headquarters
Budget:	\$5.8 million; Financed with Historic Tax Credits
Financing Sources:	Gorham Savings, 30 FSI (CEI), Historic Tax Credits
Project Lead:	M. Lyne



The Thomas B. Reed School

In 2017, Developers Collaborative (DC) responded to the city of Portland's request for proposals for the sale and reuse of the former Reed School building and property, and was awarded the project. Located on Homestead Avenue in the Riverton Section, the school has a rich history dating back to its founding in the 1920's.

Consistent with its philosophy of smart growth development, employing historic tax credits to preserve existing buildings, and projects that build community, DC began Phase One of the restoration project by creating a new space for a pre-school. Children's Odyssey is a non-profit school for children with learning challenges. A ribbon cutting for its opening took place in 2018.



In 2021, construction commenced on Phase II of the project. The remaining portion of the building will be converted into eight residential units, the Reed School Residences.

In addition to providing new space for Children's Odyssey and adding much needed housing stock for the city, DC's recent efforts have also resulted in the Reed School being added to the National Register of Historic Places.

Location:	Portland, ME
Project Type and Use:	Surplus property (former school) conversion to housing and pre-school
Budget:	\$5.5 million in two phases; Financed with Historic Tax Credits
Financing Sources:	Bangor Savings, Genesis Fund, Historic Tax Credits and Brownfield Funds
Project Lead:	M. Lyne

After years of building a performing arts organization with a growing audience base, excellent educational programs, strong community partnerships, and a reputation for artistic quality and fiscal responsibility, Johnson Hall had outgrown its current space and was ready to expand and complete renovations to its three-story, two-theater performing arts facility.

Working with Developers Collaborative, Johnson Hall has been able to attract Historic Tax Credit equity, a Community Development Block Grant (CDBG), A Northern Borders Regional Commission (NBRC) Grant, a Congressionally Directed Spending (CDS) allocation through Representative Golden's Office, and American Rescue Plan Act (ARPA) funds from Kennebec County, in addition to privately raised funds to take on the \$9m historic rehabilitation of a theater built in 1864.



The completed facility will include:

- A 400-seat theater on the 3rd floor, with an upper balcony, raked seating to improve sight lines, and state-of-the-art sound, lighting, and projection equipment;

- A gracious lobby and concessions area, restrooms, and a green room/dressing room for performers on the 2nd floor;

- An expanded foyer and full-service box office on the ground floor; and

- ADA-compliant access to all areas of the facility, including an elevator.

The renovations are expected to be complete at the end of 2023, and Johnson Hall hopes to be operational in the first quarter of 2024 with two fully functional theaters, ensuring much greater flexibility for programming.

Location: Gardiner, ME

Project Type and Use: Performing Arts Center

Budget: \$9 million; Financed with Historic Tax Credits,

Financing Sources: Kennebec Savings, 30 FSI (CEI), Historic Tax Credits CDBG, CDS, NBRC, ARPA, and Private Fundraising

Project Lead: M. Lyne



ENTRY VIEW BEFORE.



GYM VIEW BEFORE.



+ WESCUSTOGO HALL AND COMMUNITY CENTER

PROJECT TYPE	INSTITUTIONAL . RENNOVATION + ADAPTIVE REUSE + NEW CONSTRUCTION
SERVICES PROVIDED	ARCHITECTURE + INTERIOR DESIGN + CONSTRUCTION
DATE COMPLETED	2019
PHOTO CREDIT	ERIN LITTLE

The design for the Wescustogo Hall and North Yarmouth Community Center called for a 20,000sf net-positive community center for the Town of North Yarmouth, Maine replacing a beloved grange hall lost to fire in 2013. The building provides flexible civic, social, creative and athletic space for the growing community. Wescustogo Hall and Community Center was honored by the Maine chapter of the AIA with a 2020 Merit Award for Excellence in Architecture in the Commercial/Institutional category.

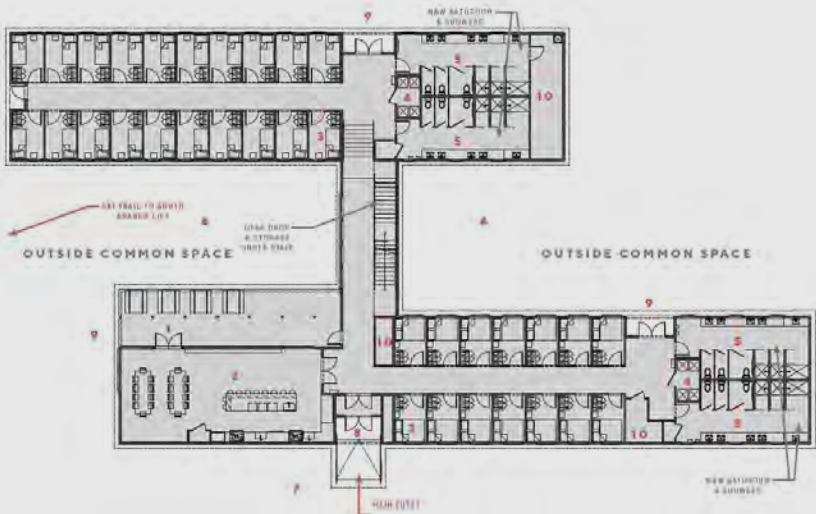
Jury Comments: One juror summed up our amazement on this project succinctly. "They took THAT and made a building out of it!" The fact that the building was the only Net Positive project among the competition was also noteworthy and in keeping with the spirit of doing a lot with a little.



+ THE GARRISON

PROJECT TYPE	COMMERCIAL + HOSPITALITY . ADAPTIVE REUSE
SERVICES PROVIDED	ARCHITECTURE + INTERIOR DESIGN + CONSTRUCTION
DATE COMPLETED	2019
PHOTO CREDIT	PETER G. MORNEAU + ERIN LITTLE

Located in the historic Sparhawk Mill in Yarmouth, Maine the space was meant to compliment the texture of the brick and the timber framing. Use of a simple material and color palette create a clean, minimal space that allows the existing mill building to provide a rich backdrop of the 'theater' of the restaurant and the kitchen. The clients expressed an interest in bringing as much greenery into the space as possible by adorning the ceilings and built-ins with thoughtful arrangements of plants and flowers. These create a soft connection to the natural environment surrounding the mill and are a contrast to the heavy brick and timber that characterizes the interior of the restaurant. The pendant fixtures in the seating areas were chosen to compliment this softness through their scale and simplicity. As a contrast, the fixtures over the bar are intended to be lighter and tie into some of the decorative metalwork detail that provides a backdrop to the back bar and screening between the restaurant and the kitchen.



+ SADDLEBACK MOUNTAIN STAFF HOUSE

PROJECT TYPE	COMMERCIAL . HOUSING
SERVICES PROVIDED	ARCHITECTURE
DATE COMPLETED	UNDER CONSTRUCTION
PHOTO CREDIT	RENDERINGS BY BARRETT MADE

Originally conceived as a design for staff housing for an inn on an island off the coast of Maine, the design for the Staff House at Saddleback Mountain was adopted from this to utilize simple forms and repetitive elements. These could be easily prefabricated remotely, delivered and quickly assembled on site to help speed up construction in what is a particularly harsh winter building environment. The plan is laid out in two distinct wings intended to provide flexibility for different occupant use in different seasons of the year while also allowing the plan to be adapted as the staffing and housing needs for the mountain change in the years ahead. In addition, the split wings of the plan connected by a central circulation area allows for the building to be sited parallel to a relatively steep slope on the mountainside building that allows for ski-in-ski-out access to the South Branch of Saddleback Mountain. The design initially called for use of natural materials and a relatively minimal interior that can be easily furnished and maintained.



