

# Morse High School Reuse Study

**Memorandum:** Online  
Workshop #2 Results

November 2020



HARRIMAN



# Overview

## Methods

After analyzing the results of the first online engagement in July, the design team developed three conceptual options for the reuse of Morse High School based on the feedback received.

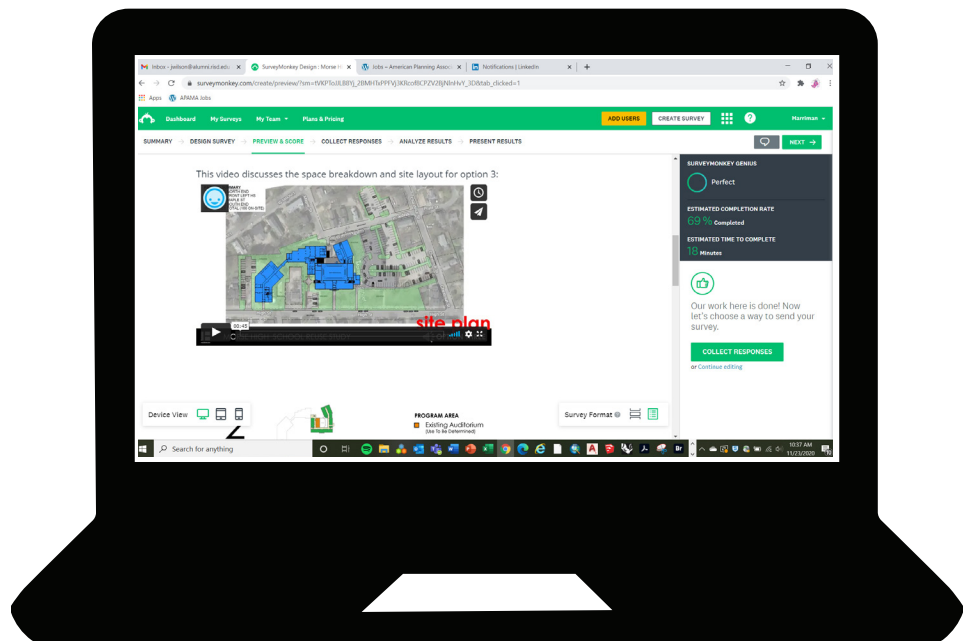
***331 Bath community members participated in the online workshop.***

The workshop began with the same series of multiple choice and open response questions related to Demographics and Business Development that were asked in the first survey. A series of brief video clips guided the rest of the workshop. The first video clip introduced the project and the process and provided an overview of the previous workshop. Since the last online workshop, the City of Bath executed a more detailed assessment of the need for a new fire station. The results of this study were summarized in the second video clip. The next three sections of the workshop were dedicated to each of the three design options, with a video clip, program diagram, and site plan illustrating each concept.

**Option 1:** Housing + New Fire Station

**Option 2:** Mixed Use

**Option 3:** Housing Focus



The concepts were tested individually for preference, and then participants were asked to rank the three options against one another. The next section of the workshop solicited feedback specific to the adaptation of the former school's Auditorium, "the Pit," and open space opportunities. These were pulled out as separate options from the three concepts since any of the favored uses for these spaces could be combined with the preferred overall design option or mix of options. The workshop closed with a quick wrap-up video clip and an opportunity to leave any final open ended comments or questions.

## Key Findings

### Demographics and Business Development

This round of online engagement saw nearly triple the participation, with 331 respondents compared to 130 who responded to the first online workshop in July. While the first workshop reached a national audience, garnering participation from former and future Bath community members from across the country, this second workshop reached an inter-national audience. 24% of participants said they don't currently live in Bath. Many of these participants are still relatively local to the area. Notable exceptions are

Florida, North Carolina, Washington, Maryland, Oregon, Germany, British Columbia, Antarctica, and Portugal.

Of those who do currently live in Bath, 23% have lived there for 0-5 years, 12% for 5-10 years, 26% for 10-20 years, 28% for 20-40 years, and 9% for 40-60 years.

18% of workshop participants identified themselves as Small Business owners with business ranging in size from 100 to 7,000 square feet. The previous workshop identified businesses ranging from 200 to 1500sf, so these new results show a significant range of businesses with very different spatial needs. 2% of these business owners said they would definitely be interested in relocating, and 9% said they would possibly relocate. With the ongoing impacts of Covid-19, there was definitely a noticeable uptick of comments related to working from home and remote collaboration needs.

### 3 Options

All three options were viewed as favorable by participants, but overall received fairly neutral levels of enthusiasm toward each.

Option 1 (housing + fire station) was the favorite by a narrow margin, with a desirability rating of 3.2, followed by Option 2 (mixed use) which had

an average rating of 2.9, and lastly Option 3 (Housing Focus) with a rating of 2.7.

### Auditorium, Pit, and Open Space

Out of performance space, housing, office space, restaurant, and other, the participants indicated a slight preference toward continuing to use it for performance space, with restaurant coming in second.

Options for the pit included art gallery, fitness center, maker's space, and other. A fitness center is the most desirable use, followed by maker's space, and then art gallery.

When asked about priorities for the site design between parking, lighting, seating, planting, preserving existing trees, and other, planting and the preservation of existing trees came out as the highest priorities.

### Conclusion and Next Steps

Through two robust rounds of community engagement, the design team has gained an invaluable wealth of community input to inform the design process as this project progresses. The next step is to move forward with one preferred option, or a hybridized version of the three options.

## Contents

- P8 Demographics and Business Development**
- P18 Option 1: Housing + Fire Station**
- P24 Option 2: Mixed Use**
- P32 Option 3: Housing Focus**
- P40 Options Comparison**
- P41 The Auditorium**
- P49 The Pit**
- P56 Open Space**
- P62 Additional Questions and Comments**

# List of Figures

## Demographics and Business Development

Figure 1: If you don't live in Bath, where do you live?.....	8
Figure 2: Do you live in Bath? .....	8
Figure 3: How long have you lived in Bath? .....	8
Figure 4: Did you attend Morse High School? .....	9
Figure 5: When you attended Morse High School, were you living in an RSU1 community?.....	9
Figure 6: How many square feet is your business? .....	10
Figure 8: If MHS were redeveloped into moderately priced condominiums, would you be interested in living there? .....	10
Figure 7: What type of business do you have?.....	10
Figure 9: Would you consider relocating your business to MHS?.....	11
Figure 12: Are you a small business owner? .....	11
Figure 10: Have you been inside the MHS Building? .....	11
Figure 11: Where is your business located now? .....	11
Figure 13: When were you inside the Morse High School Building and why were you there? .....	12

## Option 1: Housing + Fire Station

Figure 14: Please indicate your preference toward option 1.....	16
Figure 15: What do you like about option 1? Select all that apply. ....	16
Figure 16: Do you have any other thoughts about option 1 that you want to share with the design team? .....	18

## Option 2: Mixed Use

Figure 17: Please indicate your preference toward option 2.....	22
Figure 18: What do you like about option 2? Select all that apply. ....	22
Figure 19: Do you have any other thoughts about option 2 that you want to share with the design team? .....	24

## Option 3: Housing Focus

Figure 20: Please indicate your preference toward option 3.....	28
Figure 21: What do you like about option 3? Select all that apply. ....	28
Figure 22: Do you have any other thoughts about option 3 that you want to share with the design team? .....	30

## Options Comparison

Figure 23: Please rank the three options in order of your preference (1 = most preferred, 3 = least preferred.) .....	34
---	----

## The Auditorium

Figure 24: Please rank the following reuse options for the auditorium in order of your preference (1 = most preferred, 5 = least preferred.) .....	35
Figure 25: What other use/s do you think the design team should consider for the auditorium? .....	35
Figure 26: Why did you rank the options in the order that you did? .....	38

# List of Figures

## The Pit

Figure 27: Please rank the following reuse options for the Pit in order of your preference (1 = most preferred, 5 = least preferred.) .....	43
Figure 28: What other use/s do you think the design team should consider for the Pit? .....	43
Figure 29: Why did you rank the options in the order that you did? .....	45

## Open Space

Figure 30: Please rank your priorities for the site design (1 = most preferred, 6 = least preferred.) .....	48
Figure 31: Are there other use/s you think the design team should consider for open space on the site? .....	48
Figure 32: Why did you rank the options in the order that you did? .....	50

## Additional Questions and Comments

Figure 33: What would you still like to know about this process? .....	53
Figure 34: What would you like the planning team to know? .....	55



# Demographics and Business Development

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

- Woolwich, ME (12)
- Phippsburg, ME (9)
- West Bath, ME (7)
- Arrowsic, ME (4)
- Topsham, ME (3)
- Georgetown, ME (4)
- Brunswick, ME (4)
- Harpswell, ME (2)
- Bowdoinham, ME (1)
- Bowdoin, ME (1)
- Portland, ME (1)
- China, ME (1)
- Friendship, ME (1)
- Windham, ME (1)
- Wolfeboro, NH (1)
- Pinehurst, NC (1)
- High Point, NC (1)
- Anacortes, WA (1)
- Washington DC (1)
- Lebanon, OR (1)
- Dresden, Germany (1)
- Vancouver, BC (1)
- Antarctica (1)
- Lisbon, Portugal (1)

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

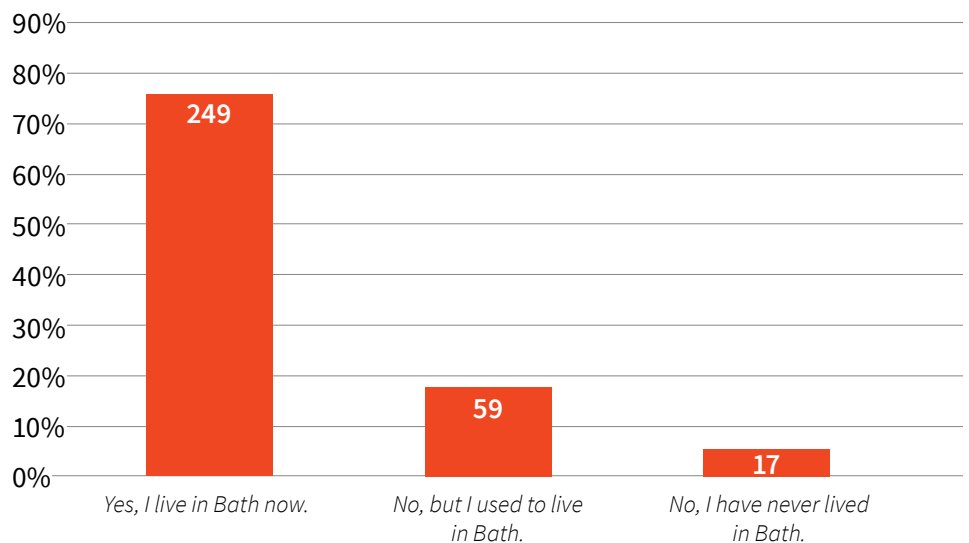
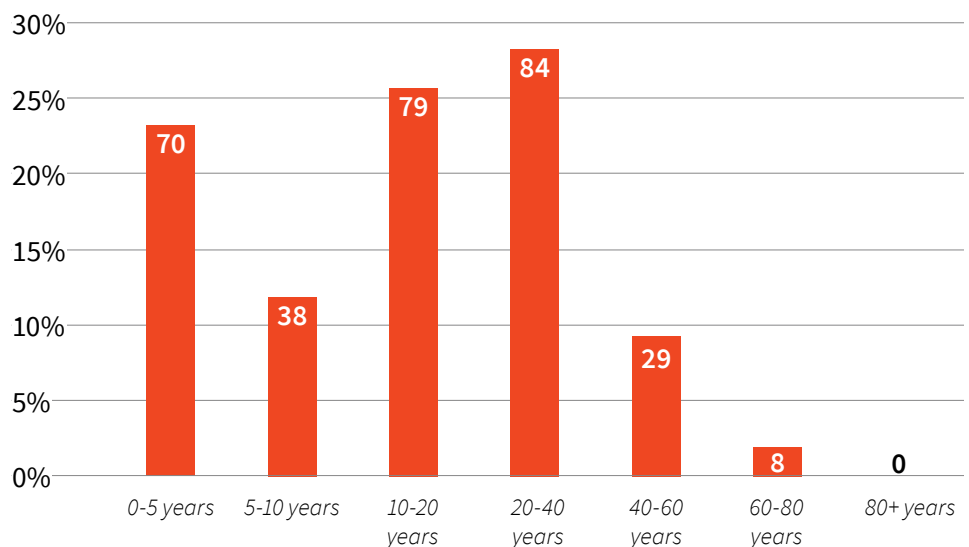
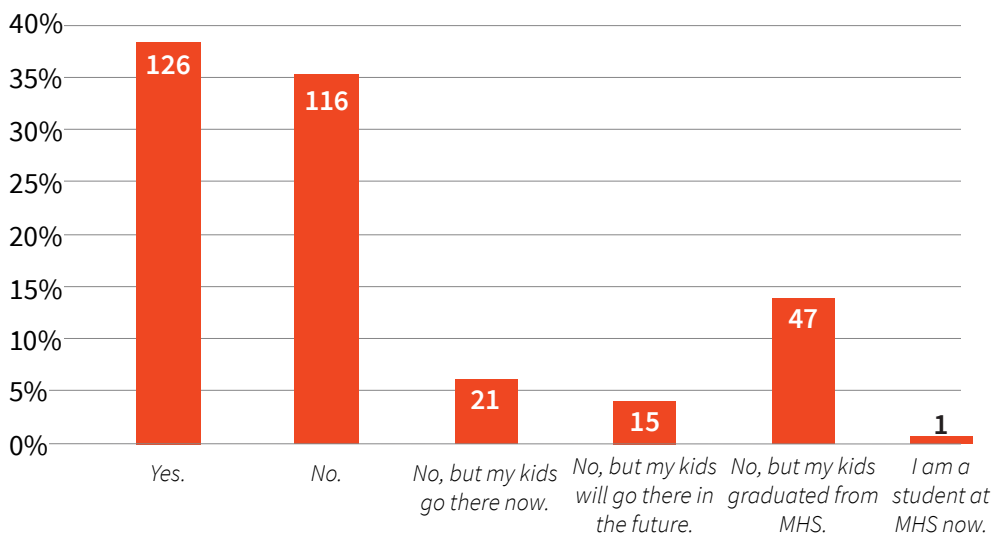
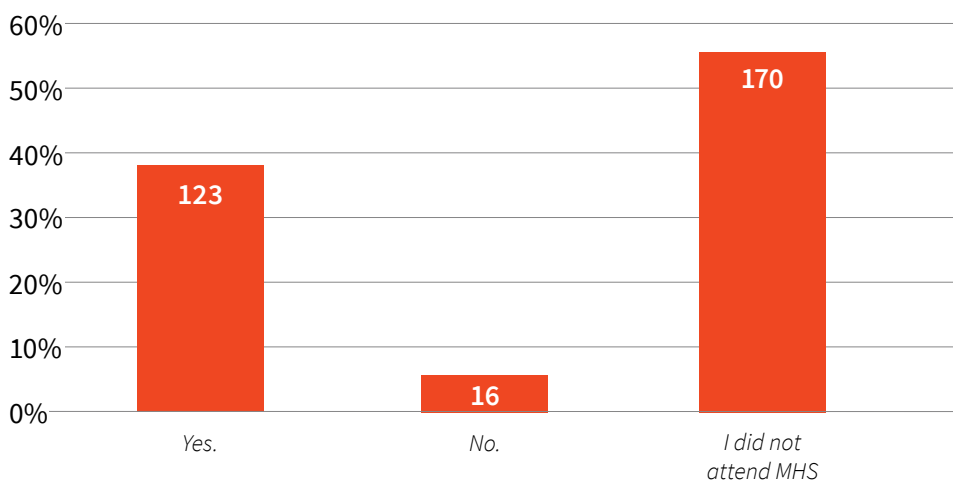


Figure 3: **How long have you lived in Bath?**





**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?**

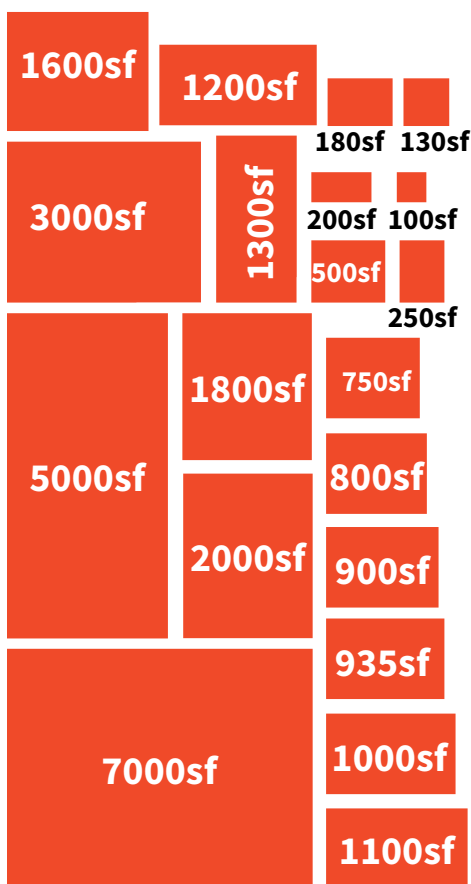


Figure 8: **If MHS were redeveloped into moderately priced condominiums, would you be interested in living there?**

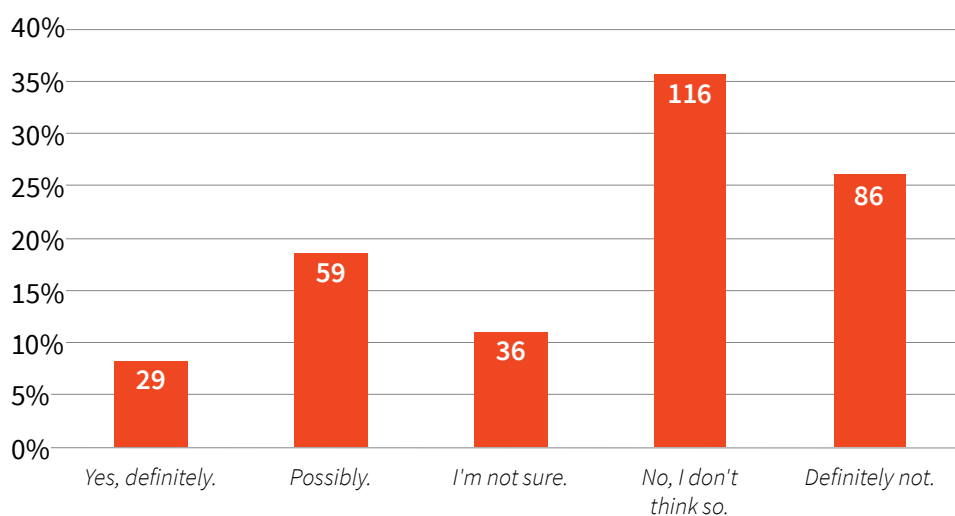
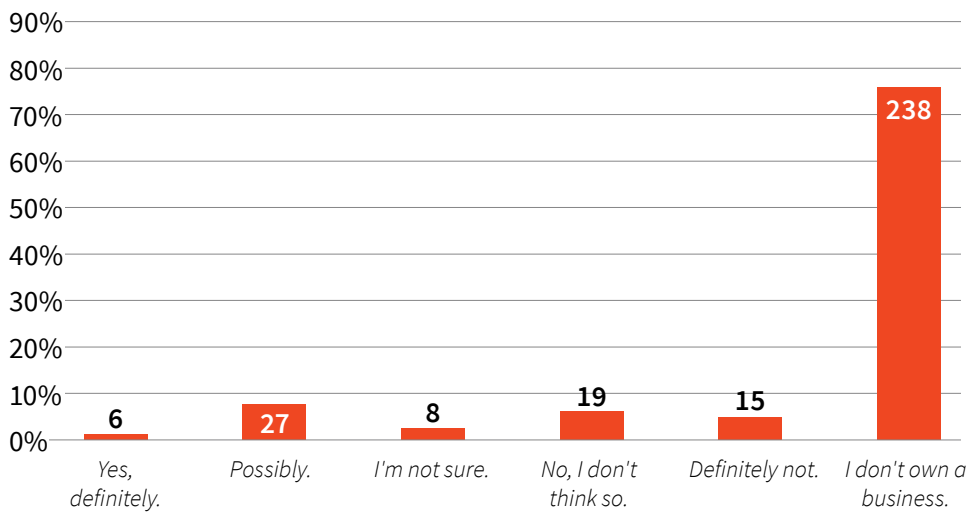


