

# Morse High School Reuse Study

Memorandum: Online  
Workshop Results

July 2020



HARRIMAN



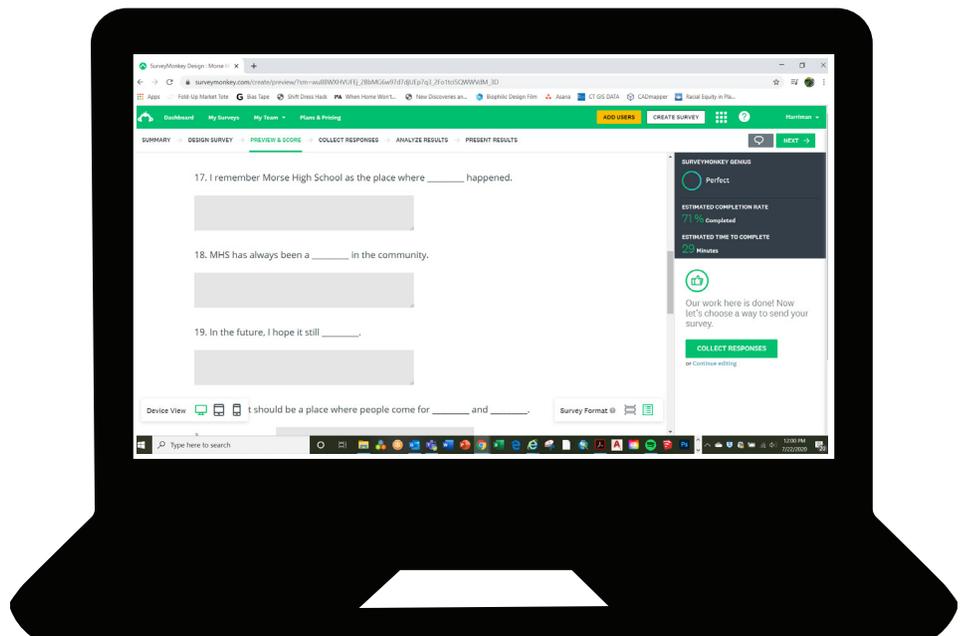
# Overview

## Methods

The Morse High School Reuse Study community engagement strategy was adapted to an online platform in response to the Covid-19 pandemic. Rather than delaying the project, the planning and design team took an innovative approach to creating a "do-it-yourself workshop" using Survey Monkey, an online survey generator.

**130 Bath community members participated in the online workshop.**

The workshop consisted of 3 parts: a series of multiple choice and open response questions related to **Demographics and Business Development**, a **fill-in-the-blank** exercise that was used to craft a community-generated vision statement for the project (as shown on page 4) and a visual **Future Uses Survey** that asked participants to rank their preference toward a range of potential future uses, and identify which parts of the building the respondent felt would be most suitable for that use. The survey tested the possibility of using the site for either a new fire or police station, as well as a range of housing, commercial, office, cultural/arts uses, and a mix of outdoor use options for the site around the building.



## Key Findings

### Demographics and Business Development

The online survey reached a dispersed, but engaged community with participants from as far as Illinois and North Carolina, who still consider themselves a part of the Bath community and are invested in its future.

About 80% of participants live in Bath now, 15% used to live in Bath, and 5% never have. Most participants have lived in Bath for at least five years, 6 participants have lived in Bath more than 60 years and one participant

more than 80! 11% of workshop participants identified themselves as Small Business owners with business ranging in size from 200 to 1,500 square feet. These business owners expressed a range of attitudes when asked whether they may be interested in relocating their business to Morse High School; some were eager about the idea and others less sure. Of the 14 small business owners, 4 said they work from home, which may indicate a need for co-working space, a businesscenter, or rentable meeting space.

### Fill-in-the-blank

The fill-in-the-blank portion of the online workshop helped define the project vision statement (page 4,) an aspirational statement set in the future tense that describes the desired outcomes for this project. This statement will inform the design and development process for the adaptive reuse of Morse High School to ensure the project aligns with community values.

### Future Uses Survey

The Future Uses Survey revealed a general neutrality toward reusing the Morse High School site for either a new **Fire or Police Station**, with a slight trend toward favorability.

There is a strong desire from the community to preserve the existing auditorium so that it can continue to serve as a venue for community functions, cultural programs, and **performance space**. **Maker Space** and **Art Gallery** were also deemed as suitable uses for the basement.

The preferred ground floor uses include a mix of **café**, **artist live-work space**, **small office space**, and **restaurant**. Overall, there was not an overwhelming desire for any retail uses.

The second and third levels are preferred for **housing**, with other desirable options including **artist**

**studio space**, **artist live-work space**, and **small office space**.

The most preferred outdoor uses were **community park** and **community garden**. The only site use that didn't have an average ranking of "desirable" or "highly desirable" was parking, which scored between neutral and highly undesirable.

### Conclusion and Next Steps

Overall, there is great enthusiasm from the community toward this process. There are still some questions about the specifics of the options and their implications, but those will be addressed as the design and engagement processes continue.

The thoughtful responses the Bath Community offered in this online workshop have provided the design team with a clear path forward. The next phase of this project involves developing several conceptual options based on the feedback received from this survey. The community will again be called on at that point to provide their valuable input to help narrow down the design options.

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# Community-generated Project Vision Statement

The responses received by survey participants on the "fill-in-the-blank" exercise served as the foundation for the creation of these project vision statements. There are two statements to describe two possible futures for Morse High School: one where it is adapted for a mix of uses including restaurant, cafe, office

space, artist spaces, and housing, and one where a new fire station is located on this site in addition to a similar mix of uses. These descriptive statements capture what these two scenarios might look like in the future based on the feedback received through the online workshop.

## Option 1: All Mixed Use

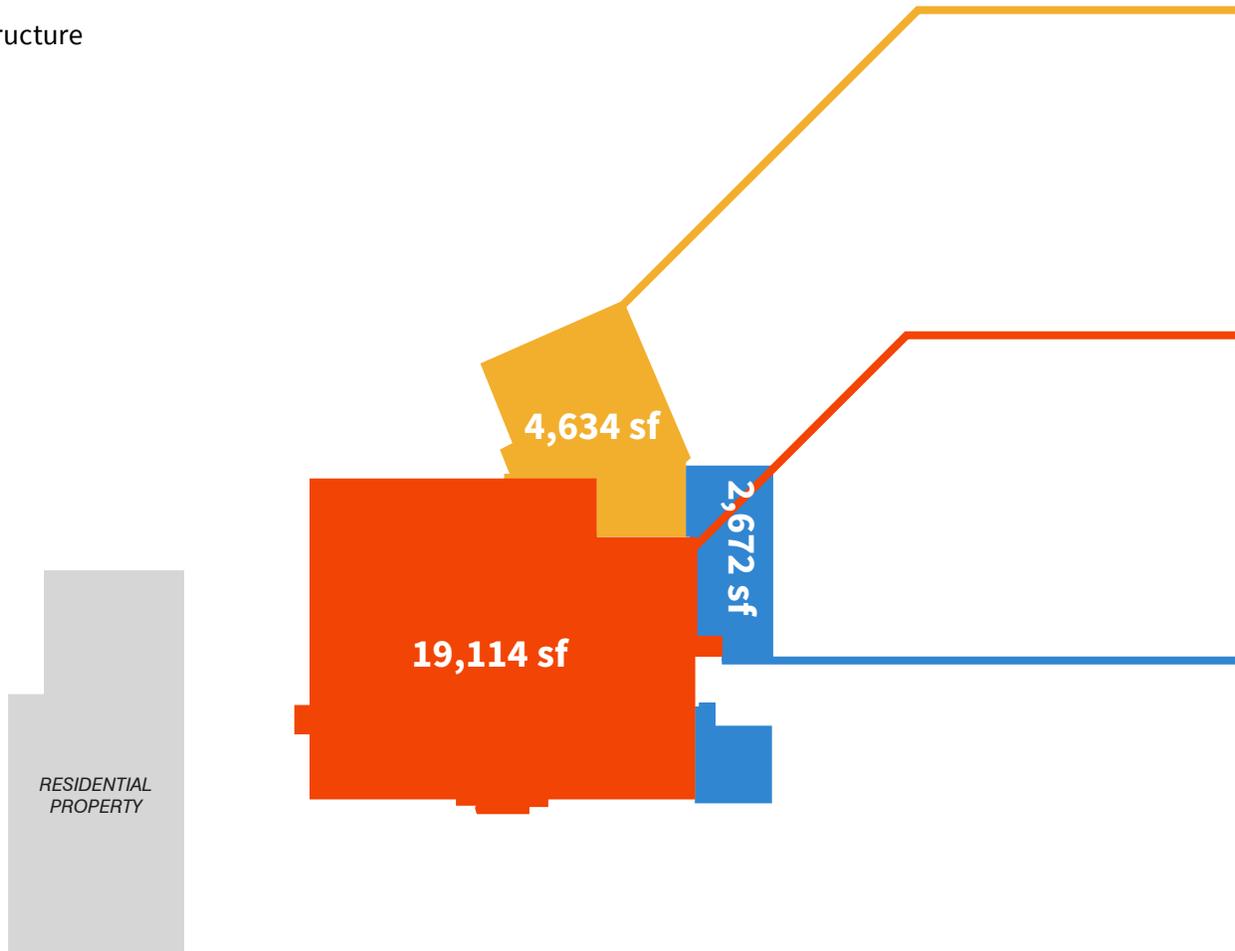
Morse High School has long stood as a pillar in the Bath community. The walls of Morse High School contain memories of learning and growth, coming of age, and coming together for those who have wandered its halls as students, parents, teachers, or visitors. In the future, the Morse High School buildings continue to be the heart of the community, now providing a vibrant balance of local eateries and cafe's, office space for small businesses, mixed income housing, and programming and spaces dedicated to the arts. The auditorium has been updated and remains a space for cultural events and performances. The site offers accessible and convenient parking for the new uses shielded by a neighborhood park that wraps around the grounds. The façade of the original building has been restored to preserve its long-standing history as a Bath icon. The façades of the newer additions have been updated and the building's energy systems have been replaced with the latest in green energy technology. Walking down High Street in 2025 pedestrians will see a vibrant community hub that has been and will continue to be an important part of Bath's history and culture for generations to come.

## Option 2: Fire Station + Mixed Use

In 2025, the site of the Morse High School has gained a new municipal use. Next to the original school is a new fire station designed to meet the diverse needs of the Bath community in the 21st century. The new building and the area for parking and access are designed with safety and accessibility in mind while also respecting the character of the surrounding residential neighborhood. The original Morse High School building and the 1941 and 1995 wings continue to be a fixture at the heart of the community, providing a vibrant balance of local eateries and cafes, office space for small businesses, mixed income housing, and programming and spaces dedicated to the arts. The auditorium has been updated and remains a space for cultural events and performances. The façade of the original building has been restored to preserve its long-standing history as a Bath icon. The façades of the 1941 and 1995 wings have been updated and the building's energy systems have been replaced with the latest in green energy technology. Walking down High Street in 2025, pedestrians will see an important community asset and vibrant community hub that has been and will continue to be a part of Bath's history and culture for generations to come.

# Preferred Uses | Basement Level

- = 1928 Original Structure
- = 1941 Addition
- = 1968 Addition
- = 1995 Addition



Typical Area Needed per Use	
Maker Space	= 4,000 - 6,000 sf
Performance Space	= 6,000 sf 12, 000 sf
Art Gallery	= 2,000 - 3,000 sf

# Top 3 Uses per Wing

#1 Maker Space



#1 Performance Space



#2 Maker Space



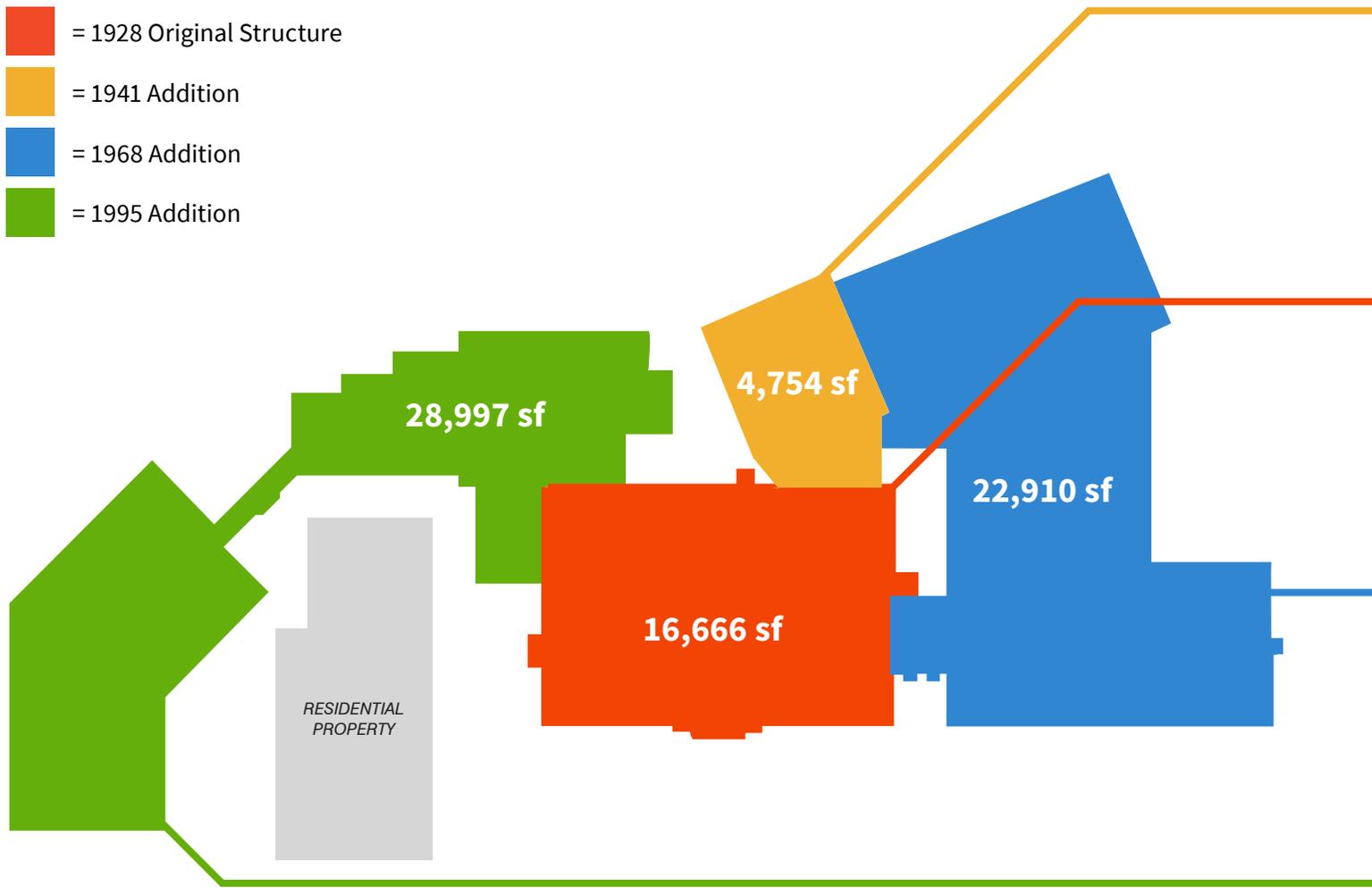
#3 Art Gallery



#1 Maker Space



# Preferred Uses | Ground Level



Typical Area Needed per Use	
Cafe	= 1,200 - 2,000 sf
Restaurant	= 2,500 sf - 3,500 sf
Small Office Space	= 650 - 3,000 sf
Artist Live-Work	= 800 - 2,000 sf

# Top 3 Uses per Wing

#1 Café



#2 Artist Live-Work



#3 Small Office Space



#1 Café



#2 Small Office Space



#3 Restaurant



#1 Restaurant



#2 Small Office Space



#3 Café



#1 Small Office Space



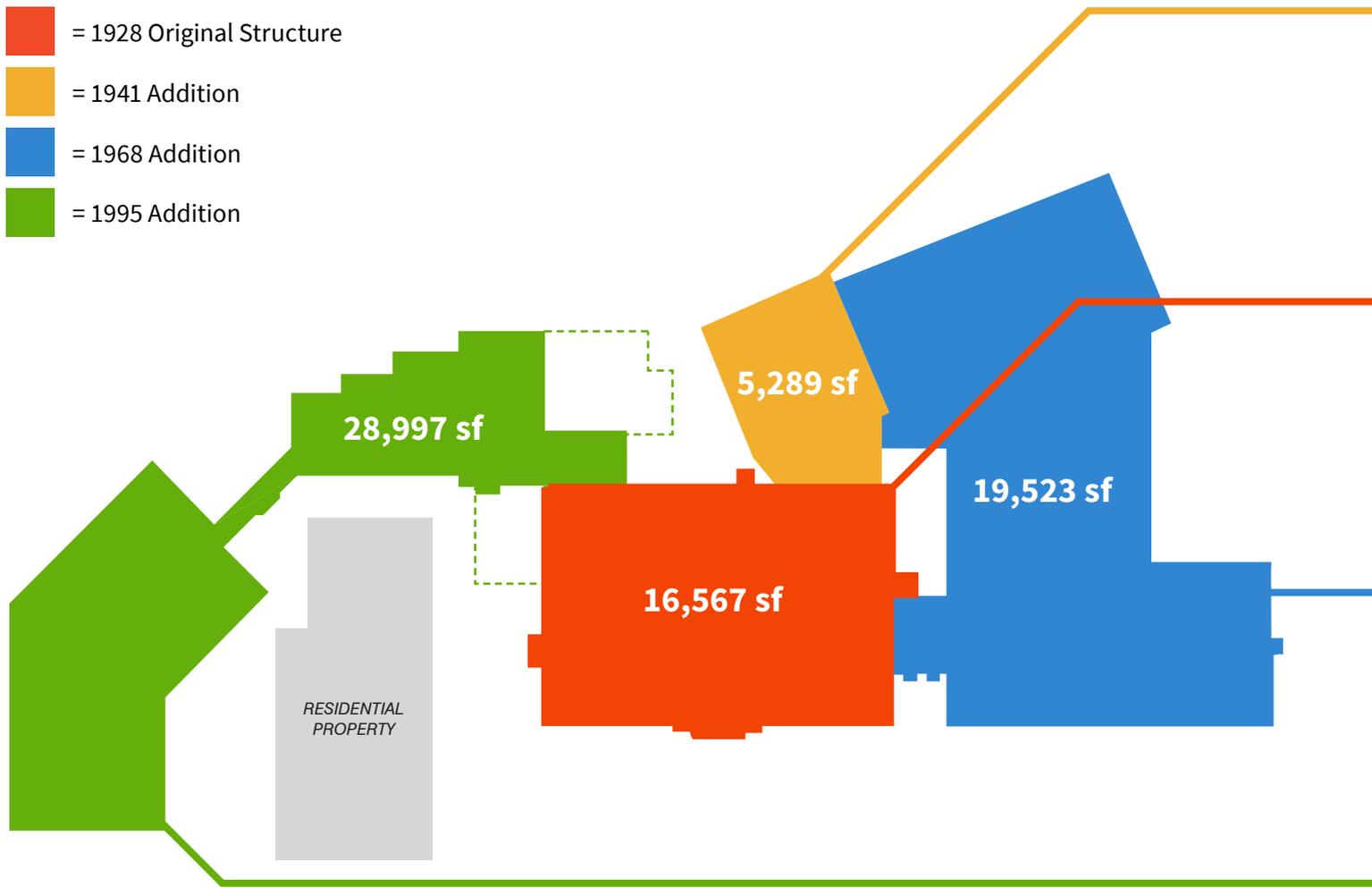
#2 Café



#3 Restaurant



# Preferred Uses | Second Level



Typical Area Needed per Use	
Housing Unit	= 1,100 - 2,400 sf
Artist Studio Space	= 400 - 1,000 sf
Artist Live-Work	= 800 - 2,000 sf
Small Office Space	= 650 - 3,000 sf

# Top 3 Uses per Wing

#1 Housing Units



#2 Artist Studio Space



#3 Artist Live-Work



#1 Housing Units



#2 Artist Studio Space



#3 Small Office Space



#1 Housing Units



#2 Small Office Space



#3 Artist Studio Space



#1 Housing Units



#2 Small Office Space

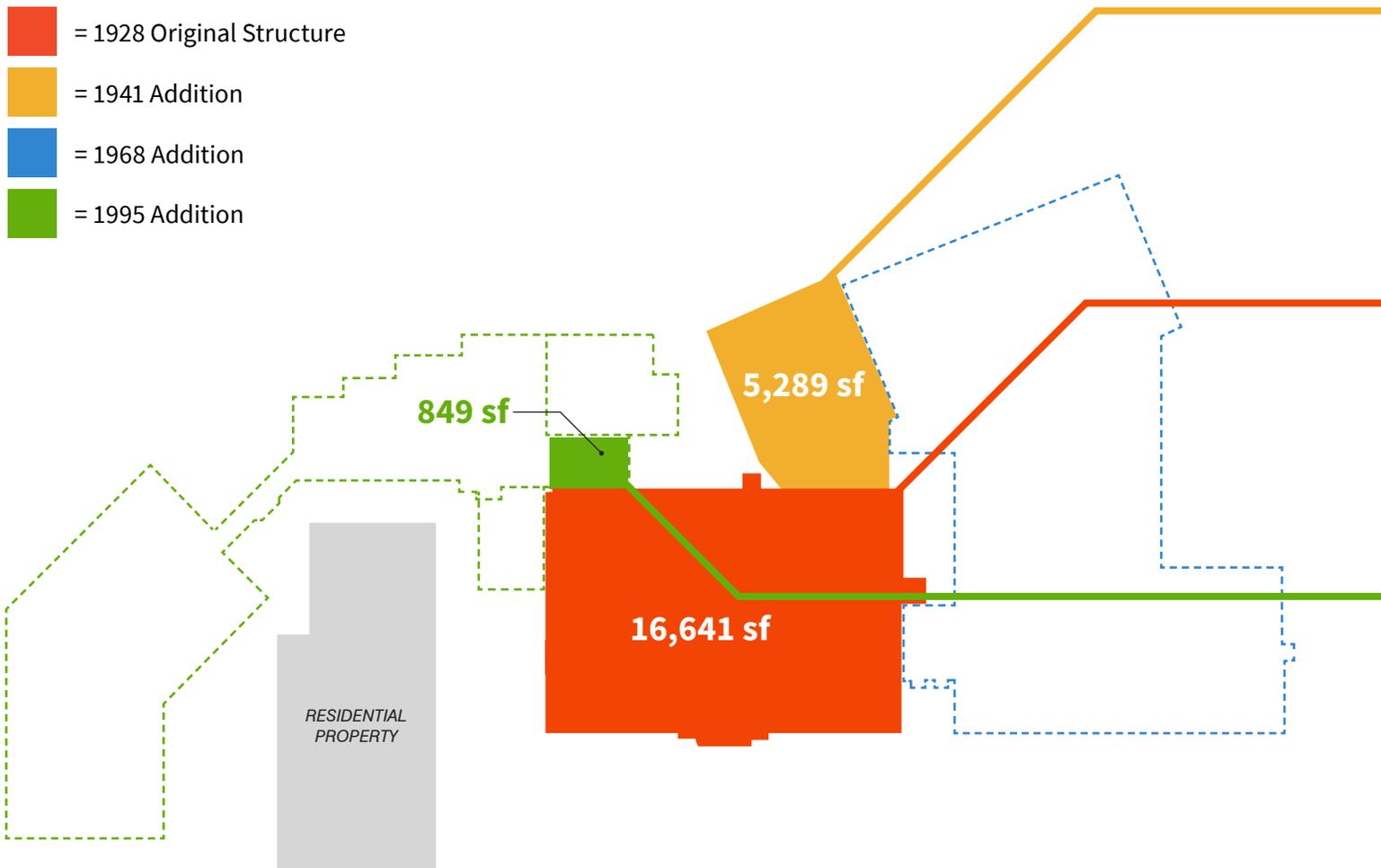


#3 Artist Studio Space



# Preferred Uses | Third Level

- = 1928 Original Structure
- = 1941 Addition
- = 1968 Addition
- = 1995 Addition



Typical Area Needed per Use	
Housing Unit	= 1,100 - 2,400 sf
Artist Studio Space	= 400 - 1,000 sf
Artist Live-Work	= 800 - 2,000 sf

# Top 3 Uses per Wing

#1 Housing Units



#2 Artist Studio Space



#3 Artist Live-Work



#1 Housing Units



#2 Artist Studio Space



#3 Artist Live-Work



#1 Artist Live-Work



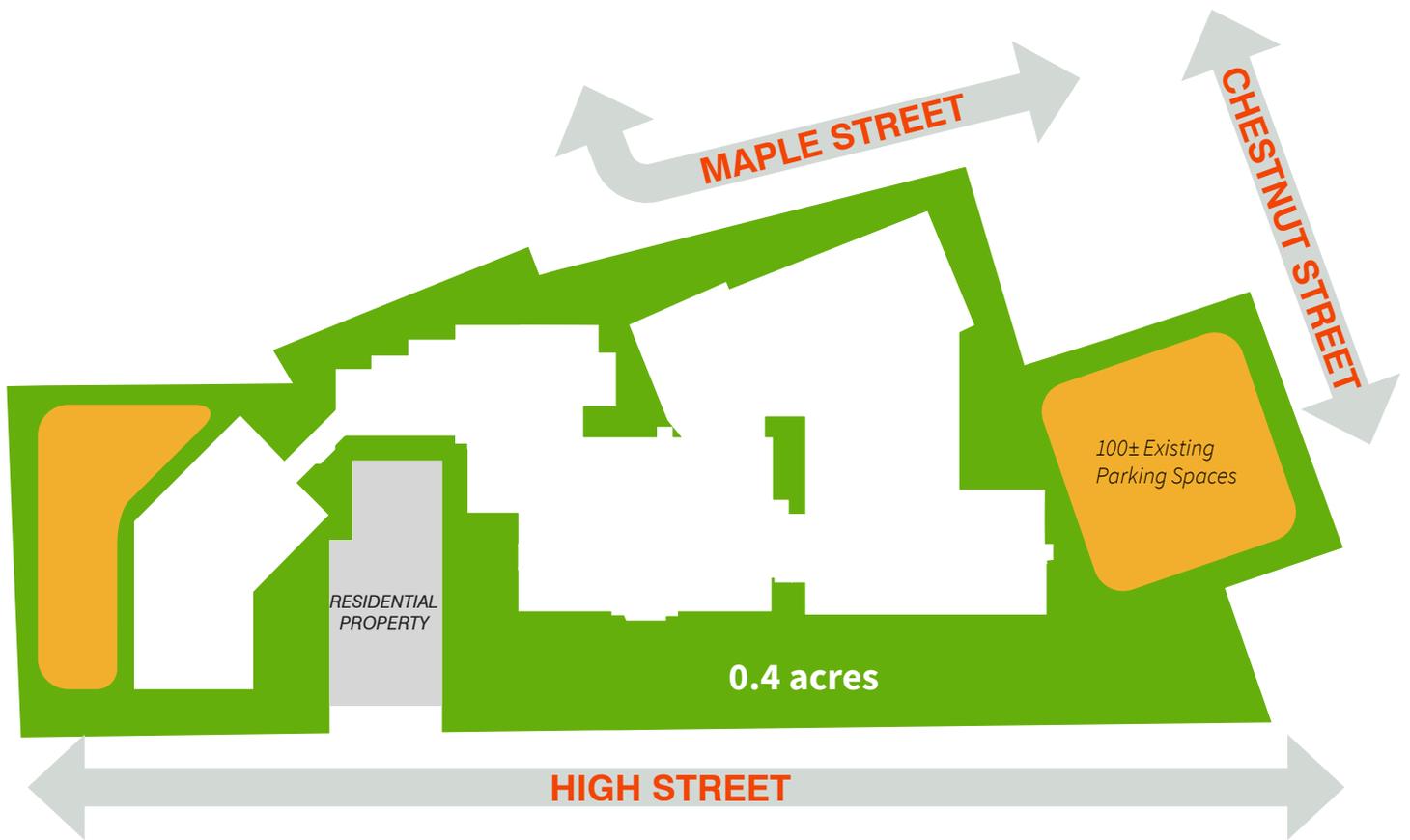
#2 Artist Studio Space



#3 Housing Units



# Preferred Uses | Site



# Ranking of Potential Site Uses

#1 Community Park



#2 Community Garden



#3 Streetscape



#4 Playground



#5 Market Space



#6 Public Art



#7 Small Plaza



#8 Parking



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# Demographics and Business Development

Figure 1: **If you don't live in Bath, where do you live?**

- West Bath, ME (5)
- Woolwich, ME (5)
- Phippsburg, ME (3)
- Arrowsic, ME (2)
- Topsham, ME (2)
- Lambert Park, ME
- Kittery, ME
- Fort Fairfield, ME
- China, ME
- Brunswick, ME
- Isle au Haut, ME
- Auburn, ME
- Winslow, ME
- Walpole, NH
- High Point, NC
- IL

Figure 2: **Do you live in Bath?**

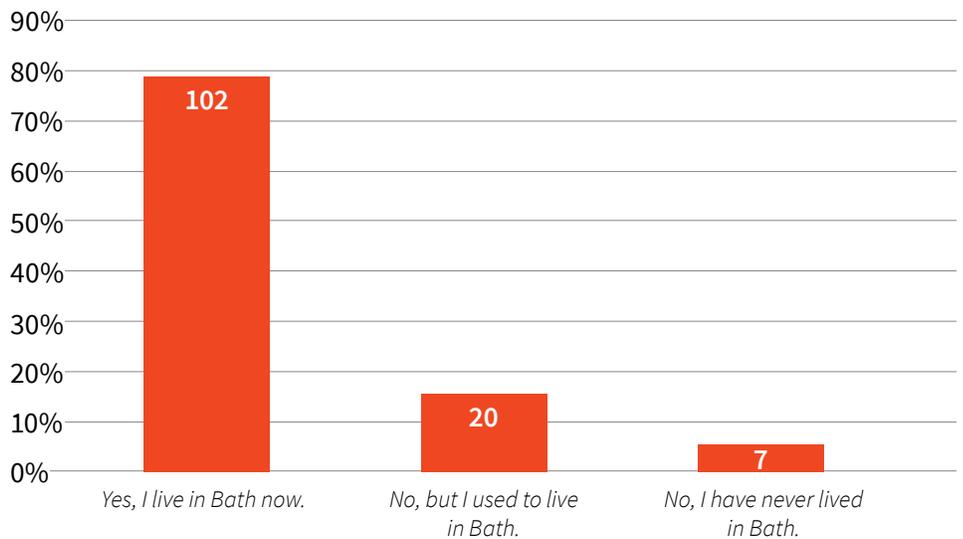
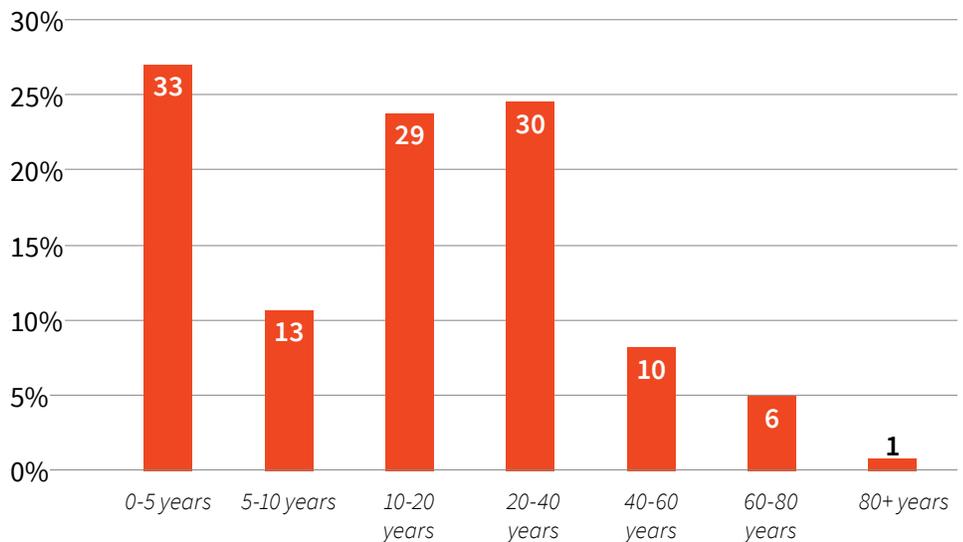
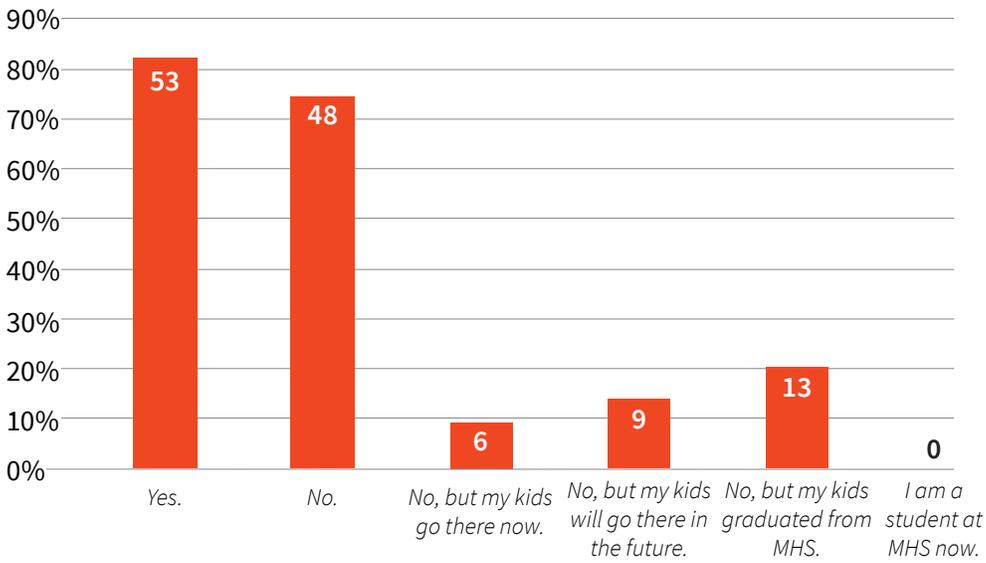


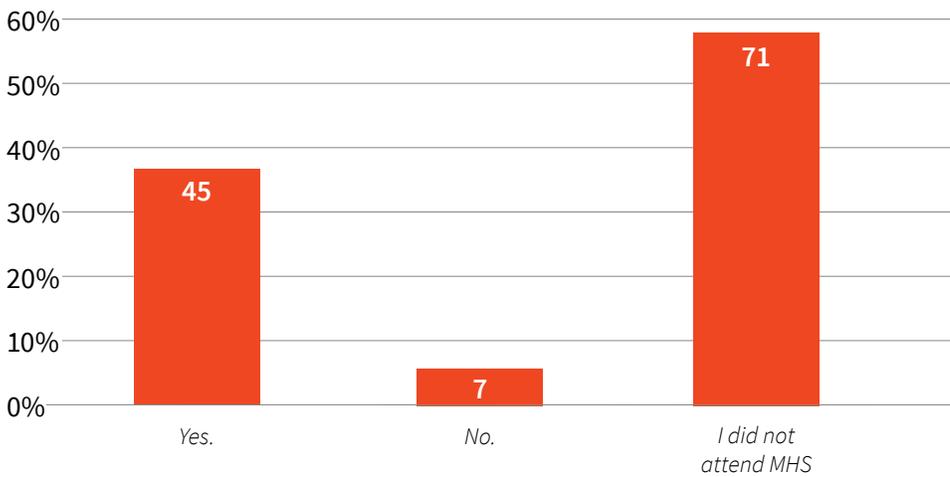
Figure 3: **How long have you lived in Bath?**



**Figure 4: Did you attend Morse High School?**



**Figure 5: When you attended Morse High School, were you living in an RSU1 community?**



# Demographics and Business Development

Figure 6: **How many square feet is your business?**

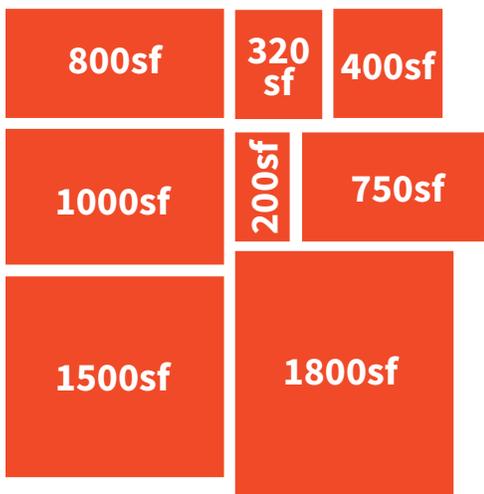


Figure 8: **If MHS were redeveloped into moderately priced condominiums, would you be interested in living there?**

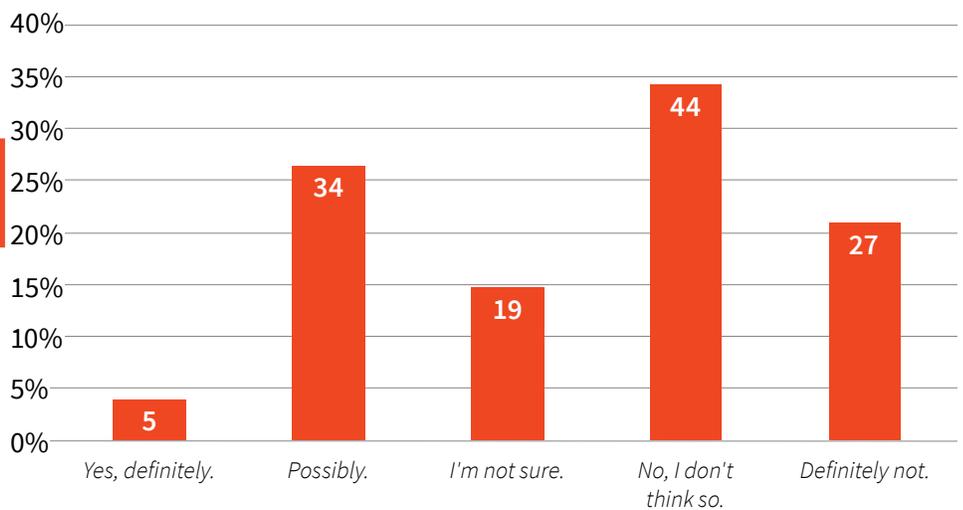
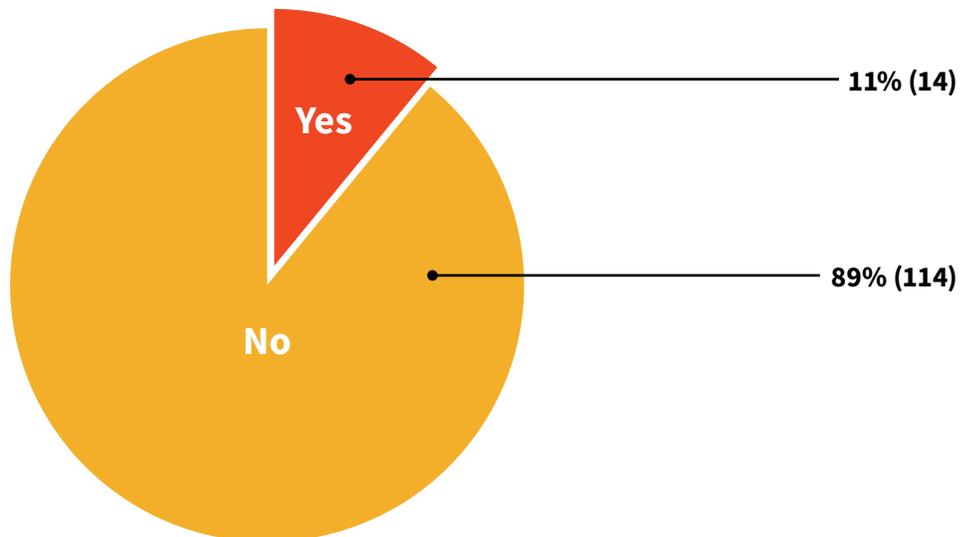


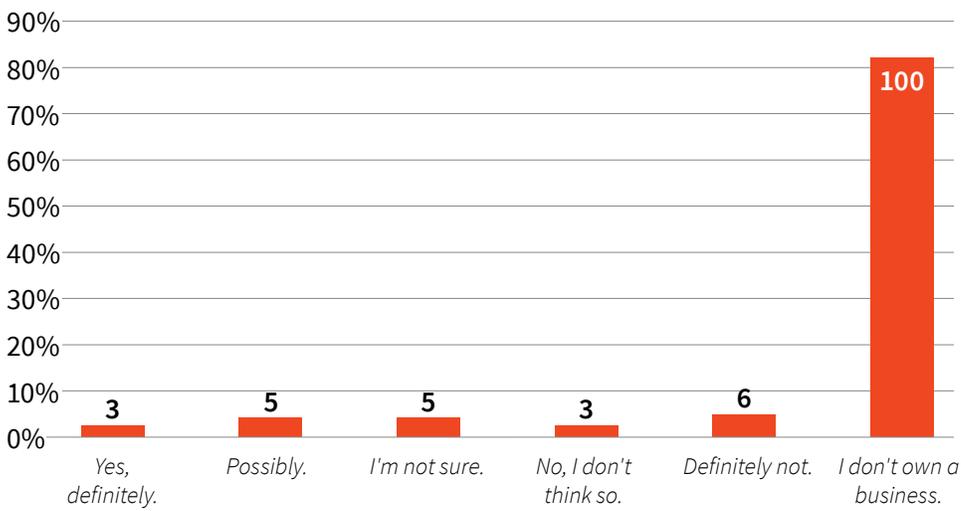
Figure 7: **What type of business do you have?**

- Retail and manufacturing
- Consulting Services
- Architecture Firm
- Educational Consultant
- Bakery
- Travel Agency
- Food and Beverage
- Yoga Studio
- Gift Shop
- Photography
- Office
- Graphic Design

Figure 9: **Are you a small business owner?**



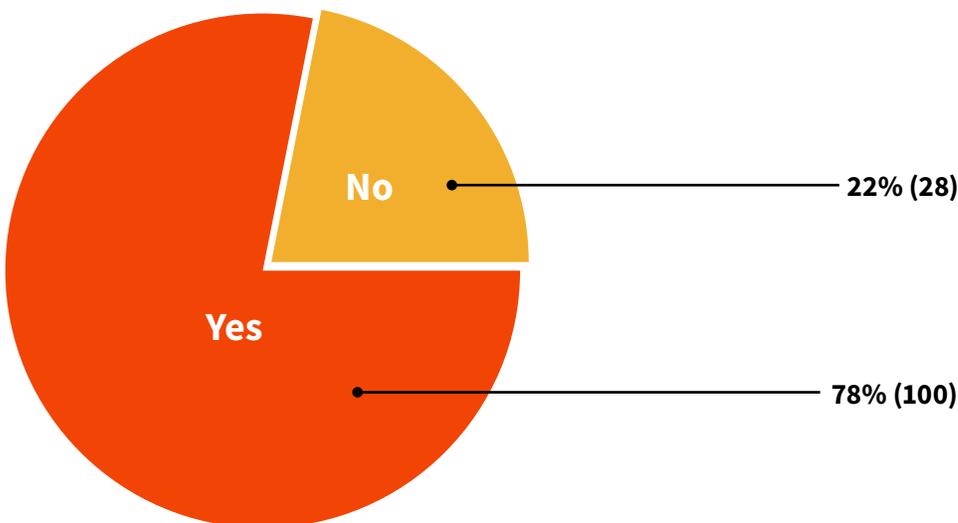
**Figure 10: Would you consider relocating your business to MHS?**



**Figure 12: Where is your business located now?**

- Home (4)
- Front Street (3)
- Downtown Bath (2)
- Center Street
- Online
- Isle au Haut, ME

**Figure 11: Have you been inside the MHS Building?**



# Demographics and Business Development

Figure 13: **When were you inside the Morse High School Building and why were you there?**

## Alumni

- I was a student from 2006-2010.
- I attended for grades 10-12.
- I went to school there.
- 3 Years ago for a reunion open house.
- I went to school there and am an active member of the alumni association.
- I am an Alumni.
- I went 5 Years ago for an alumni visit.
- I was a student from 1963-1966.
- I went to the MHS reunion tour, and I went to school at MHS.
- I was there last week in the alumni room working on the archives.
- In 2017 I went for Alumni meetings and the senior awards nights.
- I was a student and returned for Mohiba productions and to donate a book to the library.
- I was there for educational purposes.
- I went to high school there.
- I attended school there, and have since attended functions as my siblings attended school there; I also attended dance recitals in the theater.
- I went there for school.

- I graduated from MHS in 1969.
- I went to Morse (graduated 1973), also toured the building during reunion weekends.
- I went to school there.
- I was a high school student for 4 years, 2010-2014.
- I was there in 2019 for an alumni meeting.
- I was last there as a student 20 year years ago.
- I was there in 2013-2017 as a Student
- I Attended Morse from 1975-1978.
- I went to school there.
- I was there in June 2019 for my 50th class reunion.
- I was last there in 2002 as a high school student.
- I am an Alumni.
- I was a student there.
- I was there to attend classes in high school from 2012-2016.
- I was there for all 4 years of high school.
- I went there when Hen Mykis was at the school.
- I am very active with the alumni association so I know the inside of MHS quite a bit. I was there in June, dropping something off to the office.
- I went to school there from 1998 to 2002.
- I was there to go to high school, and later for alumni activities.

## Faculty/Staff

- I am a substitute teacher.
- I work there now.
- I was teaching an adult education class.
- I am a teacher at Morse high school.
- I worked at MHS and BRCTC for 9 years. I know the facility well.

## Family

- I was there as a student and later as a parent of students going to school.
- I went to high school there and my kids went to school there.
- I attended school functions when my daughter was a student. She graduated in 2009. I have also attended meetings in the vocational wing.
- I went for student performances and parent teacher conferences, right up until it was closed for covid-19
- I am a parent of students.
- In 2017 to visit before my daughter started high school.
- My 3 children attended Morse; I went to various functions and have been to dance recitals there.
- My daughter attended Morse for 3 years, and I attended plays in the auditorium.
- I went to school there and our kids went to school there.
- I was there for school functions when my kids attended.

- I have attended student events and teacher conferences.

- I went to attend my kids programs.

- I haven't been inside since my last child graduated in 1982.

- I have been there for work and my kids attend there.

- In addition to being a student, both of my children are Morse graduates, and I have lived in the community for most of my life.

- I was there during my daughter, son, and grandson's attendance and I also have a grandson is currently a student there.

- I had two students at Morse.

## Adult Education

- I attended adult education courses, and I consulted for a graphics design class.

- I was there in 2020 for adult education.

- I took adult education classes.

My significant other took adult classes there for his GED about 5 years ago.

## Events

- I was there for a tour.

- I was attending school ceremonies and student performances.

- I attended children's activities in the late 1990's and 2000

- I was there for an open house

- I was there in 2016 And 2018 for meetings associated with high school and BRCTC events.

- I went to an evening concert in the auditorium.

- I was there this year for school meetings and sports.

- I have gone to see theater productions.

- I went to a community event.

- I went to a show in the auditorium.

- I was there 20 Years ago for school conferences and dance recitals.

- 5 Years ago I went for a performance in the auditorium and another time for a rotary lunch.

- I went there for a fundraiser/ spaghetti supper and silent auction to support the sports teams.

- I was there in 2011 for the Cosmopolitan Club of Bath and used the auditorium for a concert. I was president of the club at the time.

- I went there for school, meetings in the alumni room, Mohiba, and athletic events in the pit.

- I was there for school meetings because I am a RSU1 school board member.

- I went to School events and BIW events.

## Miscellaneous

- I went to visit the principal.

- I work at RSU 1 and have been in the building for a variety of reasons.

- I was there 2 Years ago for a tour of the facilities.

- Twice a month until March, 2020. I went for Meetings and delivered food to the pantry in the library.

- It's been a long time... the last time was 2000? I met with a teacher for after-school hours in one of the new VOC center meeting rooms.

- I volunteered with the robotics program and student mock job interviews.

- I have been there on and off in the last 10 years to mentor students.

- In 2019 I accompanied granddaughter.

- I was there for an interview.

- I went to use the stage and performance space.

- I was there last year for a visit

- I have been in Morse high school on fire or ems calls.

- I have been there for Fire department/ ems calls.

- I was there in 2018.

- I was there a while ago just visiting.

- I went to visit friends and supporting my exchange student in her theater and baking classes/clubs.

# Fill-in-the-blank Vision Statement

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*I remember Morse High School as the place where \_\_\_\_\_ happened. MHS has always been a \_\_\_\_\_ in the community. In the future I hope it still \_\_\_\_\_. In 2025, it should be a place where people come for \_\_\_\_\_ and \_\_\_\_\_. My favorite part of the building is \_\_\_\_\_; it would be great if it was used for \_\_\_\_\_.*

*The grounds surrounding the building have the potential to be used for \_\_\_\_\_ or \_\_\_\_\_. I am mainly concerned that \_\_\_\_\_ might lead to \_\_\_\_\_. I think \_\_\_\_\_ is the most important thing to keep the same, and \_\_\_\_\_ is the most important thing to change. In a few years, I look forward to walking past Morse High School on High Street and seeing \_\_\_\_\_.*

**Figure 14: I remember Morse High School as the place where \_\_\_\_\_ happened.**

- Growth. (4)
- Learning. (4)
- Mohiba. (3)
- Education. (3)
- High School. (2)
- Memories.
- Great community events and education.
- Successes.
- A lot of bad things.
- Performances, events, education.
- Creating the future.
- High school.
- Adolescent life happened.
- A lot of kids grew up with a ton of memories.
- Volleyball games in the pit , Mohiba, one act plays.
- History.
- Building relationship with my greatest friends.
- Youth development.
- Life and memories.
- Connections.
- Life experience.
- School events.
- Education, after school clubs, assemblies, ceremonies, performance

and entertainment for the public.

- Student learning.
- Reunion.
- Young minds grew to fulfill their dreams.
- Education and friendships flourished.
- Lifelong friendships were born, and great plays, musicals and sports happened.
- Students want to school.
- Proud and interested alumni were created for about 100 years.
- Happiness.
- Not applicable...
- Fire/ems calls.
- A lot.
- The good, the bad, and the ugly of my high school years happened.
- School spirit.
- Enrichment.
- Amazing HS memories.
- Community.
- Where i graduated from.
- My children and grandchildren formed their start in life and where friendships happened.
- My high school days.
- My friends went to school and we would hang out in the pit.
- Sports.
- No memories.

- Little.
- Mediocrity.
- The abuse of my lgbt+ friends.
- I didn't grow up in Bath (or in Maine) so i don't have any memories associated with the school, sorry!

**Figure 15: MHS has always been a \_\_\_\_\_ in the community.**

- Pillar. (5)
- Anchor. (4)
- Fixture. (4)
- Icon.(2)
- Source of Pride. (2)
- Mainstay. (2)
- Center.
- Central part.
- Centerpiece .
- Important.
- Cornerstone and asset.
- Inclusive.
- Privileged place.
- The traditional heart of.
- Vital asset.
- Historic place.
- Maintenance liability.
- Rock.
- Place to support our young people.
- Historical place.
- Foundation.

# Fill-in-the-blank Vision Statement

- Community center and a fun creative space.
  - Cornerstone.
  - Point of cohesion.
  - Ugly, rabbit warren of a building.
  - Not a, but the, heart of.
  - Hub of activity.
  - Proud institution.
  - Vital part.
  - Vital establishment.
  - Location.
  - School.
  - Landmark.
  - Constant.
  - Meeting place.
  - A cut up poorly deigned building.
  - Center of student activity.
  - Strong part of Bath.
  - Certainty and a clique.
  - Important.
  - Constant.
  - An object of pride.
  - Great school
  - Staple.
  - Foundation.
  - School.
- Figure 16: In the future I hope it still \_\_\_\_\_.**
- Serves the community
  - Is a center for community.
  - Is an example of public use in a great central location.
  - Helps the community.
  - Integral part of community.
  - Serves the community.
  - Plays a pivotal road in Bath's future.
  - Is an historic and vital part of the community.
  - Is available to all community members.
  - Is open to the public and not used for housing.
  - Is a viable, hub for the community to enjoy.
  - Serves a true community purpose.
  - Offers community space and a shared community use, and not just become a bunch of condos.
  - Can be a civic gathering space.
  - Is an active part of our community for all community members to enter and enjoy.
  - Teaches confidence, creativity, understand equality,learn empathy, kindness, and understanding finances when you are on your own.
  - Is available for enrichment and educational opportunities. Perhaps a joint elementary school.
  - Is a school.
  - Being used and not torn down.
  - Used for community needs.
  - Useful.
  - Is useful.
  - Gets used for something.
  - Serves a useful purpose.
  - Stands tall.
  - Stands.
  - Looks good. Maintains its recognizable facade.
  - Reflects the past while helping to build tomorrow.
  - Maintains some of the architectural characteristics, even if they are entirely decorative.
  - Maintains the original 1928 facade and is publicly accessible.
  - Retains the original building facade.
  - Has many of the original architectural features.
  - Is in its present form.
  - Has parts of the building open to the community.
  - Feels welcoming to all of the alumni who've passed through the doors and honors traditions.
  - Resembles all Morse is, retains it's building face and brings joy and usefulness to the members of the city.
  - Stands, with the exterior of the original building preserved.
  - Will remain a historical icon. Please respect the history.
  - Is a space for community theatre, dance, and performing arts.
  - Exists as a beautiful building in our

- city.
- Brings people together in fun and creative ways.
  - Bring people together.
  - Brings back happy memories.
  - Gives residents of Bath opportunities.
  - Is vibrant.
  - Contributes to Bath.
  - Used for housing.
  - Looks out for its students.
  - Is able to help young families grow, shops open and thrive.
  - 
  - Is removed as it was not safe for students.
  - Reflects a memorable history.
  - Maintains it's theater.
  - Provides a space for community engagement and enrichment.
  - Holds a significant place in the community.
  - Continues to be a hub of some kinds of activity.
  - I hope it is taken down for something new to begin...
  - Will be important, even if it is not a school building.
  - Has the character worthy of all the students and faculty who have graced it's hallowed halls.
  - Honors the past and in some way is actively involved in the livelihood
- of those who hold their memories of time spent at Morse close to their hearts.
- Is remembered fondly, but is respectfully demolished or responsibly repurposed in a way that strengthens the city economically rather than creating new problems and burdens.
  - Is torn down and replaced with a green space.
- Figure 17: In 2025, it should be a place where people come for \_\_\_\_\_ and \_\_\_\_\_.**
- Work and entertainment. (2)
  - Fire and police (2).
  - Life opinions.
  - Community connection and municipal resources.
  - Shelter and hope.
  - Recreation and relaxation.
  - Events and living space/all ages/ supported phys-develop disabled.
  - Leisure and innovation.
  - Entertaining and history.
  - Professional, small business activities and to see an example of energy efficient, sustainable architecture.
  - Living and being part of a community.
  - Community and Economic innovation.
  - Gathering with friends and
- Enjoying a concert.
- Entertainment and exercise.
  - Community events (workshops, indoor sports, etc) and Performing arts.
  - Community events and Community living.
  - Work and Play.
  - To live and to experience the performing and visual.
  - Community and nostalgia.
  - Living and community.
  - Learning and offices.
  - Community, compassion, support for new Mainers and entertainment and education and absorbing history.
  - Work and home.
  - Classes and community.
  - Learning and entertainment.
  - Safety and shelter.
  - Shopping and to live.
  - Arts, performing and visual and commerce.
  - Gathering and learning.
  - Dog walking and green space.
  - Living and contributing to the community.
  - Living and business.
  - Enrichment programs like gardening or woodworking classes, ESOL, naturalization classes, knitting groups, etc and Local businesses, retail and service.

# Fill-in-the-blank Vision Statement

- Art exhibits, small community events senior housing.
- Community and fellowship.
- Living and activities.
- Respite and community.
- Fire department and police department.
- Entertainment and to live.
- A gathering place a useful space.
- Civic events and gatherings.
- Enjoying the grounds and Using the space for something important.
- Learning and night school.
- Celebrations and community.
- Relaxation and a show.
- Community and business.
- Living and learning.
- Community and history.
- Place and place.
- School and memories.
- Their place to call home and a place to continue learning, be entertained, and shop.
- Recreation and enjoyment.
- Community gathering and safe, affordable housing.
- Leisure and relaxation.
- Public safety and housing
- Community and learning.
- Education.
- Nothing and Nothing. It's time has passed. I don't mean that harshly - I

also went to an old school, but it was renovated rather than being replaced with a new one as Morse has been.

- Asbestos and mold.
- Housing and working.

**Figure 18: My favorite part of the building is \_\_\_\_\_; it would be great if it was used for \_\_\_\_\_.**

- The Theater/Audiotirum... community events/productions (3)
- Auditorium...plays.
- Montgomery theatre...a cultural venue.
- Theatre...events.
- Its' architectural presence... preserving a sense of place and identity.
- Theater...pit.
- Auditorium...public performances.
- The auditorium and pit...not sure.
- Theater...movies.
- The theatre...performing arts.
- The auditorium, new trades wing including the cafeteria... performance events, comedy, musical and theatrical events.
- Auditorium... An indoor venue Concerts for local bands and community bands due to weather or winter.
- Theater... education, inspiration, cultivating talent.

- The Montgomery theatre... the community
- The theater...a venue
- The theater... Shows, similar to Brunswick's summer theater.
- Montgomery theatre... an independent movie theatre.
- Auditorium... plays, concerts, town events and organizations should be able to rent it out too.
- Theater... Entertainment.
- The theater... the outside brick.
- The auditorium...performing arts.
- The theatre... Community performing arts center.
- Auditorium... Community theater.
- The theater... Movies.
- Pit.
- Pit...community gathering.
- The pit...recreation.
- The pit... reunions/special sporting events.
- The pit...some kind of recreation.
- Pit... Wrestling and gatherings.
- The "pit"...concerts.
- Pit... Inter mural floor hockey in the community.
- The pit... Community dances all genres.
- It's location... small businesses, offices, restaurants, boutiques, breweries and art.
- Location...a k-5 school Main

entrance...education.

- Location...the community.
- The facade... Google: Mcmenamins Kennedy school (adaptive reuse).
- The 1928 main building... housing, community theater, art studios.
- The original building...community use.
- Solid brick work...homes and stores.
- Architecture... Town facilities, police dept. community space.
- The facade...housing.
- The original old building... the police station.
- The old building... police, fire, park, community space.
- Every part... Multiple things: food, drink, entertainment, Airbnb.
- Rooms 104/204, because it provides an incredible vista of the town and the Kennebec river... A public library sort of space where small groups can gather for meetings, or serve as an indoor park.
- Outside...park.
- Green space out front... Public garden with landscaping and seating.
- I don't know the interior space.
- The VOC ed building... adult assisted living with craft and activity rooms.
- Classrooms... retirement homes.
- Footprint... A public safety building.

- Culinary arts... Cooking school.
- The math wing and band room.
- It's old charm... Attracting more visitors to the city of Bath.
- No part.
- Main front entrance... Sadly it doesn't offer much potential.
- The VOC center... community development.

**Figure 19: The grounds surrounding the building have the potential to be used for**

----- or -----.

- Park (6)
- Green space. (2)
- Parking. (2)
- Parking or park space. (2)
- Parking or gardens.
- Beautiful landscaping or a community garden.
- Elementary school or public buildings - police and fire.
- Town houses & condominiums or a park for young families and daycare.
- A youth shelter or community camps.
- A mid town park.
- A park.
- Public gatherings or art installations.
- Small park areas with communal gathering spaces for occupants and visitors or electric vehicle recharging

stations.

- A playground and lawn game area (volleyball, cornhole, etc) or a public garden — it's got great light!.
- Hotel / B&B or movie theater / art space / restaurant / public pool / market.
- A public park or a community garden.
- Picnicking, visiting, flower & flowering shrub plantings or parking.
- Farmer's market or park.
- A park or farmer's market.
- A park/gathering place or, sadly, parking.
- Greenspace or urban gardening.
- Not much; there are barely any grounds to speak of.
- A park, but with landscaping which does not obscure.
- Adult education classes or a community center.
- Rental space.
- Public gardens or a farmer's market.
- Playgrounds or park.
- Something prettier to look at or a child care facility.
- Gardens or peaceful reflection
- Parking or neighborhood playground
- Public garden or Shakespeare in the Park, summer movie screenings
- Perhaps a community garden

# Fill-in-the-blank Vision Statement

■ Community gardens or outdoor art installations.

■ Tranquil neighborhood walking, or an adult exercise playground.

■ More city lots for houses and tax paying residents of Bath.

■ Fire or police.

■ Public garden or basketball courts.

■ Elderly housing or development.

■ A park or a community garden.

■ A nice pocket park.

■ Playground or park and walking trail.

■ Small park with benches and tables or small play area for small children.

■ Lawn chairs or a pool.

■ Community gardens or recreation.

■ Public garden, community garden or park.

■ Parking or green spaces.

■ Park or recreation.

■ Park or a memorial area.

■ Gardens, agricultural learning or children's activity area.

■ A public green space or community flower garden.

■ Recreation or shopping.

■ Mixed use - increasing family housing or and new public safety building.

■ Parks or outdoor dining.

■ Not much.

■ A park or an arboretum.

■ School or housing.

■ Greenfield reuse.

■ Community garden or park.

**Figure 20: I am mainly concerned that \_\_\_\_\_ might lead to \_\_\_\_\_.**

■ Lack of use might lead to vandalism.

■ The building being vacant might lead to Vandalism.

■ The building being empty might lead to vandalism.

■ Demolition.

■ Single/few or exclusively commercial uses might lead to economic fragility.

■ High property prices might lead to Vacancies

■ Condos might lead to too much density in an already dense neighborhood.

■ Some commercial uses might lead to noise and congestion in the surrounding neighborhood.

■ Poor development might lead to a lost opportunity.

■ Using it for anything other than market rate residential might lead to more low income households.

■ Misplaced sentimentality might lead to an unwillingness to convert to a more sustainable form.

■ Delay might lead to the building falling into disrepair.

■ Condo development might lead to Increased housing prices.

■ Being torn down.

■ Morse reform might lead to Condos, nursing home, or low income housing.

■ Old folks homes might lead to Washington Park in Bath.

■ Creating high end expensive condos might lead to leaving the community out.

■ Remodeling might lead to Apartments that are too expensive for our community members.

■ Tearing down parts of the building might lead to waste of existing resources.

■ Public outcry might lead to the property not being used to its full potential.

■ Renovation might lead to loss of the character and historical features.

■ Too much commercial business might lead to the gutting of downtown.

■ People believe redevelopment of Morse can be a financial windfall to Bath and lower property taxes might lead to development into more or higher priced condos than we really need.

■ Renovation might lead to much higher taxes.

■ Condos/apartments might lead to loss of historical detail and use of inappropriate materials.

- Development might lead to change in neighborhood.
  - Low cost housing might lead to deterioration of the building.
  - Excess traffic might lead to speeding and accidents.
  - 
  - Private ownership might lead to exclusivity.
  - A new housing building might lead to an inaccessible community space.
  - Pouring more money into the property might lead to misuse of funds.
  - Development might lead to housing.
  - Improper handling of the plans for reuse might lead to cheapening the image of the city.
  - Relocating the police and fire departments here might lead to increased noise for Cobb Rd and traffic in general on Lincoln.
  - Redevelopment might lead to increased traffic and/or higher property taxes.
  - It will cater to the wealthy people from out of town which might lead to less Bath citizens having a place to enjoy.
  - Development might lead to low income housing.
  - The old building should not be used for anything new.
  - Development might lead to more housing instead of safety.
  - Private ownership might lead to nobody being able to access the ideally-located property.
  - The building might lead to disrepair.
  - Issues about paying for heat in an empty building might lead to making a really bad deal with greedy developers.
  - 100% Housing reuse might lead to overcrowding, noise, and heavy traffic in the neighborhood.
  - Changing this to housing might lead to high density problems - traffic, noise, changing the feel of the area.
  - Waste might lead to higher cost.
  - Selling it might lead to apartments, then it would not be a community building.
  - Business might lead to Traffic.
  - Demolition might lead to destruction of historical landmarks.
  - Unchecked development might lead to too much traffic, not enough parking.
  - Progress might lead to its demise.
  - Move might lead to demolition.
  - Diversity of opinions on use might lead to stalling and deteriorating or vandalizing of the building.
  - Conversion to condominiums or apartments might lead to the site losing its character and integrity as a fondly remembered public venue.
  - Development might lead to unaffordable housing.
  - Low income housing might lead to more crime.
  - The public service building option might lead to an oversized building built to wants and not needs.
  - Low-income housing might lead to increased crime or decreased property values.
  - Building apartments might lead to the building looking like a stereotypical redeveloped building; it also needs to be nice but not too expensive or “yuppified.”
  - A public safety building might lead to increased tax burden on residents due to renovation instead of new construction.
  - Reuse as dense housing might lead to a strain on Bath’s resources and urban decline due to increases in the population while driving down the tax base.
  - The maintenance of the old building might lead to the clinging to old and obsolete traditions that harm members of the community.
- Figure 21: I think \_\_\_\_\_ is the most important thing to keep the same...**
- The façade /building exterior. (17)
  - The original building. (7)
  - Community use/involvement. (6)
  - The Theater/Auditorium. (4)
  - The pit and the Montgomery theatre (both)

# Fill-in-the-blank Vision Statement

- Outside facade, even if the building were torn down and rebuilt
- The facade, theatre, and lawns.
- The scale and appearance of the built structure.
- Selected architecture features (decorative vice structural) to provide a sense of continuity.
- The older/original part of the building.
- The Pit.
- Green space in some form.
- Height variation.
- Nothing.
- The vocational training (newer part).
- None of it, this is not an emotional journey.
- The front entrance.
- Just the old part.
- Take it down and start over...
- The look of the building.
- The feel of the old building.
- The feel of the buildings and grounds.
- Morse.
- The name Morse should be incorporated in the final name.
- It has to go and make a park.
- Neighborhood feel.
- Nothing.

## Figure 22: ... and \_\_\_\_\_ is the most important thing to change.

- The interior (6)
- Use. (5)
- Poor environmental systems.
- Opening space up by razing and rebuilding.
- Purpose.
- Removing the building altogether.
- The Pit.
- Sustainability of systems and materials.
- The exterior of the additions.
- Unsure.
- Nothing.
- The warren-like interconnected additions and old heating systems.
- Parking.
- Accessibility.
- The ugly exterior of the 1968 building.
- The rest of the building.
- Deterioration of the interior.
- Windows.
- The parking situation.
- The VOC side.
- The 1985 addition.
- Energy efficiency while maintaining the lovely facade.
- Get rid of the science wing!

- One cohesive, updated building.
- Transforming the use to something for all of Bath.
- A more creative pubic use.
- Upkeep and fixing systems that don't work.
- The utilities.
- Take down the parts that are falling apart/unfit for use.
- The future for this historic building.
- Free.
- Elevator installation where needed for access of all.
- The usability of the space.
- The insulation.
- Increased family housing.
- Everything else (only the 1928 and 1941 sections are worth saving; the 1969 and 1995 sections are architecturally and sentimentally worthless to me).
- The 1968 addition.
- The building and it's structure.

## Figure 23: In a few years, I look forward to walking past Morse High School on High Street and seeing \_\_\_\_\_.

- It still has a great story.
- Beautiful landscaping/architecture, and vibrant social activity.
- Many people benefiting from the space.
- An inviting park space surrounded

by small townhouses and apartments.

- It is still a vibrant part of the community.
- A wide open green space.
- A well maintained building in a relatively quiet residential neighborhood..
- Shops and restaurants, an art-house movie theater, and maker spaces.
- Morse high school.
- It open to public access.
- Small apartments, green space, young couples and elderly people residing there, a small coffee shop, and my small office with a shared conference room for meetings.
- A myriad of small businesses, possibly some public safety spaces, some smaller living quarters, well-maintained green spaces, bike racks, and a well-maintained sidewalk spooling out in front of me.
- It utilized and contributing to the tax base.
- A multi-use, multi-generation hub with sufficient parking that incorporates the civic pride our community has in Morse.
- It still there being used.
- Many people enjoying what is being offered inside the building.
- A place where people of all ages, races, and orientation are welcome. It should be a mix of both private

and public spaces. Something similar to: McMenamins Kennedy School in Oregon.

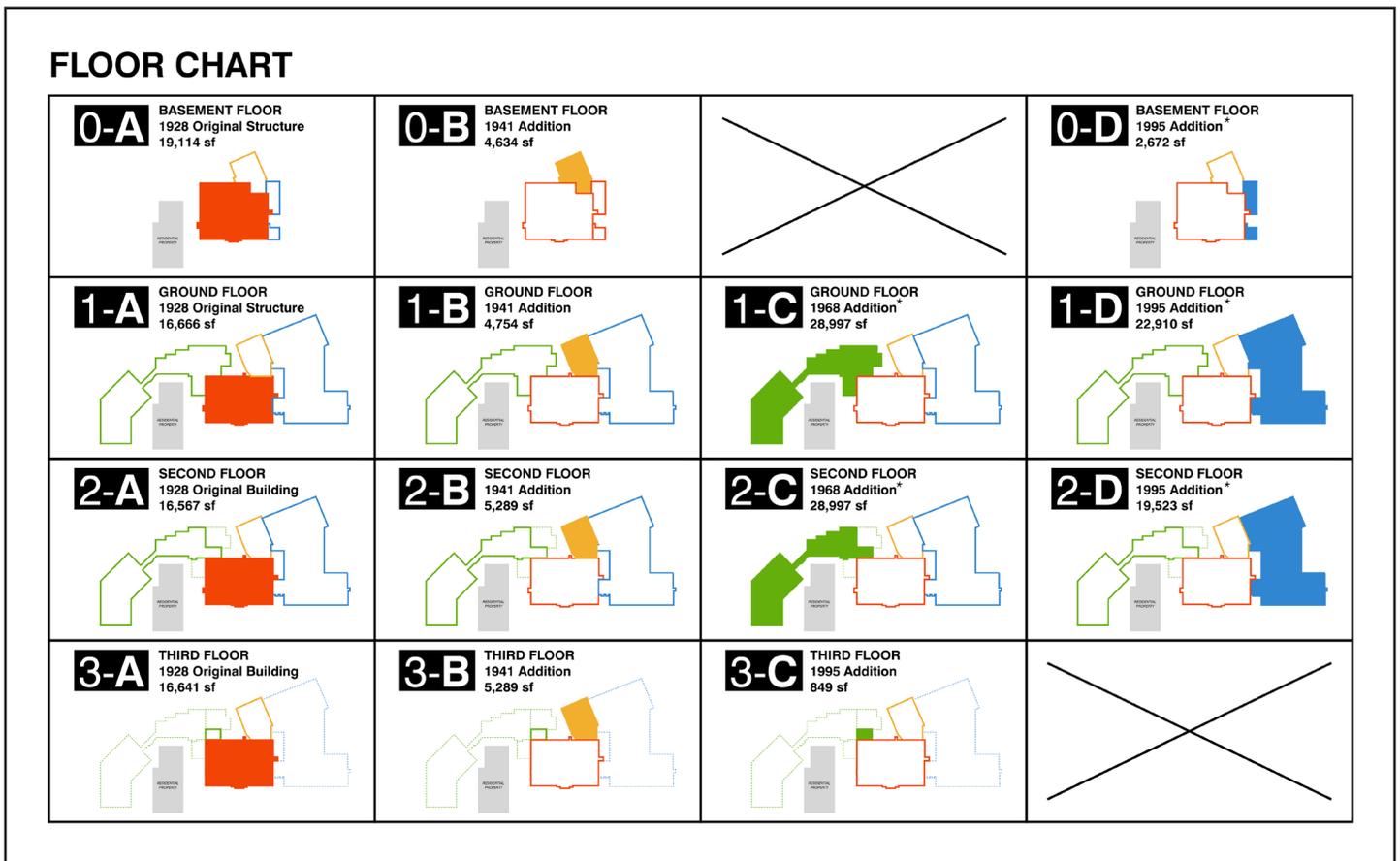
- A mixed vital mixed-use community space, with a performing arts center, spaces for workshops and indoor sports, and perhaps some senior and affordable living spaces. It's a historic building and should not be redeveloped for the wealthy, and the legacy of spaces like the theatre should remain in use.
- Folks sitting on the front lawn.
- People sitting out front enjoying the landscape and one another.
- A thriving property that still brings back fond memories.
- The original facade of the 1928 building, with life inside.
- People from all walks of life living in and using the building.
- A completed, efficient, optimized, and complete project.
- It being used in such a way to provide income for the community.
- Shining, and serving as a place for folks to come together and learn.
- Either apartments or a combination of interactive business and services.
- A place where the community can gather.
- Restored and in good condition.
- It used for community activities.
- The building renovated and contributing to the people of Bath.
- Families living there in affordable, eco-friendly units and stores thriving.
- A dynamic use of an historical building.
- A community space and accessible town facilities..
- Trees and public gardens.
- Students.
- People inhabiting the space.
- A much needed public service structure.
- An old friend.
- It filled with happy people. My preference for housing would be senior housing.
- My neighbors and local businesses.
- Community engagement.
- People walking around it and in and out all day.
- Homes and municipal offices.
- A new public safety building or individual tax paying resident's homes.
- A beautiful traditional fire station.
- A new public safety building (police and fire) with a lot of community involvement in and around it like basketball courts and the pit or gym where people can be safe and have fun and then a large community garden where people can plant vegetables from nearby apartments all while being safe and interacting with our public safety personnel a short walk from downtown.

# Fill-in-the-blank Vision Statement

- People relaxing on the new patios and grounds.
- A well-cared-for former school that has been transformed to something else, whether it is a police and fire station or something that is mixed use commercial and civic.
- A site that encourages civic pride and a place of community activity.
- A beautiful old building used for police and fire, and a lovely park.
- Something that is recycled, reused and affordable for the community. You have a tough decision to make. Best of luck to you all.
- A joint elementary school with a proper bus loop and playground.
- Activity and people of all sorts, enjoying the space.
- An arts center.
- A vibrant community gathering venue with housing and small businesses.
- A calm, neighborhood atmosphere, with a variety of people, of many nationalities and ages, living together.
- The historic facade unchanged.
- Happiness.
- Change.
- A vibrant, useful building focused on the various needs of the community of Bath.
- A center for community recreation or retail that continues to serve the young people of Bath and the surrounding areas.
- Children, seniors, and gardens.
- Visitors and locals enjoying a cup of coffee out on a large community patio with local businesses selling unique items inside.
- A vibrant repurposed site.
- Residents and visitors using and enjoying the space and all that the building has to offer.
- Morse high school under a different form (reinvented to fulfill realistic needs of the Bath area).
- A park, with a playground and occupied business and retail units.
- Kids playing.
- A financially healthy, clean residential neighborhood of well kept single family homes.
- A new building that may be our municipal services or something like that.
- Homes, businesses, restaurants.



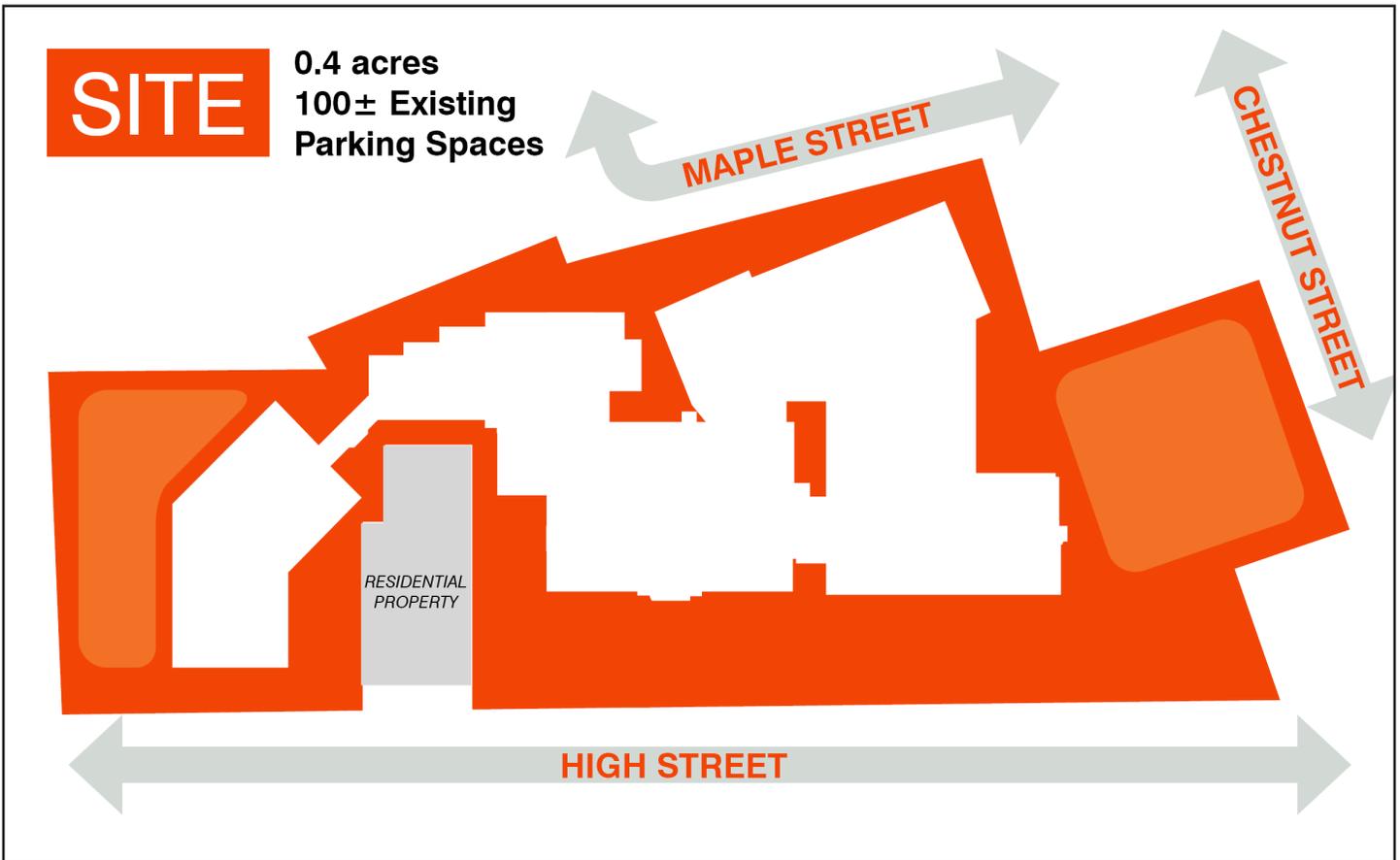
# Future Uses Survey



*These diagrams were provided in the survey as reference to the building and site layout.*

-  = 1928 Original Structure
-  = 1941 Addition
-  = 1968 Addition
-  = 1995 Addition

*\*In the survey, the construction years for the "green" and "blue" wings were mistakenly swapped in this graphic, but since participants responded to the visuals, the results displayed are accurate. The key to the left shows the proper construction year for each wing.*



## Future Uses Survey All Voting Results |

High Number of Votes	Low Number of Votes
----------------------	---------------------

# Desirability

Highly Desirable
Desirable
Neutral
Undesirable
Highly Undesirable

PUBLIC SAFETY					
					
Fire Station	18	15	23	14	11
Police Station	17	17	22	14	11
BUILDING					
Housing Units	22	22	14	7	16
Small Office Space	12	33	21	7	5
Café	19	27	20	7	7
Restaurant	17	15	23	15	10
Home Furnishing Store	5	8	18	23	25
Clothing Store	4	11	19	21	22
Jewelry Store	2	6	23	24	22
Bookstore	11	21	18	11	14
Maker Space	21	14	20	8	12
Artist Studio Space	14	27	18	10	8
Artist Live-Work Space	13	26	15	8	12
Art Classrooms	10	26	25	6	8
Art Gallery	8	21	24	12	11
Performance Space	22	21	15	9	15
SITE					
Small Plaza	8	21	24	12	11
Community Park	39	22	9	7	5
Community Garden	30	28	8	9	5
Improved Streetscape	25	26	16	8	5
Parking	8	8	27	17	19
Market Space	19	17	24	11	10
Playground	19	28	18	10	5
Public Art	18	23	22	6	11

Future Uses Survey All Voting Results |

High Number of Votes

Low Number of Votes

# Location

Housing Units  
 Small Office Space  
 Café  
 Restaurant  
 Home Furnishing Store  
 Clothing Store  
 Jewelry Store  
 Bookstore  
 Maker Space  
 Artist Studio Space  
 Artist Live-Work Space  
 Art Classrooms

BASEMENT LEVEL														
<b>0-A</b>										21				5
<b>0-B</b>										18				
<b>0-D</b>										15				
GROUND LEVEL														
<b>1-A</b>		18	25	18	7	10	9	16	8	14	11	15	13	
<b>1-B</b>		13	15	11	6	8	10	9	12	12	14	10	4	
<b>1-C</b>		27	26	23	14	9	8	15	15	16	18	15	6	
<b>1-D</b>		22	26	23	15	15	11	19	8	16	12	10	9	
SECOND LEVEL														
<b>2-A</b>	25	14								15	11	14		
<b>2-B</b>	19	13								15	13	8		
<b>2-C</b>	30	25								19	19	14		
<b>2-D</b>	27	19								18	17	11		
THIRD LEVEL														
<b>3-A</b>	25	13								18	16	15		
<b>3-B</b>	20	10								19	16	10		
<b>3-C</b>	13	12								13	16	10		

# Future Uses Survey | Public Safety

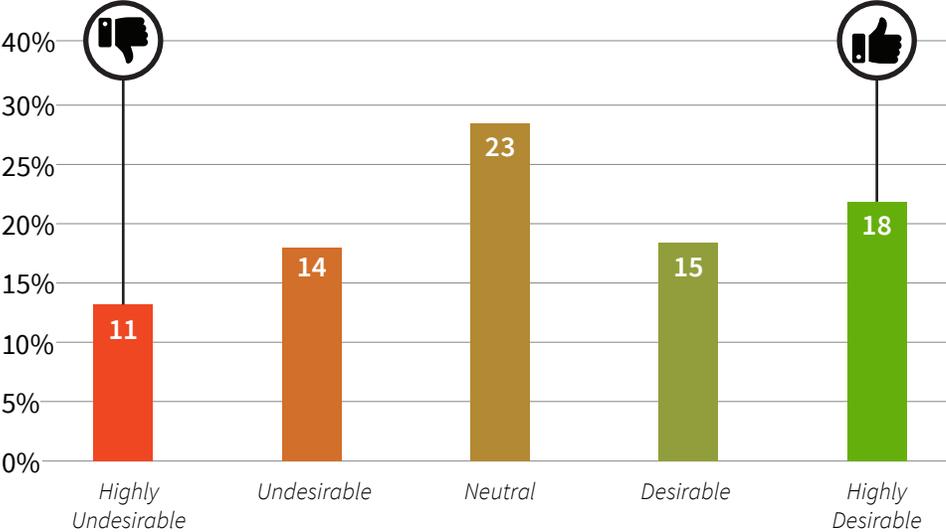


Figure 25: **What are your thoughts about relocating the Fire Station to the Morse High School site?**

- Consolidating services is great and the current location(s) can be used for more "market" applications such as housing and commerce.
- A fire station could be a good use if the building is not used for combining elementary schools.
- A fire station would detract from residential uses.

***It would be a fine use of part of the building, but only in such a way that the theatre wouldn't be harmed.***

Figure 24: **Would you support the relocation of the Fire Department to Morse High School.**



- What a great idea!
- It depends on how great the need is. I think a fire station is not likely to be the best use of the space. I suppose it might add value if the redevelopment is, in total, a consolidation of public services - police, fire, city admin, etc. Otherwise it seems like an odd fit - I'm not sure what other uses (commercial/residential) could realistically be paired with a fire station.
- Why is it necessary?

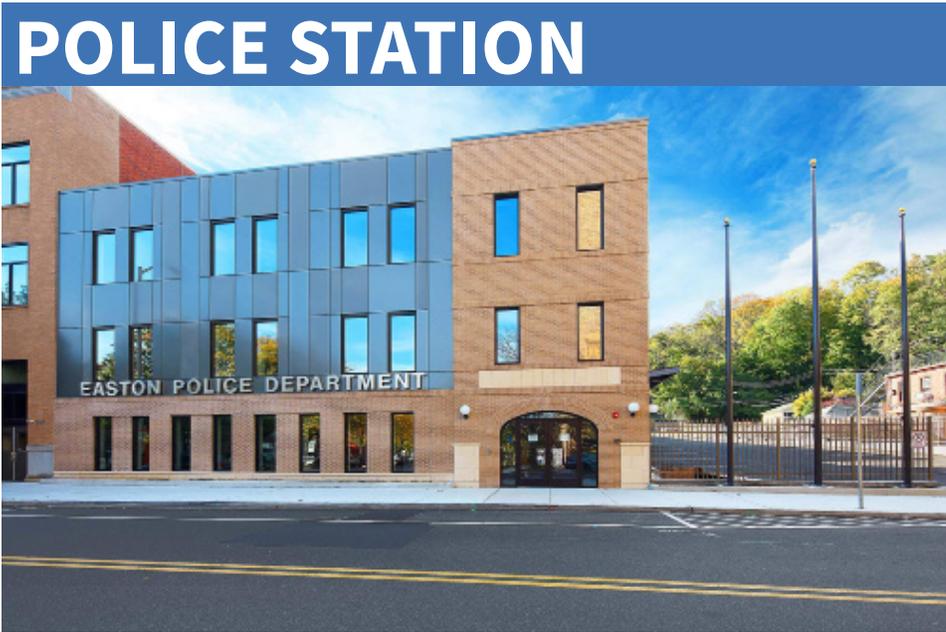


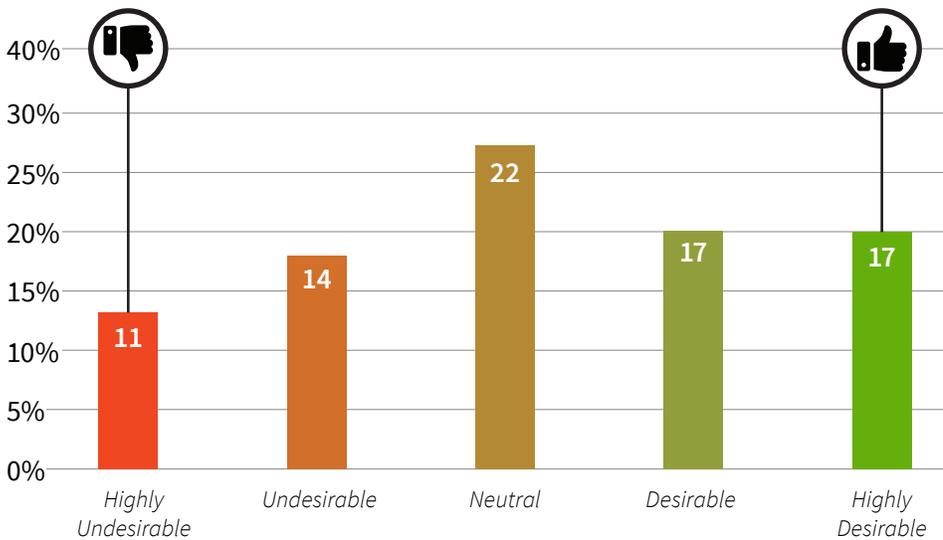
Figure 27: **What are your thoughts about relocating the Police Station to the Morse High School site?**

- A police station could be a good use if the building is not used for combing two public schools.
- A police station would detract from residential use.

***That makes more sense, though that might limit the multi use options somewhat; some people might be turned off by living adjacent to the police department.***

- The site of Morse would make a great public safety hub right in the middle of the city, accessible to everywhere.
- I definitely do not want to do this.
- Similar to the fire station concept, if there is a significant need for a new police station - perhaps it is justifiable. Again, I assume that this redevelopment idea would need to be a part of a larger effort to consolidate services. It doesn't seem to be the best use - and it would create an empty property downtown.

Figure 26: **Would you support the relocation of the Police Department to Morse High School.**



# Future Uses Survey |

## Public Safety

### Continued: What are your thoughts about relocating the Fire Station to the Morse High School site?

■ If it's a need, sure. But if the cost to remodel MHS into a usable space for the FD is more than an upgrade to the current one, no.

■ Not if they tear it down.

■ What will we do with the old firehouse?

■ I was not aware of the need until I read this report. I feel strongly that our fire department should get what it needs for sure and I also think that it should be part of a larger concept for the neighborhood i.e. Don't just move the fire station without a better understanding of how the surrounding blocks, houses, traffic flow will be impacted. Then what becomes of the fire station building?

■ This could be a great idea.

■ For part of the building, sure. At least that's a good idea if the FD feels they need a different space.

***Definitely not! I love the current fire station. Tell people to stop having so many fires so we don't need a bigger space.***

■ Anything that destroys the integrity of the building - the gyms, workshops, and theatre - is a horrible option.

■ I think it's a fine idea to combine police and fire, but is such a large space necessary, or is this change for the sake of change?

■ Good grief. Where would you put it?