+ BATSON RIVER BREWING AND DISTILLING

PROJECT TYPE	COMMERCIAL . RENNOVATION + ADAPTIVE REUSE
SERVICES PROVIDED	ARCHITECTURE + CONSTRUCTION
DATE COMPLETED	2021
PHOTO CREDIT	ERIN LITTLE

Designed within a building previously used as a maintenance garage for Portland Public Works, Batson River Brewing and Distilling asked Barrett Made to create a space for elevated dining, distilling, and a tasting room in the heart of Portland's Bayside neighborhood in the existing 9,500sf industrial space. The design works to leverage the existing rusticated finishes of the industrial single-story brick, timber, and steel building by accenting the patina of the existing surfaces with detailed architectural millwork, stone and a muted palette of surface color creating contrast resulting in a rich layering of textures and tones. The space consists of several unique seating areas allowing for a variety of different dining experiences from street side open air dining to intimate private booths. The space is also designed to be subdividable via a mezzanine with large floor to ceiling curtains that help accommodate private events and allow for simultaneous use of adjacent spaces. Batson River Brewing and Distilling was honored with the 2021 AIA Maine People's Choice Award.

ALA LIST OF SELECT PROJECTS

ALA has been fortunate to have made meaningful contributions to a vast array of projects across a wide gamut of scales over the last 5-6 years. Below is an abbreviated list of select project examples intended to provide a sense of our professional skill set, experience, and range as a design studio. We would be happy to provide more information about any of the below projects upon request.

COMMERCIAL/CAMPUS

100 FORE STREET OFFICE BUILDING	PORTLAND, ME
66 STATE STREET	PORTLAND, ME
LAAM 525 LIVE-WORK	BASALT, CO
HOTEL ASPEN	ASPEN, CO
MEMORIAL PLAZA	QUANTICO, VA
CUMBERLAND CLUB SITE PLAN	PORTLAND, ME
RIVERSIDE LIVE-WORK	PORTLAND, ME
WILLITS BEND LIVE-WORK	BASALT, CO
RED HAWK ELEMENTARY SCHOOL	ERIE, CO
ANDERSON RANCH ARTS CAMPUS	SNOWMASS VILLAGE, CO

DEVELOPMENT

STEVENS SQUARE	PORTLAND, ME
MERCY HOSPITAL REDEVELOPMENT	PORTLAND, ME
200 FEDERAL STREET	PORTLAND, ME
SCARBOROUGH DOWNS MASTER PLAN	SCARBOROUGH, ME
THE TREE FARM	BASALT CO
66 STATE STREET	PORTLAND, ME
BLOCK 11 MASTER PLAN	BRECKENRIDGE, CO
BROKEN COMPASS BREWERY	BRECKENRIDGE, CO
RIVERBEND COMMERCIAL CENTER	TIMNATH, CO
CUMBERLAND MULTI-GEN	CUMBERLAND, ME

PUBLIC

COMMERCIAL STREET TRANS. STUDY	PORTLAND, ME
LIBBYTOWN PLAYScape	PORTLAND, ME
BASALT POST SIGNAGE	BASALT, CO
TOWN WAYFINDING SIGNAGE	BASALT, CO
BAYSIDE ADAPTS MASTER PLAN	PORTLAND, ME
ARBANEY PARK MASTER PLAN	BASALT, CO
BASALT OUR TOWN	BASALT, CO
TIMNATH COMMUNITY PARK	TIMNATH, CO
PACTS SMART CORRIDOR STUDY	PORTLAND, ME
LIBBYTOWN VISIONING	PORTLAND, ME
BERTHOUD PARKS & OPEN SPACE PLAN	BERTHOUD, CO

RESIDENTIAL

DBX 11 RESIDENCE	ASPEN, CO
WHITE HORSE SPRINGS RESIDENCE	ASPEN, CO
TELLURIDE AGUIRRE ROAD RESIDENCE	TELLURIDE, CO
PRIVATE RESIDENCE	SOUTH FREEPORT, ME
SHADOW MOUNTAIN CONDOMINIUMS	ASPEN, CO
SMYTH RESIDENCE	SNOWMASS, CO



PORTLAND HOMELESS SERVICES CENTER PORTLAND ME

The Portland Homeless Services Center (HSC) is a 50,000sf facility resting on a more than 7 Acre brownfield site with a capacity of over 200 beds. The 7-acre site was designed to provide a safe, secure, and comfortable place for guests in need, beyond basic shelter. ALA worked with the team, comprised of public and private stakeholders to develop a master plan which seeks to meld principals of Trauma-Informed design, placemaking, and sustainability. The center, designed to LEED Gold standards, was opened in April 2023 at full capacity.

KEY STAFF SERVICES STATUS

Nick Aceto, Grace McNeill
Site Planning, Permitting Support, Construction Documents, Construction Administration
Construction Completion Scheduled Summer 2023

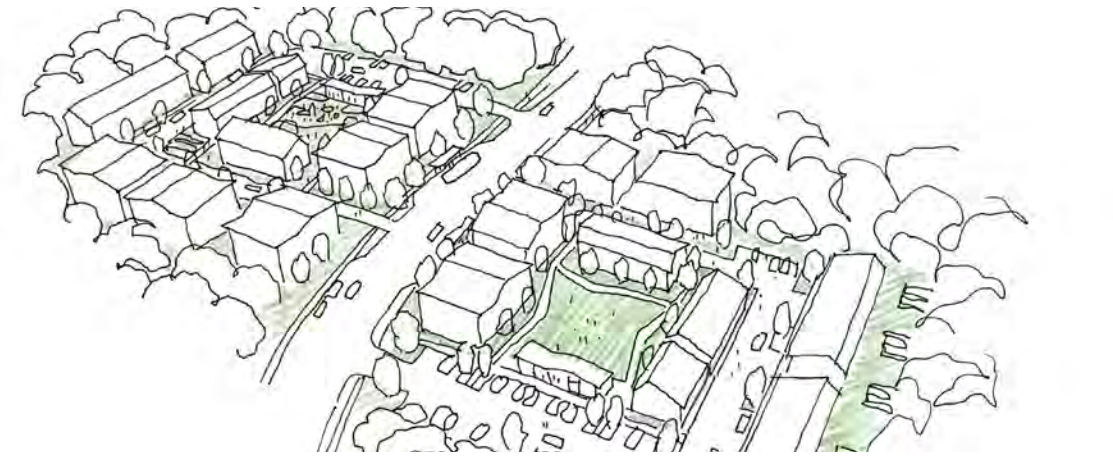


MERCY HOSPITAL REDEVELOPMENT PORTLAND ME

ALA collaborated with a team of developers and consultants from 2020-present day for the master plan and permitting of more than 300 mixed-income housing units. The plan calls for adaptive reuse of the existing hospital building, a coffee shop, gym, plaza spaces, and replacement of the surface parking and 1980's building additions with a woonerf and courtyard. The adjacent block also includes affordable family housing, a building for affordable senior housing, and buildings containing luxury condos.

KEY STAFF
SERVICES
STATUS
REFERENCE

Nick Aceto , Caitlin Aceto
Landscape Architecture, Master Planning, Visualization
Under Construction
NewHeight | Redfern Properties



LAMBERT WOODS

PORTLAND ME

Lambert Woods is the second of two of Portland's first Co-Op housing communities in Portland. At more than 160 homes and achieving a density of more than 30 units/acre while conserving more than 15 Acres of urban woodland, ALA's role as lead site planner will set the framework for a completely new development pattern in Portland. Oriented around the concept of shared spaces, including two 'mews' streets, Lambert melds sustainable architecture designed to meet Passive House standards with a transit-oriented, highly walkable site.