Figure 7: **What type of business do you have?**

- Retail (4)
- Real Estate (3)
- Restaurant (3)
- Consulting (3)
- Brewery (3)
- Hair Salon (3)
- Food Processing (2)
- Entertainment Production (2)
- Bakery (2)
- Non-profit (2)
- Carpentry (1)
- Psychological Services (1)
- Tires/Gas (1)
- Church (1)
- Architecture (1)
- Warehouse and Distribution (1)
- Light Manufacturing (1)
- Marina (1)
- Construction (1)
- Bed and Breakfast (1)
- Digital Imaging Service (1)
- IT (1)
- Jewelry Design (1)
- Social Work (1)
- Health Care (1)
- Medical Billing (1)
- Dog Parlor (1)
- Cafe (1)
- Clock Repair (1)
- Photography (1)
- Property Management (1)

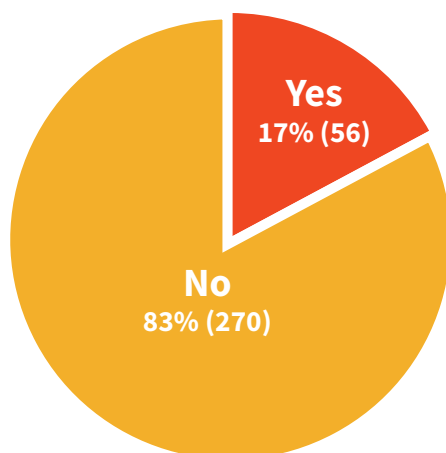
**Figure 9: Would you consider relocating your business to MHS?**



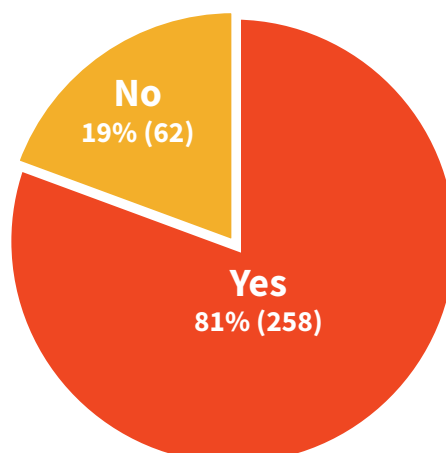
**Figure 11: Where is your business located now?**



**Figure 12: Are you a small business owner?**



**Figure 10: 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?

- Meetings.
- To attend an event.
- Student teacher conferences last winter.
- Recently, my son goes to school there.
- Parent teacher conferences; performances.
- Parent teacher Conferences.
- 1990s.
- To see a play and to visit a teacher.

## About 8 years ago in the theater and in culinary school within the past 5 years.

- Attended high school and more recently an alumni week run.
- Speaking, visiting.
- 10 years ago.
- Attending high school
- Many times to see shows -new student orientation.
- My children go to School there.
- Last year for the awards ceremony.
- Various activities, including graduation exercises , rotary meetings, classes, etc.
- To see plays.

■ 2 yrs ago for awards night; I have also gone to some concerts and Mohibas.

## Two years ago for a reunion open house, I just wandered in.

- Last time was for a dance recital.
- Summer of 2018 ( ?? ) for a lunch date with a staff member.
- The new one or the old one? I was inside the old one because I attended high school there. Marc Meyers saw me.
- High school.
- Children events and Rotary support.
- I attended kids events years ago.
- When my kids attended.
- A number of years ago when our kids were attending.
- Attended events family members were in. Also took evening courses.
- 2017 for concert.

## Our 3 children graduated from Morse, so for student based purposes, but also for speakers and concerts.

- When my son attended MHS back in the early 2000s.
- 9th grade orientation.

■ Often over the last 7 years for student related meetings and events.

■ My children currently attend there. So I have been there most recently (pre-COVID) for an event in the Montgomery Theater.

## I went to school there, my children all went to school there, and my grandchildren went to school there. Plus I've been to many activities over the years.

- I went to school there and my 3 children went there.
- I attended High school there.
- School.
- My sister-in-law went there (she's a lot younger).
- Parent of students.
- I was in Morse several years ago for a few meetings back about 6 years ago.
- It's been a few year. Last time I was there was to watch a show.
- Yes, my grandparents, mother, myself, Siblings, and Daughter. I went to Morse High School and currently have a daughter in Morse. There have been so many memories that flood those halls of the old morse. My sister lived in the old Huse school which turned into living spaces and they dod a wonderful job of keeping up

the memorabilia and as well turned it into something beautiful that's why I believe the morse high school should be a family place of living.

- As a student and now for work related purposes.

- As parents of our son, a student at MHS.

- 2019 for concerts.

- For performances in the auditorium.

- In 2008 I Attended a presentation in the theater.

- 1979-2013 faculty; 1979- present coach

- Went to high school there and have participated in several other events since.

- 2019 to attend a sporting event/ award for my children.

### ***To watch my grandchildren perform in a rock band.***

- A few years ago for a dance recital.

- School event in 2019.

- For a school event.

- I went to school there graduating in June of 1987.

- Daily, I work at Bath Tech.

- Rotary club meetings.

- I have visited MHS multiple times over the past several years for school board meetings and other community events; dropping off donations, etc.

- When my children were in school there, before 2000.

- I attended educational and sporting events for our sons.

- Student orientation.

- For a performance.

- Various reasons.

- Over the past 6 years; my children are currently in school and one has graduated.

- Awards Ceremonies, teacher conferences, etc.

- For school related events with my kids.

- Concert.

- Mohiba, 1990s thru 2005.

- 4/5 times a year to pass out the honor roll cards.

- From 2009-2014 as a student.

- I work there.

- Redevelopment tour.

- 2000-2004 for school, once in awhile since then for functions or to get records.

- School and events.

- Attending school activities related to my student.

- My children went there.

- Performances and parent-teacher conferences.

### ***Mohiba.***

- I attended a concert 8 years ago.

- I took a tour of the high school last year.

- Education.

- Class.

- Teaching.

- Many times for many reasons. I acted in a play there in 1971. Have attended many wrestling matches. My son went to Morse for 2 years (2010-12).

- I was there for a meeting in the school last spring. I also went to Morse.

- For a fire alarm.

- My daughter just graduated.

- I went to school there in the 90's.

### ***I went to high school at Morse and I teach English there now (the past 20 years!)***

- Annual theater productions.

- I was a student.

- I went to school there.

- I have been in and out of the building many times over 30 years.. currently I have a student at morse.

- I took an adult ed class there about 15 years ago.

- I was last inside the building as a substitute teacher after having graduated from Morse in the late 2000's.

# Demographics and Business Development

## ***I went to Morse High as did my parents and my kids.***

- To teach an adult education class and for events my kids had there.
- Education Meeting.
- Drop off for a student in 2015.
- I graduated with the class of '53.
- I have not been in the new buildings and I haven't been in the old building in probably 20 years.
- For a theatrical event.
- I have been there many times working with students on Rotary projects.

## ***Theater productions.***

- I was attending events connected to my grandsons.
- Taking part in school programs.
- I was in the auditorium several times for events recognizing students.
- Meetings, Open Houses of the past, and to visit teachers .
- School event.
- To interview students with approval.
- Professional Development.
- Adult Education.
- 2015 senior graduation.
- I spent 3 years there and graduated from Morse in the

auditorium in 1962!

- As a former school board member.
- I attended Morse. My kids attended Morse. I mentored students at Morse recently.
- I went to school there.
- 1996-2000, for High School.
- Work.

## ***Evening adult education.***

- When I went to high school there.
- 2017-2019 I worked with students in the life skills program .
- School functions from 1980's to March 2020.
- I went to school there.
- 2002-2009 for school.
- 2 of my children attend Morse now.
- Kid's activities.
- For school in the 1970's.
- When I went to high school (2012 graduate.)
- 2014-2019 My oldest son was a student.
- Recently for alumni business.
- GED graduation for someone i know. And other school stuff.
- I was at MHS for events on the stage, as well as school meetings, adult ed classes, cafe meals, meetings with teachers etc.
- I've been in MHS over 100 times for school and community functions,

wrestling, MOHIBA, meetings, adult ed., etc.

- Haven't been inside since 2000.
- Various functions along the years.
- 2019 for a theatrical Performance.
- Several years ago for school concerts.
- A couple weeks ago to drop off paperwork.
- We went to see a one act play competition.
- 2000-2004 I used to have sporting events there.
- My daughters attended Morse.
- Fire and EMS calls.
- 2020 alumni room meeting.
- High school period of 2017-2021.
- To see a student art exhibit and a theatre performance.
- Visiting JMG classroom.
- Supervising student teachers. Volunteering. Public meetings.
- Meetings, ceremonies, school attendance.
- Attending school.
- Attend Events.
- I went to school there.
- 3 years ago for an alumni class meeting.
- Classes, meetings, and children's functions.
- Meetings.
- In the 1990s taking evening classes.

- For school and to visit during alumni events.
- I went to school there ten years ago.
- I attended MHS 2006-2010
- 4 years ago for the reunion tour.
- Business.
- Alumni.
- My children attended school there.
- Last year for a tour of the campus.
- I went to Morse from 2007-2010.
- I am an officer of my Morse HS class so I attend reunion meetings there.
- 1997 to 2000 to attend plays, teach chair caning, and visit my daughter's classrooms.
- I don't remember the dates, but I took adult continuing education and attended a jazz concert.

***Early 2020 I toured the facility as a member of the City's Community Development Committee and had previously attended musical/cultural events at the auditorium.***

- In 2019 to meet with staff and the alumni association and to attend school board meetings.
- Various times throughout my life,

I attended high school from 1997-2001.

- I was there during the high school years of my kids (2012-2018).
- I attended Morse and was there for concerts and other reasons when my daughter and other relatives attended.
- 12 years ago for school events.
- Meetings at culinary school and to see a show in the theater.
- 2019.
- Last school play and MOHIBA.
- Meetings, yoga, and JOBS for Maine Graduates.
- To visit.
- For high school and my kiddos school.
- Last time as a graduate of '96.
- Last week, working in the Alumni Room on the archives.
- My entire high school career.
- Meeting with current principal.
- I graduated 1953 and have returned for alumni Meetings every 5 years since.
- To drop something off to an employee.
- My children and grandchildren are graduates of Morse. My wife and I were last there for Mohiba in 2019.
- Last year for a fundraiser.

***I am an alumna and attend reunion meetings there***

- Work related. My family attended MHS.
- 2017 for a walk-through.
- For sports events.
- To visit the adult Education office.
- Over the last 4 years, mostly for meetings.
- Years ago to watch sports.
- School functions, 2011-2015.
- Class reunion (mine and my sisters.)
- 15 years ago to deliver a book donation to the high school library.
- Last month to meet with school administrators.
- Last week, working in the Alumni room archiving our collection.
- 1970-1973 while attending classes; 2013 and 2018 during reunion weekend.
- I was a substitute teacher.
- 3 years ago when I took a yoga, and computer class.
- With my kids or to visit with teachers.
- To say goodbye to 826 High St.
- 2014.
- Went to school there. Last visit was in 2016 for an adult Ed class.



# Demographics and Business Development

- Last year for work.
- Substitute Teaching.
- Recently as a parent and school board member.
- For an open house during Alumni Weekend 2019.
- As a student.
- 2017. My daughter is a 4th generation MHS graduate.
- To deliver food for the food pantry.
- For business in 2016.
- 2020 work.
- Children.
- Adult Education in January 2020.
- Alumni weekend, 2017.
- I work at Morse.
- Attended high school there, as did my younger siblings.
- 6 months ago for an alumni meeting.
- I went to high school there.
- I have produced and attended a number of shows in the auditorium and went to high school there for 4 years.
- Mohiba and various school events.
- PTA, Shows at Montgomery Theater, and Bailey evening school in the 60's.
- 2019 my oldest child was a student.
- 20 years ago for conferences and performances.
- For events and parent teacher conferences.
- Awards, MOHIBA, and alumni meetings.







# Option 1: Housing + Fire Station

Figure 14: Please indicate your preference toward option 1.

**3.2**  
average rating

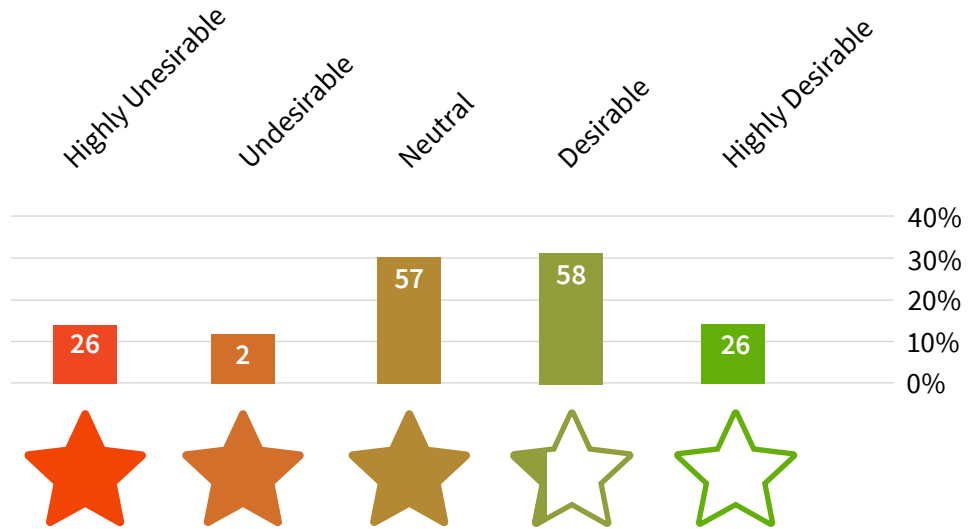
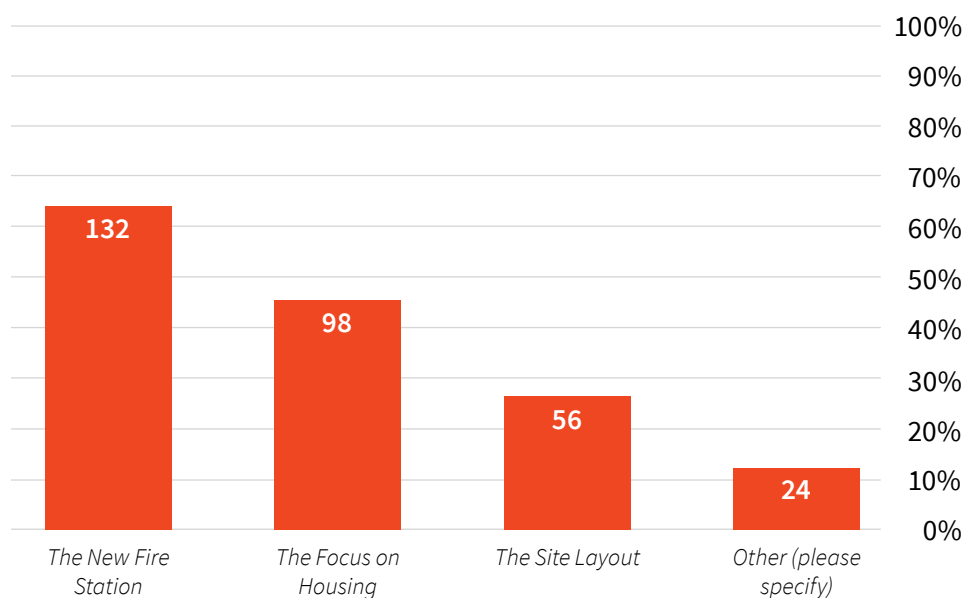


Figure 15: What do you like about option 1? Select all that apply.

## "Other" Responses:

■ The current size and historical reduction in the population of Bath requires that we be prudent with the monies that we have. Our existing fire structure is suitable and able to service to our town's requirements for public safety.

- The attempt to explore best uses.
- Other higher needs.



## Figure 15 "Other" Responses Continued:

■ I feel Bath definitely needs the additional housing for residents that wish to stay in Bath. Price range from \$250-\$350 if that is possible. When residents sell their larger homes to downsize there is no option available so they move elsewhere. Speaking to many of our friends, they want to stay in Bath as it offers shopping, hospital, YMCA, Museum, Restaurants and it is safe.

■ Does the fire station need to 22,000 sq ft?

■ Emphasis on Green Space.

■ Seems to be a decent amount of green space and good to limit

parking focus of option 3 .

■ Property should be sold for development.

■ New fire station not needed.

■ The New Station could still use more room.

■ Bath should be seeking tax producing property.

■ Nothing. (2)

■ What type housing and tax base?

■ Using the auditorium by the public.

■ Low Income apartments.

■ With a declining population, there is no need for a new ambulance and fire station. Install replacement windows and HVAC.

■ Lots of green space.

■ Leaving part of north wing undeveloped, could be used for businesses or VOC Ed job training program in wind and solar installation & maintenance.

