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CITY OF BATH
MORSE HIGH SCHOOL REUSE STUDY
Bath, Maine
PROJECT #19524

5 May 2021

Draft Report





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1 – Executive Summary

When Morse High School and the Bath Regional Career and Technical Center vacate their premises in early 2021, the city will inherit both an exciting opportunity and a challenge. Anticipating nearly 200,000 square feet suddenly available near the center of town, many options present themselves to occupy the variety of spaces. At the same time, the conditions of the buildings vary, and some systems are in need of replacement. Harriman was engaged by the City of Bath to assist with developing a strategy to successfully take advantage of the opportunities presented while mitigating costs. This effort required significant feedback and input from the community, market research, creativity, and teamwork to develop the long-term solution.

Harriman’s team included the expertise of many professionals in various fields including:

- Architectural
- Engineering
- Site Design
- Urban planning
- Market Analysis
- Construction Cost Estimating

Existing Conditions

Harriman began the study by documenting the existing conditions and reviewing the previous studies. The contextual neighborhood setting of the Morse High School is primarily residential somewhat disconnected to the core commercial district. The school is located on a neighborhood street but connected to a major arterial. The Downtown and Bath Iron Works are both located within a relatively short walk from the school site. Current zoning and land use regulations were reviewed as well as site constraints and opportunities were documented.

Market Analysis

RKG reviewed the prevailing analytics in support of potential reuse options for the Morse High School. The full report is included in Tab 3 of this study; however, the key takeaways from the Market Assessment includes the following:

Residential Market:

There is Opportunity to provide housing for younger residents. Offer housing product attractive to younger and older residents. As older homeowners move to new units, more single-family homes will be available.

Smaller households, result of more young people and an aging population, are likely looking for smaller, more affordable units. Opportunity to provide that at Morse. These types of projects are being proposed around Downtown area.

Rental housing is still affordable to a household earning the median income, but for-sale prices have been steadily increasing. Realtors have noted inventory is very low, most homes on market are listed over \$350,000. Demand is strong for units priced between \$145,000 and \$215,000.



Commercial Market:

Opportunity exists to capture some retail/food sales locally at Morse property. Rents would have to be low to attract local entrepreneurs. Don't want to compete with Downtown. Also, opportunity for smaller office users on ground floor with ample parking available.

Arts and Culture

Opportunities for smaller art gallery spaces, studios, workspace, live/work units, and classrooms. Possibly opportunity for small performance art space that complements Chocolate Church and new High School.

Public Process – Survey No. One

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

The first survey consisted of open response questions related to Demographic and Business Development exercises crafted to generate a community vision for the re-use of Morse High School. The survey also used visuals to aid the participants to rank their choice of preferences for a range of future uses.

Future Uses Survey

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

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

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

The second and third levels are preferred for housing, with other desirable options including artist studio space, artist live-work space, and small office space.

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

Conclusion and Next Steps

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

Potential Reuse Option

The thoughtful responses the Bath Community offered in this online workshop have provided the design team with a clear path forward. 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.



Public Process – Survey No. Two

The community was once again called on to provide their valuable input to help narrow down the design options. A series of brief video clips guided the participants through the workshop survey. 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

Summary of the 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.

Budget

An anticipated project budget was also developed to assist the Town of Bath in determining the best option for soliciting proposals from developers. The three options considered and the total project budget is outlined as follows:

Option One: Housing + New Fire Station	\$ 50,557,210
Option Two: Mixed Use	\$ 53,782,830
Option Three: Housing Focus	\$ 41,441,426

Next Steps and Recommendations

The next step in the process will be to develop a Request for Proposal (RFP) to solicit proposals from developer for the project. However, prior to that step Harriman recommends that the City perform a financial analysis to determine if one option may be more advantageous to the tax base. That analysis is currently beyond the scope of this study.



2 – Market Analysis

In the first quarter of 2020, Harriman worked with RKG to prepare the Market Assessment for the City of Bath to determine what the potential reuse/redevelopment uses should be considered for the Morse High School. The full report dated March 17, 2020 follows this introduction but the key opportunities include the following markets:

- Residential
- Commercial
- Arts and Culture

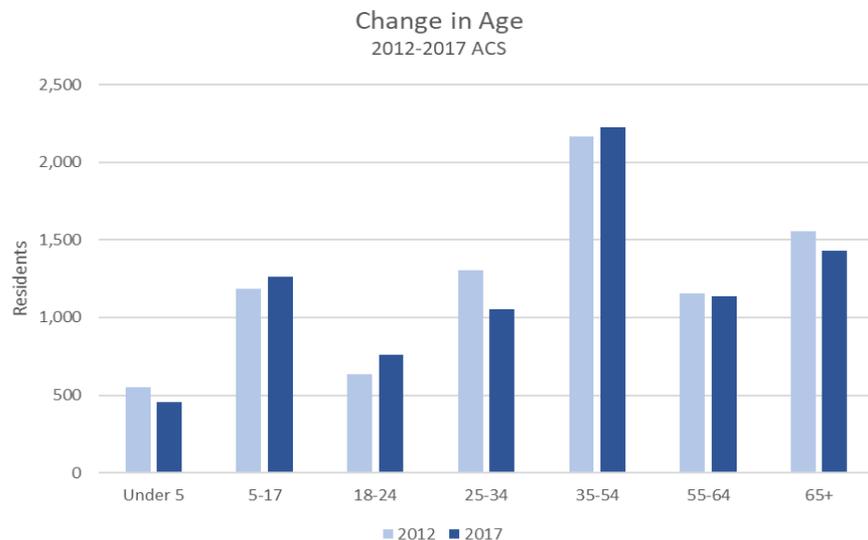
Residential Market

The residential analysis included a review of the population and age of the residents of Bath, the household composition as well as the median household income. The key analysis for each factor is described below.

Factor One: Population and Age

Observations

- Bath population has slowly been declining since 1990. Slowly leveling off and projected to increase by 50 residents through 2024.
- County experiencing very little population change as well.
- Residents 18-24 are a growing segment while 55+ are shrinking.
- County seeing very rapid growth in residents 65+. Over last five years, 22% increase.



Key Takeaway

Opportunity to provide housing for younger residents. Offer housing product attractive to younger and older residents. As older homeowners move to new units, more single-family homes will be available.



Factor Two: Household Composition and Units

Observations

- 16% increase in single-person households in last five years.
- 73% increase in 5- and 6-person family households in last five years.
- Single-person households are growing at a faster rate than family households overall.
- There are slightly more owner-occupied households in Bath than renter-occupied households.
- 77% of all housing units in Bath are single-family homes.
- 7% of all housing units in Bath are in buildings with 10-units or more.
- Recent development and pipeline projects mirror current composition with new subdivisions and mixed-use rehabs.

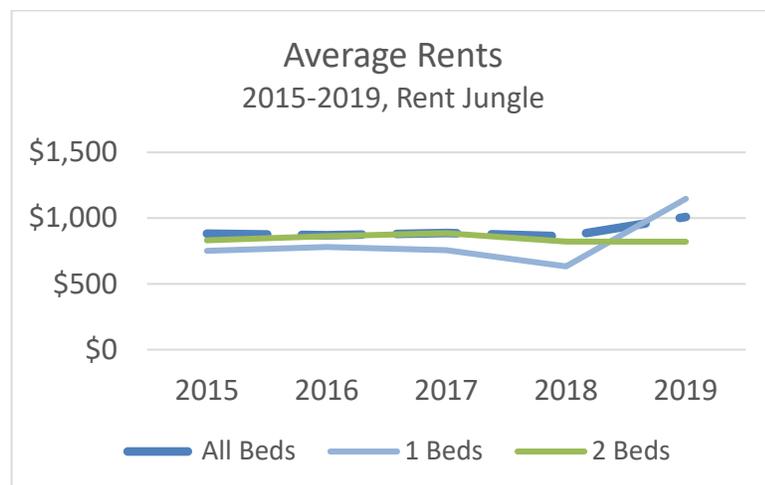
Key Takeaway

Smaller households, result of more young people and an aging population, are likely looking for smaller, more affordable units. Opportunity to provide that at Morse. These types of projects are being proposed around Downtown area.

Factor Three: Household Income and Affordability

Observations

- Median HH income in Bath is about \$41,000.
- That translates to an affordable rent price of \$1,000/month, and an affordable purchase price of \$145,000.
- Average sales price for Bath in 2019 was \$206,617.
- Average rent has increased to \$1,000/month.





Key Takeaway

Rental housing is still affordable to a household earning the median income, but for-sale prices have been steadily increasing. Realtors have noted inventory is very low, most homes on market are listed over \$350,000. Demand is strong for units priced between \$145,000 and \$215,000.

Commercial Market

The commercial market was also reviewed for potential business opportunities.

Employment Indicators

- While overall employment in the city decreased between 2015-2018, selected sectors are growing.
- Arts, recreation, accommodations, food services, and education are growing sectors.
- Employment growth expected at Bath Iron Works. Could help drive housing demand, retail spending, food spending.

Office and Retail

- Could be market for small professional office or medical offices. 600-650 SF in size.
- Most businesses in Bath today are small, averaging 27 people.
- Bath is a net exporter of retail sales (\$70M), most of which is in categories covered by large-format merchandise stores.
- Market for home furnishings, clothing, jewelry, bookstore. Items that could be clustered and sold together

Key Takeaway

Opportunity to capture some retail/food sales locally at Morse property. Rents would have to be low to attract local entrepreneurs. Don't want to compete with Downtown. Also, opportunity for smaller office users on ground floor with ample parking available.

Arts and Culture

Observations

- Key is to keep spaces small and flexible so different artists with different needs can utilize space.
- Important to keep prices/rents low so artists can afford the space. May rely on funding from other sources like city or grants.
- Feedback from local art partners/organizations:
 - Union & Co reuse project reduced gallery and workspace. New space would be a great benefit
 - Mixed component that includes classrooms, exhibition/studio space, and limited residential
 - Community arts space would fill current



Key Takeaway

Opportunities for smaller art gallery spaces, studios, workspace, live/work units, and classrooms. Possibly opportunity for small performance art space that complements Chocolate Church and new High School

FILE MEMORANDUM

TO: Harriman Associates
FROM: RKG Associates, Inc.
DATE: March 17, 2020
SUBJECT: Morse High School Reuse Plan – Market Assessment

RKG Associates, Inc. (RKG), working in conjunction with Harriman and on behalf of the City of Bath, has been tasked with reviewing the prevailing market analytics in support of potential reuse/redevelopment options for the former Morse High School property located at 826 High Street in Bath, Maine. The property¹ is 4.41 acres with building improvements totaling an approximate 189,400 square feet (SF) inclusive of 23,400 SF of basement space and three levels of upper story space.



The contextual neighborhood setting of the Morse High School is primarily residential somewhat disconnected to the core commercial district. The school is located on a neighborhood street but connected to a major arterial. The Downtown and Bath Iron Works are both located within a relatively short walk from the school site.

This memorandum presents a comparison of selected demographic, economic and other indicators for the City of Bath, Sagadahoc County and the Brunswick Labor Market Area (LMA)², where applicable, to provide an assessment of potential reuse opportunities. The findings and conclusions are presented first, followed by the background research and analysis that supports them.

Findings and Conclusions

The following summarizes the findings and conclusions for potential reuse options for the Morse High School property:

- **Residential** – Discussions with local area real estate professionals and others involved in the local housing market indicate unmet demand throughout the City of Bath for affordable rental housing that could serve elderly and/or disabled residents, as well as housing priced for middle income households earning \$40,000 to \$60,000 per year. Assuming a housing cost of 28 percent of income this suggests housing affordability of \$145,000 to \$215,000, suggesting that those at the lower

¹ Property identified as map/lot/sublot 26-001-000. The property is tax exempt in its current use.

² The LMA includes Arrowsic, Bowdoin, Bowdoinham, Dresden, George, Harpswell, Phippsburg, Topsham, West Bath, Westport Island, Wiscasset, Woolwich and Bath.

end (\$40,000) may find it difficult to realize home ownership but less so for monthly rents of \$1,000 (at a 30 percent burden) while those earning \$60,000 may be able to afford a monthly rent around \$1,500.

In terms of affordable housing, current waiting lists for accessible affordable units priced appropriately for low income seniors and those with disabilities may span two to four years. Available inventory of housing units priced for middle income households is limited based on conversations with local real estate professionals. Whether portions of the former Morse High School could accommodate market rate residential development may be reflective of the costs of conversion relative to achievable density and rent levels/sale prices. Representatives of the Bath Housing Development Corporation (BHDC) estimate that a one- or two-person household, earning 80 percent of the AMI (area median income), could pay \$180,000 for a home.

Hypothetically, assuming a mix of 80 units (residential use for upper two levels) at construction costs of \$175 per SF with no costs for land acquisition a developer might realize an internal rate of return (IRR)³ of 6.1 percent which may be less than acceptable to a private developer.⁴ It may be possible to augment the IRR with ground floor commercial utilization, but this would also result in additional operating costs and may not be market feasible at this location. Another possibility would be to offset costs for affordable housing with grants or tax credits.

- **Retail** – The Morse High School property is somewhat disconnected from the downtown business district, although in walking distance, and is situated among residential uses in a neighborhood setting. The site also receives nominal daily traffic counts⁵ limiting the desired visibility many retailers seek. Nonetheless, some opportunity may exist for a small coffee shop/bakery or similar use that could occupy the ground floor and serve a hyper-local market. Alternatively, there may be a possibility of using ground floor space to offer an eclectic mix of small retail that could create a cluster and draw customers for specific purposes. One such example could be a unique cluster of furniture/home furnishings or apparel/accessories. These categories exhibit some market potential but are also highly dependent on lease rates that make the space financially viable. Another desired possibility could include a mix of cuisines in an open concept culinary development.
- **Office** – Based on projected employment growth in sectors that tend to create demand for office space, there appears to be little demand for traditional office users. At lease rates of \$10 to \$15 per SF, developing a portion of the Morse High

³ The internal rate of return (IRR) is a metric used in capital budgeting to estimate the profitability of potential investment, generally the higher the IRR the more desirable the project is to undertake.

⁴ This is offered as a hypothetical only, with one-bedrooms at 800 SF and two-bedrooms at 1,100 SF. Rents at \$1,015 and \$1,235, respectively. Vacancy of five percent and marketing/operating costs at 20 percent of adjusted gross income (AGI). This also specifically assumes that there are no land acquisition costs and the City is motivated to get the property redeveloped.

⁵ Historically at fewer than 3,000 autos daily from the Androscoggin Transportation Resource Center, reported for a counter at 824 High Street. The desired daily traffic counts, by type of retailer vary, and often also depend on the surrounding retail development (referred to as retail gravity) but may reflect a minimum threshold of 5,000.

School for speculative office space may not be market feasible or financially viable.⁶ An exception may include small medical office uses (+/- 600 SF) that could support the aging population and serve the local Bath market. If a larger portion of the Morse High School was used for senior living or assisted living, a small medical component could potentially support those residential uses. A third option would be the consideration of shared workspaces or co-working facilities, but discussions with City officials indicated two such proposals are already in the works for other locations in Bath.

- **Community/Arts Space** – While conversations with stakeholders representing the arts and creative economy suggest a need and desire for additional work and/or exhibit space in the Bath area, the challenge comes in the operations and funding of such spaces. In the case of ongoing operations, the overall governing body should include representation from the City (or other public entity) and from the artisan community (those occupying the space). In some instances, the artisan community is often viewed more as a tenant as opposed to a partner. In terms of funding, money may come from grant writing, charitable donations, and studio rental fees or exhibition fees. If the goal is to use the Morse High School space to advance arts and culture in the community, profit may be a secondary goal for the City and costs would be subsidized in other ways.

Summary

At this time, market demand for non-residential development components of the Morse High School appears weak and locational attributes of the property further limit some reuse options. While some residential demand exists, it is highly responsive to the costs associated with redevelopment, especially for private sector developers. Estimated achievable rents and lease rates, without some public sector partnership and financing, may not justify the costs.

By way of example, the estimated costs with redeveloping the former John E.L. Huse Memorial School into 59 mixed-income apartments was \$10.3 million (or an average of around \$175,000/unit). This was offset by \$5.8 million in affordable housing tax credits from Maine Housing.⁷ If the City decides to pursue a housing option, particularly one that provides a set aside for affordable units, public assistance in the form of a land deal and financial subsidies may be required.

The site is currently zoned High Density (R1) which allows single-family and two-family dwellings with approval by the Code Enforcement Officer and multi-family dwellings with Site Plan Approval. One restriction that could impact the redevelopment of the site for residential is the minimum lot size requirement of 6,000 SF per dwelling unit. The Morse site is 4.41 acres in size which would result in an allowable density of 32 multi-family units. Given the costs associated with conversion, rehab, and remodeling for residential, that may not be enough units to entice a private developer to invest without substantial public

⁶ The opportunity for office use may be enhanced if the developer were to have tenants-in-hand or is an end-user and owner occupant. However, much of the office development is occurring closer to Brunswick with improved highway and airport access.

⁷ As reported in *The Forecaster*, December 2, 2015.

subsidies. The R1 also does not allow any commercial uses which would limit ground floor activation or arts/creative space.

BACKGROUND DATA AND RESEARCH

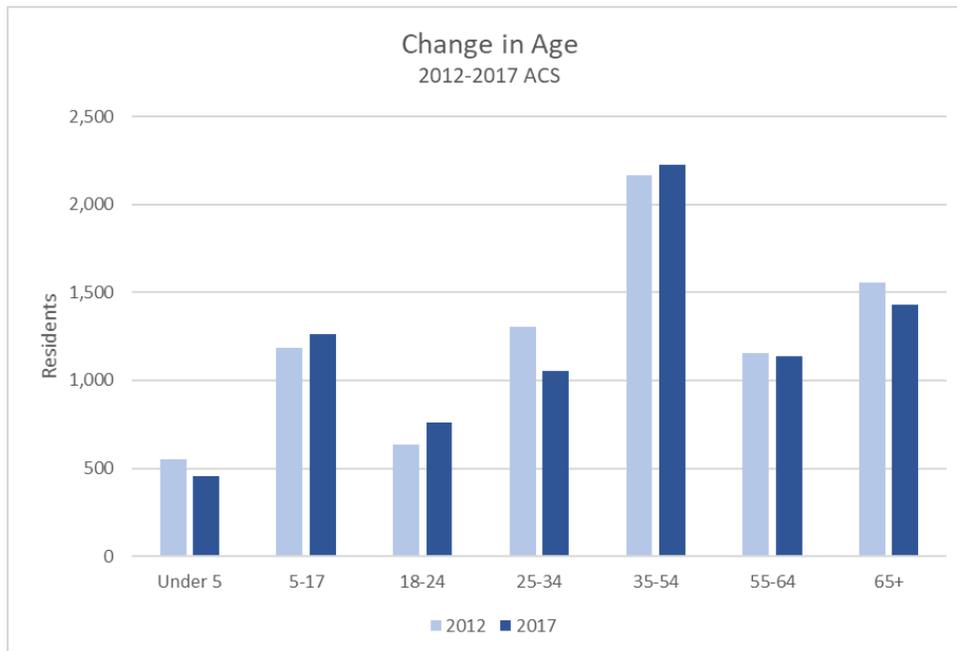
RESIDENTIAL MARKET ASSESSMENT

Demographics

Between 2010 and 2017, the City of Bath’s population declined 5 percent or 445 residents. Sagadahoc County has experienced less of a decline in population over the same period, only declining by 1.5 percent or 539 residents. Population projections show a leveling off and even a slight bump in population in both the City and county. Bath’s population could grow by as many as 50 new residents between now and 2024. With the anticipated growth at Bath Iron Works (BIW), those population projections could draw new market potential for residential demand in addition to other demographic shifts occurring the City and county.

Demographic shifts in the City and county are quite different from one another. Between 2012 and 2017, the number of residents ages 18-24 in Bath increased by nearly 20 percent while in the county it was 1 percent. Conversely, residents ages 65 and older have decreased by 8 percent in the City and grown by 22 percent in the county. RKG anticipates these trends to continue over the next five years as the age cohorts directly behind the 18-24 and 65+ aged residents are experiencing similar trends within the City.

Figure 1 – Change in Age 2012-2017, City of Bath



From a market perspective, the changes in both these age cohorts offer an interesting opportunity for the City to utilize the Morse High School property for smaller housing units that are appropriately priced to the older and younger market. RKG knows from market research and national trends that both the younger and older demographic are looking for



smaller units in managed buildings with interior and exterior amenity space. They also want to be within a close walking distance to a town center or downtown location to access restaurants, coffee shops, pubs, retail, and daily service needs. The Morse High School location could be ideally situated to cover both these aspects of residential living. Even though the aging population seems to be decreasing in Bath, it is growing rapidly in the county. There is a unique opportunity for Bath to provide a housing product that could attract retirees and downsizers to live in the City. There may also be an opportunity to keep these older residents in Bath as they downsize out of single-family homes in the City, which could open up those homes for younger residents and families and create a market for housing at the Morse property.

Household Composition

Household composition reflects the number of individuals residing in a housing unit, as well as the relationship of those residents (family or non-family). Between 2012 and 2017, the number of single-person households in Bath increased by 16 percent. The number of three-person family households increased by 53 percent. Large family households, those with five or more related individuals, has increased 73 percent. These household composition figures could indicate a stronger demand for smaller one- and two-bedroom units to accommodate both the single-person households and the growth in three-person households. The high percentage growth in larger family households could indicate demand for three and four bedroom single-family homes which, if currently occupied by senior householders, are being kept off the market. If housing products that appealed to both younger and older residents were introduced in Bath, it could provide an opportunity to attract new residents to the City and offer an opportunity for small households in single-family units to shift to the new product type.

Tenure and Units

The projected household growth in Bath is less than one percent through the year 2024 with owner-occupied households comprising just over 53 percent of the total. Ownership households comprise a much higher percentage of total households in Sagadahoc County at 74 percent. Over the next five years, Bath is projected to add 53 owner households and lose 19 renter households. Some percentage of these could be conversions from renter to owner, while other could represent new ownership households. As the population ages and owners look to downsize, there may be opportunities to keep those residents in Bath by offering smaller units (both owner and renter) in a location like Morse High School.

Table 2 – Comparative Household Metrics – City and County

Comparative Metrics	Bath, Maine			Sagadahoc County		
	2019	2024	%Δ	2019	2024	%Δ
Total Housing Units	4,526	4,571	1.0%	19,365	19,893	2.7%
Households	3,968	4,002	0.9%	15,835	16,245	2.6%
owner occupied	2,090	2,143	2.5%	11,642	12,086	3.8%
as a % of Households	52.7%	53.5%	0.9%	73.5%	74.4%	0.9%
renter occupied	1,878	1,859	-1.0%	4,193	4,159	-0.8%
as a % of all Households	47.3%	46.5%	-0.9%	26.5%	25.6%	-0.9%
vacant units	558	569	2.0%	3,530	3,648	3.3%
vacancy rate	12.3%	12.4%	0.1%	18.2%	18.3%	0.1%

Source: ESRI and RKG (2020)

In 2017, of the 4,500 housing units in the city, 77 percent of all housing units in Bath were in one- or two-unit structures while 7 percent were in buildings with ten or more units. Given the dynamics of household composition and the age changes in the City, there could be an opportunity to introduce additional housing in multi-unit structures to provide additional housing choices for those not looking to own or rent a single-family or duplex unit.

Implications – Based on the population and household projections, demand for additional residential (owner or renter) may be somewhat limited in Bath at this time. However, the projected growth in the senior population may provide a market segment for smaller units for empty-nesters and those downsizing, as well as an opportunity for additional senior and/or assisted care housing.⁸ There may also be a need for temporary or short-term employee housing particularly with any seasonal changes in the BIW labor force if workers would prefer to live in the City versus the county.⁹

Income

As of 2019, the median household income in Bath was about \$14,000 less than the county. That gap is projected to shrink over the next five years, but only by about \$1,000. The good news is median household income for Bath is projected to increase by nearly \$9,000 (21.2 percent), a rate well exceeding that for Sagadahoc County. If Bath households earn more money, there could be added spending capacity for retail, food, and arts associated events/venues with a redeveloped Morse High School. It could also mean a continued strengthening of the efforts in Downtown creating an even more attractive amenity for this property.

Table 1 – Comparative Income Metrics – City and County

Comparative Metrics	Bath, Maine			Sagadahoc County		
	2019	2024	%Δ	2019	2024	%Δ
Income						
Median Household Income	\$ 41,310	\$ 50,050	21.2%	\$ 55,690	\$ 63,142	13.4%
Median Housing Value	\$ 184,244	\$ 202,140	9.7%	\$ 219,804	\$ 241,952	10.1%
Per Capita Income	\$ 26,726	\$ 30,924	15.7%	\$ 30,450	\$ 35,116	15.3%
Households > \$75,000	895	1,094	22.2%	5,635	6,834	21.3%
as a % of all Households	22.6%	27.3%	4.8%	35.6%	42.1%	6.5%

Source: ESRI and RKG (2020)

The change in median income, as well as the change in households earning over \$75,000 per year is another positive market indicator for residential development at Morse. If more households in Bath are earning higher incomes, there’s a greater chance that new market rate units coming online could be absorbed either by new households or those looking to downsize from existing units in the City.

⁸ Representatives of City Planning indicate a proposed 56-unit mixed-use project for the downtown (26 Summer Street) for the 55+ resident with a proposed 2021 groundbreaking.

⁹ Reportedly, Bath Iron Works has in-commuters from all counties across the state. Furthermore, while the average pay at BIW may warrant the commutes, the annual fluctuations in employment may not warrant a relocation to Bath as a place of residence.

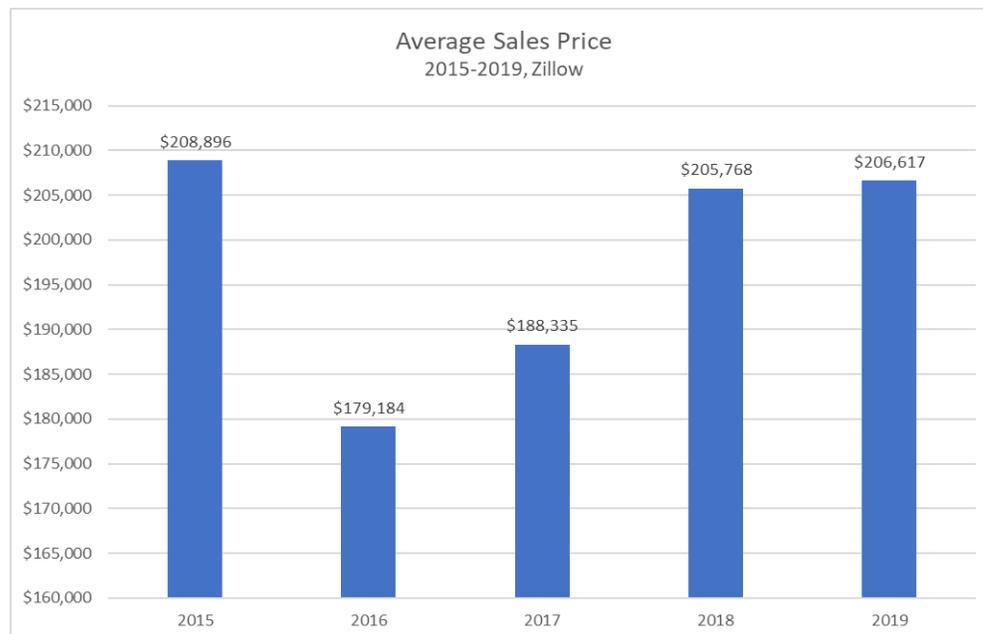
Median home values for both the City and the county are projected to increase by 10 percent between 2019 and 2024. While an increase in values can be a positive market indicator and coupled with population growth can point to housing growth potential, it can also mean housing is becoming less affordable to lower-income residents. In 2019, the median housing value was \$184,244. A household would need to earn \$51,000 to afford a home at that price point. In 2019, median household income in Bath was \$41,300 pointing to an increasingly unaffordable homeownership market.

Lastly, given that incomes are much higher in the county, there is opportunity to market this property and the Downtown to county residents. This is particularly true for workers commuting into Bath who drive to, thru, or near both locations.

Residential Market Indicators

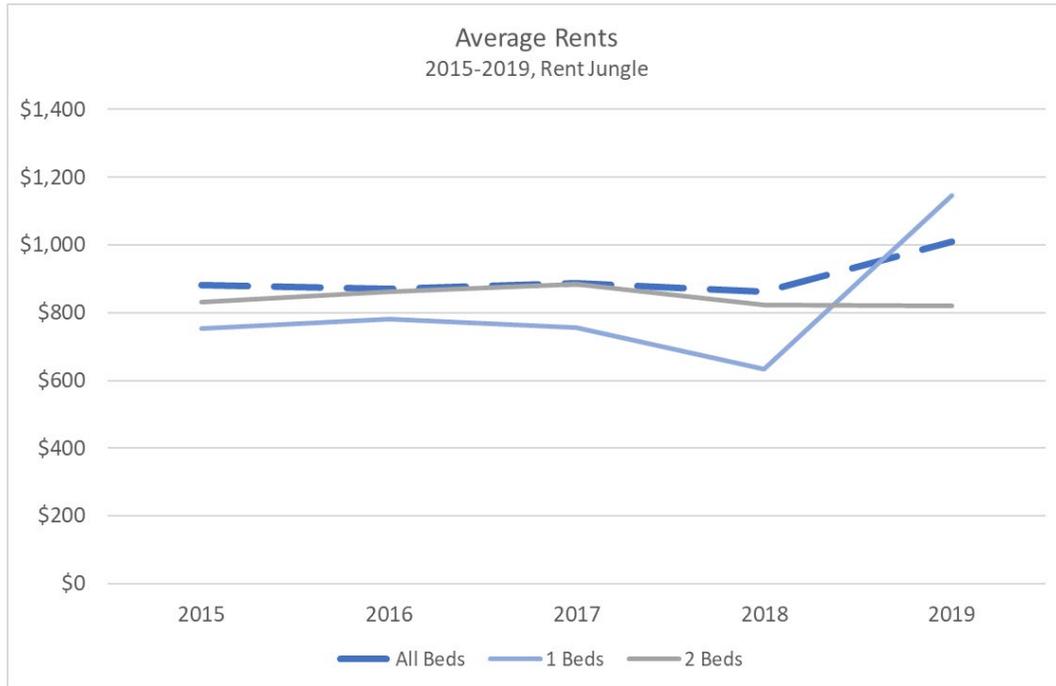
Between 2015 and 2019 the average sales price of a single-family home has remained relatively stable at just over \$200,000. There were some dips in sales price in 2016 and 2017, but those values rebounded in 2018. Figure 2 illustrates the average sale price for each of the last five years.

Figure 2 – Average Sale Price 2015-2019, City of Bath



An internet search for available rental properties throughout Sagadahoc County indicated less than a handful of units and properties available for rent, suggesting a very high stabilization rate throughout the county. From the search it also appears that much of the inventory is in single-family or two- to three-family structures that have been converted from ownership units to rental units. According to data from Rent Jungle, in 2019 the average rent across all unit types was \$1,000 per month with one-bed room units renting for an average of \$1,147 and two-bedroom units renting for \$821.

Figure 3 – Average Rent Rates by Bedrooms 2015-2019, City of Bath



There are a limited number of units in multi-unit apartment complexes. In 2014, a limited sample of market rate apartments compiled by the Bath Housing Development Corporation (BHDC), indicated that typical rents for one-bedroom units was \$1,015 with heat included; for a two-bedroom \$1,235; and, for a three-bedroom \$1,525. A study for the BHDC¹⁰ reported the following:

- One in six households have a resident with a disability, most aged 65 or older.
- There is a mismatch between supply and demand as the majority of households are one and two persons while much of the existing, older housing stock is two and three-bedroom.

There are several senior living facilities throughout Sagadahoc County, offering independent and assisted living, private residences, on-site medical support and meal and recreational plans.¹¹ Although not comprehensive, the properties identified typically ranged in price from \$6,075 to \$8,340 per month for a studio or one-bedroom unit depending on level of services required and amenities offered. These exclude the previously discussed property at 26 Summer Street which has a projected groundbreaking of 2021.

As part of our research on the residential market, RKG reached out to several local professionals in the Bath area to provide an on-the-ground perspective. A summary of these discussions is provided below:

¹⁰ Bath Area Housing Assessment, prepared for the Bath Housing Development Corporation, by Planning Decisions Inc., dated November 2014.

¹¹ An internet search identified Hillhouse Assisted Living, Plant Memorial Home, Sunnybrook, Avita, and Elm Street.

- **William Raveis Real Estate** – Market demand for affordable housing and middle-income housing is present. Inventory is very low with a reported 18 units on the market with more than half of these priced above \$350,000. Many are \$500,000+ waterfront condominiums. When more affordable housing options become available, the units generally sell within thirty days. Typical one-bedroom condominiums (1,200 SF) sell around \$225,000 and two-bedroom condominiums (1,650 SF) around \$275,000. The “affordable” range may run as high as \$350,000, of which there is very limited inventory, and nothing really reported as being in the pipeline. Typical one-bedroom rentals range from \$1,000 to \$1,100 per month and two-bedroom units \$1,200 to \$1,400 per month.
- **Keller Williams Realty** – Strong local housing demand, especially for smaller, modern residential or the 55 and older age cohort. There is a limited supply of new housing, owner or rental, coming to the market. The general indication is that an additional 75 to 90 units, properly priced and with modern amenities, could easily be absorbed.
- **Bath Housing Development Corporation (BHDC)** – The BHDC currently has several properties throughout the City, most geared to those aged 62 and older and/or residents with disabilities. This includes a mix of 127 one- and two-bedroom units across four properties.¹² The Seacliff Family residential property offers five one-bedroom and five two-bedroom units. Additionally, there are several single properties scattered throughout downtown Bath. In the summer of 2019, BHDC acquired two additional parcels in downtown with ground floor commercial and upper story residential opportunities. According to the BHDC, current vacancy rates are extremely low (perhaps two percent) and have been so for some time. There is an approximate two-year waiting list for subsidized housing and perhaps a four-year waiting list for vouchered housing.

Much of the existing housing stock is not well suited for an aging community meaning that there is a lack of handicap accessible ground floor units with universal design. BHDC representatives suggested that there is an unmet demand for rental housing among the “missing middle”, those earning between \$40,000 and \$60,000 per year.

¹² These include the Moorings, the Anchorage, Dike’s Landing and Seacliff Elderly Disabled.



OFFICE AND RETAIL MARKET ASSESSMENT

Employment

Trends in employment by industry sector for the 2015 to 2018 period are presented for the City of Bath, Sagadahoc County and the Brunswick Labor Market Area (LMA) of which Bath is a part.

Table 3 – Comparative Employment Trends – 2015 -2018

Employment Trends by NAICS Industry Sectors	Bath, Maine			Sagadahoc County			Brunswick LMA /1		
	2015	2018	% Δ	2015	2018	% Δ	2015	2018	% Δ
11 - Agriculture, Forestry, Fishing & Hunting	na	na	na	41	56	36.6%	82	150	82.9%
21 - Mining	na	na	na	na	na	na	na	na	na
23 - Construction	67	69	3.0%	960	1,056	10.0%	1,427	1,590	11.4%
31-33 Manufacturing /2	5,699	5,592	-1.9%	5,932	5,866	-1.1%	6,832	6,825	-0.1%
22 - Utilities	na	na	na	58	62	6.9%	142	149	4.9%
42 - Wholesale Trade	na	22	na	205	206	0.5%	358	319	-10.9%
44-45 - Retail Trade	495	493	-0.4%	1,779	1,752	-1.5%	4,120	4,108	-0.3%
48-49 - Transportation and Warehousing	62	63	1.6%	142	139	-2.1%	336	324	-3.6%
51 - Information	47	43	-8.5%	92	100	8.7%	350	301	-14.0%
52 - Finance and Insurance	238	222	-6.7%	311	300	-3.5%	729	691	-5.2%
53 - Real Estate and Rental and Leasing	37	51	37.8%	75	93	24.0%	296	352	18.9%
54 - Professional and Technical Services	399	362	-9.3%	720	719	-0.1%	1,153	1,226	6.3%
55 - Management of Companies and	na	na	na	61	21	-65.6%	152	158	3.9%
56 - Administrative and Waste Services	74	56	-24.3%	376	444	18.1%	922	1,583	71.7%
61 - Educational Services	363	371	2.2%	1,188	1,206	1.5%	3,383	3,565	5.4%
62 - Health Care and Social Assistance	633	486	-23.2%	1,213	1,032	-14.9%	4,671	4,371	-6.4%
71 - Arts, Entertainment, and Recreation	57	69	21.1%	103	124	20.4%	463	493	6.5%
72 - Accommodation and Food Services	455	505	11.0%	1,268	1,341	5.8%	2,718	2,844	4.6%
81 - Other Services, Ex. Public Admin	265	297	12.1%	506	508	0.4%	880	944	7.3%
92 - Public Administration	419	455	8.6%	597	591	-1.0%	986	962	-2.4%
TOTAL	9,310	9,156	-1.7%	15,627	15,616	-0.1%	30,000	30,955	3.2%

Source: ME Dept. of Labor Center for Workforce Research & Information and RKG (2020)

/1 Includes Arrowsic, Bowdoin, Bowdoinham, Dresden, George, Harpswell, Phippsburg, Topsham, West Bath, Westport Island, Wiscasset, Woolwich and Bath

/2 Manufacturing imputed from total

Between 2015 and 2018, employment in the City of Bath declined by 1.7 percent, accounting for a loss of 154 employees. Employment in Sagadahoc County remained flat over the same time period, declining by 0.1 percent and representing a loss of 11 employees. In comparison, the employment throughout the LMA increased by 3.2 or 955 employees. During this time, both the city and the county experienced employment declines across several industry sectors including health care and social services, finance and insurance, information, retail, and manufacturing. Even with these declines, the city still accounted for approximately 30 percent of the LMA employment in both years and around 59 percent of employment for the county.

Manufacturing was the dominant sector of employment for the City and the county. In 2018, manufacturing employment represented 61 percent of jobs in the city and 38 percent in the county. This industry sector is dominated by Bath Iron Works which has reportedly added 1,000 employees over the past year with plans to add another 1,000 employees throughout 2020. Manufacturing is less dominate across the larger LMA where in 2018 the sector comprised 22 percent of the LMA employment. Other sectors that are representative in the LMA include health care (14.1 percent), retail trade (13.3 percent) and education (11.5 percent) indicating a broader diversification of employment throughout the LMA.



Tourism-related sectors of the Bath economy, such as arts, entertainment, food services, and accommodations exhibited an increase in employment, slightly better than Sagadahoc County and higher than the LMA as a whole. As the Downtown continues to thrive and the local arts scene grows, these sectors are likely to continue to flourish going forward.

Location Quotient

One indicator of the strength of an economy is measuring its location quotient (LQ) which compares the concentration of employment in an industry sector within a city to a broader economy, such as a county or an LMA. An LQ in the range of 0.80 to 1.20 indicates a local economy that is performing “on par” with the broader region. An LQ of less than 0.80 suggests under-performance while an LQ greater than 1.20 suggests over-performance.

Table 4 – Location Quotient Comparisons to County and LMA

Employment Trends by NAICS Industry Sectors	Bath, Maine			Bath, ME LQ - 2018	
	2015	2018	% Δ	County	LMA
11 - Agriculture, Forestry, Fishing & Hunting	na	na	na	na	na
21 - Mining	na	na	na	na	na
23 - Construction	67	69	3.0%	0.11	0.15
31-33 Manufacturing /2	5,699	5,592	-1.9%	1.63	2.77
22 - Utilities	na	na	na	na	na
42 - Wholesale Trade	na	22	na	0.18	0.23
44-45 - Retail Trade	495	493	-0.4%	0.48	0.41
48-49 - Transportation and Warehousing	62	63	1.6%	0.77	0.66
51 - Information	47	43	-8.5%	0.73	0.48
52 - Finance and Insurance	238	222	-6.7%	1.26	1.09
53 - Real Estate and Rental and Leasing	37	51	37.8%	0.94	0.49
54 - Professional and Technical Services	399	362	-9.3%	0.86	1.00
55 - Management of Companies and	na	na	na	na	na
56 - Administrative and Waste Services	74	56	-24.3%	0.22	0.12
61 - Educational Services	363	371	2.2%	0.52	0.35
62 - Health Care and Social Assistance	633	486	-23.2%	0.80	0.38
71 - Arts, Entertainment, and Recreation	57	69	21.1%	0.95	0.47
72 - Accommodation and Food Services	455	505	11.0%	0.64	0.60
81 - Other Services, Ex. Public Admin	265	297	12.1%	1.00	1.06
92 - Public Administration	419	455	8.6%	1.31	1.60
TOTAL	9,310	9,156	-1.7%	na	na

Source: ME Dept. of Labor Center for Workforce Research & Information and RKG (2020) less greater

/1 Includes Arrowsic, Bowdoin, Bowdoinham, Dresden, George, Harpswell, Phippsburg, Topsham, West Bath, Westport Island, Wiscasset, Woolwich and Bath

/2 Manufacturing imputed from total

The LQ for many industry sectors in Bath underperforms that for the county and the LMA – including retail trade, and many personal, professional and private service sectors. One exception is the public administration sector, which is not particularly surprising as Bath serves as the county seat for Sagadahoc County. Bath also outperforms the county and the LMA in terms of manufacturing, again not particularly surprising as the prominent employer in the city is the Bath Iron Works.

Implications – In terms of demand and development opportunities for Morse High School, the relatively flat employment trends suggest limited opportunity for speculative office development. The exceptions being if an end user has already been retained for the space in the case of a lease option or is constructed as owner-occupied space for a specific end user. Discussions with local real estate professionals who are active in the commercial market suggested that for quality office space that includes central air, handicap access, on-site parking, and a full complement of tenant amenities, may realize NNN¹³ rents of \$10 to \$15/SF. In general, much of the office demand in Bath comes about as a result of the needs of BIW and/or its sub-contractors. Smaller office space around 2,000 SF is typically in low demand, and according to real estate professionals, may reflect a modified gross lease¹⁴ of a lesser amount which could further restrict financial viability. Some demand may exist for smaller shared health related space in the 600-650 SF range; however, it is worth noting employment in this sector has declined both in Bath and in Sagadahoc County. While smaller office space may be an option for the Morse property, larger office that is more speculative in nature is more likely to locate closer to Brunswick.

Establishments

Table 5 presents establishment trends for Bath, Sagadahoc County, and the LMA between 2015 and 2018.

Between 2015 and 2018, the number of businesses in Bath declined by 5.5 percent which equated to a loss of 20 establishments. Only the real estate sector experienced growth, but we recognize there is data suppression across many industry sectors to protect the privacy of individual employers. The average number of employees per firm across industry sectors remained constant with nominal shifts across most industry sectors.

¹³ A triple net or NNN lease is a lease agreement on a property whereby the tenant or lessee promises to pay all the expenses of the property including real estate taxes, building insurance, and maintenance costs.

¹⁴ A modified gross lease is an agreement where the tenant pays base rent at the lease's inception, but it takes on a proportional share of some of the other costs associated with the property as well, such as property taxes, utilities, insurance, and maintenance costs.

Table 5 – Establishment Trends for Bath and Employee Metrics

Establishment Trends by NAICS Industry Sectors	Bath, Maine			City avg Emp/Est	
	2015	2018	% Δ	2015	2018
11 - Agriculture, Forestry, Fishing & Hunting	na	na	na	na	na
21 - Mining	na	na	na	na	na
23 - Construction	25	23	-8.0%	3	3
31-33 - Manufacturing	na	na	na	na	na
22 - Utilities	na	na	na	na	na
42 - Wholesale Trade	na	11	na	na	2
44-45 - Retail Trade	44	43	-2.3%	11	11
48-49 - Transportation and Warehousing	4	4	0.0%	16	16
51 - Information	7	6	-14.3%	7	7
52 - Finance and Insurance	18	14	-22.2%	13	16
53 - Real Estate and Rental and Leasing	11	13	18.2%	3	4
54 - Professional and Technical Services	63	62	-1.6%	6	6
55 - Management of Companies and	na	na	na	na	na
56 - Administrative and Waste Services	13	12	-7.7%	6	5
61 - Educational Services	11	10	-9.1%	33	37
62 - Health Care and Social Assistance	52	48	-7.7%	12	10
71 - Arts, Entertainment, and Recreation	7	7	0.0%	8	10
72 - Accommodation and Food Services	36	35	-2.8%	13	14
81 - Other Services, Ex. Public Admin	36	28	-22.2%	7	11
92 - Public Administration	12	12	0.0%	35	38
TOTAL	363	343	-5.5%	26	27

Source: ME Dept. of Labor Center for Workforce Research & Information and RKG (2020)

/1 Includes Arrowsic, Bowdoin, Bowdoinham, Dresden, George, Harpswell, Phippsburg, Topsham, West Bath, Westport Island, Wiscasset, Woolwich and Bath

Table 6 – Establishment Trends for the County and the LMA

Establishment Trends by NAICS Industry Sectors	Sagadahoc County			Brunswick LMA /1		
	2015	2018	% Δ	2015	2018	% Δ
11 - Agriculture, Forestry, Fishing & Hunting	9	14	55.6%	41	65	58.5%
21 - Mining	na	na	na	na	na	na
23 - Construction	166	173	4.2%	295	303	2.7%
31-33 - Manufacturing	na	na	na	na	na	na
22 - Utilities	8	7	-12.5%	14	12	-14.3%
42 - Wholesale Trade	54	51	-5.6%	111	111	0.0%
44-45 - Retail Trade	133	136	2.3%	294	284	-3.4%
48-49 - Transportation and Warehousing	23	23	0.0%	48	47	-2.1%
51 - Information	15	17	13.3%	37	38	2.7%
52 - Finance and Insurance	41	36	-12.2%	96	88	-8.3%
53 - Real Estate and Rental and Leasing	35	34	-2.9%	91	93	2.2%
54 - Professional and Technical Services	146	155	6.2%	312	351	12.5%
55 - Management of Companies and	10	14	40.0%	21	28	33.3%
56 - Administrative and Waste Services	62	67	8.1%	123	138	12.2%
61 - Educational Services	29	26	-10.3%	61	53	-13.1%
62 - Health Care and Social Assistance	121	119	-1.7%	263	261	-0.8%
71 - Arts, Entertainment, and Recreation	18	19	5.6%	54	57	5.6%
72 - Accommodation and Food Services	90	88	-2.2%	214	215	0.5%
81 - Other Services, Ex. Public Admin	95	82	-13.7%	208	190	-8.7%
92 - Public Administration	29	29	0.0%	48	48	0.0%
TOTAL	1,121	1,126	0.4%	2,410	2,470	2.5%

Source: ME Dept. of Labor Center for Workforce Research & Information and RKG (2020)

/1 Includes Arrowsic, Bowdoin, Bowdoinham, Dresden, George, Harpswell, Phippsburg, Topsham, West Bath, Westport Island, Wiscasset, Woolwich and Bath

In Sagadahoc County there was an increase of 0.4 percent (20 establishments), with small increases across several industry sectors. The growth in establishments across the LMA was slightly more robust at 2.5 percent (60 establishments) and noticeable across several industry sectors that may present options or demand for small office space. This would require Bath to compete against a much larger region for those office users.

Retail

To assess the retail potential and attraction for Bath, RKG developed an estimate for household spending demand and sales for Sagadahoc County to offer a broad view of retailing venues that may be underserved countywide. For retail sectors where there is sales leakage, or unrealized sales from household demand, there may be opportunities to incorporate them as amenities for the Morse High School property. RKG also recognizes the desire of the City and others to concentrate retail and restaurants amenities in the Downtown and ensure the success of that district long-term. The Morse property is also a short walk to Downtown and offers a far more robust retail and restaurant amenity than what could be created on site.

Retail Demand

Across Sagadahoc County, the average annual spending demand for selected retail goods is approximately \$33,205 per household. Total demand across select retail categories is approximately \$386.6 million with total sales (those captured by retailers in the county) is \$318.3 million. The difference of \$70.9 million does indicate a countywide sales leakage, however, this is not ubiquitous across all retail sectors. For example, electronics/appliance stores and food and beverage stores are net importers of sales activity, meaning that Sagadahoc County draws from a much wider customer base for these sales. Other sectors, such as furniture and home furnishings and clothing and apparel exhibit substantial sales leakage, meaning households in the county are traveling elsewhere to purchase these goods. Table 9 shows the estimated retail demand and sales within the county. Retail sectors showing a net export (in red) are sectors the county and City could potentially target.

Table 7 – Estimated Retail Demand and Sales for Sagadahoc County, Maine

Estimated Retail Demand and Sales, by NAICS Sector for Sagadahoc County, Maine	Sagadahoc County, Maine			
	Demand/HH	Demand	Sales	(Export) /Import
Total	\$33,204	\$386,565,260	\$318,343,400	(\$70,881,369)
Furniture & Home Furnishings Stores	\$1,268	\$14,759,165	\$6,577,061	(\$10,841,613)
Furniture Stores	\$748	\$8,709,337	\$1,038,659	(\$7,670,678)
Home Furnishings Stores	\$748	\$8,709,337	\$5,538,402	(\$3,170,935)
Electronics & Appliance Stores	\$1,217	\$14,163,362	\$21,779,676	\$7,616,314
Bldg Materials, Garden Equip. & Supply Stores	\$3,211	\$37,382,754	\$29,283,834	(\$8,098,920)
Bldg Material & Supplies Dealers	\$2,962	\$34,486,358	\$27,663,011	(\$6,823,347)
Lawn & Garden Equip & Supply Stores	\$249	\$2,896,396	\$1,620,823	(\$1,275,573)
Food & Beverage Stores	\$7,799	\$90,793,558	\$97,476,230	\$6,682,672
Grocery Stores	\$7,156	\$83,304,844	\$85,890,655	\$2,585,811
Specialty Food Stores	\$524	\$6,100,792	\$9,237,105	\$3,136,313
Beer, Wine & Liquor Stores	\$119	\$1,387,922	\$2,348,470	\$960,548
Health & Personal Care Stores	\$2,744	\$31,951,268	\$25,312,173	(\$6,639,095)
Clothing & Clothing Accessories Stores	\$1,997	\$23,253,286	\$5,230,077	(\$18,023,209)
Clothing Stores	\$1,212	\$14,114,249	\$1,412,856	(\$12,701,393)
Shoe Stores	\$380	\$4,419,324	\$1,507,872	(\$2,911,452)
Jewelry, Luggage & Leather Goods Stores	\$405	\$4,719,713	\$2,309,349	(\$2,410,364)
Sporting Goods, Hobby, Book & Music Stores	\$2,253	\$26,227,928	\$11,881,821	(\$14,346,107)
Sporting Goods/Hobby/Musical Instr Stores	\$2,102	\$24,466,627	\$11,600,598	(\$12,866,029)
Book, Periodical & Music Stores	\$151	\$1,761,301	\$281,223	(\$1,480,078)
General Merchandise Stores	\$6,483	\$75,478,100	\$60,778,644	(\$14,699,456)
Department Stores Excluding Leased Depts.	\$5,268	\$61,334,362	\$45,098,838	(\$16,235,524)
Other General Merchandise Stores	\$1,215	\$14,143,738	\$15,679,806	\$1,536,068
Miscellaneous Store Retailers	\$1,895	\$22,058,757	\$12,178,230	(\$9,880,527)
Florists	\$92	\$1,067,128	\$558,359	(\$508,769)
Office Supplies, Stationery & Gift Stores	\$456	\$5,310,295	\$745,787	(\$4,564,508)
Used Merchandise Stores	\$318	\$3,707,524	\$2,221,080	(\$1,486,444)
Other Miscellaneous Store Retailers	\$1,029	\$11,973,810	\$8,653,004	(\$3,320,806)
Food Services & Drinking Places	\$4,337	\$50,497,082	\$47,845,654	(\$2,651,428)
Restaurants	\$4,158	\$48,411,560	\$47,235,467	(\$1,176,093)
Special Food Services	\$110	\$1,284,070	\$568,744	(\$715,326)
Drinking Places - Alcoholic Beverages	\$69	\$801,452	\$41,443	(\$760,009)

Source: ESRI, Dun & Bradstreet, RKG Associates, Inc. (2020)

Implications – While the market exhibits the potential for additional retail development in Sagadahoc County, the appropriateness of Morse High School for such uses depends on several factors including available and adequate on-site parking, configuration of ground floor space, zoning regulations, and most fundamentally attainable lease rates. The property is in a residential setting and removed from the core business district which could make it challenging to attract a willing retailer and customers. A cursory review of Downtown Bath indicates a diverse consumer economy with more than two dozen independently owned shops, catering to locals and tourists alike. Observations and anecdotal information from the City suggest a nominal vacancy of five percent for ground floor spaces and a recent trend of increased utilization of upper story space. Additionally, with a steadily improving economy the lease rates have been trending upward.

A potential concept for the Morse property may include an open ground floor space allowing for multiple tenants selling complementary goods such as furniture and home furnishings or apparel and accessories. Another possibility is a small coffee shop or dining venue serving area residents and the neighborhood – again noting that achievable lease

rates, unless otherwise subsidized, may not support the conversion and operations of the space.

Worth noting, representatives of City Planning indicate that a boutique hotel property is planned for the Downtown on Center Street as an alternative to various chain hospitality properties and numerous regional and chain retailers located along Leeman Highway (Route 1). The initial proposal for the Downtown hotel was a 65- to 75-key property.

