

# Approach to Redeveloping Smaller Project Buildings in Downtowns

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# 199 Main St Saco, ME



# 10 Dana St Portland, ME





# 3 Pleasant Ave Portland, ME: From This



# 3 Pleasant Ave Portland, ME



# 3 Pleasant Ave Portland, ME





# 3 Pleasant Ave Portland, ME: To This!



# Approach

- Determine Financial Viability
- What are the market demands?
- Understand Your Neighbors
- Understand the Town's Economic Development Team
- Will the Bank Lend?
  - Environmental Review
  - Design Review with Sketches (Rein in Overdesign!)
  - Construction & Income Budgets – The Bank wants you to make money!
- Incorporate Contingency



# Have Fun!

