



Call for Entries

August 2009

Note that a Q & A page on the aiamaine.org website will be maintained through the design phase of the competition, under the Awards tab.

COMMUNITY WATERSIDE FACILITIES EAST END, PORTLAND, MAINE

INTRODUCTION

In launching this new biennial design competition, AIA Maine hopes to engage the public in a dialogue about architecture and sustainability, provide a service to the community, and provide a design competition that is open to architectural students, interns and professionals.

THANK YOU

AIA Maine thanks the Friends of the Eastern Promenade, Portland Trails, the City of Portland Public Services Department and the Portland Planning Department for generously providing background information, their time and good ideas as we worked together to establish a program for the competition.

Thanks also to our media sponsor, Maine Home + Design, for their continued support and promotion of inspired design in Maine.

ELIGIBILITY

The competition is open to architectural students, interns and professionals whose place of work or school is located in New England. Multiple entries are allowed, provided that each entry is submitted separately and with the appropriate fee.

JURY

The jury will include past Award winners of AIA Maine's biennial Design Awards program for built projects, led by Rob Whitten, AIA. More jury information will be provided on the website. The jury will be looking for projects that are visionary, sustainable, and affordable and that exhibit design excellence.

The Community will vote for People's Choice Awards.

AWARDS

Recognized projects will be posted on the AIA Maine website and exhibited at AIA Maine's Annual Meeting and Awards Ceremony in December 2009, where Awards certificates will be presented for each winning project. Maine Home + Design will provide editorial coverage of the jury's selected projects in their Jan/Feb 2010 issue.

SUBMISSION FORMAT FOR THE JURY'S REVIEW

Submissions must be presented on two 20" x 20" foam core boards. Use one side of the boards only. Presentations must be flat, with no projections from the boards. Conceal all references to the submitting individual, school and/or firm, and any other team members. The jury will see only the presentation boards during their review.

Leave clear space on one board where credit information can be added after the jury process is complete.

On the upper right corner of the BACK of each board, mark the category of the entry in large bold letters - STUDENT, INTERN, or ARCHITECT.

Call for Entries

ADDITIONAL SUBMISSION REQUIREMENTS

In a separate envelope provided with the presentation boards, provide the following:

- a Credit Sheet (long version) giving all design team members' names, credentials and contact information
- an adhesive-backed credit sheet (short version) to be fixed to one board after the jury process is complete.
- a CD of graphic materials at 300 ppi, including a pdf of each of the two boards and individual files of any images, drawings, photos or other materials that are shown on the presentation boards.
- a completed and signed release form (use the form provided)

Clearly mark all additional submitted materials with the name and contact information of the submitting individual or firm.

FEES AND DEADLINES

ADVANCED REGISTRATION DEADLINE: WEDNESDAY, SEPTEMBER 23, 2009

REGISTRATION FEES All fees are non-refundable	CATEGORY	ADVANCED REGISTRATION	LATE REGISTRATION
ARCHITECTURE STUDENTS	AIAS members	\$ 25	\$ 50
	non-members	\$ 50	\$ 75
ARCHITECTURAL INTERNS	Assoc AIA members	\$ 50	\$ 75
	non-members	\$ 100	\$ 125
ARCHITECTS ARCHITECTURE FIRMS A/E FIRMS	AIA members	\$ 100	\$ 125
	non-members	\$ 150	\$ 175

SUBMISSION DEADLINE: WEDNESDAY, NOVEMBER 4, 2009, BY 4:00 PM

LATE REGISTRATION:

Late Registration forms and fees may be submitted up to the Submission Deadline.

SEND OR DELIVER TO:

AIA MAINE IDEAS COMPETITION

c/o Harriman Architects + Engineers
123 Middle Street, Portland, Maine 04101

QUESTIONS & ANSWERS

Questions should be directed to AIA Maine's Executive Director Susan Koch at susan@aiamaine.org. Questions will be collected and answered on the aiamaine.org website; you will not receive an individual response. Please check the site frequently for updated questions and answers and additional information. Competition participants are responsible for staying up to date on competition information.

Please do not contact the City or the non-profit organizations in the program. AIA Maine is the sole source for information for the competition.

Program

August 2009



COMMUNITY WATERSIDE FACILITIES EAST END, PORTLAND, MAINE

PROJECT CONTEXT

The east end of the Portland peninsula offers stunning views of the islands and waters of Casco Bay and the entrance to Portland Harbor.

At the height of land is the Eastern Promenade, an Olmsted Brothers-designed park with broad lawns, walks, recreational areas, historic monuments, access roads and parking.

Below the Promenade, at the waterside, are trails, a public beach, narrow gauge railroad, public and commercial boat ramps, picnic areas and rental storage racks for dinghies, canoes and kayaks. A building providing restrooms and public works storage is also located here. Public moorings for shallow draft power and sailboats are nearby.