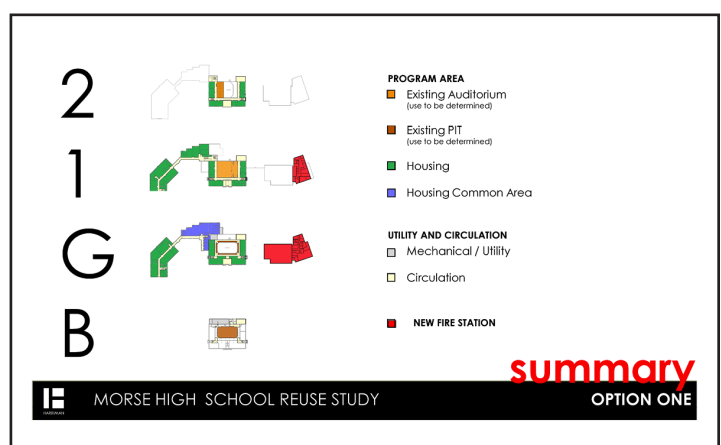
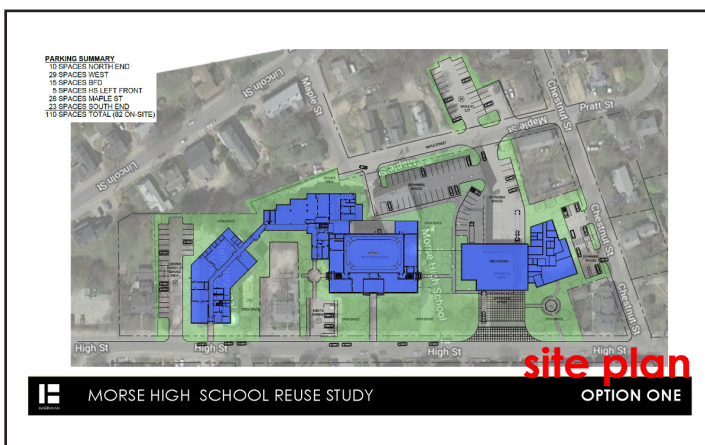
■ Possible housing for homeless youths.

■ Green space on high street and maple street.

■ The green space.

■ Fire station and mixed use residential and business.

■ This option meets the highest NEED of our community.



# Option 1: Housing + Fire Station

Figure 16: **Do you have any other thoughts about option 1 that you want to share with the design team?**

■ Do not turn the school in to low income housing.

■ The town needs to be fiscally responsible. There is plenty of auditorium space that is largely used throughout the city; building the new High School was fiscally irresponsible with the declining number of students and especially on a site that required extreme amounts of site improvements AND did not utilize the existing sports facilities... Fire trucks are not so busy that they can't complete a 3 point turn into the fire house. Also, the south building is not conducive to residential and would be best kept as its current use of classroom/office space.

***My concern is having the fire station so close to the housing.***

■ Housing for income challenged Seniors is going to hit our community hard.

■ I wouldn't want to live that close to a fire station, it would be noisy.

■ This is very hard for me to decipher via the videos and written text, but I like the idea of providing housing and more green space in Bath. I was not aware that the fire station as it is, is inadequate.

■ Housing needs to be market rate. We need a place for seniors who are currently moving to Brunswick and topsham for housing. Bath is losing its benefactors who otherwise would be supporting our nonprofit organizations. These organizations are what make Bath a better place to live, work, and shop. We need to keep our senior citizens who have the means to support Bath!

■ The fire station IS NEEDED .... space is available - go for it!

■ I am strongly in favor of a new fire station, however I am also strongly opposed to using the old vocational school for low income housing.

■ Think of something else.

■ After spending 4 years in that building >8 hrs a day, it is not a place suitable for human housing. Even with extensive renovations that would be extremely costly due to the building's current state, it still would not be an appropriate housing option. The only appropriate type of housing would be a skilled nursing care facility for the growing number of elderly in the community.

■ Could the two houses on the chestnut street site be purchased and site made more functional?

■ Why are we continuing to house the fire station in a heavy residential area? Why can't it be housed at either Wing Farm or where the works warehouse is? Or somewhere by BIW?

■ I don't want the older buildings removed.

■ My choice is highly desirable .

***It's important to a lot of us that the original building remain intact in some way. If it were to be dismantled, leave the arch. Sell the bricks as a fundraiser. Portsmouth, NH used pieces of the old bridge throughout their town. It's fabulous! Montgomery theatre should stay and be used as a community theater, it should be preserved as historic.***

■ What would happen to the existing fire station under this option?

■ Having a new Fire Station does not bring in tax revenue. Bath needs the additional revenue and each unit (condo or townhome) would be great with a greenspace for walking. These units would be close to Town, The Y, Restaurants and it is a safe Street.

■ I believe it should be split between fire department and housing.

■ How do you keep housing residents separate from the Fire Dept.?

■ The ability to have a drive through station is over-rated.

■ Base the solution on something that will increase surrounding

property values and provide tax income for the town.

■ This seems a bit over designed for a town our size, and pricey.

■ Market rate housing would be ideal for that part, bringing in families that will support the town and give it an economic boost. The fire station is interesting if needed (candidly I have no idea either way re: need for it though.)

■ The private home on Chestnut looks as if it will be demolished???

■ There needs to be a station, however not on the Morse High School land.

***...High Street is not only a vehicle corridor but it is a pedestrian and cycling corridor, and any plans must reflect that.***

■ While the images show what appears to be walking paths in the green space areas, and while the roads and cars are easily visible in the drawings, these drawings do not suggest sidewalks existing along High Street. Please include images of sidewalks, and emphasize that they are wider than the current walkways...

■ The green space appears to be just a grass lawn and have no added value to the citizens of Bath. The green space should have features that have a purpose and are enjoyable (gardens, sport fields,

playgrounds, etc.

■ I do not like the option.

***I really think that apartments for older residents is a wonderful idea, especially with the close proximity of the fire department.***

■ Housing needs to be paying taxes.

■ I wonder if people would choose to live over a fire station. It would be loud.

■ The Fire Station expansion/new construction would be better at a separate site - away from new residential units due to noise, fumes, and lights. Also, there needs to be more housing options for moderate income, in-town living.

***As a near neighbor to the current fire station, I have found them to be respectful and helpful neighbors. I support keeping them "in town" as they'd remain centrally located.***

■ The current fire station is totally inadequate for the Bath Community and has outlived its useful life.

■ Is there need for new station?

■ Will this also include some shops and stores? Make this more of a place for the community and not just for a handful of residence that will get to live there.

■ Whatever housing is included should be assessed at 100% value, and taxed at full rate. I am not convinced the fire station for our town this size requires a station suitable for a city of 25K.

***Several years ago, the Maine State Housing Authority calculated that Bath had "the highest per capita ratio of subsidized housing of any municipality in the State of Maine." No matter what businesses, living units or uses are built into a re-used Morse H.S., they must be assessed at 100% of "fair market value" and generate 100% of tax revenue possible .***

■ I do not support a new fire station on that site.

■ Housing must be assessed at full market value to increase the tax base of Bath.



# Option 1: Housing + Fire Station

■ This option reduces the potential tax base of the property. A better plan is to locate fire station adjacent to the City Garage.

■ "New affordable housing" is almost never for the middle class. It's either turned into a ghetto or out of reach for most incomes.

■ Is there any desire to live next to a fire station? Can there be an attractive barrier to mitigate noise?

■ I did not find the videos informative regarding housing, but the location is highly desirable for a new fire station.

■ Small apartments for low income families are needed.

■ Chestnut Street frontage is destroyed in this option with surface parking facing the street.

■ It is well known that the old theater has terrible acoustics and an unworkable stage and would require expensive ADA access routes for both audience and performers. That huge space would be better used if integrated with other building uses.

■ If housing is an option in plan 1, what would be the purpose of the current stage and all the seating? Would it be open to the public or used only by residents?

***Make functional use of green space: play space for children, picnic area, etc***

■ Affordable housing (not necessarily low income - just affordable for ALL) is a critical issue in Bath, and should take precedence.

■ I am not keen on housing at the site at all. But It makes a lot of sense to move the fire station there.

***I really like the new fire station and the way it's laid out - it makes a lot of sense and seems very pragmatic.***

■ Please no more - we can't afford any more property taxes. Ours went up over \$1000 last year.

■ What other options are there for the fire station since it's so important?

■ Isn't there an auditorium in the new high school with plenty of parking nearby? If so, why does this auditorium need to stay? Or would reuse of the space be projected for this option, such as for more housing?

■ Would a fire station be too noisy near housing?

■ 1-Could the fire department building be more centered between High & Maple, or at least the portion close to the NE corner? As drawn, it's much closer to the property on High St. 2-Could the FD building be designed so that the NE corner rooms have quieter uses, to provide a buffer between it and the adjacent house?

■ The 1941 building seems to have a lot of sentimental value based on reading the last results. I don't envy your design team trying to juggle it all but I really love the way you're listening to folks & taking everything into consideration. The green space in each of the designs is fantastic to see. I'd love more green in parts of our town for sure! So much pavement...

■ Can the Elmhurst home be acquired?

■ I know the fire department needs more space and that seems like a logical place for them.

■ I like that this option utilizes existing city-owned property for a much-needed fire station without demolishing the original building.

■ Why can't the current fire station be renovated?

■ Mixing a residential housing area with a fire station seems like a contrasting use.

■ I live in the house at High & Chestnut and I think the Fire Department would be a good neighbor, but I'm concerned about increased noise.

■ While I recognize the need for housing, I am not in favor of the type of housing proposed. If it is like the renovated housing at Huse School. I find it not appealing or of the type we need in Bath.

■ I would like to see the auditorium remain as a performing arts center with walkways developed in the building for 2D and possibly 3D art installations.

■ The idea of the whole high school being housing seems sad to me. I want our town to have opportunities for people to come and live, but I worry that these accommodations will be expensive and will not bring people to our town that will contribute and be a part of it. I worry it will be people with money who can afford to buy them and visit in the summer and will not be permanent residents.

***Could there be a middle ground that provides a renovated fire station as well as a mixed-use space for a cafe, businesses & housing as in option 2? I don't think the firemen should be shafted, but it seems like an all or nothing for them.***

■ I think it is more ecologically sound to refit the high school (such as was done with the Huse School), than to demolish a long-standing and attractive civic building.

■ There is a lack of proposed uses for auditorium and Pit, including demolition. Seems unlikely that the Pit could be put to any useful purpose.

■ Increase affordable housing options to lower property taxes.

■ Based on the number of parking

spaces, it looks like you are cramming in a lot of housing into this site. You haven't specified this, but it looks like you are planning for many small units. This will completely change the feel of the immediate area.

■ Will maple street stay as is one way with no parking on the street?

■ I prefer not to have such a large apron/curb cut on High Street-this needs to be mitigated for in order to preserve the walkability of High.

■ I'm unsure about housing so close to noisy a fire station. Would that deter buyers? Also, the devil is in the design details.

■ The city desperately needs to expand its income base with middle and high income housing. We need people who will walk to the commercial section downtown and promote business development there. There is no conceivable reason for keeping the auditorium and pit. Expanding the fire station on the current plot owned by the city makes sense in terms of cost.

■ Will the desirability of any housing be diminished by having a fire station next door?

■ Very well thought out.

■ Why do we need to preserve the auditorium? We already have the Chocolate Church Arts Center.

***Use the pit for indoor recreation for the residents of the housing.***

■ If anything, I think that it should be used as a firehouse, police station, water and sewer office, etc. my concern is the asbestos removal, foundation issues, and other structural issues which the city refused to keep updated over the years, hence why the school building is not fit for students or adults.

■ Relocate the sheriff's dept from the courthouse to the fire station to make a municipal first responders station

■ I don't understand the push to put a fire station here.

■ How will the developers be able to attract condo buyers next to a fire station?

■ I hate to have part of the original building torn down

## Option 2: Mixed Use

Figure 17: Please indicate your preference toward option 2.

**2.9**  
average rating

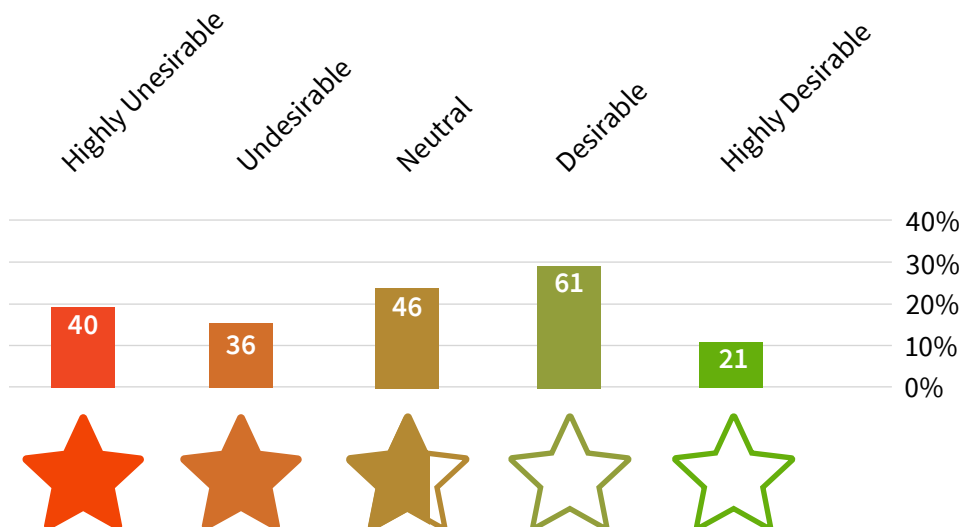


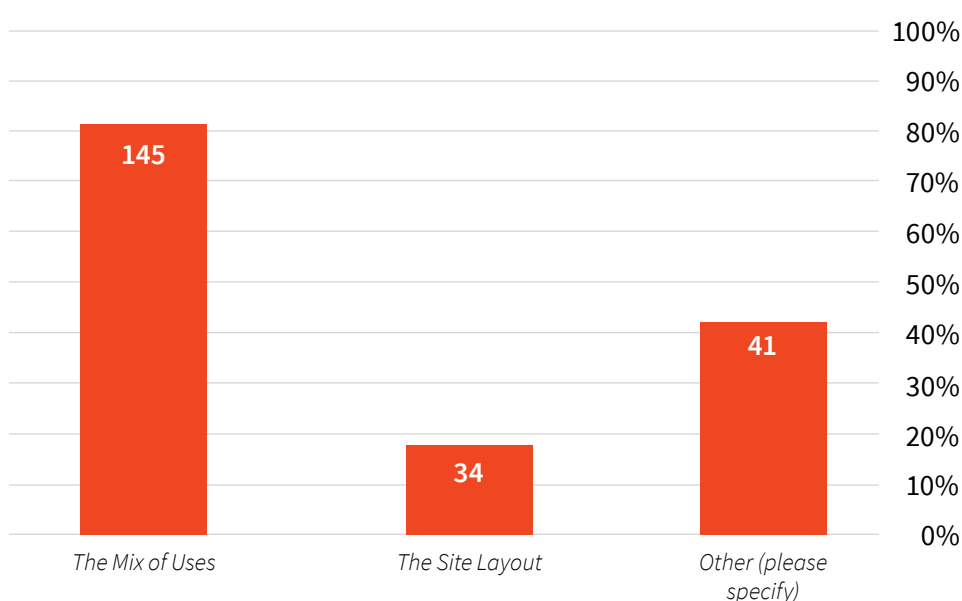
Figure 18: What do you like about option 2? Select all that apply.

### "Other" Responses:

■ Following dissolution of Sagadahoc Real Estate, downtown Bath is struggling to re-define itself. Introducing retail, catering and "maker spaces" directly competes with downtown.

■ No fire dept option.

■ I love the idea of artist studios. I think making Bath more attractive to artists, would help our city thrive and be a more desirable place to visit, live and work.





## Figure 18 "Other" Responses Continued:

■ Ridiculous plan, the downtown area of Bath is continues to struggle to have a vibrant retail/restaurant environment and to add retail to High St will take away from this energy. Who is going to lease Maker Space? The Co-work space in Bath isn't sustainable with the number of entrepreneurs in the area...this is pipe dreams. Who will own and develop this project and put their money behind this project? Why is the city of Bath even doing these charettes as they aren't going to take the risk on the development of the site and the market will decide what is a viable use for this space.

■ Need housing for retirees. Don't send them out of town.

■ The use of this building as housing.

■ More housing. (2)

■ Space for artists.

■ Highly desirable. I would steer away from using Condo. Townhomes, Cottage sounds much better.

■ Housing/ Fire department.

■ The green space is prominent and the mix of uses will keep the neighborhood vital - though I worry about drawing business from downtown (upstairs offices now) - I think a mix of housing and small businesses and artisans etc will be a really benefit to the community.

■ Should be sold for private development

■ Too much housing , do not need the theater , the pit and especially

no business but every thing needs to be 100% taxable.

■ More green space, Maker Space and Office space still allow some public access to the historic building.

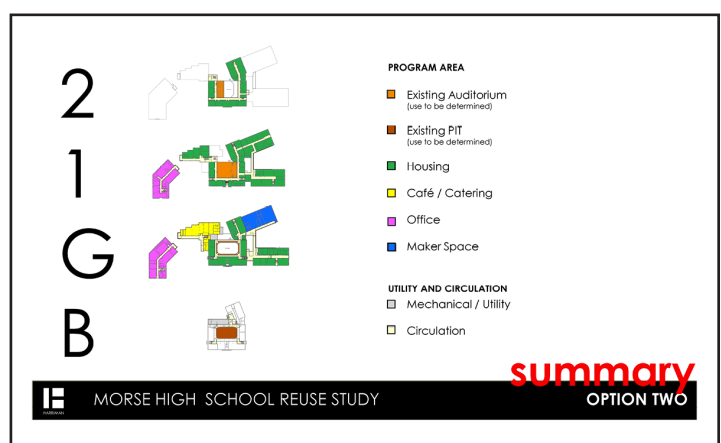
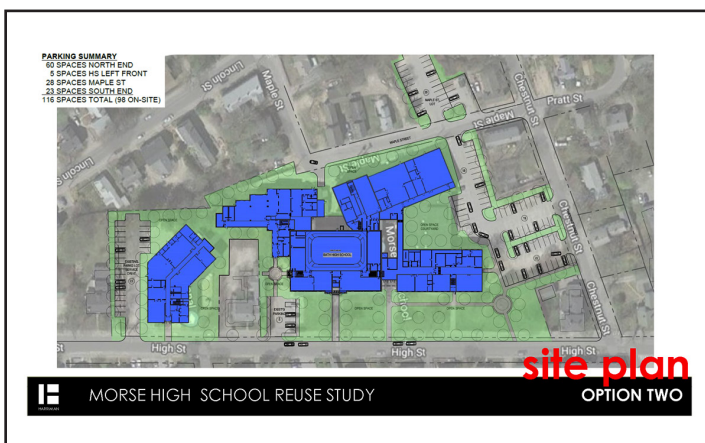
■ Also like the parking spaces and a quieter neighborhood.

■ All spaces provide for real estate assessed at full value and taxed at rates as are regular businesses and homeowners in Bath.

■ I like the fact that the cafe is incorporated here and it provides more parking.

■ Housing.

■ I am opposed to any increase in subsidized housing that receives tax reductions. wish property would be sold for full tax residential development.