KEY STAFF

SERVICES

STATUS

REFERENCE

Nick Aceto, Grace McNeill
 Landscape Architecture, Master Planning, Visualization
 Received Planning Board Approvals
 Maine Cooperative Development Partners



THE DOWNS | 510-ACRE MASTER PLAN & TOWN CENTER SCARBOROUGH ME

ALA has played a key visionary and design role since the project's inception in late 2017. Specifically, ALA has been the sole consultant responsible for developing the overall project master plan as well as working collaboratively with a diverse range of consultants to deliver fully permitted and implemented site plans ranging from entire mixed-density neighborhoods to large office users, and innovative commercial and light-industrial developments.

KEY STAFF	Nick Aceto, Caitlin Aceto, Seth Kimball
SERVICES	Master Planning, Urban Design, Landscape Architecture, Visualization
REFERENCE	M&R Holdings
STATUS	Under Construction



FRONTRUNNER PARK SCARBOROUGH ME

This third phase of The Downs master plan includes over 200 homes across a broad range of affordability including compact, lane-loaded single family and pocket homes as well as more than 75 apartment units and ground floor office space. The plan is organized around a series of small parks and a highly-walkable street grid.

KEY STAFF

Nick Aceto, Seth Kimball

SERVICES

Master Planning, Urban Design, Landscape Architecture, Visualization

STATUS

Permitted, Expected Construction Fall 2020

REFERENCE

Jay Chace, Planning Director, Town of Scarborough | Jchace@Scarboroughmaine.org



OUR TOWN BASALT

BASALT CO

Aceto provided large-scale, creative town planning and visioning for a nearly 24-month effort hosted by the Town of Basalt to engage the public and community-at-large around the planning and redevelopment of Basalt's historic downtown core. Aceto's role was to collect community input documented via individual chat sessions, community forums, and public meetings and coalesce the notes into engaging visuals and exhibits.

KEY STAFF	Nick Aceto
SERVICES	Landscape Architecture, Urban Design, Planning
STATUS	Our Town Plans Adopted 2017
REFERENCE	James Lindt, Planning Director, Town of Basalt James@Basalt.net



SANFORD DOWNTOWN CONNECTOR

SANFORD ME

ALA was selected by the City of Sanford to lead a community charrette aimed at identifying opportunities to improve a more than 2-mile corridor for safer and more convenient bicycle and pedestrian mobility. The successful charrette led to development of a series of plans and studies which will shape the City's fabric and lay the framework for redevelopment and renewed vitality.

KEY STAFF

Seth Kimball, Nick Aceto

SERVICES

Site Planning, Urban Design, Public Engagement

STATUS

Ongoing, Starting Construction Documents

REFERENCE

Beth Della Valle, Planning Director | bdellavalle@sanfordmaine.org



Building upon a prior City of Portland transportation corridor study, ALA provided visuals and recommendations for retrofitting an auto-dominated corridor with streetscape, public space, and alternative transportation enhancements. Aceto sourced feedback from the local neighborhood association and area stakeholders to provide visual simulations illustrating conceptual road diets, bicycle lanes, expanded sidewalks and infill development opportunities.

KEY STAFF

Nick Aceto

SERVICES

Master Planning, Urban Design, Landscape Architecture, Visualization

REFERENCE

Bruce Hyman, Transportation Program Manager, City of Portland | BHyman@PortlandMaine.gov

STATUS

Under Review

Concept Plan

(Please see attached plans and renderings which visually present our vision for both the building and the site. We have expressed much of our Concept Plan in the Statement of Interest and reiterate here with additional information. Please forgive the repetition.)

Development Program (The Building):

CFS will be rehabilitated, for the most part, in its current configuration. We are not planning any additions to the structure. By doing so, we stand a better chance of getting the building individually listed on the National Register of Historic Places, or better yet, added to the existing Downtown Historic District. The 3000sf basement will be reused partially as storage for the brewery operation and partially as community kitchen rental space with new egress. Moderation Brewing (owner) will operate on the 4487sf ground floor space, adding 12-15 new jobs, and incorporating an apprenticeship program. Our concept retains and grows a business (ours) that already operates in the GM6. We have talked to Black Pug Brewing about growing into our current space at 103 Maine St. The 2245sf second floor space will be converted into 5 single room occupancies with shared bath/shower facilities and shared kitchen and living areas. The SRO rents will be targeted for people making 60% of the area median income. We are pursuing sustainable building practices to the extent that they are appropriate and compatible with historic rehabilitation. Rooftop solar, efficient heat pump technology, new windows, replacing impervious surfaces with pervious material, and charging stations for electric vehicles are all part of the program. We will be mitigating hazardous material conditions and installing all new mechanical, electrical, plumbing and sprinkler systems. This will be a major new investment in the Downtown TIF District.



Size

The ground coverage, height, existing gross floor area of the building will not change. We anticipate that a new exterior stair will need to be added to provide additional access/egress to and from the second floor living area. We are also proposing the addition of a modest rooftop solar array to the roof of the newer portion of the building. Other than those potential changes, the building stays in-tact.

Proposed Use within GM6

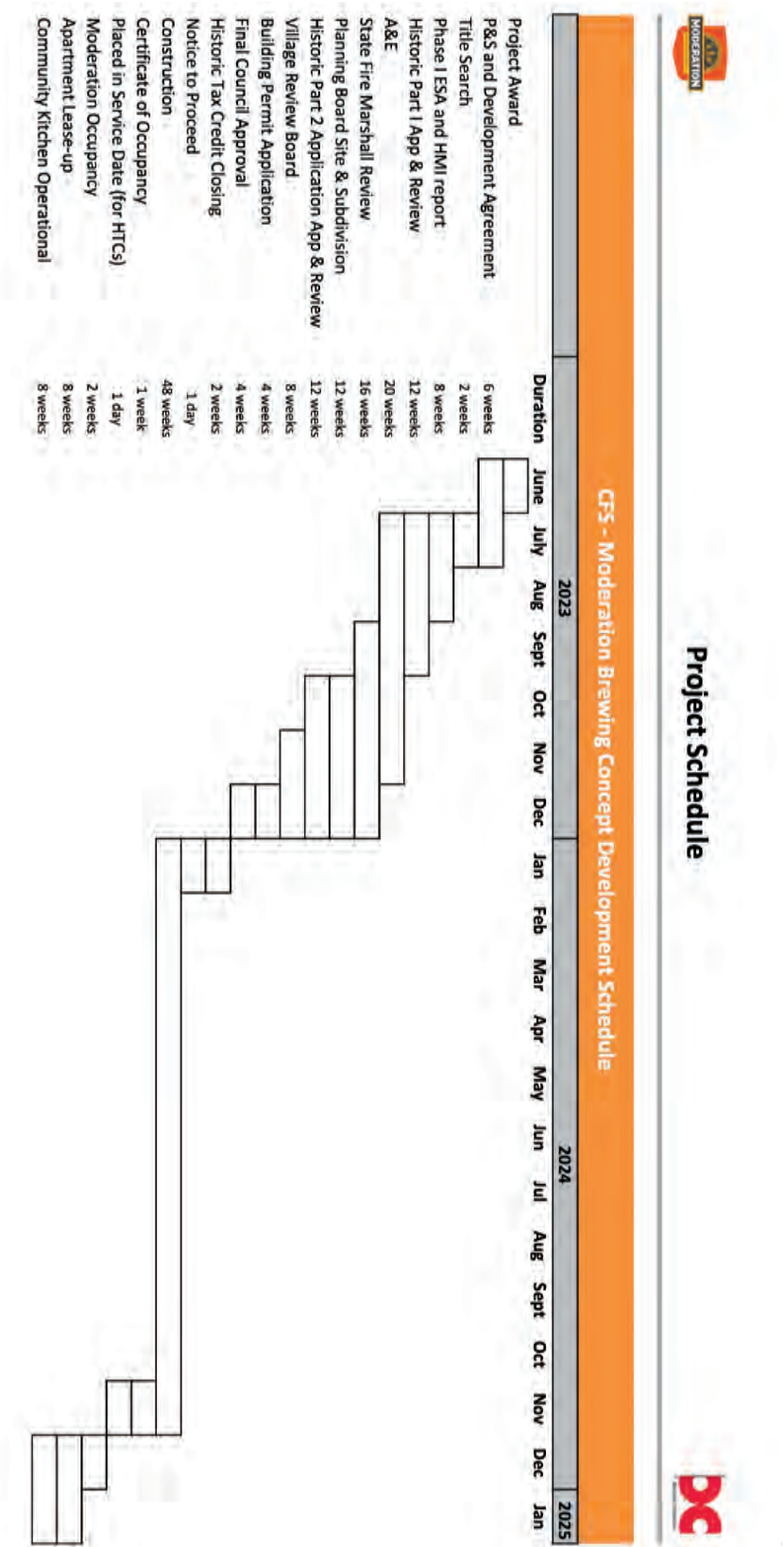
The proposed mix of commercial and residential uses in our concept, with dedicated exterior space inviting in the public, are in keeping with the 'vibrant mix' in the GM6 zone. We would hope to anchor the revitalization of this unique pocket of the Downtown with a strong emphasis on being bicycle, pedestrian and family friendly. Our plan celebrates the 'mature and historic character' of the District and the Downtown. We welcome community efforts to re-envision Town Hall Place as a new micro-district open to more public uses.

