

Mastway
Development, LLC.

Matt Morrill

72 Burtons Lane Winthrop, ME 04364

207-441-1538

October 28, 2016

Hallowell City Council & City Manager
City of Hallowell
One Winthrop Street
Hallowell, Maine 04347

Members of the City Council and Manager Rudy,

Please find this formal request for initial consideration for City street acceptance of the street network that is proposed at Stevens Commons. Though we are not asking for your actual acceptance of the road network now as it exists, this letter is to formally state that it is our intent/desire to modify some of the existing streets and create some new street sections following the City of Hallowell road design standards as closely and reasonably practical as possible and then have them be accepted.

Because the majority of the street network has been in existence for 100+ years and defines the built campus, some waivers from the road design standards will be sought. Waiver requests may be proposed “using alternate designs that are good engineering practice” as deemed by a third party inspector or engineer. All of which will provide a quality street system that will be safe and functional while maintaining the historic character of the existing campus.

We appreciate your consideration in helping to make the redevelopment of this underutilized property a community gem.

Sincerely,

Matt Morrill

Stevens Commons Infrastructure Improvement Budget

Introduction

The redevelopment of the Stevens School Campus is one of utmost importance to the City of Hallowell. The campus, currently flanked by varying types of housing, municipal and educational facilities, and conservation land will be put to new uses, which should enhance and benefit its surrounding neighborhoods and the City as a whole. Imagine a variety of housing options from affordable rental units to single and multi-family homes to luxury condominiums all situated in and amongst professional office space, community and arts facilities and a few service businesses. All of this interconnected through a network of streets and hiking trails that provide safe travel for pedestrians, as well as public access to the newly acquired Howard Hill Conservation Preserve and the Elementary School.

Narrative

The redevelopment/reuse of the Stevens School Campus will be one of the largest combined commercial/residential projects that the area has seen in quite some time. As noted on our Conceptual Master Plan, we are proposing and true mixed-use development that offers a blend of residential, commercial, cultural, institutional, low intensity retail, office uses that are physically and functionally integrated while providing pedestrian connectivity.

The end result for this campus can be wonderful for the City of Hallowell, however the challenges to get to that point are immense. Along with the very poor conditions of most of the existing buildings and their interior systems, the existing road network and onsite utilities are in fair to poor condition as well. We have met with the Hallowell Water District several times and have been told the current water mains are very old and are in poor condition and the system was built incorrectly from the beginning and have seen a series of “band aid” fixes. With that the pipes to the existing hydrants do not provide adequate water for fire suppression to meet NFPA standards. We have hired the Ted Berry to conduct CCTV sewer pipe inspection and have found that some of the sewer system is in good working order with newer upgrades however some of the system will need to be replaced or upgraded. The primary electrical service that feeds the campus is also not up to CMP standards and will need to be rebuilt to meet these standards in order to individualize the buildings and continue reuse of some of the buildings. The paved roads themselves need to be widened with the existing pavement being ground up and replaced with new pavement, curbs and sidewalk to provide safe pedestrian travel. We will also be installing new decorative street lights that will illuminate safe travel ways and add to the aesthetics and charm of the entire campus. One of the major development challenges that exist both on-site and in Kennebec County are the build-out costs versus sale/rental prices that the local market can support. Due to the overall scale of the project

and the enormous costs that we face with building renovation, the project's success completely hinges on the City of Hallowell's willingness to participate in funding. It is also our hope that the City realizes the level of risk that we are willing to endure and ask that you consider doing the same. Although we cannot make guarantees, with these risks comes rewards. Rewards in the form of reusing an underutilized/magnificent property and seven vacant buildings, smart population growth, and tax base growth which up until now was non-existent on the whole property for the past 100 years, being exempt in State ownership.