## Option 2: Mixed Use

### Figure 18 "Other" Responses Continued:

- Keeps property off the tax base - this is a bad idea.
- The specific set of uses detailed in the drawing would draw a young and creative audience, so housing would need to be in keeping with that need. Lofts, common areas, bicycle parking, spaces for charging electric cars, and the like would be important to consider in determining the type of housing to design. This audience is young enough to be starting families or have young families, so the considerations for that would also have to be made at the town level -- how does it impact the need for school, fire, police, etc. No plan should be decided on that doesn't consider these important factors.
- Community use of the space is preferable.
- There is no explanation of "maker space."
- Cafe, and the additional green space.
- Green space.
- I don't like it at all.
- The maker space is exciting.
- There is some housing here.
- This feels the most "future-forward" to me and would be a draw for young families as well. I like the idea of renovating the older buildings rather than fully demolishing them.
- Office space.
- Nothing is likable.
- does not enable the city to utilize land for new infrastructure.
- I love the idea of this being a hub for creativity, good food, business, and housing.
- I like having a cafe and creative space for both artist, carpentry, and engineering.
- The fact it retains the oldest portion of the school.
- housing, artist lofts and the increased green space.
- Nothing.
- The green space.
- But more business as well.
- Removal of part of the 1995 ugly wing.

### Figure 19: Do you have any other thoughts about option 2 that you want to share with the design team?

- The team should only be considering how the City should divest itself of this space...let market/ developers provide their options on how they will either redevelop and/ or scrape the site and put in new buildings that the market is prepared to either own or lease.
- Maker space, cafe, etc. that compete with downtown is probably doomed to fail. It would be better to have market rate for sale condos and a fire station.
- Maker's space is awesome. How about a bike repair shop too?
- Without the survey spelling out the type of "Housing" suggested, it is impossible to be in favor of the three floors of housing in Option 2.

***Are in-person offices going to be a thing of the past? We should be seeking businesses that create products in a location like the Wing Industrial park.***

- Having a cafe onsite will keep residents out of the downtown.
- Housing in this facility is not desirable, it should be used for education in the trades as an option for people to learn a skill that don't want to attend college.

■ It's okay, but I'd add the cafe to option 1 for a win!

■ I prefer the option including a fire station.

***This seems to be a reasonable use of space, but what about cost?***

■ I am strongly opposed to the quantity of housing proposed. The science and math wings have been in very poor condition for years and have no historic value. I am in favor of a cafe and makerspace.

■ This has possibilities for longterm use.

■ This building should not be used for housing. There are massive health reasons why the high school had to be relocated. Stop trying to add housing to this project when this is not a place people should be living 24/7.

■ The City of Bath does not need space for a Cafe, and they don't need anymore professional space -look at Sedgwick at corner of High & Center - it has been vacant for years. We need a new fire station.

■ How about naming the residences: Maine Cottages with their own greenspace, cafe, garage and easily walkable to town.

■ Bath does not need additional office/maker spaces and I feel they would fall vacant.

***Is there anyway to have mixed use AND the fire station?***

■ Bath has enough housing, including low income housing that reduces surrounding property value. Base the solution on something that will increase surrounding property values and provide tax income for the town.

■ I like the office space; I don't like the cafe/catering. I'm not sure there's a need for it in Bath that isn't already met. I don't get the point of "Maker Space" - is there really an unmet demand for that?

***The design team should address how fire station location is resolved also.***

■ Same thoughts re: market rate housing. If business use will be good for Bath's economy that could be good. Not sure re: need for maker space.

■ I would like to have all of the buildings removed and have mid price town homes built to boost tax base for Bath.

■ There is too much housing, and saving items that do not need to be saved.

■ Who is asking for a maker space?

■ Housing needs to be paying taxes.

■ The green space just appears to

be grassed lawns which add no value to the property. Consider uses for the green space such as sport fields, gardens, playgrounds, etc.

***I think this is a good mix of uses that could benefit the community, particularly the maker space and cafe. Both spaces could offer classes or a place to meet and share ideas.***

■ Business space shouldn't compete with intown businesses. Development should maximize tax revenue to prevent ever increasing tax bills from discouraging home ownership and living in town.

■ Whatever the mix is, the property should generate tax revenue commensurate with the prime site location.

■ It seems rather unfortunate that the design features a cafe in place of a housing common space. The space could support both the residents and citizens who would benefit from both a common space and a cafe.

■ It is interesting, however either at this location or another, a modern Fire facility must be built. I don't believe that City is prepared to undertake two projects, so inclusion of the fire station at the Morse location makes good sense.

■ I am concerned about increasing the amount of subsidized housing in

## Option 2: Mixed Use

Bath which already has the highest per capita amount in Maine.

■ I definitely like the cafe, office space, and maker space. I Just hope that in all the options there will be limited apts. I think apts in the space are great, however I'm concerned it will turn into a house facility that will overwhelm everything else and ruin it. I also want to make sure that these are not subsidized housing. It's ok if there are people that rent with subsidies, but don't actually subsidized housing as a whole.

### ***What is "maker space"?***

■ In 2014, the Bath Housing Authority did a study that said, predictably, Sagadahoc County needs more affordable housing. While every town, city and county nation-wide needs more affordable housing, the fact is: Bath has much more than its 'fair share.' It disproportionately erodes our tax base, puts a strain on our ambulance, police, and fire departments, and brings in more school-aged children that RSU-1 bills Bath for each year, at the rate of \$16,000 per K-12 student. We need who ever locates there to pay 100% fair share of the taxes. "

■ Why are we trying to work around an existing building? Build all new.

■ I'm opposed to any tax reduced subsidized housing, Bath has more than its share!!!!

### ***Does this mean the old fire station stays as is?***

■ We need housing that is taxed at full market value.

■ Business space should have roadway visibility from High St. Business that are hidden on residential side streets have a lower chance of success than those on more highly trafficked High St.

■ It's questionable if office space is needed. Is this housing market value or subsidized? There are too many persons leaving Bath selling their large homes and moving to Brunswick such as Willow Grove. These people have contributed so much and they want to stay here but smaller homes in the central area are not available. I do understand the need for a new Fire Station but we also have to consider residents who have contributed greatly through the years.

■ Allowing local theatre company use of auditorium.

### ***Bath has housing needs for retirees.***

■ Tuck parking behind on maple, demoing the wing there. Then use Chestnut Street frontage for small single family house lots to complete the streetscape.

■ What kind of housing is being considered? Apartments? Condos? What would be the price range?

■ This city needs more things for the community. Especially our youth.

■ Movie theater.

■ Day Care and Nursery School for residents. I like the cafe concept as a community center/gathering place for the development. Suggest accommodations for mixed age groups. Office area could include support services/advice for various age groups.

■ The office area and maker space could be used by the same entities - small businesses in need of professional space as well as prototyping/manufacturing/etc. Locating them closer together may be desirable.

■ I like the idea of a mixed-use space, especially one that includes a cafe! I'm not sold on the dedicated maker space, however. I'm pretty sure this is something already offered in other spaces downtown (Union & Co comes to mind) and I don't think it's successful. Especially where the office spaces can also be used as artists studios and makerspaces, this just seems like a waste. I also don't like that the fire station isn't a part of this plan.

■ I like the idea of a courtyard.

■ I'm skeptical about the need for maker space, office space and cafe/catering. This is a difficult place, out of the way, to attract customers to a cafe. Better to have this in the downtown area.

■ This is by far my favorite of the 3. Hands down. (Sorry Firemen!) The

green space, the “compactness” and the lack of sprawling parking lots is appealing as well. I would love another cafe close to my house & a maker space too. More job opportunities as well. We’ve only been here a few months from southern Maine but we bought a home built in 1850 last June, totally renovated it into the amazing new space it is now (being respectful of its history of course) and we’re not going anywhere. We love it here. We see this town growing in a really good way & the people here seem to have a real sense of community. A space that reflects that would be a great addition. My neighbors on my street alone, even through this pandemic, have been more than welcoming to us and that feels pretty great. I really do have guilt about the fire station though. Can’t we have it all?

***We have unused business space downtown (Centre St) - I would rather see that turned into a cafe or shop space before building/ retrofitting other spaces.***

■ The city has aging buildings that do not meet current service needs and inadequate land to rebuild existing

■ This is a winner!

■ 1-Mixed use could be good, but I

think day businesses and the cafe would have much better visibility and be more accessible on the north end of the property. 2-Having a cafe hidden in the back of the property doesn't seem a viable place for that sort of business.

■ I think the Midcoast area needs to greatly increase it's vocational training to meet the demands of increasing solar and offshore wind installations in Maine. These are high paying, career jobs including electricians, and HVAC certified workers. Please leave open spaces where students and adults could learn to build their own solar water heaters as my husband, Chip Chandler, has done for 30 years for \$300 to \$1000. These low tech options would allow much larger adaptation of free solar power for Mainers than relying on the current high tech, and much more expensive \$8000 professional solar hot water systems.

***Office space can be accommodated in other areas of town and a cafe undermines the already existing restaurants/cafes within walking distance of the site.***

***I love the mix use of this space. I love the idea of creating a community where people can work, socialize and be a part of something cool in our community. I think it is why bath is such a great place to live. I would love to be able to go here and if it is only housing, then most of the community will never get to enjoy it.***

■ Given the empty retail space that periodically emerges on Front Street, and the long-standing empty retail space in the Shaw’s plaza, I don’t see the need to configure new retail/ office space.

■ During my tour of the facility, it seemed that the 1968 addition was in poor condition and would require substantial refurbishing/ modernization for repurposing. I question whether it should be retained.

■ There are already too many vacant spaces in Bath. I do not like the fact there could be even more low-income housing in the center of town.



## Option 2: Mixed Use

■ How many housing units are you talking about? By listing 116 parking spaces including "off site" you are implying a lot of new housing in one space. This is a concern to the current neighbors (including my family).

■ It would be nice to have the maker space as well as a community kitchen. If those were included in option 1 it would make it more valuable.

***I like the idea of a cafe/ food option here, along with creative and office space. Bath is growing, and property downtown is going at a premium. Space centrally located like this, is quite attractive, and of course we need more rental properties/ apartments. There is not enough info here about "housing." What kind? Market rate apartments (please)?***

***Would like a combination of options 1 and 2 so that a new fire station could be built.***

■ We already have a lot of unused commercial space in town. It doesn't make sense to promote it in another area and parking would be a new issue. Why rob businesses, including cafes, already located only a short distance from this site by creating businesses in what is a residential area? Option 2 doesn't make sense for these and other reasons.

■ Do we really need more office space? We have the old hospital building.

■ A makerspace and café, while both very good things, seem frivolous when our housing needs are so high. These items can be developed in other areas of the city that are not residential.

■ More housing and green space.

■ I like that all of the original building is being reused.

Option 1:  
**Housing +  
Fire Station**

Option 2:  
**Mixed Use**

Preferred  
Hybrid:  
**Mixed Use +  
Fire Station**



# Option 3: Housing Focus

Figure 20: Please indicate your preference toward option 3.

**2.7**  
average rating

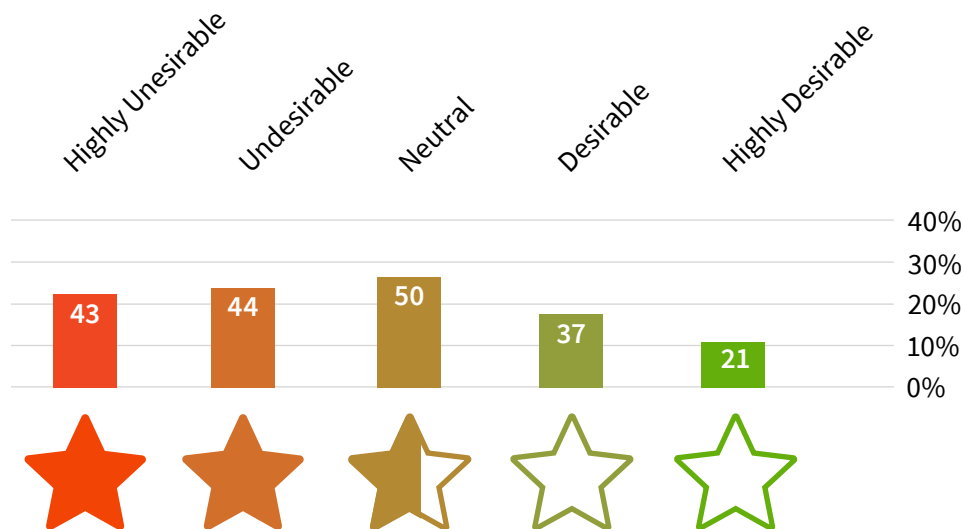


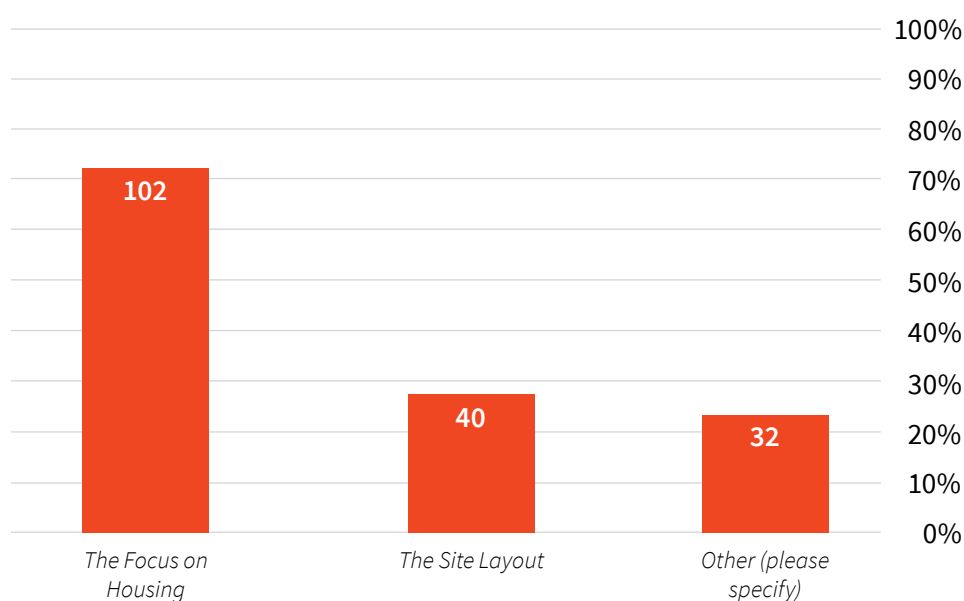
Figure 21: What do you like about option 3? Select all that apply.

## "Other" Responses:

■ The auditorium/theater is unusable and should be eliminated from re-use plans. The space is too large and valuable and should be integrated into a use compatible with whatever is built.

■ Make sure housing is suitable for our senior citizens who support our community.

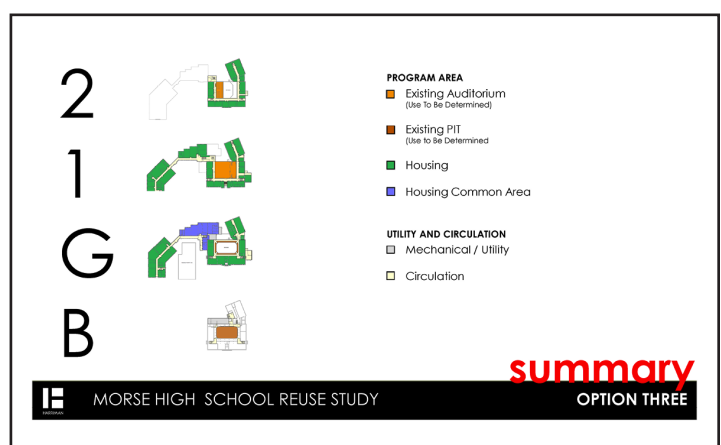
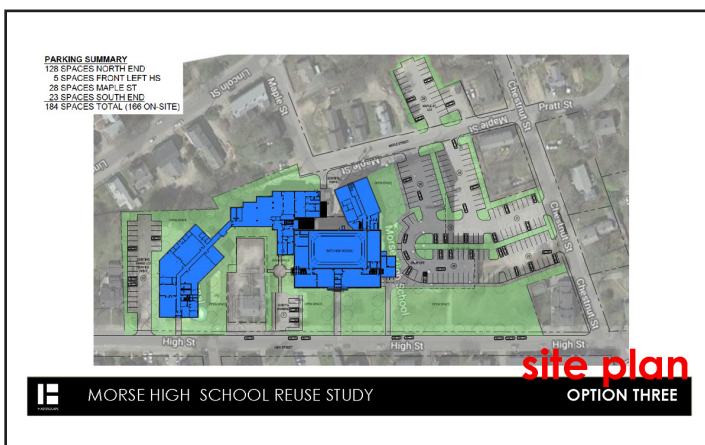
■ I think if you're going to keep the building up that the older part of the building is the most desirable.





## Figure 21 "Other" Responses Continued:

- No fire dept option.
- The demolition of the newer wings to add parking.
- Highly desirable...I even like this better.
- Mid-to high end residential, esp for seniors in the voc tech wing combined with common dining and meeting space for residents.
- Parking! Always at a premium, and maximizes auditorium use.
- Lack of firehouse.
- There is not enough information for me to support this option.
- Green space.
- Overemphasis on parking.
- Bath needs condos in the 300,000 price range.
- This property should be sold for private development.
- I do not like [this option]; too much housing, please be sure we get 100% taxation.
- I like option one better.
- Making use of the auditorium. Although I think that can be done for all three options.
- What type of housing? (2)
- I do not want any more subsidized housing in Bath. Sell land for full development and adding to tax rolls.
- Better option is to develop as higher end condo units to maximize impact on tax base.
- Poor option.
- Too much housing!!
- Common area and green spaces.
- Demolition.
- Removal of 41 and 95 wings.
- More green space is good!
- How much additional housing would this option give over Option 1?
- Saving auditorium space for art and performances, maybe even occasional film showings.
- Existing Auditorium.
- Nothing.



## Option 3: Housing Focus

### Figure 22: Do you have any other thoughts about option 3 that you want to share with the design team?

■ We do not need any additional low income housing...so please do NOT consider this, as this is a shell game of state/local funds that creates a long term liability/obligation of the town to finance this. AGAIN, let the experts that are willing to put money, time and risk evaluate the highest and best use for the site, what they are willing to pay for it and let the city consider how they could partner with the developer in financing, permitting, etc to facilitate an easy transition of this space into a useful and TAX POSITIVE (it pays property taxes!) asset to the city. I am always available to discuss as I am probably one of the few residents of Bath that has developed over \$10billion of real estate in my lifetime and at the same time very much care about the property and the town. The city should also meet with the land owner of the home, as this parcel will always be a negative for any future owner of the property and is a compromise for both parties.

■ I think adding the fire station makes more sense

■ Is that much parking needed? I Like the green space.

■ Option 3 basically creates a huge affordable housing project in the middle of Bath, which puts us, unnecessarily, way, way over the top for the total number of subsidized housing units for a town our size.

***If made more desirable to live, rents will be higher. The choice will need to be made whether to be more utilitarian with more affordable housing, or more luxury with higher rents, fewer apartments, and more amenities.***

■ I am doing my best to take this survey, but I am not sure of the need for housing in Bath. Affordable condominiums would be great, is there a real need right now? Or do we try and make our city more vibrant with Artists studios with a cafe? I wish I could attend in person, to make a more educated preference.

■ "This building should be used for education in the trades to keep our young people interested in staying in the area, working for themselves or at BIW, and helping our community grow.

■ Young families attend our schools, shop the downtown, and keep Bath thriving. Low income or mixed income housing is the last thing this iconic building should be used for.

■ Strongly opposed to redeveloping the majority of this structure as housing. Would prefer just keeping the beautiful auditorium and deconstructing the rest of the building for more open green space.

■ The newer wing that is currently used for math and science should turn into parking. The town is in desperate need for more parking and this plan would really improve that. On the other hand, this should not turn into housing. All of these options have housing involved and that is the biggest mistake in them all. Businesses and extra room for the fire station sound great, but housing is not an appropriate use of this space. This criticism is coming from a student that basically lived in the building between school, sports, and extra curriculares during their 4 years in the old Morse building.

***Housing needs to be affordable and not like the condos that were recently built on Front St. That is for people that have many other options. Homelessness is increasing in Bath and a stepping location to start from is affordable housing in town is needed.***

■ Do we really need to preserve the auditorium as the new high school will have a similar space? Who will pay for the upkeep of the auditorium?

■ I don't want the older buildings torn down.

***If the reuse is only for housing, it would be helpful to know: the size of units (1/2 people or family), the demand for housing of the size provided, and whether the housing would truly be affordable.***

■ Why destroy the part that's the newest?

■ Make sure there is enough parking for each resident and their guests and walking trails, and if you are offering a Cafe - enough parking space for the Cafe if you are opening it up to the Public too.

■ I believe it could help so many community members out.

■ We also need a new police station!

■ I think a new fire department needs to be included so that their prior "home" can be repurposed as private residential development. We're probably going to have to do new soon anyways so incorporating it in this seems the most cost effective option. Perhaps the fire department incorporated into the voc tech land area using the building for the training, common, and residential requirements.

■ Keep the housing affordable.

■ This is my favorite of the three options.

■ I like the additional parking for the auditorium if a use can be determined for that space. Maybe Chocolate Church could move there and get rid of the deteriorating church building.

■ Same thought re: market rate housing, bringing in families that will boost Bath's economy, if I understand correctly, while important for supporting those who need it, Bath already carries more low income housing than any neighboring communities. Note in general - whatever would be a boost to the economy would be best. Not sure my ranking on next page is in line with that, so keep in mind, thanks. (By the way I'm mixed on whether options 2 or 3 are best, and could possibly be sold on the need for a firehouse option, with more information.)

***We dont need more low income apartments. Bath has enough housing, including low income housing that reduces surrounding property value. Base the solution on something that will increase surrounding property values and provide tax income for the town.***

■ Cannot support at this time.

■ Please no more low income housing.

***I don't love the significant parking lot - in fact I prefer the fire station there (option 1). I support the housing in each option but this feels least diverse in terms of uses and that could be a drawback.***

■ This property needs to generate tax money 100%.

■ All options are not acceptable.

■ Bath does need any more subsidized housing.

■ There is very little public access to the building. It is an important historic building to the town of Bath. I do not like this option.

■ I'd like to see housing along Chestnut Street so the dominant view isn't of parking from the street.

■ Housing needs to be paying taxes.

■ This option loses the green space and turns half the lot into a huge parking lot accessed through local residential streets.

■ Make this mostly affordable housing.

■ If this is the option, then I believe it needs to be affordable housing. It would be nice to see

## Option 3: Housing Focus

space for seniors. Having a cafe and auditorium and pit could make it so seniors had activity options. Cony High School was redone for senior affordable housing and they maintained and reused a lot of materials that made for a beautiful space.

■ We liked the option that had some mixed use (small business/office). Again, we urge maximizing potential tax revenue to support residential vitality in town.

■ We do not need any more subsidized housing. Bath already provides more than its fair share. It is astounding that homeowners bear such high taxes resulting from providing a disproportionate share of housing and education to a this needy segment of population. We (Bath) has no more industrial or large commercial sites available for developments, so where will tax revenues come from?

***I like this option the best given its increased parking for residents and folks visiting specifically for the auditorium. I also like that this layout maintains the connected corridor.***

■ Not addressing the need of the fire department makes this option unattractive to me.

***I am concerned about increasing Bath's subsidized housing and the effect on my property values, taxes, etc.***

■ I do not like this one at all.

■ The best by far is option one, but include use of the auditorium, and the mixed use aspects of option 2.

***Bath needs market-rate housing for older people who can no longer live in their large houses but who do not qualify for low-income housing.***

■ We have enough subsidized housing in Bath. Whatever goes there needs to pay 100% of the taxes with no discounts. Otherwise every house owner ends up paying more to cover the added expenses to our community. Bath already has more housing projects, apartments and multi-unit buildings built with real estate taxes forgiven (using TIF's or reduced real estate assessment arrangements) and rental units paid for with federal and state funds, than any other town or city in Maine. Brunswick has twice the population of Bath, but Bath has the same number of housing projects (13 each)."

■ Option 3 does not seem to offer anything unique or inspiring that would contribute to the vibrant and active community.

■ Constructing a brand new building to be energy efficient and tax producing should be the # 1 priority.

■ Conduct a business case to develop highest increase to tax base for the city. Higher end housing is probably the optimum solution.

■ That's a lot of parking lot.

■ If the firehouse is built on the MHS site what is the proposed use of the Firehouse site?

■ If it is able to be easily turned into housing, why did we have to build a new school?

■ There is need for a new fire station. It's time for Bath to look like a real city with professional departments. We need a new Police Department as well.

***Options one and two are preferred due to the relocation of the fire station and possible community uses.***

■ These are great options. I would combine aspects of each to make a multi use building, demolishing the two wings. Keep office in the newer voc wing. Parking at back on Maple. Small house lots on Chestnut. Housing and maybe maker space in the existing building.

■ If the current MHS is not deemed usable for students, how can it be used for housing unless it is completely torn down or renovated at great expense? What kind of housing? For whom? At what price range? Do we need more housing?

***Less appealing. I liked the mixed use of Option 2.***

■ Can't lose by adding housing - as long as it is available on the open market. The common area for housing could be underutilized if not constructed with a target audience/customer in mind. That space may be better utilized as small offices/coworking space etc, which some residents may find desirable (small biz, entrepreneurs, digital nomads/remote workers, etc).

■ How about demolition of those wings AND move the fire station, plus police and other city services?

■ My opinion of this option is entirely dependent on what the pit and auditorium would be used for. It would have to be something that really justifies adding all that parking. I think the fire station is a top priority.

***There should be less space for parking. Increase the bus service at all times instead.***

■ Bath does not need any more housing, especially since it would most likely become low income.

■ Too much housing.

***I don't appreciate that much more tar being put in, I would rather it be left as open space. I would also suggest if housing is the primary goal, some gardening/ community gardening space.***

■ Seems like a waste to devote a large area of this part of Bath to a parking lot for public performances in the auditorium. Better to do this at the new high school. It is also unclear where the fire department would relocate.

■ I would favor keeping the Auditorium for meetings and entertainment. I like the idea of a cafe.

■ I can't see past the giant parking lot plus that's a whole lot of demolition!

■ Housing for moderate income households.

■ That's a lot of parking for an auditorium with an undefined use.

■ Needed parking for existing building is too much for potential usage.

■ Could you modify this option to

maintain the cafe as in option 2?

■ 1-I think this plan concentrates far too much housing in the neighborhood, and doesn't provide enough buffer space between the proposed development and adjacent properties. 2-I would rather see the city support existing venues like the Chocolate Church instead of creating a competing space. 3-There is just too much building there. More green space is needed, like a community park, garden, or playground."

■ I am still uncertain as to the type of housing being proposed in all three options. The need for increased tax revenue in Bath coupled with the need for attractive and creative housing for people who are downsizing and do not want to leave Bath begs to have some more thought put into design rather than the boring lower priced cookie cutter units such as those at Huse School. Portland has many creative plans for old school buildings in higher price categories which would satisfy both of those needs. Or why not use the entire Morse property to build nice town house condos (similar to those on the corner of North and Washington Streets in the range of \$250,000 to \$400,000. That would create more tax revenue. That would provide the type of housing residents who want to downsize would be happy to move to and it would attract younger families who want to move to Bath for its quality of life.



■ I don't like it as much as Option 2. If Option 3 provides significantly more housing than Option 2, it looks acceptable. However it doesn't have the potential to build community where people work together to create new solutions and expressions that Option 1 has.

■ Again, I do not think this benefits anyone in our community. The idea of keeping it all housing and not even creating a new home for the fire department is not what I want to see. It seems like a waste of space. I would rather have option one than this.

■ Only to repeat that I am highly in favor of conserving what we have, and not adding construction debris to the landfill.

■ The text above states 1995 wing would be demolished but drawings and audio state it would be retained?? It doesn't address the need for a new Fire Station and devotes too much space to parking. The description does not state potential housing capacity of this option.

***I do not like the fact it does not retain the 1940s section of the building.***

■ I like the parking option. Gives flexibility to property management for tenant parking permits.

■ Would parking spaces be accessible to housing units? Looks like too many parking spaces.

■ Now this is definitely way too much housing in one space.

■ TOO MUCH PARKING!  
Unnecessary, poor use of land.

***Where would the fire station be located if it can't be a part of this space and can't stay where it is?***

■ What kind of housing? Also, I do like the idea of preserving the auditorium, which is a nice size and could be utilized in a number of ways as a community space.

■ Option 3 is mildly better than 2 because it focusses on housing but creates a new problem by forcing the fire station to relocate.

■ We should make sure that Bath also builds middle income housing that contributes to our tax base. And again, we don't need another auditorium when we have the Chocolate Church already.

■ There is a demand for close to town housing particularly for seniors. Our mother lived in an apartment in a repurposed school in New York and it was a great success

***I like the large housing focus.***

***That much housing would only be beneficial if it has income or age parameters. Lower income but independent seniors need more housing options***

## Option 3: Housing Focus

3 Schools of Thought



Bath has too much subsidized housing which burdens the Town's resources and tax base. The new use/s should generate tax revenue for the town to boost the local economy.



**"The Missing Middle"**  
Bath needs smaller, market-rate units for seniors who want to age in place and others who want to downsize.

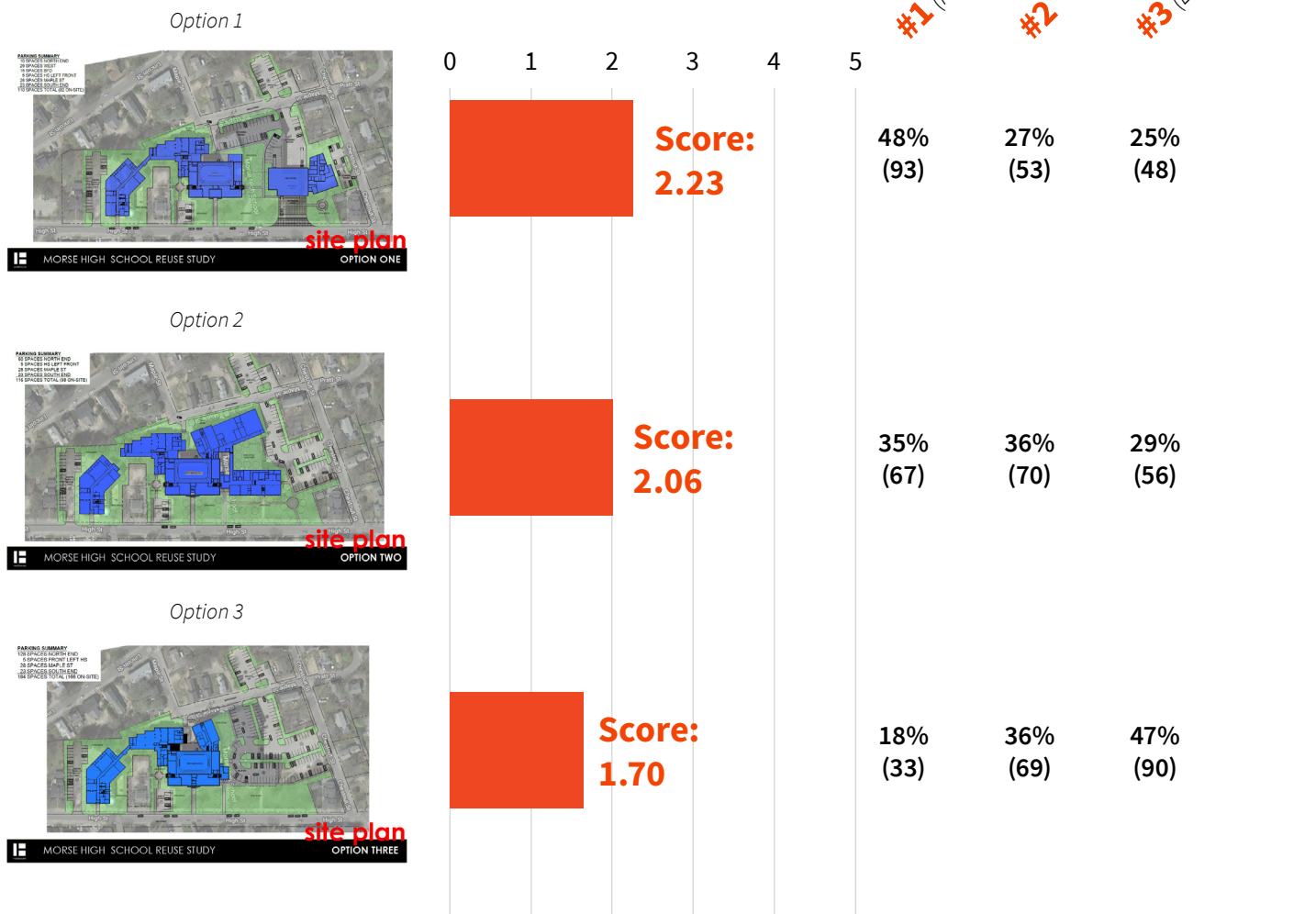


There is still a large youth homeless population and a high demand for affordable housing. High end condos might attract part-time residents who don't contribute as much to the community.



# Options Comparison

Figure 23: Please rank the three options in order of your preference (1 = most preferred, 3 = least preferred.)





# The Auditorium

Figure 24: Please rank the following reuse options for the auditorium in order of your preference (1 = most preferred, 5 = least preferred.)

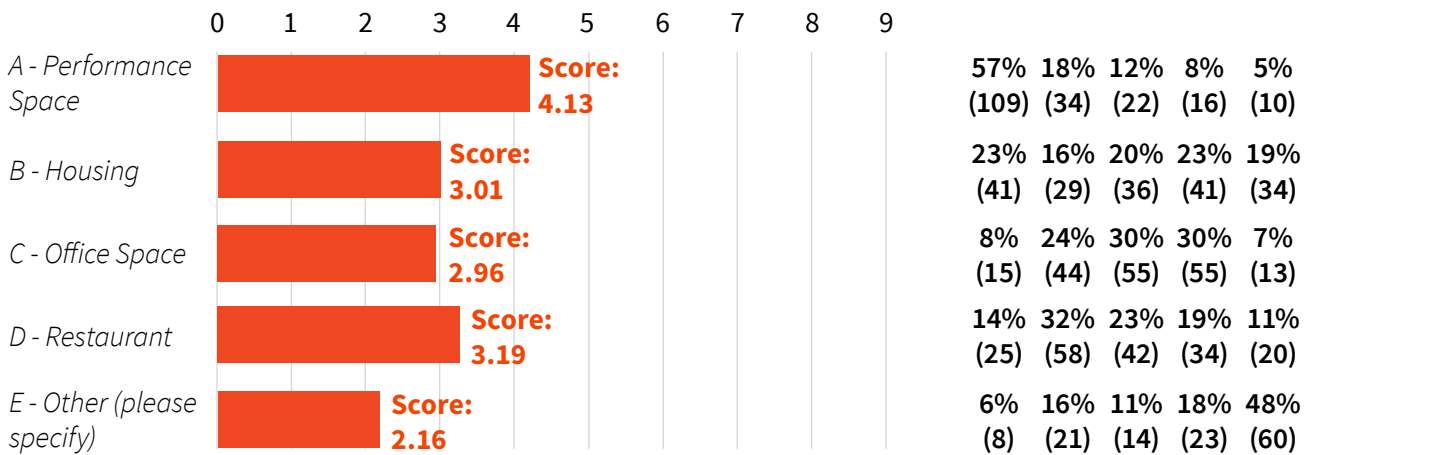


Figure 25: What other use/s do you think the design team should consider for the auditorium?

- Performance Space is not needed or could it have a financially sustainable business model.
- Housing-either as reuse or scrape the site is the only option for this site so that it is compatible with the surrounding/abutting properties and the limitations of traffic flow on High Street.
- Maker space or innovation zone.
- The old Morse High School building should be bulldozed flat and the land sold to a buyer or developer for the highest price for condominiums, office space or other uses deemed

compatible by the Planning Board and Council.

- A community center offering arts and physical fitness programs.
- Multi-purpose space for directed health/wellness activities.
- Could there be some kind of market/ farmers market/ cafe/ flea market/ artists market?
- Education.
- A place to assemble.
- If the Chocolate Church cannot maintain itself, the auditorium would provide a venue for concerts and plays.
- I've been the president for the past 5 years of a Bath based non-profit theater organization that was founded by the Montgomerys back in

1979. (Studio Theatre of Bath) We've never truly had a "home". Before you folks consider continuing to use the auditorium as a performance space, please allow me the opportunity to address the panel so I can talk about how our organization can benefit the space & the city. I have ideas that are not addressed in this survey. Marc Rodriguez (207)837-8260 hey marc33@gmail.com

■ Makerspace or collaborative workspace.

■ After-school programs for school age children designed towards art and creativity.

■ With the Chocolate Church in town already and many restaurants here already, I don't think they are a priority. Some form of gathering space that can be rented or used

# The Auditorium

by community groups is needed, there aren't many meeting locations other than the new one that just opened on Centre St. Will see how well that works. Also not sure what restrictions if this becomes a community space owned by the town. Will religious organizations be able to use these to hold weddings or other events? Having a good certified kitchen space would be effective. Maintaining such an area will be a challenge.

- A nice little restaurant/cafe for possible residents.
- Community space.
- Community events.
- Rentable space for community of Bath.
- Bath does not need more restaurant, gallery or small retail space. Certainly not in this location! We need more housing in a mid-range of price levels covering growing families to seniors, especially in the core of the city.

## ***As a church we would be interested in the space and office space.***

- Community multipurpose.
- Housing could only go into the auditorium if it was torn down because of lack of windows. That part is unclear.
- Community meeting space or maker space.
- I might move performance space

up if site has ability for a significant space, like being used for Chocolate Church performances, as an example.

## ***I would like an attractive use that generates full tax income for Bath.***

- Approach MSMT, Heartwood Regional Theatre Company, Private Youth Theater, Chocolate Church.
- Dance and yoga studios, grab and go food etc, or artist studios.
- Private sale for development, this needs to generate tax money.
- Anything but a restaurant. We have too many in Bath now.

