



# Resource Utilization Plan for Mackworth Island

## Informational Meeting

June 29, 2022



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# Agenda

1. Introductions
2. Mission and Work of MECDHH/GBSD
3. State Agencies Involved with Mackworth Island
4. Legal and Deed Restrictions
5. Interim Questions
6. Scope of Facility Assessment and Plan
7. Findings to Date
8. Questions





# WELCOME AND INTRODUCTIONS



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# MISSION AND WORK OF THE MECDHH / GBSB



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# Educational Services for Deaf and Hard of Hearing Children

Maine Educational Center for the Deaf and Hard of  
Hearing/Governor Baxter School for the Deaf  
(MECDHH/GBSD)



MECDHH/GBSD is Maine's deaf education agency that provides early intervention through Grade 12 information, support and educational programs for deaf and hard of hearing children and their families



# Maine Educational Center for the Deaf and Hard of Hearing



**Statewide Outreach  
Services**  
**Early Intervention  
and Local School  
Districts**

**GBSD Site-Based  
Programs**  
**Portland and  
Brewer**



# Early Intervention



# Parent Infant Program



# Governor Baxter School for the Deaf



# Mackworth Island Preschool Program



# Site-based Programs





# Theater on the Island!



# Public School Outreach



- ▶ Services provided to Deaf and Hard of Hearing students throughout the state in their local school districts
- ▶ Teachers, ASL Specialists, Audiologists and Therapists home office on Mackworth Island



# Kids Like Me Program



- ▶ Site Based and Public School Opportunities
- ▶ Weekend and Summer Opportunities on Mackworth Island



# Governor Baxter School for the Deaf Museum



# Deaf Seniors Coming Home



# Family Learning Days



# Professional Development



# Strategic Plan



**The Maine Educational Center for the  
Deaf and Hard of Hearing / Governor  
Baxter School for the Deaf  
Strategic Plan**

**2022-2024**



**Empowering Children, Supporting Families,  
Celebrating Differences**

# MECDHH/GBSD



# The Maine Educational Center for the Deaf and Hard of Hearing ....Contact Us!



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# JURISDICTIONAL GRAPHICS



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# Jurisdiction | State Agencies Involved: Overview



## 1. Access

- Andrews Avenue, Town of Falmouth

## 2. Causeway & Bridge

## 3. State Park

## 4. MECDHH

## 5. Stone Pier

## 6. Pump Station

# Jurisdiction | State Agencies Involved: Mackworth Island Oversight



- 1: Town of Falmouth
- 2: Bureau of General Services: Causeway
- 3: Maine Department of Transportation: Bridge
- 4, 5, 6, 8: Bureau of Parks & Lands: Mackworth Island State Park
- 7: Department of Education: MECDDH/GBSD Campus
- 9: Portland Water District: Pump Station

# Mackworth Island Legal Framework

An aerial photograph of Mackworth Island, a lush green island with several buildings and a sandy beach. The island is surrounded by blue water, and the sky is clear. The text "Mackworth Island Legal Framework" is overlaid in white at the top, and "May 2022" is overlaid in white at the bottom.

May 2022

# Letter Offering Gift of Mackworth Island

In a letter dated January 13, 1943, former Governor Percival P. Baxter offered a gift of Mackworth Island in the Town of Falmouth to the State, to be held “in trust by the State for public purposes.”

I have a vision of what this Island is to be in the future. It will be a haven for those, young and old, who need refreshment in body and in spirit. From it will radiate kind and wholesome influences that will go far toward making Maine a better State in which to work and live.

Percival P. Baxter 1943

# Legislature Accepted the Deed

The Legislature accepted the Deed of Gift, to be held forever by the State of Maine as trustee in trust for the benefit of the people of Maine for state public purposes.

# Deed Restrictions

## Percival P. Baxter Deed to State of Maine

- Mackworth Island is 100 acres +/- settled in 1631 by Arthur Mackworth.
- The deed to include the bridge connecting the island with the mainland of Falmouth
- The condition of the gift is that it “always be used for State public purposes only”
- The state shall maintain the cemetery for animals including the bronze tablets
- The Island shall be maintained as a sanctuary for wild beasts and birds
- It may never be used for penal or corrective institutions nor for any purpose connected with the enforcement of the laws of the State relating to criminals

# Construction of a School for the Deaf

Former Governor Baxter's gift of the Island included \$10,000 to establish a trust fund for State public purposes in connection with the State's ownership of the Island.

