



WORKFORCE  
**HOUSING COALITION**  
 OF THE GREATER SEACOAST  
*Opening Doors to Vibrant Communities*

**Join the Community Conversation!**  
*At the*



**Kennebunk Savings**

**Workforce Housing Design Charrette  
 In Kennebunkport, Maine**

**Listening Session**

Tuesday, September 27th  
 6:00 - 8:00PM  
 Nonantum Resort  
 95 Ocean Ave, Kennebunkport, ME

**Design Reveal**

Thursday, September 29th  
 6:00 - 7:30PM  
 Nonantum Resort  
 95 Ocean Ave, Kennebunkport, ME



**Kennebunkport**  
 M A I N E

Join the Workforce Housing Coalition, the community of Kennebunkport property owners, and a team of volunteer housing professionals with design, planning, and development backgrounds, in sharing your ideas and hopes, about the possible development of a diversified neighborhood of quality mixed-use pilot projects that are available and accessible to a wide range of residents.

The workshop process is fast and produces vivid conceptual drawings that highlight the concepts for an array of quality mixed-use pilot projects.

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Contributors



***Join in! Participate by sharing your thoughts about the  
 future of Kennebunkport!***





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# Designer Overview



**Kennebunk Savings**

***Kennebunk Savings Bank***

***Workforce Housing Design Charrette***

Kennebunkport, Maine

September 27th & 29th, 2016

Brought to you by the

**The Workforce Housing Coalition  
of the Greater Seacoast**

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Contributors



## Kennebunkport Charrette Volunteers

### **Design Lead**

Rip Patten, Credere Associates

### **Facilitator**

Kristen Grant, University of Maine Cooperative Extension

### **History Overview**

Alaina LeBlanc Tridente, Kennebunk Chamber of Commerce

### **Housing Overview**

Amy Nucci, Habitat for Humanity

### **Scribe**

Ron McAllister

### **Design Team**

Sarah Hourihan, Lassel Architects

Tom House, THA Architects

David Graham, Craham Architects

Scott Collard, Scott N. Collard Landscape Architecture LLC

Steve Doe, Sebago Technics

Collin Dinsmore, Ambit Engineering

Ken Wood, Attar Engineering

Bill Walsh, Walsh Engineering

Werner Gilliam, Town of Kennebunkport

Patrick Venne, Redwood Development Consulting LLC

### **Finance & Feasibility Lead**

Mike Castagna, Castagna Consulting Group

### **Finance & Feasibility Team**

Gary Martin, Gary Martin Builders

Marty Chapman, The Housing Partnership

Chris Kehil, Kennebunk Savings Bank

Greg Gosselin, Gosselin Realty Group

Ralph Pope, Coldwell Banker - Residential

## Charrette Agenda

### **Tuesday, September 27th**

#### **Site Walk**

3:30PM - 4:30PM

Meet at Kennebunkport Consolidated School

Baseball Field

25 School St, Kennebunkport, ME

#### **Team Member & Property Owner Dinner**

5:00M - 5:45PM

Nonantum Resort

95 Ocean Ave, Kennebunkport, ME

#### **Community Listening Session**

6:00 - 8:00PM

Nonantum Resort

95 Ocean Ave, Kennebunkport, ME

### **Thursday, September 29th**

#### **Design Workshop Sessions**

Nonantum Resort

95 Ocean Ave, Kennebunkport, ME

8:30-9:00AM Breakfast

9:00-12:00PM Design Team Work

12:00-1:00PM Lunch

1:00-3:00PM Design Team Work

3:00-5:00PM Financial Feasibility Team Work

5:00-6:00PM Dinner and Wrap-up

#### **Design Reveal Presentation**

6:00 - 7:30PM

Nonantum Resort

95 Ocean Ave, Kennebunkport, ME

**Materials to be provided:** Applicable zoning regulations; Wetlands, topographical, & soils maps; Existing conditions; Site plans (if applicable); Aerial photographs; Ground level site photographs; List of properties, owners, acreage, buildings, etc.; Tracing paper; Pencils, pens, markers; *\*Please feel free to bring any materials you need to do your work.*

**Thank you for participating in  
the Workforce Housing Coalition's  
8<sup>th</sup> Annual Workforce Housing Design Charrette**



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## The Kennebunk Savings Bank Kennebunkport Charrette

A charrette is an intensive planning session where designers, property owners, municipal representatives, and other stakeholders collaborate to create a conceptual vision for the possible development of a neighborhood or mixed-use development concept, that includes affordable homes for people who work in the community (also known as workforce housing). This charrette process plans to look at two sites, one on School Street and the other on Old Cape Road in the town of Kennebunkport.

A charrette is a unique opportunity to...

- Envision quality workforce housing developments possible under current regulations
- Suggest modifications to current regulations to accommodate mixed use concepts that include housing choices
- Test the financial feasibility of design concepts



**Kennebunkport**  
M A I N E

### **Kennebunkport Community Information**

Kennebunkport is a town located in York County, Maine. The population was 3,474 people at the 2010 census. The town center, the area in and around Dock Square, is located along the Kennebunk River, approximately 1 mile from the mouth of the river on the Atlantic Ocean. Historically a shipbuilding and fishing village, for well over a century the town has been a popular summer and seaside tourist destination. The Dock Square area has a district of souvenir shops, art galleries, seafood restaurants, and bed and breakfasts. Cape Porpoise, while retaining its identity as a fishing harbor, has a very small village area with several restaurants, a church, grocery store, coffee shop, small library, and art gallery. Kennebunkport has a reputation as a summer haven for the upper class and is one of the wealthiest communities in the state of Maine.

### **Community Context**

The median household income in 2015 was approximately \$70,524 and the median home price was \$509,330. Kennebunkport reported in 2015 that 66.4% of households earned annual incomes below the level needed to afford the median home price in the town. This indicates that for nearly 66.4% of residents, the available housing is unaffordable, which puts financial pressure on these households by requiring them to spend a higher percentage of their income on housing.

### **Focus Area**

The focus areas are two beautiful parcels located near services, municipal offices, recreational fields, potential future job opportunities, and are well connected to abutting residential neighborhoods. The two sites are also close to a municipal trail connection and has nearby sidewalks that lead to other neighborhoods, a school, and the downtown village.



## The Kennebunk Savings Bank Kennebunkport Charrette

### Property #1 – School Street Parcel

Owner: Town of Kennebunkport

Location: School Street (Just East of the Kennebunkport Consolidated School and Ballfield)

Map-Block-Lot: 9-4-50

Details: 8.1 acres; relatively level site; minimal wetlands



### Property #2 – Old Cape Road Parcels

Owner: Town of Kennebunkport

Location: Old Cape Road & Bath Lane (Adjacent to 118 Old Cape Road across from Foxberry Lane)

Map-Block-Lot: 22-9-7; 22-9-9; & 22-9-10

Details: 18.6 total acres; wooded; dirt access road along Bath Lane