## ***Indoor recreation that is not in direct competition with the Chocolate Church.***

- Find an entity to take over the auditorium at no cost to the city.
- Retail space.
- Movie theater, space for community organizations to reserve for meetings.
- Children's Theatre Program
- Community space for receptions, gatherings etc.

## ***Some sort of common area for the community to enjoy being inside during winter or a small ice rink since the north end doesn't have one.***

- Coffee house with small live acts, serving light food and beverage and perhaps alcohol.
- Indoor athletic center.
- Shared maker space? Indoor community space?
- I am not that familiar with the auditorium but should it be for performing arts as The Chocolate Church is not adequate.
- It's a performance space. There is no other choice.

## ***Bowling alley.***

- Can't imagine anyone wanting to take on expenses to operate this space for commercial use.
- I can't think of how the auditorium can be used in A, B, C, or D. The City of Bath should support one auditorium (Chocolate Church) and not have 2 old structures with auditorium spaces that compete with each other. One building and auditorium needs to be maintained and used.
- A hang out spot for our youth! They literally only have the skatepark to hang out.

## **Movie theater. (4)**

■ I do not want the auditorium to compete with Chocolate Church. But could consider this proposal. On-site daycare and nursery school & resources for families.

■ Multipurpose Hall (Banquets, Dances, Events, Etc.)

***"A community market where businesses can rent stalls. There are folks in Bath who want things like an art supply store, stationary store, metaphysical store, etc., but there isn't enough demand for those businesses to justify the cost of a storefront downtown.***

■ A play cafe would also be a great option! There are a number of folks (myself included) who work remotely/independently/for themselves who want to work outside of the home but have the issue of needing something to do with their kids. Traditional co-working spaces don't solve this problem, but a play cafe would. It also solves the issue of a lack of indoor gathering spaces that are geared toward both kids and adults

in the area - business would boom during the winter months!

## **Dinner theater!**

■ Something similar to Frontier in Brunswick. A restaurant/arts space hybrid. A black box space that could be used for movies, theater, etc., plus food and drinks. Something like that might draw a younger crowd to Bath, which would definitely be a benefit.

■ Event space/flex use area for various events, with built-in food/catering equipment for easy service. Huge demand for that space in our area.

■ Removal. Let it go.

■ there is already a performance space in town as well as restaurants. An area for community meetings and indoor recreation would be desirable.

■ Cafe, maker space, business space (yoga, classes of some sort, glass art, baking- something that gives citizens something to do that enriches their lives).

■ Art exhibits.

■ Daycare.

■ Does the auditorium have an outside wall on the west side of the building? If so, it could be made into a place to construct tiny homes. Increased maker space could have art activities in the old auditorium and carpentry/engineering activities in the designated "Maker space", (which I think is the oldest Voc Ed wing?)

■ Anything.

■ Could be used as a common area for tenants; similar to the Huse School setup. Seems too large which is why I ranked it number 3.

■ Recreation center.

■ Retail, community shops, local artists.

■ Community meeting space.

■ Indoor community space, indoor park/creative presentation.

■ Archival space/ library space.

***Something that parents can use with young children. There are so few options for winter activities for those with young kids; a gathering place -- and a perhaps a public park space on this property -- is great not only for the kids, but offers parents the opportunity to meet one another. We don't really have this in Bath.***

■ A nursery/day care facility for the families living in the complex.

■ Not really sure.

- It should be used for housing. We already have the Chocolate Church and cannot sustain another performance space in town (the acoustics of the auditorium are not great). Do we need more office and restaurant space when we have these spaces vacant already in town?

- Morse High Museum.

- I think using it for plays, concerts etc. It could bring a lot of business to Bath.

- The auditorium has poor seating, poor sightlines, and lousy sound quality - it should not be used for performances.

- I think this is needed for the city.

### Figure 26: **Why did you rank the options in the order that you did?**

- They are all dumb IMHO and created by dreamers that have never owned nor financed a real estate project in their lives.

- We don't want more low income housing.

- Performance space makes the most sense, moving down in order of how many people could potentially share and enjoy the area as it has a special and historic ambience.

- Performance space only makes sense if the CCAC is not operational.

- I did not rank any of the building's "uses" because it would create a false pretense of acceptability.

***Our emphasis as a community should be to guarantee an affordable living situation for the many people relying on Social Security as their only income.***

- I didn't have a preference and they defaulted that way.

- We don't need any more low income mixed income housing.

- An alternative site for the arts is necessary and market rate housing for our senior citizens is a must.

***I love the idea of helping Bath to be a more artistic and desirable place for artists, who will enrich our community with creativity and imagination.***

- Performance space most needed in Bath.

- Everyone could enjoy a restaurant!

- Housing is always a concern. The theatre is fully equipped and is a good one. A cafe would be convenient. I feel there is already enough office space in Bath.

- The auditorium is historic and can still be functional for the community, it could also make a beautiful restaurant.

- The auditorium may be the nicest and more historic part of the entire building. Official theater space in Bath is expensive and hard to come by. It would be a mistake to change it into a different use.

- Based on need and town history.

- The auditorium would be an asset for the community, particularly since the Chocolate Church is in poor shape. If available, I would have ranked the other options a 5, because I don't believe they're viable.

- Housing would get the most usage out of the space. Office space would be more likely to sit vacant- even more so with restaurant. Lighting would be poor for office space. The

chocolate church and other school gyms already provide the town a performance space.

- We need updated apartment/condo housing in Bath. The population is old and the winters are terrible. Many of the apartments in the existing older housing are not designed for elderly people nor are they correctly winterized. And we need moderately priced condos.

- We need housing more than the obligation to maintain another auditorium.

- I like the space for performance, but see issues since the rest of the building is going to contain housing. A restaurant may mesh better.

- To me it's all about senior housing.

- Because I feel community is extremely important and living is import as well.

- #1 Chocolate Church needs upgrades badly. This would be a good use of space; #2 Bath needs more upscale restaurants. Both indicated options would draw people from outside the Bath area.

***The theatre is a pillar of our community. It should serve it's original purpose and stay in it's original form without unnecessary renovations.***

- Trying to stuff unneeded uses into a neighborhood that will not become a "hub" area for these rather than working to provide infill for these in the center of Bath is the proverbial pipe dream. I do not think that if you build it they will come will work for this unless you put the people there with attractively priced housing when some space can be used for amenities such as a cafe for neighborhood residents. This neighborhood is not a destination location and will be hard pressed to shoe-horn into such.

- Community theatre.

- The auditorium has long been a center for performing arts in Bath. The Chocolate Church and Winter St. Center are very problematic in terms of parking, and Option 3 would address this.

- If the building is going to be reused as is, then a restaurant or performance space makes the most sense.

- Need for facility in Bath.

- Seems best, although I could be convinced that office space or performance space is a good use. Not against a restaurant either...all could have some value.

- I think the theater is a fun space I like the idea of keeping it as such, but I do wonder about whether there is really a need given that the city already has several other options and I'm quite sure they will not be utilized to capacity. The idea of having some offices there, in walkable distance to the center of town where employees

could shop and eat is a good idea.

***This is a tough one because downtown needs the restaurants to be used and we have lots of non-profit performance space. I think that open arts studios could be cool here.***

- My feelings.

- Allowing the public to enjoy the auditorium and pit through community use.

- The theater and restaurant will be a destination that will bring in people from Bath and surrounding communities.

- Made the most sense.

- Community growth and bringing in businesses is important for all of us.

- New Fire station is a priority.

- We already have performance spaces.

- I think it should be maintained as a theater. It is a historical, beautiful space that begs to be performed in.

- We have some concern that additional performance space would take away from the efforts of the Chocolate Church, Patten Free Library, and the SPI Winter Street church. Plus, the new high school will have performance space, yes?

# The Auditorium

■ We need more opportunities for gathering/entertainment that is not just restaurants or bars.

***The auditorium is already a performance space, no reconstruction is required. It is by far the best performance space in Sagadahoc county.***

■ As a Morse graduate who was active in both seasonal Theatre and the annual MOHIBA performance, I would be heartbroken to see Montgomery Theater torn down. I did not rank the other options as I feel the only option for that space is to have it remain as a performance space in perpetuity.

■ Ongoing concern about Bath's subsidized housing.

■ They provide convenient opportunities for senior residents.

■ We already have enough subsidized housing. Whatever goes there should pay 100% of the taxes with no discounts.

***The auditorium should be considered a cultural resource and contribute to the town's cultural heritage.***

■ I think Bath needs more office space.

■ We need to increase tax producing properties.

■ Maximize the tax base.

■ I believe Bath needs a performance venue.

■ I put housing last as I think this is not the best use.

■ A performance space for local theatre groups is vital.

■ Sustainability of income from each use.

***Bath could use a larger venue for performing arts, and we need a bowling alley.***

■ It is a great space visually and should remain open.

■ I feel strongly that the Montgomery Theatre should remain accessible to the community and is most desirable as an additional performance space, but could also be transferred into a restaurant that would hopefully honor the history of the space. Possibly dinner theater? The Midcoast area has lots of talent!

■ It should stay to its true origin.

■ What matters most to my family.

■ I believe that Bath could use more things to do, also would bring revenue.

■ Housing is desperately needed. Not elite condos. Include studio

apartments for single people. On site support for families and other age groups should be included. Focus on housing or homeless youth and support services.

■ I think the space should maintain its spirit of entertainment and community enjoyment.

■ As an entertainer/performing artist, obviously keeping this space as a performing arts space is at the top of my list. There's definitely room in Bath for more entertainment than what's offered at the Chocolate Church. I think it would be a great way to bring even more folks into Bath and generate revenue for the City.

■ I ranked other as my second choice because I think my ideas are pretty awesome, and are things I've been wanting for Bath for a long time.

■ Restaurant is my third choice because I don't think there's enough diversity in the downtown dining scene. Upscale Italian, a good steakhouse, or a farm-to-table concept - any of those would do well.

■ Housing is my fourth choice because, while it's important, I think all of the reuse plans include adequate housing options.

■ Last is office space because there's enough of that in town.

***The need for more affordable housing is the most important consideration.***



■ "Restaurant" is a placeholder for event space/flex space for special events, catering, etc.

■ I believe that having the auditorium as a performance space would be the best use for the space as it could allow for more activities & functions to take place in Bath.

■ A restaurant would also be a good choice, the area is very spacious & would be well suited for a formal eatery.

■ I favor the space being used as housing the least, it would be a lost opportunity for a business or function space. In addition, the auditorium has a character to it that I would like to see stick around."

■ We need more affordable/lower cost housing for families (not just seniors); Bath needs business growth spaces (office based businesses-although covid may change that a bit); I like learning new skills so businesses that provide enrichment opportunities appeals to me, but also can bring in tourism dollars, etc; we have restaurant space downtown that we should fill before bringing in more; the new school and the chocolate church will have performance space, I don't think we need more.

■ I don't see the need for more office space. Are there businesses eager to move to Bath that can't find office space now?

■ The auditorium is unique and it should be preserved. There will not be another opportunity to have an auditorium like this in the future.

■ It is the largest performance venue in Bath and should remain a performance venue.

■ I would prefer that it be used for public rather than private use.

■ I would've put the performance space first but I'm wondering if the new high school is going to have one on it's campus. If not, I'd put that first, followed by housing. I walk by the old Huse school near the Y and I really appreciate how they retained the building & renovated it, as well as adding professional landscaping that's very well-maintained. That makes a huge difference. It fits right in.

■ 1-Alternative to Chocolate Church functions. 2-Need for moderate and middle income housing.

***Affordable housing is critically needed. Lack of housing is a huge missing piece of the puzzle towards population diversity (ie. younger people) and economic expansion.***

■ It would be great to have a performance space, but if that is not practical the next choice would be housing or housing related amenities.

■ A performance space seems a logical reuse of the auditorium. There

is no image to refer to on this page, but I think that space is towards Maple St, and that seems like a bad location for a restaurant.

■ I don't see a need for more office space in Bath, and Bath restaurants would not like more competition. It's a bad time to plan restaurants when people aren't eating out, except outside. The Midcoast has a huge need for affordable housing.

***I think this space has potential to bring our community together. To create spaces for collaboration and new ideas. I would hate for it to only be housing. I think there should be a good balance of it all.***

■ Perhaps a more structurally sound performance space than The Chocolate Church, year-round performance venue for Bath City Band, etc.

■ Population will likely not support another restaurant; current ones struggle during the winter; performance space is a good alternative to Chocolate Church; housing use is adequately addressed by other aspects of each of the three options.

■ I would rather see the auditorium continue as an auditorium for arts

# The Auditorium

and theater programs that are not tied to the school.

***The stage and details of architecture that surround the auditorium should be retained. With a restaurant you could have dinner theatre.***

■ Love a community use for the space. The city lacks performance space now. Tenants might like having this type of use as well.

■ Do not compete with downtown restaurants. Do not compete with the chocolate church for performance space.

■ I think affordable housing is the most urgent need we have in Bath.

■ I think the space should stay true to the current use.

■ Cost effectiveness.

■ I would like to see Bath really make a mark on the map as a great community with various entertainment options. Younger people are looking to relocate here and I believe more local establishments like restaurants, coffee shops, retail space and performance venue would invite younger crowds to Bath. In Addition, this would also create more revenue during the warmer months when people are traveling through.

■ I am opposed to adding more housing to this design. Although I like the idea of theater space, we have theatre space in Bath that needs our support. A restaurant could be a viable option.

■ Do not need another performance space in Town; multiple entities competing for the same maintenance dollars.

■ There are other options on the property for housing and office space; I like the idea of a community performance space, though I like the Chocolate Church - maybe there isn't room for two in our town; a restaurant does not seem like a good fit.

■ There is no need for a restaurant in this area when Bath has trouble sustaining additional restaurants downtown. Similarl with office space. We have unused space in existing buildings including our shopping malls that could be used for offices. What we don't have is housing close to the center of town which would bring people into existing business areas. And if the city wants to attract young families, it needs to consider day care options for professional couples.

■ I feel strongly that the auditorium should remain as a performance space.

■ Like the idea of some commercial space there

■ We seem to have vacant restaurant and office space in town. We already have a performing arts center that does not wish to take over Morse

auditorium. The need is for more middle class housing that helps our tax base, as property taxes are very high in Bath

■ Housing is a huge need; having a small event venue seems like it would also help the community; office space seems like it is always available and not needed; restaurants should be in more commercial location.

■ History of the auditorium; dining choice for any residents or businesses.

■ This piece of history should be maintained and not torn down or gutted

■ Post Covid office space will be cheap and an albatross around the neck of the project.

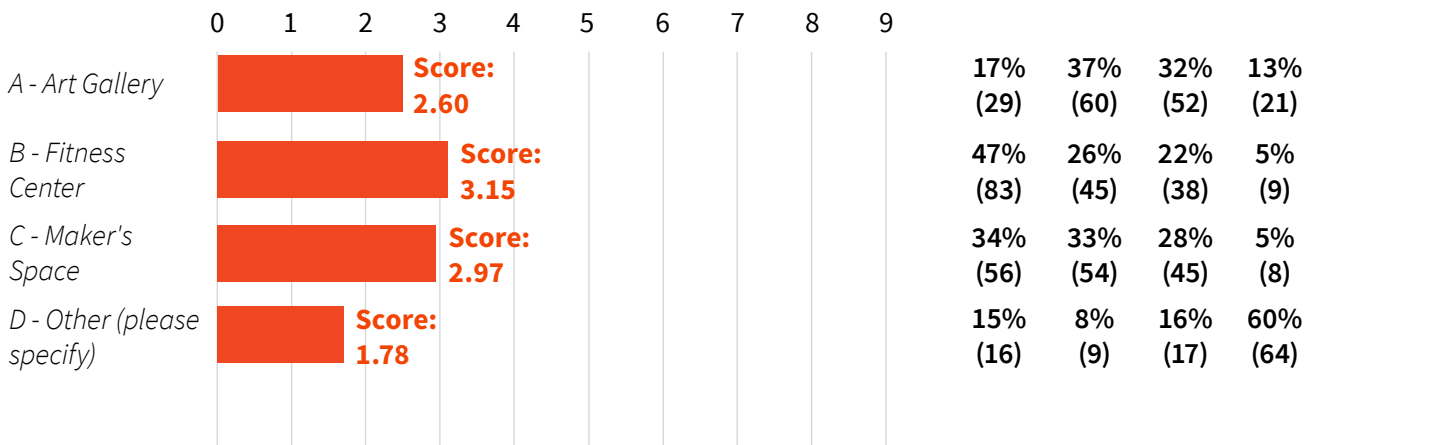
■ I feel its the best use of the space.

■ I like the idea of using the space more creatively than for housing because the auditorium space should be used for anything but performances.

■ Support the arts, enough housing in the options, a restaurant sounds like fun in the neighborhood.

# The Pit

**Figure 27: Please rank the following reuse options for the Pit in order of your preference (1 = most preferred, 5 = least preferred.)**



**Figure 28: What other use/s do you think the design team should consider for the Pit?**

- Get rid of it
- Destroy it.

■ An Art Gallery 're-use option' should be eliminated. Downtown Bath has several art galleries, plus the Chocolate Church and they don't need more competition!

■ Activity center for healthy lifestyles including classes for phone/computer skills, food/diet/cooking, art making, light physical fitness and flexibility.

■ Keep wrestling program in the Pit.

■ Same as auditorium suggestion.

■ Anything besides another art space, unless it's actually for making art, brings wide swaths of people in

to make it. Bath has too many places where people show art, not that art isn't beautiful, but it doesn't seem like most Bath residents really care about spending much time looking at it.

■ Open Market/ Farmers Market and Craft Market.

■ At least part - Museum of Morse History at least for 25 years? until folks in the area no longer NEED that? Then something smaller happens.

■ Keep it as a basketball court for the community.

■ Community area for the adjacent housing or public with hotdesking space for laptop working or studying, alongside makerspace and cafe, fitness center for adjacent housing, remove wall and create outdoor

community space for housing, community garden center, or brewery.

■ Community center for the housing or exercise room for residents there.

■ Maybe a laundry room.

■ Community space for meetings, events, activities, etc.

■ Rentable space for community classes (yoga, mindfulness, dance, etc.)

■ The maker space and/or fitness center should serve as a community center for residents of the renovations and the surrounding neighborhood.

■ Additional sports and recreational space for Bath Rec and RSU1.

# The Pit

- Please no more art galleries.
- That is a disgusting space and really should be demolished. Sure it could be a fitness center, but the city already has the Y and other fitness centers. The other purposes would never pay back on the expenses required to make it a decent space that anyone would ever want to spend time in.
- Not sure.
- I have no idea why this is being called out as something special that should be considered. I'm guessing because of its value to alumni but I just don't see why this is being focused on.
- Private workshop/office.
- Indoor community spaces - co-working office spaces etc.
- Tax generation only, sell for development.
- Domlish; waste of space to be saved for anything.
- The pit is completely expendable.

