



City of Biddeford

JFK-Re-Use

August 28, 2024 at 5:00 PM

Council Chambers & Zoom, 205 Main Street

[Click to Join Zoom Meeting Online](#)

Or call in by phone: +1 312 626 6799

Meeting ID: 977 5012 6198

Passcode: 716931

1. Call to Order
2. Approval of Minutes
3. New Business
 - 3.a Review of *draft* outline for final report
 - 3.b Review outline of *draft* Recommendations
 - 3.c Other Feedback, Comments
4. Adjourn

JFK School Building Re-Use Committee

Outline of Final Report

1. Executive Summary

To be written at the conclusion of the report writing

2. Introduction: Explains the reason(s) for the committee, the work they did and general overview of the process

- a. School consolidation process
- b. Property returns to City once school department no longer needs it
- c. Mayor/City Council desire alternatives of use and input in order to determine course of action before the property is handed back.

3. History and Uses of the Property: This section covers the specific of the property, the current uses of the property

- a. Description of land and uses on the land
- b. Description of the building
- c. All supportive documentation to be put in appendix

4. Exploration of the alternatives for the property: this will cover all of the various options and discussions that came up during the process.

- a. Housing of all kinds
 - i. Affordable housing
 - ii. Market rate housing
 - iii. Housing for school and city employees to support recruitment and retention efforts.
- b. Review of all major known upcoming capital needs of the City (needing land)
 - i. New Police Station
 - ii. Eastern Fire/EMS Station
 - iii. Next phase of renovation/work at City Hall
 - iv. Investment in additional parking in downtown
 - v. Investment in outdoor recreational space

5. Evaluation of the options (essentially the pros and cons of each):

To be written

6. Recommendations: see separate sheet.

7. Committee details:
 - a. The Committee was approved by the City Council on April 16, 2024. The members were appointed by the Mayor and confirmed by the City Council. The committee will act as an advisory committee to the City Council. The Committee will prepare a report for the Council by December 2024 with recommendations on potential re-use options or a recommendation for the disposition of the JFK School property located at 64 West Street. The Committee consisted of:
 - b. Marc Lessard, Chair (City Councilor at Large)
 - c. Norman Belanger, City Councilor Ward 6
 - d. Paulette Bonneau
 - e. Rebecca Henry
 - f. Carolyn Schmidtke
 - g. Max Zakian

8. Process used by the committee
 - a. Summary of meetings
 - b. Summary of information reviewed (include table generated at previous meeting)

9. Summary

To be written later.

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JFK-Re-Use

Meeting Date: August 28, 2024
Meeting Time: 5:00 PM
Agenda Item No: 3.b
Item Description: Review outline of *draft* Recommendations
Submitted By:

Supporting Information/Documentation:

JFK Outline of Recommendations

Key Terms:

Executive Summary:

Review the draft recommendations to determine if these are the final recommendations of the committee. Any suggested changes or revisions are suggested to be discussed this evening. If the Committee adopts the final recommendations (as they exist or as amended), the actual report writing will begin.

Detailed Review:

Funding Source:

Staff Recommendation:

JFK School Building Re-Use Committee

Outline of Final Recommendations

1. The site should be considered as part of the recreational space along the West Street corridor. It also should be considered the link to the educational complex on Hill Street.
2. Maintain parking that will be available to support the athletic fields on West Street (Waterhouse field and St. Louis fields I & II). Approximately 85 spaces are currently available during non-school hours.
3. Move the Community Center operations to JFK by constructing a building (estimated size of 45,000 square feet) designed for those purposes. While demolition of the existing building is anticipated, no work has been done to see if any of the existing building could be rehabbed and incorporated into the new construction. Using a rough estimate of \$325 to \$375 per sq. ft. construction cost, the estimate for the building alone would be \$14,625,000 to \$16,875,000.
 - a. All existing services/uses of the community center would be incorporated into the new design.
4. Redevelop the existing Community Center into housing with a strong recommendation of affordable housing, if obtainable.
5. Beyond the relocation of the Community Center operations to the site, the balance of the site should be developed as outdoor active recreational area. Some of the recommended improvements are (*the committee has not discussed making any formal recommendations, should you?*):
 - a. Featured splash pad
 - b. Destination playground
 - c. Pickle ball courts
 - d. Destination skate park (*the committee has not discussed this; do you want to consider this given the most recent developments with the Rotary Park skate park?*)
 - e. Others?
6. Depending on the available land on the site, the community may want to consider some limited housing that focuses on lower wage earners with the school and city workforce, with some focusing on starting teachers.



JFK-Re-Use

Meeting Date: August 28, 2024
Meeting Time: 5:00 PM
Agenda Item No: 3.c
Item Description: Other Feedback, Comments
Submitted By:

Supporting Information/Documentation:
None

Key Terms:

Executive Summary:

Detailed Review:

Funding Source:

Staff Recommendation: