

April 5 Public Forum—Save the Date!

March 2010 UPDATE



# COMMUNITY FACILITIES PLANNING PROJECT

## COMMITTEE WORK TO DATE

The Community Facilities Planning Committee was created in **May 2008** with a Town Council charge to:

- Study the following needs and facilities:
  - Falmouth Memorial Library expansion, renovation or relocation;
  - Town Office renovation or relocation;
  - Community programs and multigenerational community center;
  - Pleasant Hill Fire Station;
  - Park + Ride Facility (Route One Corridor);
  - Rotary Club proposal;
  - Workforce housing (other than Woods Road site); and
  - Falmouth Food Pantry.



- Make a recommendation to the Council regarding how community needs may best be prioritized and met within existing and potential new facilities.
- Advise the Council regarding costs and financing options to fund the recommendations.
- Advise the Council on hiring any outside professionals to provide technical or other expertise the Committee deems useful; and
- Participate in public forums, surveys and outreach regarding the Committee's study and recommendations.

Working with Oak Point Associates, the architect for the new elementary school, the Committee toured Town Hall, Falmouth Memorial Library, and Plummer-Motz and Lunt schools in **May 2008** to understand existing space utilization and future, long-term space needs.



In **August 2008** the Committee also toured the former Gorham High School (depicted on left, renovation design by PDT Architects), which was renovated into the Gorham Municipal Center. The Baxter Memorial Library is located next door to this Center.

In **March 2009** the Committee organized a Community Event with small group discussions and keypad polling. Before that event, Committee members met with approximately forty community groups to educate and inform them about the project and extend invitations to participate. Approximately 140 participants completed a 65-question survey at the event and the keypad polling exercises, a new community input technique in Falmouth, were very popular. The same survey was made available for two weeks online and 490 Falmouth residents provided feedback.

## COMMUNITY SURVEY FINDINGS

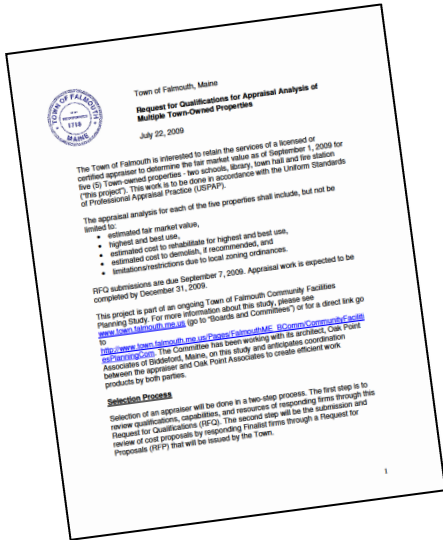


- While respondents felt an attachment to, and need for, the Falmouth Memorial Library and Town Hall as institutions, they also felt that relocation of these facilities can be considered.
- Respondents wanted to study consolidation of the Falmouth Memorial Library and Town Hall offices at the Plummer-Motz and Lunt school site.
- Respondents wanted to investigate developing a Community Recreation Center at the Plummer-Motz and Lunt school site.

Other survey findings included:

- Respondents did not support selling the entire Plummer-Motz and Lunt School property, but would consider selling a portion of it.
- They were least attached to public ownership and use of the Rolf B. Motz Wing, and most attached to the wooded trail area at the rear of the Plummer-Motz and Lunt site.
- Keeping the Plummer, Mason Gymnasium, and Lunt buildings intact and renovating them was preferred. The Motz Wing scored lowest in that regard.
- New construction was not favored in the wooded trail area.
- Respondents favored the pursuit of a public-private partnership for the Plummer-Motz and Lunt site where revenues will be generated to help pay for public expenses.
- While residents at the March 2009 event agree with the need for the Falmouth Memorial Library to expand, online respondents were almost split on that question.
- Respondents wanted to investigate Lunt School as a possible new library location.
- If either the Falmouth Memorial Library or Town Hall offices were to relocate, respondents were willing to sell these properties.
- Although it was not a decision for the Planning Committee to make, respondents, when asked, favored closing the Pleasant Hill Fire Station and were not opposed to selling the property if the station closed. (Note: The Committee's only role is to recommend what will happen to the building as the Town Council in January 2010 decided to close the station.)