## ***Take it down. Poor use of below grade space.***

- Gardening center for trading garden supplies sponsored by the Garden Club to help new families get their roots in the ground and inspire Bath to be a more beautiful place.
- Retail.

## ***A community resource center. If you are keeping the rooms around the pit, there would be an art room, a kitchen, a craft space and room for a fitness center.***

- Community recreation.... Adult volleyball, etc. A non-YMCA community place.
- Future residents living in this space would likely benefit most from a fitness center, which the Pit would lend itself nicely to. I preferred option 3 of the proposed layouts best, but it did away with the cafe in favor of a common space. I think the pit could serve as a common space and the cafe could remain.
- Yoga and dance studio, space for music lessons, practice sessions, performance.
- Entire space be sold for development of high end condos.
- The Y has a wonderful Fitness area, do not want to take away from that.
- Center Street Art gallery is lovely, why try to duplicate?
- Keep it a gymnasium. Let the Rec department be in charge of it.
- Bowling Alley.
- The pit could be used as a fitness center, but only if available to the public (how would that work if it were in the lower level of a housing unit?)

- Movie Theater.
- Day care and nursery school facility.
- Indoor market place (small vendor tables w/ various offerings).
- Something for kids. A play cafe, indoor playground, trampoline park, anything. There is not enough to do with kids indoors in this area, especially during the winter.
- Another option might be a black box performance space for movies, music, small theater productions, comedy, etc. As I mentioned earlier, there aren't enough performance spaces in Bath.
- Or perhaps just a general community center/space. There isn't really a community center in Bath, and it would be a welcome addition.

## ***There are several art galleries already in town. make the space flexible so it can be used for a variety of indoor activities.***

- The city has a lack of indoor space for physical activity and the winter is long. The YMCA is inaccessible to many and too busy for all during the winter months. It is insufficient to meet the needs of the community. The pit should be preserved as a fitness area for city residents and guests. SAVE THE PIT!
- Classroom such as senior college.

- Anything else besides an art gallery.
- Preschool/Daycare.
- A gym for community use.
- Storage area for tenants use.
- Does City Hall need more space? for what? And do either the sagadahock county building need space? Does the customs building need more space?
- Indoor small shop retail/ business park.
- Rental space for small gatherings, showers, dinner parties, birthday parties, reunions, etc.
- Restore it exactly as it was for historical purposes. It could be used for meetings etc, with tables and chairs stored (hidden) in the empty areas that are around the Pit where gym equipment use to be stored.
- Brewery, concert venue.
- tribute to Morse/museum.
- Not really sure.
- It is unclear why the Pit needs to be kept. If the area is being redesigned for housing, then it might make sense to locate service areas for the condos in this space or get rid of it all together.
- Dance space!
- Again, we have several art galleries in town, and it isn't clear another is sustainable. We have the YMCA as a fitness center.
- City need.

### Figure 29: Why did you rank the options in the order that you did?

- There are very few maker spaces in Bath.
- Fitness space for residents makes a lot of sense
- Why doesn't your survey allow us to ELIMINATE a use or option?
- Emphasis on the health and welfare of our population. Help people to help themselves.
- It was the order of my preference.

***I am hoping that Bath will become a welcoming and vibrant city where artists will come together and create. We would all benefit from a more vibrant and imaginative community.***

- We don't have one.
- A Fitness Center (ventilated) would be in keeping with the Pit's roots. A maker's space would be an interesting option. An art gallery? What's one more?
- Maine has such a long season where it is difficult to exercise outdoors. There has always been a shortage of gym space, whether it's a gymnasium or weights.

■ Based on what's in town now. the Y is no longer a place people can afford so a fitness center would be good.

■ Options which would be enjoyed and used by the most people, and support the community of housing at the site.

■ The art gallery would mesh well with the performance space. A fitness center would mesh well with housing. I am not sure what is meant by the term Maker's space. (It has been used multiple times in this survey--defining that should have been done upfront).

■ To attract people who provide services which will attract a larger audience which will spend money in Bath.

■ The pit has served the community for years! It would be a disservice to the local community to change these parts of our history.

■ RSU1 Community needs.

■ Bath could use a dedicated fitness center for those who do not prefer the Y.

■ Lack of these facilities currently.

■ Candidly, my numbers here are pretty arbitrary...not sure its needed.

■ While it would be hard to "compete" with the YMCA it would be great to keep encouraging health as part of neighborhoods.

■ My feelings.

# The Pit

■ Fitness center would complement both the residential and fire department options and likely require the least drastic renovation. Maker space is interesting but could mean a lot of things. Art gallery (or any "retail" oriented activity) would be very dependent on what else went in the buildings and would likely take a great deal more renovation. Also would not want something that negatively splits focus away from the galleries/retail in the downtown.

■ Allowing the public to enjoy the auditorium and pit through community use.

■ Made the most sense.

***I like that Bath is turning more towards art and small businesses and this will help people have a chance to be a part of that. Also our two gyms closed.***

■ We have the Y and other fitness spaces in bath.

■ I think Bath needs a maker's space or a space where creative people can gather and meet. They could also share their talents with others.

■ We assume the Maker Space is different than the small business space in Option 2 which we supported.

■ Maker space is the category that

is not already available in the area; galleries are available now in Bath and Brunswick, and the YMCA has facilities blocks away.

■ I ranked these preferences based on the fact that I chose option 3 as the most beneficial lay out and, in thinking as a resident in this complex, I ranked these items based on what I would benefit from while living there.

■ If the building offered housing the usage for the area would be beneficial to the residents and also the senior residents in the area.

■ We need more fitness places closer to walking distance from Bath Iron works.

■ It makes most sense to use the cultural resources of the city as cultural resources.

■ Bath could use a fitness center.

■ Could not rank.

■ The space has a history of use for exercise and is well suited.

■ I'm not sold on any one choice. It depends upon how these ideas fit with the other building uses. All of these are fine ideas.

■ The pit is Morse history it should be a space for everyone.

■ What matters most to my family.

***I would love access to a makers space for my crafting that is difficult to do at home***

■ Focus on healthy physical activities and support for working parents ON SITE.

■ Creative community focus.

***I would personally love to have there be a maker space in the local area as I could meet & work with others who are creative and entrepreneurial. In addition, it would help to make Bath more innovative.***

■ I ranked other first because none of the choices presented really seem like the best use of the space.

■ I ranked fitness center second, because there really aren't any options in Bath aside from the YMCA. However, if this is the route you go, I'd rather see something more than just a bunch of equipment in a room. I'd also like to see a space where women, transgender, and nonbinary individuals feel safe working out. Definitely offer some group classes and group personal training, and a wide variety.

■ Art Gallery is in third because we already have quite a few of those in town, but it could be nice to bring in something that has a different, younger vibe.



■ Makerspace is last on the list, because I don't think it's a good use of the space.

■ An art gallery could attract many people, but it depends on what artwork is presented there.

■ I like learning new skills so businesses that provide enrichment opportunities appeals to me, but also can bring in tourism dollars, etc; I don't like the last 2 options so I put other above them; we have multiple fitness centers in the area and the YMCA right around the corner - we don't need more; I personally don't have interest in art galleries.

■ With a lot of housing here, a fitness center for the residents may be needed. Would this combine with community use, and if so, how does that affect existing fitness studios and the Y?

***The pit along with the auditorium are the most unique features of the building. They should be preserved for community use.***

■ Fitness would be great addition.

■ I love the idea of a maker's space that has classes and an art gallery would "organically" fit well with that, although we have a few excellent galleries in town already. A gym would definitely attract more younger folks to the area but also be

wonderful for the aging community as well.

■ Not familiar enough with the pit area to form an opinion.

■ Maine does not need another art gallery. Needs to be a functional space. A rock gym would be a unique amenity.

■ I don't think there will be enough traffic to support an art gallery.

■ 1-A maker space and tool lending library would be a useful addition to the community. 2-There are already art galleries in town, and we should not pull away their customers. 3-We have the YMCA a few blocks away, so a fitness center seems unnecessary."

■ Creative spaces are attractive to young and creative people, and are rare, the nearest being SPACE gallery in Portland. I don't use fitness centers much, but like the idea of an inexpensive place for people to work out, as there are only 2 other places to do that in Bath. I don't think folks will come to a basement area to see art, when the Chocolate Church and at least 2 local galleries have more accessible, pleasant spaces nearby.

■ I love the idea of giving our community a space to express themselves and add to our amazing city.

■ Nice to have a space for all age groups to build things.

■ If rents are low, it would be a spacious option for suitable businesses; large enough and convenient space for a fitness center; market capacity for another art

gallery is uncertain.

■ Because the pit shouldn't be an art gallery.

■ An art gallery could use the upper balcony as a cafe seating section.

■ The community of Bath could use this option. Little can be said for lack of the arts. Tourist attraction to add life beyond Maritime Museum.

■ We have downtown galleries, do not compete with the downtown galleries. We have fitness centers at the YMCA do not compete with the YMCA with fitness center.

■ I don't think Bath needs another fitness center. I would rather see money go to the YMCA. I am very excited about a Maker's Space or an art gallery.

■ Bath needs more rental spaces for small gatherings.

■ It is a Historic Gem that Bath should and must maintain.

■ To bring more people to the location.

■ Seems fitting for art and creative space.

■ Frankly, the city has no need for an art gallery - we have several already and an excellent one was forced to close for a lack of business. We have several fitness centers including the Y within walking distance, and we have room for business development. There is no compelling reason to preserve the Pit for any purpose outside of housing.

■ Maker's space should have natural light, which, as I recall, there is none of in the pit. Art galleries also benefit from light. Exercise? It probably still maintains that gym class odor, so might as well build on that!! :)

■ I like the idea of some commercial space, but all the ideas are good ones.

■ We already have art galleries and fitness centers that are barely hanging on - do we need more?

■ Having indoor an fitness area for residents seems like a great thing in a location where weather often gets in the way of being active outdoors.

■ Any mixed use spaces should include a fitness center for residents.

■ Too historic and significant in Bath culture to repurpose.

■ I feel it's the best use of space.

■ Maker space encourages hands on projects. Love art. Enough gyms.







# Open Space

Figure 30: Please rank your priorities for the site design (1 = most preferred, 6 = least preferred.)

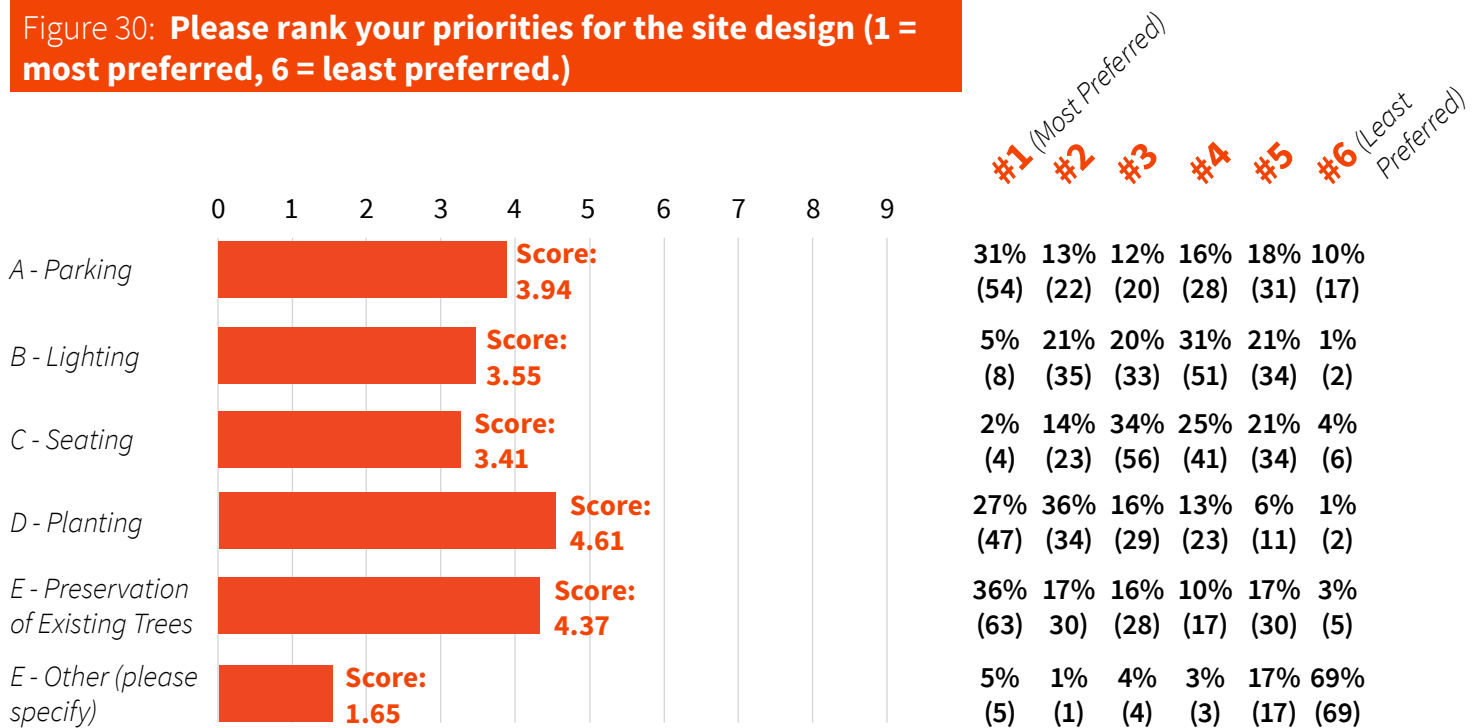


Figure 31: Are there other use/s you think the design team should consider for open space on the site?

■ It's not the city's decision on how the property will be configured unless they are going to be the developer, and if they are going to be the developer where are they getting the funds and will it operate in a financially positive for the city? Bath does NOT need more money pits (like the new high school - \$70m+ for an declining enrollment of 600 students, Bath, Brunswick and Topsham

should consider a single campus to lower overhead and expand the opportunities for every student. \$70m in a fund earning 8%/year would yield \$10k per student, which they could have spent to go to a high school of their choice.

■ "Dark Sky" downlighting with careful footprints and declaring a "warm white" vice "daylight" color temperature are very important.

■ No ideas.

■ Vita course / playground.

■ Community Garden or a community playground. When I had

young children, I was always wishing for a community playground where I could meet other families with young children.

■ Corn hole area? Bocce court? Easy exercise for adults.

■ Sculptures or other outdoor art.

■ As much open green space as possible!!!

■ Vegatable Gardens.

■ Outdoor play area for the neighborhood containing fitness and play stations for children through adults.

***I am unclear if the open space is intended to be used by the community or is for those living on site.***

- Walking trails and if you are stating planting (a community garden).
- Accessibility for a spectrum of users.
- Not sure.
- Playground.
- Having lived across the street from Morse I would highly recommend NO PARKING on High St from Chestnut to Centre. More street trees and possibly narrow the width.
- Emphasizing pocket parks and welcoming ways to encourage walking and biking around the neighborhood would be welcomed. Encourage traffic to slow down on High Street by featuring outdoor sculpture (like Belfast) that can be climbed on by kids and trees to cool the area down. Also possible to have fruit trees or community gardens.
- Sell it all.
- Play spaces and community garden.

***Existing trees are all dying. The Bath arborist should be consulted about trees that are native to the area.***

- Houses that pay taxes.
- Is there a possibility of a public playground?

***The design should be emphasizing the needs of pedestrians and cyclists. One of the benefits of living here or working here is that people can bike and walk anywhere. Instead of showing cars in all the designs, and emphasizing parking for cars, please emphasize how this development will become part of a larger network supporting pedestrians and cyclists. This is missing and must be addressed.***

- Playgrounds, flower gardens, community gardens, athletic facilities, outdoor amphitheaters, outdoor dining space, bicycle parking. Public space lessons and needs learned during Covid should be considered.
- Public art installations - perhaps some permanent and some revolving. Lighting appropriate for residential settings. Bocce

courts, horseshoe pits, small group activities.

- Gardening options for residents, like garden boxes which could be rented seasonally, would be beneficial for residents who would like to grow food or beautify the grounds with flowers.
- Ensure enough space for bicycle parking, electric vehicle charging, ride service areas, etc.
- Small play ground.
- I would love to see the chestnut street space turned into a few small house lots.
- For the love of god, a freaking public playground that has some shade! There is only ONE public playground in Bath and it's frequently used by the kids at the YMCA, so it isn't even really all that accessible to the public. If we want to attract younger families, we NEED to provide them with the amenities they're looking for. A European-style playground or something like the Forest Playground in Harpswell would be a beautiful and welcome addition to the town.
- Bath needs more park spaces for all ages, including children. Unless this complex is for adults only, there should at least be swings.
- Community garden or community agriculture program.
- Community gardens.



# Open Space

■ Difficult to prioritize the above as adequate parking and lighting, attractive planting including the preservation, if possible, of existing trees, and seating are all important.

***Green infrastructure to mitigate and treat all this impervious surface, especially seeing the climate models for Maine are noting more rain falling more often.***

■ 1-Playground; 2-Fitness course; 3-Community garden"

■ I would like to see a small playground with equipment for elementary and preschool age children to draw families into the area. Equipment should only take up 1/3 to 1/2 of the green space with benches and seats in the other areas.

■ Art installations or fountains.

■ Center of town playground for younger children.

■ None. Like all options.

■ What the uses are, depends on the design.

***Some of the trees and gardens were planted in memory or in honor of Morse students and should remain onsite.***

■ Create a community park. Or perhaps an outside area where people can gather outside during Summer months for live music. A splash pad would be great for children.

■ A playground.

■ A public space park, with playground and plenty of benches for parents.

■ Bath needs more communal park areas to encourage young families and old to be outside. This means integrating any development with nature.

■ Playground/park/green space.

■ A Large Gazebo.

**Figure 32: Why did you rank the options in the order that you did?**

■ It would be nice for it to be a park like space for all of us. A fenced dog park for small (under 25 pounds) dogs could be nice.

■ We are an award-winning "City of Trees" and should do whatever we can to maintain and replace the trees we have and plant new ones. Bushes are also a wonderful thing.

■ I would love to see a community garden in our downtown area, and also as much green as possible. We also need a place for people to meet and hang out.

■ Adults need a gathering place.

■ Trees are life-promoters. Parking is needed.

■ If the building is residential, then parking is needed, but not without the other uses. People want to live in surroundings that are pleasant to be in and are well lit.

■ The current building is in such close proximity to downtown that it needs to be a place that continues the beauty of downtown into further stretches of the community.

■ As a side note: if not as much parking we need to allow more parking on the street for longer time periods. I do not know if there is a two hour limit, like downtown, but two hours does not encourage downtown living or working.