■ This would probably require more demolition that would be cost-effective. It would probably be better to find a more suitable location and build new... Moving the fire station a few hundred feet will not help much in terms of the traffic situation.

■ Do we really need to? Is the present location of the fire station not meeting their needs?

■ It might be ok if it is located in one of the new "wings."

■ I think it is a fine idea.

■ I do think the current fire department space is tight. I would like more information on where it would be placed in MHS.

■ Why tear down a perfectly built building that could be reused for housing? The fire dept needs to go someplace where they can build without destroying the Morse school.

■ It seems like it would require a reasonably large investment of public funds to retrofit the building to contain the vehicles.

■ Great.

■ What's wrong with it's current

location? Is the wife beater still working there? That's a bigger concern.

■ No.

■ This would solve a lot of future problems.

■ It's a possibility but housing is more needed.

■ I would like to know why this is necessary?

■ It seems there's not really enough space for the Bath FD, correct?

■ If you are going to have apartments and businesses there, the sirens from the fire station would be really annoying and disruptive.

■ I think the library end could be effectively integrated into this use.

■ Great idea!

■ It is viable.

***Centrally located for good response times. Can access Bath quickly.***

■ Its definitely needed, the current site is outdated and too small. However the concept drawn above does not fit the community at all!

■ I think it's a necessity that we need to be prepared for in coming years and we should plan for the future instead of turning it into more apartments.

■ I like it. The current station is small.

■ It would give them a lot more space, and have no effect on the neighborhood since it would only move 3 doors over. The current fire station is a great neighbor.

### ***Great idea. They need the space.***

■ What is wrong with where they are? Why move?

■ Clearly a new station is needed. The old fire station site would be easier to sell and change to residential use.

■ That's a great idea. Great space to accommodate the department.

■ Yes.

■ No.

■ I think the area near the new high school would be more appropriate.

■ I prefer to have MHS reuse add to the tax base and provide modest housing and office space. It could also be incubator space.

■ There would be too much noise for the neighborhood; we had enough with the school and traffic for years.

■ I feel that the Morse high school site is too large and the space could be utilized for other purposes such as bringing more business to Bath.

■ It makes sense to update the existing facility - especially as the existing fire station site would then be available for housing.

■ While not my first choice (I live around the corner so I would rather see restaurants, stores or events that I can walk to and enjoy), I can't argue the benefit of having a fire station nearby!

■ That design concept is absolutely atrocious-looking. If it looks anything like that, my vote would go to "highly undesirable."

■ The surrounding surface streets do not support the current operation, and will not support expanded and future growth of the department.

■ The fire station seems fine now.

■ I think it's a good idea.

■ Relocating many central city services to one place is a good idea.

■ They should have a new building, and add the police department as well.

### **Continued: What are your thoughts about relocating the Police Station to the Morse High School site?**

■ It is unnecessary.

■ Not if they build new. Keep the building.

■ Make the current police station more parking!

■ I was not familiar with the needs of the police station until getting this report. I would be open to understanding those needs and seeing how they would be met. I think that for this residential setting, a collection of small businesses and residential units makes more sense and is what I would want in my neighborhood.

### ***It would be great for the community***

■ I wouldn't be opposed to the police department occupying part of the building. This image also looks much better than the super modern "car dealership" image for the fire station.

■ No. We don't need more policing. We need more community.

■ I think it's a fine idea to combine police and fire, but is such a large space necessary, or is this change for the sake of change?

# Future Uses Survey |

## Public Safety

■ Though more practical than the fire department relocation proposal, I don't think it's necessarily the appropriate time to invest money in this project.

■ No. (2)

■ Doesn't the present police station have a problem with the water table? If the police station was located at Morse, their station could be torn down and a parking garage built, where people could pay for parking and recoup some of the money to build it.

■ This might be ok if in one of the "new" wings.

■ This would also be a fine idea.

■ I think it is a good idea to combine fire and safety. Again, i would be interested where the PD would be housed.

■ I would support this if they did not change the outside of the building and only made changes on the inside.

■ It is viable.

■ Great!

### ***What's wrong with their current location?***

■ This would stand out too much - although police are certainly important, I think a more out-of-the-way location would be better.

■ Seeing the condition of the current Bath PD, i would love to see them

relocate to Morse but, again, it seems the property doesn't meet all their needs.

■ I think having police around your business or your apartment is also undesirable. Everyone would be worried about their involvement in their daily lives. I think it is important for them to have their own building.

### ***I would love to have a police station in the neighborhood.***

■ I think its current location is adequate and preferable. There is room to expand although I don't see that as necessary in a town which is not growing in population.

■ Great idea!

■ I would prefer a public safety building.

■ The current station is falling apart. The Morse site would make a perfect central location! Again the concept drawn above is hideous and doesn't match the city.

■ I can picture it. It could work.

■ I think it would be a great use for the original building.

■ This could be a good use of the space.

■ No - they should be downtown. Why do they have to move?

■ Would there be a way to make the

building a shared municipal building with fire, police, and Sagadahoc county emergency services?

■ This is also a good idea to have a central location for services.

■ Yes.

■ Unlike the fire station, the police station could access a small portion of the school, a suggestion would be the parking lot side that could access chestnut street.

■ It would be nice to have the police station centrally located, but the building is too large to be only that. Also, the original 1928 building should remain accessible, especially the theatre.

■ This would be too much of a disturbance to the neighborhood.

### ***I support the police station but i also feel that the space is too large and could be used for something better.***

■ This would update the existing facility and combine both public safety departments into one site. At the same time - based upon the current conversations about policing, perhaps reimaged facilities would become practical. Finally the current site of the police department could then be developed into mixed use housing and commercial space that

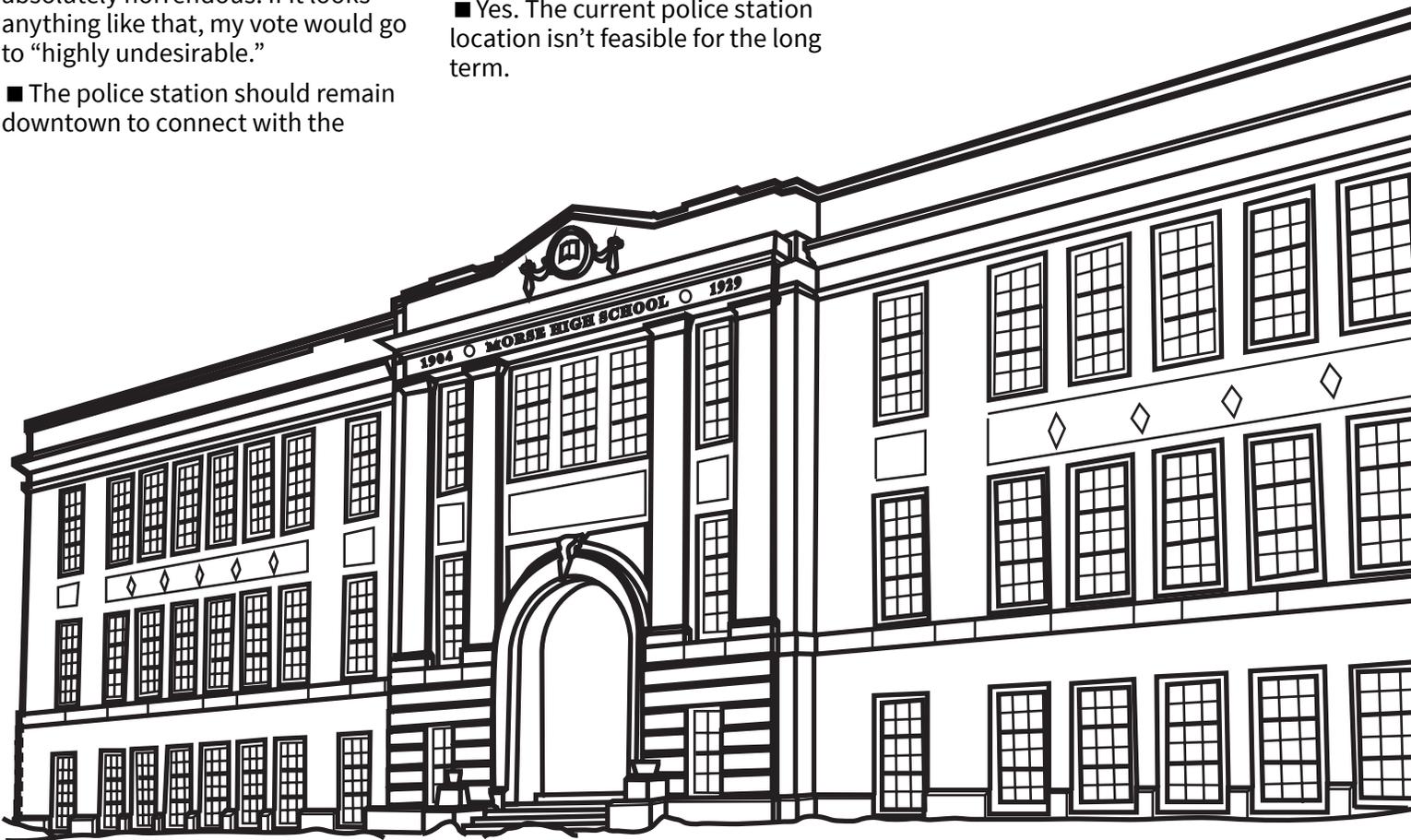
would densify Bath's commercial downtown

***I like that it would make the neighborhood feel safe, but it would not be my first choice.***

- That design concept also looks absolutely horrendous. If it looks anything like that, my vote would go to “highly undesirable.”
- The police station should remain downtown to connect with the

community directly in that area and be visible. That building should be either renovated and expanded, or razed and rebuilt. Temporary space could be available at the high school for the police while this project is underway.

- The police station is fine. A prominent location is not needed.
- It's a great idea - the existing one is poorly sited and structurally flawed.
- Yes. The current police station location isn't feasible for the long term.



# Future Uses Survey | Building

## HOUSING UNITS

1,100 - 2,400 sf

1.75 parking spaces required per unit



Figure 29: Please indicate which parts of the building you think would be suitable for housing units.

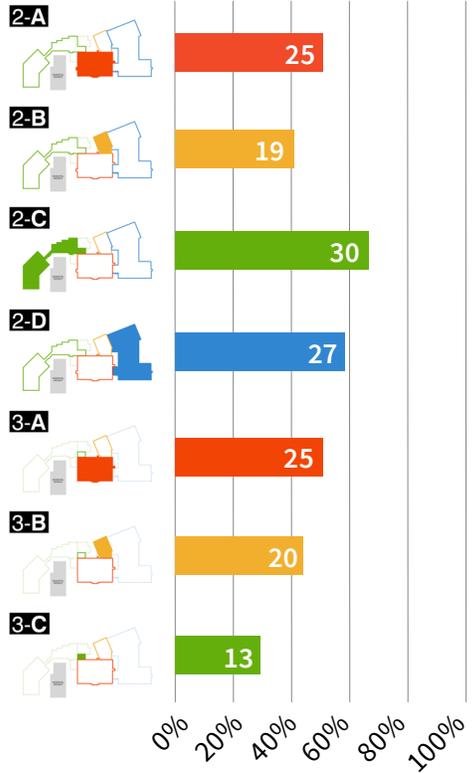
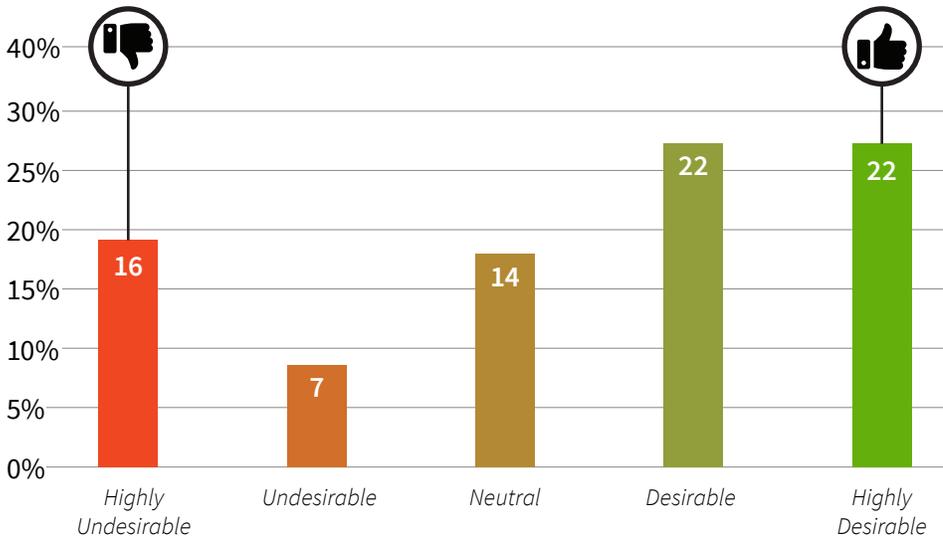


Figure 28: Please indicate your preference toward reusing part of Morse High School for housing units.



# SMALL OFFICE SPACE

650 - 3,000 sf

2 - 12 parking spaces required

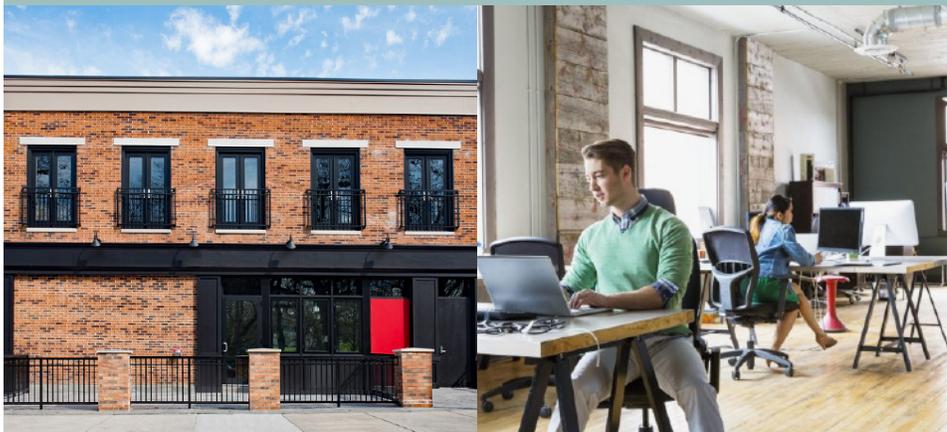
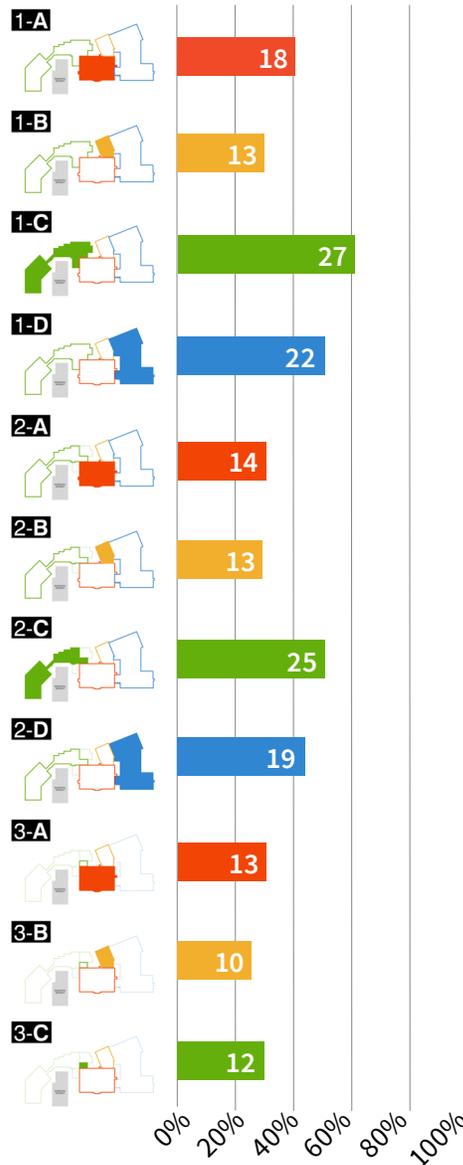
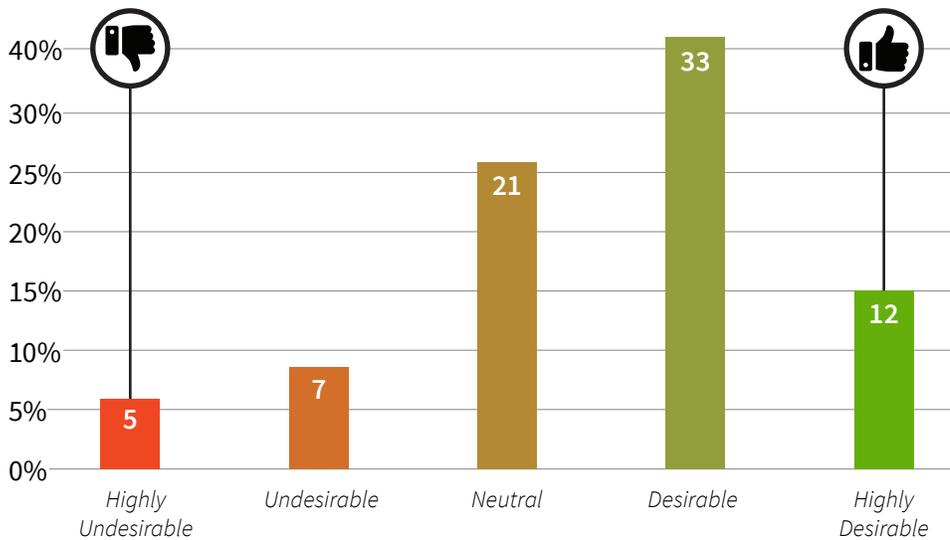


Figure 31: Please indicate which parts of the building you think would be suitable for small office space.

Figure 30: Please indicate your preference toward reusing part of Morse High School for small office space.



# Future Uses Survey | Building

## CAFÉ

1,200 - 2,000 sf

12 - 20 parking spaces required



Figure 33: Please indicate which parts of the building you think would be suitable for a café.

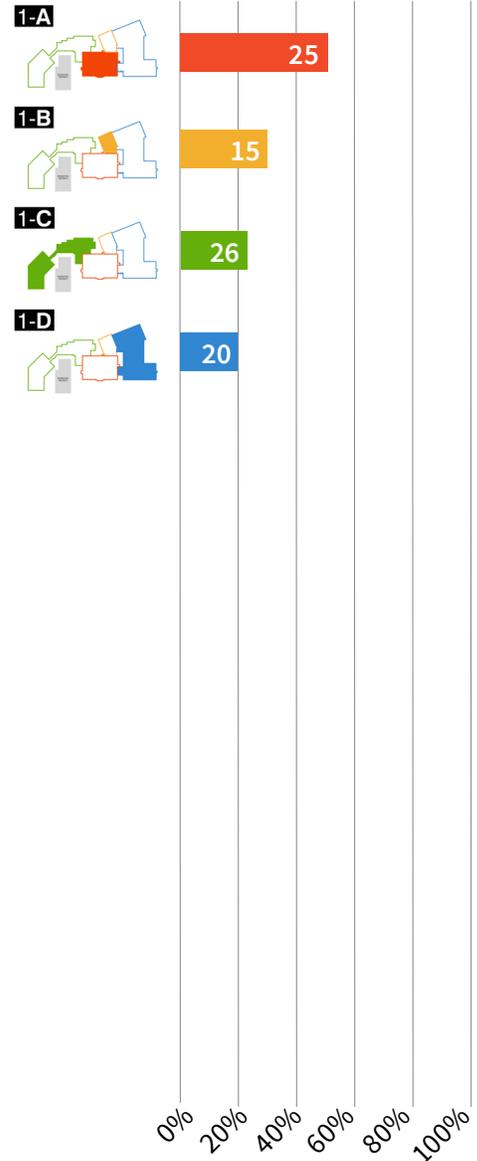
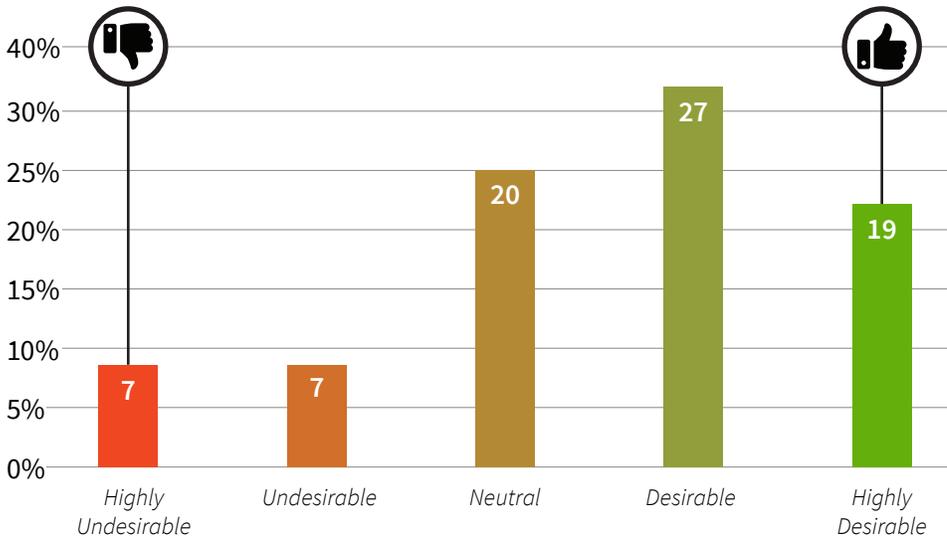


Figure 32: Please indicate your preference toward reusing part of Morse High School for a café.



# RESTAURANT

2,500 - 3,500 sf

25± - 35± parking spaces required



Figure 35: Please indicate which parts of the building you think would be suitable for a restaurant.