In 1953, the Legislature accepted Governor Baxter's additional gift funding construction of a "new school for the Deaf" and a new bridge to the Island. His gifts, including interest, totaled \$712,051.

The State appropriated \$1,240,000 towards the cost.

# Maine Educational Center for the Deaf and Hard of Hearing (MECDH) and The Governor Baxter School for the Deaf (GBSD)

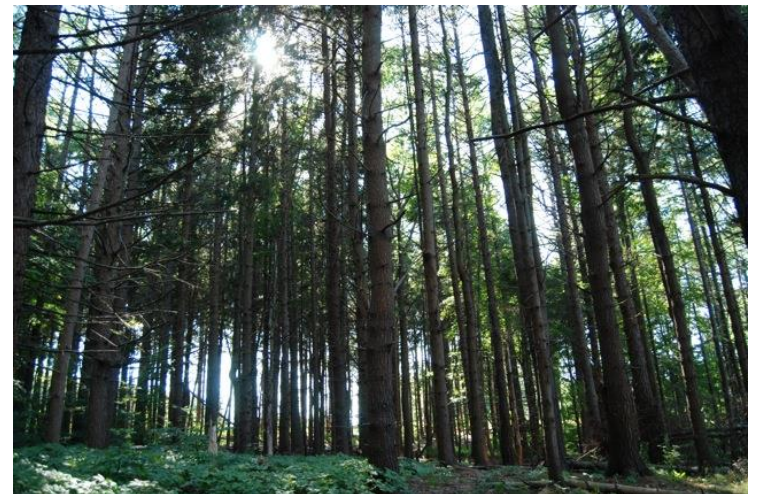
The school is a public school for the purpose of educating deaf and hard-of-hearing students.

The school board is the policy-making authority and the governing body of the school. The Board that reports annually to the Governor and the Joint Standing Committee on Education and Cultural Affairs on the general status of the finances and operations of the school and programs, the status of the professional qualifications of the school board members, the general status of the school, and shall provide an annual financial audit conducted by an independent auditor.

# State Agency Roles

## Department of Agriculture Conservation and Forestry (DACF)

The Maine Bureau of Parks and Lands is responsible for the management of the natural resources of Mackworth Island State Park including the tidal shoreline, embankment, beach, and public open spaces including forested areas. Management is in accordance with the terms of Governor Baxter's deed to the state and adheres to the Mackworth Island Management Plan.



# State Agency Roles

Department of Administrative and Financial Services (DAFS)  
Bureau of General Services (BGS)

The State retains ownership of Mackworth Island and the school facilities.



# State Agency Roles

## Maine Department of Transportation MDOT

In 2014 MDOT took over responsibility for maintenance and repair of the bridge linking Mackworth Island to the mainland as long as the island is used for “state public purposes” as set forth in the deed from Governor Baxter to the state.





# QUESTIONS SO FAR?



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# RESOURCE UTILIZATION

# PLAN SCOPE



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# Utilization Plan | Scope of services

## 1. Existing Condition Analysis

- Identify condition & character of island and campus
- Understand campus & island utilities & resiliency

## 2. Space Program Analysis

- MECDHH
- Co-working spaces, deaf history museum

## 3. Land Use Suitability Assessment

- What is the islands realistic potential? (Carrying capacity)
- Should it stay or should it go?