ARTS AND CULTURE MARKET ASSESSMENT

The adaptation of former schools and municipal properties into arts and community resource centers is well-established in Maine and across New England. While the vision is simple, the challenge comes in the execution as whatever governing board exists for the space, there needs to be a cooperative partnership between the City and the members of the arts community. Funding for these spaces can also be a challenge, so the partnership between public and non-profit is critical. In terms of funding, money may come from grant writing, charitable donations, and studio rental fees or exhibition fees. If the goal is to use the Morse High School space to advance arts and culture in the community, profit may be a secondary goal for the City and costs would be subsidized in other ways.

Bath has several existing arts and culture anchor spaces in the community that play an important role in supporting artists, musicians, performers, and many more. Balancing the future use mix at the Morse High School property with the activities that are already taking place across the city will be important. The idea is to be complementary and not create unnecessary competition among venues and cannibalize current revenue streams. Through the interviews RKG conducted, we spoke with representatives from several groups representing the local arts and culture community. It appears there is a need and a market for small gallery spaces, active studio/workspaces, and classrooms. The primary takeaway from our analysis and discussions was to keep the spaces smaller and flexible, limited to the ground floor, and serve as an amenity to the development, neighborhood, and arts community. Interviews with several local arts and culture representatives are briefly summarized below:

- **Centre Street Arts Gallery (CSAG)** – Local artisans have had recent setbacks with the loss of gallery and workspace following the repositioning of property in Bath, per CSAG representatives. As a result, the potential addition of “new or refurbished” space in Bath would be a great benefit.
- **Coastal Maine Arts Workshop (CMAW)** - There is a need for studio, gallery, workshop and public gathering space with a focus of affordably bringing the arts to the community, or to those who typically do attend galleries and “events”. A possible mixed component discussed with representatives of CMAW is for ground floor artisan space allowing for classrooms, some exhibition and studio space, as well as limited on-site residential space (even if seasonal) with residential uses above. Also, any ground floor activity and ongoing classes would introduce some spending demand perhaps supporting cafe space.

- **Chocolate Church Arts Center (CCAC)** – The CCAC operates out of the former central church (804 Washington Street) which despite some deferred maintenance provides a performance theater with superior acoustics, and a good level of performer and patron comfort. The CCAC offers a wide range of entertainment, from world-renowned musicians to local theater and dance troupes. The CCAC has no plans to abandon this facility. Any potential expansion would be one in which the current facility continued operations, as is, while utilizing another space for new endeavors – which remains a hypothetical. There are other venues in Bath for hosting theater events and performance space, such that a “new” venue could negatively impact the existing competitive environment. Rather, the addition of space serving as a community center could fill a void in the market and further strengthen the current performing arts venues.
- **Main Street Bath** – The downtown is generally strong and upper story uses are beginning to increase their occupancies, although there remains a seasonality for some retailers. As such, Bath’s challenge is to expand beyond a seasonal economy and extend the downtown past a 9 to 5 center of activity. Increased community space, special events and desired entertainment venues such as a movie theater would be helpful in expanding the commerce. Bath is a reasonably priced and desirable alternative to those exiting the Portland market, especially attractive to those aged late 20’s to mid-40’s and those who are pre-retirement/health care dependent active retirees in their 60’s.

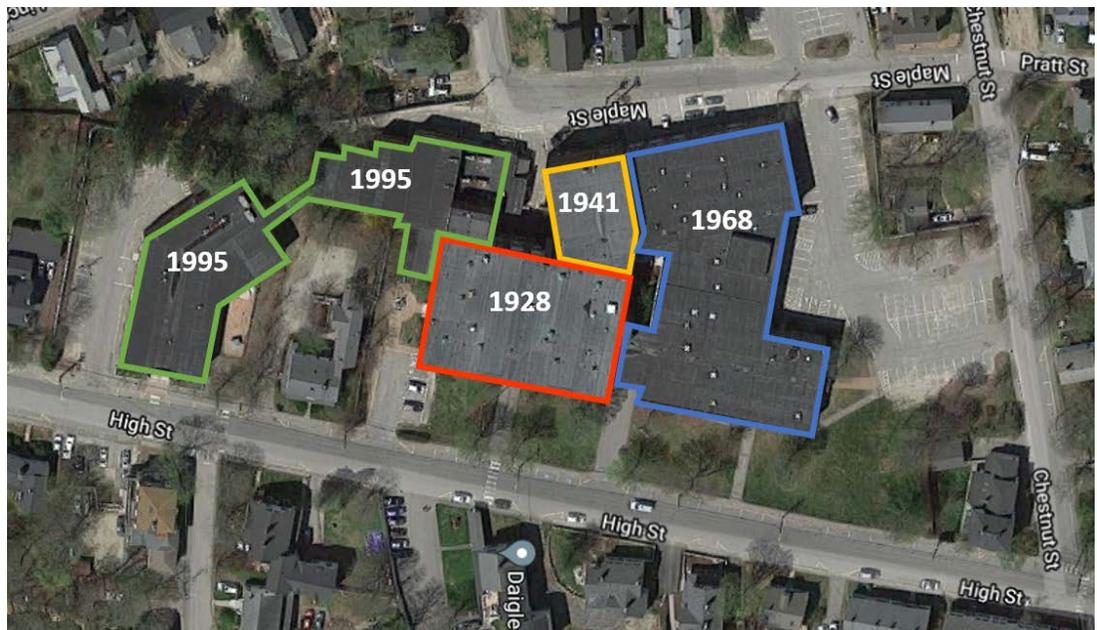


3 – Existing Conditions

In order to understand the parameters involved for the future reuse of the Morse High School Harriman reviewed the existing building area, site conditions and zoning restrictions for the site. An existing conditions assessment that looked at the building envelope and utilities was prepared by Harriman in 2013. Harriman then updated that assessment in March 2019. The previous studies are available at the City of Bath.

Building Area Analysis

The original Morse High School was constructed in 1928, designed by Bunker & Savage Architects. A three-story building, designed by Alonzo J. Harriman Architects, was added in 1941. In 1968 a large two-story addition was built, designed by Allied Engineering. The buildings are on a very tight site, especially for a school. The circulation created by the 1968 addition is complex, on split levels, and varying angles. The brick Vocational Center addition was built in 1995. The original building includes a 650-seat auditorium and a gymnasium below known as “The Pit”.



Aerial View with Building Construction Timeline

Building Area Analysis

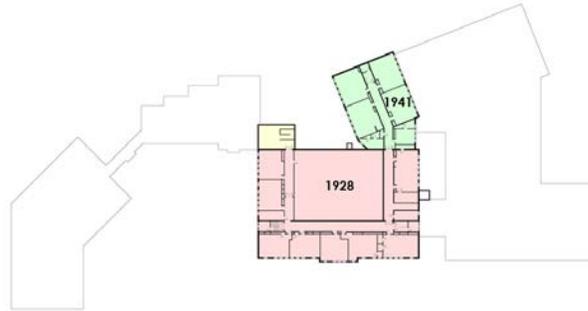
The existing building totals 199,904 sf and consists of four levels:

- Third Floor
- Second Floor
- First Floor
- Basement

The plan of each level and the building area follows.



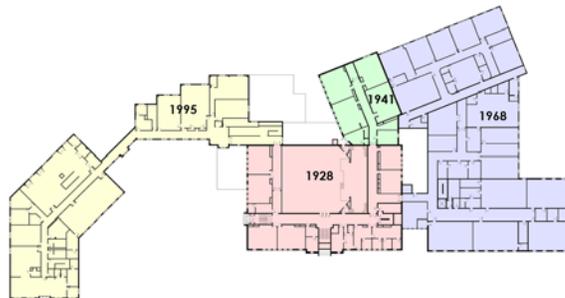
THIRD



Third Floor Plan Area

1928	16,641 sf
1941	5,289 sf
1995	849 sf
TOTAL	22,779 sf

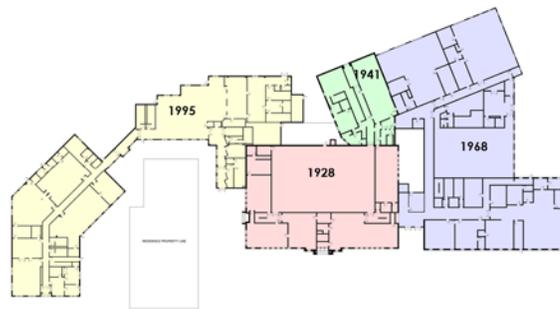
SECOND



Second Floor Plan Area

1928	16,567 sf
1941	5,289 sf
1968	19,523 sf
1995	28,997 sf
TOTAL	70,376 sf

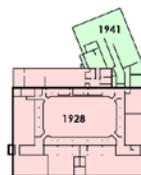
FIRST



First Floor Area Plan

1928	16,666 sf
1941	4,754 sf
1968	29,910 sf
1995	28,997 sf
TOTAL	80,329 sf

BASEMENT



Basement Floor Area Plan

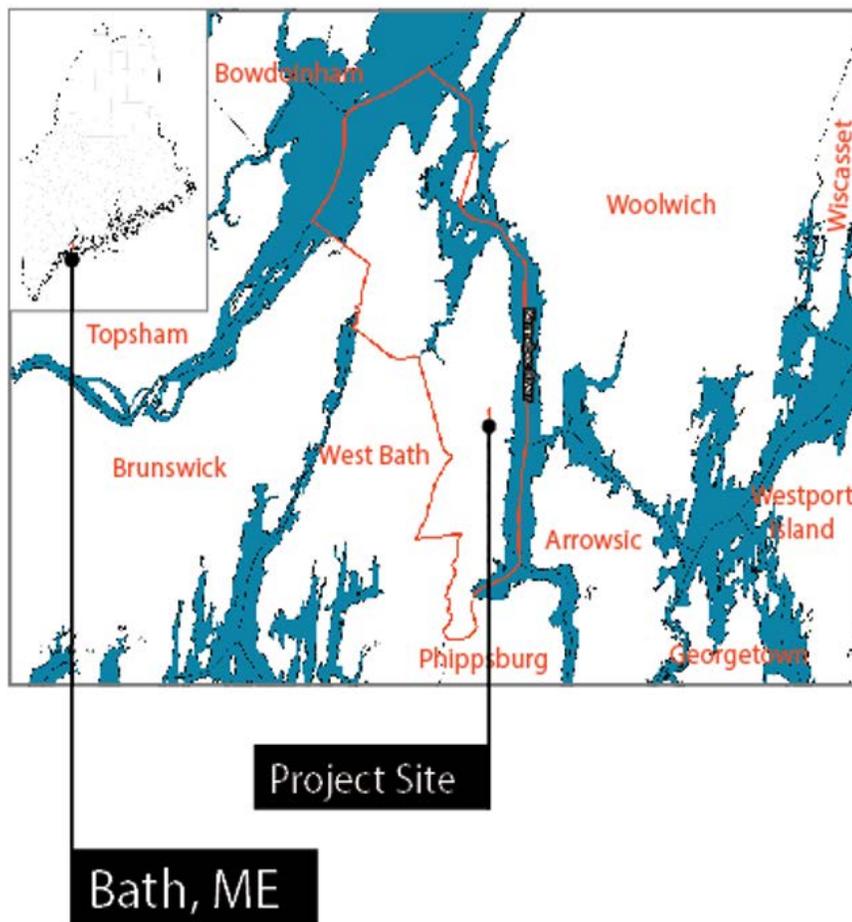
1928	19,114 sf
1941	4,634 sf
1968	2,672 sf
TOTAL	26,420 sf



Site Context

The City of Bath is located in Sagadahoc County in Maine and has a population of approximately 8,400 people. The City is located on the Kennebec River and the vibrant downtown area is located within a 10-minute walk from the Morse School site. Bath Iron Works is located approximately ½ mile from the site as well. Bath Iron Works is a major US naval shipyard founded in 1884. BIW currently employs around 6,000 people and is seeking to hire 1,000 more offering competitive salaries and benefits.

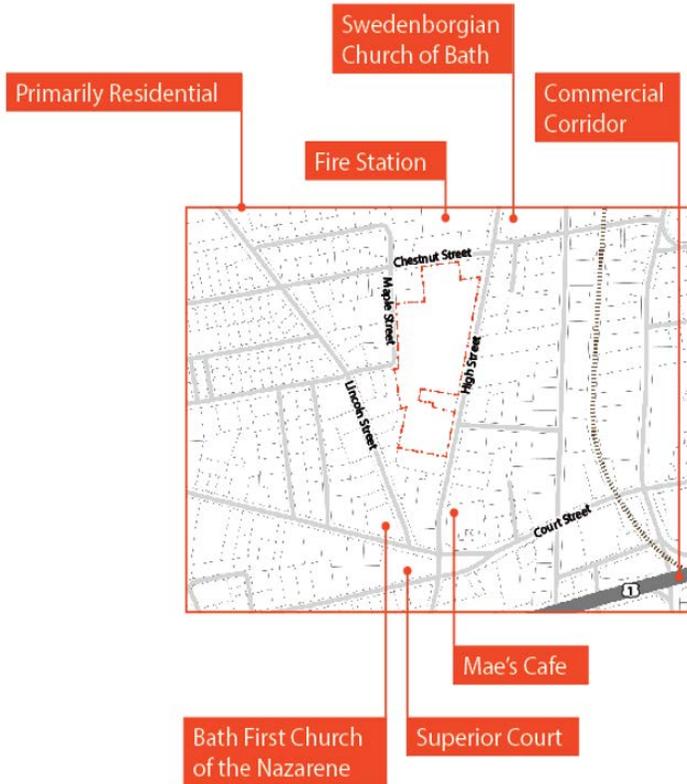
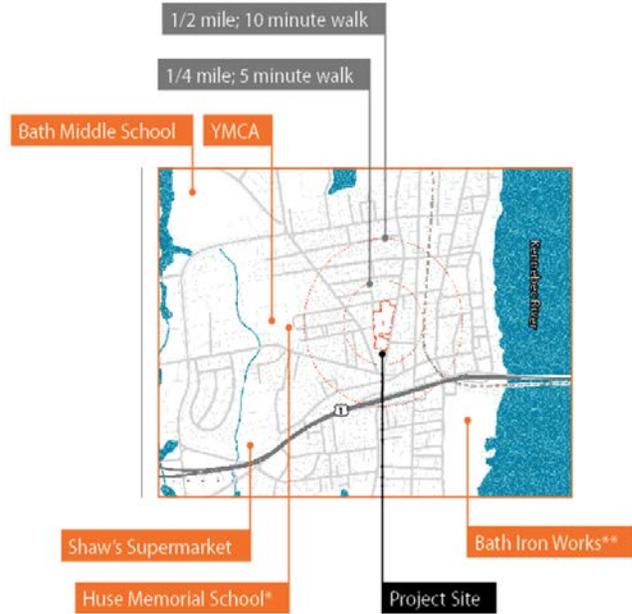
Repurposing existing School buildings in Bath is not a unique endeavor. For reference the John E.L. Huse Memorial School, built in 1942 and was converted to affordable housing in 2006.





Located in a primarily residential area, nearby amenities include A Shaw's supermarket, YMCA, the downtown shopping area on Front Street.

The Chocolate Church Performance Venue is 0.3 miles from Morse High School.

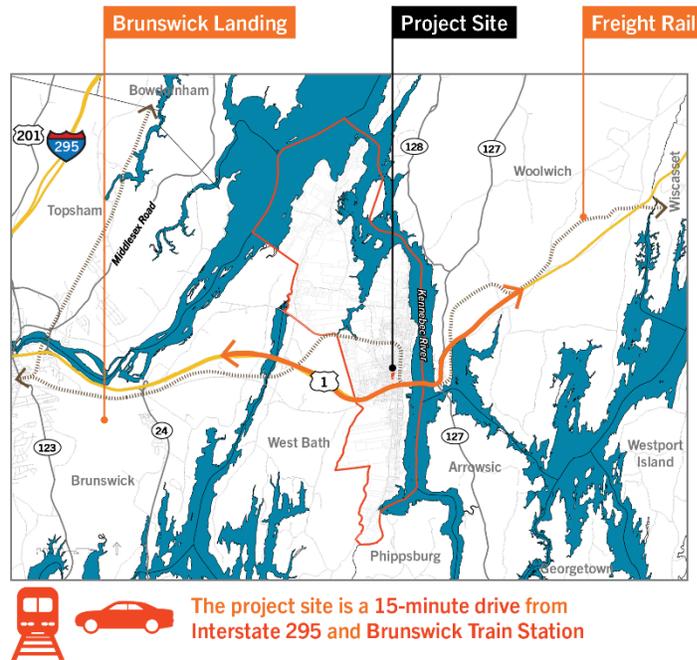


Public services such as the Public Library, City Hall, the Fire Station and the Police Station are also located nearby

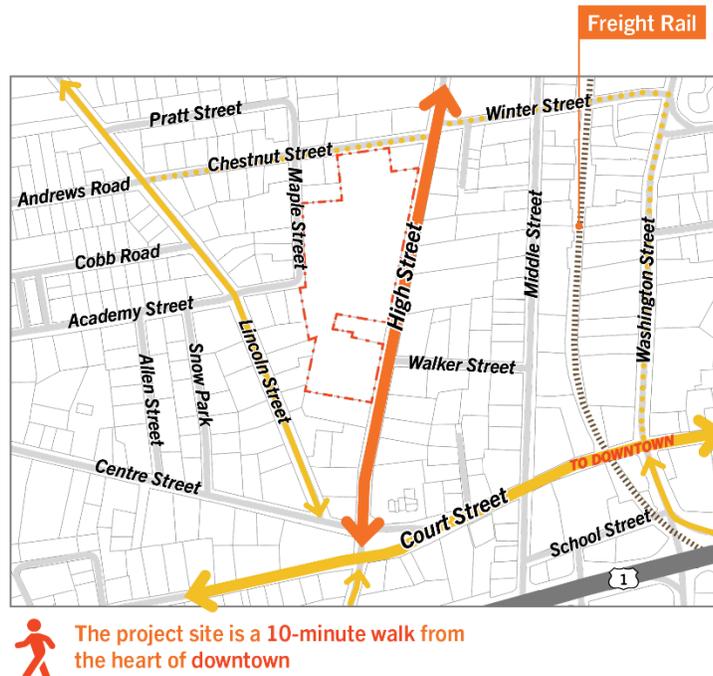
Site Analysis: Access and Transportation



Morse High School is located a short distance drive to Interstate 295 and the Brunswick Train Station. A vehicle is necessary to travel outside of the downtown area as illustrated below.



However, the site has great access to the heart of downtown bath with only a 10-minute walk.



Existing Site Features



The existing site currently has the following features that are considered during the reuse study:

Access and Circulation

- Passenger cars currently drop off at High Street with parking via Chestnut and Maple Street
- Service/Loading/Solid Waste occurs at Maple Street with a continuous curb cut and no screening.
- Pedestrians: public sidewalks

Building Access

- Main entrances
 - Ceremonial entrance at original 1928 building
 - Main Entrance High School Connector of 1928 to 1968 building
 - Main Entrance at Technical center from High Street
- Staff Entrances
 - From adjacent parking lots

Climate

- Solar aspect (north-south elongated site)
- Prevailing winds
 - Summer – south west breezes, southeast rains, hurricanes, northwest cooling breezes
 - Winter – northeast blizzards; northwest cold clear air; westerly warmer air
 - Spring – easterly – cool on-shore breezes (afternoons)

Infrastructure

- Public Utilities
- Roadways – High St. two-way, major artery (see Site Context Information); Chestnut St. two-way, east-west; Maple St. one-way north-bound; narrow.
- Sidewalks – High St. and Chestnut St; sidewalks both sides of street; Maple St. Sidewalk full on west side; partial on east side due to continuous curb cut.

Visual - Views to and views from site

- North: Parking lot, green space, residences, Chestnut Street
- East: Green space, High St., Row houses/street activity, Downtown, waterfront, Principal Building Facades all buildings
- South: Parking, abutting houses
- West: Maple St. on-site service yards, residential neighborhood, continuous curb cut/parking on-site, Southwesterly, tall spruce tree hedge row

Refer to site features plan that follows for graphic representation of the above considerations.



Site Features Plan

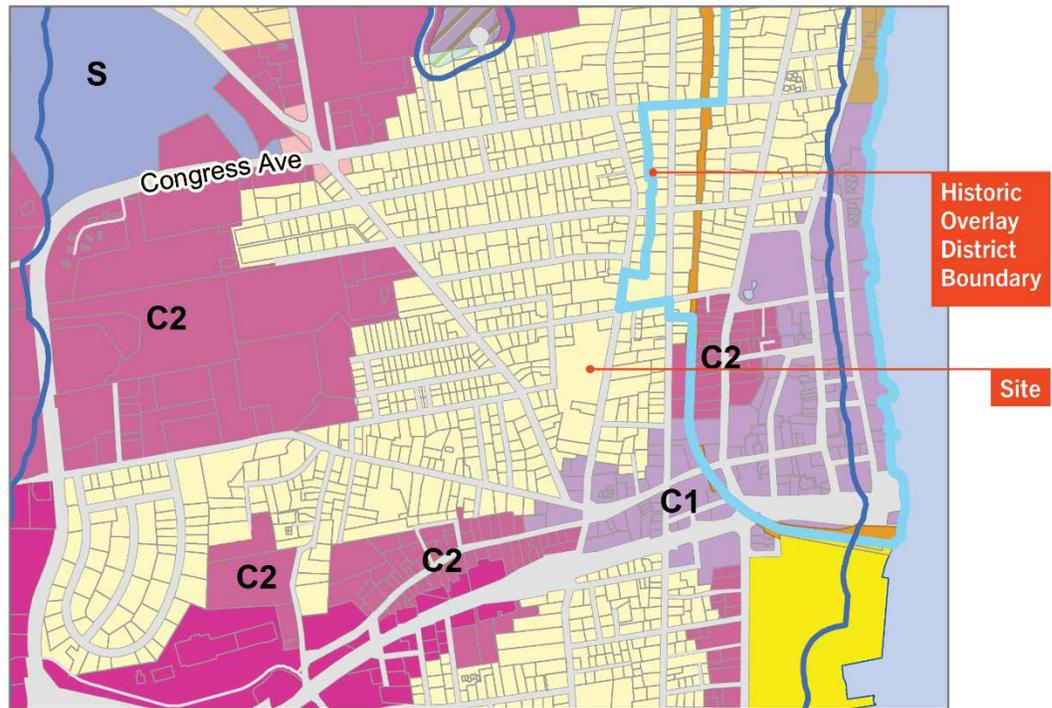
In addition, the historic character of the original Morse High School, the residential neighborhood and green space should all be taken into consideration when planning for the Reuse of the Morse High School.

Historic Overlay District

To the east of the project site exists an Historic Overlay District covering multiple zones several blocks wide along the waterfront of the Kennebec River.

The purpose of this overlay district is to ensure that certain activities undergo a review process to make sure that any new built elements or alterations to existing elements are not a detriment to the historic and architectural integrity of the area.

- There are no dimensional or use regulations within the Historic Overlay District.
- Parcels in this overlay must go through a separate approval from the Historic District Approval Authority (Historic District Committee or the Planning Board). This applies to the following:
 - The construction of new buildings
 - Any addition to a building
 - The addition, change, removal, or covering (other than with paint or stain) of any exterior architectural detail or decorative element of an existing building
 - The demolition of any structure



Zoning

The project site sits within the High-Density Residential District (R1). Just south of the site along Route 1 is the Downtown District (C1) and to the east of the site is a pocket of Mixed Commercial and Residential (C2).

The town of Bath defines these 3 districts as follows:

High Density (R1) – This zone covers an area of existing high residential density. A limited amount of new high-density housing is allowed to be built in this area. The purpose of this district is to provide areas of compact development that foster cohesive neighborhoods close to the existing community services.

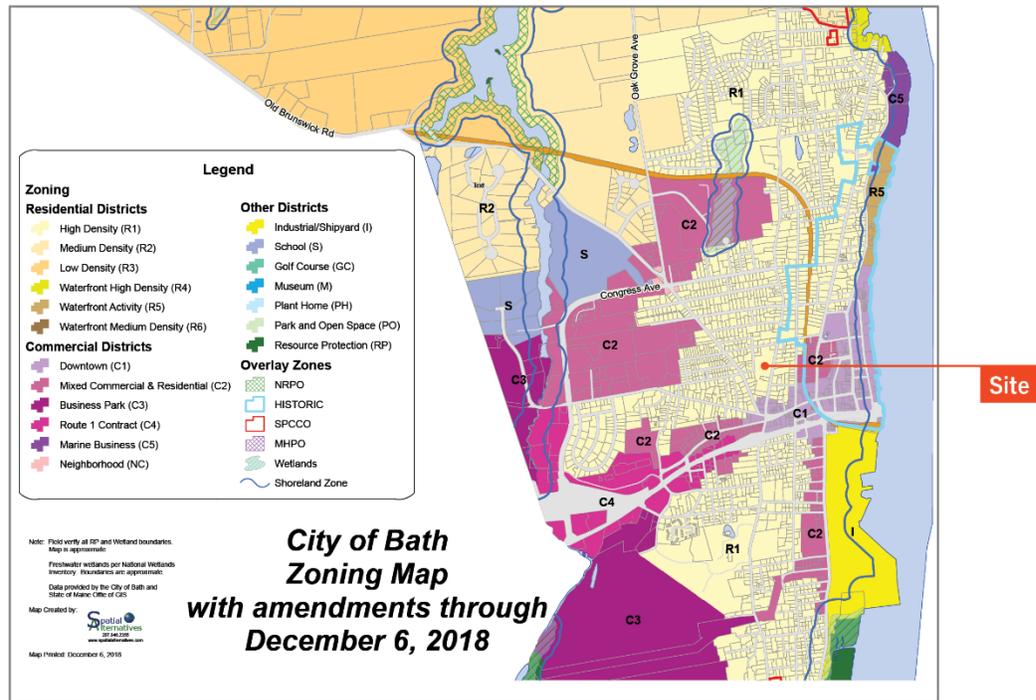
Downtown (C1) - The purpose of the Downtown District is to concentrate retail, business, and tourism to support the Town’s economic prosperity and cultural vibrancy. This district is a year-round retail and business hub for the Town of Bath.

Mixed Commercial & Residential (C2) – The purpose of this district is to create a mix of high-density residential and small-scale business activities that are primarily oriented toward neighborhood goods and services.

- *Mixed Commercial & Residential (C2) does not allow restaurants, only delivery/take out services, which limits mixed use opportunities.*



- Most uses require approval from a CEO or through a Site Plan Review process. Uses are permitted as of right.
- Downtown (C1) encourages development with almost no dimensional regulations (no limitations on setbacks, height, or lot coverage).



The Dimensional requirements as well as the zoning requirements for Commercial and Residential Uses is outlined below:

Dimensional Regulations

Dimensional Regulations							
Zone/Use	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Yard Areas (feet)	Maximum Lot Coverage	Setbacks (feet)	Maximum Height (feet)	Floor Area Ratio
High Density Residential District (R1)							
Residential (per dwelling unit)	6,000	60	F: 10 S: 5 R: 5	40%	F: 10 S: 10 R: 10 (25 feet away from waterbodies)	45	None Specified
Nonresidential	10,000	60	F: 10 S: 15 R: 15	40%	F: 20 S: 20 R: 20 (25 feet away from waterbodies)	45	None Specified
Downtown Commercial District (C1)							
All uses	None	0	F: 0 S: 0 R: 0	100%	F: 0 S: 0 R: 0	None (35 feet around Kennebec River)	Without Viewshed Protection Plan: 5 With Viewshed Protection Plan: 7
Mixed Commercial and Residential District (C2)							
Single	6,000						
Mixed/Multiple	6,000 per use	60	F: 6 S: 6 R: 6	60%	F: 15 S: 10 R: 15 (25 feet away from waterbodies)	40	None Specified



Commercial/Business Uses

Commercial/Business Uses				
Uses/Criteria	Permitted Zones	Review and Approval by CEO (Code Enforcement Officer)	Site Plan Approval	Prohibited
Sales or Rental of Goods				
High Volume Traffic, with no drive-up window: Less than 5,000 s.f.			C1, C2	R1
High Volume Traffic, with no drive-up window: Equal or more than 5,000 s.f.			C1	R1, C2
High Volume Traffic, with drive-up window				R1, C1, C2
Low Volume Traffic: Less than 5,000 s.f.			C1, C2	R1
Low Volume Traffic: Equal or more than 5,000 s.f.			C1	R1, C2
Medical Marijuana			C1	
Office Use For: Law, Physicians, Banks, Government Buildings, etc.			C1, C2	R1

Commercial/Business Uses				
Uses/Criteria	Permitted Zones	Review and Approval by CEO (Code Enforcement Officer)	Site Plan Approval	Prohibited
Restaurants				
Carry-Out, Delivery Services (Fully Enclosed)			C1, C2	R1
Carry-Out, Delivery Services (Vehicles Allowed)			C2	R1, C1
Full Functioning Restaurant, including Liquor Services (Without Outside Services)			C1	R1, C2
Hotel and Related Services			C1, C2 (without accessory uses)	R1
Motor Vehicle Related Sales				R1, C1, C2
Parking Garage			C1, C2	R1
Convenience Store			C1, C2	R1

Residential Uses

Residential Uses				
Uses	Permitted Zones	Review and Approval by CEO (Code Enforcement Officer)	Site Plan Approval	Prohibited
Single Family Dwelling		R1, C1 (must be part of a mixed-use development), C2		
Two Family Dwellings		R1, C1 (must be part of a mixed-use development), C2		
Multi Family Dwellings			R1, C1, C2	
Cluster Development			R1, C2	C1
In-Home Lodging	R1, C2			C1
Mobile Homes				R1, C1, C2



4 - Public Survey No. 1 and Comment

The purpose of the first public survey is to understand from the public if there is any preference to uses for the Morse High School. The Future Uses Survey revealed a general neutrality toward reusing the Morse High School site for either a new Fire or Police Station, with a slight trend toward favorability.

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

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

The second and third levels are preferred for housing, with other desirable options including artist studio space, artist live-work space, and small office space.

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

Conclusion

There are still some questions about the specifics of the options and their implications, but those will be addressed as the design team digests the responses from this first survey and develops more concrete questions for the public to respond to in Survey No. 2.

The Morse High School Reuse Study Online Workshop #1 Results dated July 2020 is attached but key findings are summarized below:

Morse High School Reuse Study

Memorandum: Online
Workshop Results

July 2020



HARRIMAN



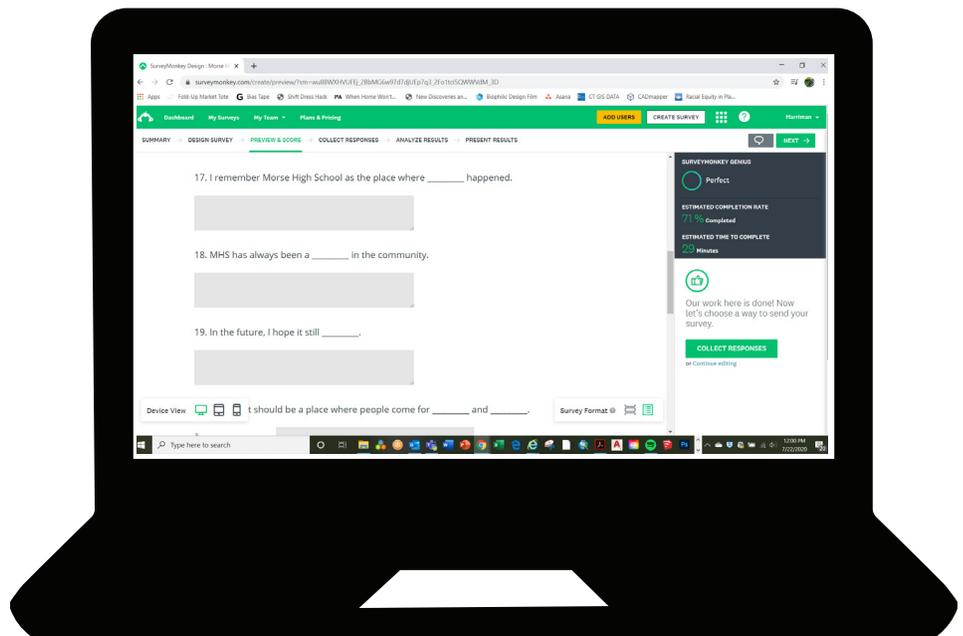
Overview

Methods

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

130 Bath community members participated in the online workshop.

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



Key Findings

Demographics and Business Development

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

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

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

Fill-in-the-blank

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

Future Uses Survey

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

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

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

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

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

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

Conclusion and Next Steps

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

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

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Community-generated Project Vision Statement

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

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

Option 1: All Mixed Use

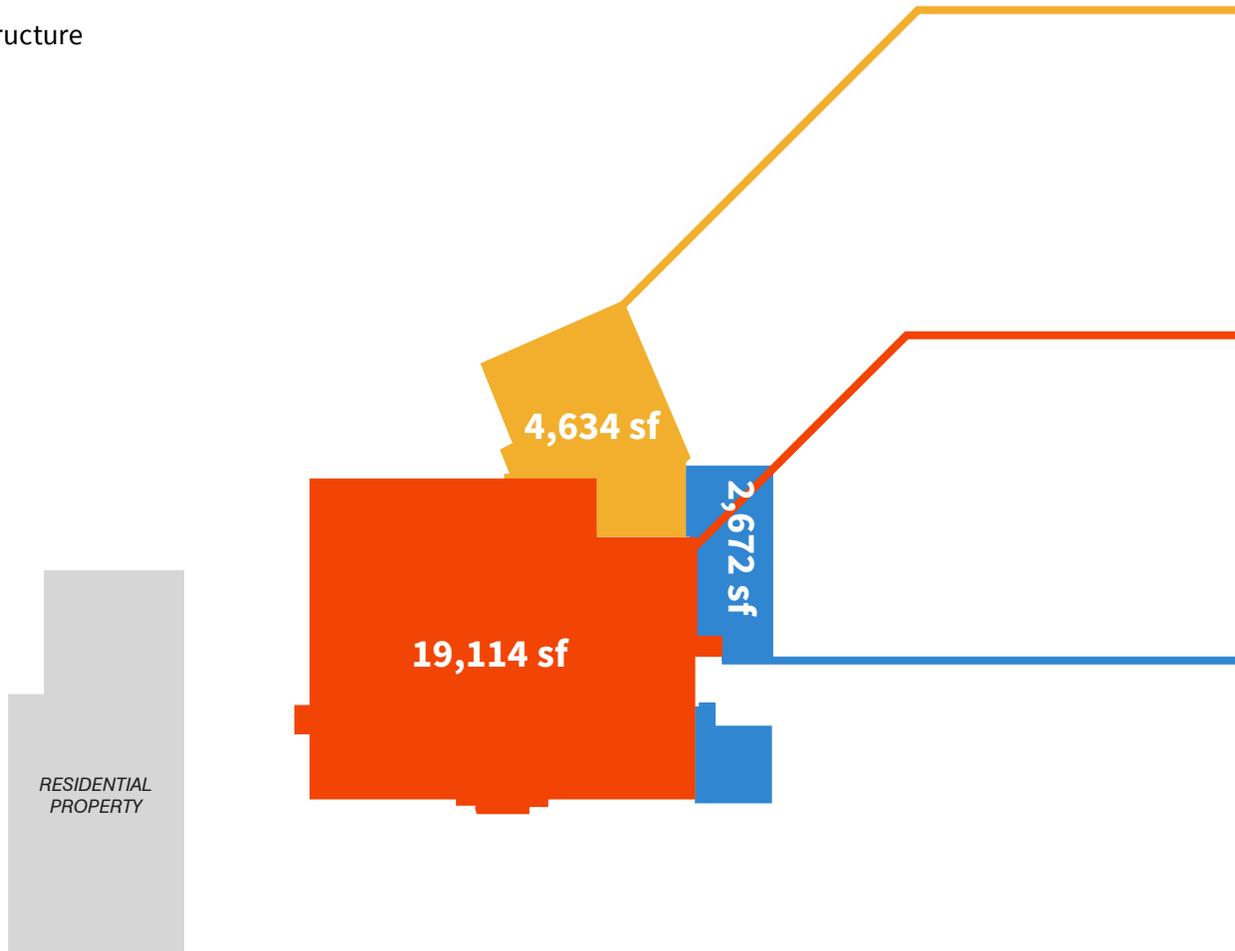
Morse High School has long stood as a pillar in the Bath community. The walls of Morse High School contain memories of learning and growth, coming of age, and coming together for those who have wandered its halls as students, parents, teachers, or visitors. In the future, the Morse High School buildings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

Option 2: Fire Station + Mixed Use

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

Preferred Uses | Basement Level

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



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

Top 3 Uses per Wing

#1 Maker Space



#1 Performance Space



#2 Maker Space



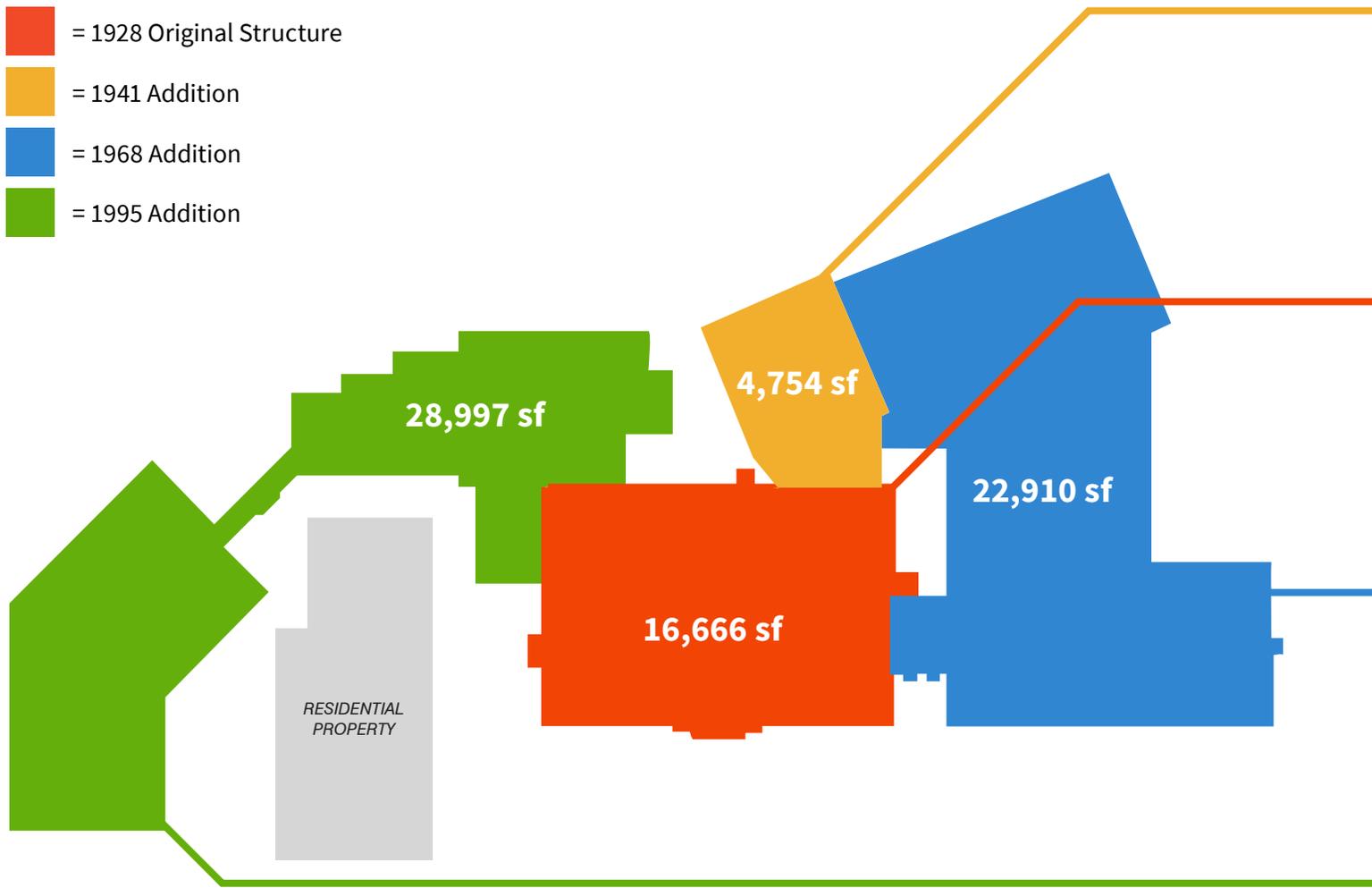
#3 Art Gallery



#1 Maker Space



Preferred Uses | Ground Level



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

Top 3 Uses per Wing

#1 Café



#2 Artist Live-Work



#3 Small Office Space



#1 Café



#2 Small Office Space



#3 Restaurant



#1 Restaurant



#2 Small Office Space



#3 Café



#1 Small Office Space



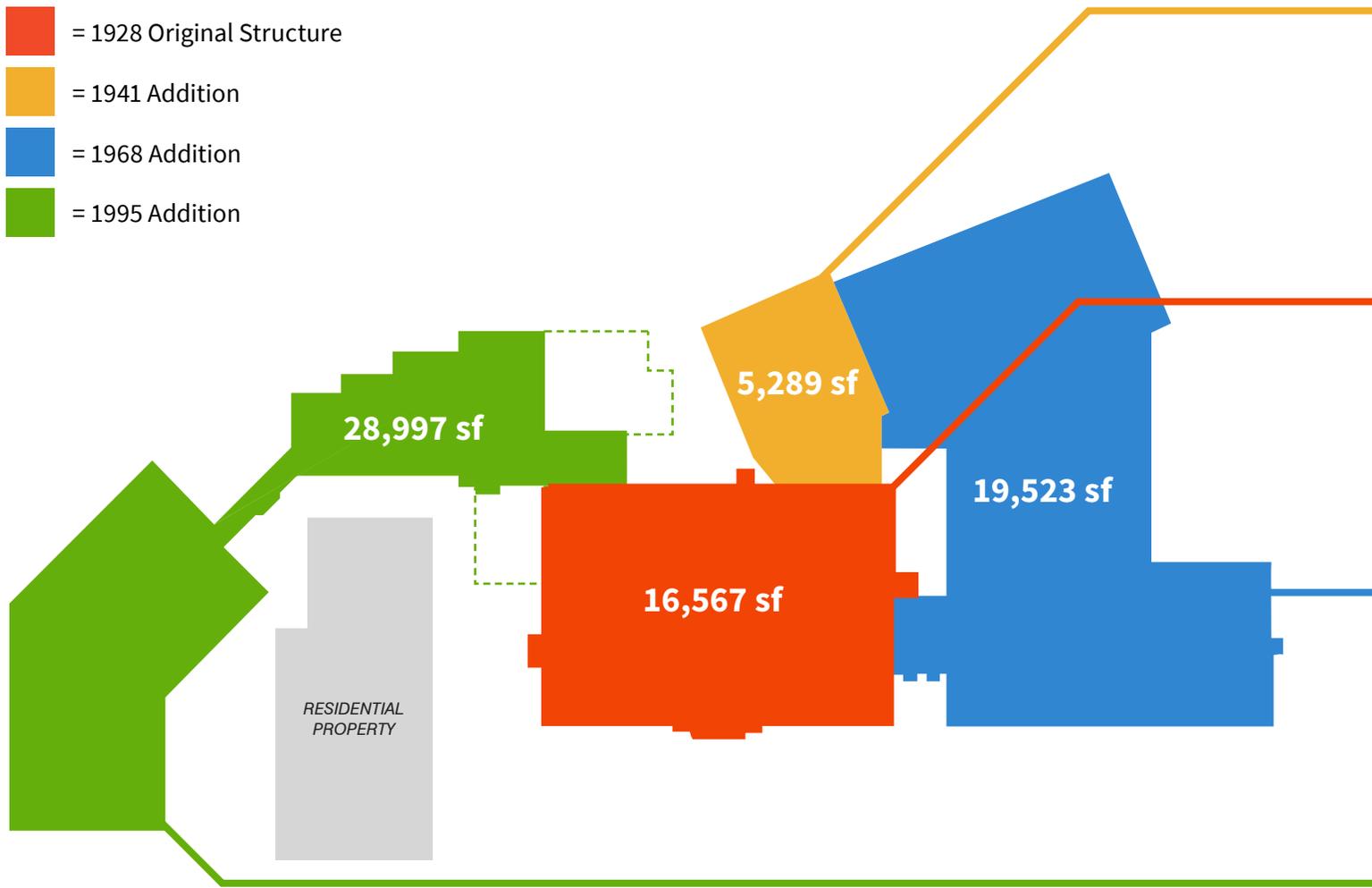
#2 Café



#3 Restaurant



Preferred Uses | Second Level



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

Top 3 Uses per Wing

#1 Housing Units



#2 Artist Studio Space



#3 Artist Live-Work



#1 Housing Units



#2 Artist Studio Space



#3 Small Office Space



#1 Housing Units



#2 Small Office Space



#3 Artist Studio Space



#1 Housing Units



#2 Small Office Space

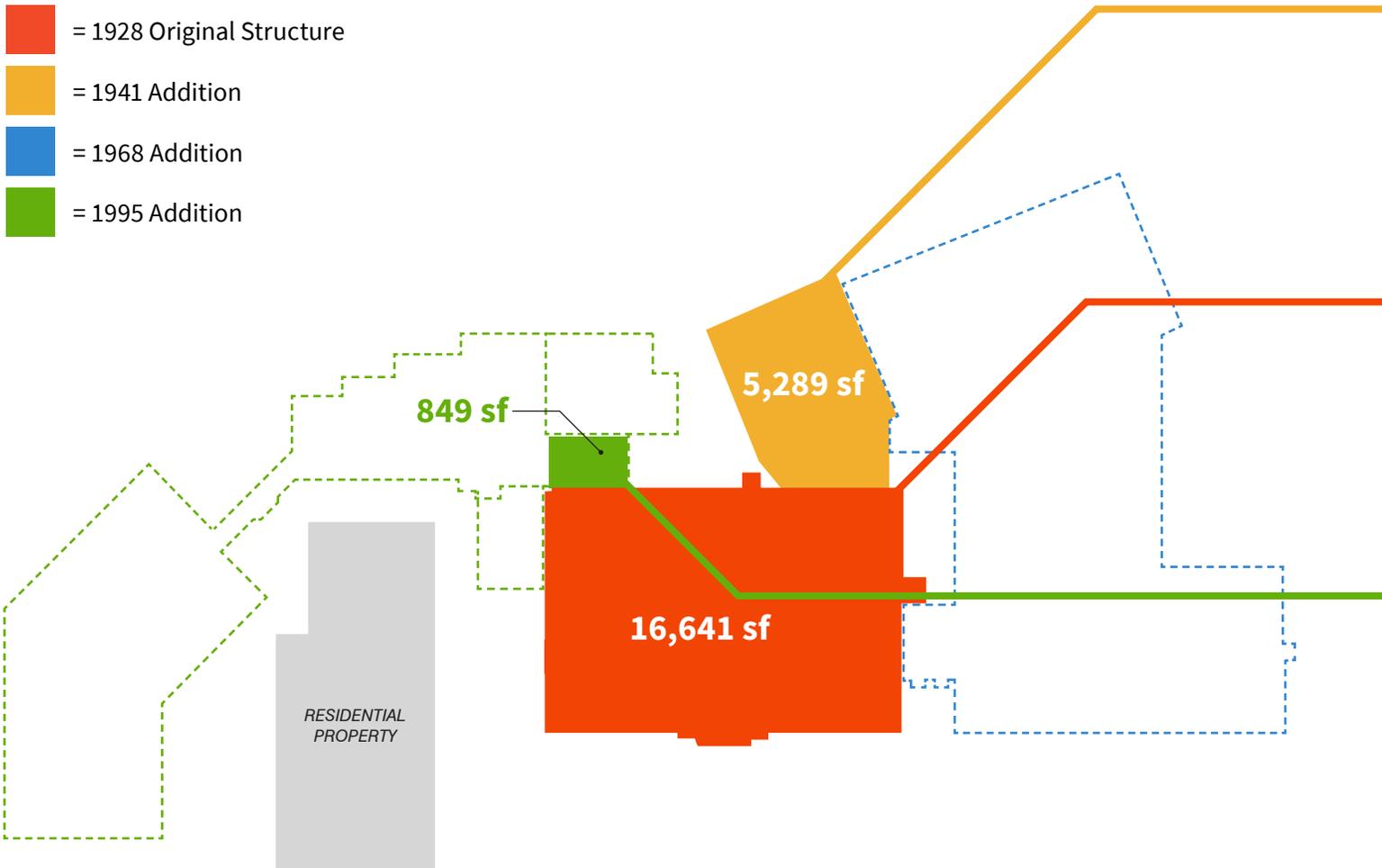


#3 Artist Studio Space



Preferred Uses | Third Level

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



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

Top 3 Uses per Wing

#1 Housing Units



#2 Artist Studio Space



#3 Artist Live-Work



#1 Housing Units



#2 Artist Studio Space



#3 Artist Live-Work



#1 Artist Live-Work



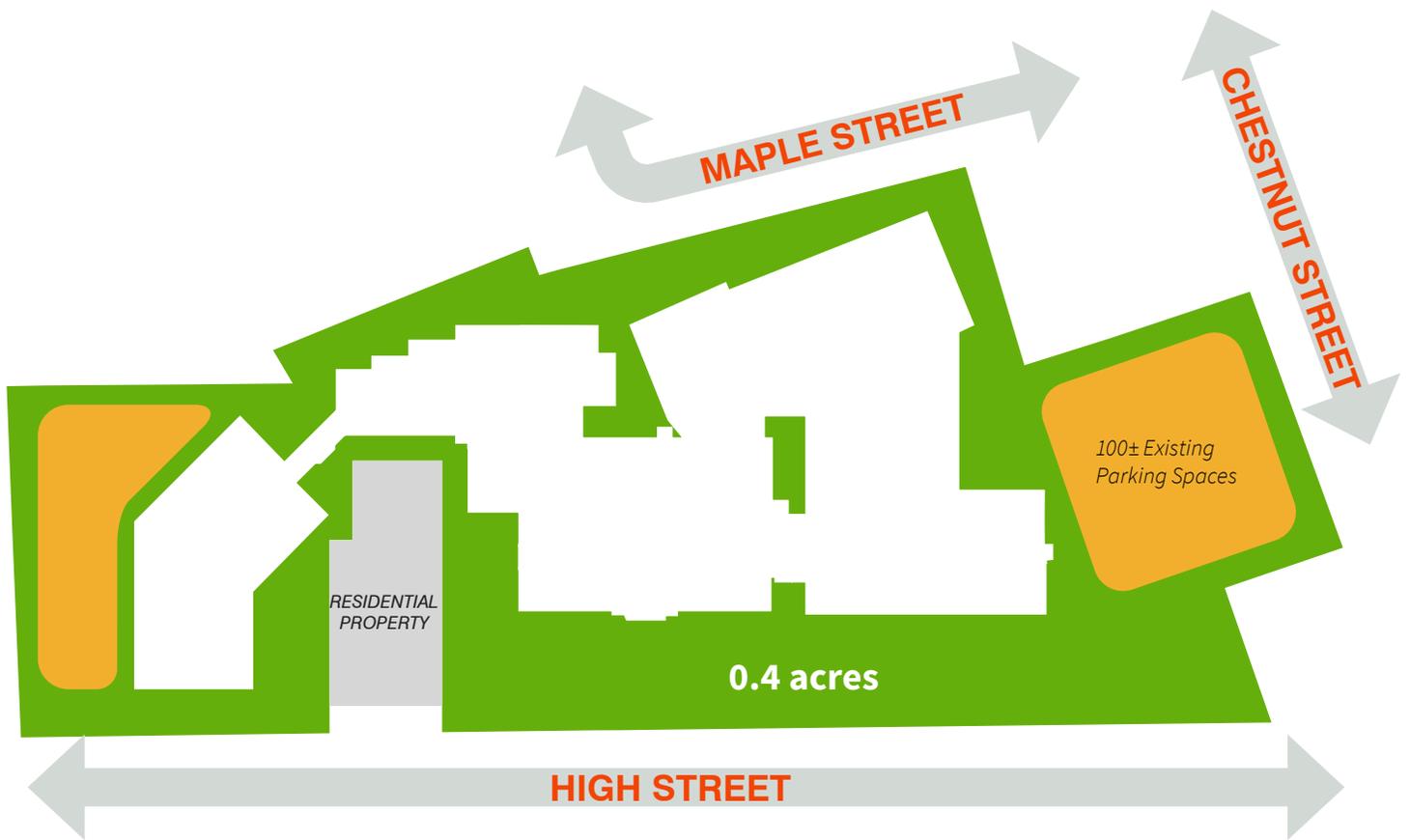
#2 Artist Studio Space



#3 Housing Units



Preferred Uses | Site



Ranking of Potential Site Uses

#1 Community Park



#2 Community Garden



#3 Streetscape



#4 Playground



#5 Market Space



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Demographics and Business Development

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

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

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

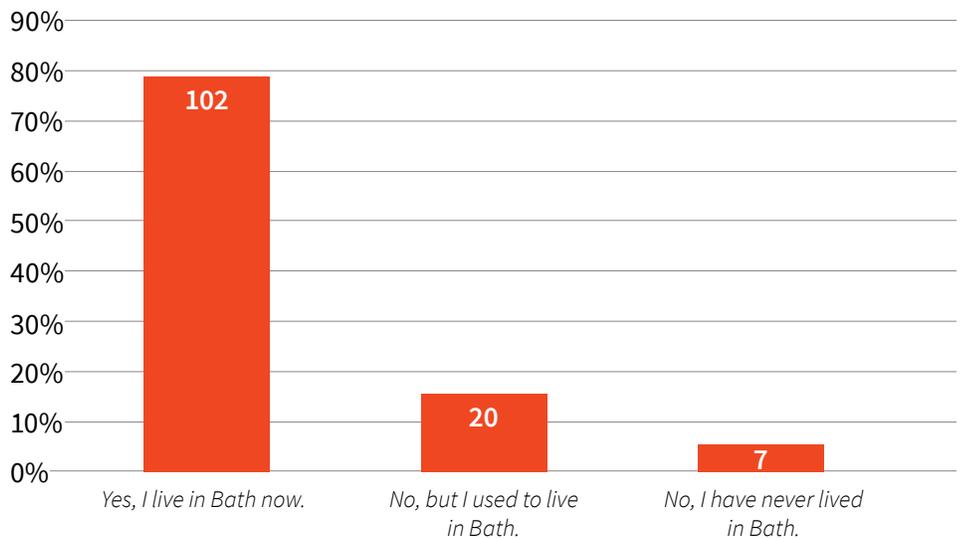


Figure 3: **How long have you lived in Bath?**

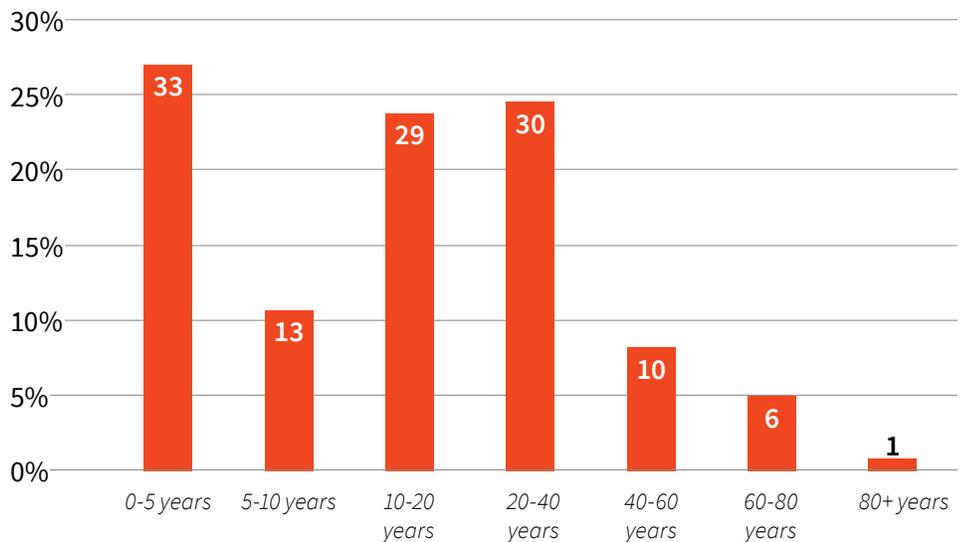


Figure 4: Did you attend Morse High School?

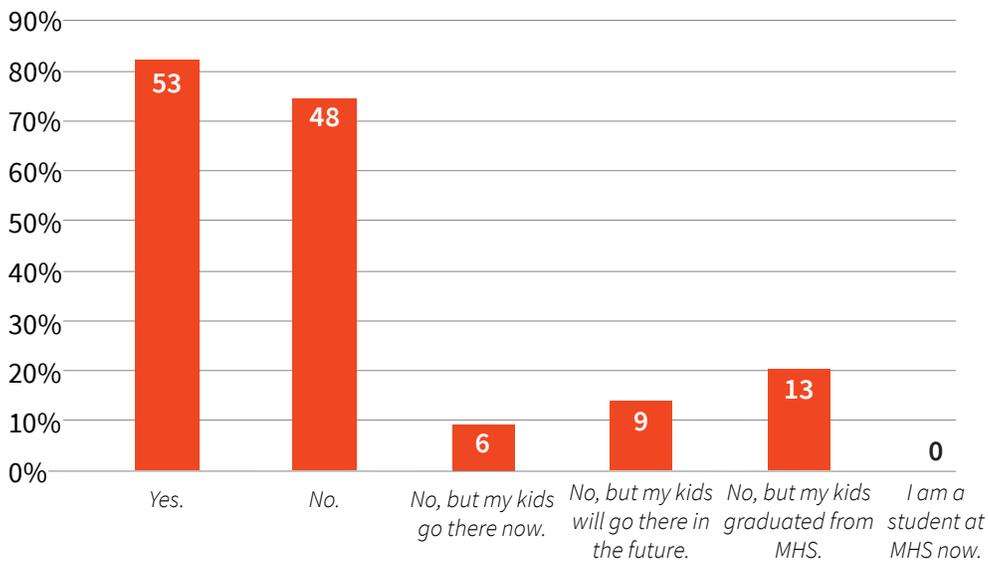
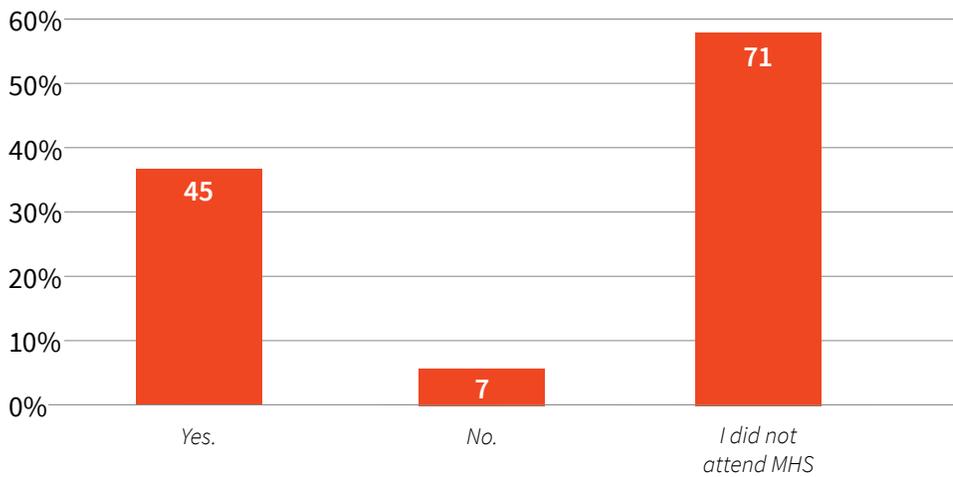


Figure 5: When you attended Morse High School, were you living in an RSU1 community?



Demographics and Business Development

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

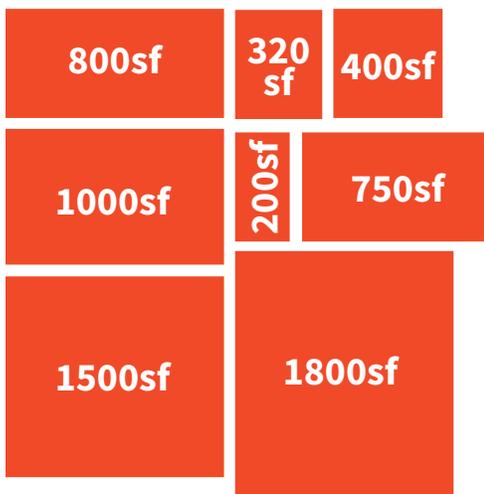


Figure 8: **If MHS were redeveloped into moderately priced condominiums, would you be interested in living there?**

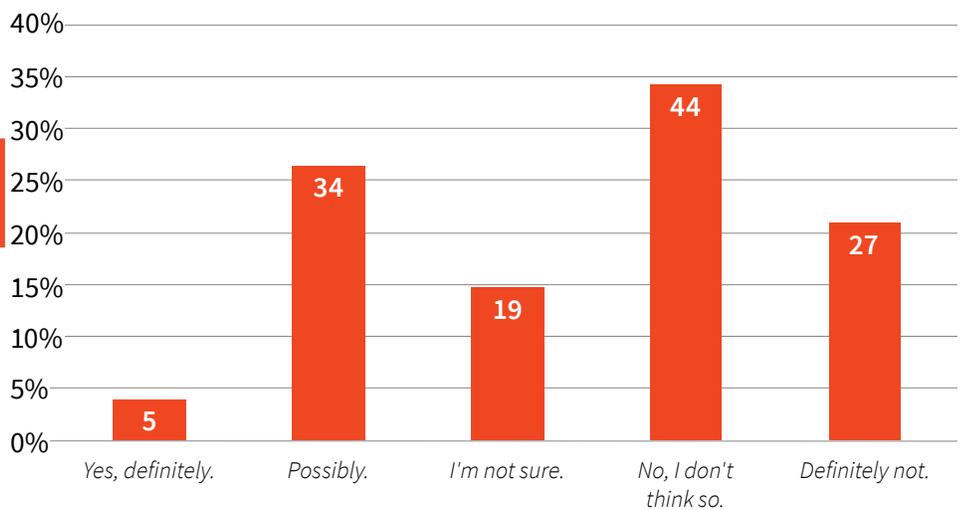


Figure 7: **What type of business do you have?**

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

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

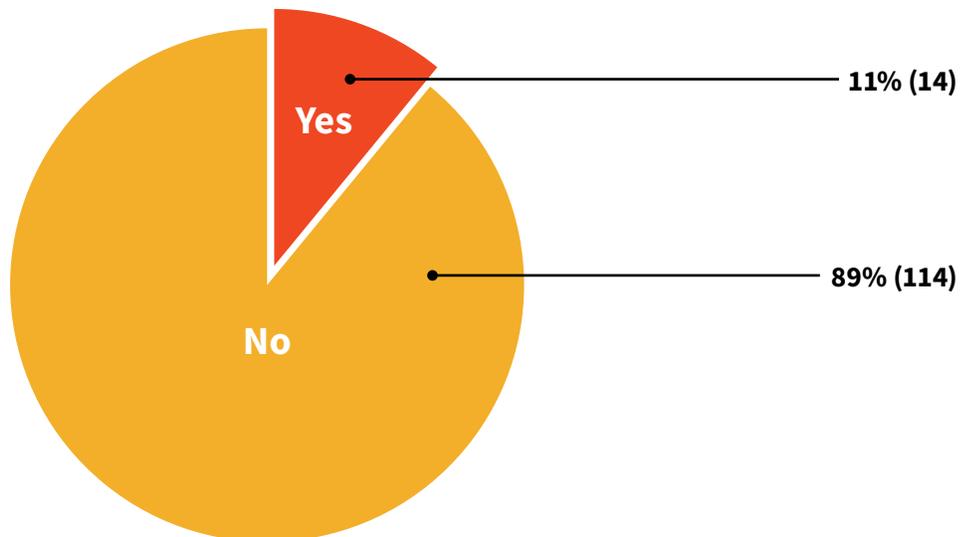


Figure 10: Would you consider relocating your business to MHS?

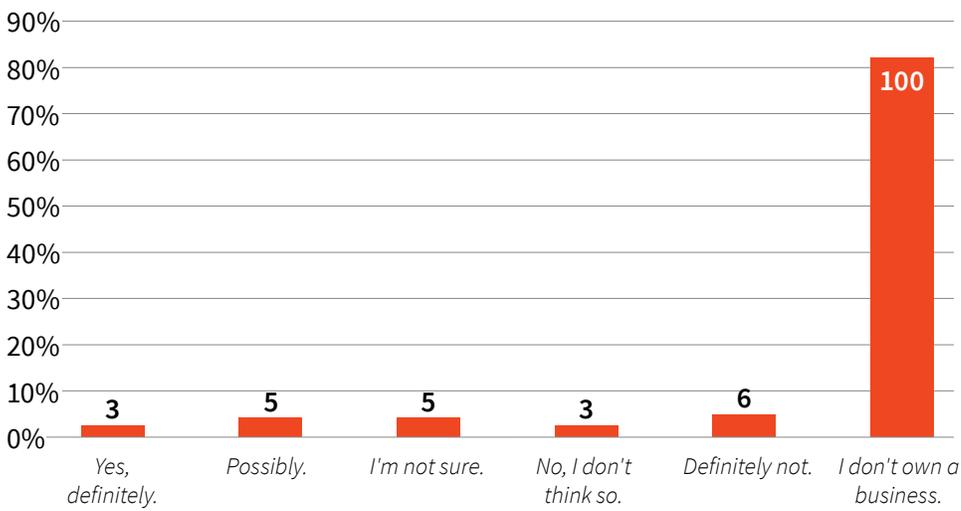
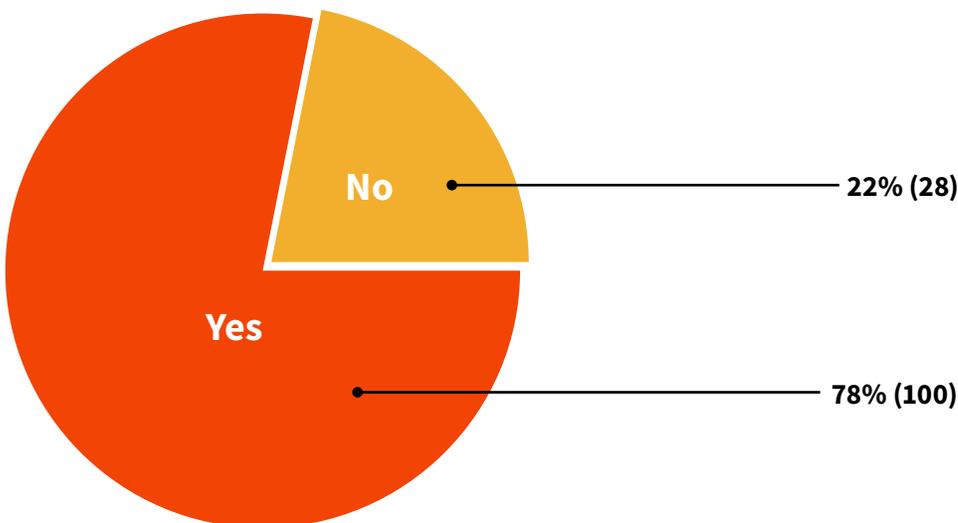


Figure 12: Where is your business located now?

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

Figure 11: Have you been inside the MHS Building?



Demographics and Business Development

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

Alumni

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

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

Faculty/Staff

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

Family

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

- I have attended student events and teacher conferences.

- I went to attend my kids programs.

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

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

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

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

- I had two students at Morse.

Adult Education

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

- I was there in 2020 for adult education.

- I took adult education classes.

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

Events

- I was there for a tour.

- I was attending school ceremonies and student performances.

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

- I was there for an open house

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

- I went to an evening concert in the auditorium.

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

- I have gone to see theater productions.

- I went to a community event.

- I went to a show in the auditorium.

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

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

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

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

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

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

- I went to School events and BIW events.

Miscellaneous

- I went to visit the principal.

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

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

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

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

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

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

- In 2019 I accompanied granddaughter.

- I was there for an interview.

- I went to use the stage and performance space.

- I was there last year for a visit

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

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

- I was there in 2018.

- I was there a while ago just visiting.

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

Fill-in-the-blank Vision Statement

I remember Morse High School as the place where _____ happened. MHS has always been a _____ in the community. In the future I hope it still _____. In 2025, it should be a place where people come for _____ and _____. My favorite part of the building is _____; it would be great if it was used for _____. The grounds surrounding the building have the potential to be used for _____ or _____. I am mainly concerned that _____ might lead to _____. I think _____ is the most important thing to keep the same, and _____ is the most important thing to change. In a few years, I look forward to walking past Morse High School on High Street and seeing _____.

Figure 14: I remember Morse High School as the place where _____ happened.

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

and entertainment for the public.

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

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

Figure 15: MHS has always been a _____ in the community.

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

Fill-in-the-blank Vision Statement

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

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

Fill-in-the-blank Vision Statement

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

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

- Asbestos and mold.
- Housing and working.

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

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

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

entrance...education.

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

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

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

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

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

stations.

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

Fill-in-the-blank Vision Statement

■ Community gardens or outdoor art installations.

■ Tranquil neighborhood walking, or an adult exercise playground.

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

■ Fire or police.

■ Public garden or basketball courts.

■ Elderly housing or development.

■ A park or a community garden.

■ A nice pocket park.

■ Playground or park and walking trail.

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

■ Lawn chairs or a pool.

■ Community gardens or recreation.

■ Public garden, community garden or park.

■ Parking or green spaces.

■ Park or recreation.

■ Park or a memorial area.

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

■ A public green space or community flower garden.

■ Recreation or shopping.

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

■ Parks or outdoor dining.

■ Not much.

■ A park or an arboretum.

■ School or housing.

■ Greenfield reuse.

■ Community garden or park.

Figure 20: I am mainly concerned that _____ might lead to _____.

■ Lack of use might lead to vandalism.

■ The building being vacant might lead to Vandalism.

■ The building being empty might lead to vandalism.

■ Demolition.

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

■ High property prices might lead to Vacancies

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

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

■ Poor development might lead to a lost opportunity.

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

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

■ Delay might lead to the building falling into disrepair.

■ Condo development might lead to Increased housing prices.

■ Being torn down.

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

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

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

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

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

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

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

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

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

■ Renovation might lead to much higher taxes.

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

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

Fill-in-the-blank Vision Statement

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

Figure 22: ... and _____ is the most important thing to change.

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

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

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

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

by small townhouses and apartments.

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

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

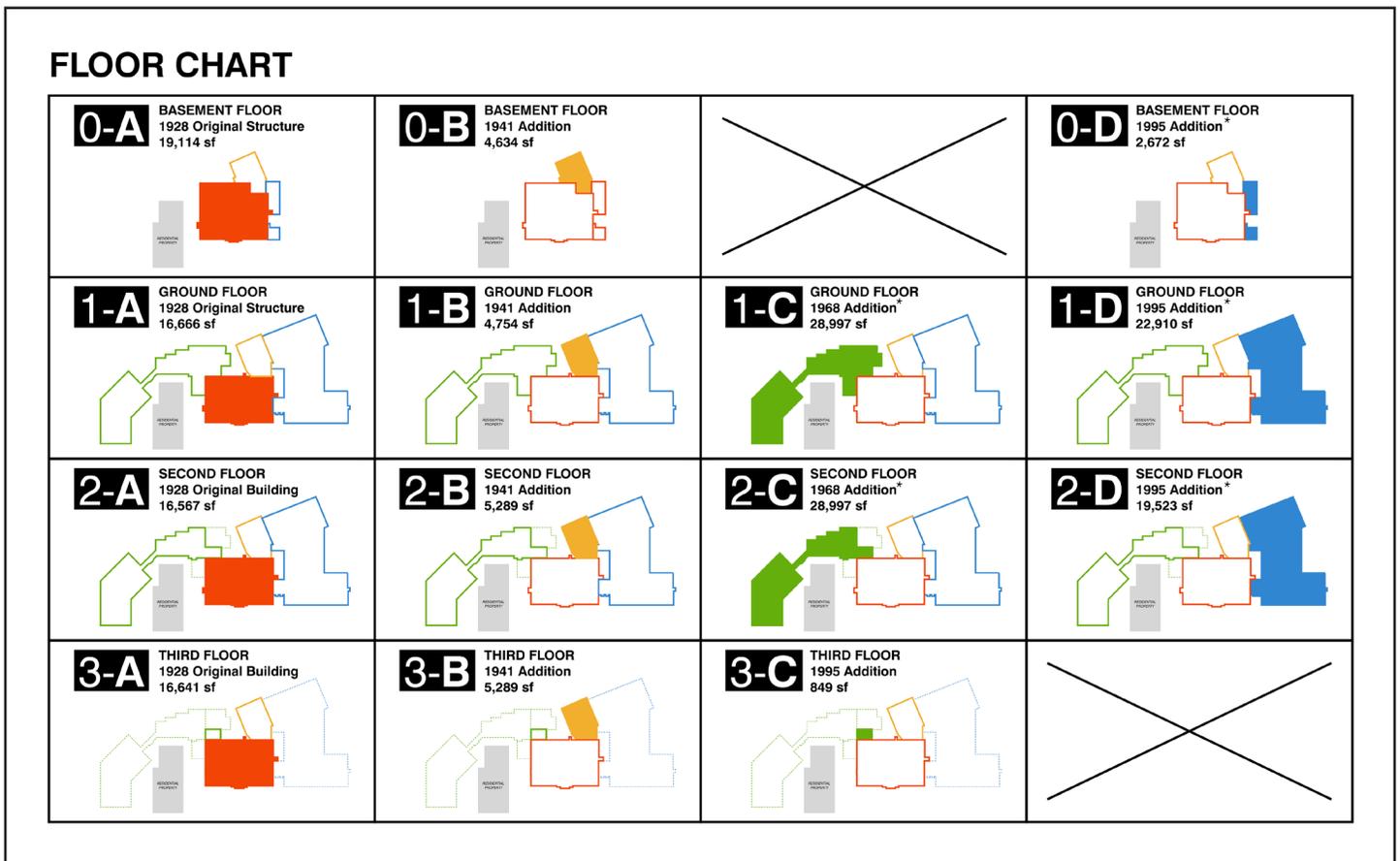
- A mixed vital mixed-use community space, with a performing arts center, spaces for workshops and indoor sports, and perhaps some senior and affordable living spaces. It's a historic building and should not be redeveloped for the wealthy, and the legacy of spaces like the theatre should remain in use.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

Fill-in-the-blank Vision Statement

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



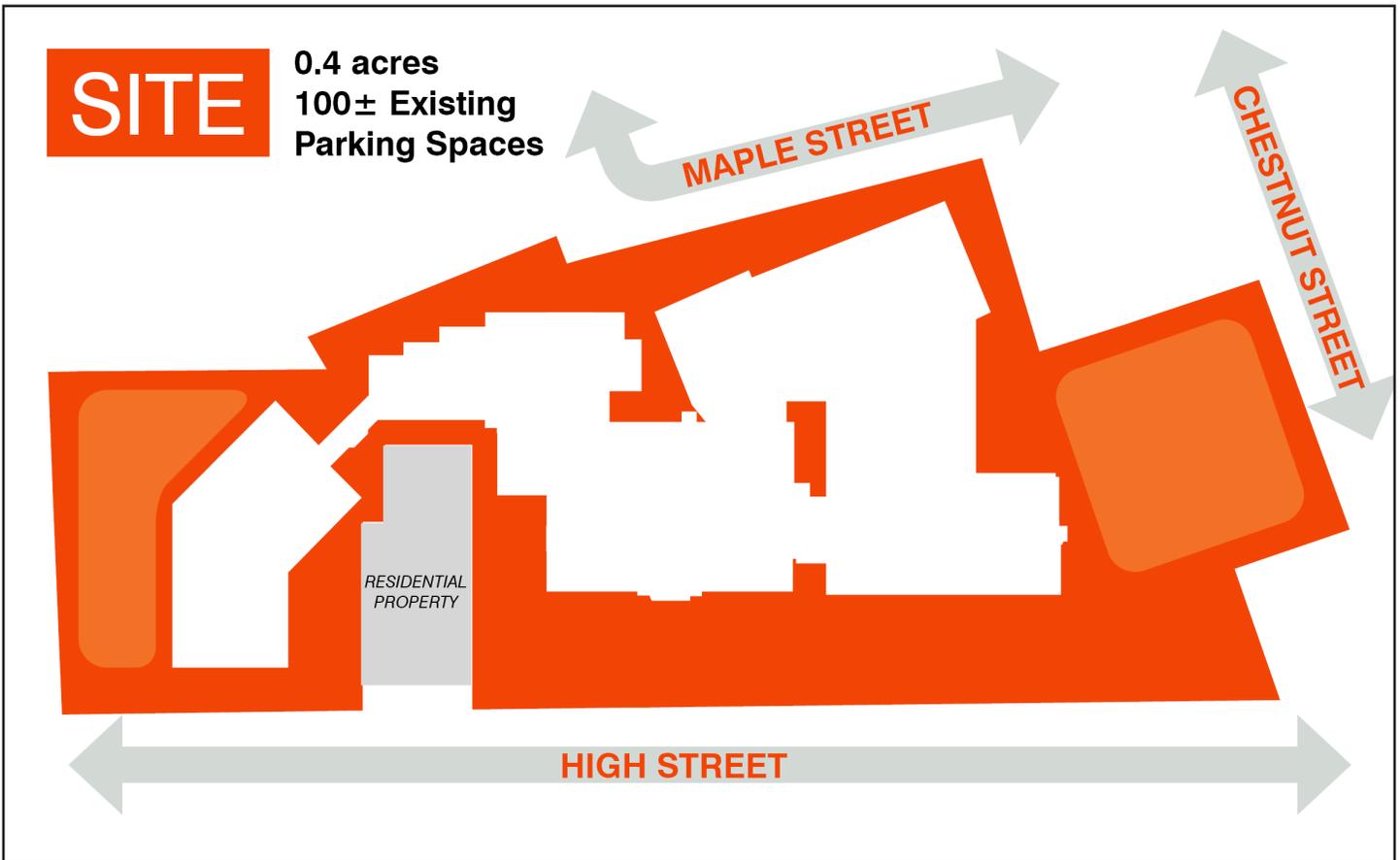
Future Uses Survey



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

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

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



Future Uses Survey All Voting Results |

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

Desirability

Highly Desirable
Desirable
Neutral
Undesirable
Highly Undesirable

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

Future Uses Survey All Voting Results |

High Number of Votes

Low Number of Votes

Location

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

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

Future Uses Survey | Public Safety

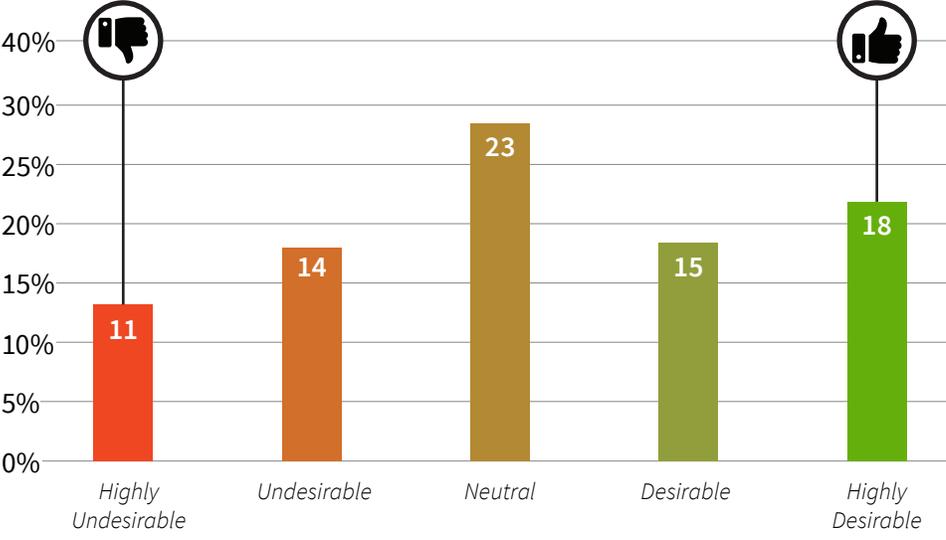


Figure 25: **What are your thoughts about relocating the Fire Station to the Morse High School site?**

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

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

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



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

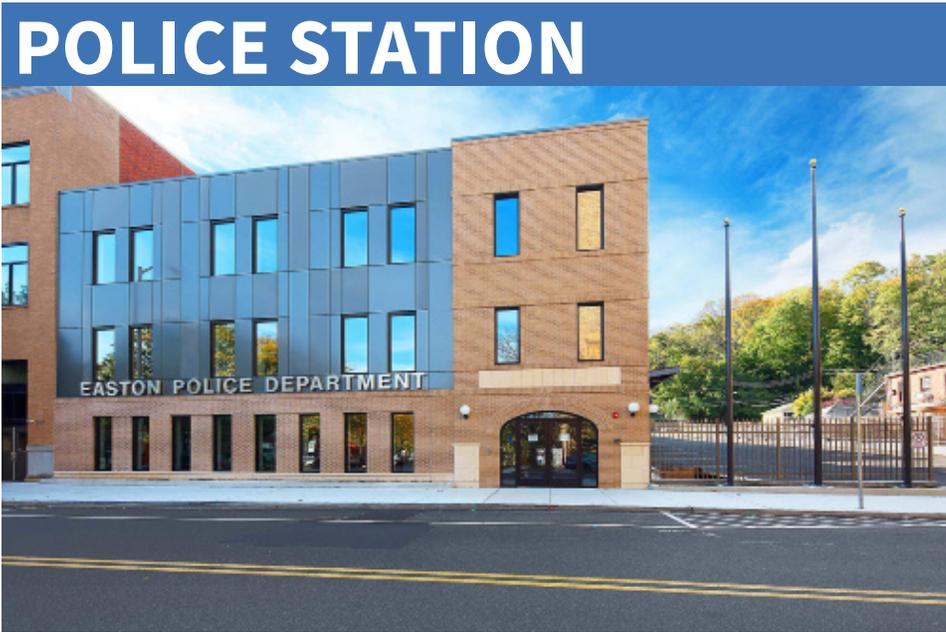


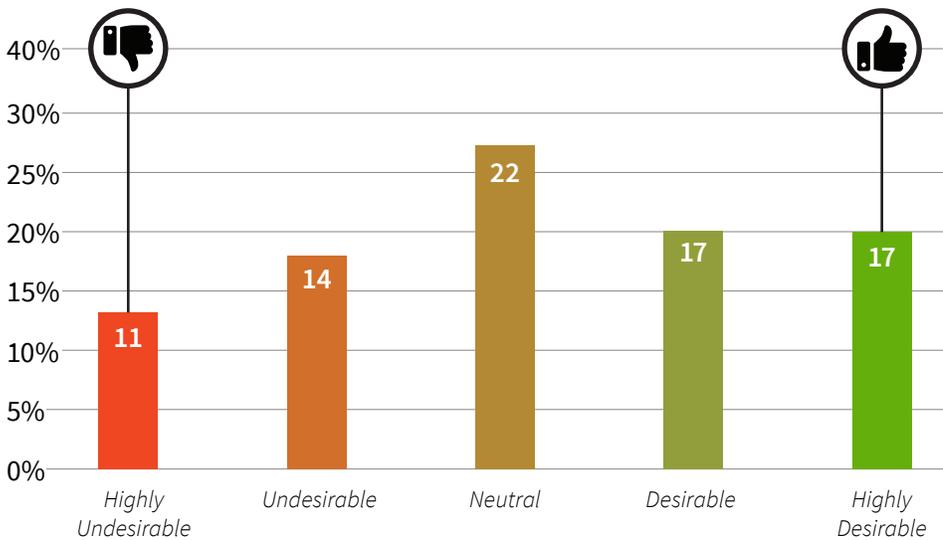
Figure 27: **What are your thoughts about relocating the Police Station to the Morse High School site?**

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

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

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

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



Future Uses Survey |

Public Safety

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

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

■ Not if they tear it down.

■ What will we do with the old firehouse?

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

■ This could be a great idea.

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

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

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

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

■ Good grief. Where would you put it?

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

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

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

■ I think it is a fine idea.

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

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

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

■ Great.

■ What's wrong with it's current

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

■ No.

■ This would solve a lot of future problems.

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

■ I would like to know why this is necessary?

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

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

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

■ Great idea!

■ It is viable.

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

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

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

■ I like it. The current station is small.

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

Great idea. They need the space.

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

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

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

■ Yes.

■ No.

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

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

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

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

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

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

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

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

■ The fire station seems fine now.

■ I think it's a good idea.

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

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

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

■ It is unnecessary.

■ Not if they build new. Keep the building.

■ Make the current police station more parking!

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

It would be great for the community

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

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

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

Future Uses Survey |

Public Safety

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

■ No. (2)

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

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

■ This would also be a fine idea.

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

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

■ It is viable.

■ Great!

What's wrong with their current location?

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

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

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

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

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

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

■ Great idea!

■ I would prefer a public safety building.

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

■ I can picture it. It could work.

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

■ This could be a good use of the space.

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

■ Would there be a way to make the

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

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

■ Yes.

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

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

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

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

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

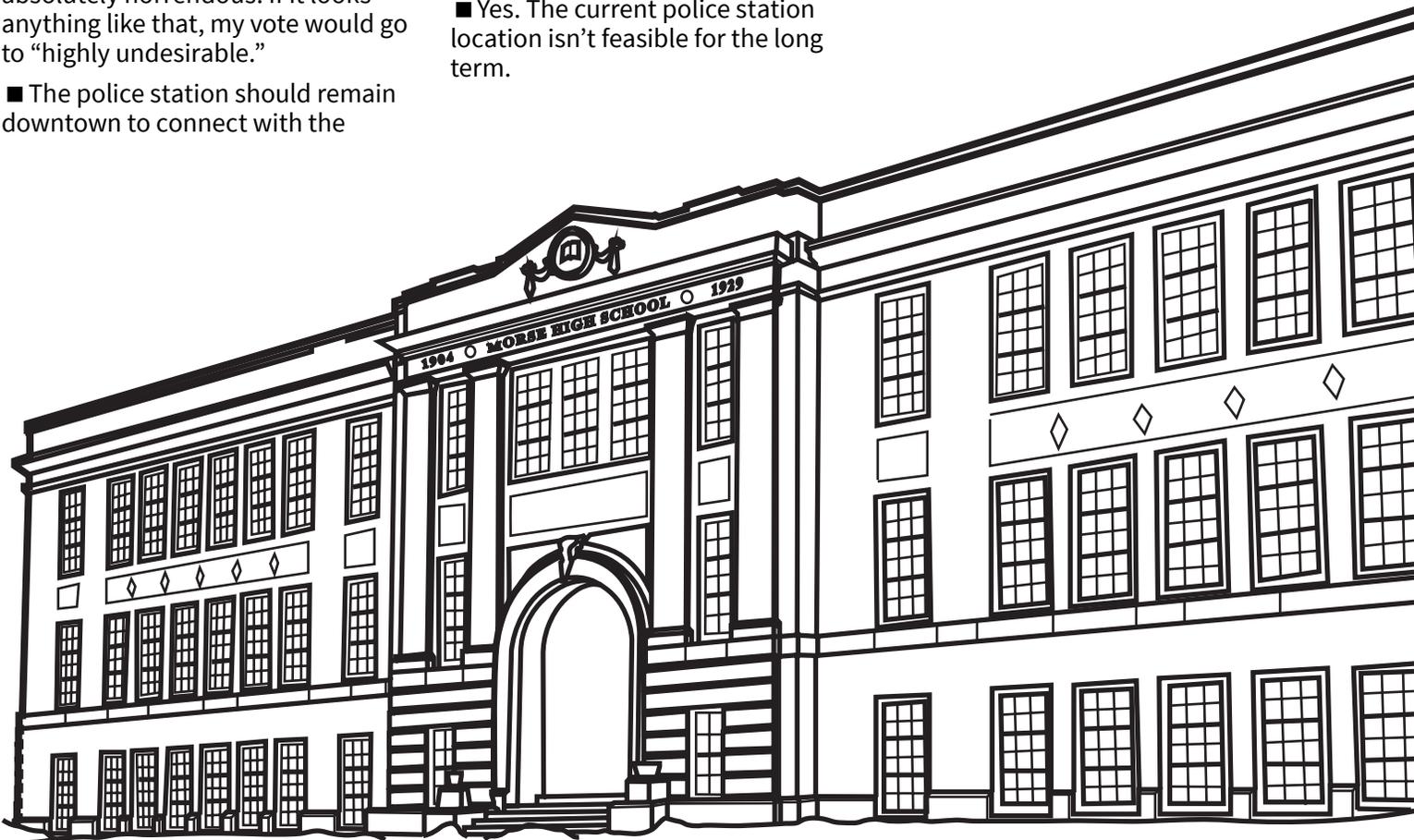
would densify Bath's commercial downtown

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

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

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

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



Future Uses Survey | Building

HOUSING UNITS

1,100 - 2,400 sf

1.75 parking spaces required per unit



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

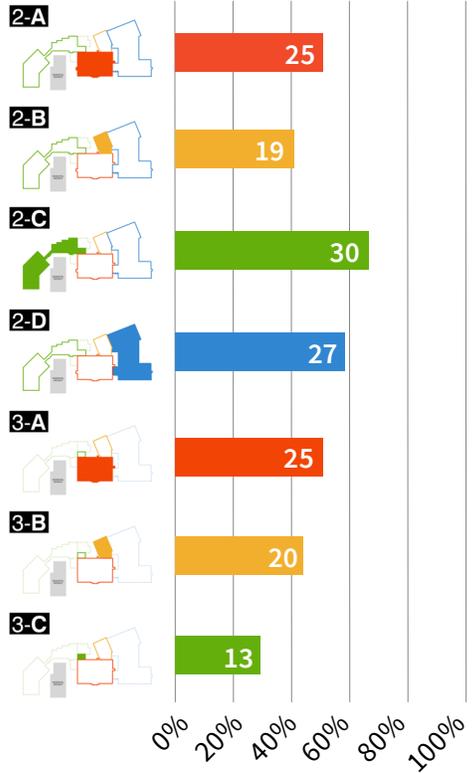
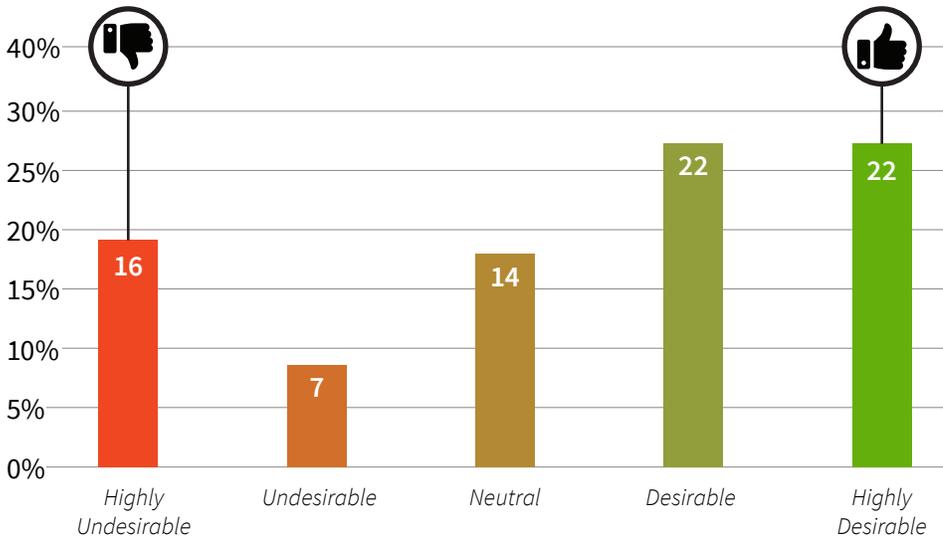


Figure 28: Please indicate your preference toward reusing part of Morse High School for housing units.



SMALL OFFICE SPACE

650 - 3,000 sf

2 - 12 parking spaces required

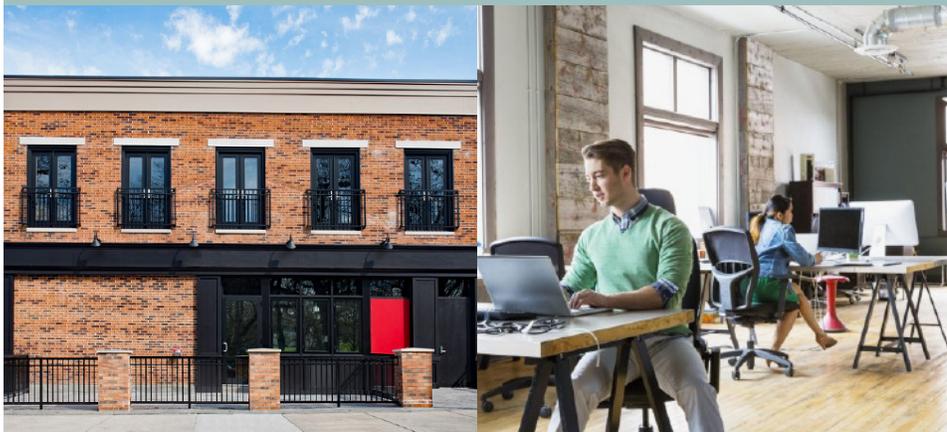
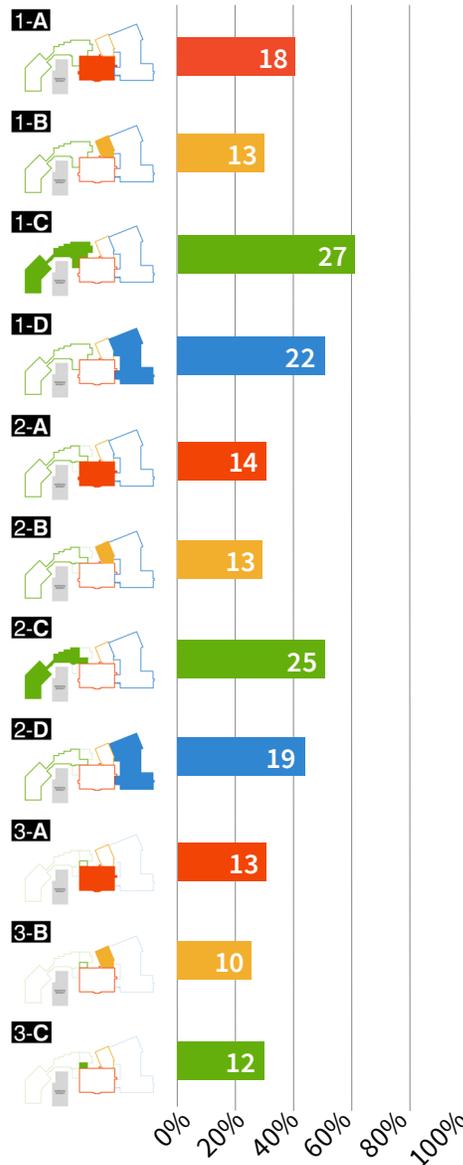
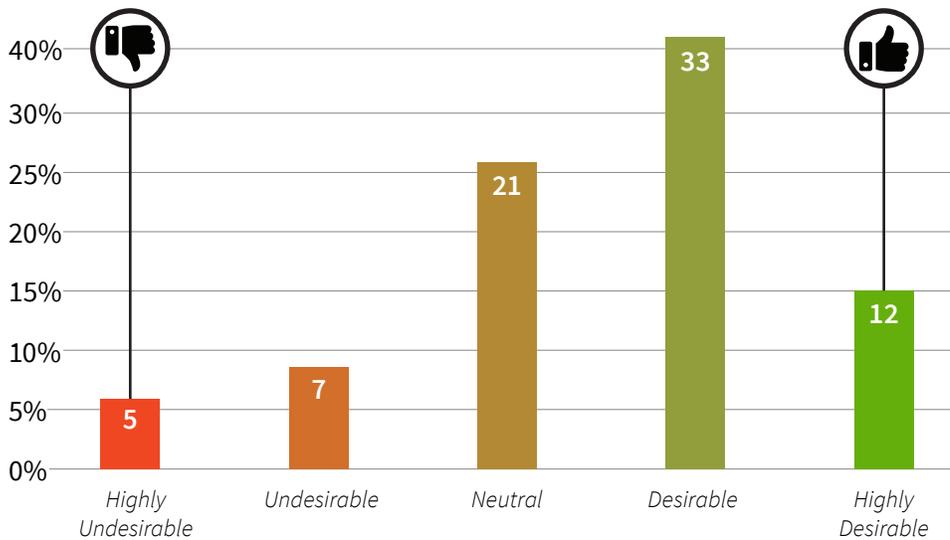


Figure 31: Please indicate which parts of the building you think would be suitable for small office space.

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



Future Uses Survey | Building

CAFÉ

1,200 - 2,000 sf

12 - 20 parking spaces required



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

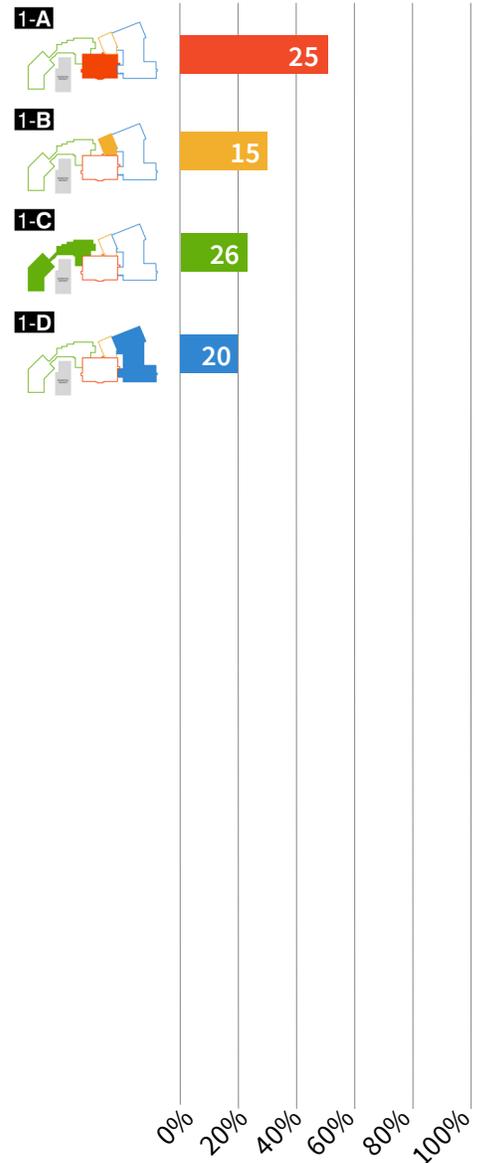
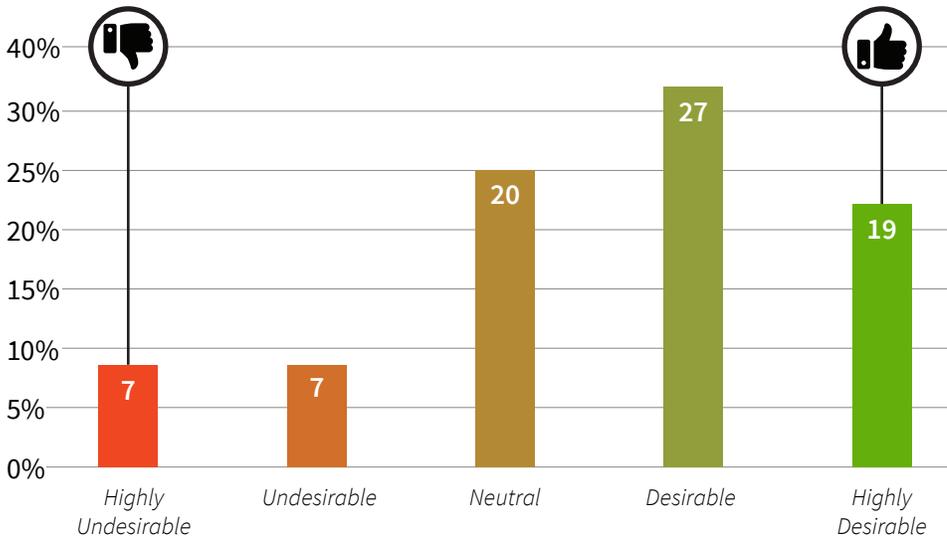


Figure 32: Please indicate your preference toward reusing part of Morse High School for a café.



RESTAURANT

2,500 - 3,500 sf

25± - 35± parking spaces required



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

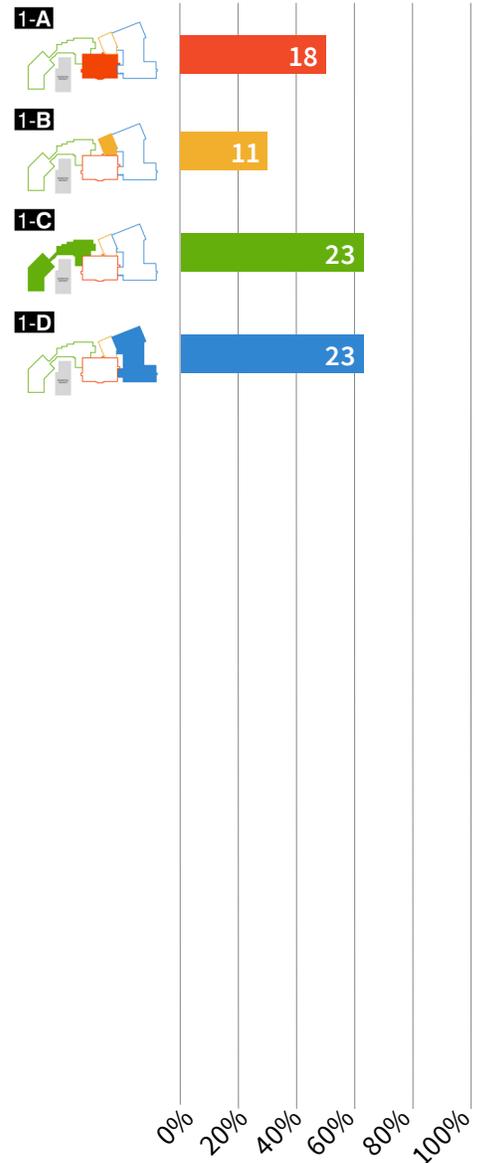
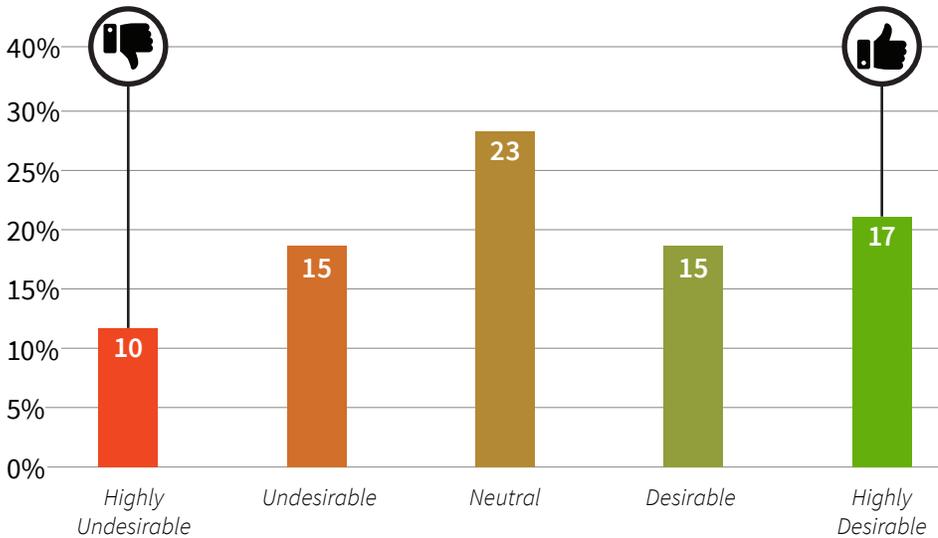


Figure 34: Please indicate your preference toward reusing part of Morse High School for a restaurant.



Future Uses Survey | Building

HOME FURNISHING STORE

3,000 - 5,000 sf

15 - 25 parking spaces required



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

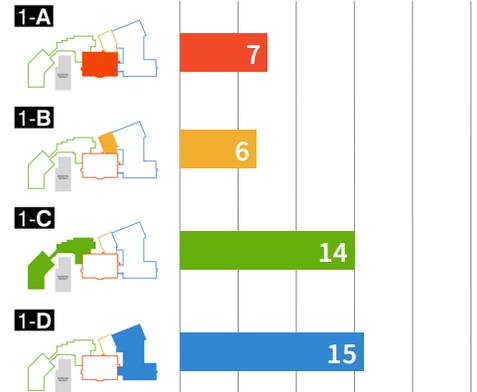
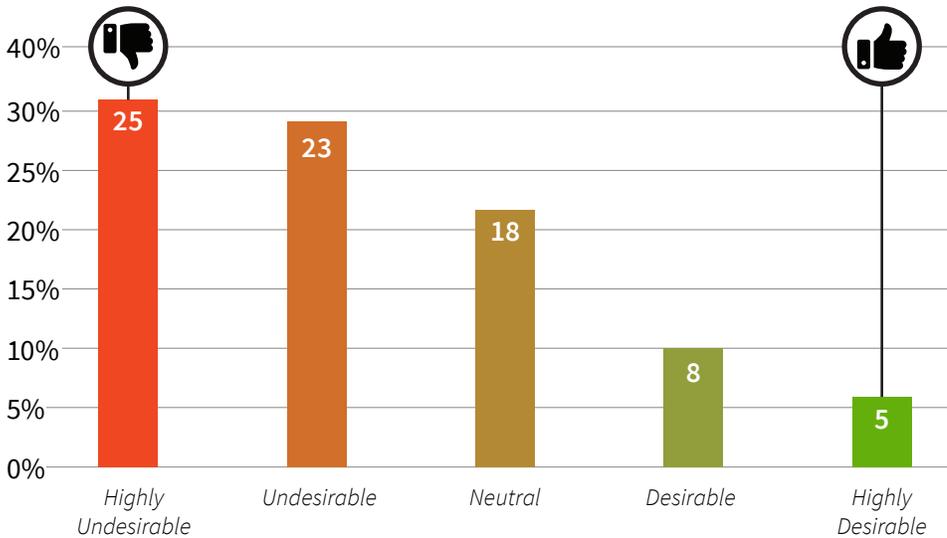


Figure 36: Please indicate your preference toward reusing part of Morse High School for a home furnishing store.