Physical (The Site) Design of the Development

Our Concept Site Plan tries to strike a balance between using only the space that our operation will need, retaining more public parking to be shared with all of the businesses in the Downtown, and providing new site amenities to encourage pedestrian traffic. We intend to use the 15 spaces to the west of CFS for employees and tenant parking. This space will also provide opportunities for loading and trash/recycling pick up, as well as enough flex space to handle snow removal in the winter. We would propose that all of the parking to the North of CFS be retained for public parking. We envision space to the east and south of CFS to be used as a beer garden, green open space, and space for food trucks to plug in, as shown on our concept site plan, which can be found in our "Drawings & Plans" supplement.



Project Schedule



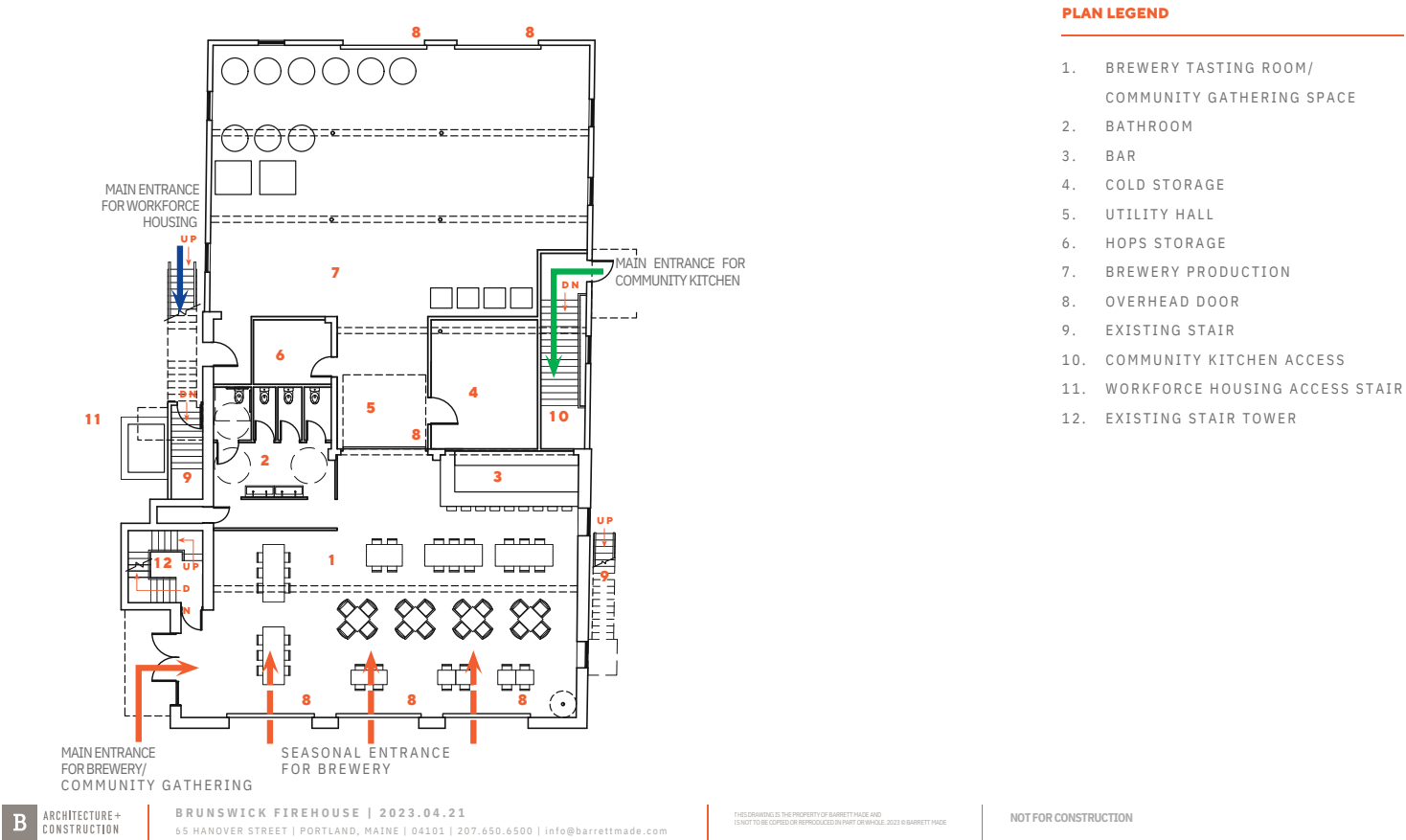
Drawings and Plans

Our building and site plans have been developed by Barrett Made and Aceto Landscape Architects.

For ease of reading, we have included a separate booklet with 11" by 17" concept plans and renderings. Please see "Drawings and Plans - Supplemental Packet" included with our application.

The concept floor plan below is an example of the main floor layout.

BRUNSWICK FIREHOUSE | FIRST FLOOR PLAN | BREWERY & COMMUNITY GATHERING



Dismissal and Other Disclosures

Dismissal Disclosure

Developers Collaborative Predevelopment LLC has not been dismissed or disqualified from any bids or contracts in the past 5 years.

To the best of our knowledge, none of the sub-consultants on our team have been dismissed from a bid or contract in the past 5 years.



Witness



Kevin R. Bunker
Managing Member,
Developers Collaborative Predevelopment LLC

Other Disclosures

Developers Collaborative Predevelopment LLC is not involved in bankruptcy proceedings or any other financial problems, pending litigation, planned office closures, impending merger that could affect the Developer's ability to perform contractually.



Witness



Kevin R. Bunker
Managing Member,
Developers Collaborative Predevelopment LLC

Appendix and Letters of Support

We have included additional materials in the form of letters of support from abutters and colleagues. Please find them attached. Please reach out with any clarifications or for additional information on anything included.