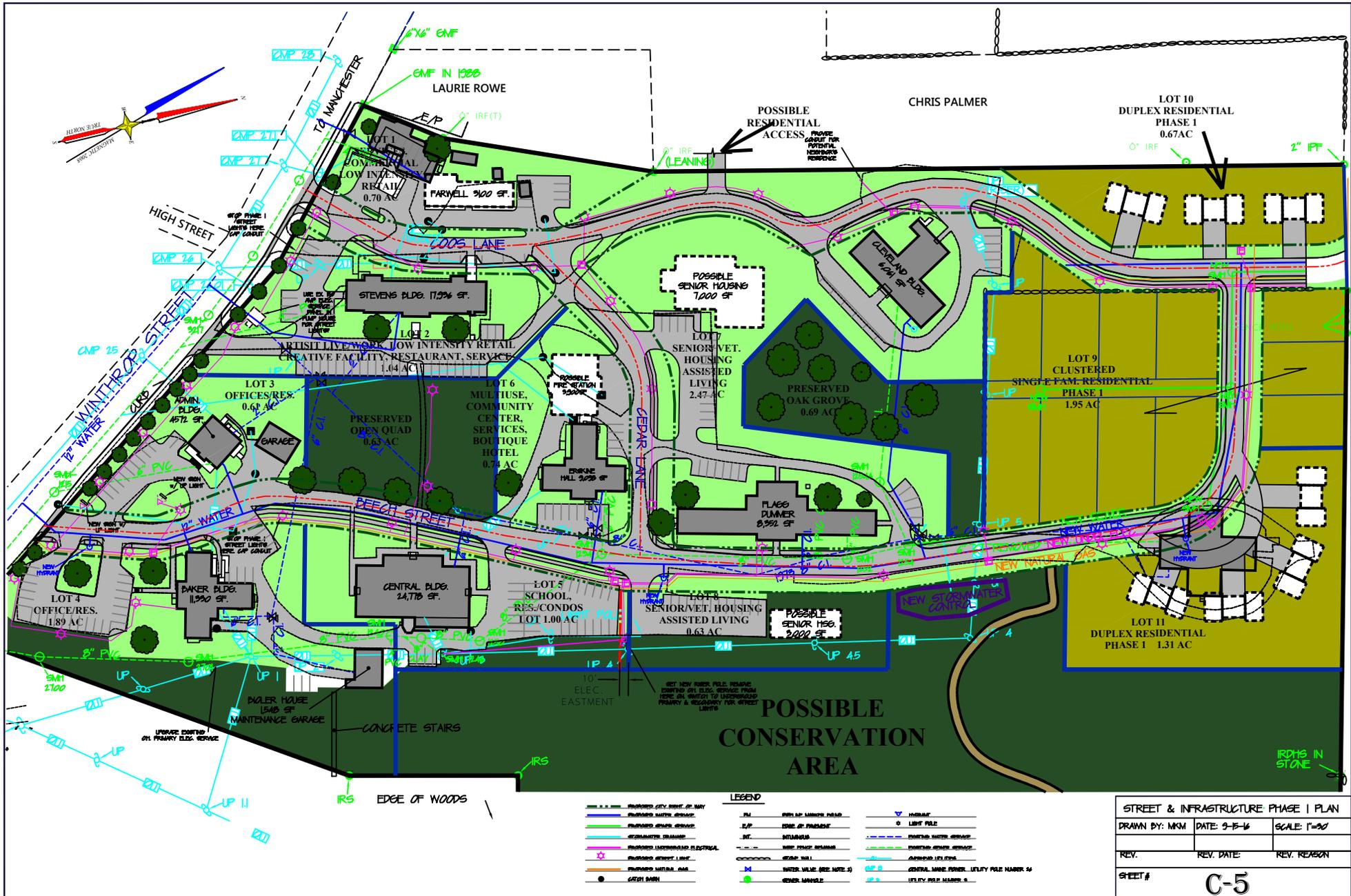
As you will also see on our Conceptual Master Plan it is our intention that the overall campus will be divided into separate lots that serve different uses, while preserving the classic campus and quad that make this property so attractive. Each lot will have associated parking areas and will be served by upgraded public utilities and roads/sidewalks that interconnect surrounding neighborhoods and conservation land. We truly feel this is the best approach to the whole property redevelopment because it allows for specialists in certain development realms to take on smaller pieces of the project and will hopefully lead to a quicker overall redevelopment as opposed to one team trying to do it all. One group may focus on assisted senior housing while another developer may focus on office space or artist live/work spaces and another will focus on affordable single family or duplex residential housing. Providing this mix of uses will also hopefully attract a variety of age groups which is paramount in developing a true sense of community from young to old.