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

CLOTHING STORE

1,600 - 2,500 sf

8 - 13 parking spaces required



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

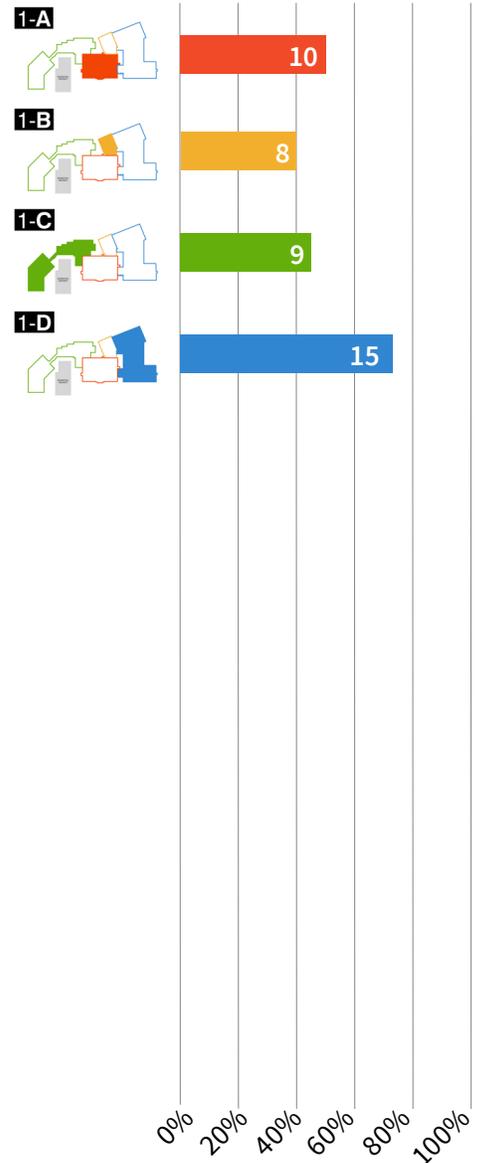
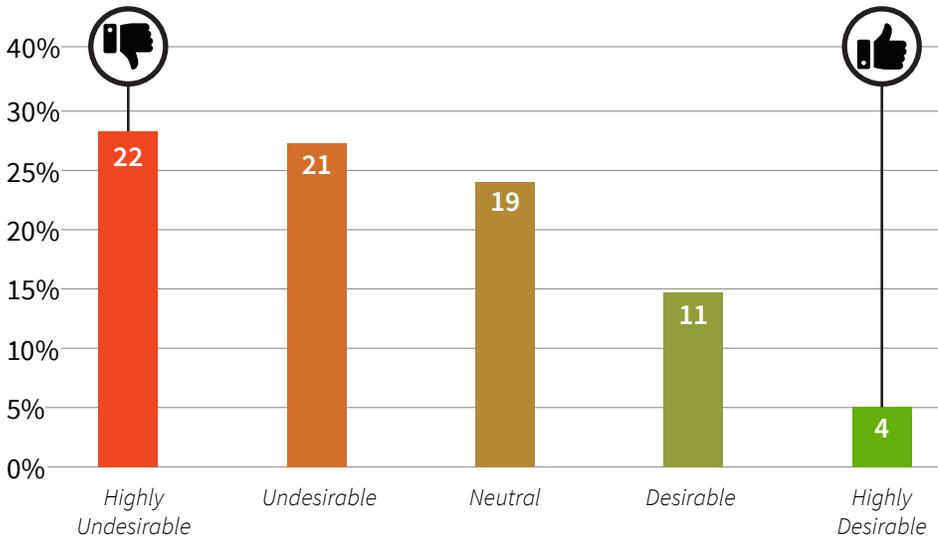


Figure 38: Please indicate your preference toward reusing part of Morse High School for a clothing store.



Future Uses Survey | Building

JEWELRY STORE

500 - 800 sf

3 - 4 parking spaces required



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

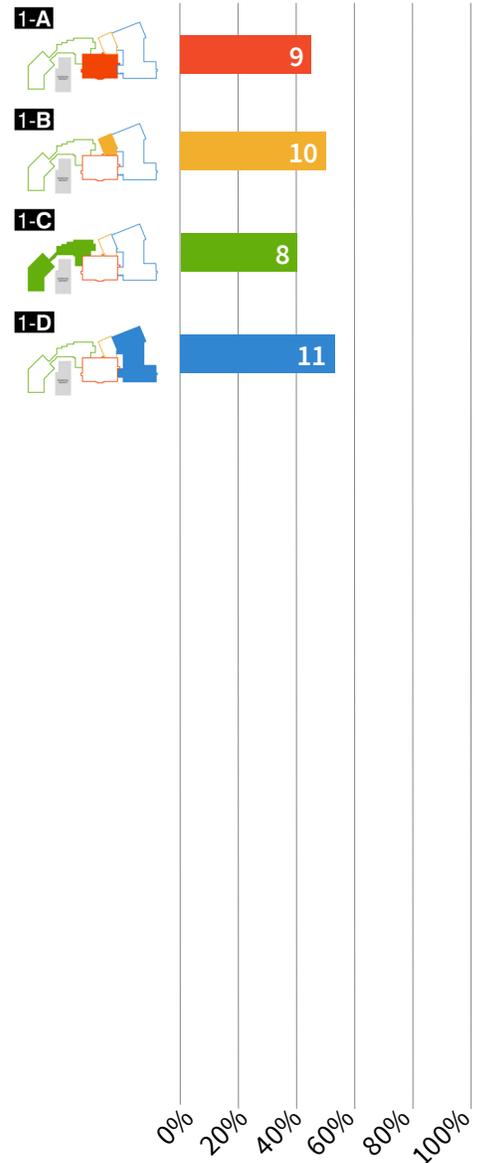
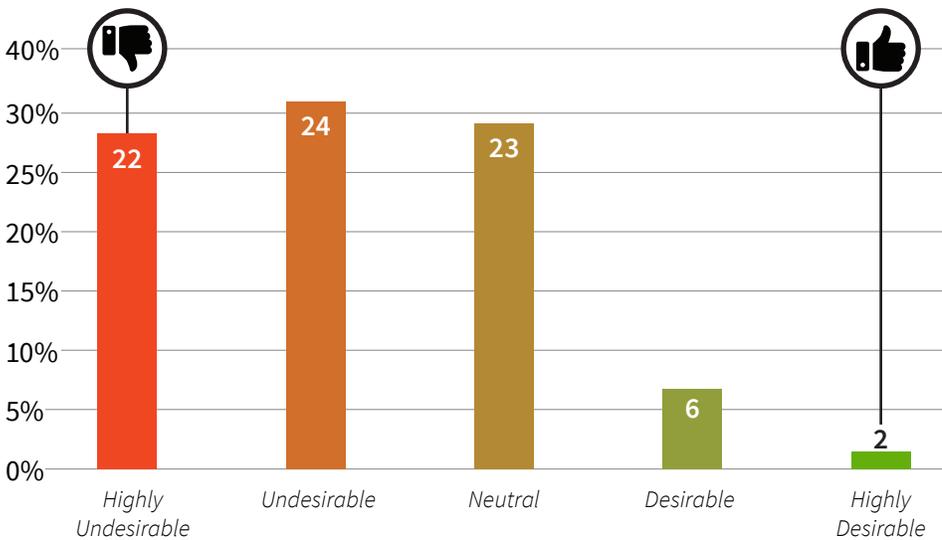


Figure 40: Please indicate your preference toward reusing part of Morse High School for a jewelry store.



BOOKSTORE

1,000 - 1,500 sf

5 - 8 parking spaces required



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

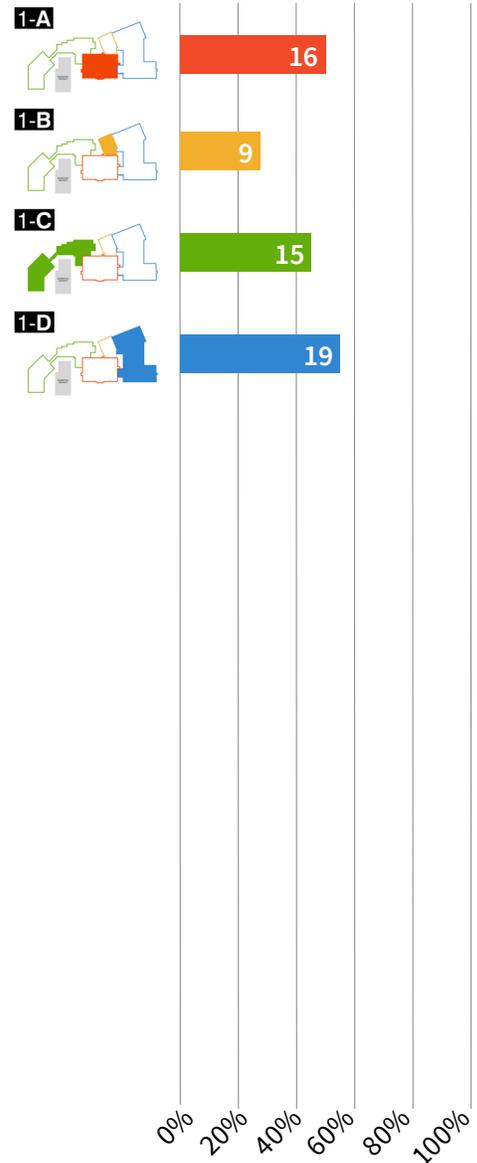
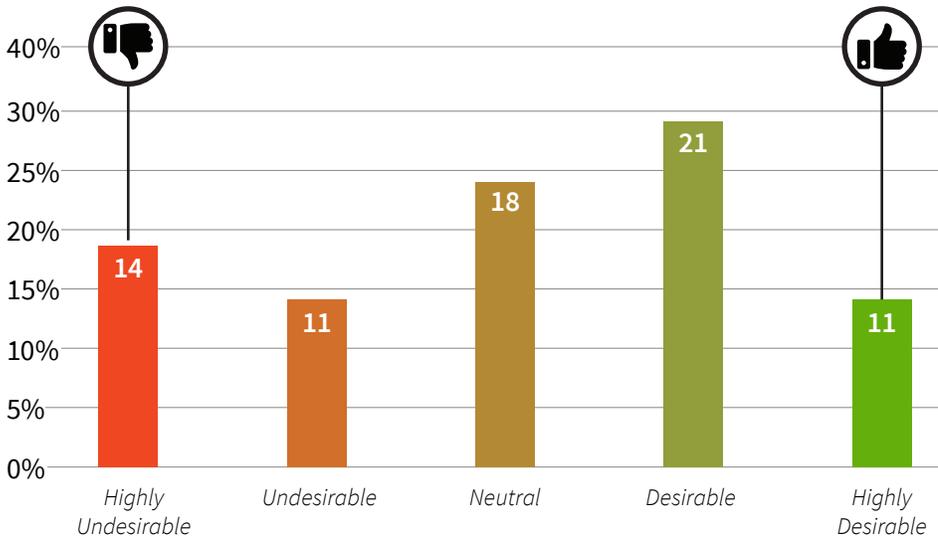


Figure 42: Please indicate your preference toward reusing part of Morse High School for a bookstore.



Future Uses Survey | Building

MAKER SPACE

1,000 - 3,000 sf

4 - 10 parking spaces required



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

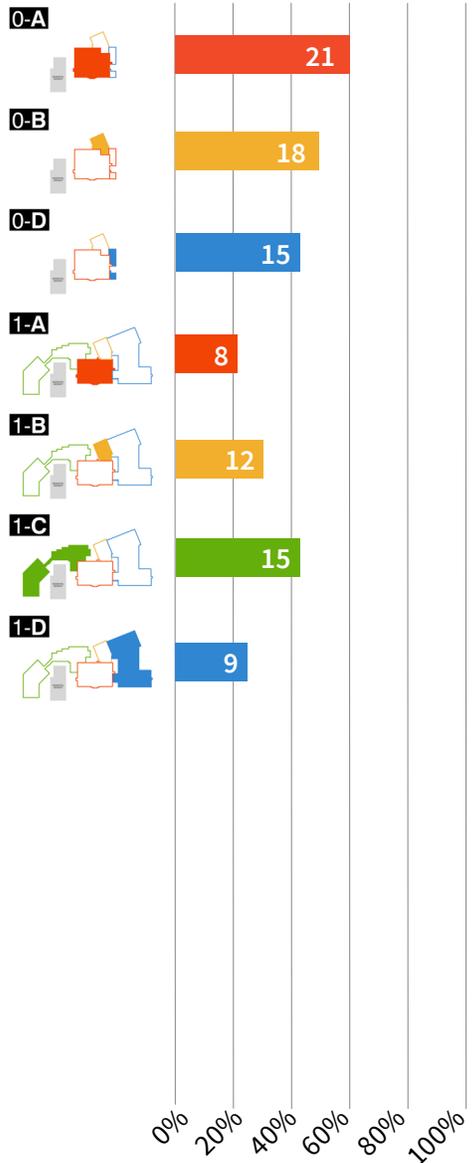
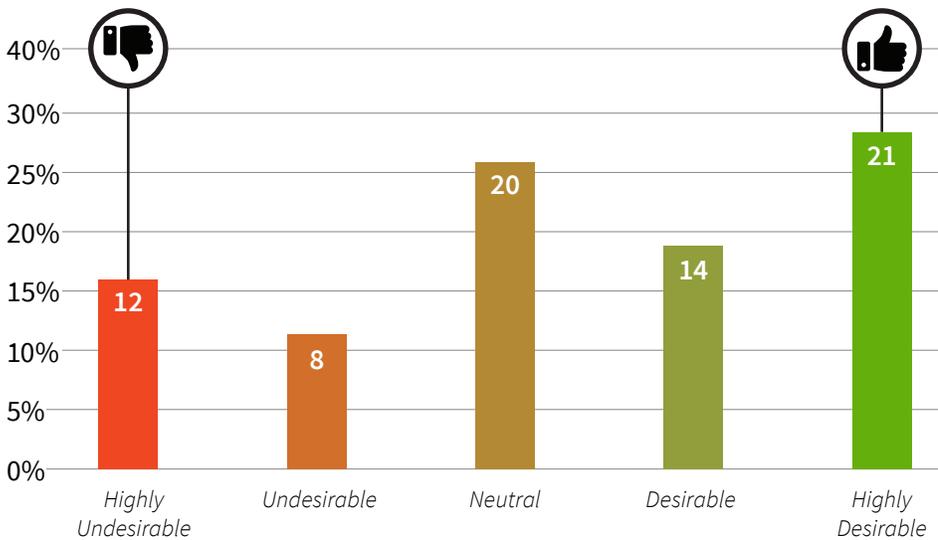


Figure 44: Please indicate your preference toward reusing part of Morse High School for a maker space.



Artist STUDIO SPACE

400 - 1,000 sf

2 parking spaces required



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

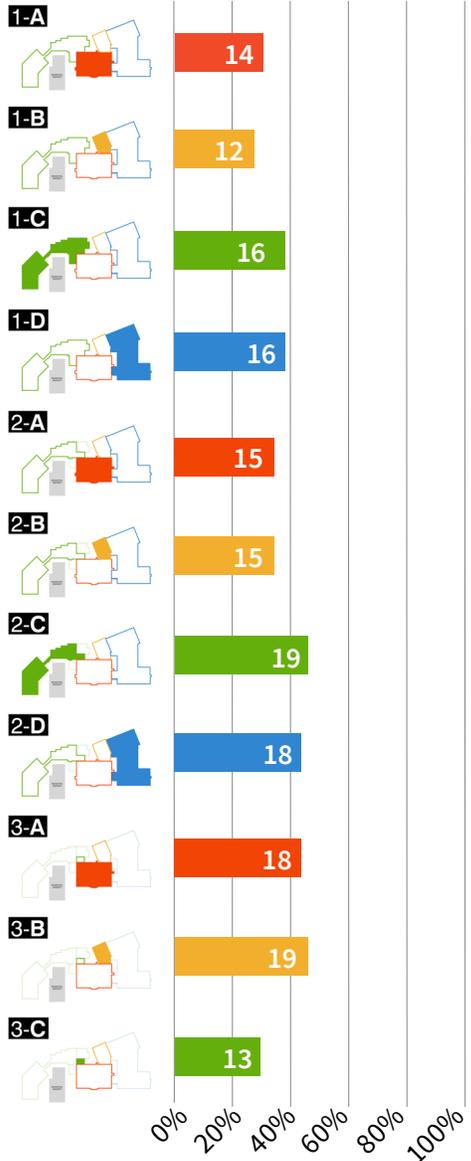
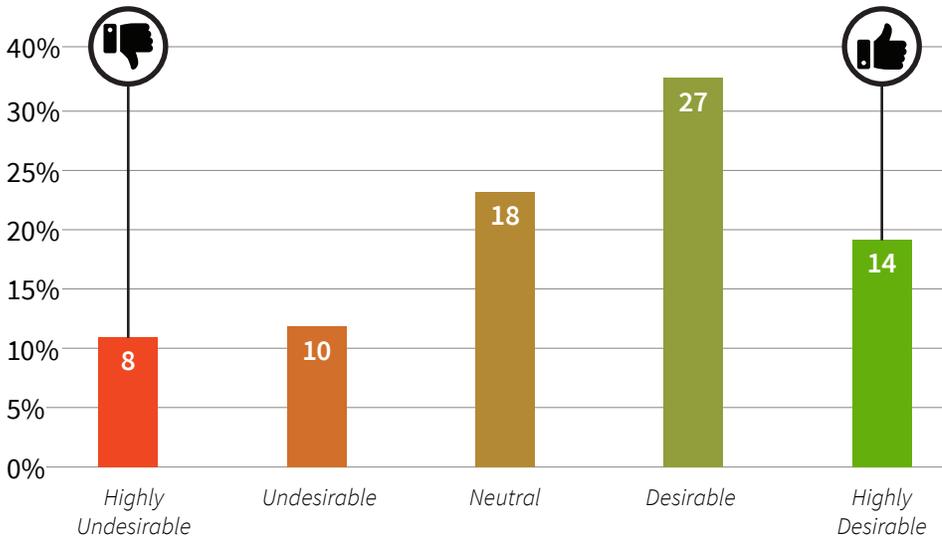


Figure 46: Please indicate your preference toward reusing part of Morse High School for artist studio space.



Future Uses Survey | Building

Artist LIVE-WORK SPACE

800 - 2,000 sf

2 parking spaces required



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

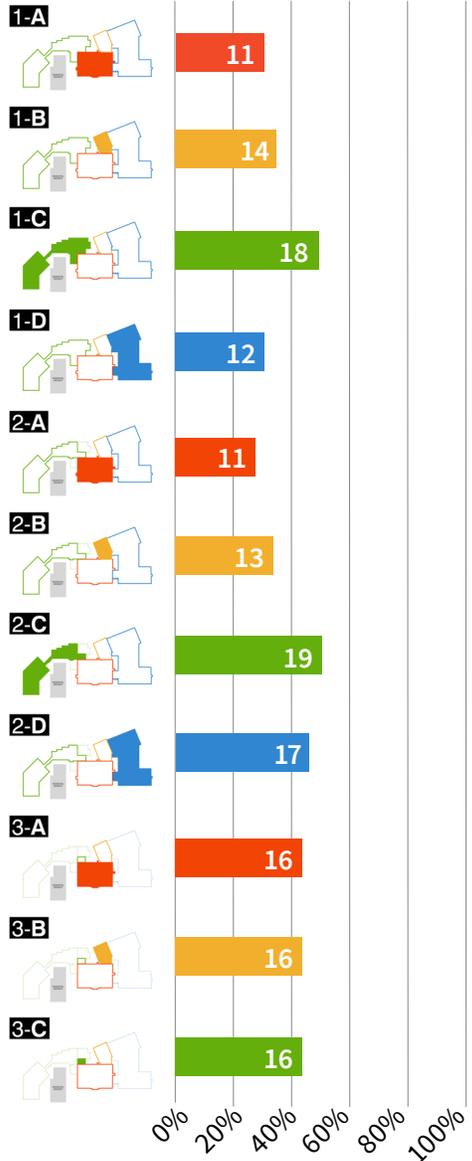
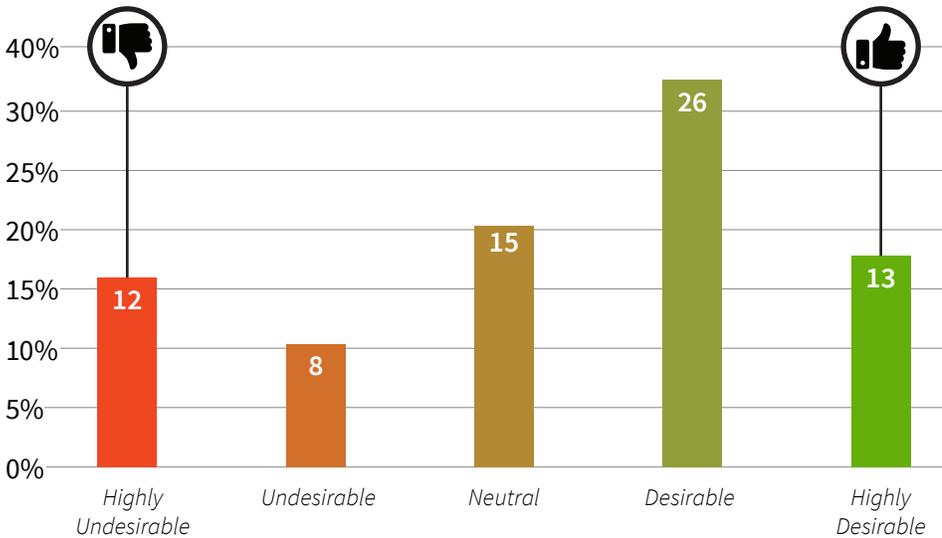


Figure 48: Please indicate your preference toward reusing part of Morse High School for artist live-work space.



ART CLASSROOMS

1,000 - 1,500 sf

4 - 5 parking spaces required



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

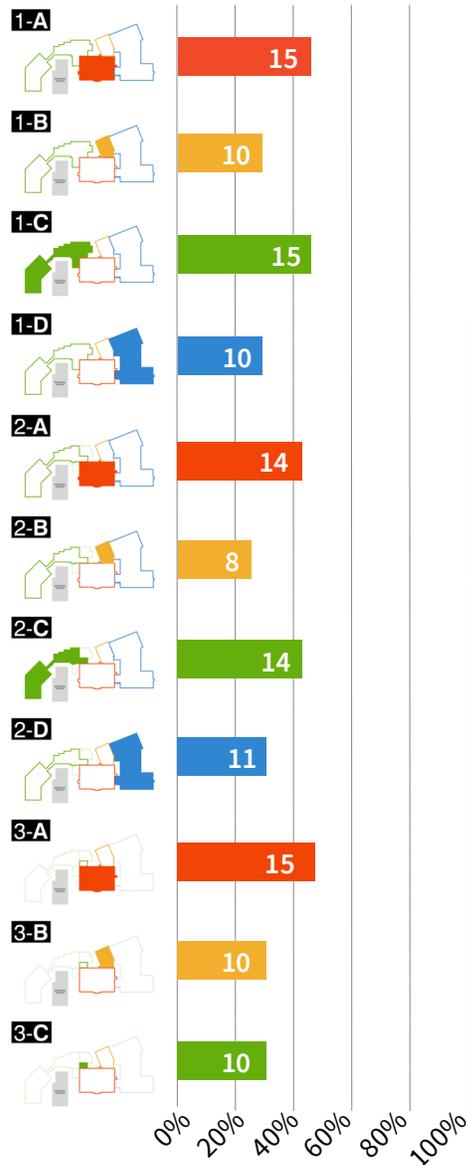
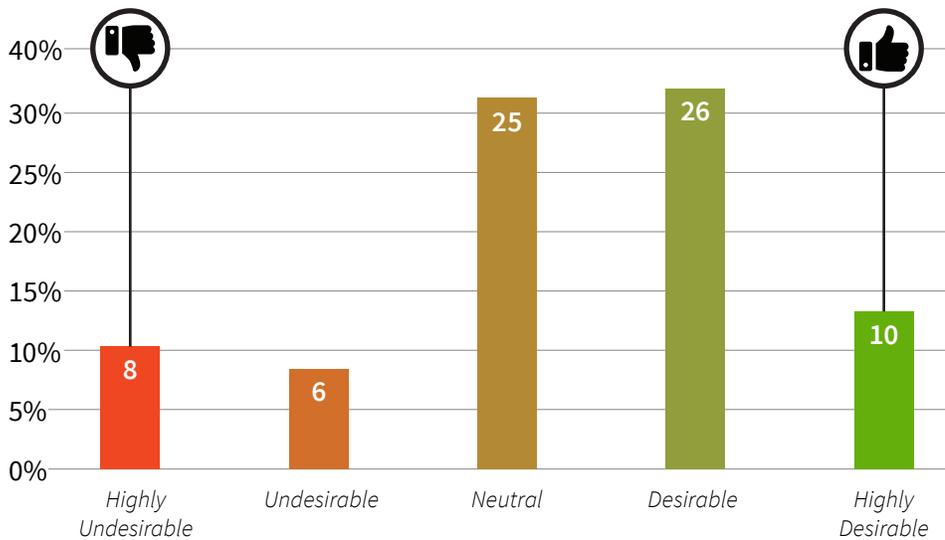


Figure 50: Please indicate your preference toward reusing part of Morse High School for art classrooms.



Future Uses Survey | Building

ART GALLERY

2,000 - 3,000 sf

7 - 10 parking spaces required



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

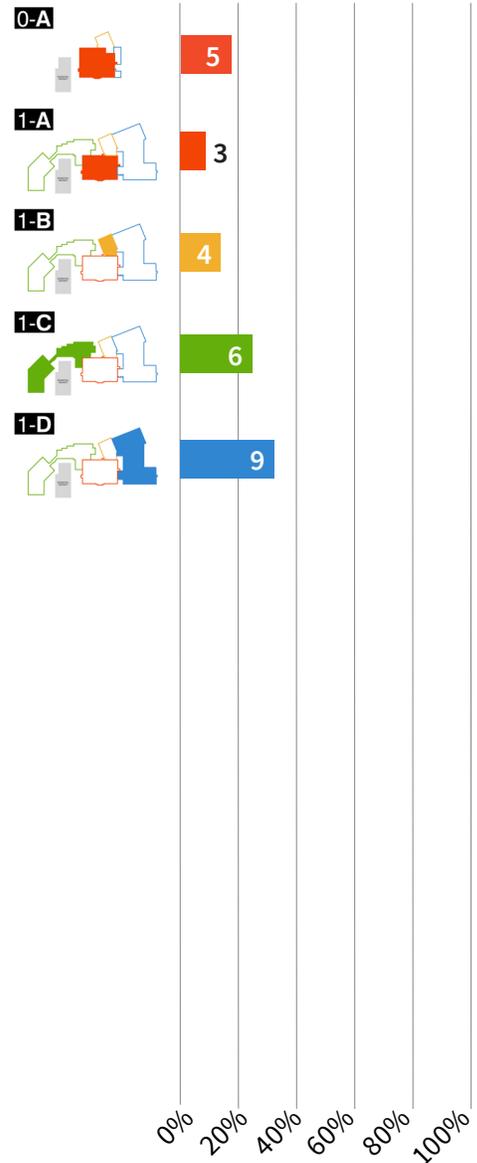
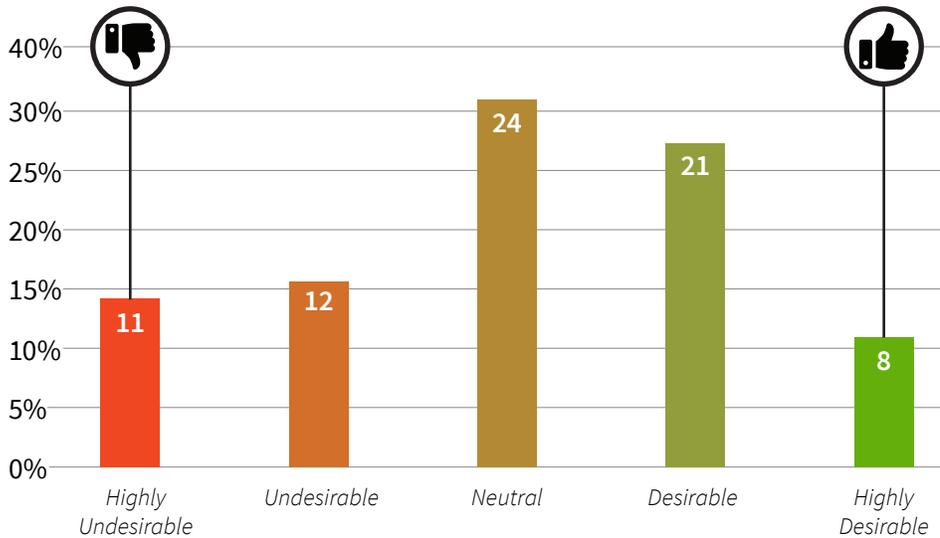


Figure 52: Please indicate your preference toward reusing part of Morse High School for an art gallery.



PERFORMANCE SPACE

~10,000 sf

~415 parking spaces required



Existing Auditorium

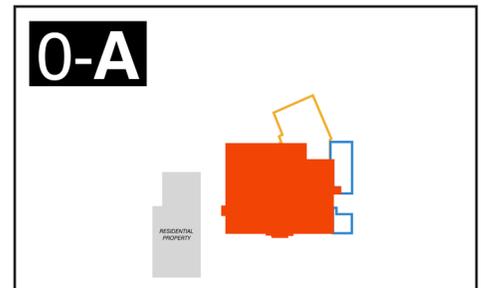
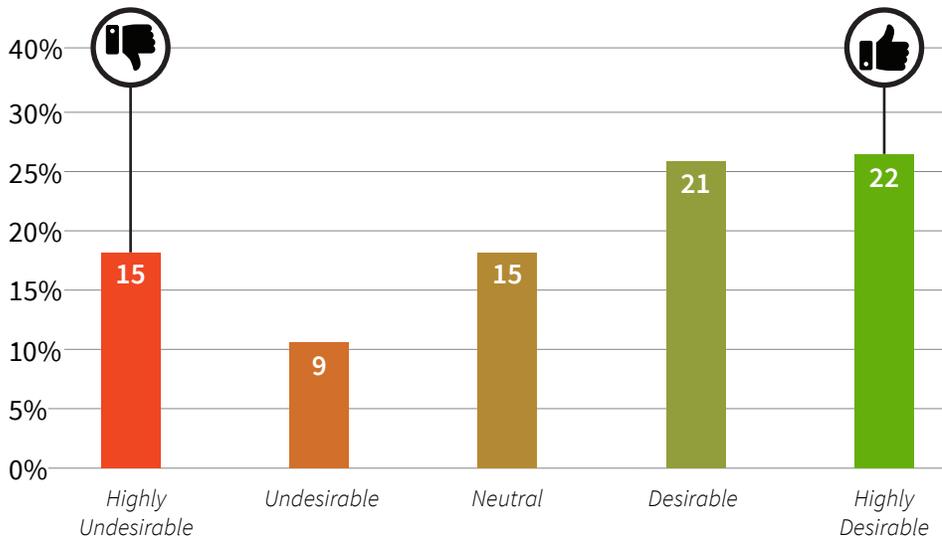


Figure 54: Please indicate your preference toward reusing the existing auditorium for a performance space.

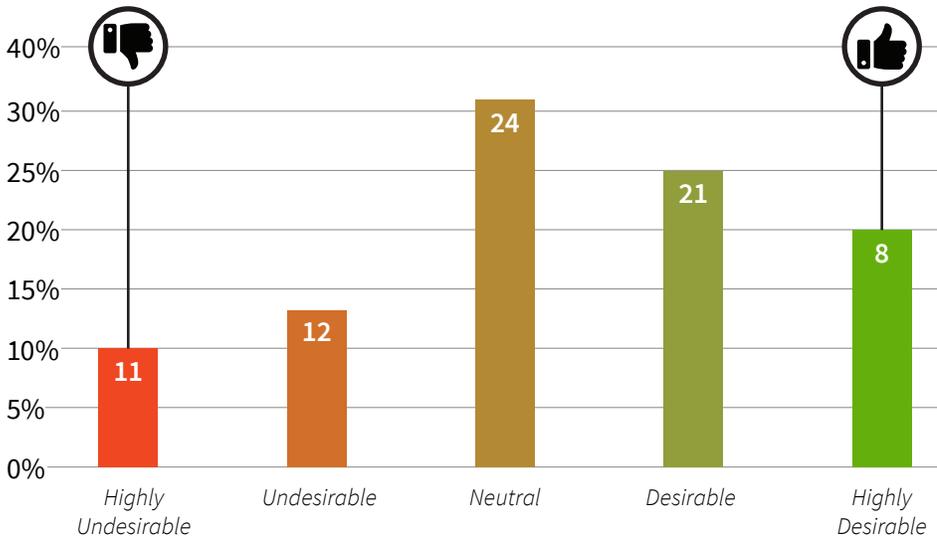


Future Uses Survey | Site

SMALL PLAZA



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



COMMUNITY PARK

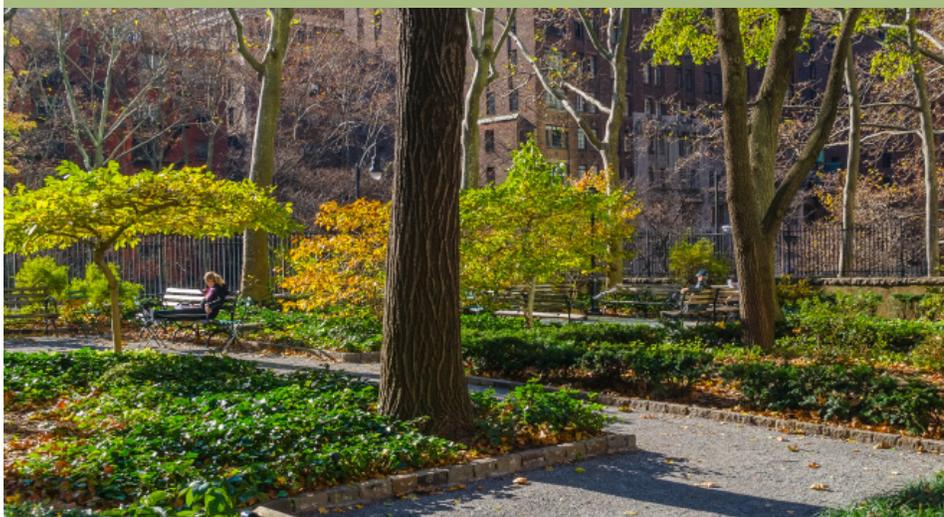
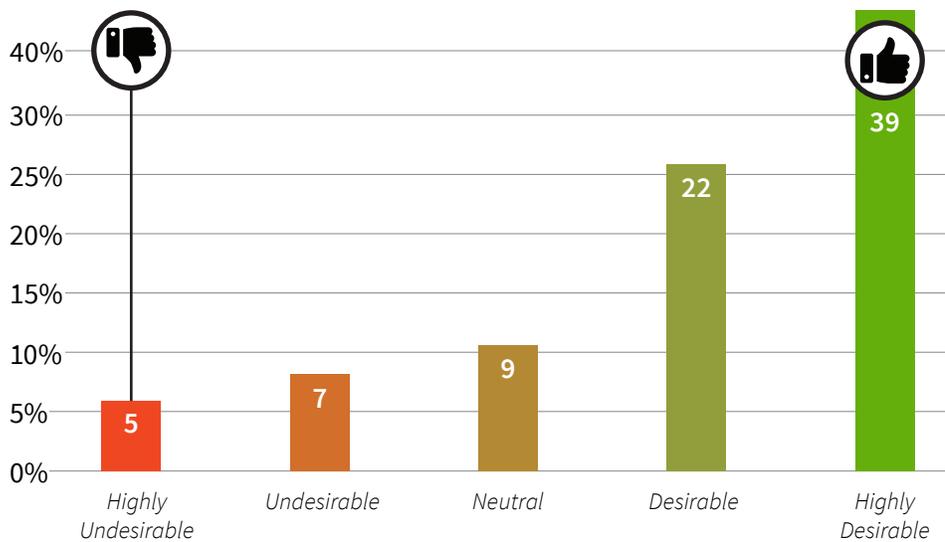


Figure 56: Please indicate your preference toward reusing part of the Morse High School site for a community park.

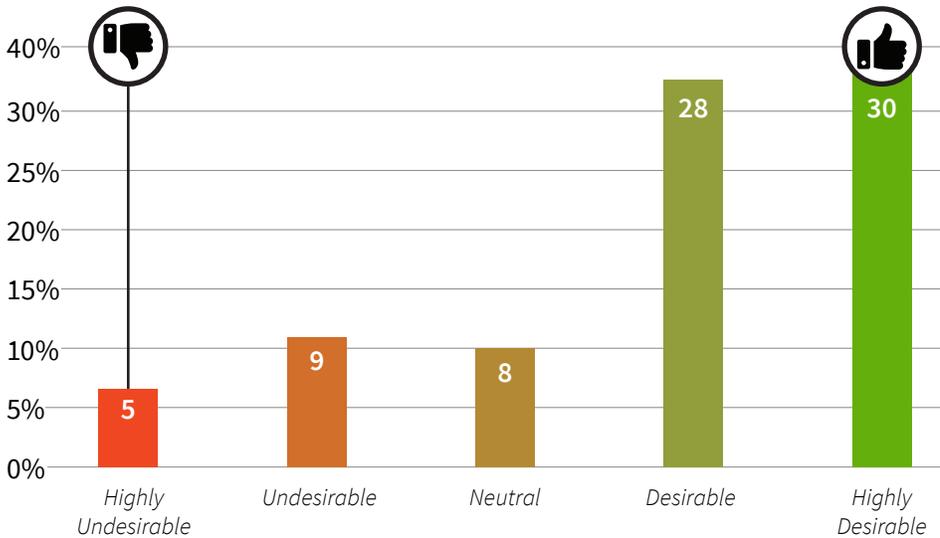


Future Uses Survey | Site

COMMUNITY GARDEN



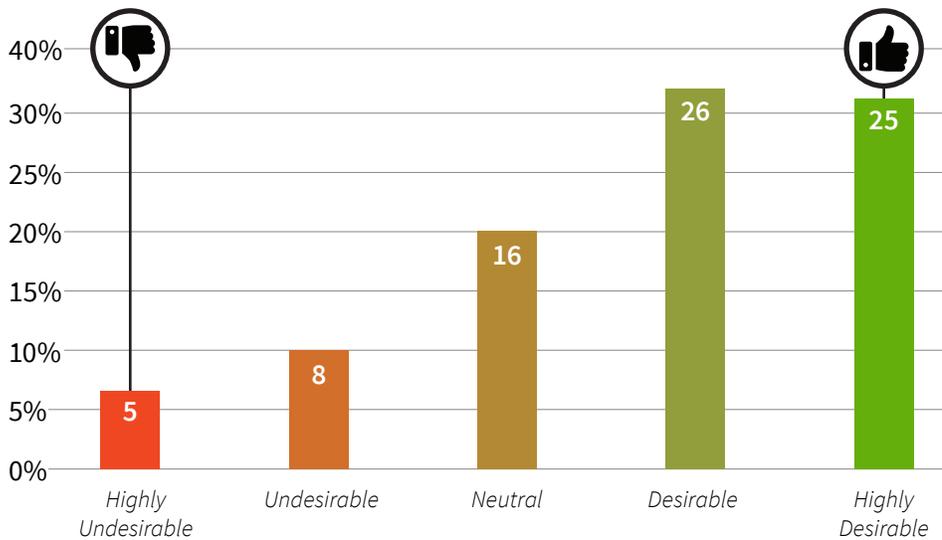
Figure 57: Please indicate your preference toward reusing part of the Morse High School site for a community garden.



IMPROVED STREETScape



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

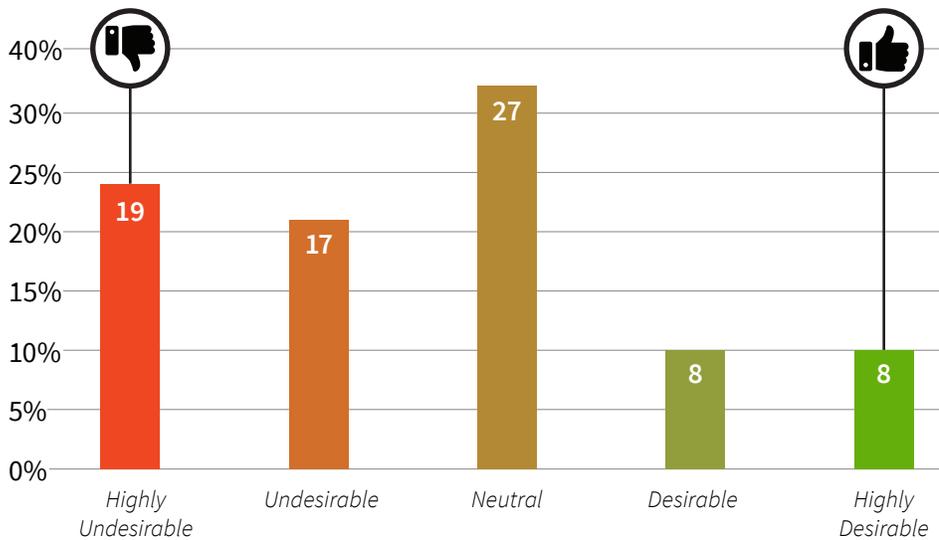


Future Uses Survey | Site

PARKING



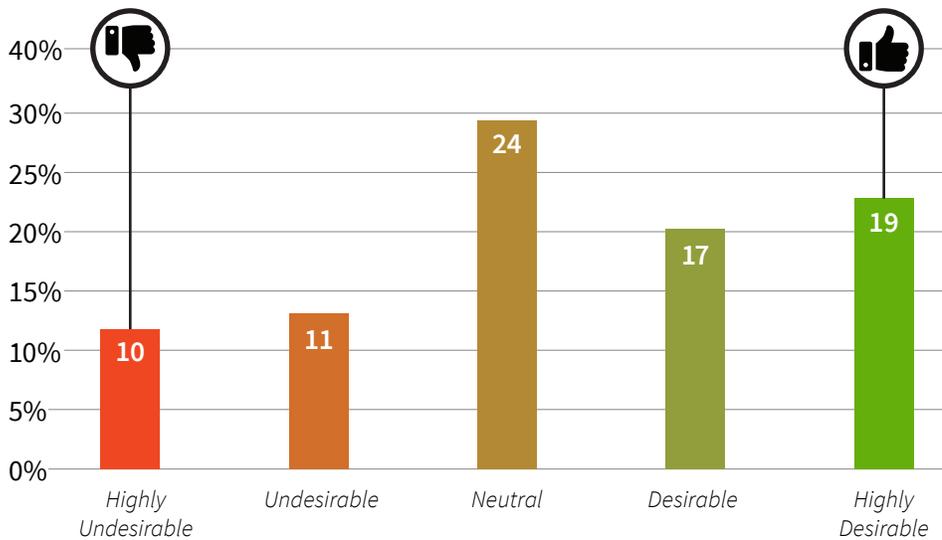
Figure 59: Please indicate your preference toward reusing part of the Morse High School site for parking.



MARKET SPACE



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

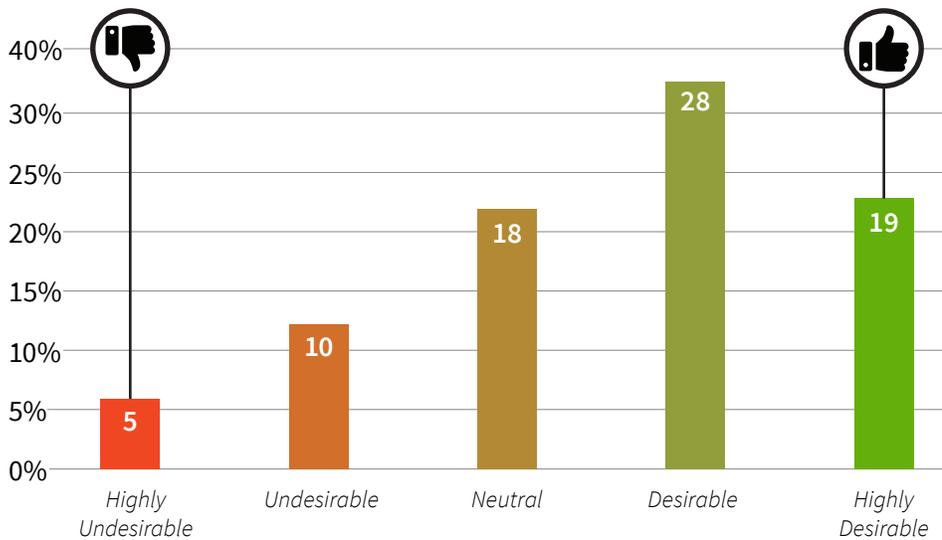


Future Uses Survey | Site

PLAYGROUND



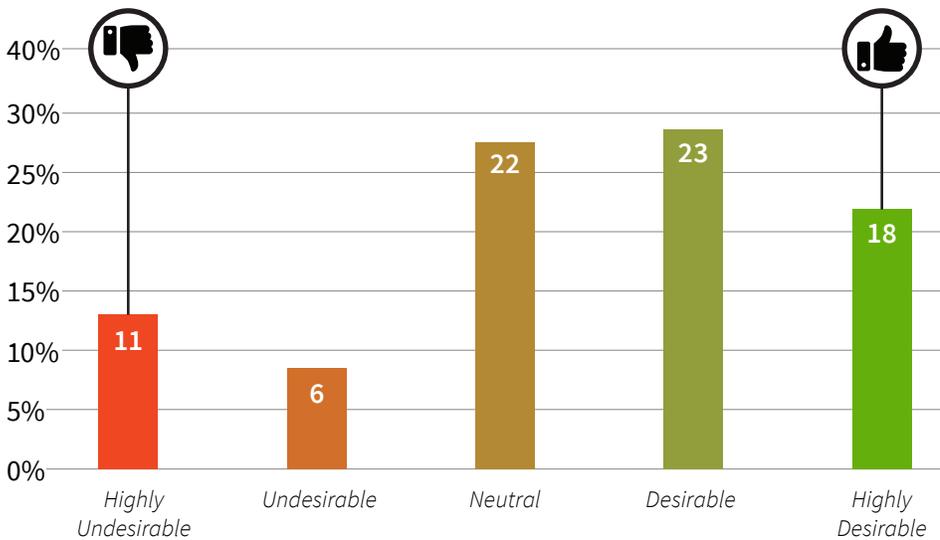
Figure 61: Please indicate your preference toward reusing part of the Morse High School site for a playground.



PUBLIC ART



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



Additional Questions and Comments

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

■ What are the plans for elementary schools in the future? You are looking at fire and police needs, but should consider schools too.

■ As much as I can. I have not lived in Bath for a long time, but I do visit often and care about Bath and the people that live there.

■ What options are being considered.

■ Any development proposals currently under consideration.

■ What are the limiting criteria and constraints? The things that must be done or cannot be done.

■ What will happen to the pit?

■ What are the plans are for the theatre?

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

■ Who makes the ultimate decision on the reuse?

■ How will the decision be made?

■ I thought it was in bad shape and that is why you were tearing it down. Is it in good enough shape to renovate? How much more will our taxes go up to pay for this and the new school?

■ What alternatives are being suggested?

■ I am just interested in how this turns out.

■ Good communication.

■ What are the pros and cons of the different ideas and what those ideas are.

■ Has the option of removing the current structures and turning the property into lots for single family homes been reviewed?

■ How much would it cost to tear down and put in a park? If the building hasn't been maintained well enough over the years to house our students, it certainly needs to be removed.

■ What are the options that are under consideration?

■ Are condos the direction MHS is headed?

■ How are the final decisions going to be made?

■ I would like to know the timeline, some proposals that have already been pitched, and the strongest

interest by people interested in developing it.

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

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

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

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

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

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

- Is it possible to have business and housing?

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

- What are the other ideas for the old Morse?

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

- Is the survey is sent to all alumni?

- What is the potential for low income apartment rentals?

- I would like updates on project status.

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

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

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

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

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

to ensure an open and transparent process.

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

Additional Questions and Comments

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- I think there will be a demand for

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

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

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

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

- I think it is important to preserve the original building

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

the building.

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

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

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

- Bath needs affordable housing!!!

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

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

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

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

Additional Questions and Comments

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

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

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

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

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

busy street with crowded parking.

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

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

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

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

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

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

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

■ I am for the fire and police station option.

■ That Morse high school is revered

by its alumni, they must have input.

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

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

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

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

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

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

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

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

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

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

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

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



5 - Conceptual Re-Use Options

Shortly after this project began, the City engaged Harriman to undertake a space needs study for the fire station on the next block of High Street. During our first virtual workshop for the Morse High School site, held over several weeks in June and July, we tested public interest in exploring the option of moving the fire station and/or police station to this site. We also heard community preferences for housing and green space, and concerns about creating a new retail/restaurant destination that might compete with the downtown. Building on the feedback we received from that first public workshop survey in June of 2020, we refined the re-use options to emphasize the following three alternatives.

- Option 1: Housing + Fire Station
- Option 2: Mixed Use
- Option 3: Housing Focus

The uses of the Auditorium and the PIT are undetermined in all three options – the Public Workshop Survey No. 2 asks for specific input on these two spaces.

Also, since the fire department is a possible reuse option for the Morse High School site, we have included a brief description outlining the need for the Fire Station prior to the description of each of the three options. The full report can be obtained from the City of Bath.

Fire Station Need

Since the fire department is a possible reuse option for the Morse High School site, the following is an explanation of the need for a new fire station for the City of Bath. Harriman worked with the fire department to determine the

- Condition of the existing fire station building;
- The space needs for the fire department to operate efficiently and safely in order to continue to provide exceptional service for the community; and
- The site requirements for the fire department to effectively maneuver their vehicles, accommodate visitors and perform training exercises.

The City of Bath has much to be proud of with the fire department – because of its location, it can provide rapid emergency response times throughout the city and boasts one of the fastest response times in the state.

The Harriman architectural and engineering team first reviewed the physical condition of the existing fire station. Our team included:

- Architects
- Structural Engineers
- Electrical, mechanical, and plumbing engineers; and
- Site planners and civil engineers

The team identified many items as shortcomings for the existing fire station building and site.

The existing fire station, located at 864 High Street, was state of the art at time of construction in 1958. However, after more than 60 years of use, the building is starting to show signs of age.



- Aging construction has led to problems such as cracking in walls and leaks in residential areas.
- Building systems, such as single pane windows and masonry walls, offer poor energy efficiency.
- The major electrical and HVAC services are not current and will require upgrades to maintain operation, safety, and efficiency in the near future.
- The station does not have a fire alarm or sprinkler system.
- Building construction lacks the capacity to easily accommodate upgraded technology integration needs.

The building also lacks the space to accommodate best practices for current fire stations. The fire department has had to make do by combining functions in one space. A few examples of that include inadequate space for the following functions:

- Housing required emergency response vehicles in the apparatus bays;
- Performing efficient maintenance on fire department vehicles;
- Accommodating mandated staff training;
- Storing firefighter's PPE separately from the apparatus bays;
- Decontamination for returning firefighters before entering residential areas;
- Safe accommodation for visitors; and
- Office areas for current and future employees.
- Staff quarters have limited accommodations for the larger crews needed to respond to calls for service; and
- Visitor, office, day space, and residential areas all open directly onto the apparatus bay.

The current site is challenged by its narrow shape which prohibits safe vehicular circulation.

- Parking is limited and does not
 - accommodate the current staff
 - public visitors or
 - training visitors

Harriman documented the space needs by interviewing staff to understand the desired operational and functional needs of the fire department. We also relied on our experience with fire departments in communities of a similar size and our understanding of national codes. We documented the current and future staff needs, and the need for building space, parking, and other site requirements anticipated for the next 5 to 20 years.

The programming process revealed that the current fire station building is undersized in 9 of 10 program areas, including:

- Public Access
- Administrative Functions
- Day Areas
- Staff Quarters and Support
- Station House Operations
- Apparatus and Vehicle Bays
- Vehicle Maintenance Areas



- Training and
- Facility Support

The current fire station is approximately 10,700 square feet in area, and the program revealed that the fire department requires a station that is approximately 22,500 sf. The existing fire station would therefore require an addition of approximately 11,800 sf in order to support the fire department.

Unfortunately, because the existing site is small and adjacent to existing buildings, an expansion of the fire station and the site requirements needed would not fit. The additional square footage would require that building alone would expand into the adjacent lots; this would not include the additional site requirements for parking and vehicular maneuvers.

The City of Bath is evaluating the construction of a new fire station on the site of the Morse High School because of the existing conditions and program compromises. A new station on this site would enable increased efficiencies of operations and staff while not compromising the emergency response time. It would also provide the space required to run and manage an effective and efficient fire department safely.

In addition to the needs described, a new station would include the following program areas.