Artforms, Inc. & Cool As A Moose · 128 Maine St. · Brunswick, Maine 04011 · 207.854-5900

CFS (21 Town Hall Place) Redevelopment Proposal
Office of the Town Manager
85 Union Street
Brunswick, ME 04011
April 18th, 2023

To Whom it May Concern,

I am writing in support of Moderation Brewing's proposal for the redevelopment of the Central Fire Station at 21 Town Hall Place. Their plan does a lovely job of restoring an important local property and creating a neighborhood gathering spot while fully respecting the existing commercial needs of Artforms and Cool As A Moose, direct abutters. Moderation is the only interested party who has approached me for my feedback on their plan and I believe it is that kind of respect that characterizes Philip and Mattie's approach to this project. And that will serve the Brunswick community well deep into the future should their plan be approved.

In case the observation has not yet been made, Philip and Mattie's business model closely mirrors the model I brought to town 15 years ago and that allowed Artforms and CAAM to rescue the 30,000 sq ft of abandoned retail at 128 Maine Street. Although tee shirts and beer may not appear to have much in common, the creative spirit & energy that infuses their product development, manufacturing, distribution, and retail sales is very much the same. Fifteen years ago, the town of Brunswick took a leap of faith paving the way for me – with no development experience – to come into town. The result, dozens of new jobs, and millions of shirts later, continues to justify that decision. Now, I ask the town to throw their support behind Philip and Mattie, kindred entrepreneurial locals who have already more than demonstrated their commitment to our community and who clearly understand and embrace the responsibility of creating opportunity for those around them.

To underline my support of the Moderation plan, I have committed to Philip and Mattie to provide funding for 6 EV charging stations paid for by Cool As A Moose and with voltage supplied by the hundreds of solar panels on top of my building. I hope that this commitment helps to send a message to the community that downtown business like Artforms, Cool As A Moose, and Moderation Brewery care deeply about their environmental impact and are not afraid to invest in the sustainability of the environment they occupy.

I urge the CFS advisory committee and town council to select the Moderation development team and their vision for the Central Fire Station. I look forward to welcoming Philip and Mattie as new neighbors and to working with them to help transform the Fire Station property into a vibrant, nurturing, and welcoming community space.

Sincerely,

Kip Stone
Artforms/Cool as a Moose

April 16, 2023

CFS (21 Town Hall Place) Redevelopment Proposal
Office of the Town Manager
85 Union Street
Brunswick, ME 04011



To Whom it May Concern,

It is my pleasure to write a letter in support of Moderation Brewing's proposal for the redevelopment of 21 Town Hall Place. Their plan creates a space which strengthens both our industry and our community here in Brunswick.

Moderation Brewing's inclusion of an outdoor community space fills a need for usable event space in the downtown area for festivals, markets, and other events to draw people into Brunswick's gorgeous and vibrant downtown community. As a brewery owner, I look forward to the idea of a rentable licensed kitchen in which I can prepare specialty ingredients needed for our more creative brews, while recognizing the opportunity it creates for existing businesses and hopeful entrepreneurs. Often, the capital needed for licensed kitchens and expensive equipment can prevent people with ideas from entering the food service industry and this could ease those growing pains. Finally, their development of an apprenticeship program fills a need for an innovative way for Maine breweries to increase training. Despite brewing being one of Maine's largest industries, there are few opportunities to learn about the industry in the state. Brewing is an amalgam of different industries with skills in business, marketing, design, production, chemistry and engineering always in need and in short supply.

Black Pug Brewing would also directly benefit from Moderation Brewing's move into 21 Town Hall Place, as it would allow us to relocate from our current location on 30 Bath Road to their current location at 103 Maine Street. In our nearly five years in business we have been solely owner operated and expanded into wholesale as well as retail operations, but find ourselves looking to a future in which we either invest in our current location or relocate to a more suitable setting. Relocating to Moderation Brewing's current space at 103 Maine Street would allow us to access the downtown pedestrian foot traffic and triple our current production levels while also hiring our first staff. In short, this will allow us to create at minimum 2-3 good, well paying jobs and continue the tradition of brewery growth and excellence set by Moderation Brewing at 103 Maine Street.

In closing, I fully support Moderation Brewing's bid for the redevelopment of 21 Town Hall Place. Unlike Matthea and Phillip, we did not grow up in Brunswick. We chose it. And we chose it because it is a town that is willing to give an opportunity to entrepreneurs with passion, ambition, and drive. Moderation Brewing's plan for the Central Fire Station at 21 Town Hall Place will continue to support the vision of our business while creating new opportunities for future entrepreneurs, workers, and the community they support.

Sincerely,

Samuel R. Wilson
Owner/Head Brewer
Black Pug Brewing

Vessel And Vine
4 Pleasant St #1
Brunswick, ME
04011

04/17/23



To Whom It May Concern:

I am writing to express my wholehearted support of Moderation Brewing's relocation to the old Brunswick Fire Station space at 21 Town Hall Place. Mattie Daughtry and Philip Welsh opened Moderation Brewing right at the same time that I opened my own business - Vessel And Vine. I am proud to call them my neighbors in business, and my friends. I have watched them lead their business with integrity - always focusing on and prioritizing the betterment of their community. These are the types of businesses that I believe the town should support. Mattie and Phil have worked hard to create a plan for Town Hall Place that espouses those very values, and will add so much richness to this community if allowed. That type of development is what draws people to Brunswick as a destination, and also what encourages people to stay - whether as residents, or as the base for their business operations. I believe that this town is at the precipice of great growth as we continue to see people move out of Portland and other out of state metropolitan areas to pursue more sustainable lifestyles. I hope that Brunswick can continue to put great thought into the type of growth and businesses it wants to foster in the near future. We are a special town, with a special, extremely supportive inclusive business culture. I am proud and grateful to be a part of this, and hope to see Moderation continue to be able to contribute to this community in meaningful ways as they grow. If I can be of further assistance in this process, please do not hesitate to reach out.

Thank you for your time,

Nikaline Iacono



**DEVELOPERS
COLLABORATIVE**

www.moderationbrewery.com
www.developerscollaborative.com





Drawings and Plans - Supplemental Packet



Response to Request for Proposal for the Central Fire Station

Presented To
Town of Brunswick, ME

Presented by
Moderation Brewing & Developers Collaborative

April 21st, 2023

The top section of the page features a background of a wood grain texture in shades of brown and grey. In the upper right corner, there is a white square containing the text 'BARRETT MADE' in a bold, sans-serif font.