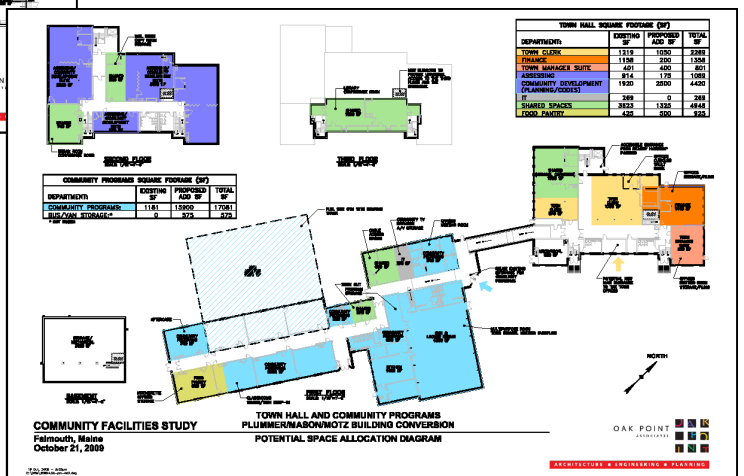
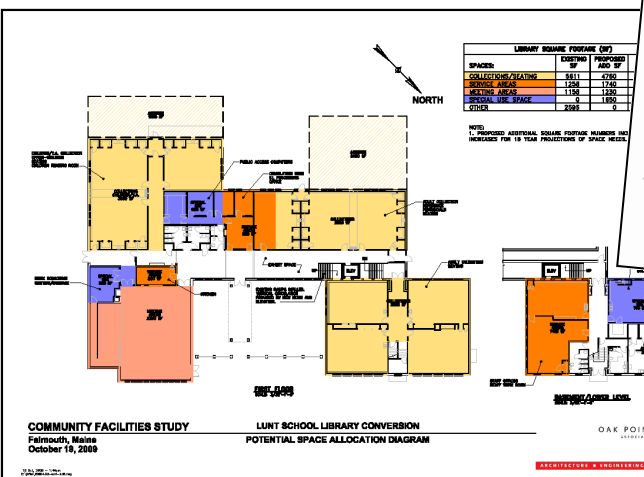
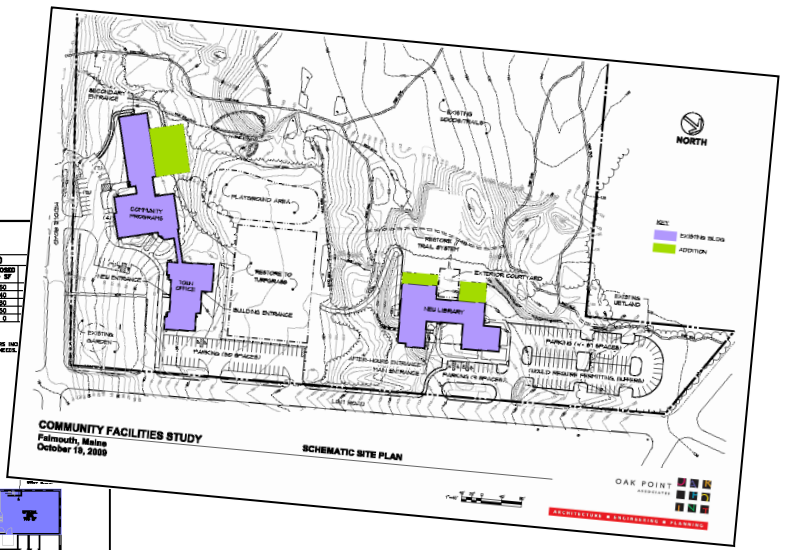
In **July 2009** the Committee issued a Request for Qualifications (RFQ) followed by a Request for Proposals (RFP) for an appraisal analysis and agreed to hire Cushman & Wakefield to assist it in determining sale implications and approximate market value for Town-owned properties. Appraisal values are important if the Town chooses to sell any property.

The Committee articulated three possible visions for the Plummer-Motz-Lunt property:

- Vision A, following the community’s feedback, places the library in the Lunt building and Town offices and a Community Center in the Plummer-Motz building.
- Vision B has a mix of public and private uses on the property.
- Vision C has mostly, or perhaps all, private uses on the property.

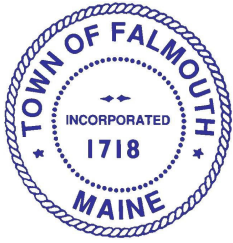
Oak Point prepared several “bubble diagrams” for Vision A with basic space and design requirements.