- A large shared multi-purpose room to serve the City's Emergency Operations Center, Fire Department meeting and training needs, and public or other municipal needs;
- A dedicated maintenance area for the Fire Department's apparatus;
- Separate spaces for Day Room, Training, Meeting, and Fitness; and
- A drive thru vehicle apparatus bay so that fire trucks do not have to back into the station when returning from a call.

The following Option considers the impact of a new fire station on the Morse High School property.



Option 1: Housing + Fire Station

This option focuses on the need for affordable housing units in the area as well as the need to address the concerns of the existing fire department building.



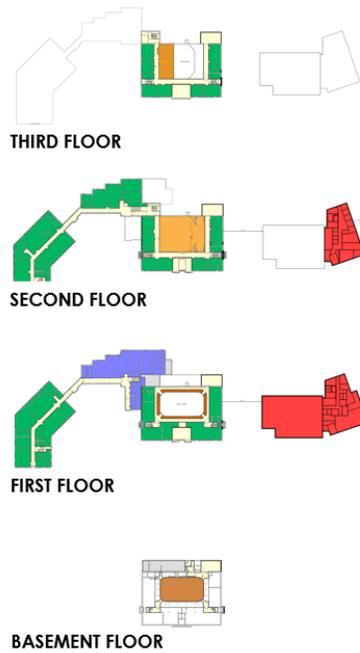
Option 1 Site Plan

Option 1 includes the proposed new fire station on the right side. This layout allows visitor parking on a small parking lot off Chestnut Street, drive out access for the engines onto High Street, and drive in access for the engines from Maple Street. The drive-thru option for the fire engines will increase the efficiency of circulation and keep the new response times similar to the current ones. This option also recognizes that the 1968 wing needs more updates than the 1995 wing and that the right side of the site is more accessible for the fire department than the left side.

The 1968 and the 1941 additions would be removed in order to fit the full program for the fire station on site.

The input from the first workshop included a preference for as much green space as possible, particularly along High Street. Although the fire trucks will require a paved apron on High Street, this option shows community space to the right of the apron and open space along High Street in front of the original high school building which also links to the parking lot on Maple Street.

The plan diagram below summarizes the program space of Option 1. The usable floor area at Morse High School is approximately 66,420 sf which offers approximately 35 residential units as well as common shared area for the residencies. The public was invited to suggest uses for the auditorium and the PIT in the second survey. The area of the proposed fire station is 22,300 sf. The total gross building area is 117,790 sf.



PROGRAM AREA	AREA
 Existing Auditorium (use to be determined)	7,930
 Existing PIT (use to be determined)	5,170
 Housing (35 Units)	38,950
 Housing Common Area	14,370
SUB TOTAL PROGRAM AREA	66,420 SF
UTILITY AND CIRCULATION	
 Mechanical / Utility	2,940
 Circulation	26,130
SUB TOTAL UTILITY AREA	29,070 SF
 NEW FIRE STATION	22,300 SF
TOTAL BUILDING AREA	117,790 SF

Option 1 Summary Floor Plan Diagram

This option anticipates 110 total parking spaces with 82 of them located on site and 28 spaces on the Maple Street lot.



Option 2: Mixed Use

This option considers a large housing component mixed with office space as well as a retail business and arts space.

Since this option does not consider the fire station a longer green space on High Street can be accommodated. The 1968 wing has been reconfigured to create a three-sided courtyard. The hallway connector in the 1995 wing has been removed. As in Option 1, parking for the 1995 wing is provided to the left of the building. This site is also supported by a small lot on High Street, a larger lot with access from Maple and Chestnut which replaces the fire station, and a fourth lot on Maple Street for a total of 116 spaces with 98 of those spaces on site and the remaining 28 on Maple Street.

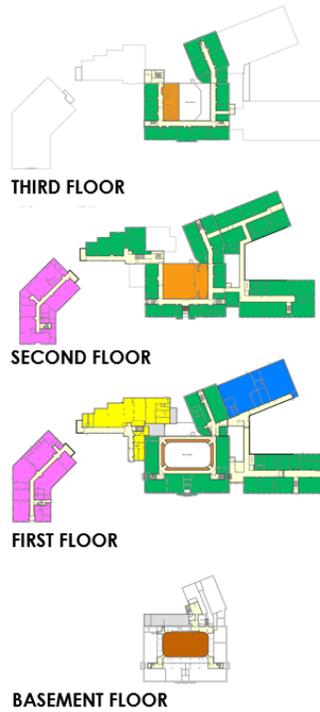


Option 2 Site Plan

This option contains a wider variety of uses. The original high school, the 1941 wing and the 1968 wing are dedicated to housing (green), with the exception of ground-floor maker space (in blue).

The portion of the 1995 addition that is still attached to the original building would be a café and catering space (yellow) on the ground floor with housing above, while the newly independent section of the 1995 wing (pink) would be office on both floors. Artist studios, maker space, and small professional offices could be interchangeable in this option.

The diagram below illustrates how the proposed uses would be distributed in the building with approximately 60 units for housing. Two stories of dedicated office space and a possible retail space for a café/catering business.



PROGRAM AREA	AREA
Existing Auditorium (use to be determined)	7,930
Existing PIT (use to be determined)	5,170
Housing (60 units)	65,970
Café / Catering	8,070
Office	20,630
Maker Space	8,330
SUB TOTAL PROGRAM AREA	116,100 SF
UTILITY AND CIRCULATION	
Mechanical / Utility	2,940
Circulation	34,780
SUB TOTAL UTILITY AREA	37,720 SF
TOTAL BUILDING AREA	153,820 SF

Option 2 Summary Floor Plan Diagram

This option has 116,100 sf for program space with a gross building area of 153,820 sf. The public was also invited to suggest uses for the auditorium and the PIT.



Option 3: Housing Focus

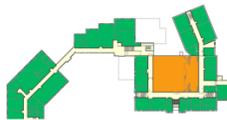
In this Option the 1965 wing is removed and replaced with parking areas. As a result, 166 on-site parking spaces has been provided with and an additional 28 on Maple Street for a total of 184 parking spaces. The green space of High Street has also been expanded.



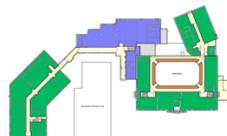
Option 3 Site Plan



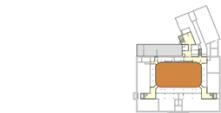
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



BASEMENT FLOOR

PROGRAM AREA	AREA
Existing Auditorium (Use To Be Determined)	7,930
Existing PIT (Use to Be Determined)	5,170
Housing (56 units)	61,460
Housing Common Area	8,070
SUB TOTAL PROGRAM AREA	82,630sf
UTILITY AND CIRCULATION	
Mechanical / Utility	2,940
Circulation	25,300
SUB TOTAL PROGRAM AREA	28,240sf
TOTAL BUILDING AREA	110,870 sf

Option 3 Summary Floor Plan Diagram



Approximately 56 housing units is provided with a common area. As with the other options the public was invited to consider different uses for the PIT and Auditorium.

In this option, the 1995 wing remains connected and the total gross floor area is 110,870 sf with 82,630 sf dedicated to potential program uses.

Conclusion

The following presentation dated 23 September 2020 illustrates the reuse options considered in the Public Survey No. 2.

Morse High School Reuse Study

Concept Reuse Options

23 September 2020



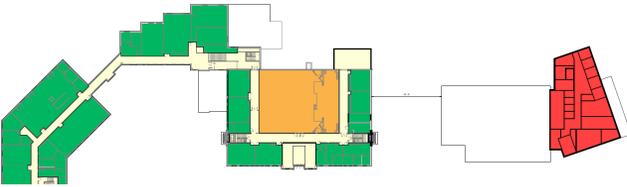
option

one

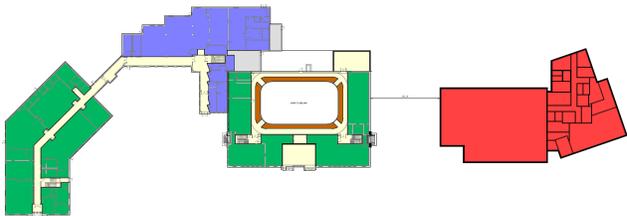
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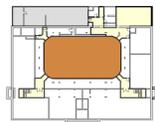
2



1



B



PROGRAM AREA

 Existing Auditorium
(use to be determined)

AREA

7,930

REQ PARK

TBD

 Existing PIT
(use to be determined)

5,170

TBD

 Housing (35 Units)

38,950

62

 Housing Common Area

14,370

0

SUB TOTAL PROGRAM AREA

66,420 SF

62

UTILITY AND CIRCULATION

 Mechanical / Utility

2,940

 Circulation

26,130

SUB TOTAL UTILITY AREA

29,070 SF

 **NEW FIRE STATION**

22,300 SF

25

TOTAL BUILDING AREA

117,790 SF

87

summary

OPTION ONE



PARKING SUMMARY

- 10 SPACES NORTH END
- 29 SPACES WEST
- 15 SPACES BFD
- 5 SPACES HS LEFT FRONT
- 28 SPACES MAPLE ST
- 23 SPACES SOUTH END
- 110 SPACES TOTAL (82 ON-SITE)**



site plan

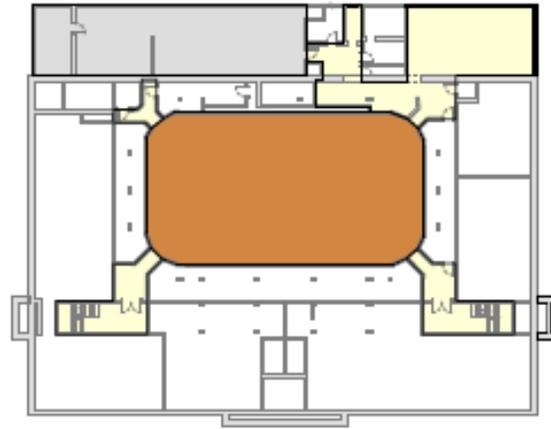


MORSE HIGH SCHOOL REUSE STUDY

OPTION ONE

POTENTIAL USES

■	EXG PIT - TBD	3,850 SF
■	MECH / UTIL	1,860 SF
■	CIRCULATION	2,500 SF
	TOTAL:	8,210 SF

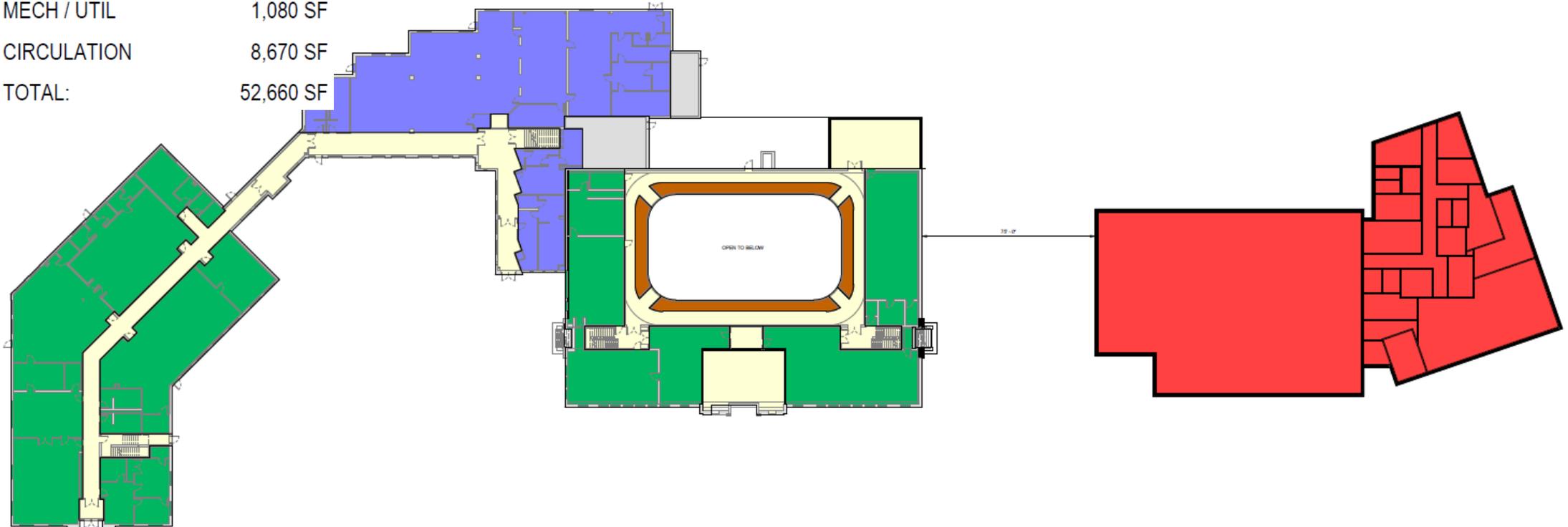


basement floor



POTENTIAL USES

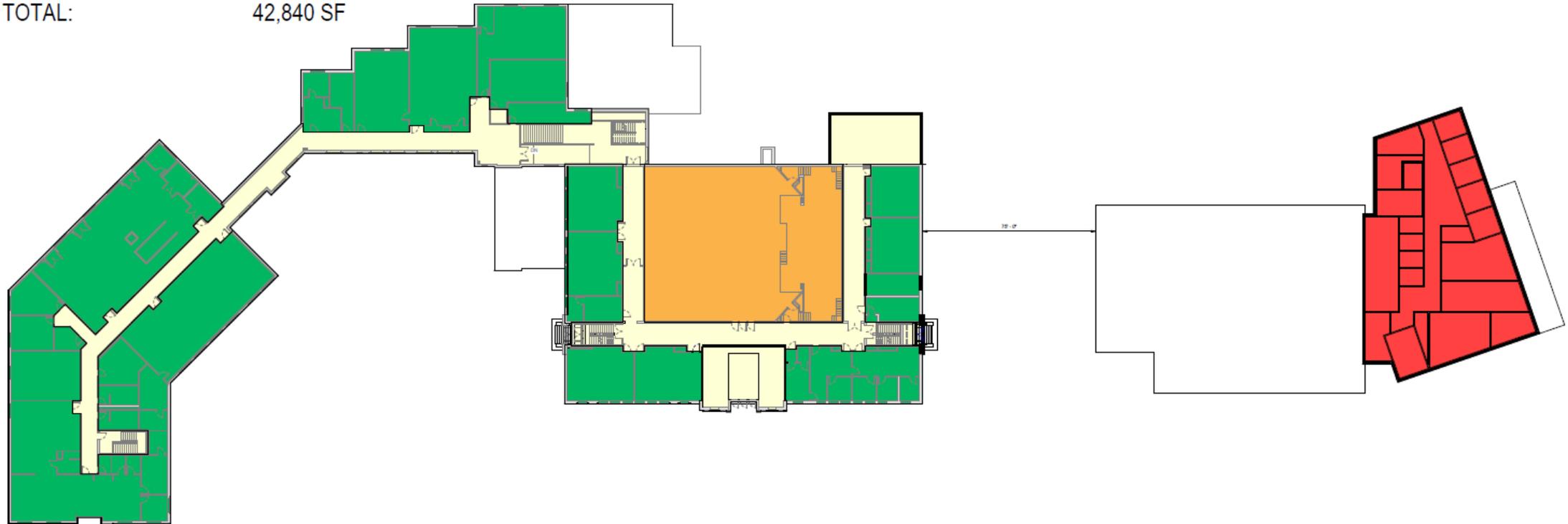
	EXG PIT - TBD	1,320 SF
	HOUSING COMMON AREA	8,070 SF
	HOUSING	17,490 SF
	FIRE STATION	16,030 SF
	MECH / UTIL	1,080 SF
	CIRCULATION	8,670 SF
	TOTAL:	52,660 SF



ground floor

POTENTIAL USES

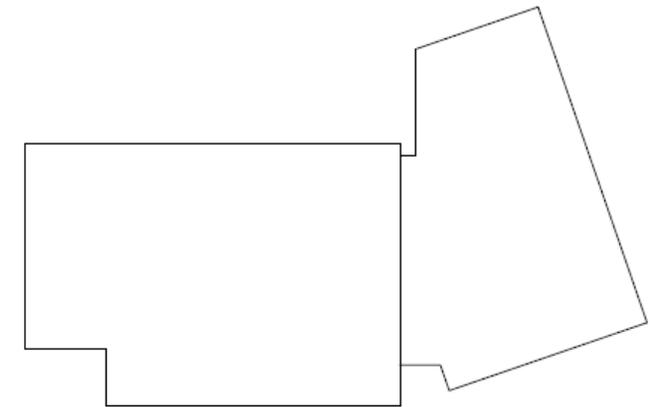
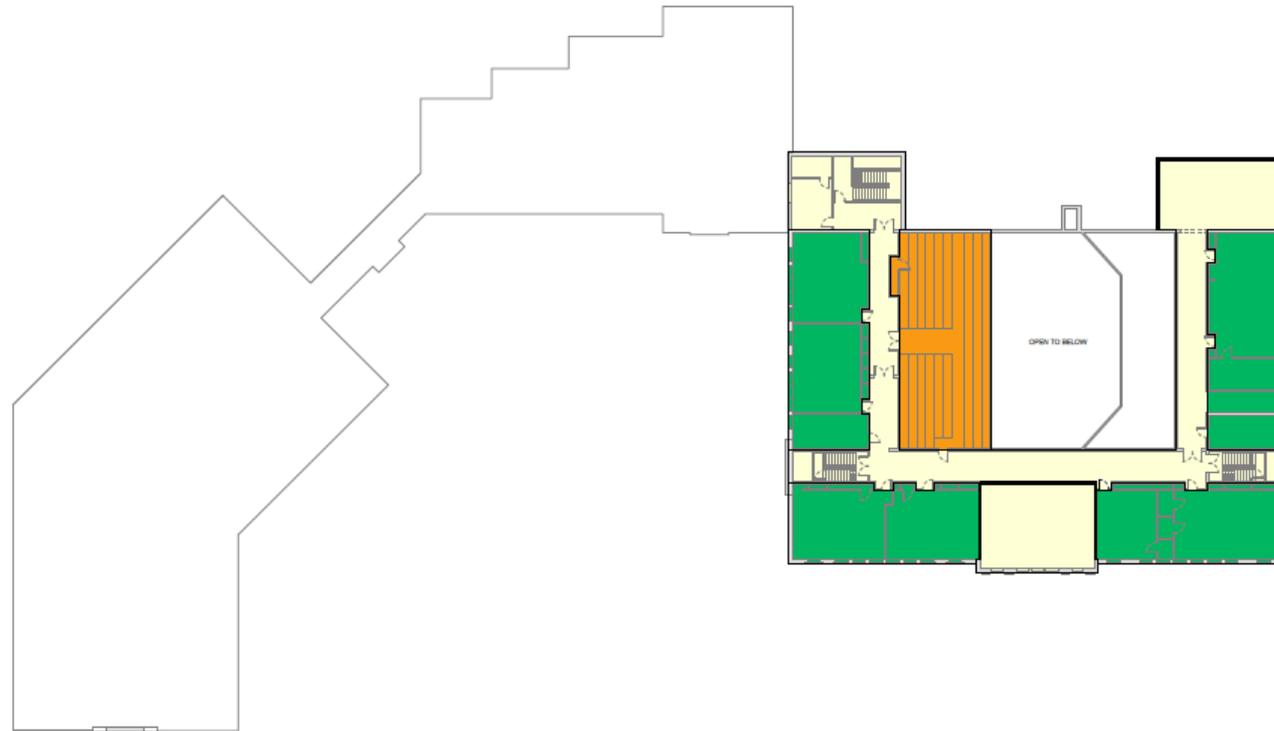
	EXG AUDITORIUM - TBD	5,910 SF
	HOUSING	21,460 SF
	FIRE STATION	6,270 SF
	CIRCULATION	9,200 SF
	TOTAL:	42,840 SF



first floor

POTENTIAL USES

	EXG AUDITORIUM - TBD	2,020 SF
	HOUSING	6,300 SF
	CIRCULATION	5,760 SF
	TOTAL:	14,080 SF



second floor

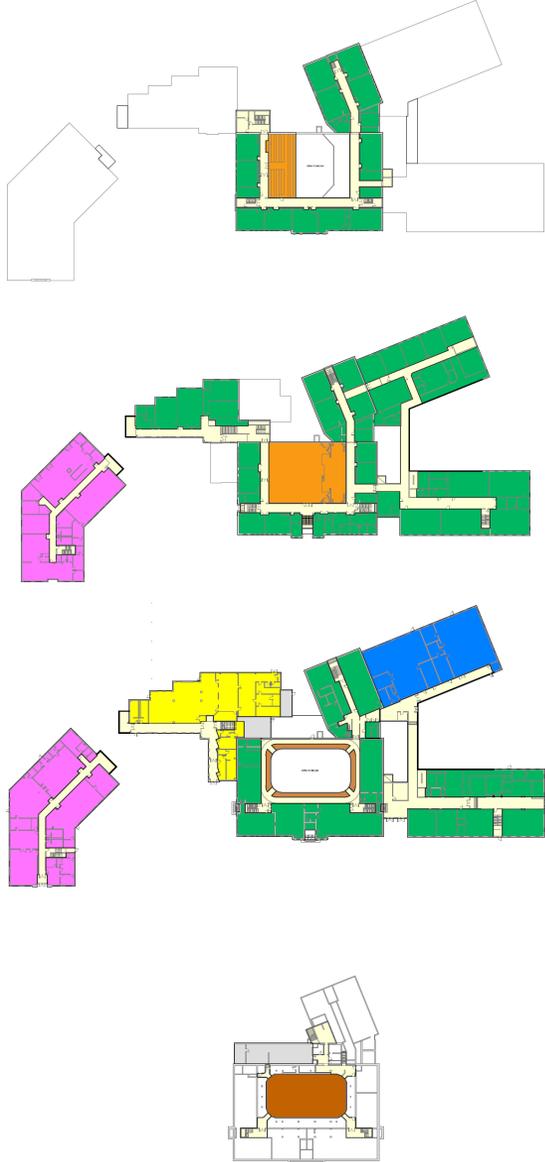


MORSE HIGH SCHOOL REUSE STUDY

OPTION ONE

**option
two**

3
2
1
B



PROGRAM AREA	AREA	REQ PARK
 Existing Auditorium (use to be determined)	7,930	TBD
 Existing PIT (use to be determined)	5,170	TBD
 Housing (60 units)	65,970	104
 Café / Catering	8,070	27
 Office	20,630	52
 Maker Space	8,330	21
SUB TOTAL PROGRAM AREA	116,100 sf	204
UTILITY AND CIRCULATION		
 Mechanical / Utility	2,940	
 Circulation	34,780	
SUB TOTAL UTILITY AREA	37,720 sf	
TOTAL BUILDING AREA	153,820 sf	204

summary
OPTION TWO



PARKING SUMMARY

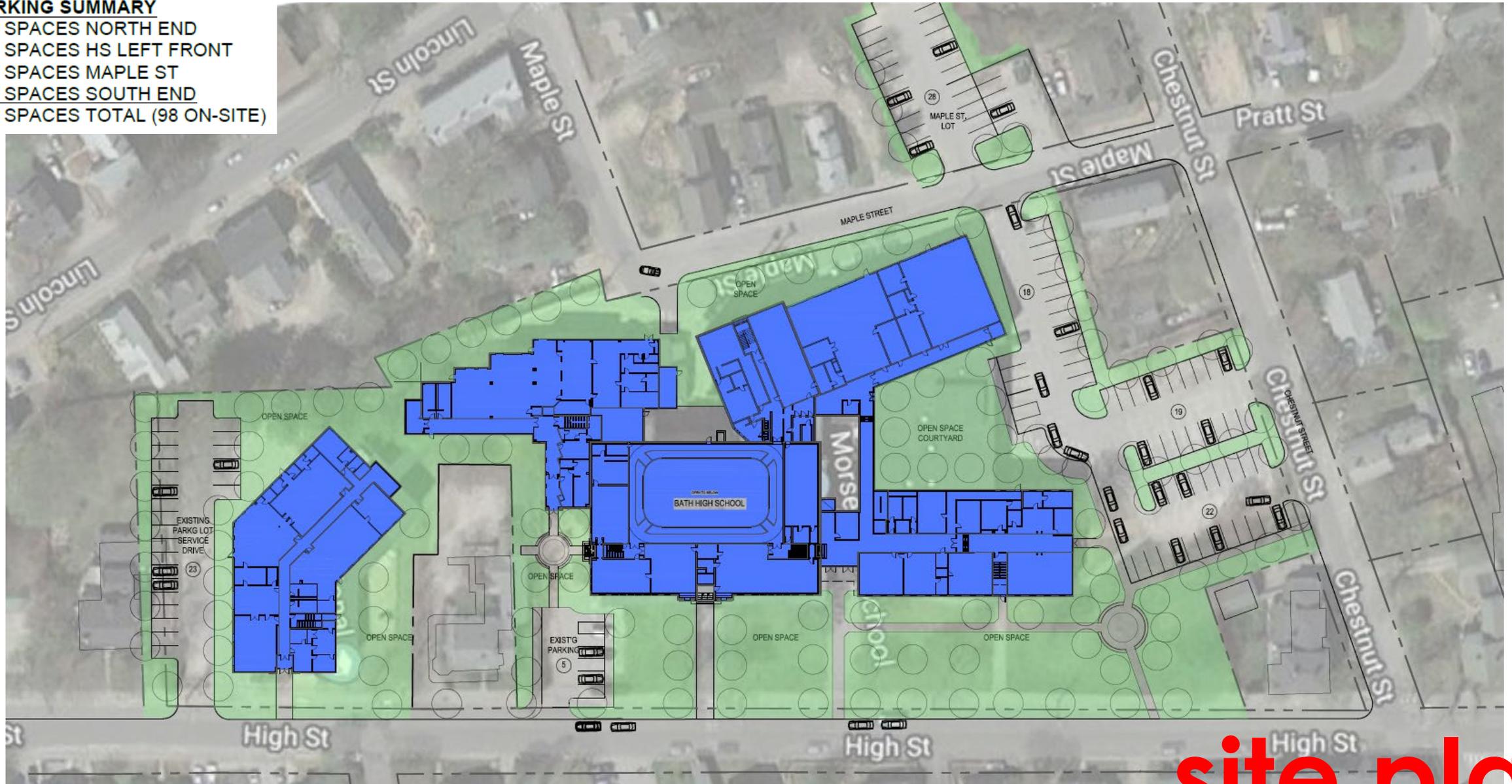
60 SPACES NORTH END

5 SPACES HS LEFT FRONT

28 SPACES MAPLE ST

23 SPACES SOUTH END

116 SPACES TOTAL (98 ON-SITE)



site plan

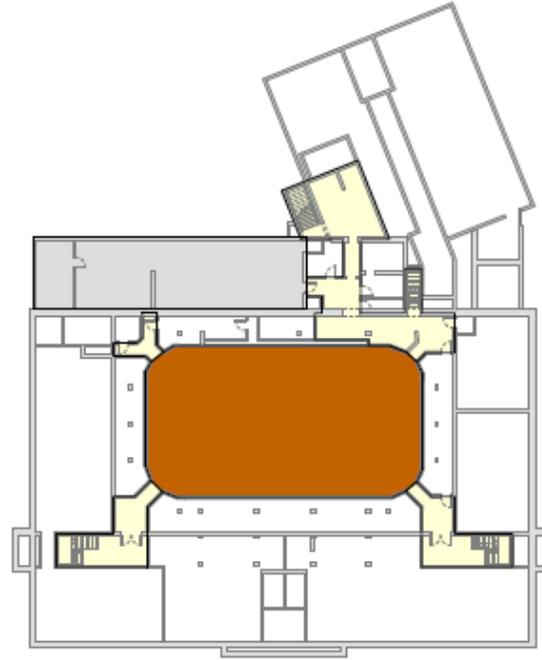
OPTION TWO



MORSE HIGH SCHOOL REUSE STUDY

POTENTIAL USES

■	EXG PIT - TBD	3,850 SF
■	MECH / UTIL	1,860 SF
■	CIRCULATION	2,230 SF
	TOTAL:	7,940 SF

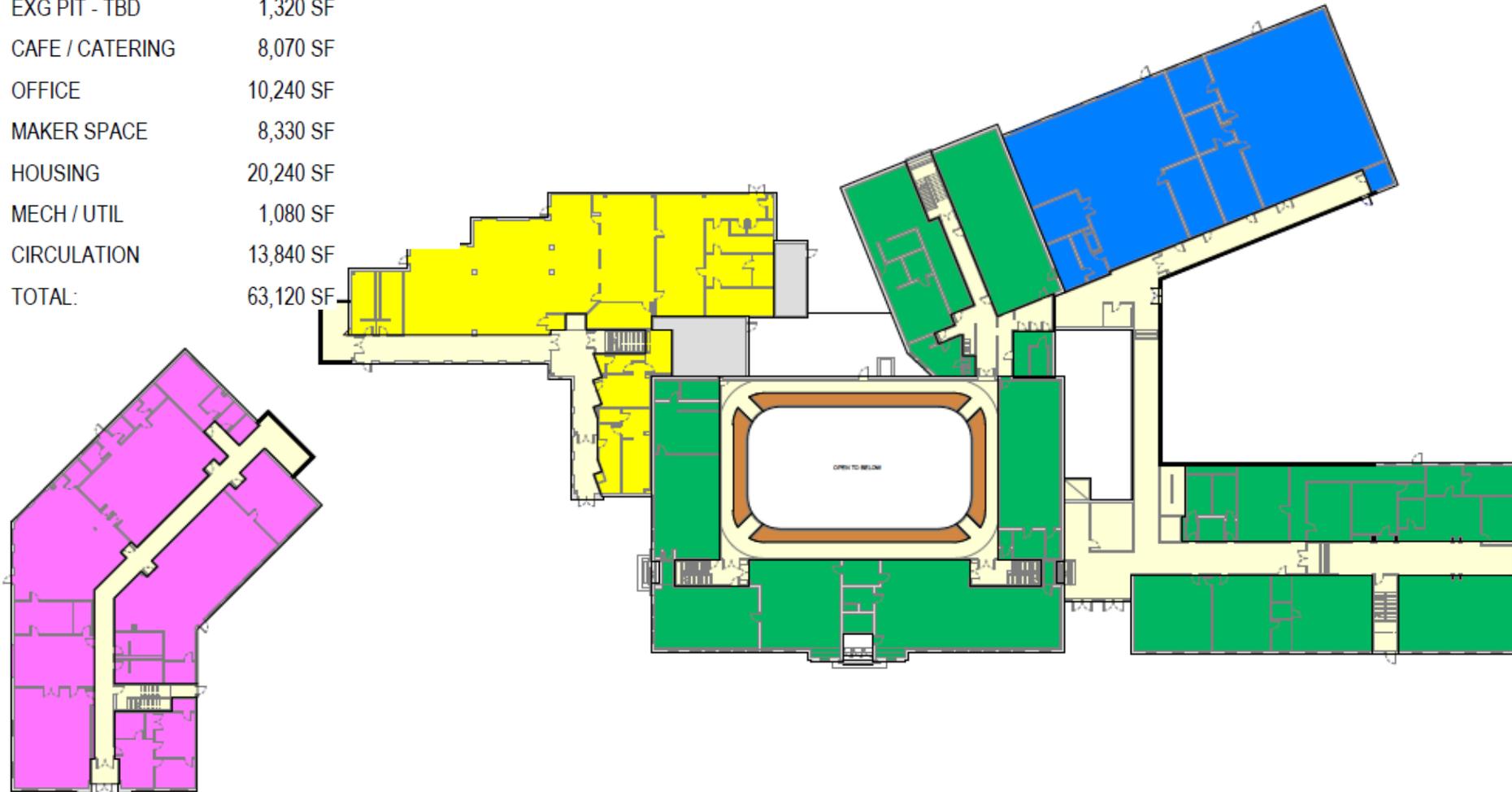


basement floor



POTENTIAL USES

EXG PIT - TBD	1,320 SF
CAFE / CATERING	8,070 SF
OFFICE	10,240 SF
MAKER SPACE	8,330 SF
HOUSING	20,240 SF
MECH / UTIL	1,080 SF
CIRCULATION	13,840 SF
TOTAL:	63,120 SF

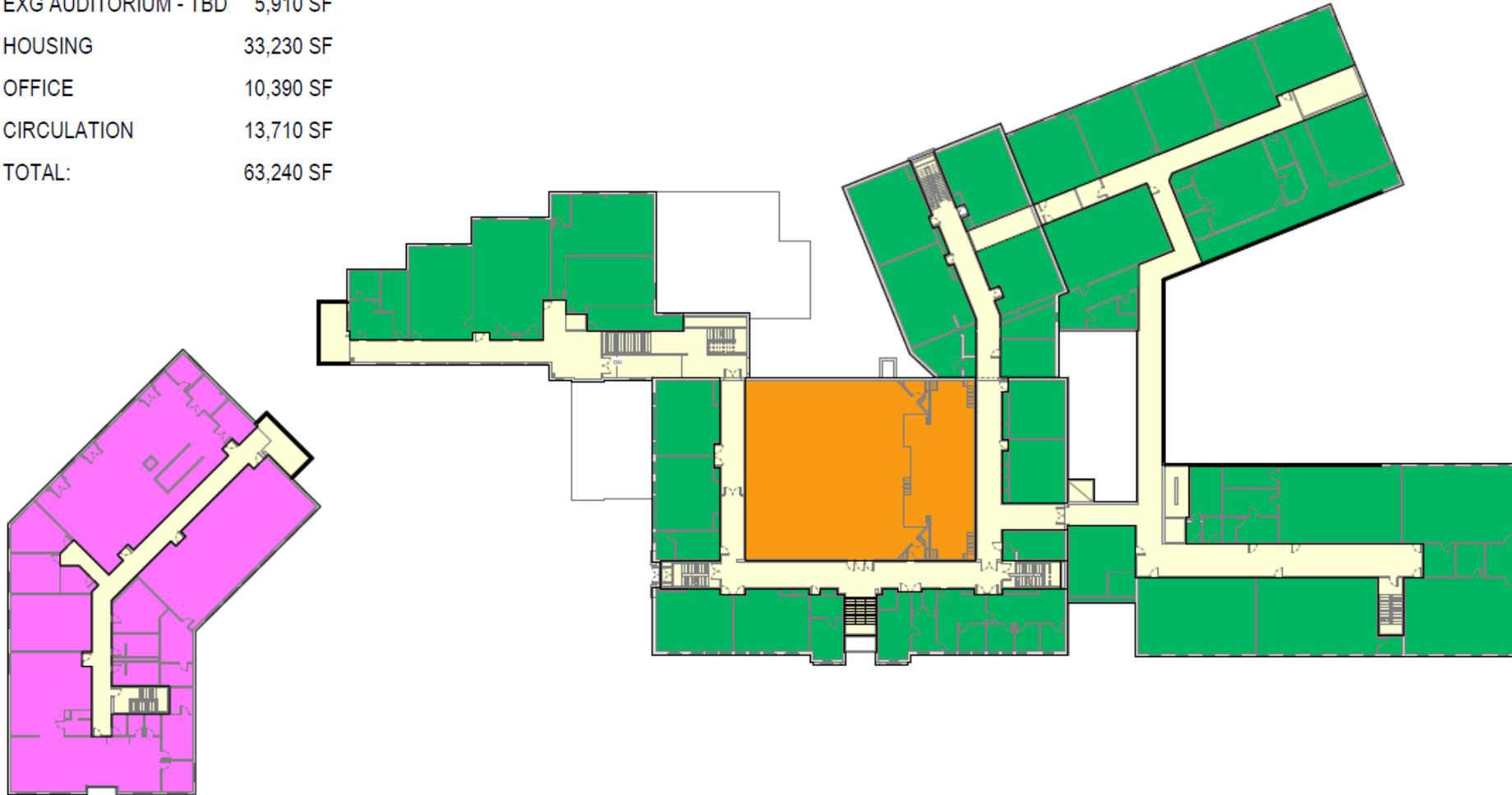


ground floor



POTENTIAL USES

■	EXG AUDITORIUM - TBD	5,910 SF
■	HOUSING	33,230 SF
■	OFFICE	10,390 SF
■	CIRCULATION	13,710 SF
	TOTAL:	63,240 SF



first floor

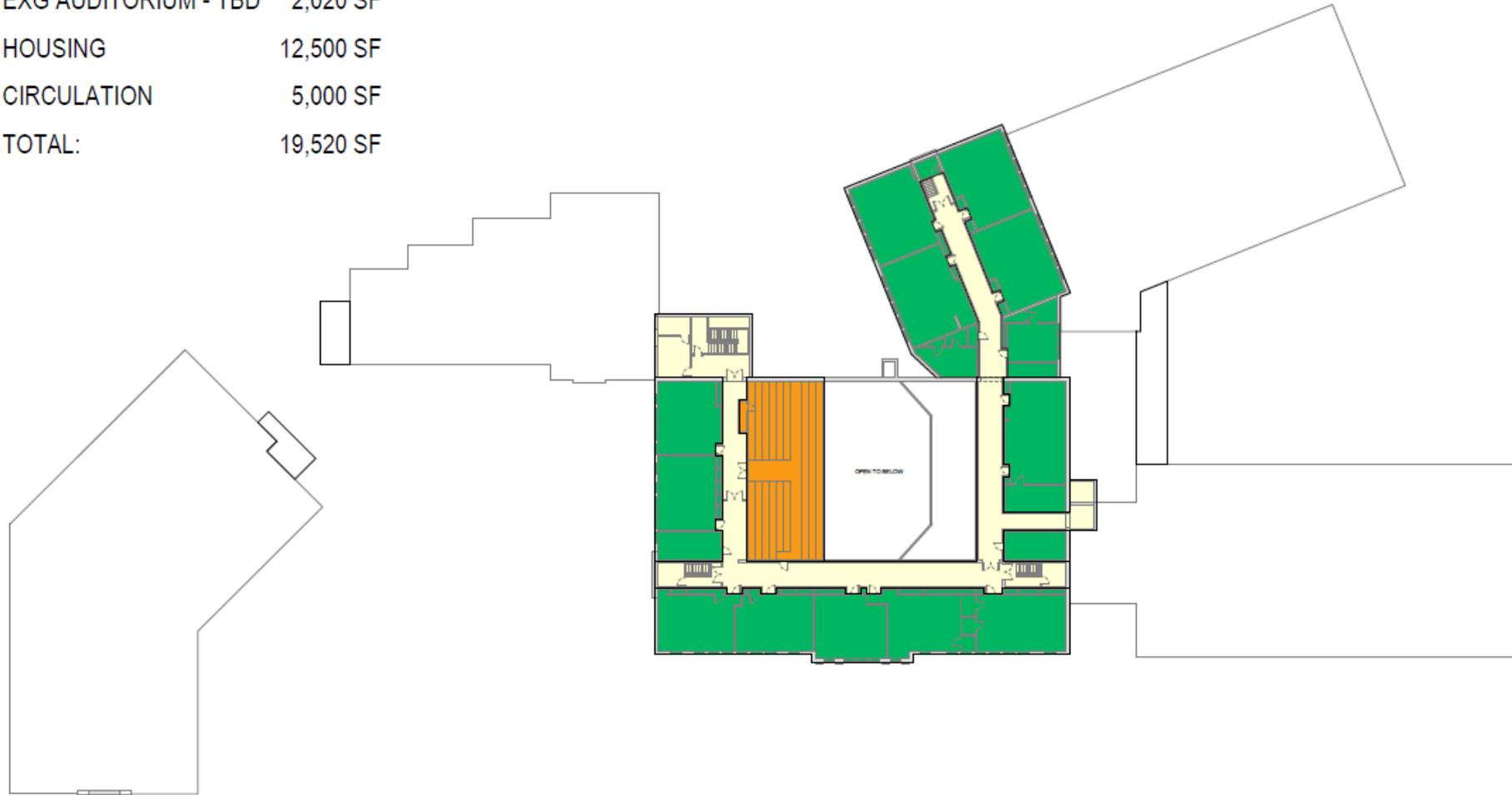


MORSE HIGH SCHOOL REUSE STUDY

OPTION TWO

POTENTIAL USES

	EXG AUDITORIUM - TBD	2,020 SF
	HOUSING	12,500 SF
	CIRCULATION	5,000 SF
	TOTAL:	19,520 SF



second floor



MORSE HIGH SCHOOL REUSE STUDY

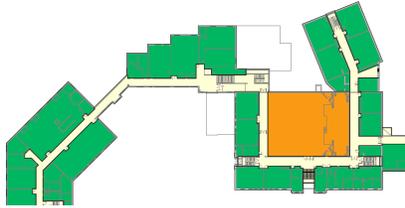
OPTION TWO

**option
three**

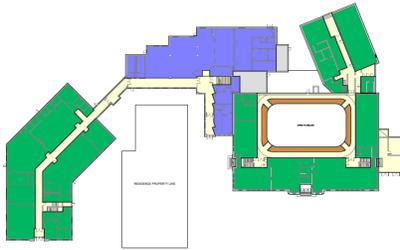
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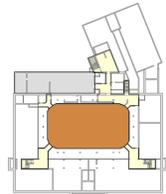
2



1



B



PROGRAM AREA

Existing Auditorium
(Use To Be Determined)

AREA

7,930

REQ PARK

TBD

Existing PIT
(Use to Be Determined)

5,170

TBD

Housing (56 units)

61,460

97

Housing Common Area

8,070

SUB TOTAL PROGRAM AREA

82,630SF

97

UTILITY AND CIRCULATION

Mechanical / Utility

2,940

Circulation

25,300

SUB TOTAL PROGRAM AREA

28,240SF

TOTAL BUILDING AREA

110,870 SF

97

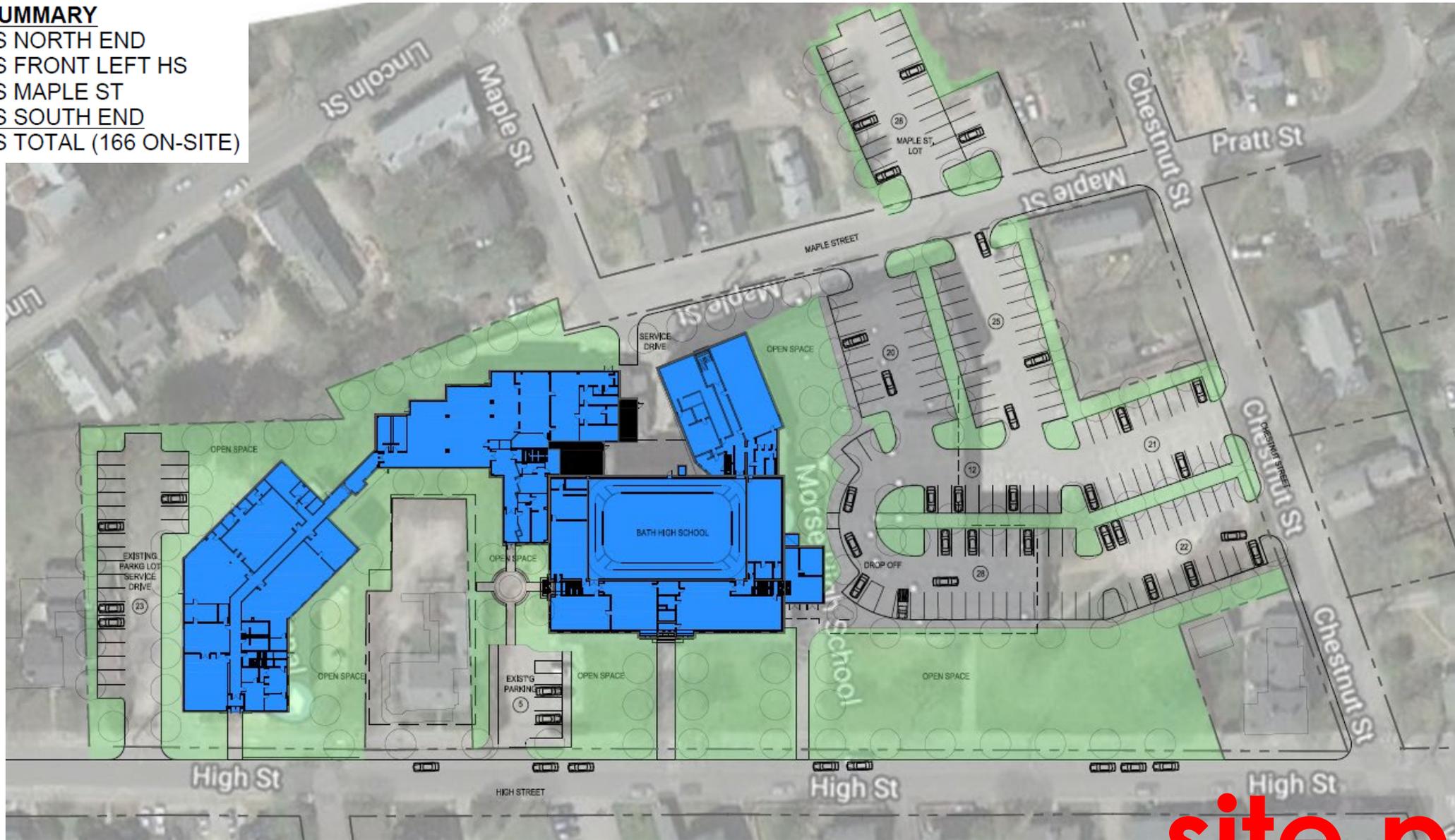
summary

OPTION THREE



PARKING SUMMARY

- 128 SPACES NORTH END
- 5 SPACES FRONT LEFT HS
- 28 SPACES MAPLE ST
- 23 SPACES SOUTH END
- 184 SPACES TOTAL (166 ON-SITE)



site plan

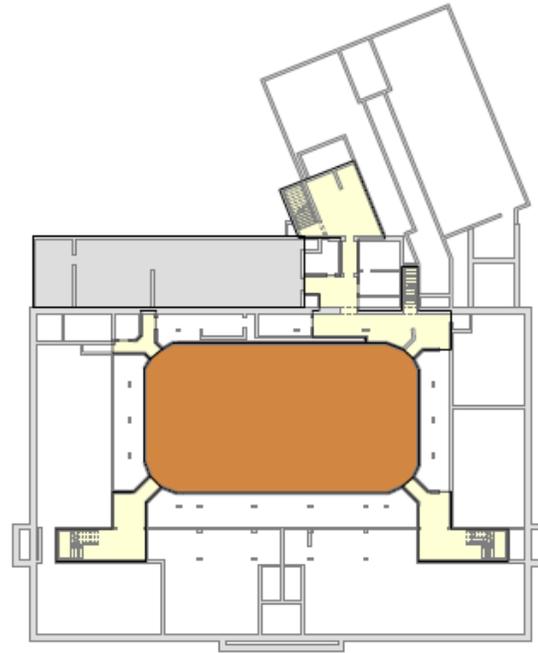
OPTION THREE



MORSE HIGH SCHOOL REUSE STUDY

POTENTIAL USES

■	EXG PIT - TBD	3,850 SF
■	MECH / UTIL	1,860 SF
■	CIRCULATION	2,230 SF
	TOTAL:	7,940 SF



basement floor

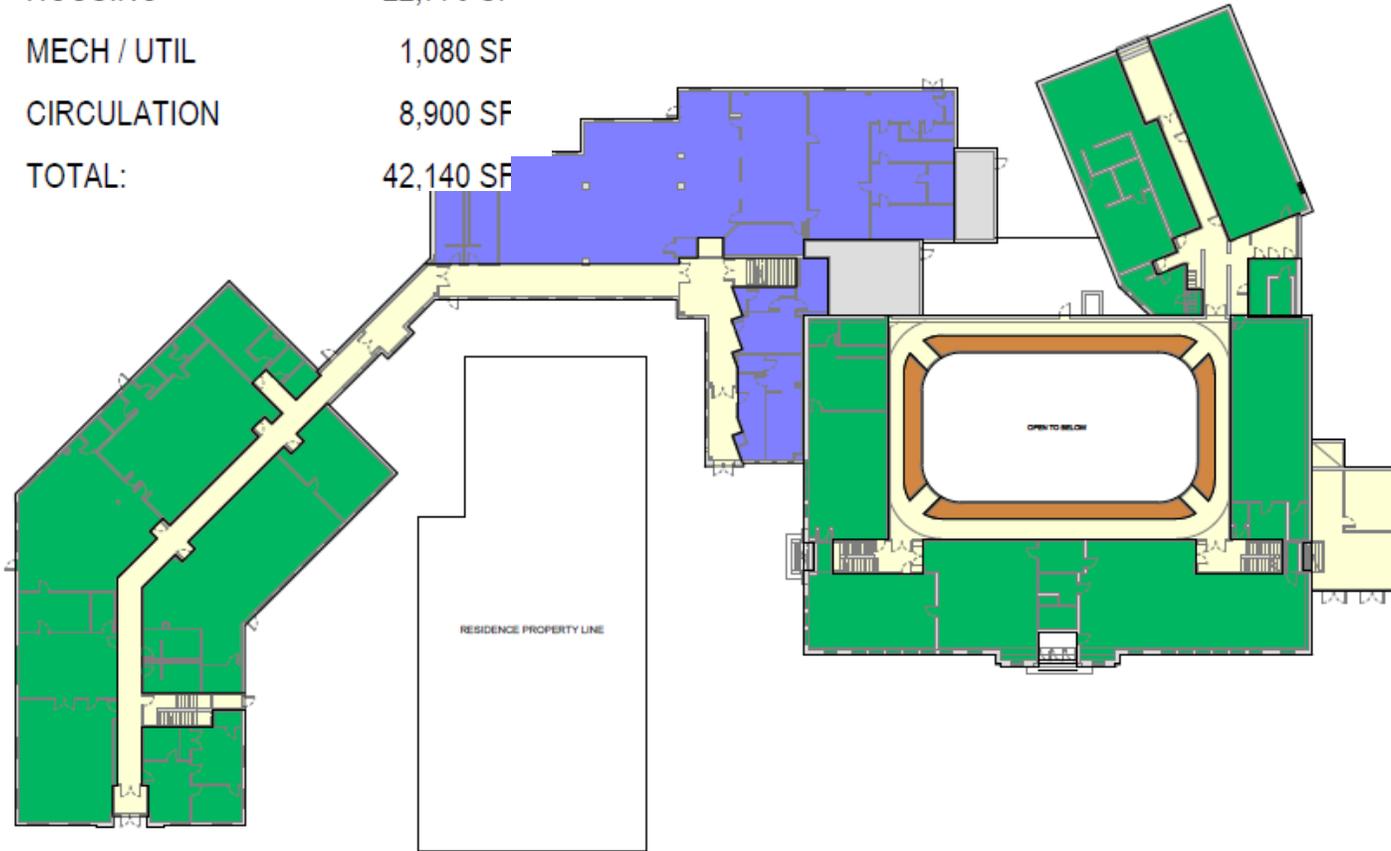


MORSE HIGH SCHOOL REUSE STUDY

OPTION THREE

POTENTIAL USES

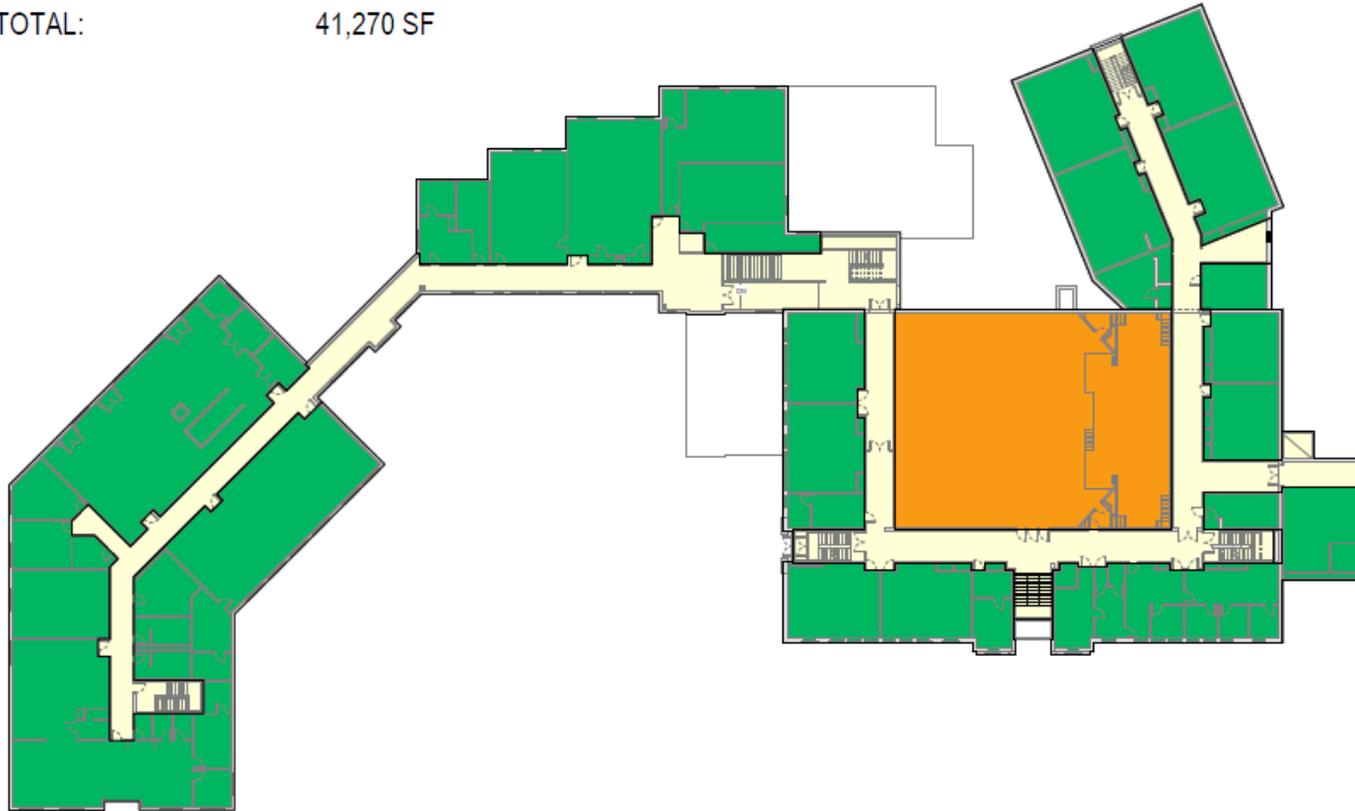
■	EXG PIT - TBD	1,320 SF
■	HOUSING COMMON AREA	8,070 SF
■	HOUSING	22,770 SF
■	MECH / UTIL	1,080 SF
■	CIRCULATION	8,900 SF
	TOTAL:	42,140 SF



ground floor

POTENTIAL USES

	EXG AUDITORIUM - TBD	5,910 SF
	HOUSING	26,190 SF
	CIRCULATION	9,170 SF
	TOTAL:	41,270 SF



first floor

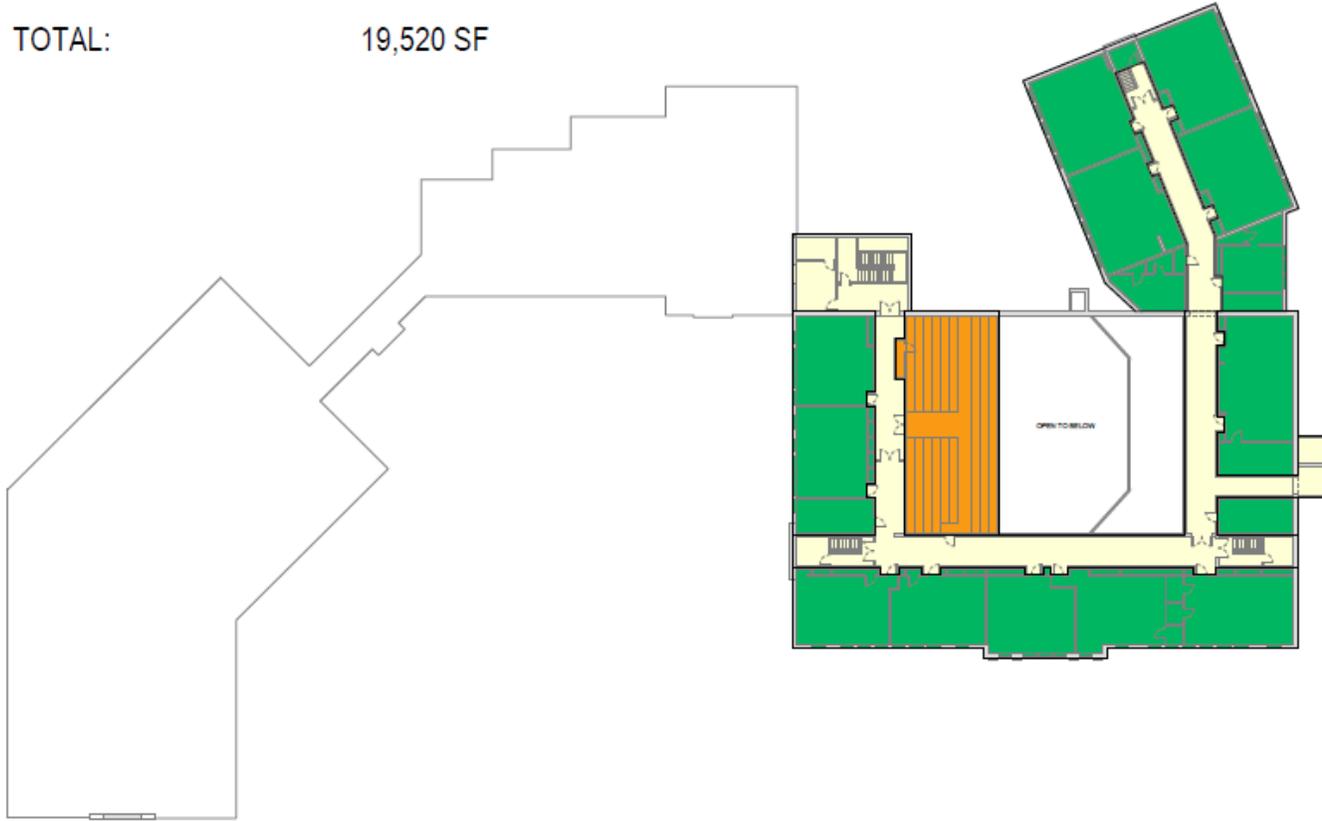


MORSE HIGH SCHOOL REUSE STUDY

OPTION THREE

POTENTIAL USES

	EXG AUDITORIUM - TBD	2,020 SF
	HOUSING	12,500 SF
	CIRCULATION	5,000 SF
	TOTAL:	19,520 SF



second floor



MORSE HIGH SCHOOL REUSE STUDY

OPTION THREE

Fire Station

Concept Reuse Options

23 September 2020





6 - Public Survey No. 2 and Comment

The Morse High School Reuse Study Online Workshop # 2 Results dated November 2020 is attached, but key findings are summarized below:

Preferred Option

While all three options were viewed as favorable, Option 1 (Housing + Fire Station) was the favorite by a narrow margin.