## 4. Future Resource Utilization

- Document feedback & clarify constraints

## 5. Community & Stakeholder Engagement

- Connecting points throughout study

## 6. Stakeholder Utilization Analysis & Use Options

- Generate functional scenarios for consideration

## 7. Reporting



# Assessment | Campus & Infrastructure

## 1. Island Scale

- Vehicular Access
- Open Space
- Park vs Campus

## 2. Campus Scale

- How do the MECDHH buildings work as a group?
- Infrastructure condition

## 3. Building Scale

- Condition of each facility





# INITIAL ASSESSMENT

# FINDINGS



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# Assessments | Initial Summary Findings

1. Site
2. Facility
3. Space Utilization
4. Causeway & Pier
5. Parking



# Site Assessment | Site Inventory



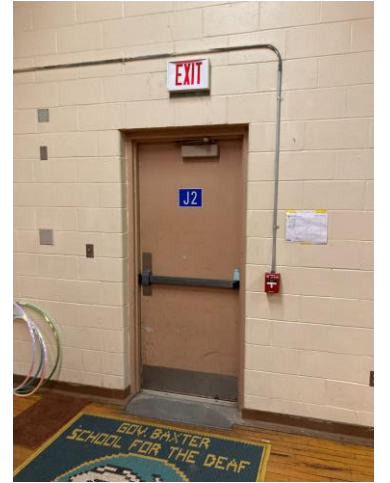
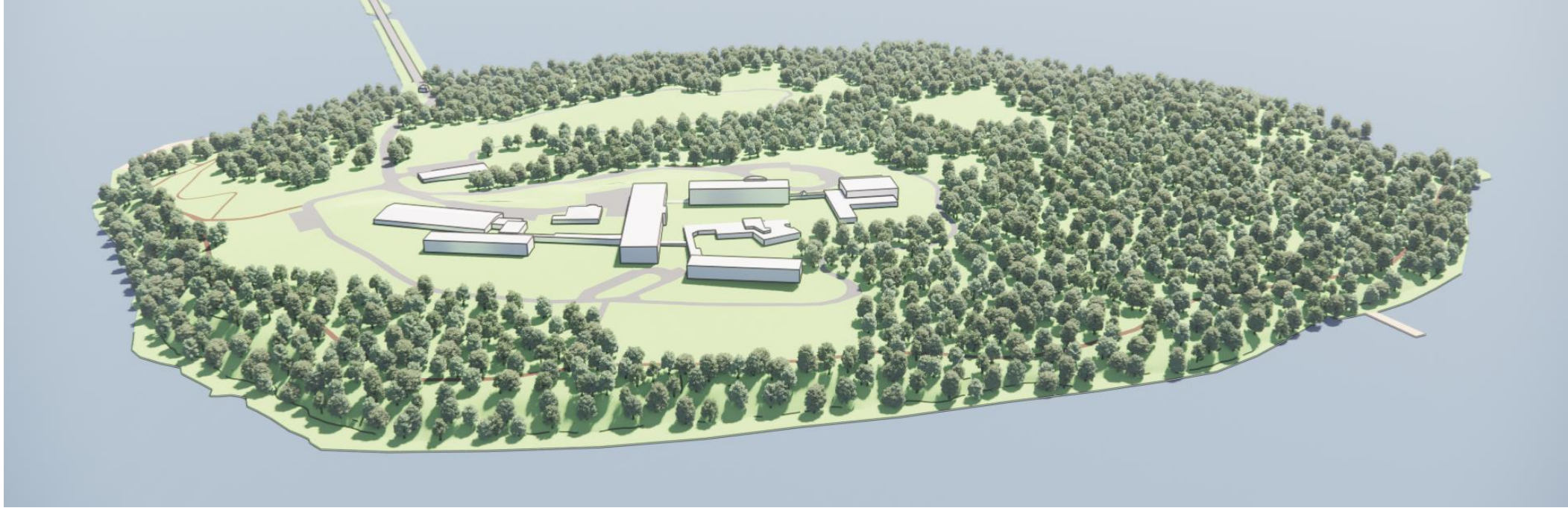
- 1. NATURAL RESOURCES
- 2. CULTURAL RESOURCES