In **October 2009**, the Committee met with the Board of Trustees of the Falmouth Memorial Library to explore its interest in the Lunt building option.



The Committee scheduled an informal discussion in **November 2009** with representatives from OceanView at Falmouth, which abuts the Plummer-Motz-Lunt property and which expressed interest in a potential partnership with the Town at this property.

The Committee is working with the Maine Department of Conservation to determine the implications of a 1981 Land and Water Conservation grant received by the School Department for recreational improvements at the Plummer-Motz-Lunt site and the Town’s options to undo specific grant restrictions (called “conversion”) if any exterior changes would be made on this property in the future.



## Community Facilities Planning Committee

Councilor Breen  
*Committee Chair*

Councilor Pierce

Marsha Clark

Judith Currier

Phil Kaplan

Analiese Larson

Tim O'Donovan

Mark Soule

Steve Tenney

## Staff

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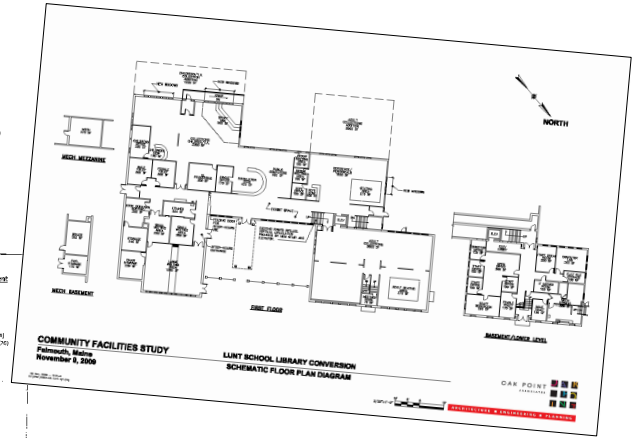
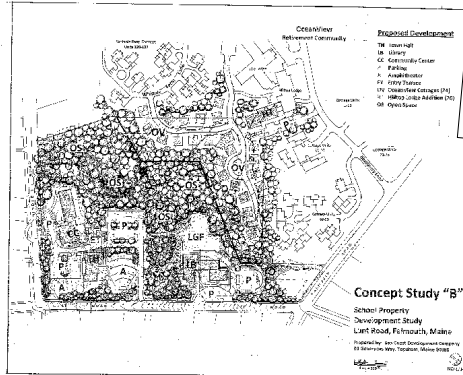
Albert Farris

Theo Holtwijk

Nathan Poore

Lyn Sudlow

In **October and November 2009** Oak Point Associates developed schematic floor plans for the Plummer-Motz and Lunt buildings (see right). These plans have been revised with Committee input.



In **November 2009** representatives from OceanView at Falmouth showed three concept plans (see left) to the Committee that illustrated a potential public-private partnership with the Town.

In **January 2010** Oak Point prepared approximate cost estimates for the Plummer-Motz and Lunt buildings and Town Hall and presented several sustainability strategies.

The Committee has continued to explore Service Learning opportunities with students and teachers at the Falmouth School Department and has investigated the feasibility for a stand-alone Post Office in Falmouth, as well as considered a potential Community Swimming Pool in a future development phase at the Plummer-Motz-Lunt site.

Appraisal analysis for all facilities is being completed in **March 2010** by Cushman & Wakefield, allowing the Committee to put all pieces of the puzzle together and finalize its draft recommendations.

## COMMUNITY FORUM 2 — APRIL 5, 2010

**Community Forum 2 has been scheduled for Monday April 5th at 7 PM at the Mason Gymnasium (Plummer-Motz School) to gain public feedback on the Committee's draft recommendations. All are welcome to attend!**

## ADDITIONAL INFORMATION

A complete overview of the project, including meeting agendas, minutes, and handouts, can be viewed at [www.town.falmouth.me.us](http://www.town.falmouth.me.us). Please go to "Boards & Committees" and then click on "Community Facilities Planning Committee."

For additional information, questions, to submit feedback to the committee, or if you would like to be added to the Committee's e-mail distribution list, please contact Theo Holtwijk, Director of Long Range Planning, [tholtwijk@town.falmouth.me.us](mailto:tholtwijk@town.falmouth.me.us) or 781-5253 ext. 5340.