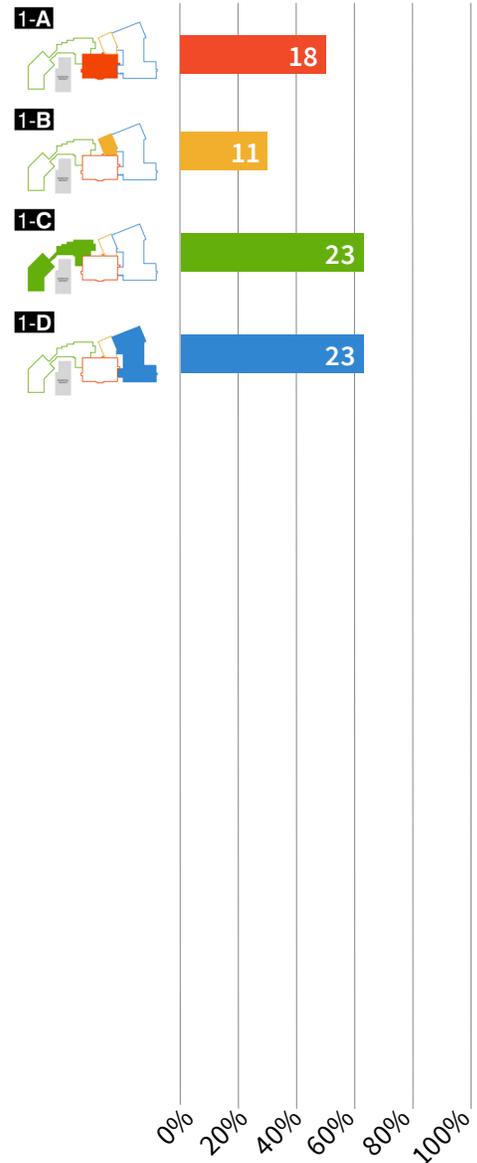
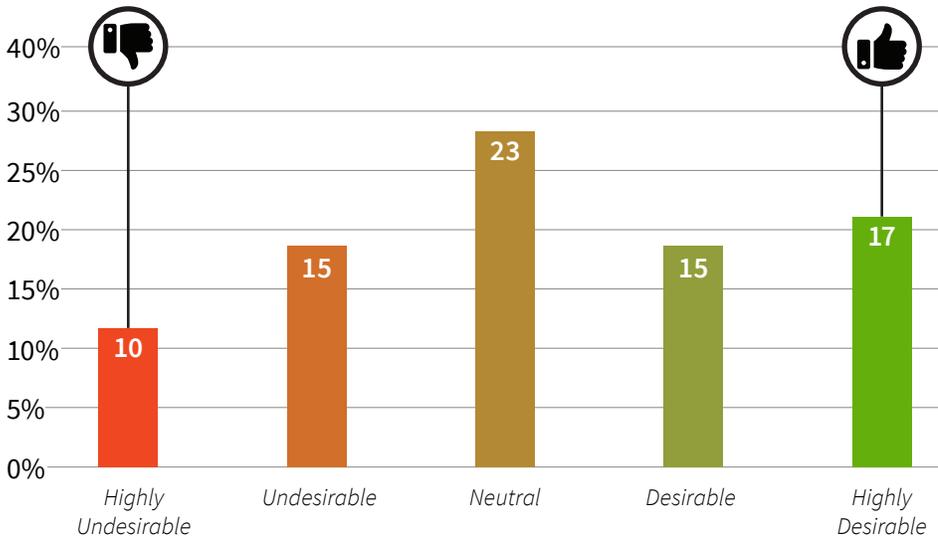


Figure 34: Please indicate your preference toward reusing part of Morse High School for a restaurant.



# Future Uses Survey | Building

## HOME FURNISHING STORE

3,000 - 5,000 sf

15 - 25 parking spaces required



Figure 37: Please indicate which parts of the building you think would be suitable for a home furnishing store.

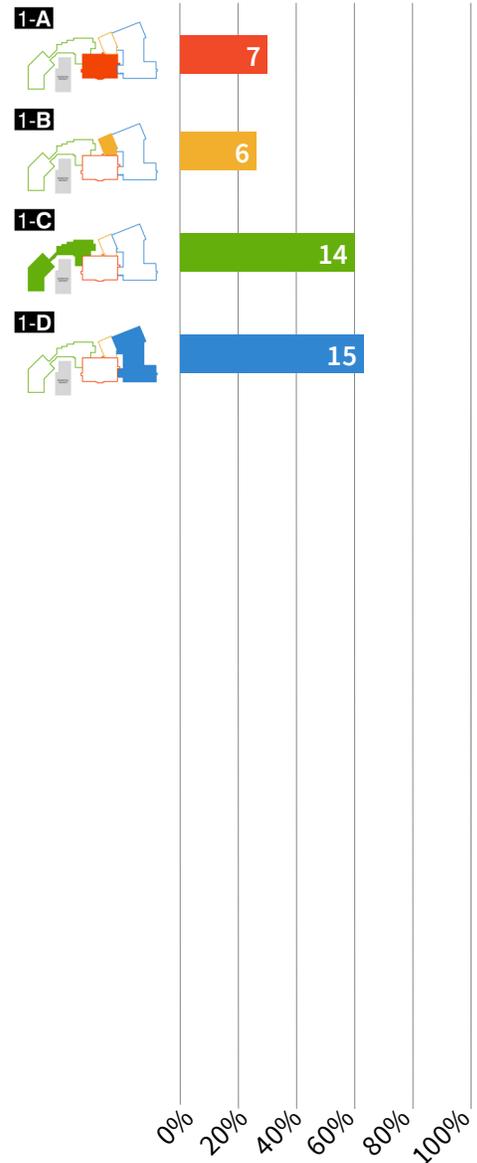
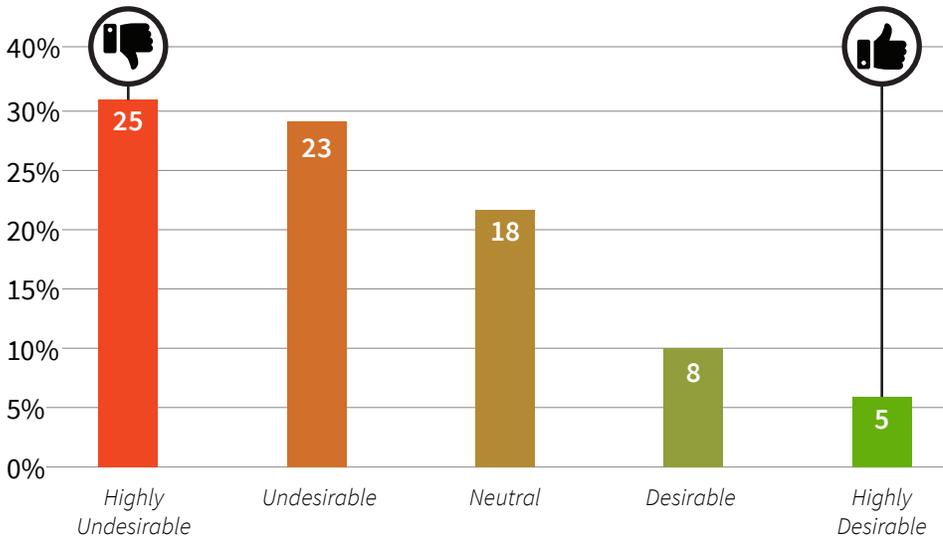


Figure 36: Please indicate your preference toward reusing part of Morse High School for a home furnishing store.



0% 20% 40% 60% 80% 100%

# CLOTHING STORE

1,600 - 2,500 sf

8 - 13 parking spaces required



Figure 39: Please indicate which parts of the building you think would be suitable for a clothing store.

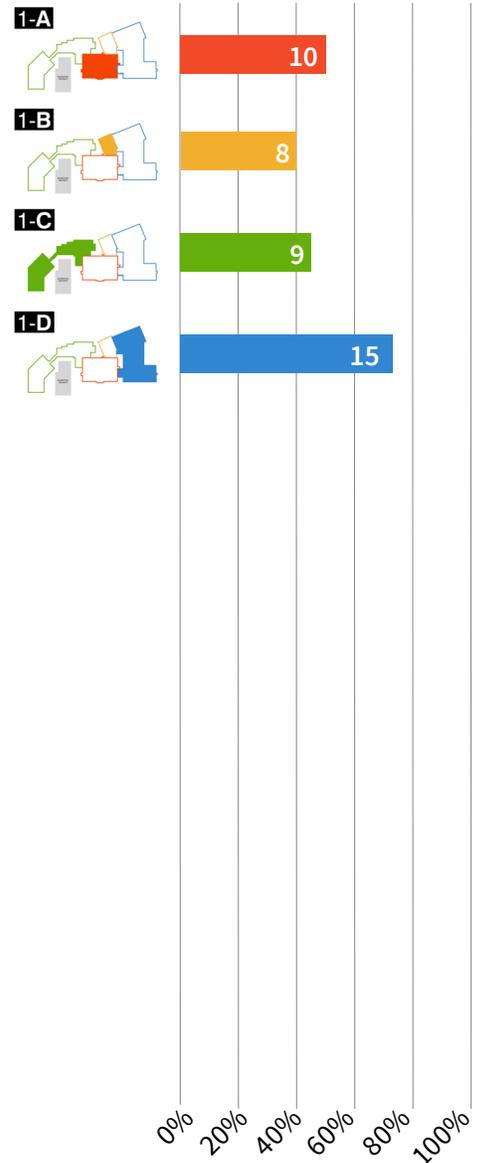
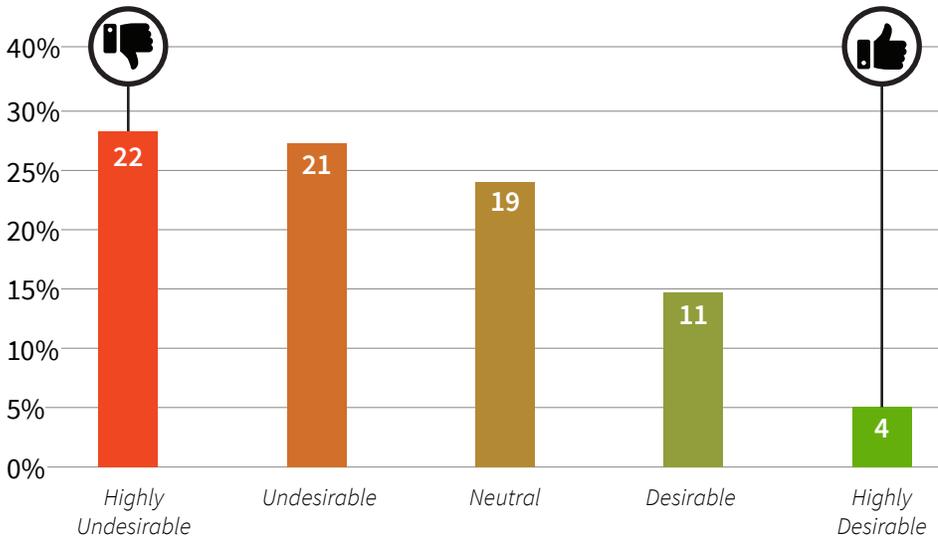


Figure 38: Please indicate your preference toward reusing part of Morse High School for a clothing store.



# Future Uses Survey | Building

## JEWELRY STORE

500 - 800 sf

3 - 4 parking spaces required



Figure 41: Please indicate which parts of the building you think would be suitable for a jewelry store.

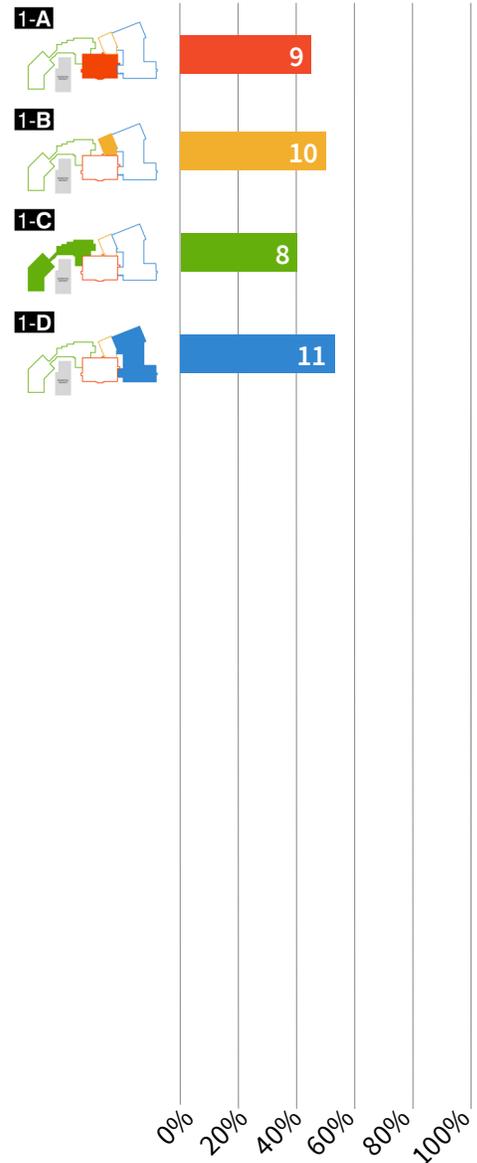
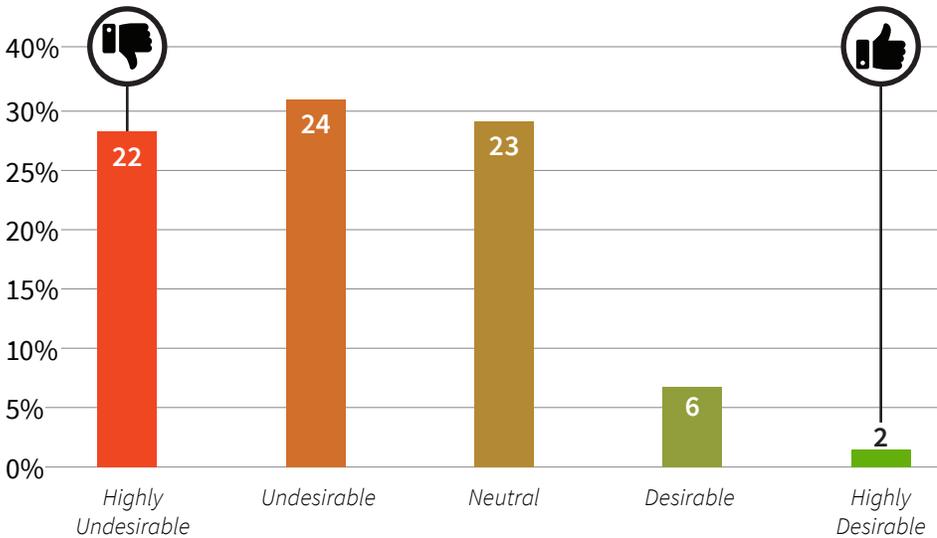


Figure 40: Please indicate your preference toward reusing part of Morse High School for a jewelry store.



# BOOKSTORE

1,000 - 1,500 sf

5 - 8 parking spaces required



Figure 43: Please indicate which parts of the building you think would be suitable for a bookstore.

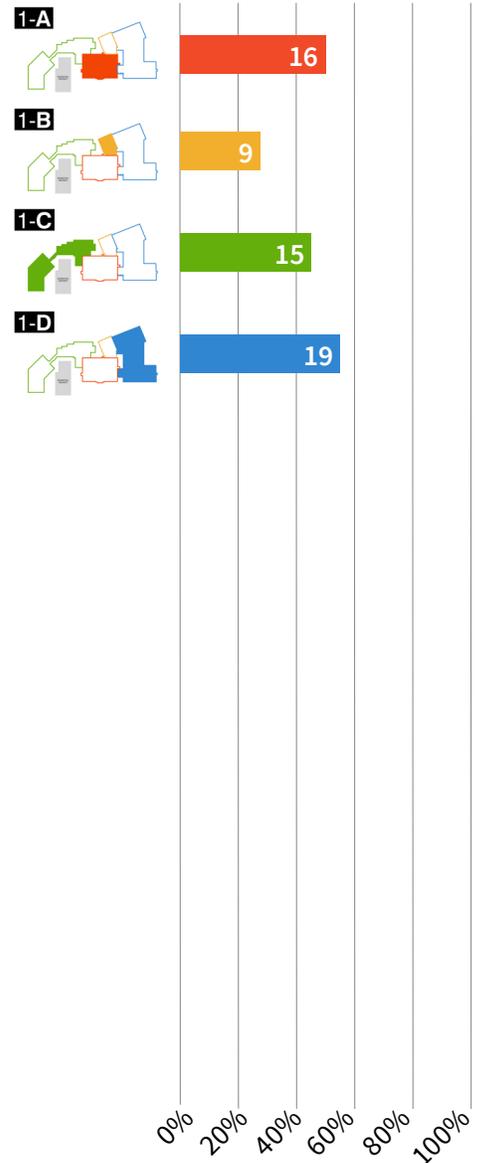
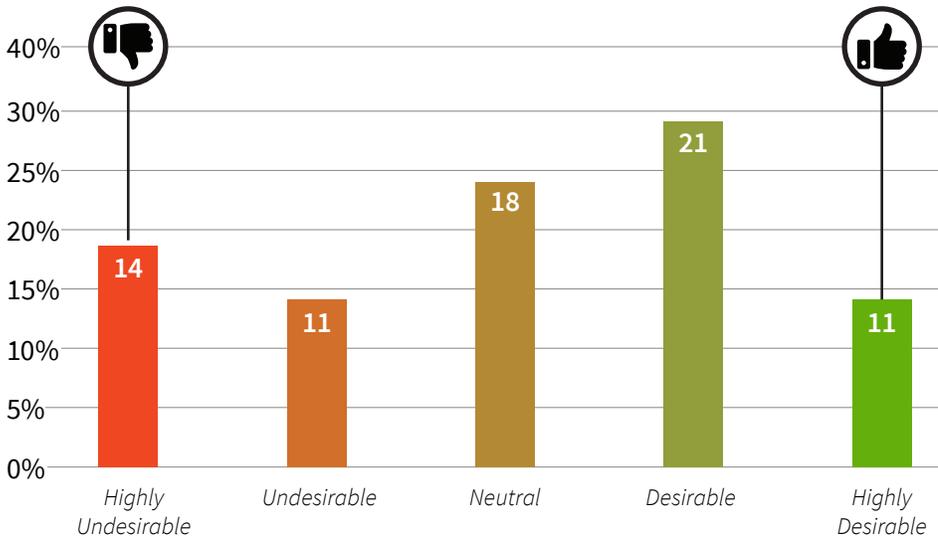


Figure 42: Please indicate your preference toward reusing part of Morse High School for a bookstore.



# Future Uses Survey | Building

## MAKER SPACE

1,000 - 3,000 sf

4 - 10 parking spaces required



Figure 45: Please indicate which parts of the building you think would be suitable for a maker space.

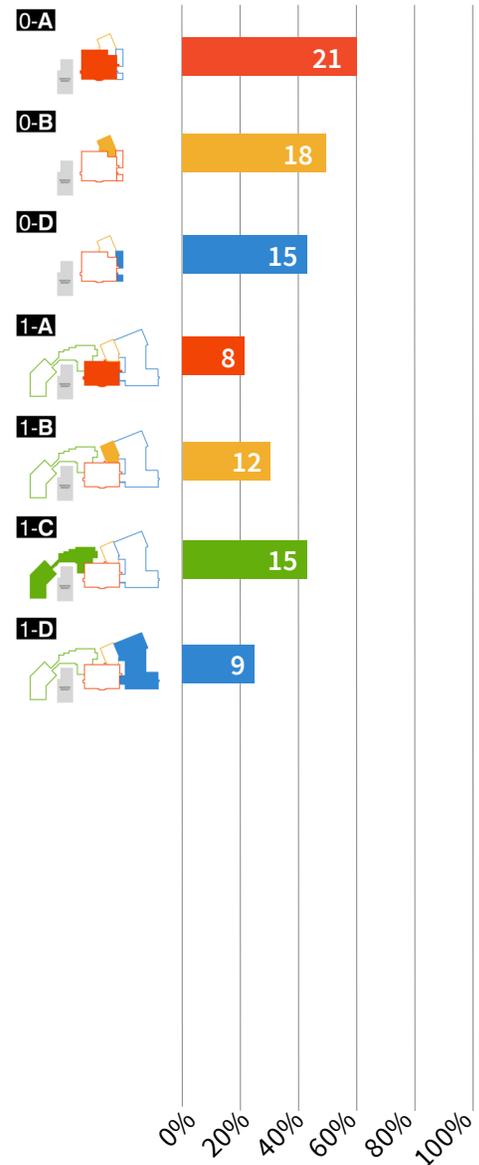
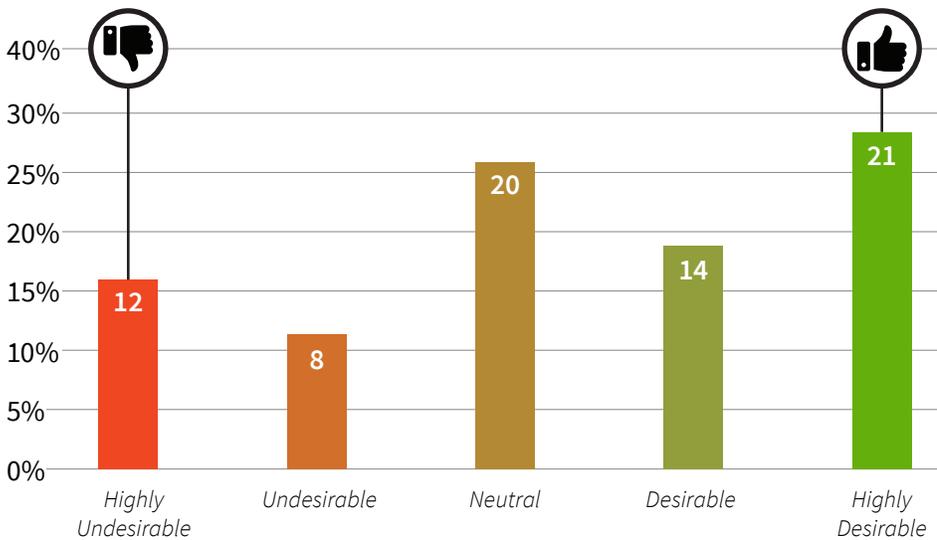


Figure 44: Please indicate your preference toward reusing part of Morse High School for a maker space.



# Artist STUDIO SPACE

400 - 1,000 sf

2 parking spaces required



Figure 47: Please indicate which parts of the building you think would be suitable for artist studio space.