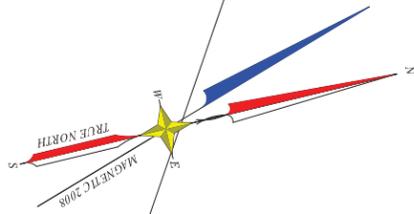
We will also be utilizing/applying for a variety financing tools such as Brownfield Funds for lead paint and asbestos abatement purposes, Low income tax credits, Federal and State historic tax credits.... to make the numbers work for the building renovations. We are already big steps ahead of surrounding towns that are vying for this type of development in the fact that five of the buildings on campus have already been placed on the National historic Register which makes them eligible for Federal and State Historic tax credits.

Our vision for the Stevens School Campus is bold, but it is also well thought out and market research indicates that the proposed uses combined with new roads and infrastructure will make this a very palatable area to live and do business in. As mentioned above a joint financial effort with the City of Hallowell is key to making the financial and planning framework successful for the campus. Therefore, Mastway Development is formerly requesting that the City of Hallowell consider and vote to issue bond funds to pay for new roads and infrastructure improvements on the site of the Stevens School Campus in Hallowell as depicted in our Roads & Infrastructure Plan, as means to spark redevelopment onsite.

Infrastructure Improvement Budget

Site work	\$452,800
<ul style="list-style-type: none">- Create 1300 LF of new full width gravel road sections and sidewalks- Widen and shim 1700 LF of existing road sections- Underground electrical trenching & backfill- Install new water service & hydrants- Install and extend sewer service- Move blasted material- Install new stormwater detention pond	
*** Add \$50,000 to dig out existing road gravel and add in new gravel	
Street Lights	\$72,900
<ul style="list-style-type: none">- New concrete pole bases- Light poles and fixtures- Underground electrical conduit & pull boxes- Associated wiring	
Drilling & Blasting	\$40,000
Electrical upgrades	\$98,000
<ul style="list-style-type: none">- Replace Overhead Primary Electrical Service and rebuild to CMP Standards- Removal of existing outdated wires and transformers and utility poles- Install new underground conduit and primary electrical service lines- Install underground conduit for new primary electrical services	
Paving	\$150,000
<ul style="list-style-type: none">- Grind, spread and compact reclaimed asphalt in current road locations- Widen existing roads- Repave existing and new sections of proposed roads- Install new curb and paved sidewalks	
Natural Gas service	Provided by Summit Gas
Sub Total Estimated Cost	\$813,700
<u>Less CDBG remaining funds</u>	<u>- \$57,000</u>
Total Estimated cost	\$756,700





LEGEND	
[Symbol]	PROPOSED NEW STRUCTURES
[Symbol]	PROPOSED NEW LOT LINES
[Symbol]	PROPOSED ROAD RIGHT OF WAY
[Symbol]	PROPOSED WOODED CONSERVATION AREAS
[Symbol]	PROPOSED RESIDENTIAL AREAS

STREET & INFRASTRUCTURE PHASE I PLAN		
DRAWN BY: MKM	DATE: 9-15-16	SCALE: 1"=20'
REV.	REV. DATE	REV. REASON
SHEET #	C-5	

- POSSIBLE WOODED CONSERVATION AREAS
- PROPOSED RESIDENTIAL AREAS
- POSSIBLE NEW STRUCTURES
- PROPOSED NEW LOT LINES
- PROPOSED ROAD RIGHT OF WAY



NOTE: THIS IS A CONCEPTUAL MASTER PLAN THAT SHOWS THE GENERAL LAYOUT AND USES. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION.



*** Offering a blend of residential, commercial, cultural, institutional, retail, office uses that are physically and functionally integrated while providing pedestrian connectivity.

STEVENS COMMONS MASTER PLAN		
CONCEPTUAL MASTER PLAN		
DRAWN BY: MKM	DATE: 9-2-16	SCALE: 1"=100'
REV.	REV. DATE:	REV. REASON
SHEET #	MP-19	