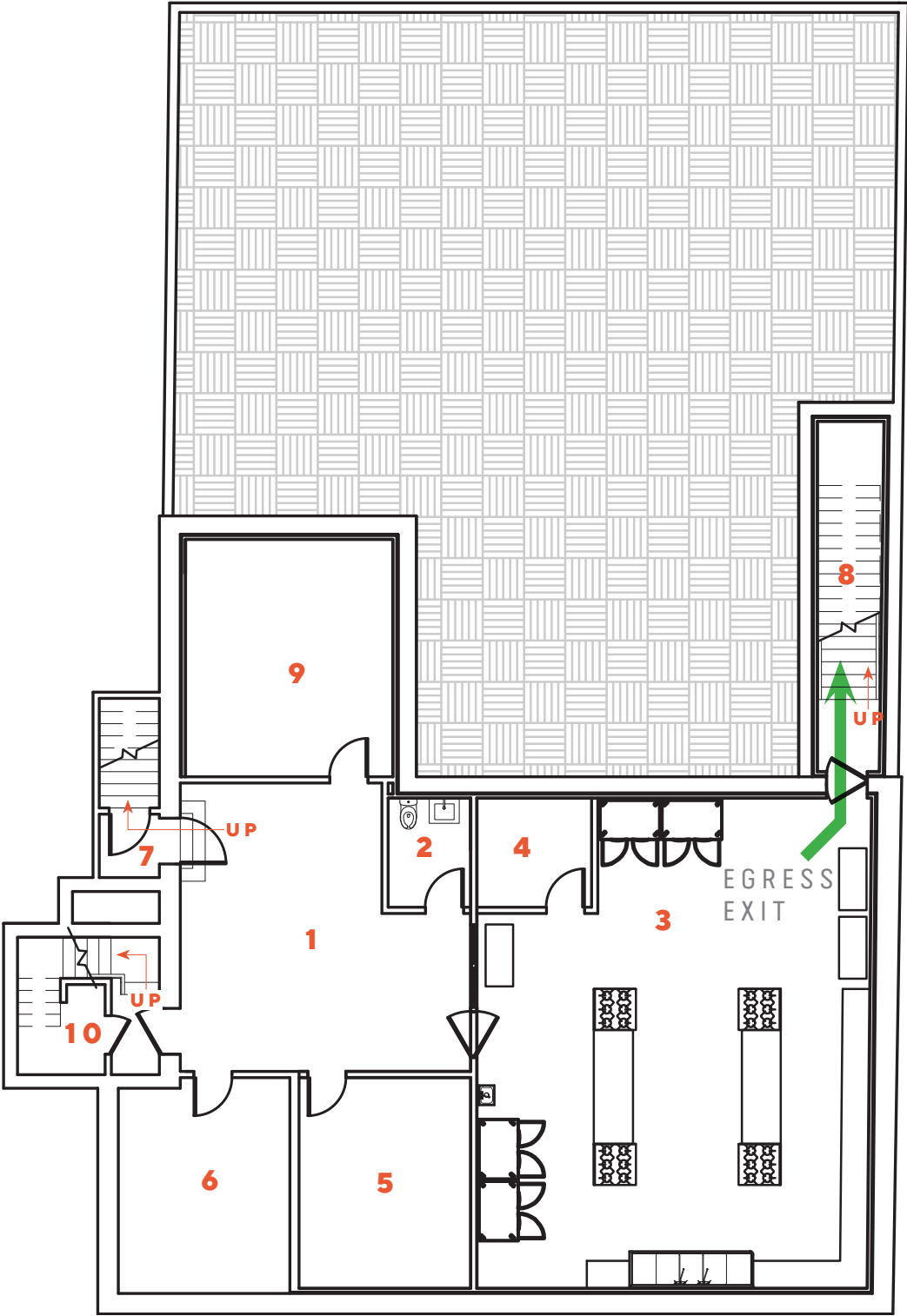
**BARRETT
MADE**

ARCHITECTURE + CONSTRUCTION

BRUNSWICK FIREHOUSE
BRUNSWICK, ME

2023.04.21

BRUNSWICK FIREHOUSE | BASEMENT FLOOR PLAN | COMMUNITY KITCHEN



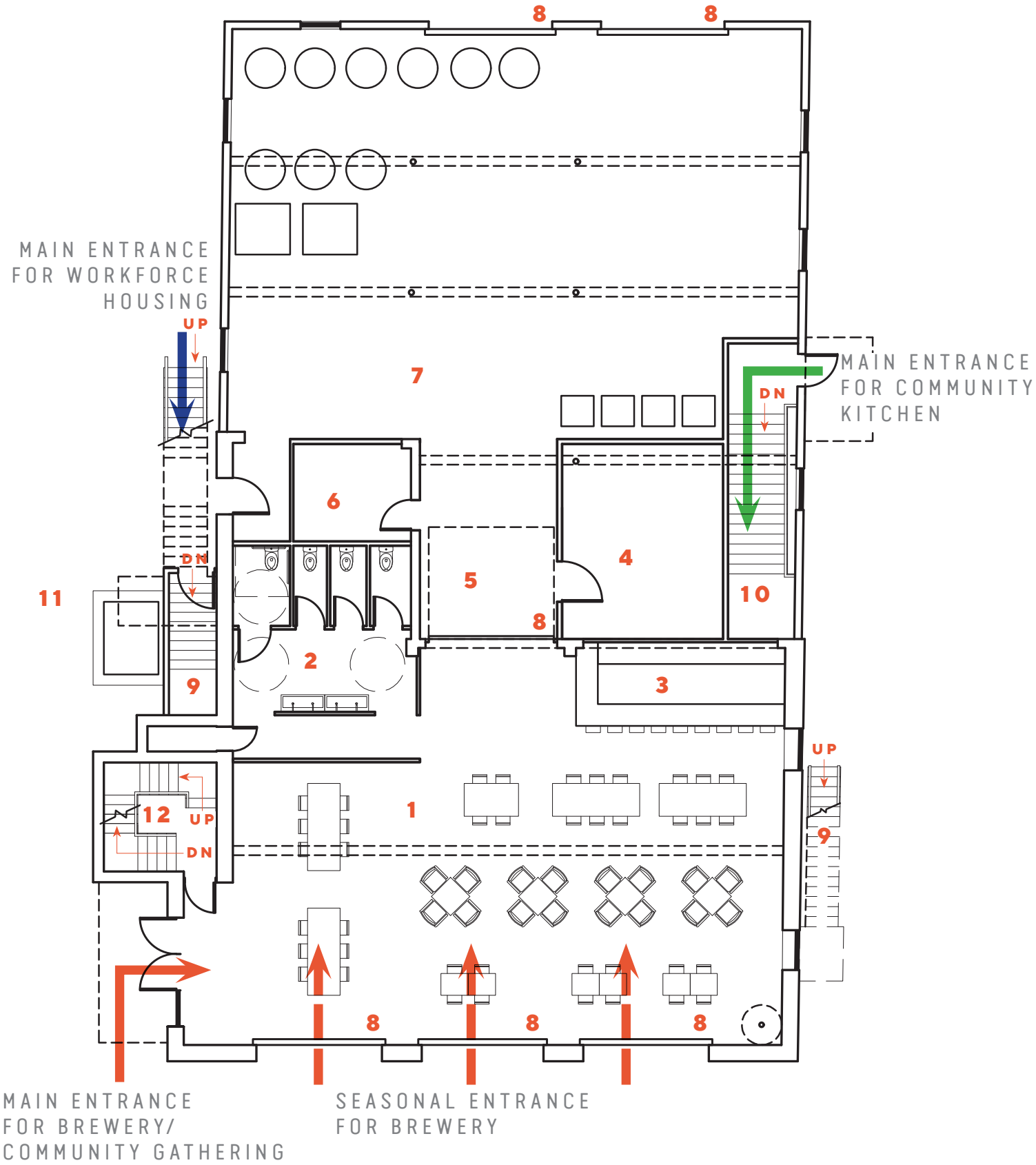
PLAN LEGEND

- 1. COMMUNITY KITCHEN FLEX SPACE
- 2. BATHROOM
- 3. COMMUNITY KITCHEN
- 4. KITCHEN STORAGE
- 5. YEAST STORAGE
- 6. UTILITY
- 7. EXISTING ACCESS STAIR
- 8. EGRESS STAIR
- 9. MECHANICAL
- 10. EXISTING STAIR TOWER