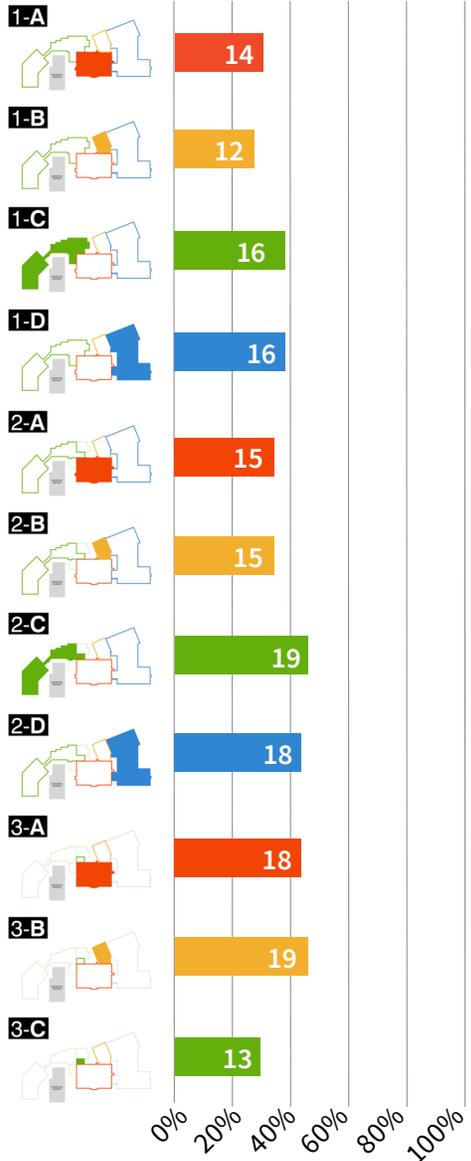
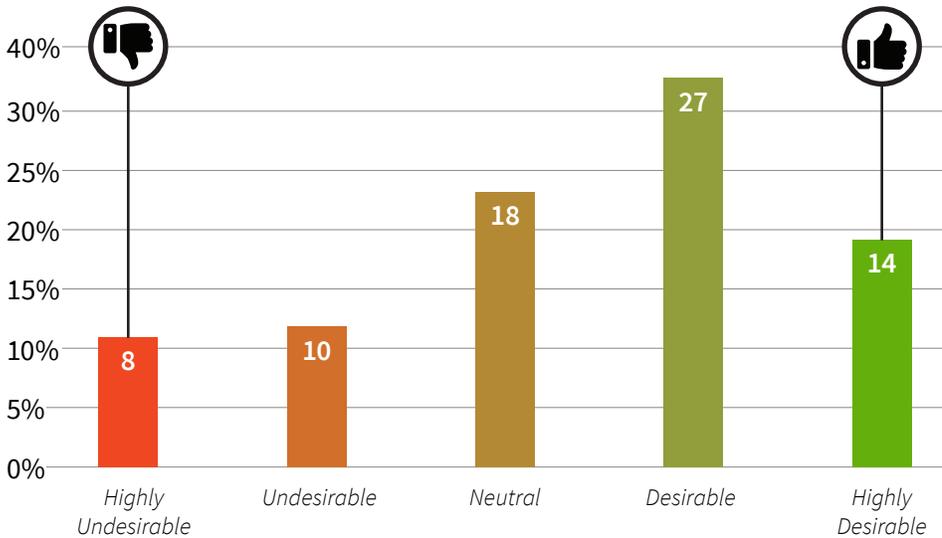


Figure 46: Please indicate your preference toward reusing part of Morse High School for artist studio space.



# Future Uses Survey | Building

## Artist LIVE-WORK SPACE

800 - 2,000 sf

2 parking spaces required



Figure 48: Please indicate your preference toward reusing part of Morse High School for artist live-work space.

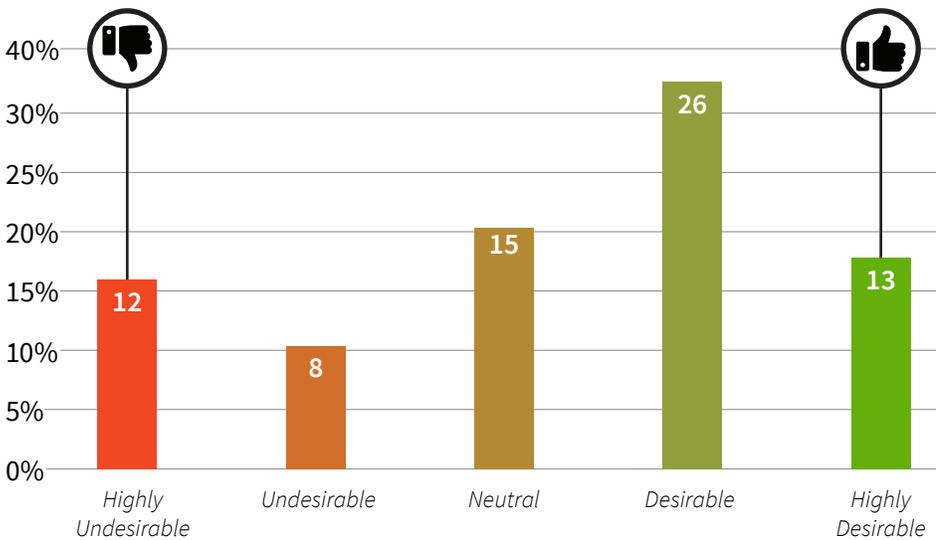
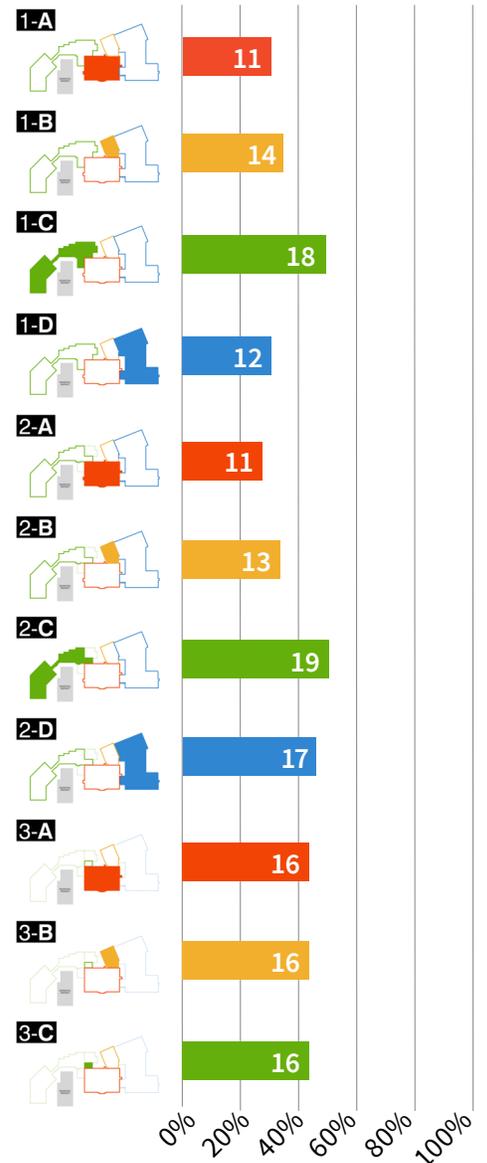


Figure 49: Please indicate which parts of the building you think would be suitable for artist live-work space.



# ART CLASSROOMS

1,000 - 1,500 sf

4 - 5 parking spaces required



Figure 51: Please indicate which parts of the building you think would be suitable for art classrooms.

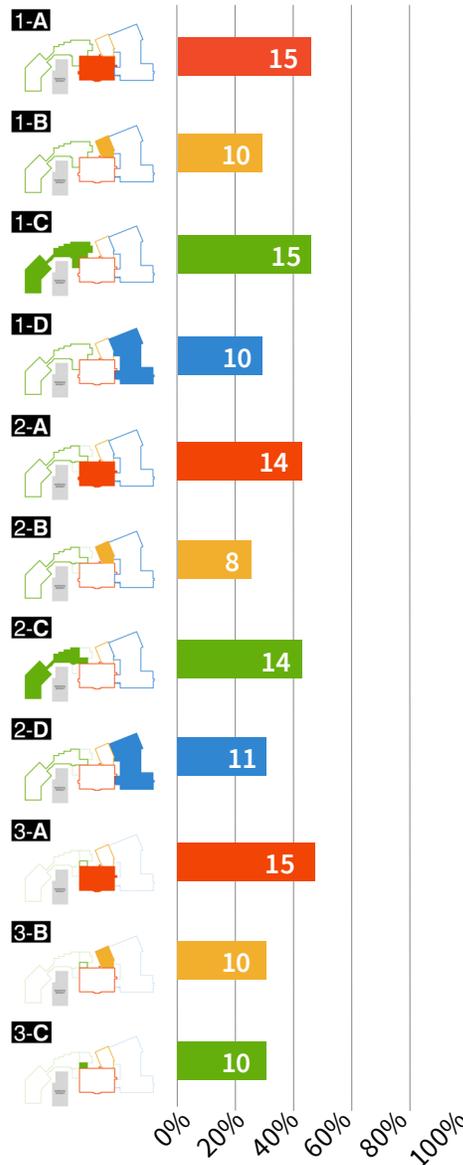
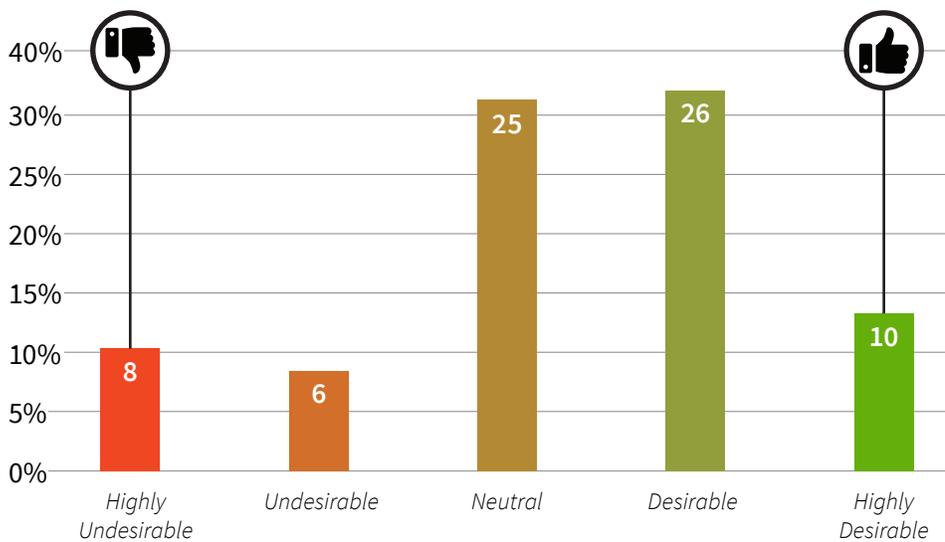


Figure 50: Please indicate your preference toward reusing part of Morse High School for art classrooms.



# Future Uses Survey | Building

## ART GALLERY

2,000 - 3,000 sf

7 - 10 parking spaces required



Figure 53: Please indicate which parts of the building you think would be suitable for an art gallery.

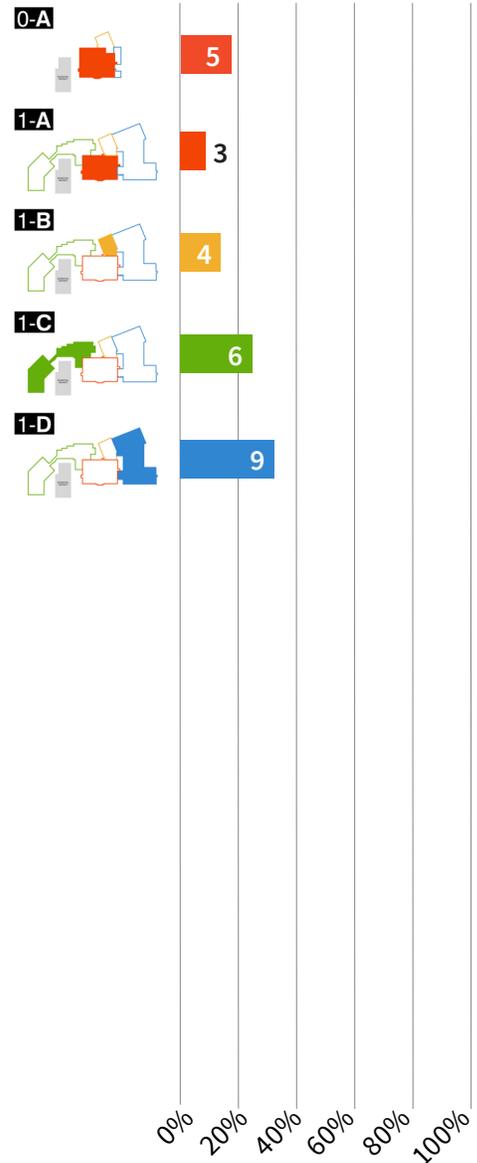
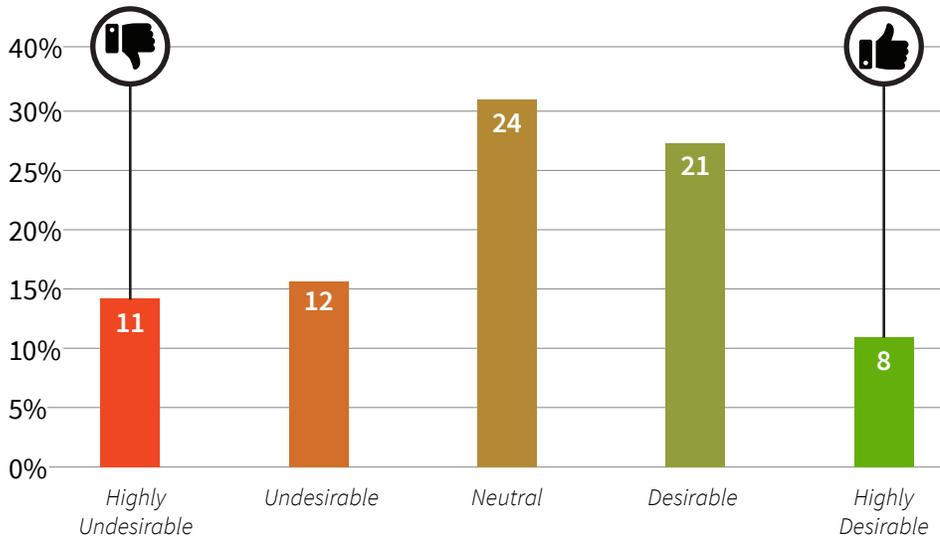


Figure 52: Please indicate your preference toward reusing part of Morse High School for an art gallery.



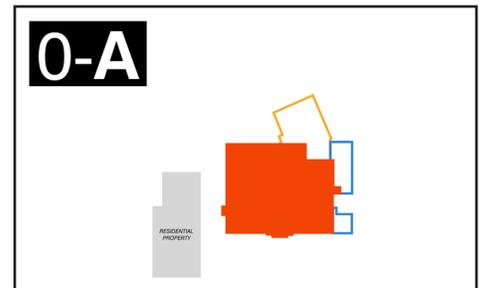
# PERFORMANCE SPACE

~10,000 sf

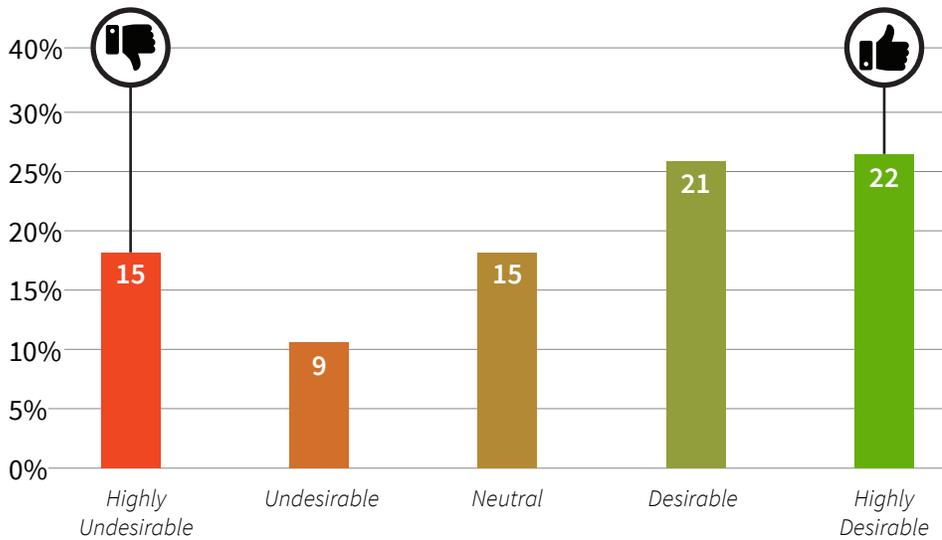
~415 parking spaces required



Existing Auditorium



**Figure 54: Please indicate your preference toward reusing the existing auditorium for a performance space.**

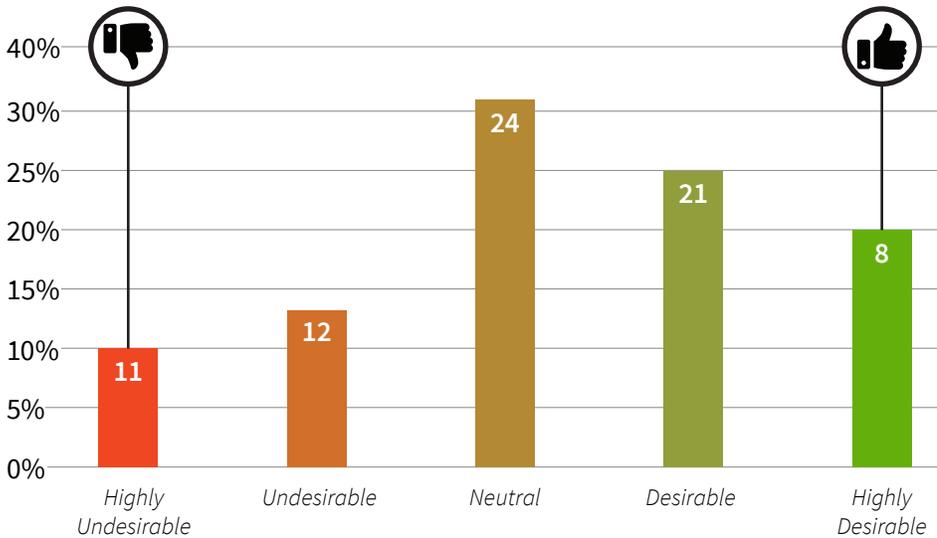


# Future Uses Survey | Site

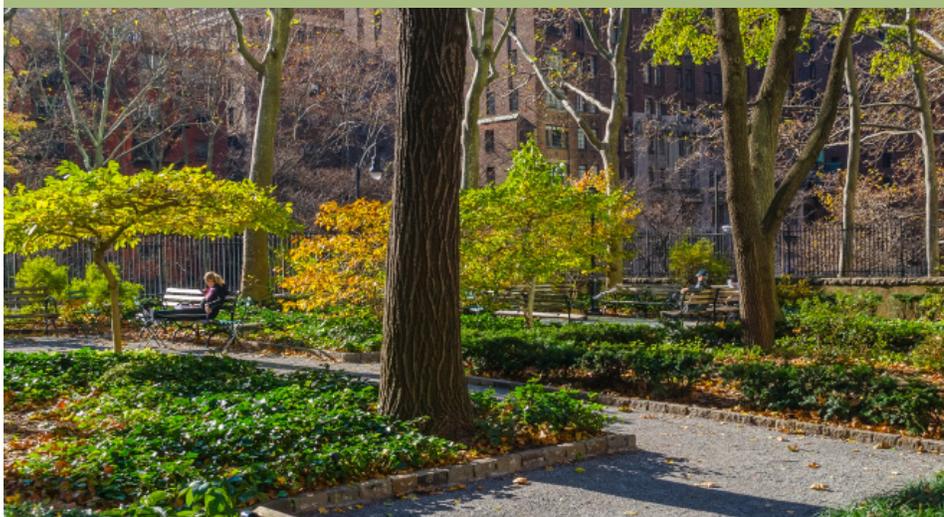
## SMALL PLAZA



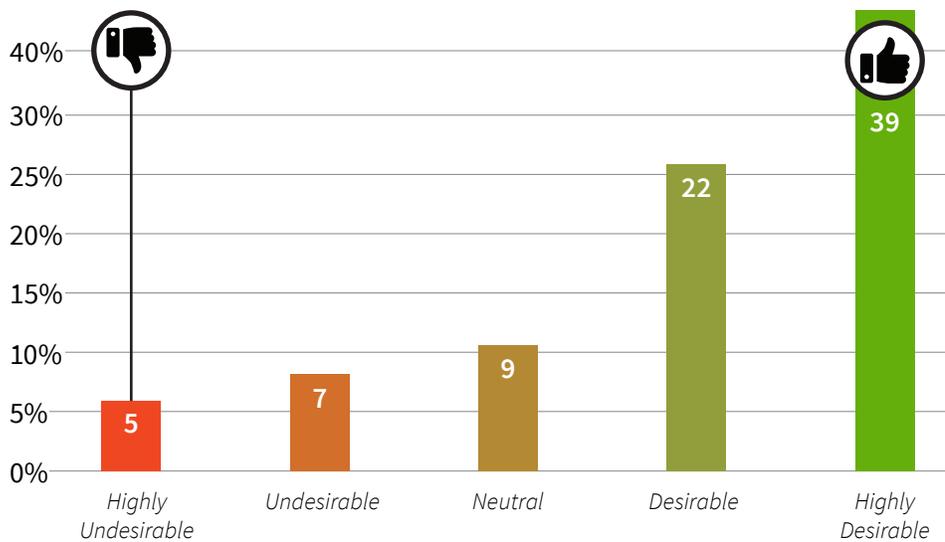
Figure 55: Please indicate your preference toward reusing part of the Morse High School site for a small plaza.