***Parking is always an issue in the city of Bath. Please make sure there is more than enough parking.***

- We need "green space" in the city.
- Green space and lighting for safety.
- Perceived aggregate benefit.
- Somewhat arbitrary. Some open space that looks nice is important. Enough parking for any apartments is crucial.
- I want to emphasize that this is an opportunity to make this neighborhood even more inviting, encouraging people to be out and about and slowing down traffic.
- More green/park like space for the town, more use for the residents to enjoy.
- Parking should be minimized as much as possible at the site to promote walking and bicycling, preserve green space, and take in consideration future single owner vehicle usage trends.
- If there is going to be housing, parking is needed and it should be well lit.
- By preserving the existing trees and adding other plants, the space would be more inviting.

***Would like to see more green and less pavement in the neighborhood.***

- Attractive setting for residential and business. Enough parking for the activities without becoming mall parking lots. A city sub-center.
- Abundant trees and forestation are a hallmark of Maine landscape. I'd hate to see mature trees cut down and replaced with young growth that will take decades to mature. Why?
- In focusing most specifically on layout #3, I think that parking and leisure space are most important if this building is entirely or primarily used for housing.
- Which ever option is selected, parking will be an important consideration.
- Felt the options would be enjoyed by the residents
- When there is an opportunity to make something beautiful, one ought take it.
- I think as many trees as possible should be preserved.
- Trees should be preserved lighting for safety and security is veryimportant.
- Environmental preservation and green spaces are important, but bath is also incredibly in need of parking.
- It's important to have adequate parking, inviting green space, and places for people to sit and enjoy it.
- This could change depending on site use, but choices attempt to balance needs for community to enjoy the space.
- I live on maple street! There are many concerns we have!!

- What matters most to my family.
- A through E are all important.
- Nature > Enjoyment > Usefulness.
- 1-Attracting young families to Bath and providing recreation opportunities for kids in town is the best/most pragmatic use of this space in my opinion. 2-Trees are important! 3-Planting is important too... BUT I would urge you to work with local resources such as the Audubon Society and Cooperative Extension to ensure you're creating a space that will allow LOCAL pollinators to thrive. Please plant NATIVE species, not non-native or invasive species. 4-I love the adirondak chairs in Waterfront park and would love to see seating options like that in an outdoor space! They're comfortable and practical. 5-I'm not too concerned about lighting - I feel like these spaces will be primarily used during the day. 5-I get that there's a need for parking, but it's just not a priority for me.

***Multi-use open space is important given the greater housing density.***

- Tree preservation is the most important to me, I love those trees & it would be very hard for me to see them be removed.
- Bath doesn't have community growing space, and has little agricultural land remaining- it is imperative that we strengthen ties to strong and sustainable

## Open Space

local foods systems for long term health: old trees have huge carbon sequestration ability and are beautiful, leave them be; plantings are beautiful, we live in a beautiful city, let's add to it; seating is important to supporting the use of outdoor space; lighting is important for evening outdoor use- but sunlight can fill that role much of the "outdoor evening season" in Maine; parking is the least favorable option out of fear for poor implementation that will detract from the surrounding aesthetic appeal of the community.

■ If there's one thing I first noticed about Bath, it has so many gorgeous trees! I have a few favorites already. I'm all about green spaces & incorporating buildings so they fit in as opposed to standing out. Lighting is another thing that gets overlooked too much. The right lighting can add so much character & appeal. It's all in the details.

■ Connected greenspace and higher function vegetation is critically important but parking is next in line because increased housing will need space for parking.

■ Trees should be given priority in any green space.

■ 1-The function or intended use of the green space (something of community benefit) should be the first priority. Plantings, seating, and lighting are in support of that. 2-Parking is not part of the green space. It seems more relevant to the intended building use."

■ Again, I think you should try to

build an attractive area that will draw people into the community at the old high school. Let's make it provide places for kids to play while parents visit.

***I think the less destruction to nature, the better. It is important to protect our earth. The more plants and green space, the better. It would be enjoyable to sit in a nice park or green space. Parking is fine, but at a certain point it is excessive. We live in a great city that you can walk around and less driving is always a good thing.***

■ There is a need for green space to make the site attractive to residents and neighbors; ditto for seating areas and preservation of trees, when possible; the fire station should take priority for that portion of the site, however.

■ Bath is a green walkable city and that should be retained over paving paradise.

■ My first priority is parking for tenants. Safety concerns are my

reasons for lighting. Appearance for my other ratings.

■ Depending on what the space is used for my rank of parking may need to be moved up. I am enthusiastic about maintaining green spaces for Bath.

■ Green space is important to help balance the man-made aesthetics. This will draw more people into the area.

■ There are some beautiful trees on this site. Also, nice gardens and green spaces would look nice and can help wildlife. A playground would also be nice.

■ I know parking is important, but it all depends on how much housing is on site, and that is just not terribly clear to me at this time. I advocate strongly for a public park space as well.

■ If the city wants to attract middle and upper income families to a development, the development needs to be attractive.

■ Green spaces need trees and plants.

***I would not like to see additional lighting anywhere in town. It's increasingly difficult to see the stars, and we already know that lighting is hazardous to migrating birds.***



■ NO MORE PARKING.

■ Parking is often overlooked, High street is hard enough to navigate when the parking rules aren't enforced.

■ We should preserve trees if at all possible, and ensure attractive plantings. We should have enough parking spaces to meet housing needs without turning it into an unattractive parking lot (as in the South End).

■ While planting gardens and growing trees are important, meeting community NEED comes first.

***Accessibility and beauty for residents.***

■ Anything that tears down the addition that is directly on Maple Street that now houses the automotive section.

■ Best use of space.

■ There is not enough parking in Bath. I love plants and flowers. I'm not sure what seating and lighting involves. There are too many of the trees in this neighborhood are not indigenous and are causing problems because they attract pests.



# Additional Questions and Comments

## Figure 33: What would you still like to know about this process?

- You need to keep us INFORMED and have public hearings on this.
- Nothing.
- No.

## Who will ultimately fund this project?

- Are these the only options?
- I always thought the high school was moving because the school buildings were falling apart and inherently unsafe. Why create apartments instead of having rehabbed the building for the high school? I know the dye is already cast, but it seems like millions could have been saved if a school rehab would have been done instead of a whole new school.

## What is the timeline & budget on this project? What is the funding source?

- Set some goals and timeframes. If it will take 10 years to decide and no decision drives this like the Huse School did for many years. The option that there were offices there

was not an effective use. Don't let Morse stand idle for too long.

- I would like to see more information on what the housing would be.

■ We love the City of Bath. While it is a unique little City, it has just about everything you need. We moved to Pinehurst because of the Golf here but we miss the Kennebec and the Ocean. We would return if the residency option was available. We looked around for a while there for our 9 weeks this summer but no options. This space is perfect or something new and exciting for Bath.

## Is the final decision the city council's?

- Cost and city wide tax implications?
- Summary of responses and next steps.
- How options will be good for Bath economy (increased business for shops, businesses, tax base, etc.) to make it an even better place than it already is.
- I'd love to be kept very informed since our home is just two blocks from Morse.
- The options are very limited.
- WHAT ABOUT DEMOLITION?
- What about; put on open market; maybe in sections?
- Overall costs and potential tax

revenue. How does Downtown Bath feel about the options? What makes Bath the most "walkable" it can be for in-town living? Any business use should be an expansion of the efforts to enhance downtown Bath, not compete with the businesses there.

## Length of time and disruption to community while undergoing renovations.

- Who is doing the work and who will own the building(s) after?
- All should be reconsidered as life going forward will be much different.
- Who will make this decision? When will it be made?
- Who decides?
- Business case to illustrate best redevelopment plan to maximize tax base - each option presented has some aspect that does not meet this basic need.
- How would the housing units be designed? How many rooms, layout ideas etc. Elevators?

## If the fire station moves, what will happen to the old fire station?

# Additional Questions and Comments

■ The sketches in the video are super small so I would like to see it in larger size to get a better picture!

■ I want to know more about the housing aspect. Earlier in the survey condominiums were mentioned. Will all the housing be luxury condos, or are there plans to include more affordable housing options? AFFORDABLE housing is the biggest challenge here in Bath. Folks who can afford to buy a condo could also afford to buy another property in town, but apartments that your average worker can afford are few and far between. A blend between affordable (PET FRIENDLY) housing and higher end units seems most appropriate. So... I guess what I'd like to know is what kind of housing is being considered and who is making that decision?

■ How transparent will it be going forward?

■ Possible architectural renderings for building modifications?

■ What is the proposed schedule for completion?

■ 1-How many housing units are proposed for each of the three options? 2-How will the redevelopment create buffer space with the adjacent residences? 3-Is there a study planned to evaluate increased traffic from the proposed housing, and the impact it will have on High St?"

■ I feel this process has not been very transparent to the residents of Bath. Have there been "community members" on the planning team? Or

has it just been elected or appointed officials? Bath seems to focus all its development on the subsidized housing or low to middle housing (except for the private development of the waterfront condos. They are all full which must tell the city officials that there is a need for that type of housing...perhaps not quite as expensive but between the 250,000 to 400,000 range.

## ***Does the auditorium have an exterior wall?***

■ I want to know more about who makes the final decision on this project. I also want to know how you are telling people about this project. I feel like 130 people is not nearly enough responses to justify a city wide idea on what the community is looking for. I wish that more people knew about this.

## ***Are there any more upcoming in-person or virtual meetings for public comment?***

■ Will be watching for city cost options. Also, if building is sold, what the city has to offer. I believe a TIF was offered for the last sale at Huse School. That seems to be working out.

■ VERY WELL DONE. I would like you to survey the other municipal entities to see if they need space that is very

accessible to their other spaces.

***Please continue to keep me informed. Thank you for providing this virtual workshop. It was informative and helpful.***

■ Will Maple Street stay a one way street?

■ How long will this process take?

■ I still have no idea how many housing units you have in mind and the type of housing you're considering.

## ***Why is the Police Department not included along with the Fire Department?***

■ When will all this start and how much green space will there be?

■ Why did the team focus on repurposing the existing building which will require a costly asbestos removal program rather than re-imagining the site with the building removed?

■ Target date for decision? Any plans to take down the 1995 addition in its entirety?

■ Updates are nice, but there are a lot of good ideas presented.



■ I would like to know a-how the housing will add to our tax base - we already have enough subsidized housing in Bath; b-how the design team thinks rental rates of any maker or office or restaurant space compare to what exists now in Bath?

■ Is the cost of building a new fire station on this site similar to tearing the existing fire station down and rebuilding on that site? What are the benefits of it moving over one street?

■ When looking at housing solutions for our community, was Bath's issue of youth homelessness discussed?

■ What is a projected timeline for construction?

■ Can the fire station be built upwards?

■ I live across the street. I definitely want to know what's going on so I can decide if I want to continue living across the street.

### Figure 34: What would you like the planning team to know?

■ I would like to assist and understand more about the process and find a good developer to create a project that would be a win-win for the city.

■ Do not convert to low income housing.

■ None of the options are acceptable. We need \$300,000-\$400,000 Condominiums there that will aid the tax structure in this city. The Bath City taxes are obscene!

■ Would an all-resident mailing of this survey (pre-paid return postage) elicit more feedback?

■ Old schools, like this one, are very desirable for movies and film. With Maine becoming more and more popular, I think it should at least be considered to keep this school in tact for that very purpose. A lot of financial gain could be had from an opportunity like this. Hollywood and independents will pay handsomely. Plus the added revenue to the town from such an event (s) would be enormous.

***I love the idea of using the space to fulfill the needs of the works of the city.***

■ The theater and historic wing of MHS are beautiful. However, the

rest of MHS is in a state of disrepair and bath does not need another old school being kept converted into cheap housing as it slowly decomposes. I am strongly in favor of keeping the auditorium and creating a new fire station. I am open to the idea of creating more spacing for business or career development. I am strongly opposed to reusing the school for apartments. If the goal is housing, tear down the school and build efficient new housing.

***Please find other uses for this building besides housing. This building is different from Huse and holds a larger piece in the community. A fire station, shops, and more parking would allow for the space to be used by a larger portion of the community. Morse is an important community center in our historic town and it would be a mistake to limit the access to the building to only those that chose to live there.***



# Additional Questions and Comments

***I think a new fire department is very important however I also want to see there be more space for creative industries in town and this feels like the project to help support that.***

■ Plan a future for Bath with a great option of townhomes or cottages, for the residents that want to stay and new options for people that want to retire to Bath from many other areas. Maine has become a destination as it offers so much and its beautiful and safe. I would enjoy feedback as the project moves along and I am always willing to provide feedback to you.

■ Do what is best for city needs, nostalgia can only go so far.

■ There needs to be a more public roll out of these planning options and perhaps voter approval.

■ I love the idea of more housing, but really, really, really hope it isn't more low-income housing. Bath is already taking on more of the region's burden of providing low-income housing and it seems like every time there is discussion of more housing, the BHA jumps in and takes it over.

■ Basically, same things re: what I'd want to know about process. I'm not really sure how the three options fit into that yet...thanks.

■ No Housing. Would prefer an Option for Fire Station and Public Use instead of Housing.

■ I think Bath already has it's share of subsidized housing, low income apartments/condos are not the answer. Is there a rush on this? Is there a national forum for companies that might come in and make this their project/generate tax income for the city?

■ I'd love to see as much innovative thinking about this space. I disagree with some who are claiming that Bath has too much housing below market rate - I think we need to make sure we have a mix of housing for a diversity of people - income diversity is what makes Bath special compared with coastal communities south of us. I feel strongly also that this is an opportunity (as said previously) to encourage this to be a walkable area - I love seeing neighbors out with their dogs (and I will miss my kids being able to walk right to school!) but this is a vital spot at the center of Bath - let's keep it vital.

■ Sell this property for tax generation.

■ We can not afford to have more property off the tax roles. With the new school consuming the last spot in the business park ; we need to be sure that this property comes back on the tax roles

■ I think creating a small version of Thompson's Point would be interesting: a covered ice rink in winter that can convert to other uses for summer. Food carts, music,

playground, picnic space.

■ We live across from the high school. The decisions made for the reuse may determine whether we're willing to stay in the neighborhood.

■ Thank you for asking. We wish we had heard about this sooner but are grateful for the opportunity.

***We are reducing so much for woods, trees etc in this town. I would like to see it kept as green as possible.***

■ The tax burden for home owners in this city is beyond reasonable. Whatever prime sites we have should be developed to maximize middle class housing that is much in demand, and bring in tax revenues to share in the cost of community and education amenities/services.

■ Whatever businesses, living units or uses are built, they need be assessed at 100% of "fair market value" and generate 100% of tax revenue possible.

■ Bath has an opportunity to create something beautiful that attracts a young, vibrant, and active community. That's just what a city needs! It brings revenue, ideas, talent, volunteers, and builds community. It's important to consider what the city wants the space to contribute to the community as this decision is made, and act accordingly. Know your audience. Who are you trying to

attract? How do they spend their time? What is the revenue potential for the city? Where do they live now and why do they live there? The answers to these questions are what should be guiding a decision.

■ Build new. Look beyond Harriman Assoc.

■ Please inform me what % of housing under any of your proposals would be reduced tax subsidized housing.

■ I hope whatever happens it will fit in with the neighborhood.

■ Housing should be taxed at market value and not subsidized.

■ Morse is history, we would like to preserve as much as we can from the buildings.

***How does the public find out about this survey?  
People I speak to do not know about it.***

■ Who do you hope to hear from - current Bath residents who will live with the results, or Bathites who have left the town?

■ There is no box for "what do you NOT like about" under each option.

■ If the current building were demolished, the land could be sold to a developer.

■ Whatever you decide, please take into account that one of the most important things we can do for our City is to provide amenities that are

attractive to young families.

***Bath needs a fresh, young, lively place for teens and adults alike to share in and enjoy our community.***

■ what options, if any, are there for the fire station since the case has been made that it needs upgrading? It was left hanging in this survey.

■ Preserve the building's traditional architecture.

■ Bath needs affordable housing for young families, especially ones with moderate incomes; Bath should be kept beautiful- it adds value to the entire town; thanks for your time on this!

■ Appreciate the virtual outreach!

■ It's important to me that this space can be enjoyed by all ages. I want it to be encouraged to be as eco friendly as possible — solar panels? Composting? Could be an amazing gathering space for the community.

***This type of development is crucial to developing and maintaining a healthy downtown area for Bath. As a senior, I am very interested in this type of housing.***

■ Please keep the community involved and informed. The surveys are a good start, but continued involvement of the community throughout the process will help ensure the creation of something we can all enjoy.

***Although I have never lived in Bath, as a longterm resident of Phippsburg who both worked and worshipped in Bath, it was my community where I came 2 to 6 days a week. I have been interested in planning for several decades and am immersed in the current Maine Climate council state wide planning effort. Any town planning must include reduction of energy use and adaptation to the changing climate. Please read the December 1 summary of the Maine Climate Council to see applicability to Morse High redevelopment.***

■ I would hope the planning team is going to investigate other private developers to handle the Morse property. Bath is a unique and appealing little city - why must we always seem to cater to the lowest common denominator?

■ I think it would be really amazing to have a new fire station. Option one is amazing. BUT it lacks community involvement. I would love to see option 1 with more mixed spaces. Add some studios and community spaces. I would be sad to see this turn into only housing. I think it would be a missed opportunity for our community.

■ I want you to know that I very much appreciate all the time and effort you have put into this project and into creating this survey. Just conserve. Thank you very much.

■ Housing use should be largely market-based, not subsidized/"affordable," as Szanton project is greatly increasing living options for moderate income people.

***The planning team could make a trip to Waterville. They have an old high school that has been converted. Can, possibly, give good ideas on the process.***

■ Need to avoid duplicating what we already have - need more affordable housing. Need more residential tax relief.

■ I truly feel that the most urgent need that we have in Bath is affordable housing. I want Bath to be a place where local teachers, and the everyday worker ( the cashier at Brackett's, the barista at Cafe Creme) can retire. I am not sure that is true now. As a pastor many homeless people knock on the church's door. It can take up to year or longer to get housed in Bath. That is a very long time to be homeless. I may have missed a previous virtual meeting. I did not know that the fire department needed so much updating. Option 1 (housing plus fire station) and option 3 ( housing(if affordable) are nearly tied for me.

■ We live on Maple Street and we've never had any issues being behind Morse. We are hoping our neighborhood stays quiet.

■ Please consider that younger people are looking to move here and it would be great to have more available amenities.

■ I live next door to Morse (NW corner of Chestnut and High) and am concerned about the density of housing you seem to be planning for this space.

■ By removing the building, the town could develop the site with a mixed-use of apartments, free-standing town houses and park area.

■ This was a good presentation and survey and I truly appreciate the

outreach which has allowed me to offer opinions. Thank you. Stay safe!

■ Keep in mind what would happen with traffic in that area and being respectful to the homeowners in that area.

■ Bath has the highest rate of subsidized housing in the area. We need more middle-class housing, especially for younger families and older empty nesters, who now leave to go Brunswick. We need to address our property tax rate, and have a true mix of housing for Bath.

■ We also have a desperate need for housing for youth and young adults.

■ Please keep the character of the area intact.

■ Nothing too modern including no Taj Mahal fire station.

■ Just look at the monstrosity in topsham.

■ No more low income housing in the neighborhood.