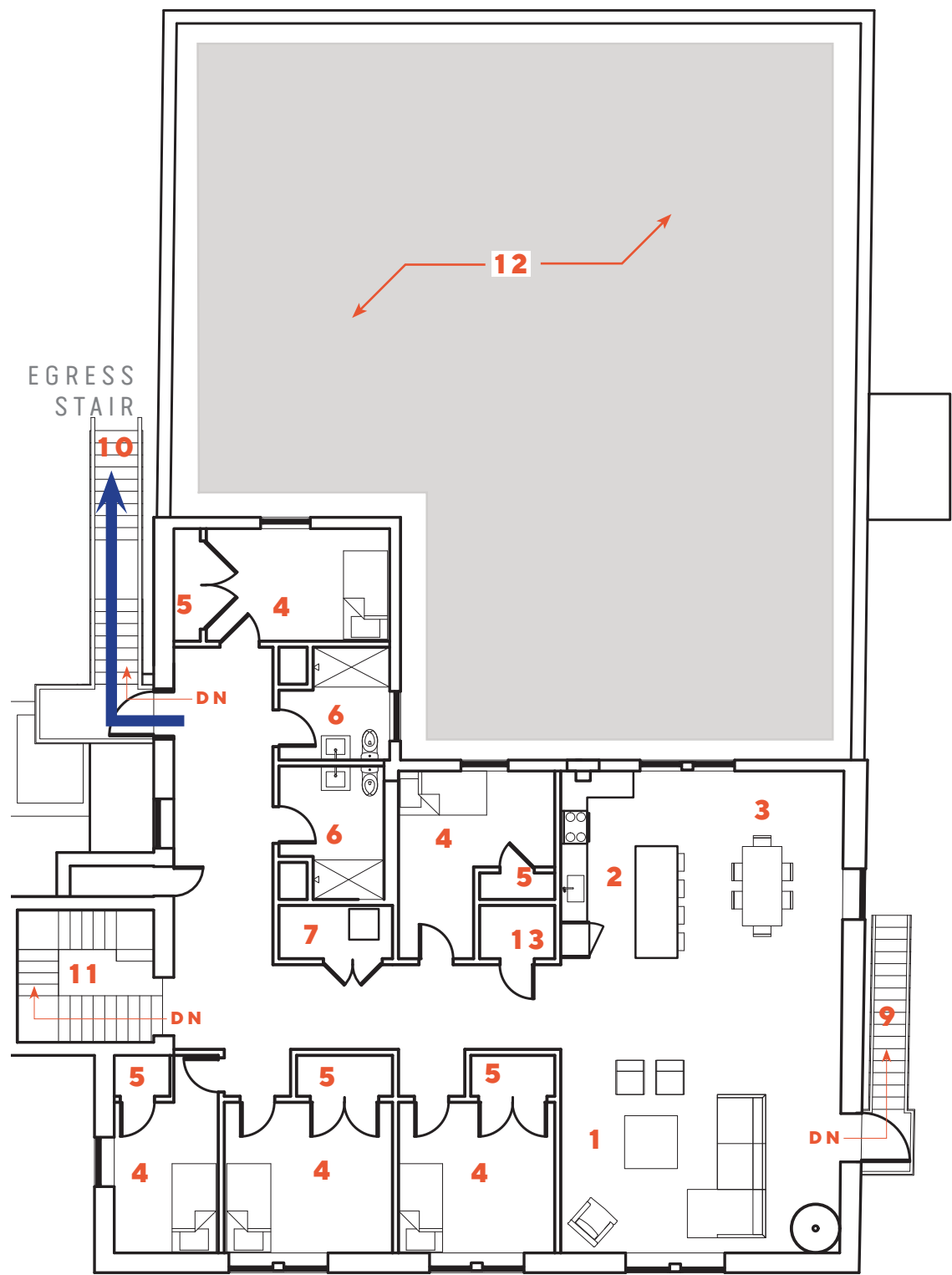
BRUNSWICK FIREHOUSE | FIRST FLOOR PLAN | BREWERY & COMMUNITY GATHERING

PLAN LEGEND

- 1. BREWERY TASTING ROOM/ COMMUNITY GATHERING SPACE
- 2. BATHROOM
- 3. BAR
- 4. COLD STORAGE
- 5. UTILITY HALL
- 6. HOPS STORAGE
- 7. BREWERY PRODUCTION
- 8. OVERHEAD DOOR
- 9. EXISTING STAIR
- 10. COMMUNITY KITCHEN ACCESS
- 11. WORKFORCE HOUSING ACCESS STAIR
- 12. EXISTING STAIR TOWER



BRUNSWICK FIREHOUSE | SECOND FLOOR PLAN | WORKFORCE HOUSING



PLAN LEGEND

- 1. WORKFORCE HOUSING LIVING
- 2. WORKFORCE HOUSING KITCHENETTE
- 3. WORKFORCE HOUSING DINING
- 4. BEDROOM
- 5. CLOSET
- 6. FULL BATH
- 7. LAUNDRY
- 8. STORAGE
- 9. EXISTING STAIR
- 10. WORKFORCE HOUSING EGRESS STAIR
- 11. EXISTING STAIR TOWER
- 12. SOLAR PANELS
- 13. MECHANICAL

BRUNSWICK FIREHOUSE | RENDERING

PERSPECTIVE VIEW



BRUNSWICK FIREHOUSE | RENDERING

PERSPECTIVE VIEW



BRUNSWICK FIREHOUSE | RENDERING

PERSPECTIVE VIEW



BRUNSWICK FIREHOUSE | RENDERING

PERSPECTIVE VIEW



BRUNSWICK FIREHOUSE | RENDERING

PERSPECTIVE VIEW



BRUNSWICK FIREHOUSE | RENDERING

SECTION VIEW





PLAN LEGEND

- 01 OVERHEAD DOORS
- 02 BELL TOWER
- 03 CRUSHED STONE BEER GARDEN
- 04 GARDEN LAWN
- 05 STAGE
- 06 NEW PEDESTRIAN CONNECTION W/CATENARY LIGHTING
- 07 NEW SHARED PLAZA
- 08 NEW GREEN ALLEY W/ CATENARY LIGHTING
- 09 NEW FENCE
- 10 RE-CONFIGURED PARKING / DELIVERIES
- 11 POTENTIAL INFILL SITES
- 12. HOPS FENCE
- 13. LOADING
- 14. SHARED USE STREET (WOONERF)