# COMMUNITY PARK



**Figure 56: Please indicate your preference toward reusing part of the Morse High School site for a community park.**

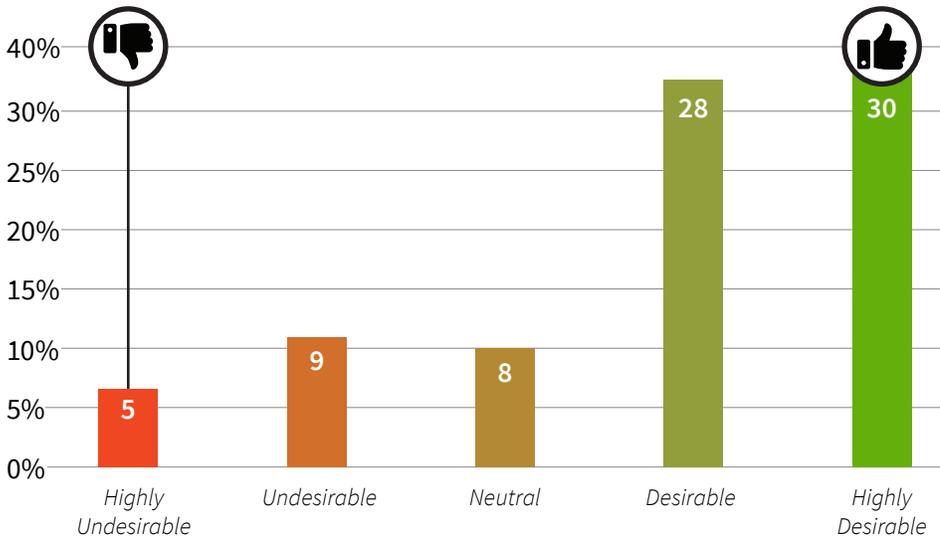


# Future Uses Survey | Site

## COMMUNITY GARDEN



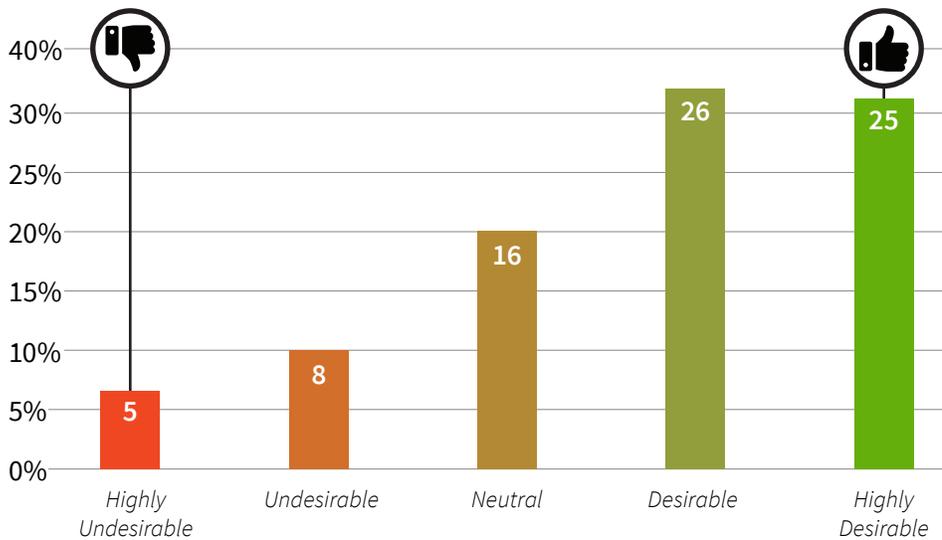
Figure 57: Please indicate your preference toward reusing part of the Morse High School site for a community garden.



# IMPROVED STREETScape



**Figure 58: Please indicate your preference toward reusing part of the site for streetscape improvements.**

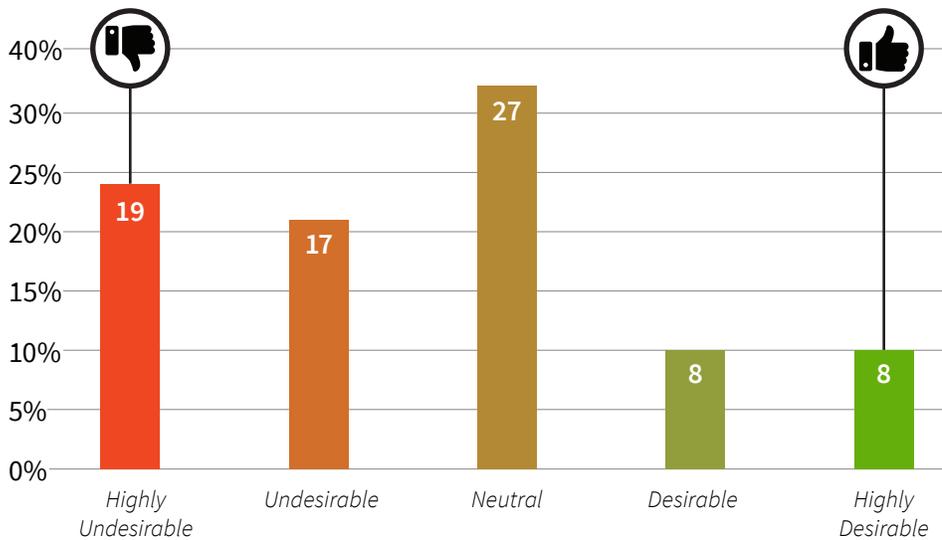


# Future Uses Survey | Site

## PARKING



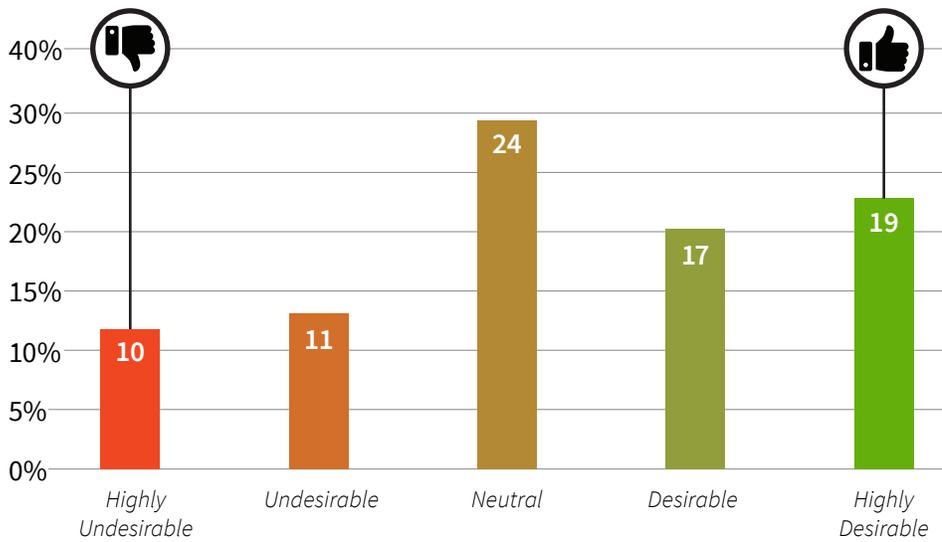
Figure 59: Please indicate your preference toward reusing part of the Morse High School site for parking.



# MARKET SPACE



**Figure 60: Please indicate your preference toward reusing part of the Morse High School site for market space.**

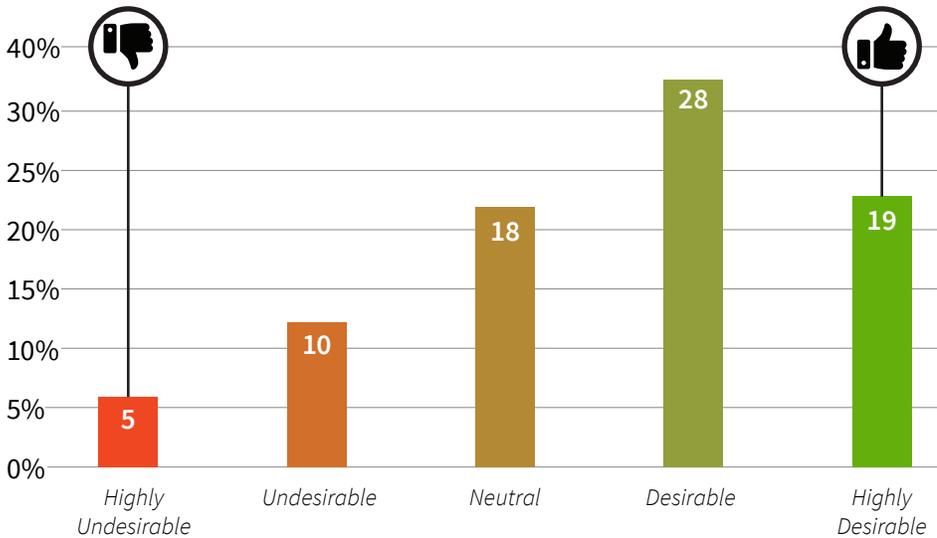


# Future Uses Survey | Site

## PLAYGROUND



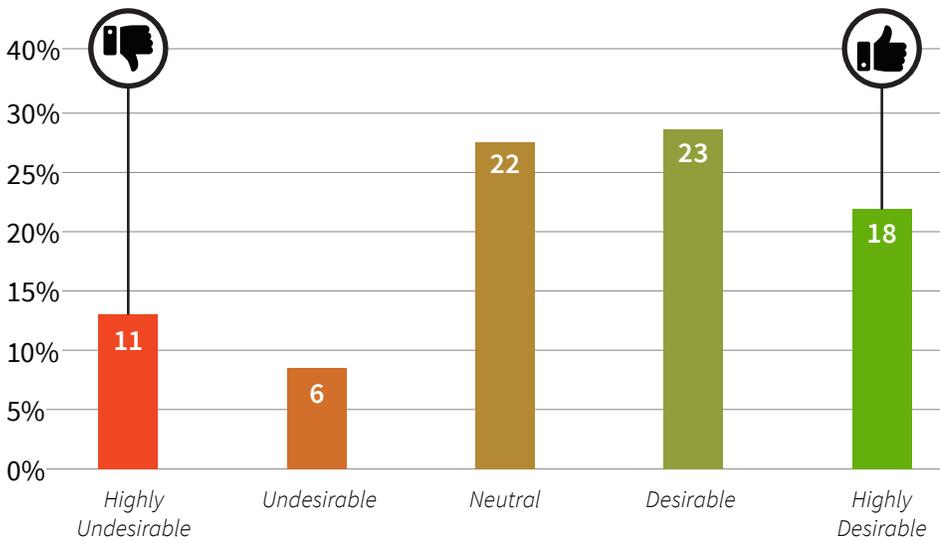
Figure 61: Please indicate your preference toward reusing part of the Morse High School site for a playground.



# PUBLIC ART



**Figure 62: Please indicate your preference toward reusing part of the Morse High School site for public art.**



# Additional Questions and Comments

## Figure 63: What would you still like to know about this process?

- What are the plans for elementary schools in the future? You are looking at fire and police needs, but should consider schools too.
- As much as I can. I have not lived in Bath for a long time, but I do visit often and care about Bath and the people that live there.
- What options are being considered.
- Any development proposals currently under consideration.
- What are the limiting criteria and constraints? The things that must be done or cannot be done.
- What will happen to the pit?
- What are the plans are for the theatre?

***What would be the estimated future functional life of the original 1928 part of the building, and the existing heating/cooling systems? What part of the heating system could be converted to heat pumps, wood furnace or other green electric systems?***

- Who makes the ultimate decision on the reuse?
- How will the decision be made?
- I thought it was in bad shape and that is why you were tearing it down. Is it in good enough shape to renovate? How much more will our taxes go up to pay for this and the new school?
- What alternatives are being suggested?
- I am just interested in how this turns out.
- Good communication.
- What are the pros and cons of the different ideas and what those ideas are.
- Has the option of removing the current structures and turning the property into lots for single family homes been reviewed?
- How much would it cost to tear down and put in a park? If the building hasn't been maintained well enough over the years to house our students, it certainly needs to be removed.
- What are the options that are under consideration?
- Are condos the direction MHS is headed?
- How are the final decisions going to be made?
- I would like to know the timeline, some proposals that have already been pitched, and the strongest

interest by people interested in developing it.

■ How is the redevelopment initiative weighing suitability and benefits of the different proposed uses? The community should be able to add their input.

***What would you do to curate and support local small businesses over chains, franchises or big money that want to come and develop in the area?***

■ I appreciate the process you are doing for this and understand that there are many stakeholders. I am hungry for more "in the weeds" information about weighing the benefits of this location for mixed use, retail, civic, vs. Other areas - meaning, given other locations in the city, is this the most ideal spot for certain things. I'd also like to hear more about developers', city leaders', and planners' perspectives about the site. Do they think it is an ideal site for businesses, for example? I guess I just want to hear more from real experts, and I want to know what certain decisions will mean in terms of impacts on traffic, noise, and other factors, given some of these alternatives. Also, will there be an opportunity for neighbors in direct proximity to this site to weigh in on

this process? Given that changes will need to be made for zoning, this seems like it should be an essential part of the decision-making process.

- I'm interested in keeping up to date with my home town, family and friends.

- I want to know all the ideas and how and when it will be decided and then implemented.

- Is it possible to have business and housing?

- Who will ultimately make the decision about the property reuse?

- What are the other ideas for the old Morse?

- Will input be allowed for the development of this building?.

- Is the survey is sent to all alumni?

- What is the potential for low income apartment rentals?

- I would like updates on project status.

### ***What are some of the proposed retail uses and how do they fill in gaps in the services and amenities the city needs?***

- What is the timeline to sell? How will the community be involved throughout the process or is this a staff decision with no more virtual

workshops or community input? How will this sale affect our tax base? How are you going to involve the community in the process besides this survey?

### ***How could this building be used as a community space? A new police station.; a handicap-accessible City Hall; adult education so there can be day classes; a modern child care center; a usable rec center? I know housing is important but our community lacks accessible buildings and parking.***

- I want to know more about other city needs besides public safety facilities. This process seems predetermined to fill that need, with cursory public input to "check a box." What is the market value of the property, both land and building? Existing deficiencies were highlighted at existing public safety buildings, but not at this building, why? If there are existing conceptual designs for public safety facilities at the Morse High School site, it would be appropriate to share those with the public now

to ensure an open and transparent process.

- The school has abandoned the building because maintenance and operation isn't economically sustainable. Why is it for others?

# Additional Questions and Comments

## Figure 64: What would you like the planning team to know?

- Bath could use a community center, with a workout facility.
- Consider combining two elementary schools at the location of MHS. The central location near the library and Bath YMCA would be helpful.
- The facility is not suitable as a performing arts center as acoustics are poor and parking and seating are inappropriate .

## ***Lewiston school department has proposed to use one of their vacant school buildings as a shelter for homeless youth/students. The numbers of homeless youth in the midcoast area has risen dramatically in the last decade. Could a youth shelter be a possible use for MHS?***

- Have you thought about tearing it down and creating a lovely center of the city park?
- I'm watching and reading.
- I think the high school should be

made into housing units. I think at least some (if not all) of the housing units should be affordable housing units

- Please consider the neighborhood where Morse is located when looking at options.
- Do not tear it down.
- If the fire and police departments need a new location and MHS would work, great! But as a single person, housing in Maine is usually not affordable. I'm curious what the average single person's income is, and what rent would be affordable for them. Between \$750-\$1000 a month would be great. A lot of biw comes from afar.
- The building means a lot to so many. Keep some spaces accessible to the public.
- I'm not sure why the only option is condos or office space. However, shared office spaces for small work from home businesses that could rent a spot to hold meetings or meet clients could be useful. (The Portland area has 1 or 2 of these spaces.) I was also thinking of a place to keep arts alive. A low-cost space for community bands or small groups needing rehearsal space and a performance area for larger community bands, orchestras or choirs to hold concerts. Spaces for art/photography classes or any other types of arts would be another great idea for this space.

## ***MHS has a beautiful theatre space with a long history. The community theatre in the area (chocolate church is old) needs space, as well as the municipal band, and it would be wonderful to revive and support the arts in the community.***

- The planning for this area needs to be part of developing a concept of a real neighborhood. The apartments and homes across the street from the property and the adjoining neighborhoods could really benefit from some shared green space to help "make this a neighborhood". Additionally, an emphasis on pedestrian access and safety is critical. New residents in this area should have wide sidewalks and safe crosswalks to encourage them to walk into town, walk to the YMCA and walk to various other anchors e.g. Shaws, and the various nature preserves.
- We don't need anymore old folks homes.
- Low income housing is the primary need in Bath and the surrounding area. Homelessness due to unaffordable housing is much too high and rising. I volunteer with the

gathering place in Brunswick, and trying to help a few of our homeless guests find housing in the Bath/Brunswick area. Please carefully consider the value to the community of providing affordable housing for new services and low income workers.

- This building is near and dear to the hearts of many, but in order to best sustain the city, condos or businesses makes the most sense.

- It is important to keep the 1928 portion of the building. It is on the Watch Maine Preservation Watchlist. The Pit and Montgomery Theater are special places and should be preserved.

- I believe a multipurpose development would be the best use for the building. A brake down that includes residential, restaurants, performing arts, art (including dance) studios, retail space, and fitness opportunities.

- Have you considered community spaces such as a community kitchen for cooking and canning classes?

- I think that 'retail' and/or office space should be broadly defined, so that non-profits and startup businesses have an equal chance to get space with anyone else.

- Is the vocational part going to stay? Can the rest be renovated to be more vocation training past high school, such as training for jobs southern Maine needs to fill?

- I think there will be a demand for

low-to medium cost housing options in Bath in the future - this could be an attractive option.

- My wife and I own the property located on 12 maple st. We moved here last year and have done significant renovation to the inside as well as to the exterior of our home. We are a young couple looking to have a family in this home and thus have a vested interest into the developments of the property.

***Priority should be given to preservation of the facade and exterior of the original building. For the interior, preserve the theater and the "pit"- not necessarily the locker rooms, though!***

- I think reasonably priced apartments/condos is a great idea, there is a real lack of good apartments and /or condos for younger people starting out who both work.

- I think it is important to preserve the original building

- I hope there is some effort to keep at least the historic facade of the original building and, ideally, Montgomery theater. I also liked the way Brunswick (I know, boo!) Handled the destruction of their old high school, inviting alumni to take pieces like lockers, signs, etc. From

the building.

- The best and only use is a public services compound. BPD & BFD are in serious shape. It would free up parking at BPD site and housing at the BFD site

- This is a large building and historically important to the community. I hope the architecture is respected, at least on the original building.

- Keep Montgomery hall as well as both gyms, especially the boy's gym.

- Bath needs affordable housing!!!

- The auditorium should not be considered as a performance space - the acoustics are lousy, the stage is crowded and difficult to use, and the seating is flat, making for poor visibility of the stage.

- I live across the street from Morse High School. We would definitely like to know what is going on to make decisions about our future.

- With the density of people/residences in Bath, the redevelopment will affect us all, no matter the outcome.

***I live in the immediate area of the school and want to keep an eye on the impact to traffic, activity, noise levels and use of the space.***

## Additional Questions and Comments

***We fully support the idea of bringing more business to Bath city and have been looking into having a brick and mortar location of our own in the area. We are in our early 30s and want to be involved.***

■ If you do mid-income condos, I'd like you to consider making many of them assisted living or a continuum of care.

■ Sometimes the best plans are worth waiting for. Given that we are living in covid-19 times, the best development options might not happen for awhile. I'd rather wait for the right choice than making a bad choice, due to expediency.

***This would be a wonderful site for a public safety building.***

■ I have a strong preference for mixed use -civic and day businesses, which i feel would not negatively affect the character of the neighborhood (I live next to Morse)-but some limited amount of housing on upper floors could be ok. Making the entire site housing is not a reasonable use. High St. is already a

busy street with crowded parking.

■ My first choice is definitely for a police/fire/other civic use of this space. Our fire fighters and police deserve better space to do their job, and our city offices are bursting at the seams. Also, this site has some nice grounds and beautiful trees for park space.

■ I am not in favor of high-density housing here - and yes, I am biased because I live right next door (southwest corner of Chestnut and High St.), and would be negatively impacted by a dramatic increase in so many additional people suddenly living on two sides of us. This would change the zoning dramatically, and would affect traffic, noise, density, and other factors. And although we are walking distance to downtown and the presentation says they are trying to put more housing in the downtown area, we are a residential/civic neighborhood and not a high-density zone. Please consider this as a factor. I am open to mixed use, but after seeing this presentation, it seems like having businesses here could hurt our downtown, which i don't want to do. If there is a shortage of office space, this could be a good location for that.

■ I would like the team to consider recycling, reusing and making use of everything they can. Don't throw something away if there is a use for it. Sell or give it away or use it in the new school or old school.

■ Consider more options than just more public housing. I have nothing against public housing, it just seems like Bath has the highest per capita in the state and it would be great for other things.

■ Many other cities have maintained their historic buildings to preserve community. Please consider finding creative ways to use this building.

***On evenings, weekends, summers, and vacation, this is a residential, safe neighborhood, and a highly appealing place to live. When school is in session, everything is great, too. However, please help the planning team understand that this is a neighborhood, not a business district, and we enjoy a high quality of life here.***

■ I really like the idea of condos and small businesses going into the old Morse.

■ I am for the fire and police station option.

■ That Morse high school is revered

by its alumni, they must have input.

- Not all alumni care about keeping the current state of the building. Some of us would not mind it being torn down!

- Bath absolutely does not need another art gallery. We have plenty of them already. The community would be much better served by providing amenities appropriate to young adults and teenagers, such as a small, independent movie theatre or similar business.

- I would be interested in adding more local shops to Bath. Create an indoor/outdoor farmers market with indoor businesses/shops operating year round.

- Find a developer who will be passionate about preserving and restoring parts of the building. Some people in the community will have a hard time seeing change as positive when it comes to Morse High School. Involve the neighbors/neighborhood. Whoever purchases the school could impact the neighborhood. What impact might that have on buying/purchasing a home in Bath? What type of housing do you feel Bath needs at this time?

- As the team is aware - this is a generational opportunity for the city of Bath... We don't want to blow it.

- Revenue-generating activities should be prioritized for the city. If the building and parcel can be sold for development, what are the other viable sites for public

safety facilities? Could public safety facilities be located at Wing Farm, or some better arterial access for fire trucks/ambulances? All streets surrounding the high school site are small and residential and likely not best suited as a main egress/ingress for fast moving safety vehicles. Five surrounding communities funded the operation of the high school through tax revenue. What assurances can Bath citizens have that a refurbishment of the high school for public safety purposes will not result in a massive tax burden to support a building and systems far beyond their useful life?

- Adding dense, low income housing to Bath is not a good idea. There's already an adequate balance of housing. Adding more housing that doesn't also increase the city's tax revenue will ultimately lead to a higher services burden than the town can afford. Instead, the city should focus on attracting high value properties that will in turn increase the tax base. Without increased revenue, attempting to increase demand for social services is irresponsible.

***This building is sacred to all who attended Morse as members of the oldest alumni in the country. Maybe a museum of Bath history would be a possibility. The marine museum is mostly shipbuilding. There is much more to the history of Bath, such as its mansions and historic families.***

- Bath has plenty of low income housing. We need a stronger tax base.

- I am concerned a large amount of money will be put into this project with little return.

- We already bought a house in Bath (brick project) so we are not in the market for a home, but would have considered a condo at Morse school building if they existed.