The Eastern Promenade is connected to the land below by an access road (Cutter Street) and sidewalks. The hillside is used as a sledding hill in winter.

PROJECT LOCATION

The Ideas Competition concerns itself with the facilities at the water's edge. The City wishes to replace the building and improve the site amenities to provide a safer, more sustainable and attractive facility that will serve, encourage and complement the land- and water-based activities that converge at the site.

PROJECT PHASES

The Master Plan for the Eastern Promenade calls for the removal of the commercial boat ramp to another location in the City. The heavy truck traffic associated with the ramp causes problems of noise, fumes from idling trucks and traffic congestion. It conflicts with and is generally a poor and dangerous neighbor to the other uses at the site.

The program for the Ideas Competition assumes the eventual elimination of the commercial boat ramp but we encourage designs that allow for phased construction, with new buildings and site facilities co-existing with the commercial ramp in the first phase.

Designers are encouraged to allow for incremental improvements and flexible use patterns, as the popularity of individual programs and site features can be expected to shift over time.

SITE FEATURES & USER GROUPS

Friends of the Eastern Promenade (www.friendsofeasternpromenade.org)

The Friends of the Eastern Promenade is a community organization committed to preserving the Park's significant historic public landscape, protecting its environmental integrity and enhancing recreational use.

Eastern Prom Trail (Portland Trails www.trails.org Map #2)

Bicyclists, walkers and runners, dog walkers, rollerblade and skateboarders use the Eastern Prom Trail that passes through the site. The trail runs from the Commercial Street and Old Port area of the City to the Back Cove Trail at the north side of the Portland peninsula and is part of the East Coast Greenway.

East End Beach

As the only public beach in the City, East End Beach is very popular, especially with families in the summertime. Local residents use it year-round. Dogs are allowed on the beach in the off-season and during limited summer hours. The nearby building (to be replaced) offers public toilets and changing areas. The annual Peaks to Portland Swim finishes at the East End Beach. The Urban Epic Triathlon takes place here each summer. Every New Year's Day, the beach is the location for Portland's annual Polar Bear Dip.

Open Space

Lawn areas, benches and picnic tables invite passive recreation at the site. The shoreline provides many opportunities for walking or scrambling on the rocks, or lounging and watching the activities on the bay.

Maine Narrow Gauge Railroad (www.mngrr.org)

Antique two-foot gauge trains run through the site for a 35-minute ride on 1.5 miles of track. Trains leave on the hour from a nearby museum for the round trip ride. Trains run year-round. Lighted holiday decorations are installed along the train route from Thanksgiving through Christmas.

Recreational Boating

Trailer boats may be launched at the public boat landing. Park Rangers collect a fee for use of the ramp, using a small outbuilding next to the ramp to oversee activity at the ramp. Car and trailer parking is provided, with 14 spaces at the project site and 7 spaces off Cutter Street.

Non-trailer boats such as small dinghies, rowing shells, canoes and kayaks may be launched at the public ramp or from the beaches. As noted above, the City provides rental storage racks for these boats.

Public Moorings

Public moorings are rented on a seasonal basis for shallow draft sailboats and powerboats. Dinghy storage racks are also available for rent.

Commercial Ramp

A privately owned barge operates from the commercial boat ramp providing transportation to the islands for construction vehicles and City Public Works trucks. The barge schedule is timed to the tides. Trucks queue up Cutter Street waiting for the barge. The Master Plan for the Eastern Promenade calls for the elimination of the commercial ramp.

Portland Community Rowing Association (www.rowportland.org)

PCRA is a non-profit organization that runs youth and adult rowing programs from the project site. Rowing classes are offered through Portland's Recreation Department. Storage racks for shells and a storage trailer are located near the beach. Permanent storage may be needed in the future.

SailMaine (www.sailmaine.org)

SailMaine is a youth and adult sailing program that offers lessons, summer camps, scholastic and league sailing competitions. SailMaine currently operates from City land next to Portland Yacht Services. PYS allows access from their property to floats and for launching. The PYS property is for sale, and this access may not continue under new ownership. Designs should allow for SailMaine to operate from the project site.

GENERAL PROGRAM REQUIREMENTS

The jury will be looking for design solutions that are visionary, sustainable and affordable and exhibit design excellence.

Significance of Place

The project site is a crucial location at the mouth of Portland Harbor and below an historic and significant park and neighborhood. It is where land- and water-based activities meet. The City wishes to create an attractive facility worthy of its natural and man-made setting.

Viewsheds

Development at the site must not impede views from the Eastern Promenade Park at the top of the hill.

Sustainability

Sustainable design is a priority, to protect the land and the bay, reduce operating costs and reliance on non-renewable resources, and to serve as an example to the community of the possibilities of green design.

Affordability

Designs should recognize that this is a City owned and operated public site and as such, responsible use of City funds for construction and operation is critical to the success of the project. Phased construction will allow for construction to occur as funds allow and needs are identified.

A Better Mess

The current site has developed in a haphazard way as needs arise and change over time. It's quite messy but it does serve many people and functions and it accommodates change and growth. In the words of one City planner, the site improvements should create "a better mess", allowing for adaptation in the future while serving today's needs.

Local Approvals

In addition to Planning and Zoning approvals, the project will be subject to Portland's Historic Committee review.

PERFORMANCE SPECIFICATION

Development at the site currently favors cars and trucks, resulting in a significant amount of pavement and interruptions to pedestrian access. Designs should seek a balance between paving, buildings and open space. The competition asks participants to make their own judgments and recommendations for how to resolve the various demands on the site. How much building can the site support and still provide valuable outdoor space? How much pavement can be removed and still support the traffic requirements of the activities at the site? What form should the open space take? Specific areas allocated to the building and site requirements below will be determined by the designers' answers to these questions.

BUILDING REQUIREMENTS

General Public Use

- Community Meeting Room / Small Event Space
- Kitchen & small concessions space
- Restrooms & Showers
- Changing Rooms & Lockers

Public Works Use

- Office for Park Rangers
- Storage & Custodial Space

Non-Profit Support

- Storage for paddles & oars, sails, life jackets, etc.
- Shared Meeting Space

SITE REQUIREMENTS

Parking	Cars	6 (incl. 2 HC)
	Cars & Trailers	3 (incl. 1 HC)
	Trucks	No trucks after commercial ramp is eliminated
Public Boat Ramp	Maintain in its current location	
Commercial Boat Ramp	Allow for phased elimination of the ramp	
Boat Storage Racks	Canoes	30
	Kayaks	40
	Sailboats	30 (some may be on floats)
	Dinghies	30
Boat Wash Area	Fresh water required	
General Public Use	Beach Access	Improve the connection to the beach
	Picnic Areas	
	Bike Racks	



Photographs



Above:

View of traffic circle

Left, top to bottom:

View of Cutter Street; existing building; access to beach

Below:

View from the Eastern Promenade





Registration Form

Register online at aiamaine.org or complete and mail this form with your payment

COMMUNITY WATERSIDE FACILITIES EAST END, PORTLAND, MAINE

Name _____

Firm or School Name, if applicable _____

Address _____ City, State, Zip _____

Email _____ Phone _____

AIA/AIAS Member Number, if applicable _____

ADVANCED REGISTRATION

MUST BE RECEIVED OR POSTMARKED BY WEDNESDAY, SEPTEMBER 23, 2009

STUDENT CATEGORY	AIAS Member	\$25	x	No. of Entries	_____	=	_____
	Non-member	\$50	x	No. of Entries	_____	=	_____
INTERN CATEGORY	Assoc AIA Member	\$50	x	No. of Entries	_____	=	_____
	Non-member	\$100	x	No. of Entries	_____	=	_____
ARCHITECT CATEGORY	AIA Member	\$100	x	No. of Entries	_____	=	_____
	Non-member	\$150	x	No. of Entries	_____	=	_____

LATE REGISTRATION

MUST BE RECEIVED BY THE SUBMISSION DEADLINE OF 4 PM, WEDNESDAY, NOVEMBER 4, 2009

STUDENT CATEGORY	AIAS Member	\$50	x	No. of Entries	_____	=	_____
	Non-member	\$75	x	No. of Entries	_____	=	_____
INTERN CATEGORY	Assoc AIA Member	\$75	x	No. of Entries	_____	=	_____
	Non-member	\$125	x	No. of Entries	_____	=	_____
ARCHITECT CATEGORY	AIA Member	\$125	x	No. of Entries	_____	=	_____
	Non-member	\$175	x	No. of Entries	_____	=	_____

TOTAL ENTRY FEE ENCLOSED _____

Make checks payable to AIA Maine. Mail completed form and payment to:
Susan Koch, Executive Director, AIA Maine, 8 Ferry Road, Scarborough, Maine 04074

OR REGISTER ONLINE AT WWW.AIAMAINE.ORG



Textual & Visual Materials Release Form

COMMUNITY WATERSIDE FACILITIES EAST END, PORTLAND, MAINE

THE UNDERSIGNED

hereby grants to the American Institute of Architects Maine Chapter (AIA Maine) a non-exclusive license to use the Work identified herein and submitted in connection with the Ideas Competition 09 program, including all text, drawings, plans, graphics, photographs, transparencies, digital files, or other copyrightable material (Work), as follows:

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DATE

PRINT NAME

SCHOOL OR FIRM NAME, IF APPLICABLE