Auditorium Reuse Preference

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.

PIT Reuse Preference

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.

Open Space Preference

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.

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.

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.

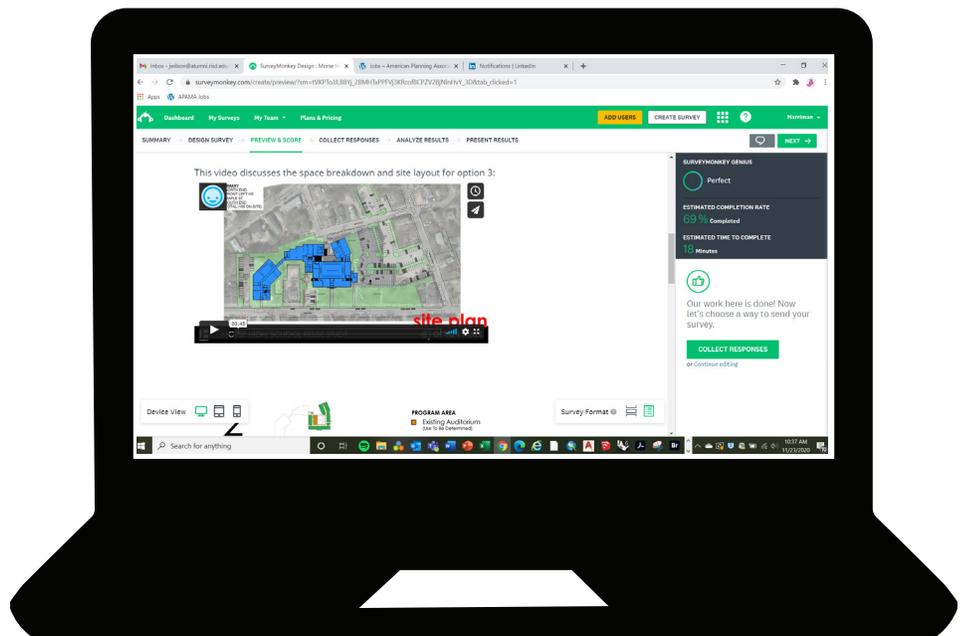
331 Bath community members participated in the online workshop.

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.

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- P18 Option 1: Housing + Fire Station**
- P24 Option 2: Mixed Use**
- P32 Option 3: Housing Focus**
- P40 Options Comparison**
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- P49 The Pit**
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The Auditorium

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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?**

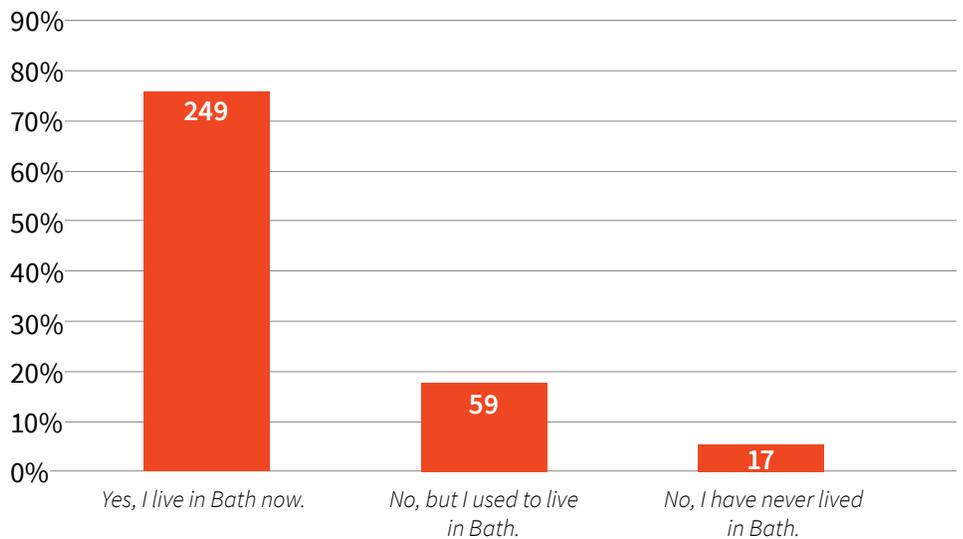


Figure 3: **How long have you lived in Bath?**

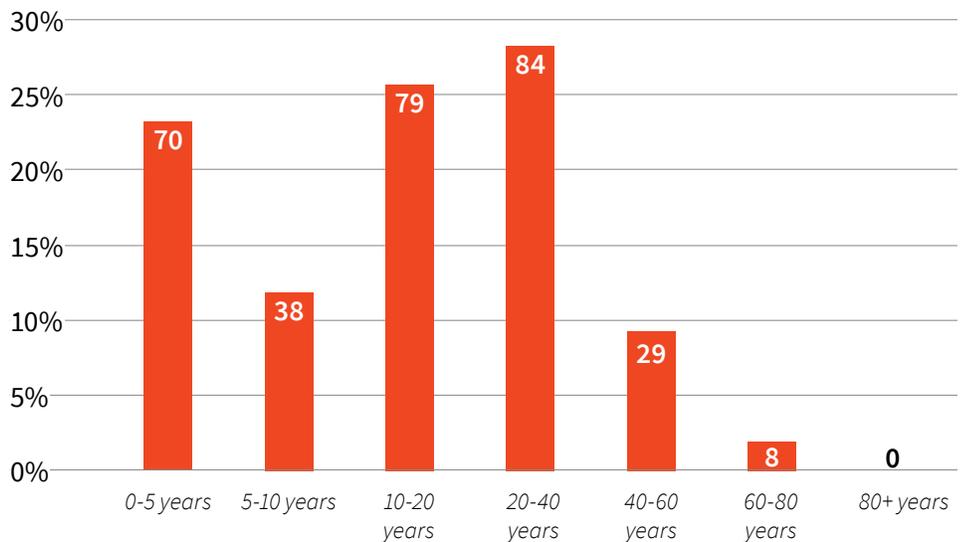


Figure 4: Did you attend Morse High School?

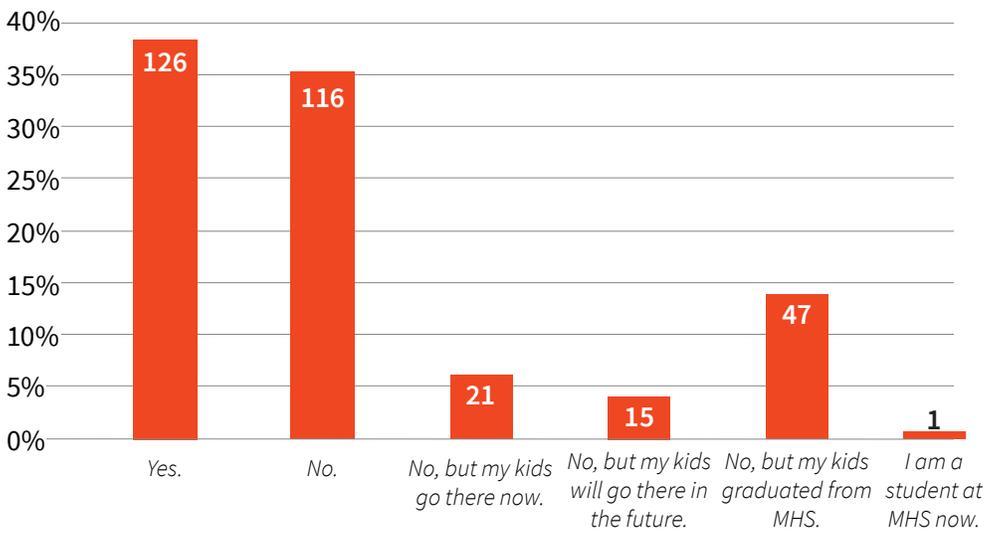
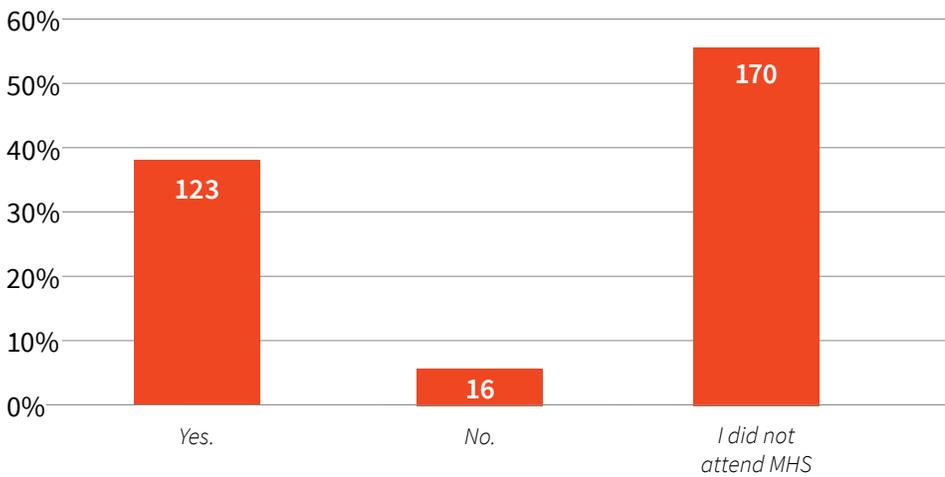


Figure 5: When you attended Morse High School, were you living in an RSU1 community?



Demographics and Business Development

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

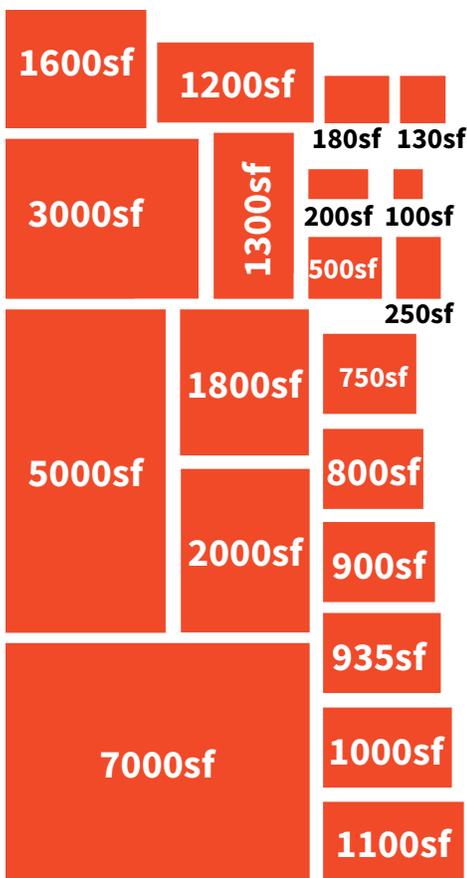


Figure 8: **If MHS were redeveloped into moderately priced condominiums, would you be interested in living there?**

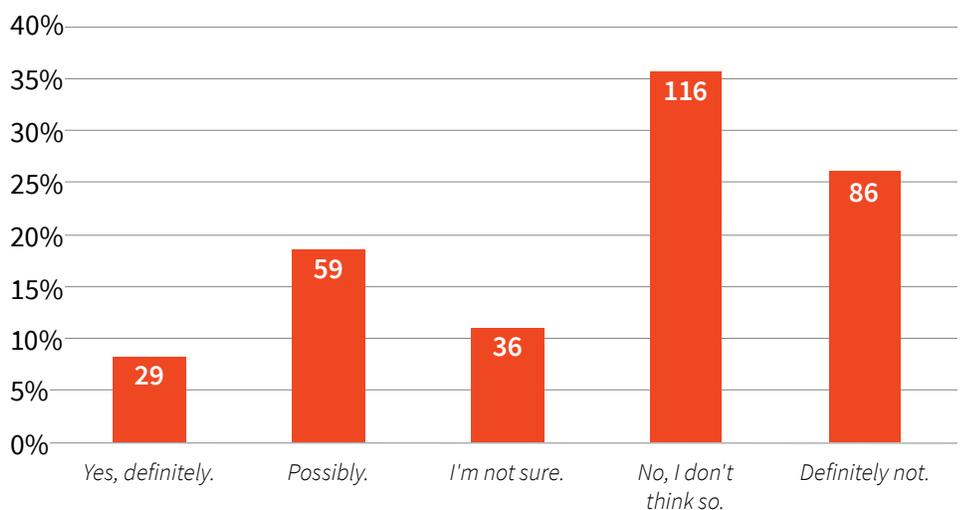


Figure 7: **What type of business do you have?**

- 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?

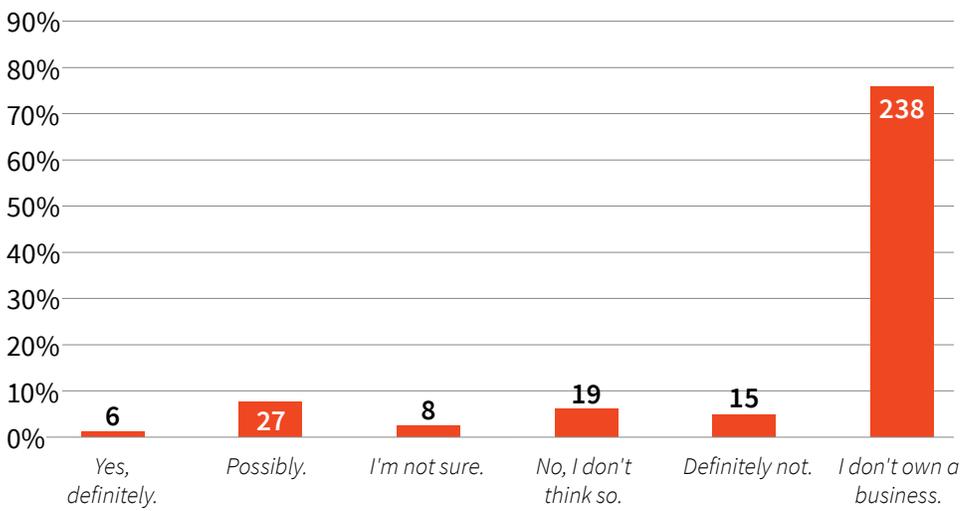


Figure 11: Where is your business located now?

- Home (13)
- Brunswick (4)
- Centre Street (4)
- Front Street (3)
- State Road (2)
- Downtown (2)
- Bowery Street (1)
- Pearl Street (1)
- The Rotary (1)
- Historical District (1)
- Old Hospital (1)
- Bath Outskirts (1)
- Phippsburg (1)
- Edgecomb (1)
- Georgetown (1)
- Massachusetts (1)
- Portland, Bath, and NH (1)
- Washington DC (1)
- Lebanon, OR (1)

Figure 12: Are you a small business owner?

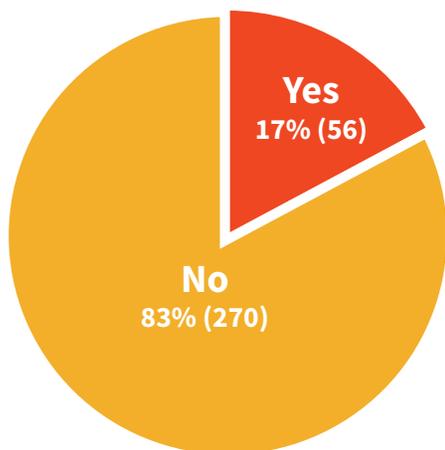
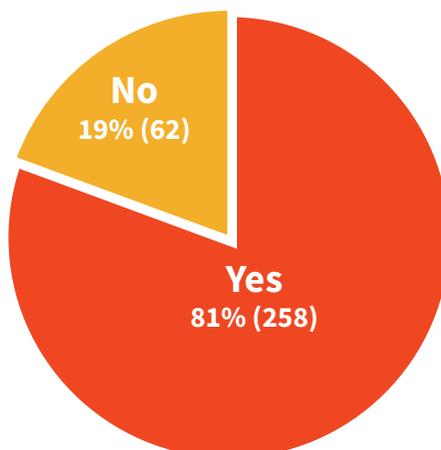


Figure 10: Have you been inside the MHS Building?



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.

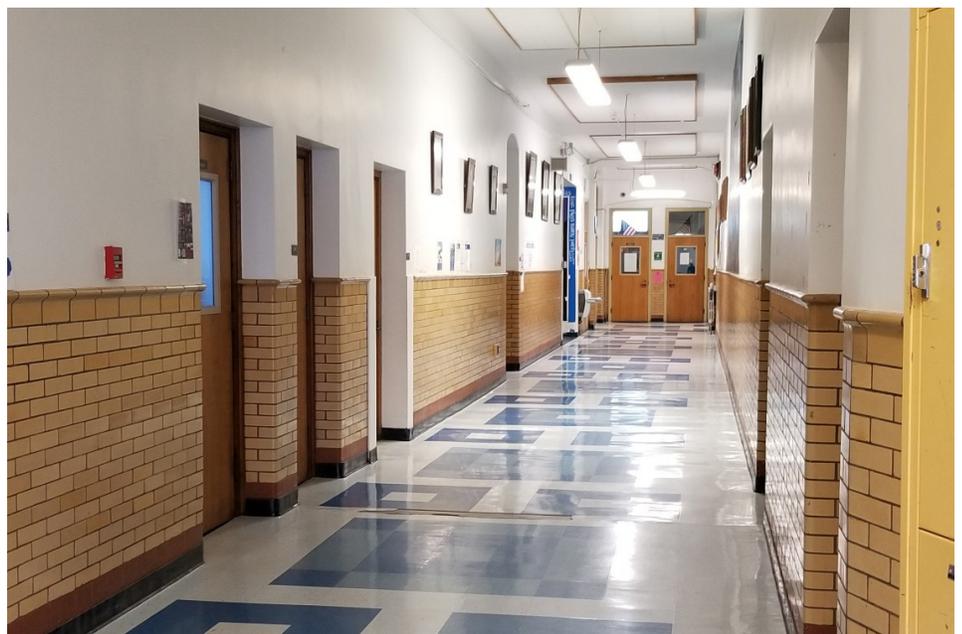
- I was there during the high school years of my kids (2012-2018).
- I attended Morse and was there for concerts and other reasons when my daughter and other relatives attended.
- 12 years ago for school events.
- Meetings at culinary school and to see a show in the theater.
- 2019.
- Last school play 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.

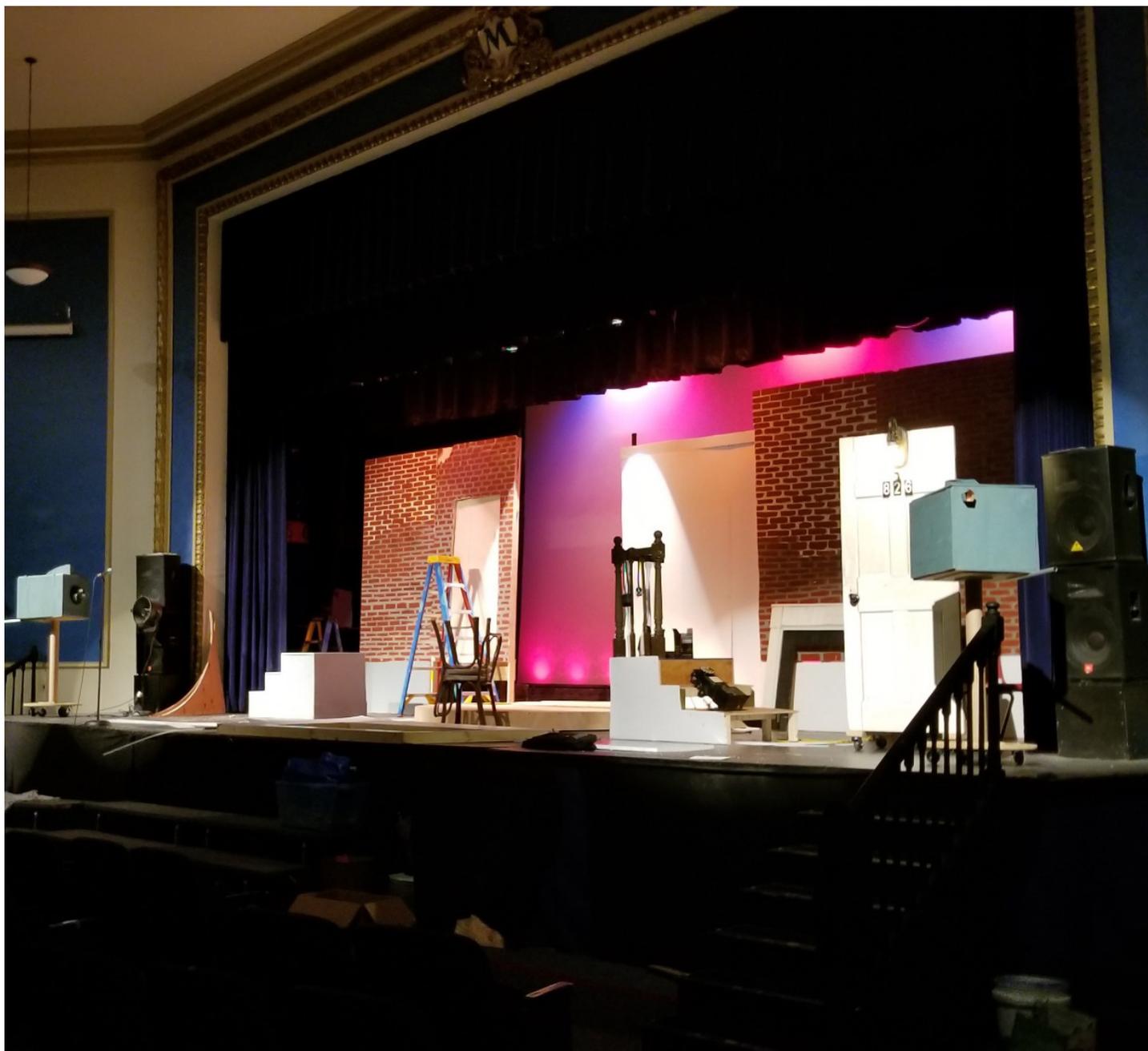
I am an alumna and attend reunion meetings there

- 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

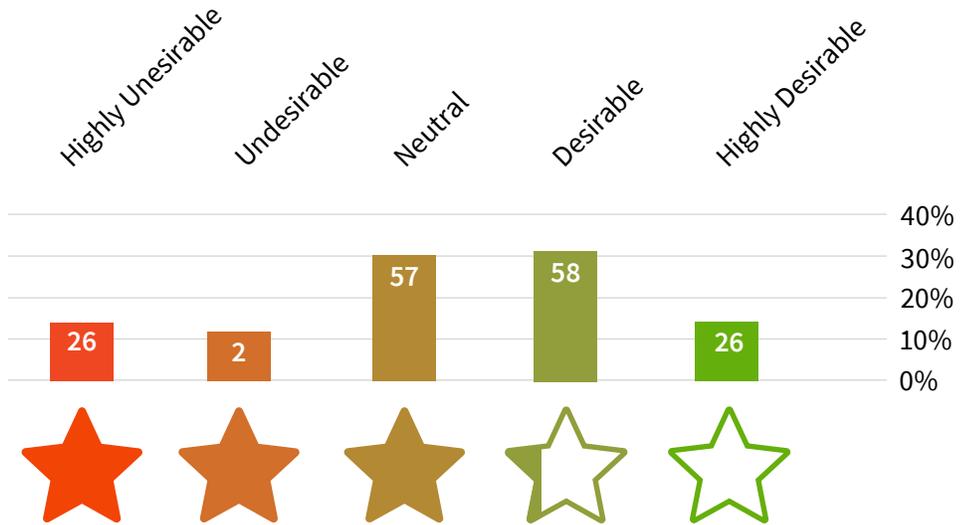


Figure 15: What do you like about option 1? Select all that apply.

"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.

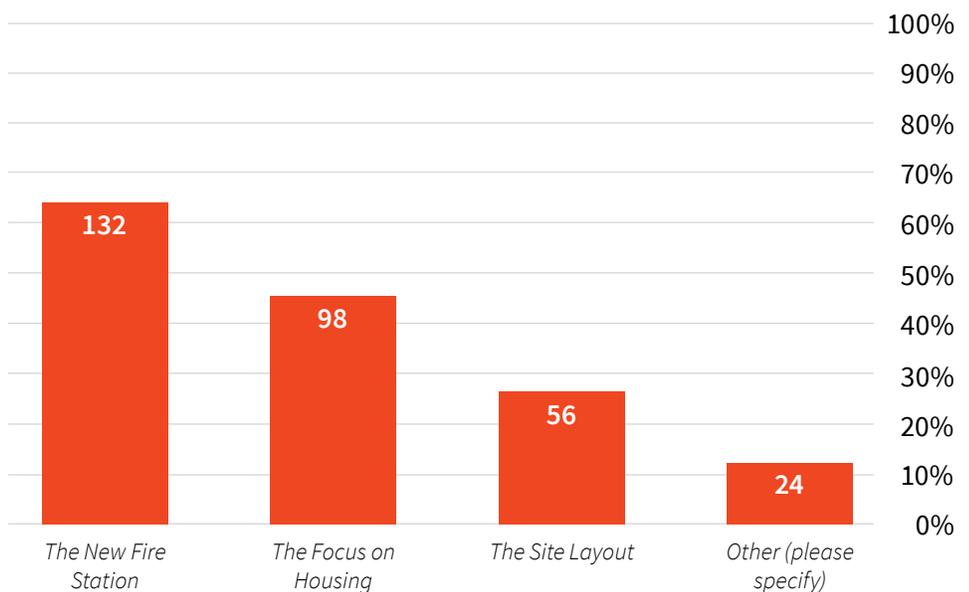


Figure 15 "Other" Responses Continued:

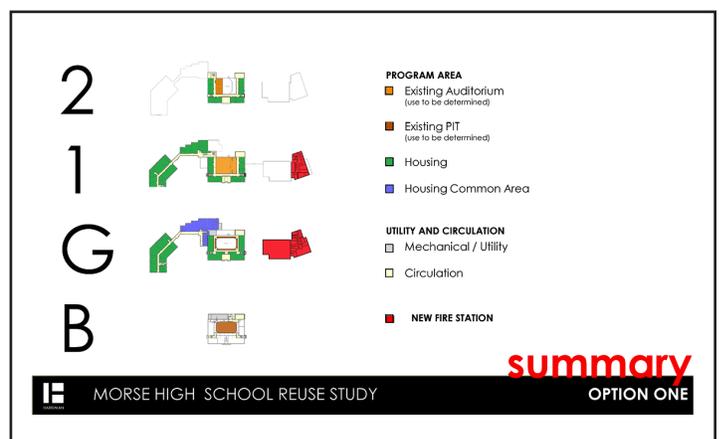
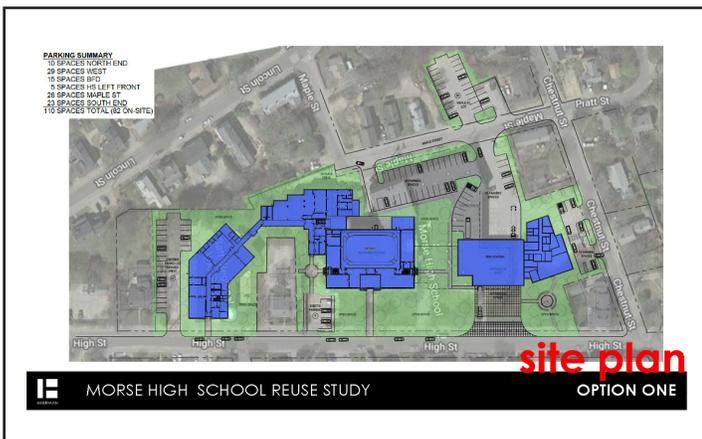
■ I feel Bath definitely needs the additional housing for residents that wish to stay in Bath. Price range from \$250-\$350 if that is possible. When residents sell their larger homes to downsize there is no option available so they move elsewhere. Speaking to many of our friends, they want to stay in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

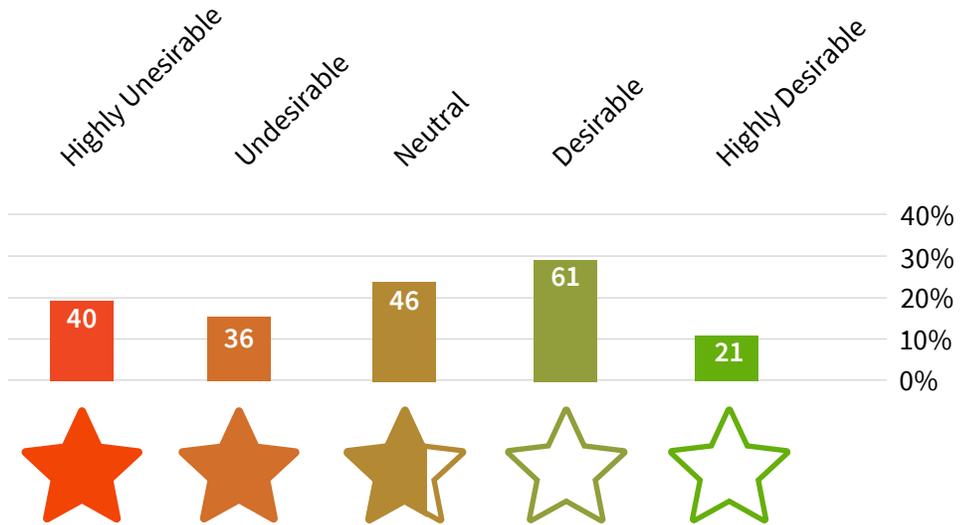


Figure 18: What do you like about option 2? Select all that apply.

"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.

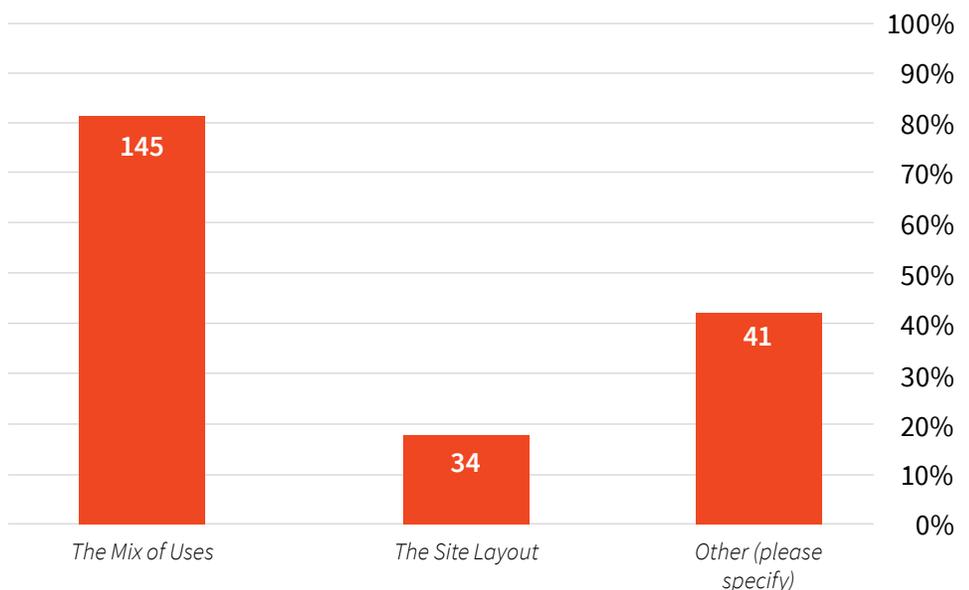


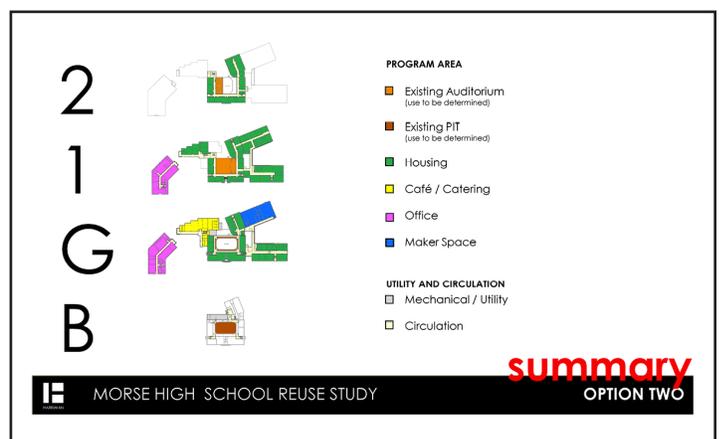
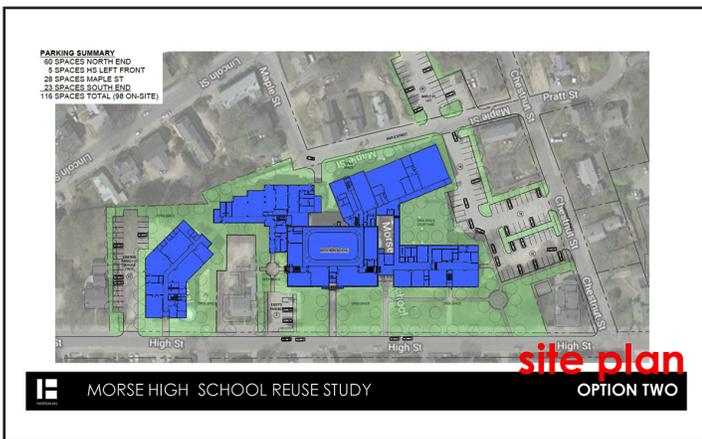
Figure 18 "Other" Responses Continued:

■ 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 subsidize 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 whoever 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

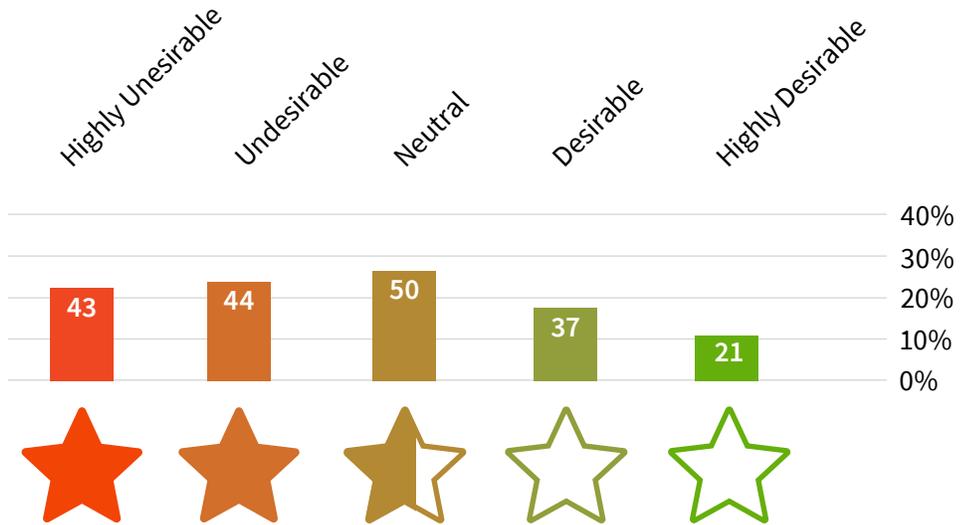


Figure 21: What do you like about option 3? Select all that apply.

"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.

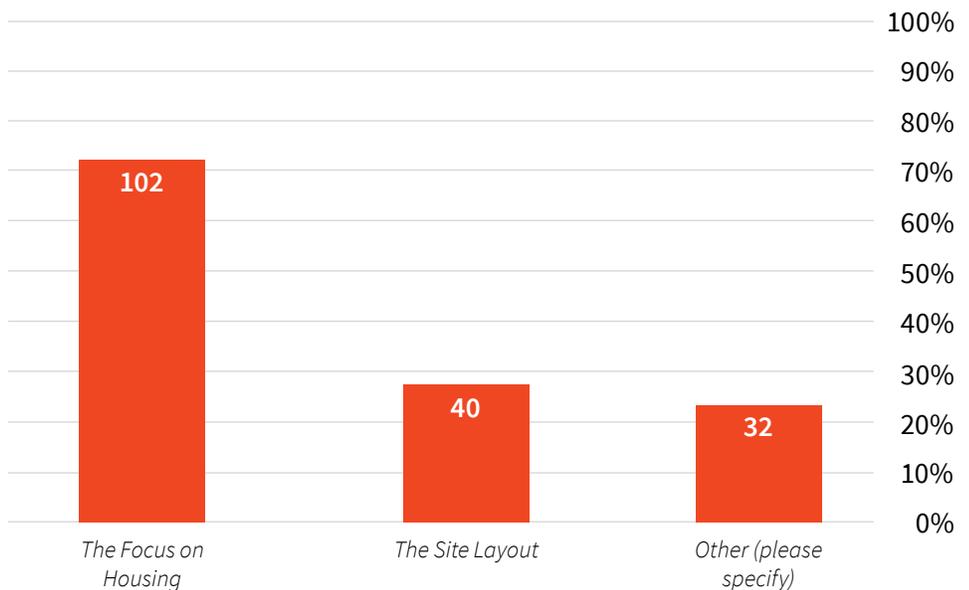
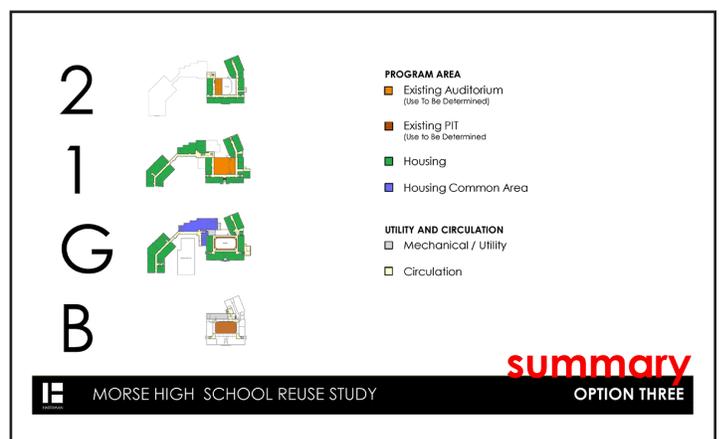
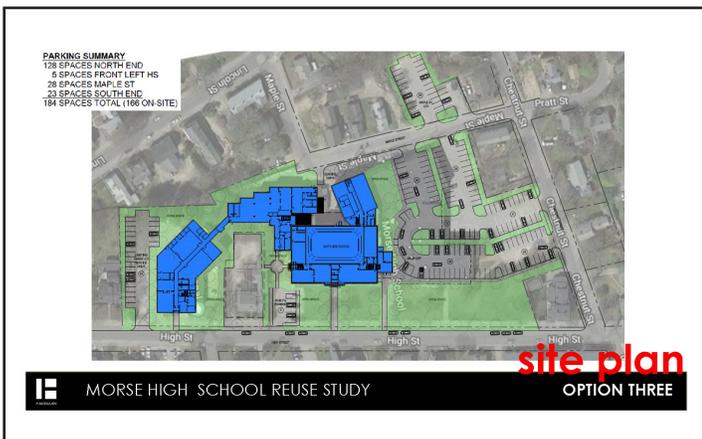


Figure 21 "Other" Responses Continued:

- 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.)

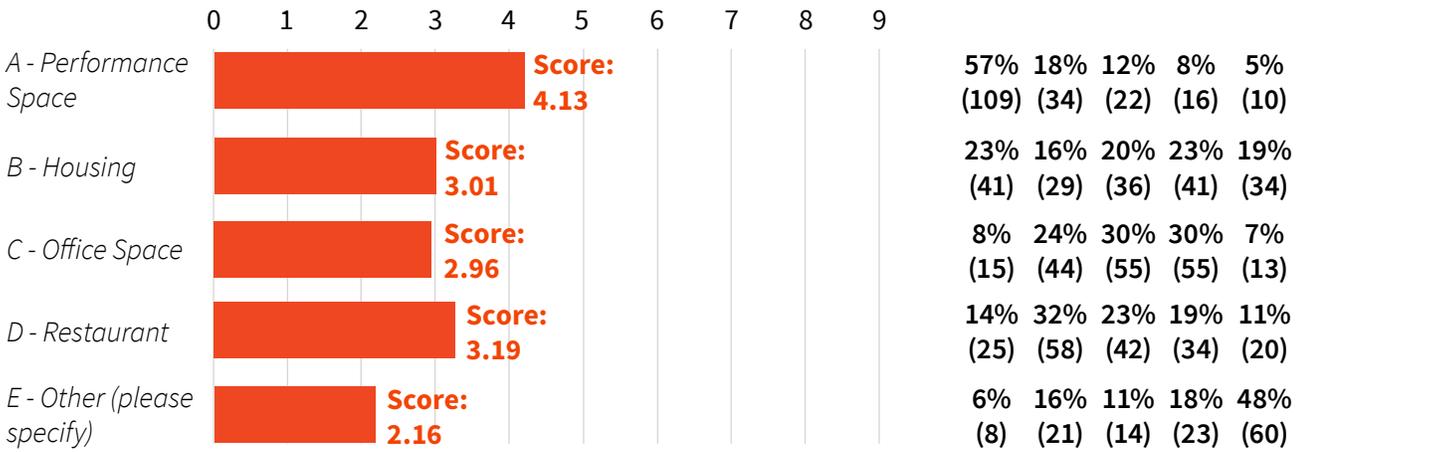


Figure 25: What other use/s do you think the design team should consider for the auditorium?

- 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 alot 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 moreso 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 loacation 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 brining 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.)

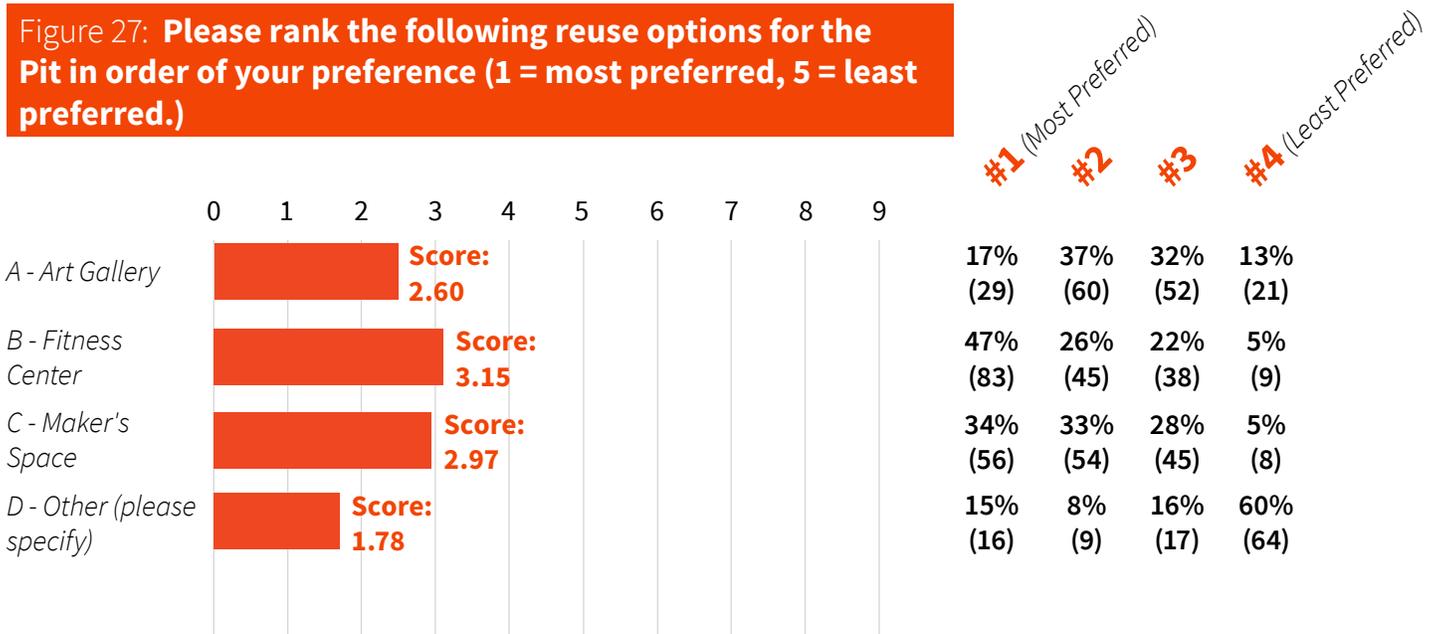


Figure 28: What other use/s do you think the design team should consider for the Pit?

- 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.)

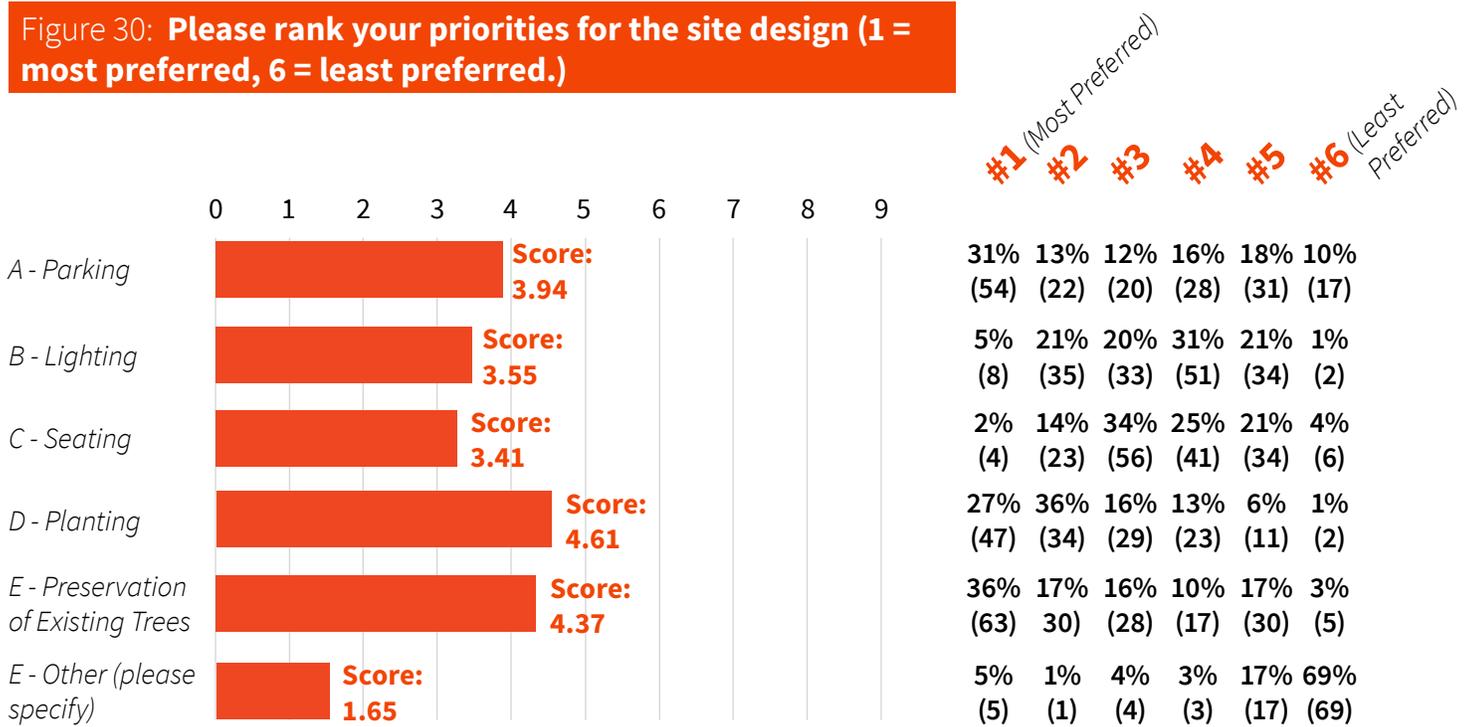


Figure 31: Are there other use/s you think the design team should consider for open space on the site?

■ 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 amphitheatres, 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 very important.
- 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 auto-motive 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.



7 – Project Budget

In order to make a decision about the best option moving forward. Working with Kyla Magnusson of PCM, we have prepared an order of magnitude project budget for consideration. This budget includes the following:

- **Construction Costs:** These are the costs that we would anticipate that a contractor would charge to build the project.
- **Administrative Costs and Reserves:** This budget includes the costs that the City of Bath should carry for items not built into the project such as furniture. It also includes anticipated legal and advertising expenses as well as the project contingency funds that the City of Bath should carry to make sure the project can be completed.
- **Fees and Services:** This is the anticipated costs that the City of Bath would pay for architectural and engineering services, testing, permit fees and etc. in order to design the project.

Budget Summary

The full budget follows but for comparison the anticipated budget for each option should the City of Bath decide to pursue this project without developer assistance is outlined below:

	OPTION ONE Housing + New Fire Station	OPTION TWO Mixed Use	OPTION THREE Housing Focus
Construction	38,622,601	41,113,146	31,639,087
Administration Cost and Reserve	7,927,633	8,438,195	6,496,013
Fees and Services	4,006,967	4,231,489	3,306,326
TOTAL PROJECT COST	\$ 50,557,210	\$ 53,782,830	\$ 41,441,426

It should be noted that the costs presented is in today’s dollars. As the project moves forward the costs will need to consider inflation for the time of construction.

This information should assist the City of Bath in determining how they would like to proceed in soliciting proposals from developers for the reuse of the project.

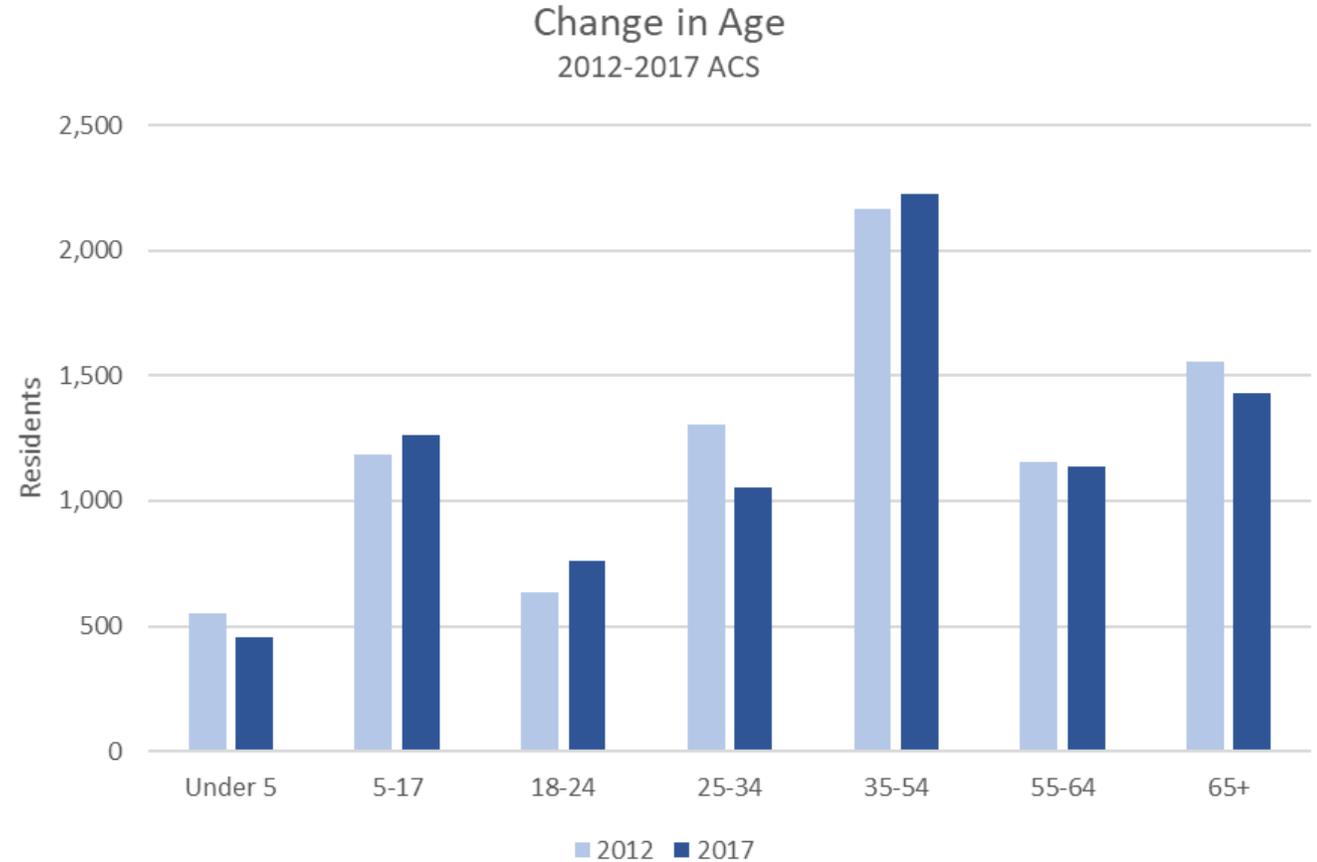
I. Construction	Option One Housing + New Fire Station 117,790 sf			Option Two Mixed Use 153,820 sf			Option Three Housing Focus 110,870 sf		
	Area	Cost/SF	Cost	Area	Cost/SF	Cost	Area	Cost/SF	Cost
Demolition									
1941 Building	17,900	\$ 8.00	143,200						
1968 Building	87,300	\$ 8.00	698,400				85,300	\$ 8.00	682,400
1995 Connector				3,000	\$ 12.00	36,000			
Renovation									
Auditorium Improvements	7,930	\$ 250.00	1,982,500	7,930	\$ 250.00	1,982,500	7,930	\$ 250.00	1,982,500
PIT Improvements	5,170	\$ 250.00	1,292,500	5,170	\$ 250.00	1,292,500	5,170	\$ 250.00	1,292,500
Housing	38,950	\$ 225.00	8,763,750	65,970	\$ 225.00	14,843,250	61,460	\$ 225.00	13,828,500
Housing Common	14,370	\$ 200.00	2,874,000				8,070	\$ 200.00	1,614,000
Café Catering				8,070	\$ 300.00	2,421,000			
Office				20,630	\$ 200.00	4,126,000			
Maker Space				8,330	\$ 175.00	1,457,750			
Utility and Circulation	29,070	\$ 175.00	5,087,250	37,720	\$ 175.00	6,601,000	28,240	\$ 175.00	4,942,000
New Construction									
New Fire Station	22,300	\$ 400.00	8,920,000						
Site	150,718	\$ 18	2,712,924	150,718	\$ 12	1,808,616	150,718	\$ 15	2,260,770
<i>Total Revised Project Construction Subtotal</i>			32,474,524			34,568,616			26,602,670
Design Contingency (10%)		10.00%	3,247,452		10.00%	3,456,862		10.00%	2,660,267
<i>Building Construction Subtotal</i>			35,721,976			38,025,478			29,262,937
Overhead and Profit (6%)		6.00%	2,143,319		6.00%	2,281,529		6.00%	1,755,776
<i>Building Construction Subtotal</i>			37,865,295			40,307,006			31,018,713
Bond and Insurance (2%)		2.00%	757,306		2.00%	806,140		2.00%	620,374
TOTAL CONSTRUCTION		\$ 328	38,622,601		\$ 267	41,113,146		\$ 285	31,639,087
<i>escalation not included</i>									
II. Administrative Cost & Reserve									
Land			0			0			0
FF&E (% of construction cost)	2.00%		772,452	2.00%		822,263	2.00%		632,782
Infrastructure Technology (% of construction)	1.00%		386,226	1.00%		411,131	1.00%		316,391
Advertising/Printing (lump sum budget)			5,000			5,000			5,000
Insurance/Legal (lump sum budget)			5,000			5,000			5,000
Bid Contingency (% of construction cost)	7.50%		2,896,695	7.50%		3,083,486	7.50%		2,372,932
Construction Contingency (% of construction)	10.00%		3,862,260	10.00%		4,111,315	10.00%		3,163,909
TOTAL			\$7,927,633			\$8,438,195			\$6,496,013
III. Fees & Services									
A/E Fee (% of construction budget)	8.00%		3,321,544	8.00%		3,535,731	8.00%		2,720,962
Additional Service Fees (% of construction contingen	8.00%		308,981	8.00%		328,905	8.00%		253,113
FF&E Fee (% of FF&E cost)	8.00%		61,796	8.00%		65,781	8.00%		50,623
TEL / Data Design (lump sum budget)			25,000			25,000			25,000
Fee for Planning Board Permitting			10,000			10,000			10,000
Reimbursable (% of fee)	3.00%		99,646	3.00%		106,072	3.00%		81,629
Survey/Soils/Borings (lump sum budget)			20,000			10,000			15,000
Clerk Fee (lump sum budget)			50,000			50,000			50,000
Special Inspections (lump sum budget)			15,000			5,000			5,000
Cost Estimating (lump sum budget)			25,000			25,000			25,000
Commissioning (lump sum budget)			25,000			25,000			25,000
Misc Fees and Expenses (lump sum budget)			20,000			20,000			20,000
Testing and Balancing (lump sum budget)			25,000			25,000			25,000
TOTAL			\$4,006,967			\$4,231,489			\$3,306,326
Total Project Cost		\$ 429	\$50,557,201		\$ 350	\$53,782,830		\$ 374	\$41,441,426

CONCEPTUAL MARKET ASSESSMENT

Residential Market

Population and Age

- Bath population has slowly been declining since 1990. Slowly leveling off and projected to increase by 50 residents through 2024.
- County experiencing very little population change as well.
- Residents 18-24 are a growing segment while 55+ are shrinking.
- County seeing very rapid growth in residents 65+. Over last five years, 22% increase.



Key Takeaway

Opportunity to provide housing for younger residents. Offer housing product attractive to younger and older residents. As older homeowners move to new units, more single-family homes will be available.



Household Composition

- 16% increase in single-person households in last five years.
- 73% increase in 5- and 6-person family households in last five years.
- Single-person households are growing at a faster rate than family households overall.



Tenure and Units

- There are slightly more owner-occupied households in Bath than renter-occupied households.
- 77% of all housing units in Bath are single-family homes.
- 7% of all housing units in Bath are in buildings with 10-units or more.
- Recent development and pipeline projects mirror current composition with new subdivisions and mixed-use rehabs.

Key Takeaway

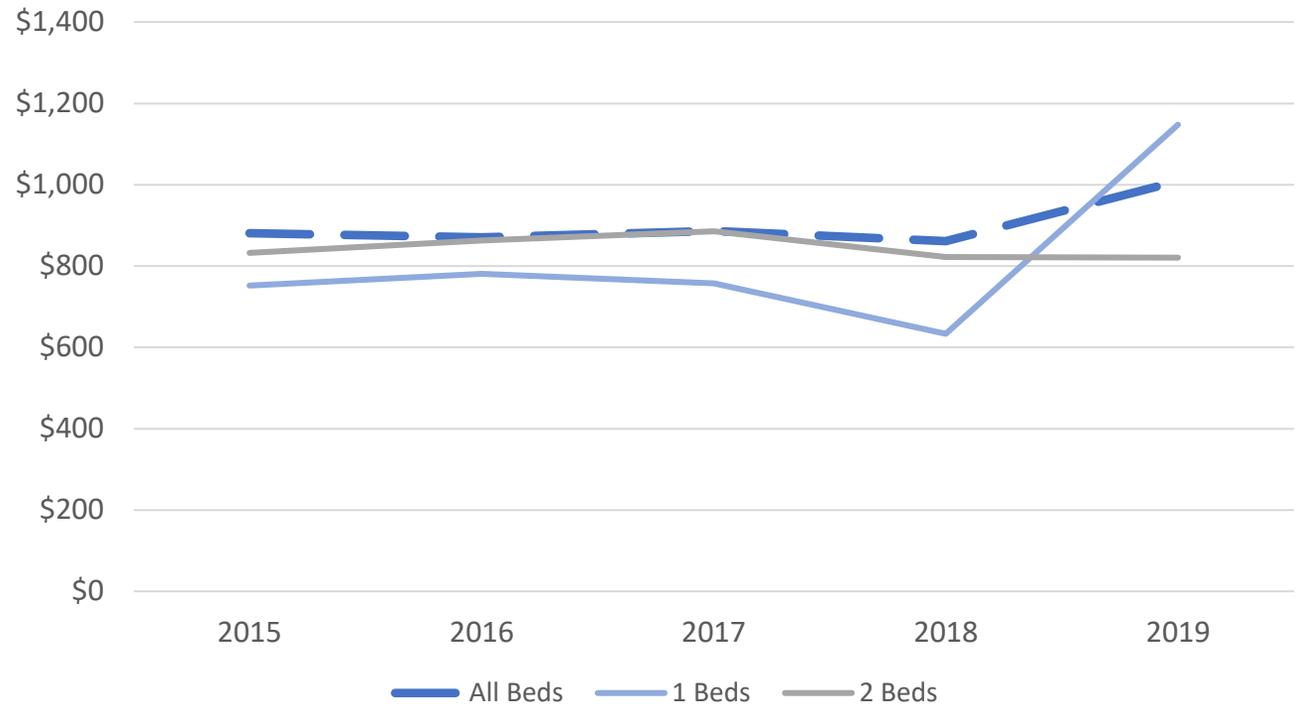
Smaller households, result of more young people and an aging population, are likely looking for smaller, more affordable units. Opportunity to provide that at Morse. These types of projects are being proposed around Downtown area.



Household Income & Affordability

- Median HH income in Bath is about \$41,000.
- That translates to an affordable rent price of \$1,000/month, and an affordable purchase price of \$145,000.
- Average sales price for Bath in 2019 was \$206,617.
- Average rent has increased to \$1,000/month.

Average Rents
2015-2019, Rent Jungle



Key Takeaway

Rental housing is still affordable to a household earning the median income, but for-sale prices have been steadily increasing. Realtors have noted inventory is very low, most homes on market are listed over \$350,000. Demand is strong for units priced between \$145,000 and \$215,000.

CONCEPTUAL MARKET ASSESSMENT

Commercial Market



Employment Indicators

- While overall employment in the city decreased between 2015-2018, selected sectors are growing.
- Arts, recreation, accommodations, food services, and education are growing sectors.
- Employment growth expected at Bath Iron Works. Could help drive housing demand, retail spending, food spending.



Office and Retail

- Could be market for small professional office or medical offices. 600-650 SF in size.
- Most businesses in Bath today are small, averaging 27 people.
- Bath is a net exporter of retail sales (\$70M), most of which is in categories covered by large-format merchandise stores.
- Market for home furnishings, clothing, jewelry, bookstore. Items that could be clustered and sold together.

Key Takeaway

Opportunity to capture some retail/food sales locally at Morse property. Rents would have to be low to attract local entrepreneurs. Don't want to compete with Downtown. Also opportunity for smaller office users on ground floor with ample parking available.

CONCEPTUAL MARKET ASSESSMENT

Arts & Culture

Arts & Culture

- Key is to keep spaces small and flexible so different artists with different needs can utilize space.
- Important to keep prices/rents low so artists can afford the space. May rely on funding from other sources like city or grants.
- Feedback from local art partners/organizations:
 - Union & Co reuse project reduced gallery and workspace. New space would be a great benefit.
 - Mixed component that includes classrooms, exhibition/studio space, and limited residential.
 - Community arts space would fill current void and not compete with larger venues.

Key Takeaway

Opportunities for smaller art gallery spaces, studios, workspace, live/work units, and classrooms. Possibly opportunity for small performance art space that complements Chocolate Church and new High School.



www.visitbath.com

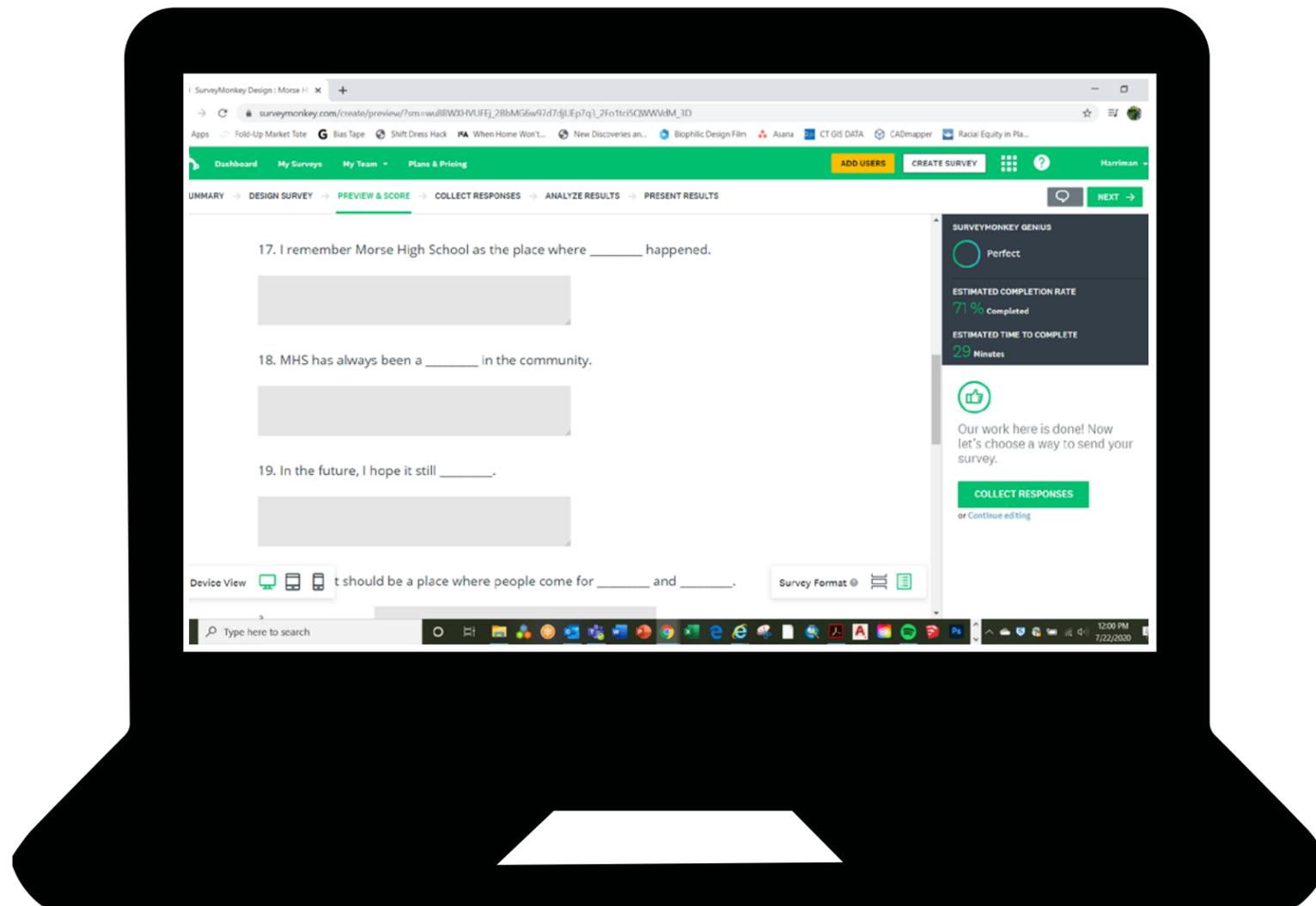
Morse High School Reuse Study

Presentation: Online
Workshop Results

July 2020



Introduction



3-Part Online “DIY Workshop”

Powered by  SurveyMonkey®

1 - Demographics and Business Development

2 - Fill-in-the-blank Vision Statement

3 - Future Uses Survey

- Public Safety
- Building
- Site

Demographics and Business Development

Figure 3: If you don't live in Bath, where do you live?

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

Figure 1: Do you live in Bath?

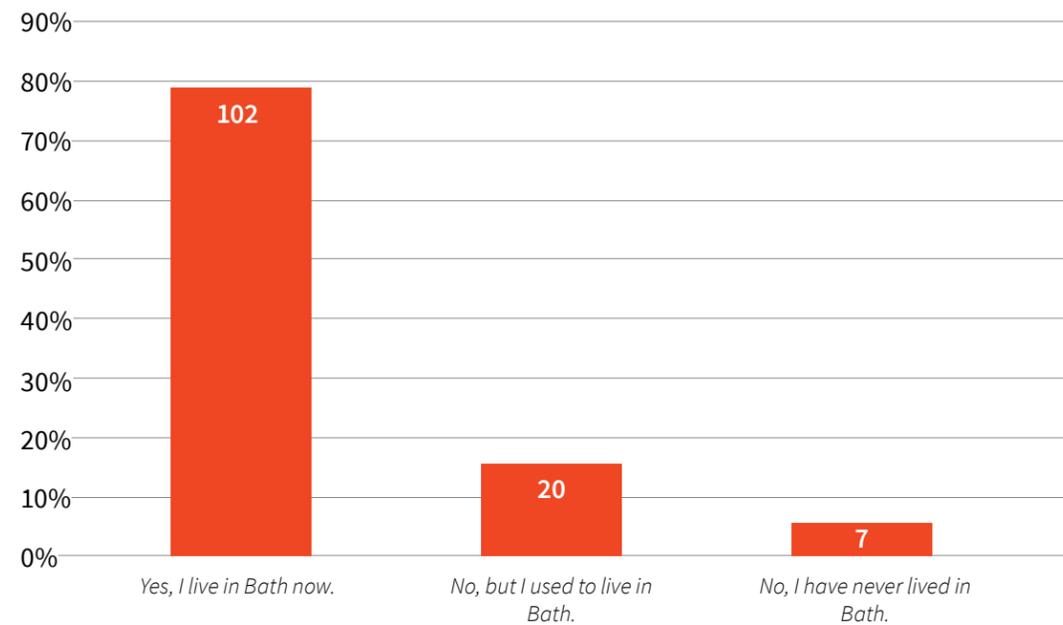


Figure 2: How long have you lived in Bath?

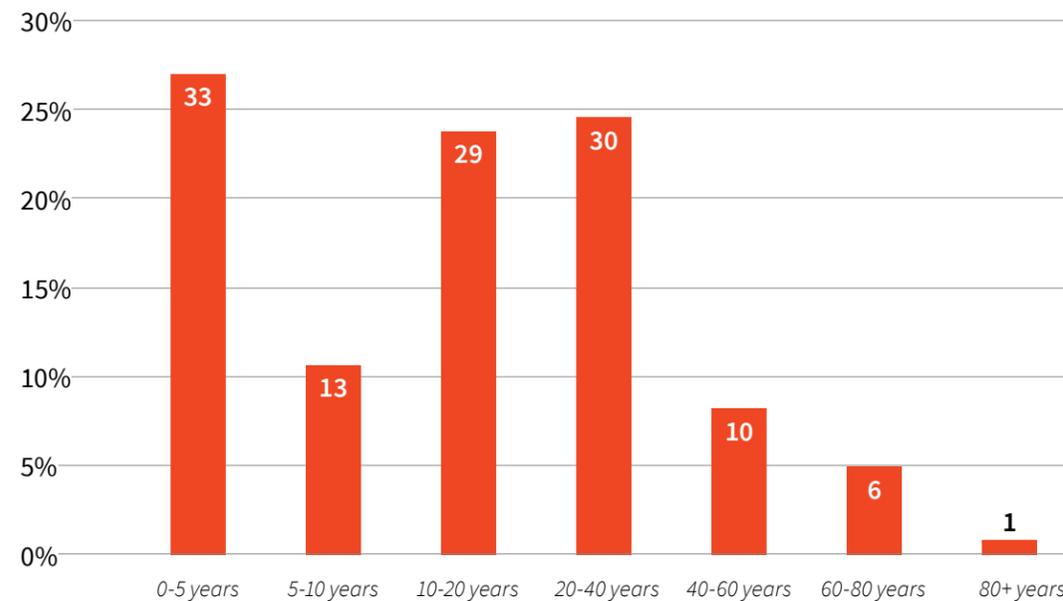


Figure 4: Did you attend Morse High School?

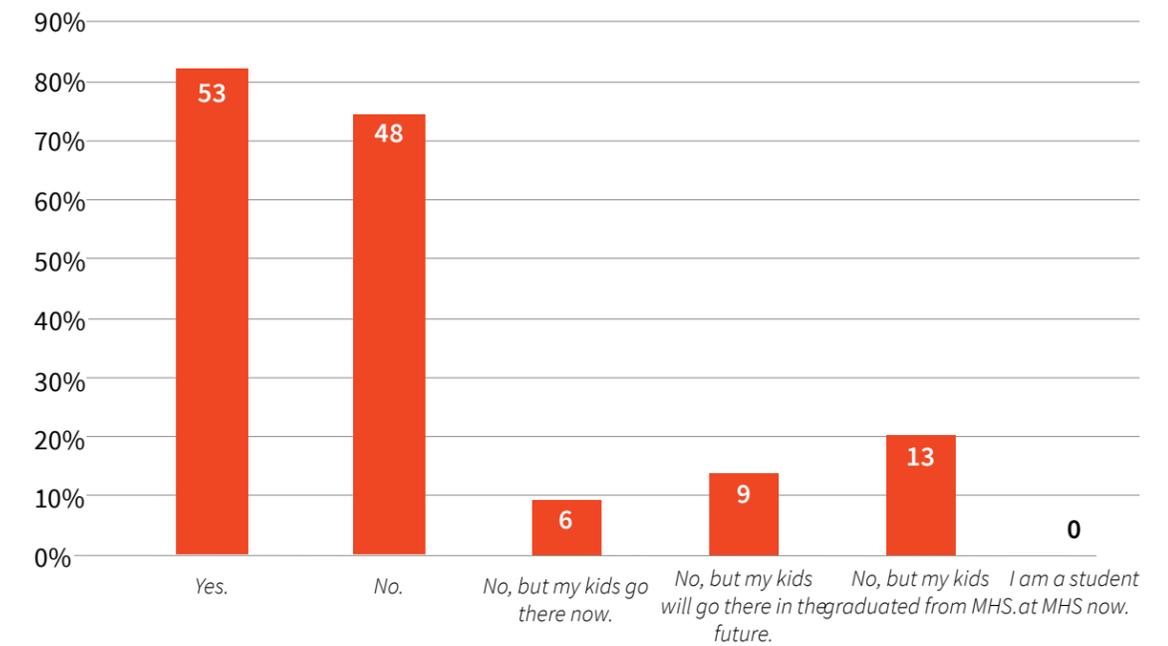
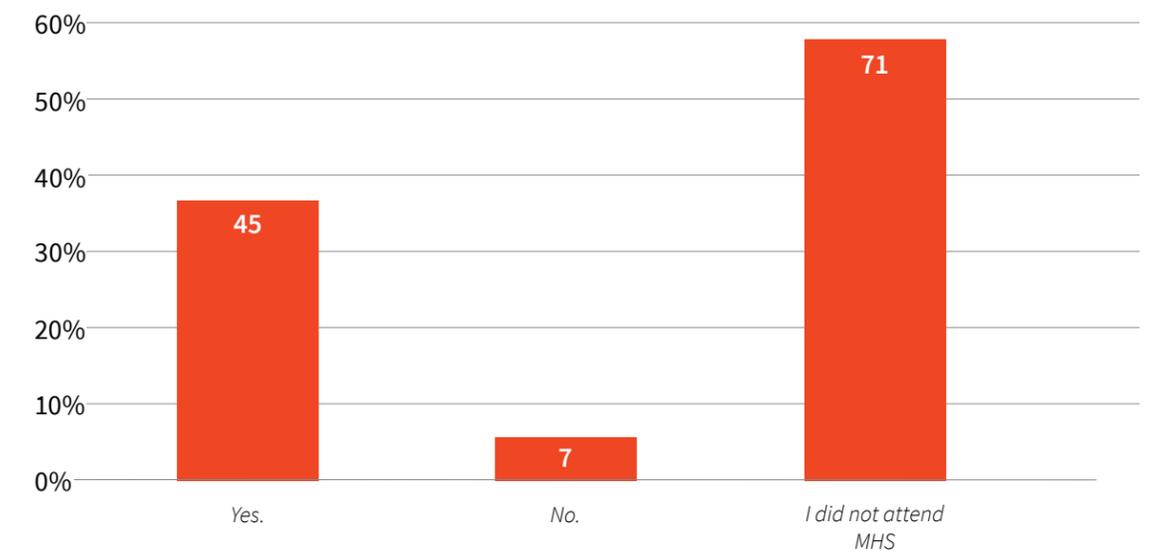


Figure 5: When you attended Morse High School, were you living in an RSU1 community?



Demographics and Business Development

Figure 10: How many square feet is your business?

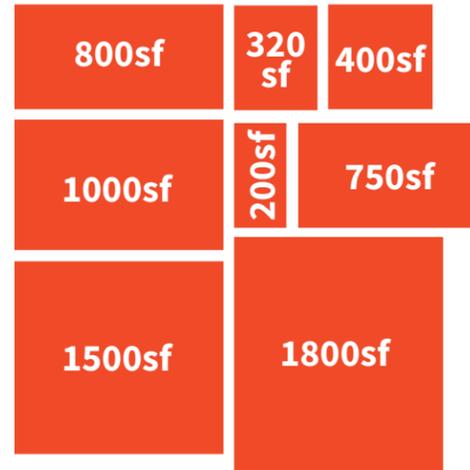


Figure 11: What type of business do you have?

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

Figure 12: Where is your business located now?

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

Figure 6: If MHS were redeveloped into moderately priced condominiums, would you be interested in living there?

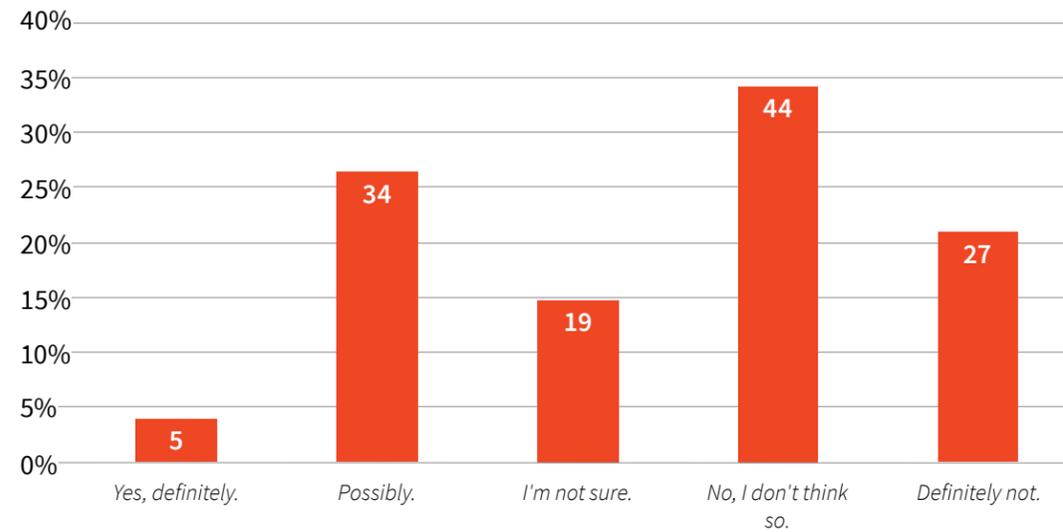


Figure 8: Are you a small business owner?

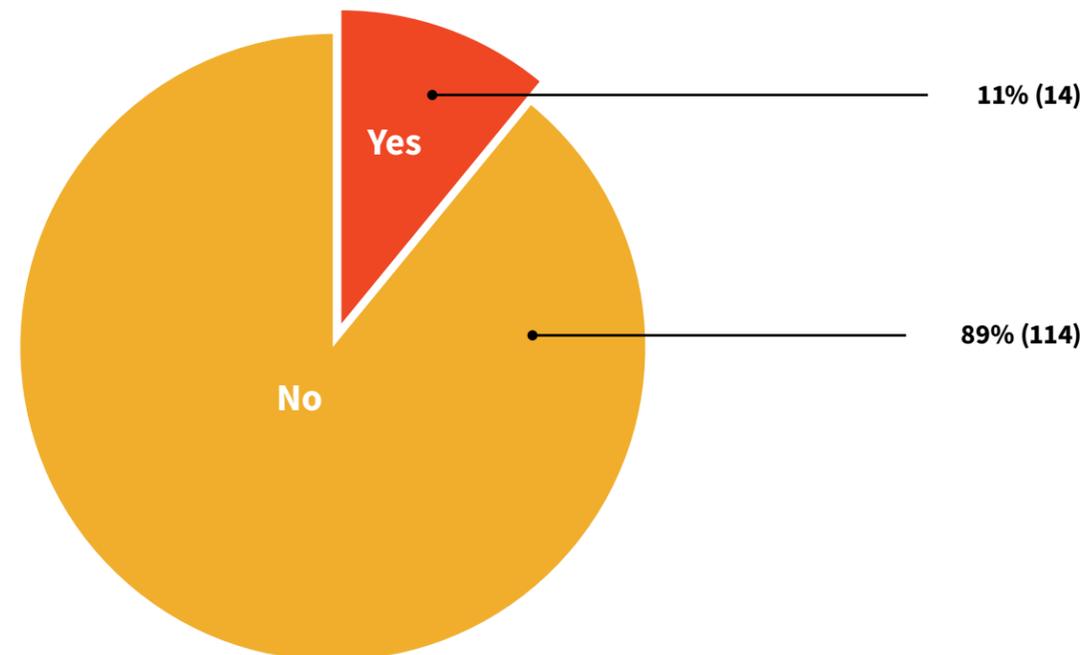


Figure 7: Would you consider relocating your business to MHS?

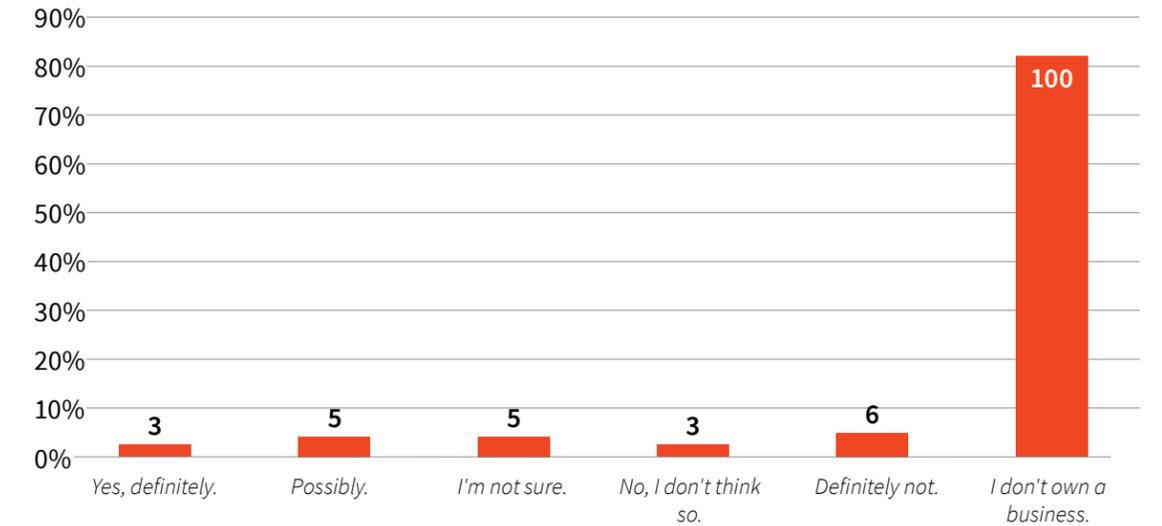
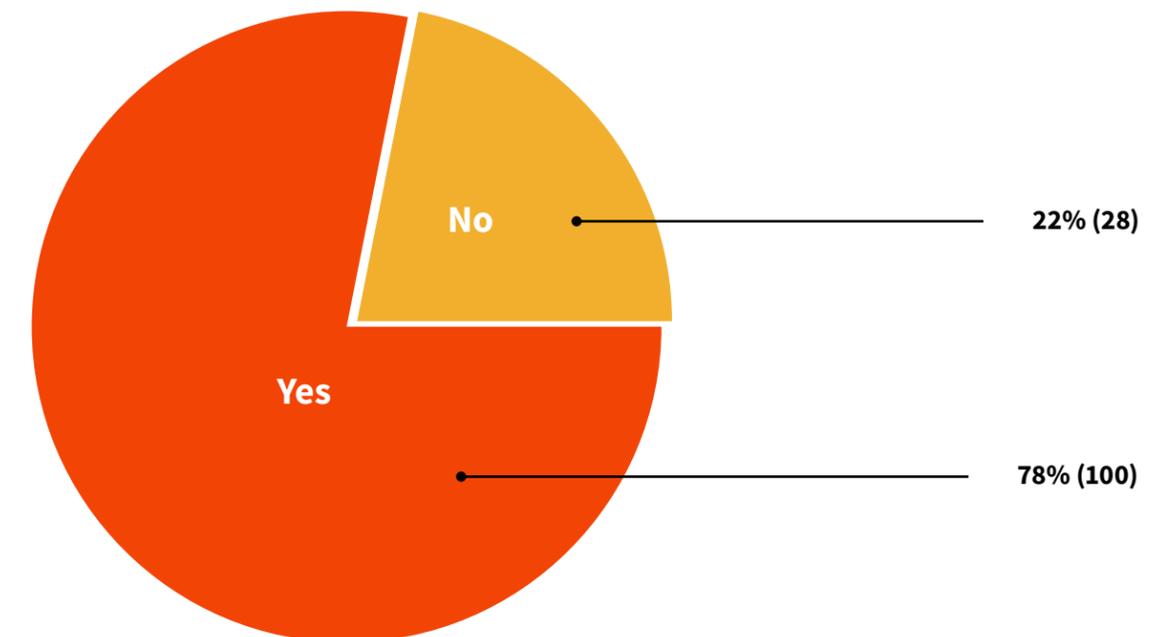


Figure 9: Have you been inside the MHS Building?



Fill-in-the-blank Vision Statement

I remember Morse High School as the place where _____ happened. MHS has always been a _____ in the community. In the future I hope it still _____. In 2025, it should be a place where people come for _____ and _____. My favorite part of the building is _____; it would be great if it was used for _____. The grounds surrounding the building have the potential to be used for _____ or _____. I am mainly concerned that _____ might lead to _____. I think _____ is the most important thing to keep the same, and _____ is the most important thing to change. In a few years, I look forward to walking past Morse High School on High Street and seeing _____.

Vision Statement Option 1

Option 1: All Mixed Use

Morse High School has long stood as a pillar in the Bath community. The walls of Morse High School contain memories of learning and growth, coming of age, and coming together for those who have wandered its halls as students, parents, teachers, or visitors. In the future, the Morse High School buildings continue to be the heart of the community, now providing a vibrant balance of local eateries and cafe's, office space for small businesses, mixed income housing, and programming and spaces dedicated to the arts. The auditorium has been updated and remains a space for cultural events and performances. The site offers accessible and convenient parking for the new uses shielded by a neighborhood park that wraps around the

grounds. The façade of the original building has been restored to preserve its long-standing history as a Bath icon. The façades of the newer additions have been updated and the building's energy systems have been replaced with the latest in green energy technology. Walking down High Street in 2025 pedestrians will see a vibrant community hub that has been and will continue to be an important part of Bath's history and culture for generations to come.

Vision Statement Option 2

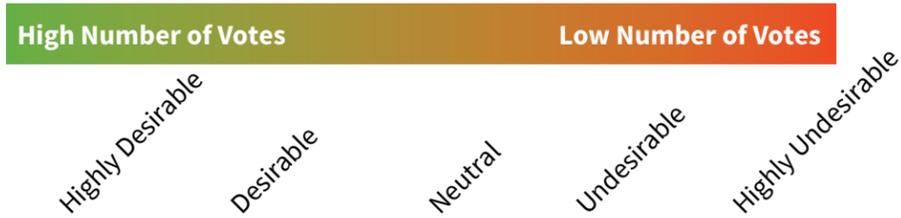
Option 2: Fire Station + Mixed Use

In 2025, the site of the Morse High School has gained a new municipal use. Next to the original school is a new fire station designed to meet the diverse needs of the Bath community in the 21st century. The new building and the area for parking and access are designed with safety and accessibility in mind while also respecting the character of the surrounding residential neighborhood. The original Morse High School building and the 1941 and 1995 wings continue to be a fixture at the heart of the community, providing a vibrant balance of local eateries and cafes, office space for small businesses, mixed income housing, and programming and spaces dedicated to the arts. The auditorium has been updated and remains a space for

cultural events and performances. The façade of the original building has been restored to preserve its long-standing history as a Bath icon. The façades of the 1941 and 1995 wings have been updated and the building's energy systems have been replaced with the latest in green energy technology. Walking down High Street in 2025, pedestrians will see an important community asset and vibrant community hub that has been and will continue to be a part of Bath's history and culture for generations to come.

Future Uses Survey All Voting Results

Desirability



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

Location



	Housing Units	Small Office Space	Café	Restaurant	Home Furnishing Store	Clothing Store	Jewelry Store	Bookstore	Maker Space	Artist's Studio Space	Artist's Live-Work Space	Art Classrooms	Art Gallery
BASEMENT LEVEL													
0-A									21				5
0-B									18				
0-D									15				
GROUND LEVEL													
1-A		18	25	18	7	10	9	16	8	14	11	15	13
1-B		13	15	11	6	8	10	9	12	12	14	10	4
1-C		27	26	23	14	9	8	15	15	16	18	15	6
1-D		22	26	23	15	15	11	19	8	16	12	10	9
SECOND LEVEL													
2-A	25	14								15	11	14	
2-B	19	13								15	13	8	
2-C	30	25								19	19	14	
2-D	27	19								18	17	11	
THIRD LEVEL													
3-A	25	13								18	16	15	
3-B	20	10								19	16	10	
3-C	13	12								13	16	10	

Preferred Uses | Public Safety

FIRE STATION

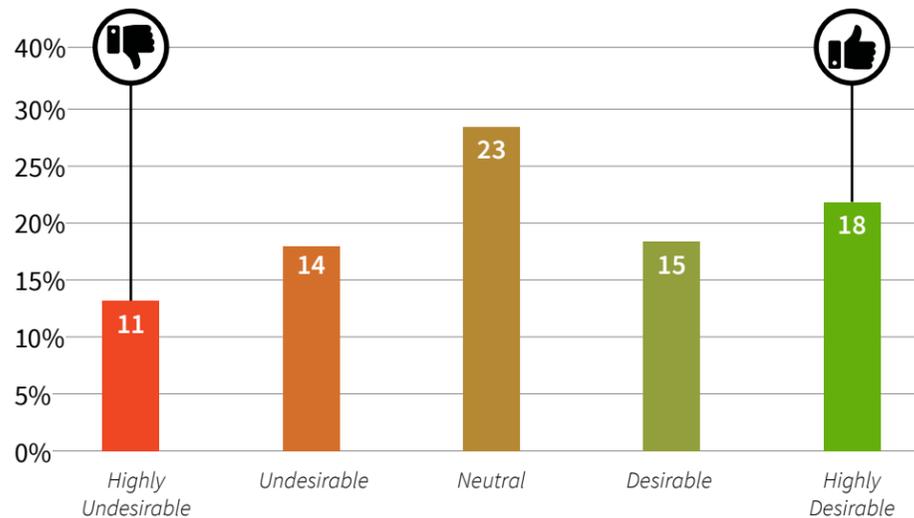


Figure 14: **What are your thoughts about relocating the Fire Station to the Morse High School site?**

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

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

Figure 13: **Would you support the relocation of the Fire Department to Morse High School.**



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

POLICE STATION

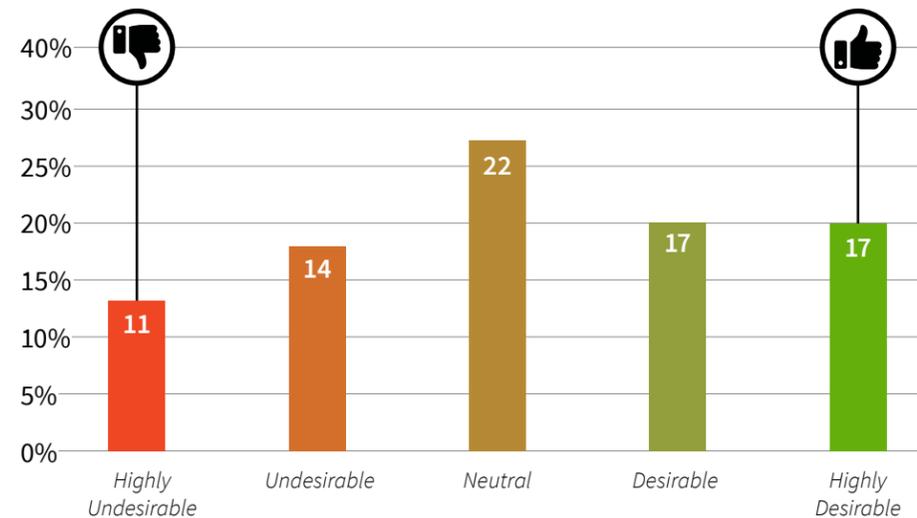


Figure 16: **What are your thoughts about relocating the Police Station to the Morse High School site?**

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

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

Figure 15: **Would you support the relocation of the Police Department to Morse High School.**

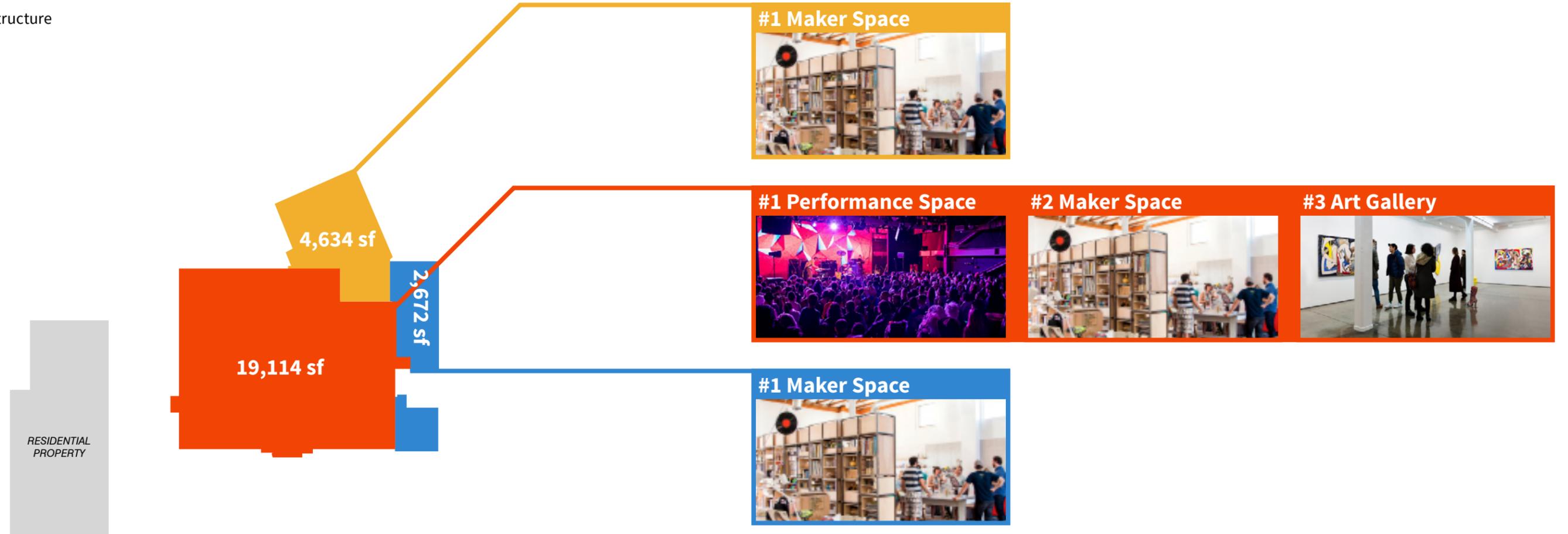


- The site of Morse would make a great public safety hub right in the middle of the city, accessible to everywhere.
- I definitely do not want to do this.
- Similar to the fire station concept, if there is a significant need for a new police station - perhaps it is justifiable. Again, I assume that this redevelopment idea would need to be a part of a larger effort to consolidate

Preferred Uses | Basement Level

Top 3 Uses per Wing

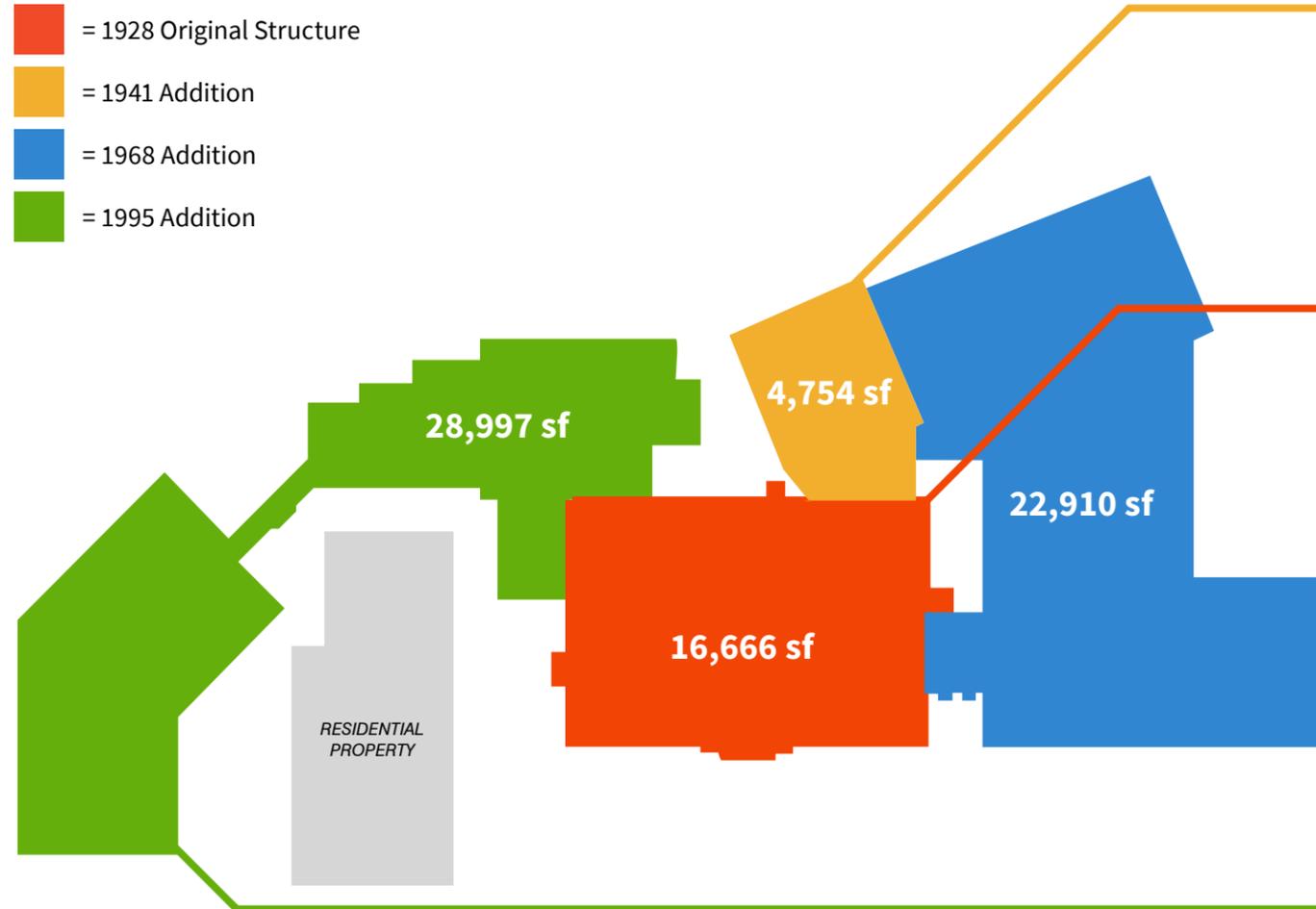
- = 1928 Original Structure
- = 1941 Addition
- = 1968 Addition
- = 1995 Addition



Typical Area Needed per Use

Maker Space	= 4,000 - 6,000 sf
Performance Space	= 6,000 sf 12, 000 sf
Art Gallery	= 2,000 - 3,000 sf