MODERATION BREWING
MIXED-USE

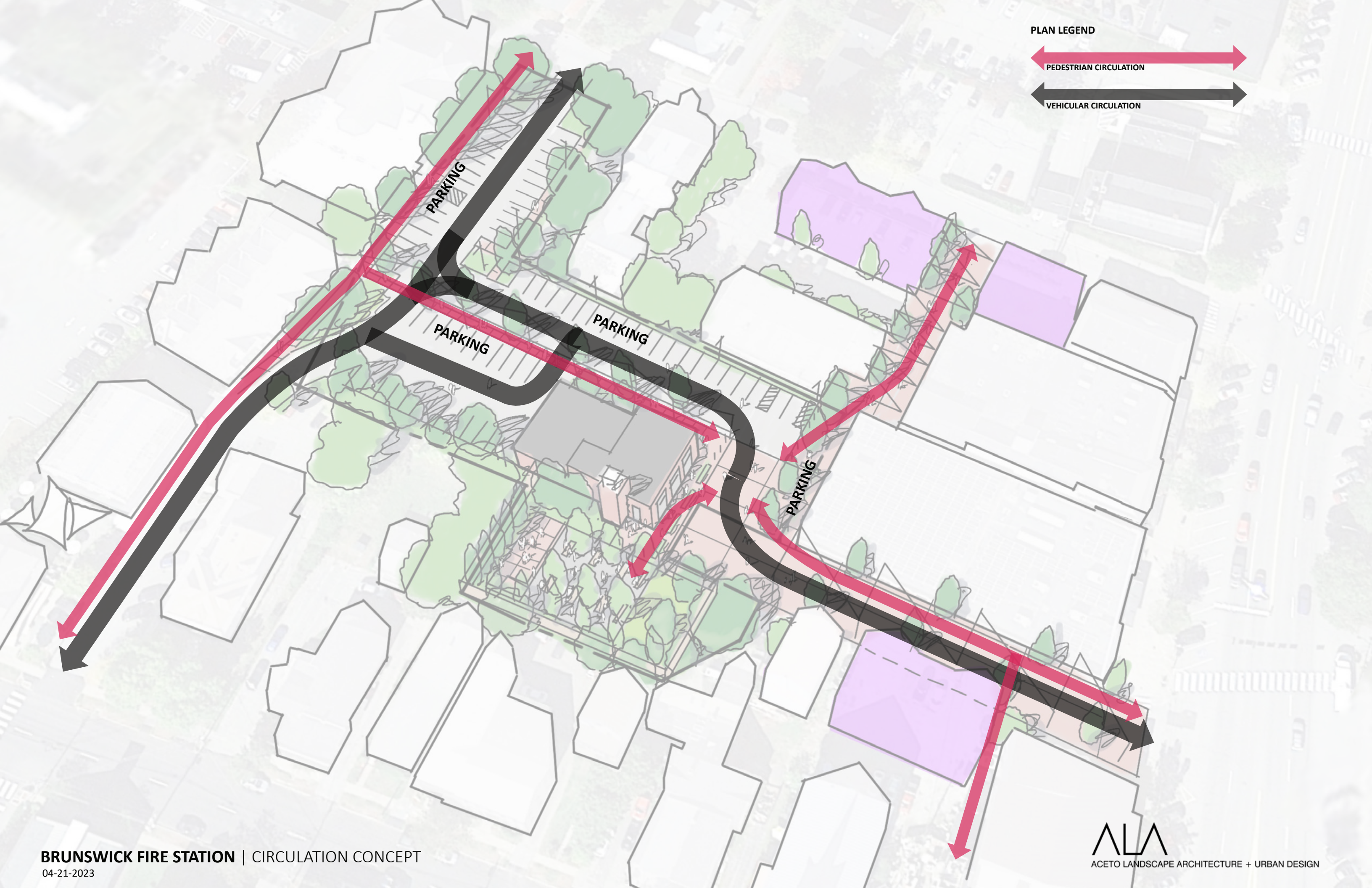
CUMBERLAND STREET

ABBAY ROAD

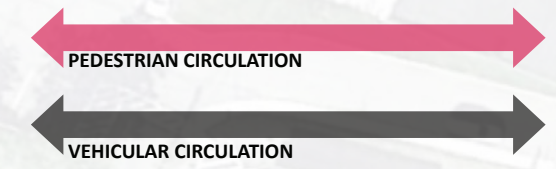
TOWN HALL CT.

MAIN STREET

PLEASANT STREET



PLAN LEGEND

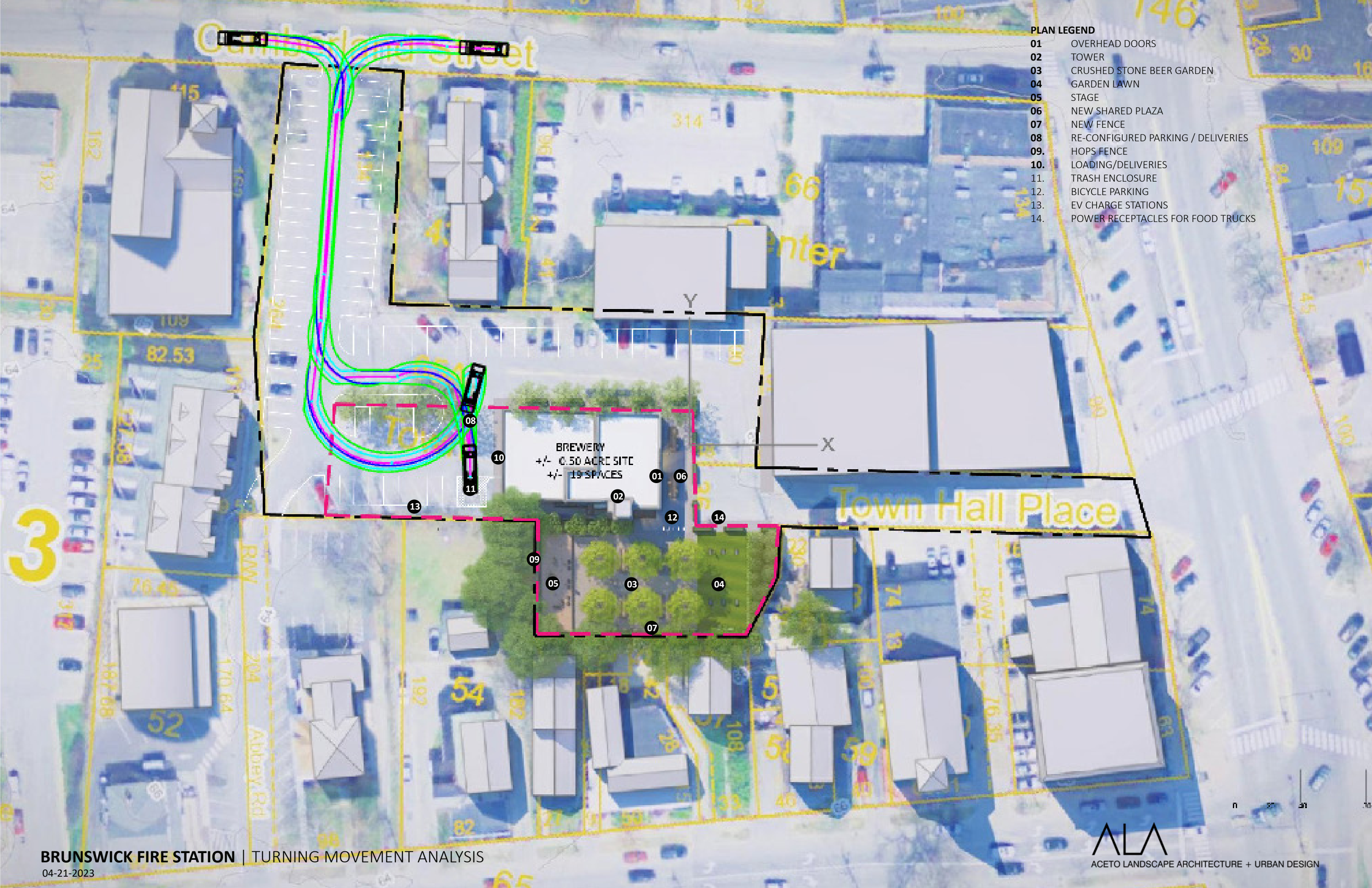






PLAN LEGEND

- 01 OVERHEAD DOORS
- 02 TOWER
- 03 CRUSHED STONE BEER GARDEN
- 04 GARDEN LAWN
- 05 STAGE
- 06 NEW SHARED PLAZA
- 07 NEW FENCE
- 08 RE-CONFIGURED PARKING / DELIVERIES
- 09 HOPS FENCE
- 10. LOADING/DELIVERIES
- 11. TRASH ENCLOSURE
- 12. BICYCLE PARKING
- 13. EV CHARGE STATIONS
- 14. POWER RECEPTACLES FOR FOOD TRUCKS



- PLAN LEGEND**
- 01 OVERHEAD DOORS
 - 02 TOWER
 - 03 CRUSHED STONE BEER GARDEN
 - 04 GARDEN LAWN
 - 05 STAGE
 - 06 NEW SHARED PLAZA
 - 07 NEW FENCE
 - 08 RE-CONFIGURED PARKING / DELIVERIES
 - 09 HOPS FENCE
 - 10. LOADING/DELIVERIES
 - 11. TRASH ENCLOSURE
 - 12. BICYCLE PARKING
 - 13. EV CHARGE STATIONS
 - 14. POWER RECEPTACLES FOR FOOD TRUCKS