Preferred Uses | Ground Level



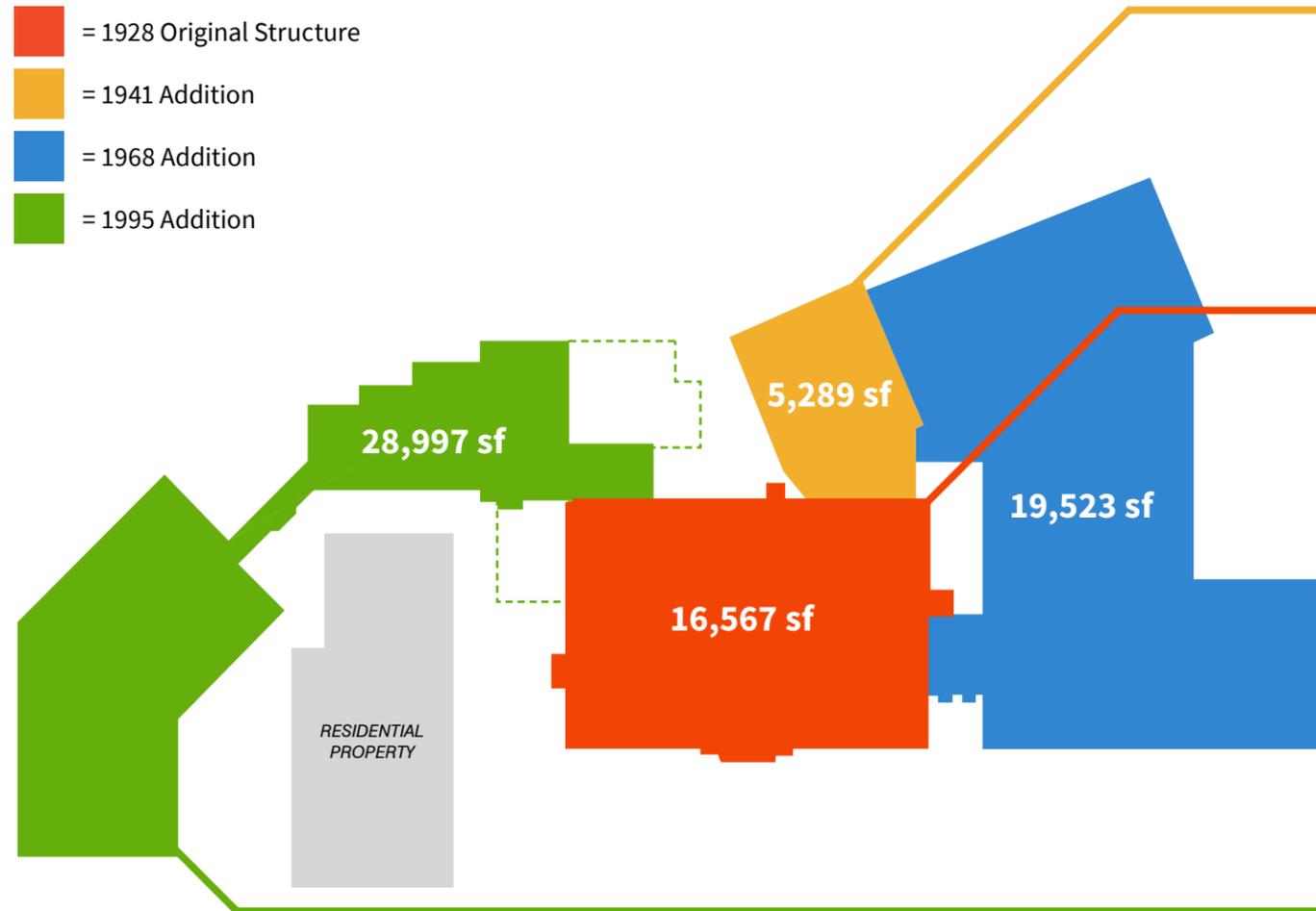
Top 3 Uses per Wing

Wing	#1 Use	#2 Use	#3 Use
1928 Original Structure (Red)	#1 Café	#2 Artist's Live-Work	#3 Small Office Space
1941 Addition (Yellow)	#1 Café	#2 Small Office Space	#3 Restaurant
1968 Addition (Blue)	#1 Restaurant	#2 Small Office Space	#3 Café
1995 Addition (Green)	#1 Small Office Space	#2 Café	#3 Restaurant

Typical Area Needed per Use

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

Preferred Uses | Second Level



Top 3 Uses per Wing

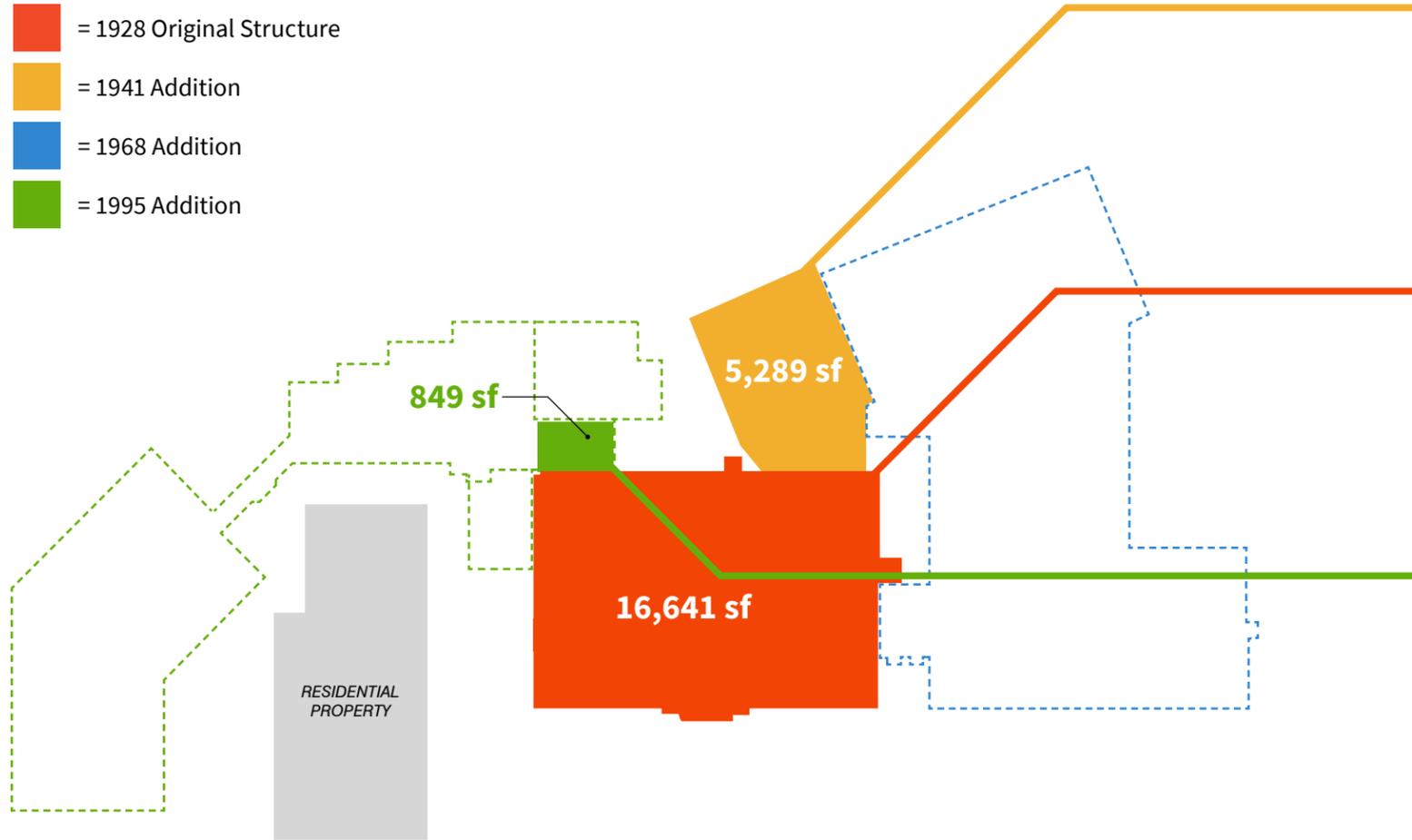
Wing	#1 Housing Units	#2 Artist's Studio Space	#3 Artist's Live-Work
Wing 1 (Green)			
Wing 2 (Orange)			
Wing 3 (Blue)			
Wing 4 (Red)			

Typical Area Needed per Use

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

Preferred Uses | Third Level

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



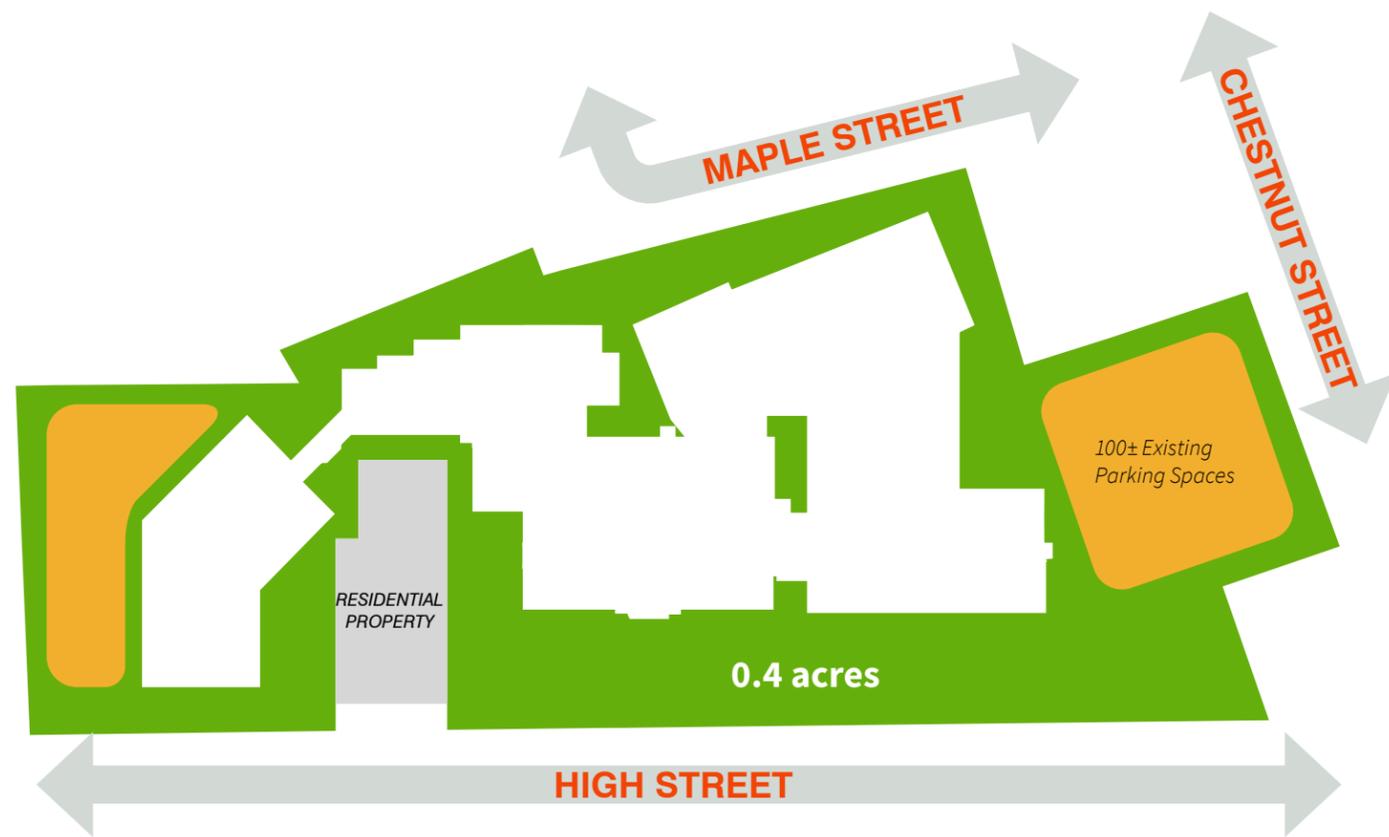
Top 3 Uses per Wing

#1 Housing Units	#2 Artist's Studio Space	#3 Artist's Live-Work
#1 Housing Units	#2 Artist's Studio Space	#3 Artist's Live-Work
#1 Artist's Live-Work	#2 Artist's Studio Space	#3 Housing Units

Typical Area Needed per Use

Housing Unit	= 1,100 - 2,400 sf
Artist Studio Space	= 400 - 1,000 sf
Artist Live-Work	= 800 - 2,000 sf

Preferred Uses | Site



Ranking of Potential Site Uses

#1 Community Park 	#2 Community Garden 	
#3 Streetscape 	#4 Playground 	#5 Market Space 
#6 Public Art 	#7 Small Plaza 	#8 Parking 

Selected Comments

“The planning for this area needs to be part of developing a concept of a real neighborhood. The apartments and homes across the street from the property and the adjoining neighborhoods could really benefit from some shared green space to help “make this a neighborhood”. Additionally, an emphasis on pedestrian access and safety is critical. New residents in this area should have wide sidewalks and safe crosswalks to encourage them to walk into town, walk to the YMCA and walk to various other anchors e.g. Shaws, and the various nature preserves.”

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

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

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

Selected Comments

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

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

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

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

Morse High School Reuse Study

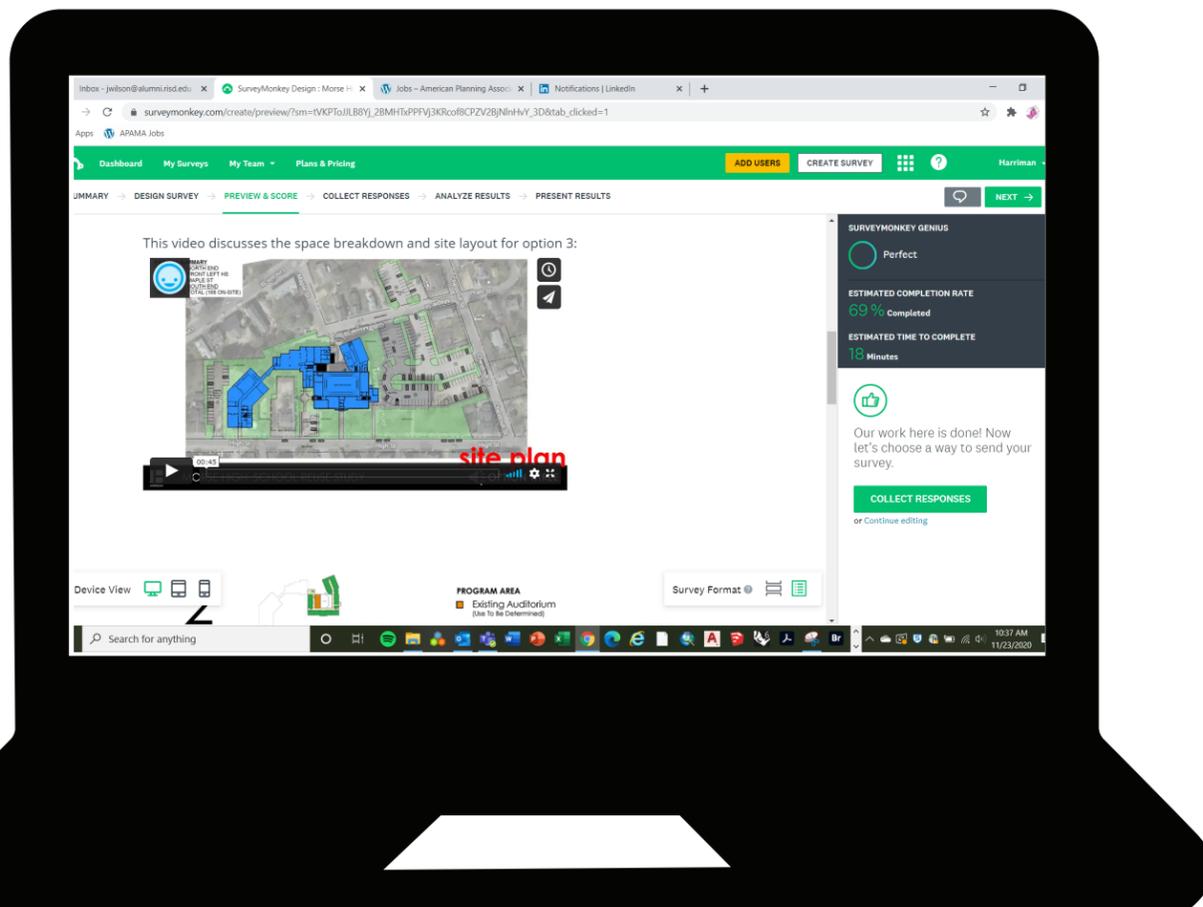
Presentation: Online
Workshop #2 Results

November 2020



Introduction

Online “DIY Workshop”



- Demographics and Business Development
- Option 1: Housing + Fire Station
- Option 2: Mixed Use
- Option 3: Housing Focus
- Options Comparison
- The Auditorium, The Pit, and Open Spaces
- Additional Questions and Comments

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 4: Do you live in Bath?

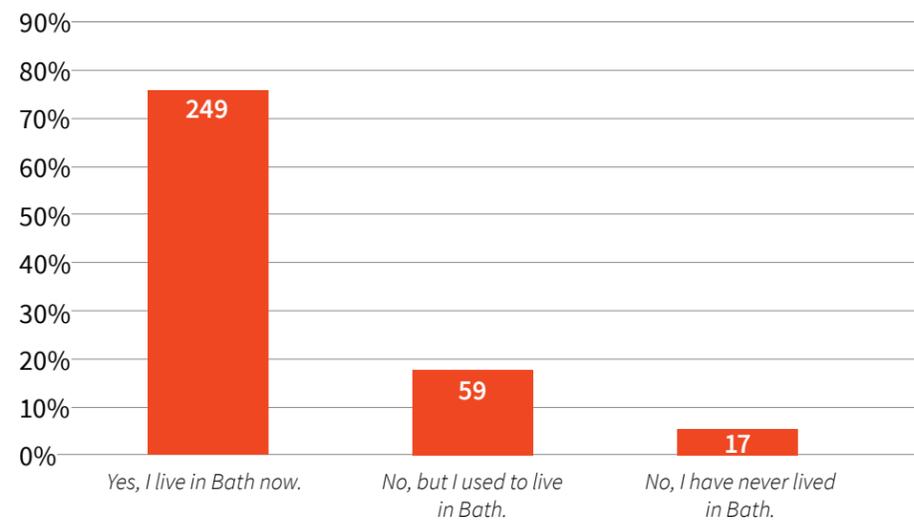


Figure 5: How long have you lived in Bath?

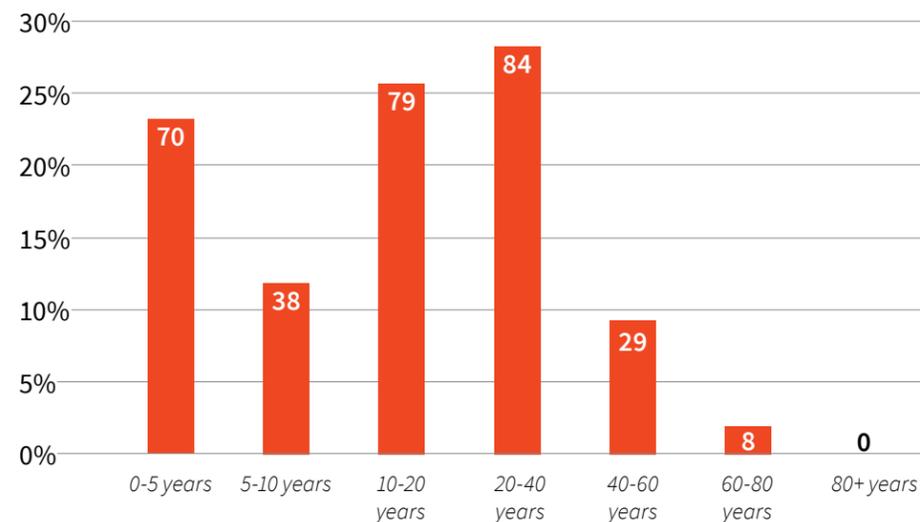


Figure 2: Did you attend Morse High School?

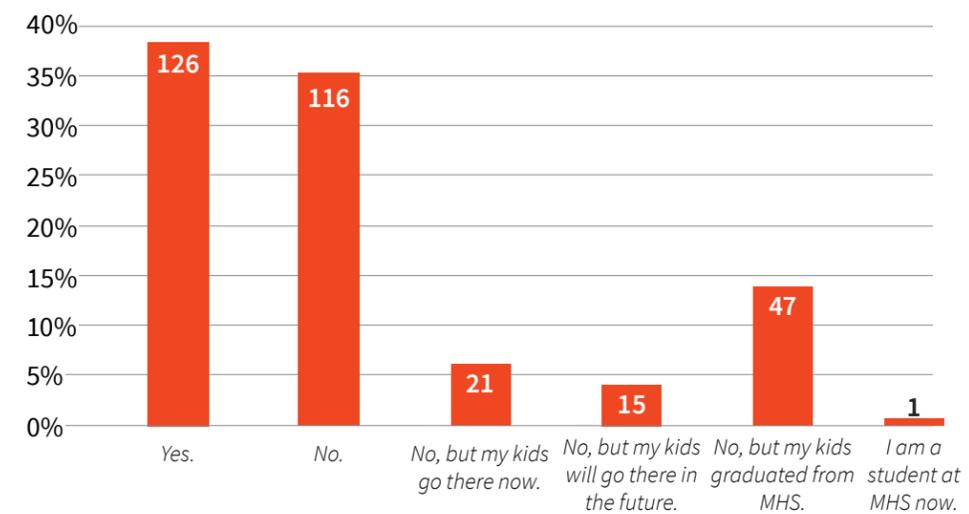
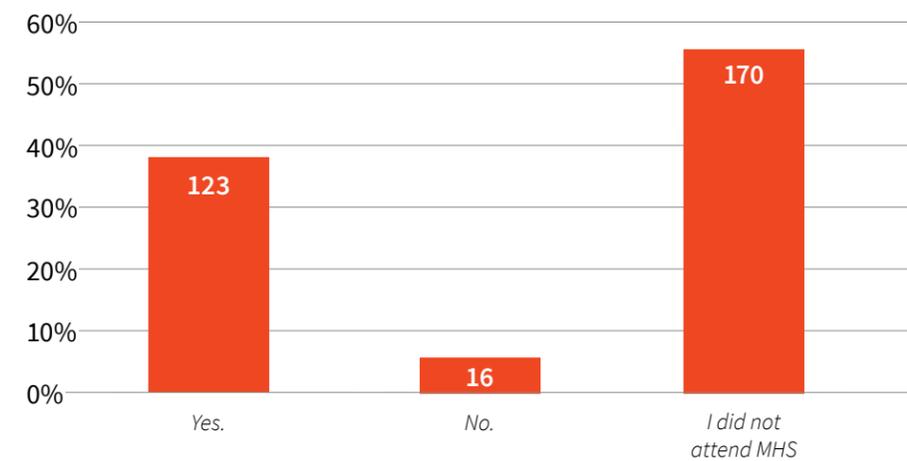


Figure 3: When you attended Morse High School, were you living in an RSU1 community?



Demographics and Business Development

Figure 6: How many square feet is your business?

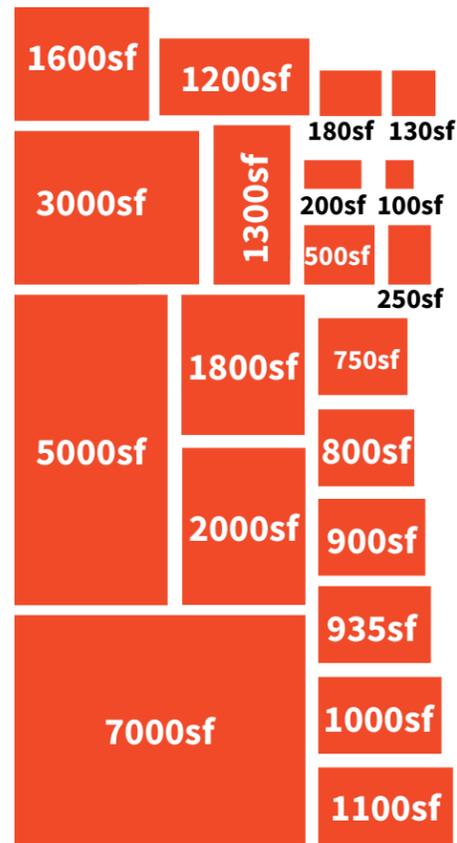


Figure 11: If MHS were redeveloped into moderately priced condominiums, would you be interested in living there?

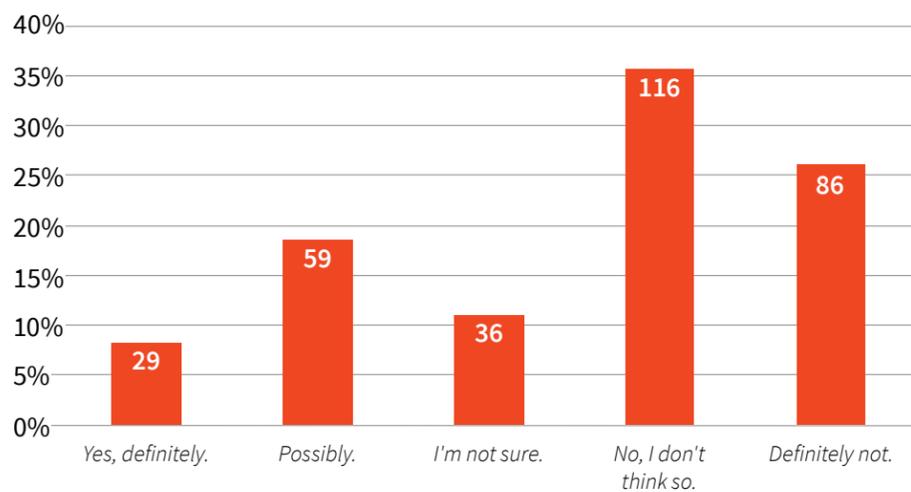


Figure 7: What type of business do you have?

- 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)

Figure 8: Would you consider relocating your business to MHS?

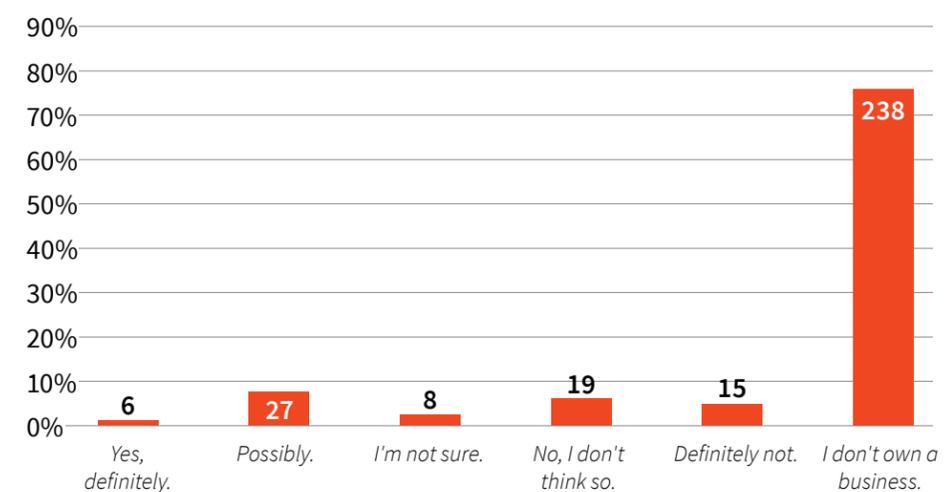


Figure 12: Are you a small business owner?

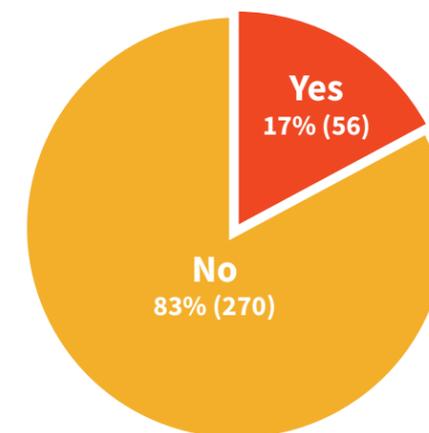


Figure 9: Have you been inside the MHS Building?

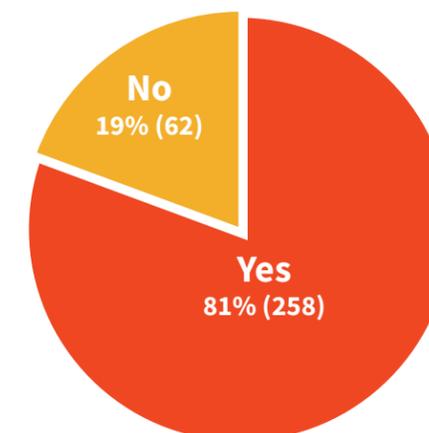


Figure 10: Where is your business located now?

- Home (13)
- Brunswick (4)
- Centre Street (4)
- Front Street (3)
- State Road (2)
- Downtown (2)
- Bowery Street (1)
- Pearl Street (1)
- The Rotary (1)
- Historical District (1)
- Old Hospital (1)
- Bath Outskirts (1)
- Phippsburg (1)
- Edgcomb (1)
- Georgetown (1)
- Massachusetts (1)
- Portland, Bath, and NH (1)
- Washington DC (1)
- Lebanon, OR (1)

Key Take-aways:

- There are a wide range of business types and sizes that need space.
- Remote work, co-work, live-work, and flexible work arrangements are more in-demand than ever.
- There is a balance of long-term residents and newcomers with different needs.



Option 1: Housing + Fire Station

Figure 13: Please indicate your preference toward option 1.

3.2
average rating

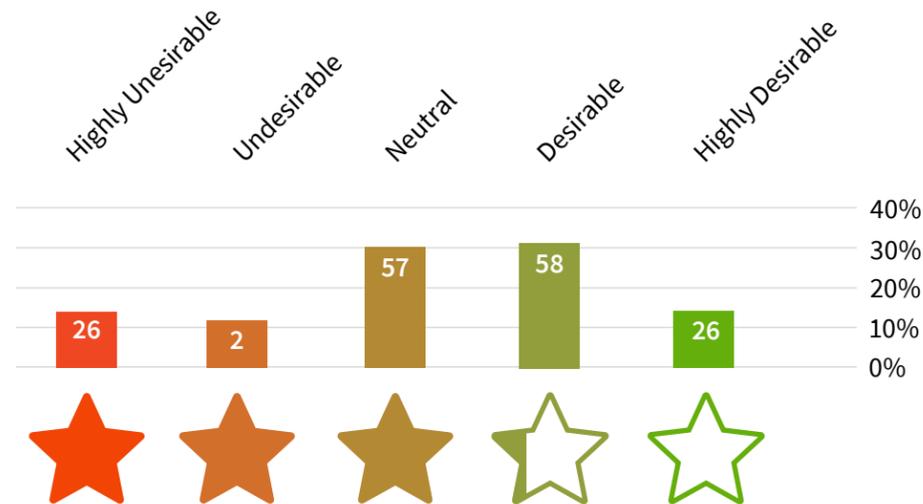
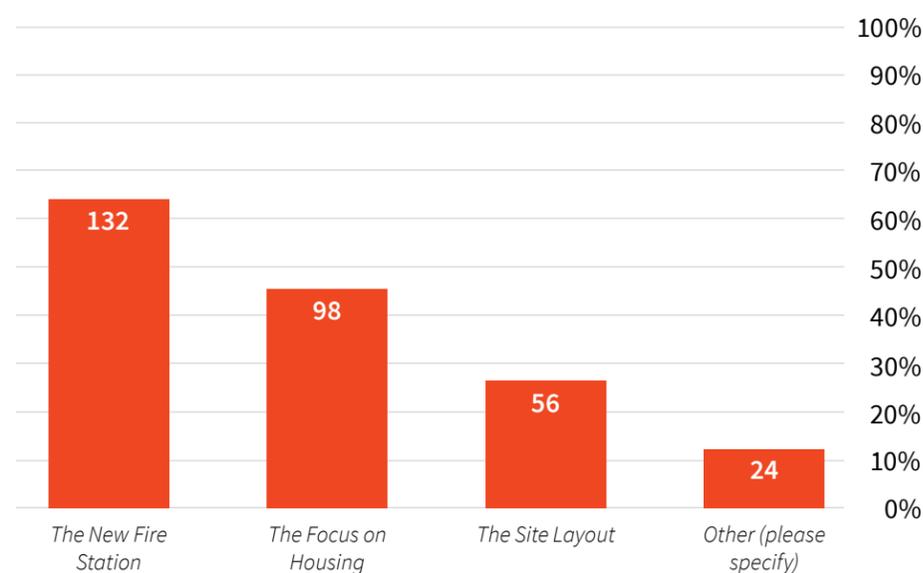


Figure 14: What do you like about option 1? Select all that apply.



Key Take-aways:

- Most desirable option.
- A new fire station is favorable.
- Concern about noise of fire station.
- Need for senior housing.
- Questions regarding fate of the existing fire station.
- Raise property values (high-income housing) vs. lower property taxes (low-income housing).
- Desire to strengthen Bath's tax base.

Option 2: Mixed Use

Figure 15: Please indicate your preference toward option 2.

2.9
average rating

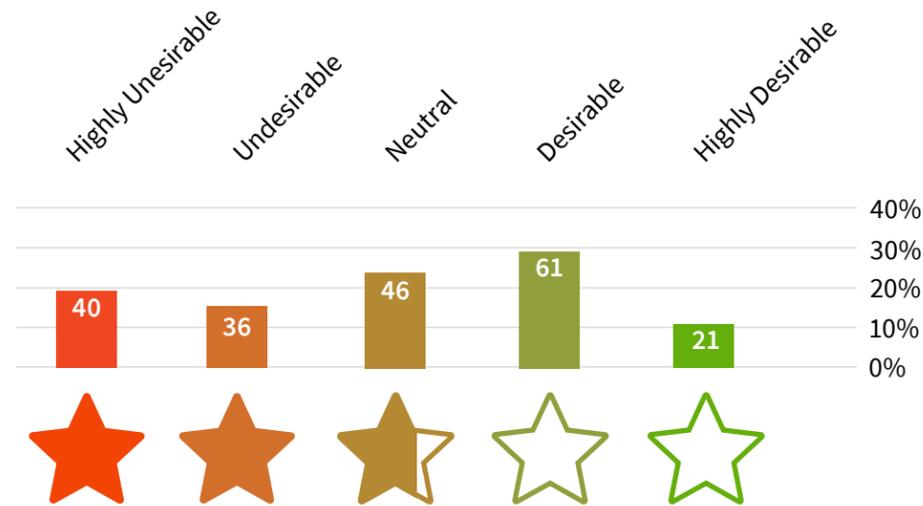
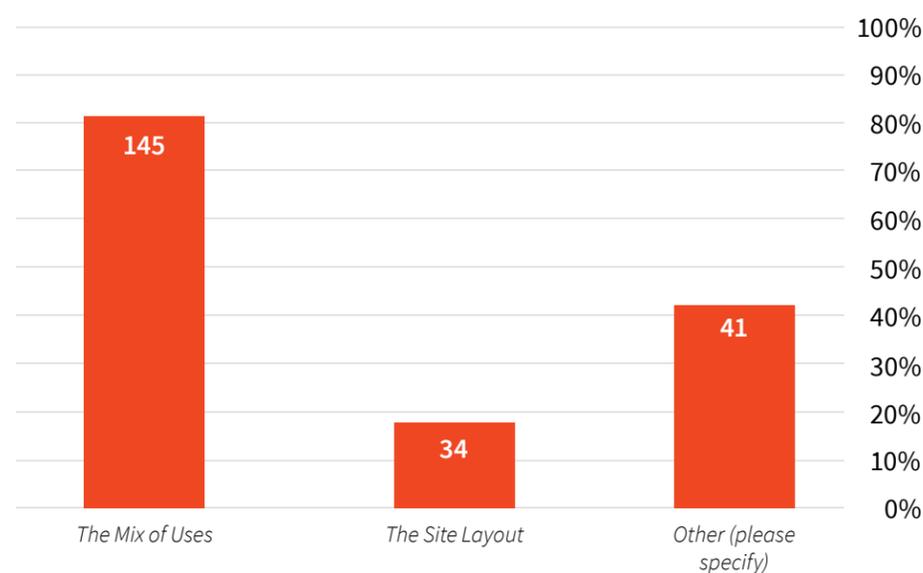


Figure 16: What do you like about option 2? Select all that apply.



Key Take-aways:

- Favorable mix of uses.
- Preference toward community uses over housing.
- Concern over competition with downtown businesses.

Preferred Hybrid Option

Option 1:

**Housing
+ Fire**

Station

Option 2:

Mixed Use

Preferred Hybrid:

Mixed Use + Fire Station



Option 3: Housing Focus

Figure 17: Please indicate your preference toward option 3.

2.7
average rating

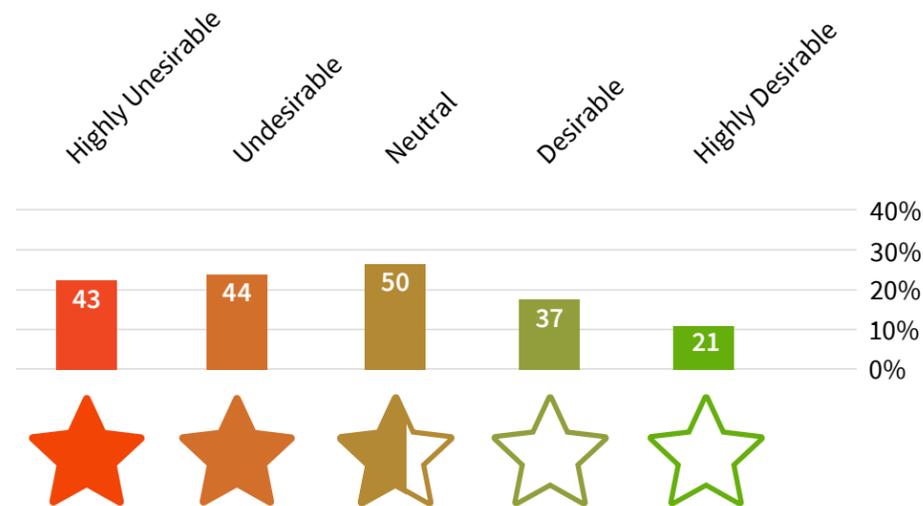
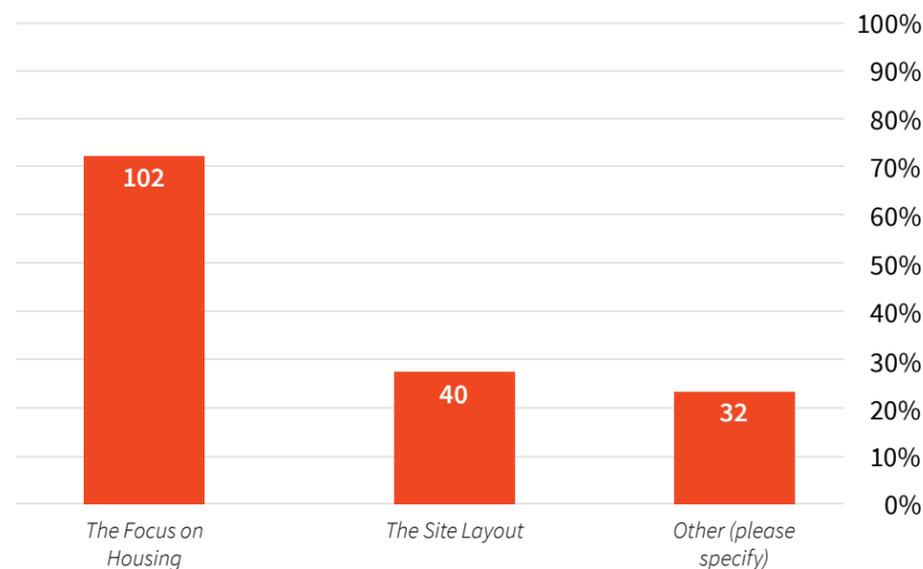


Figure 18: What do you like about option 3? Select all that apply.



Key Take-aways:

- Controversy between high rate of subsidized housing and high rate of youth homelessness. (Need for increased tax revenue vs. need for affordable housing.)
- Missing middle housing.
- In need of smaller, market-rate units for seniors and others looking to downsize.

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.



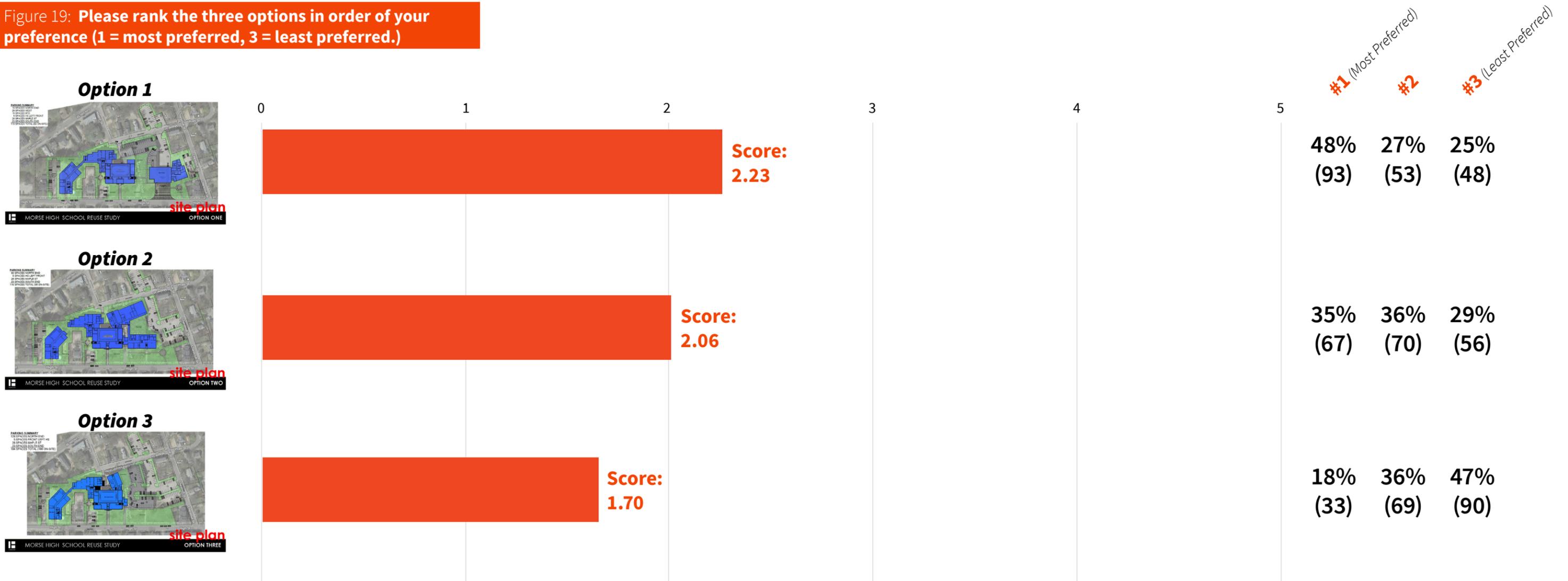
"The Missing Middle" Bath needs smaller, market-rate units for seniors who want to age in place and others who want to downsize.



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.

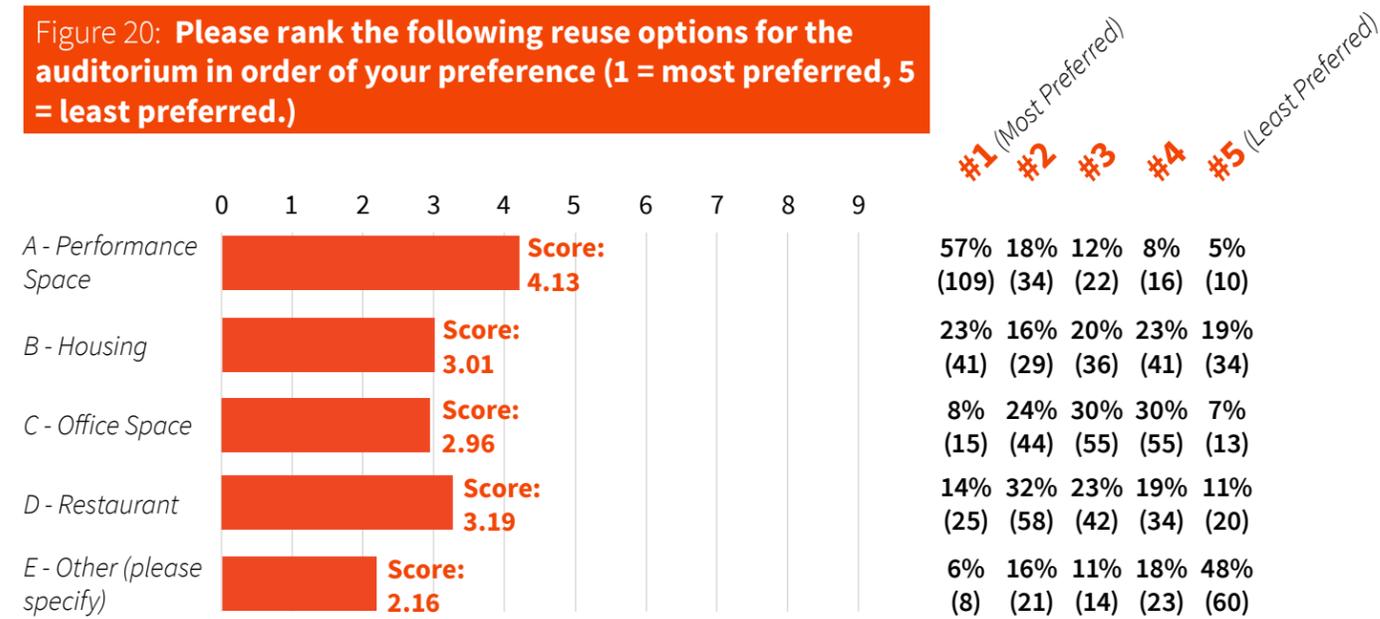
Options Comparison

Figure 19: Please rank the three options in order of your preference (1 = most preferred, 3 = least preferred.)



The Auditorium

Figure 20: Please rank the following reuse options for the auditorium in order of your preference (1 = most preferred, 5 = least preferred.)

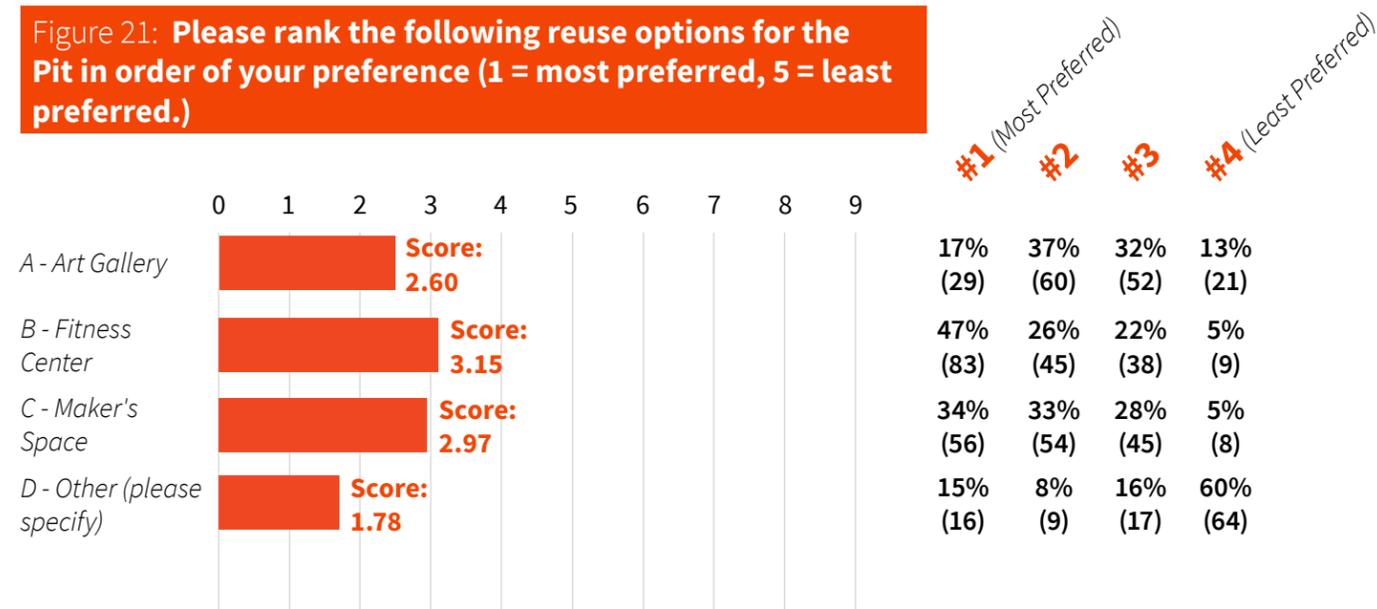


Key Take-aways:

- Need for community meeting space.
- Need for winter-friendly indoor activities/recreation.
- Strong support for the arts.
- Existing organization are interested in the space.
- Proposed alternatives: market space; bowling alley; movie theater; dinner theater; art exhibits; child care; recreation/fitness center; indoor park; library/archives/museum.

The Pit

Figure 21: Please rank the following reuse options for the Pit in order of your preference (1 = most preferred, 5 = least preferred.)



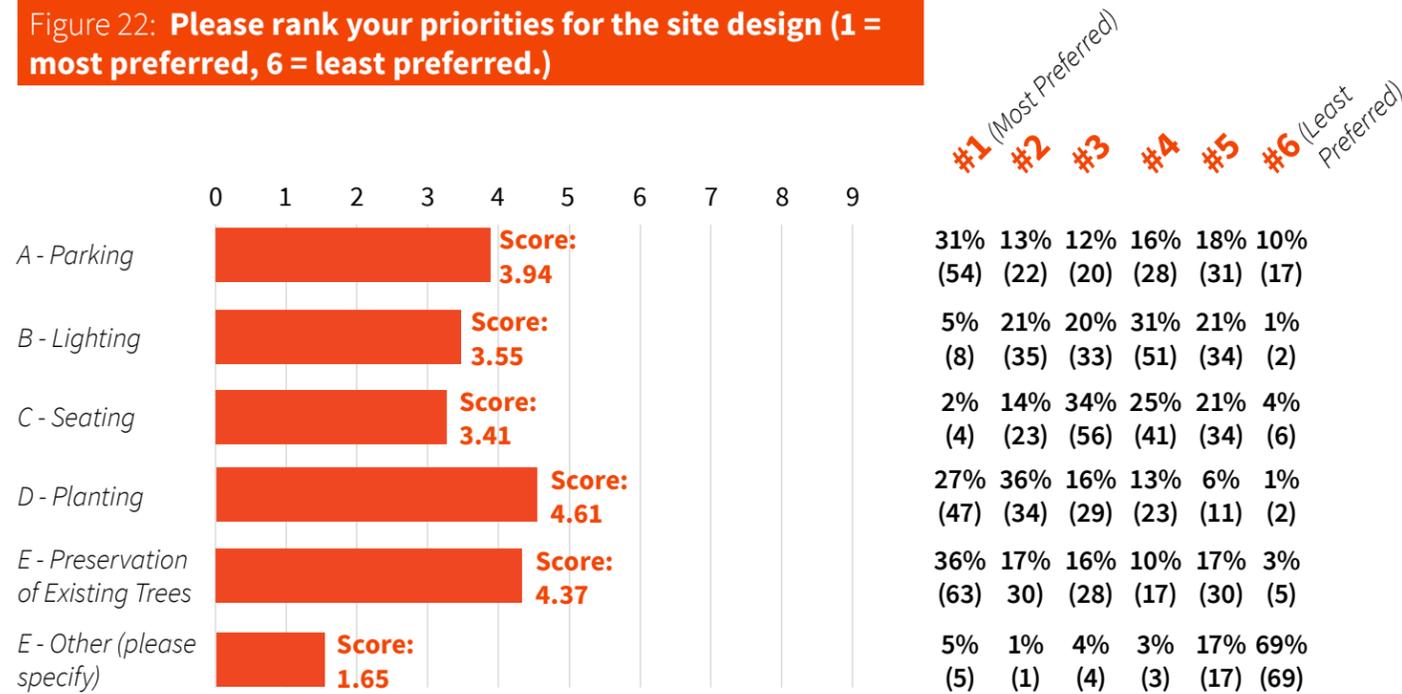
■ Proposed alternatives: Fitness/ Recreation (keep wrestling, basketball); Rock Gym; yoga/dance studio; laundry room; market space/retail; offices/workshops; community gardening center; bowling alley; movie theater; child care; brewery; concert venue.

Key Take-aways:

- Strong support for a maker's space.
- There are enough art galleries downtown, no need for another.
- YMCA sufficiently meets town fitness and recreation needs vs. the Y is not sufficient and more affordable indoor fitness options are needed.
- Best use for the Pit and Auditorium depends on other uses chosen for the building.
- "Gut it" vs. "Save the Pit" (majority want to save).

Open Space

Figure 22: Please rank your priorities for the site design (1 = most preferred, 6 = least preferred.)



■ Proposed alternatives: Art/sculptures; fountains/splash pad; amphitheater; outdoor dining; green infrastructure (rain gardens and pollinator habitat), dog park.

Key Take-aways:

- Must balance need for parking with need for open space.
- Strong desire for intergenerational play spaces (children's playground; cornhole; bocce; horseshoe pits; etc.)
- Strong desire for community gardens, return of agriculture to Bath.
- Emphasis on walking and biking access/network.
- Important to preserve existing trees, especially those planted in honor of former MHS students.
- Lighting: safety concern (pro-lights) vs. ecological concern (anti-lights).

Additional Questions and Comments

- Who makes the decisions?
- What are the implications for taxes?
- What is the project timeline?
- Will there be opportunities for in-person comment?
- What type of housing is being proposed?
- Why isn't full demolition and re-building new being considered?

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

*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.*





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BOSTON

PORTLAND

PORTSMOUTH

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