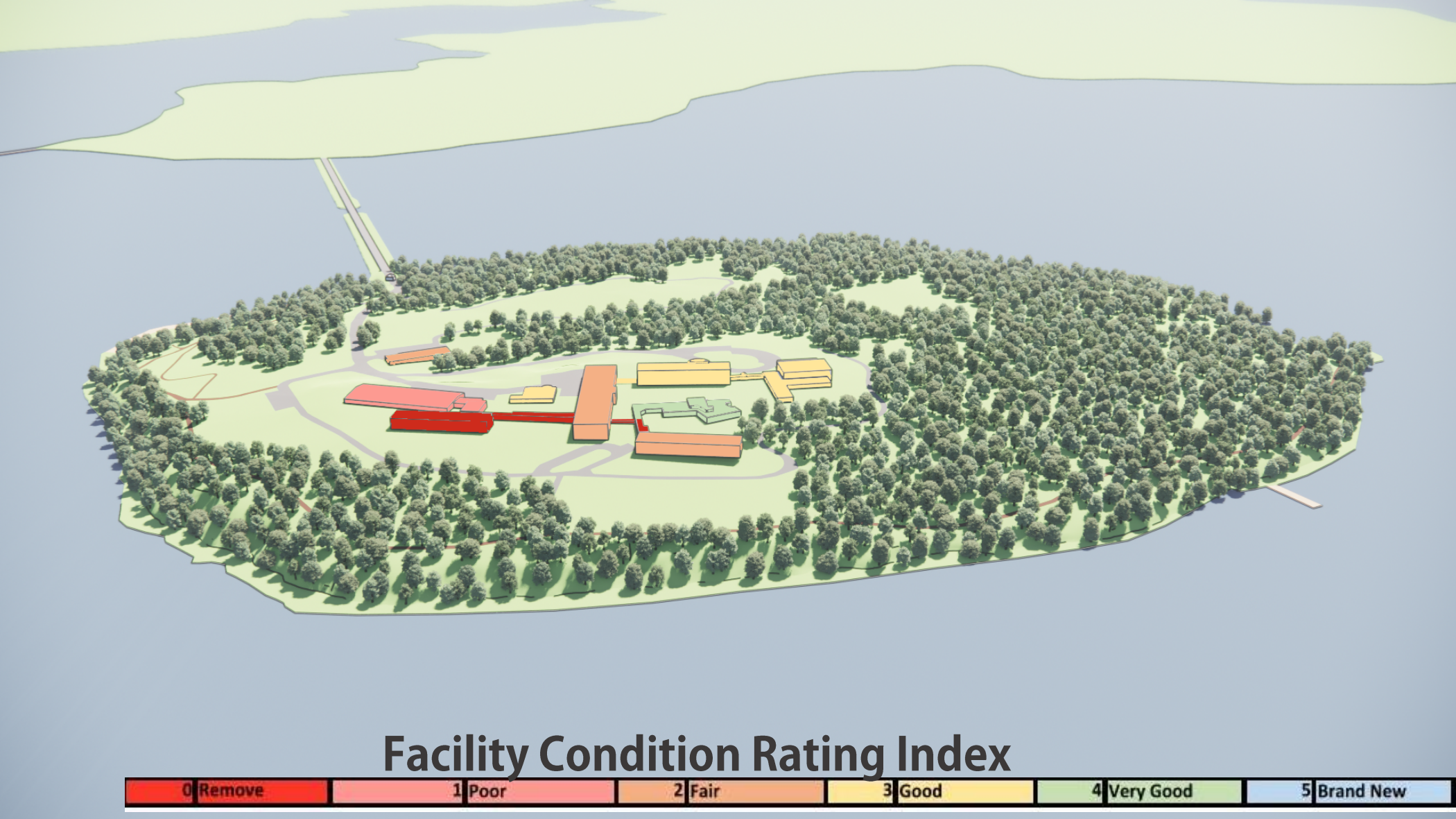
# Site Assessment | Site Analysis



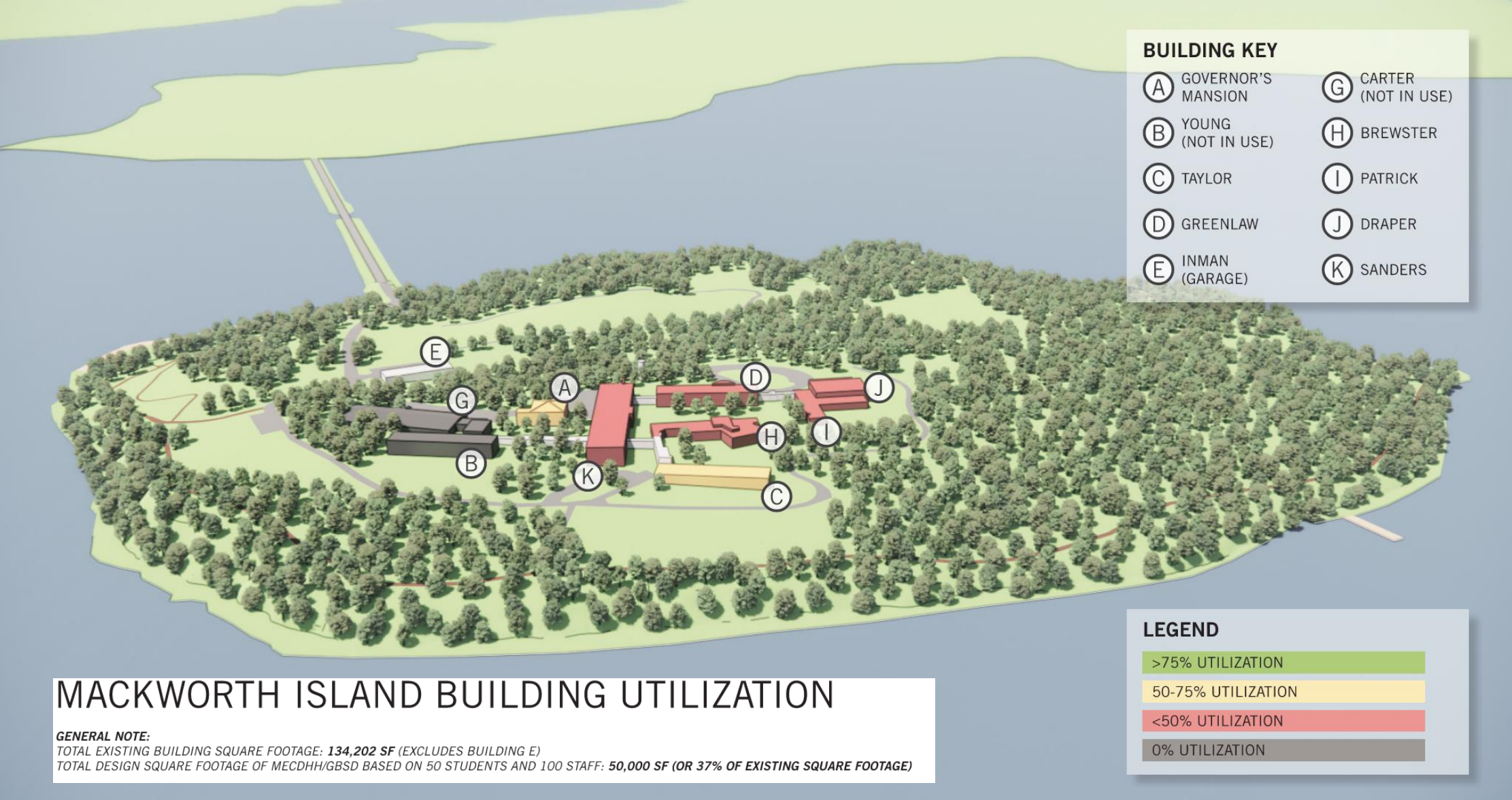
# Building Assessments | Introduction



# Building Assessments | Overall Condition



# Space Program Analysis | Utilization



# Causeway & Pier | Overview



- 1. Mainland
- 2. Stone Armored Filled Causeway
- 3. Causeway Settlement
- 4. Bridge Navigation
- 5. Mackworth Island
- 6. Stone Pier



# Causeway & Pier | Findings



1. Low Road Elevations (2 locations)
2. Causeway stabilization elements are deteriorating
3. Concern w/ major storm flooding
4. Slopes down 15' - 10'
5. In good condition
6. No deep water access without extending existing pier

# Traffic & Parking Assessment | Observations Summary



## 1. AREAS OF REVIEW

- Andrews Avenue (from Route 1)
- Causeway
- MECDHH Campus
- State Park parking lots

## 2. MARCH 31 ASSESSMENT

- Reviewed a typical school day
- Data reflects school parking and traffic conditions

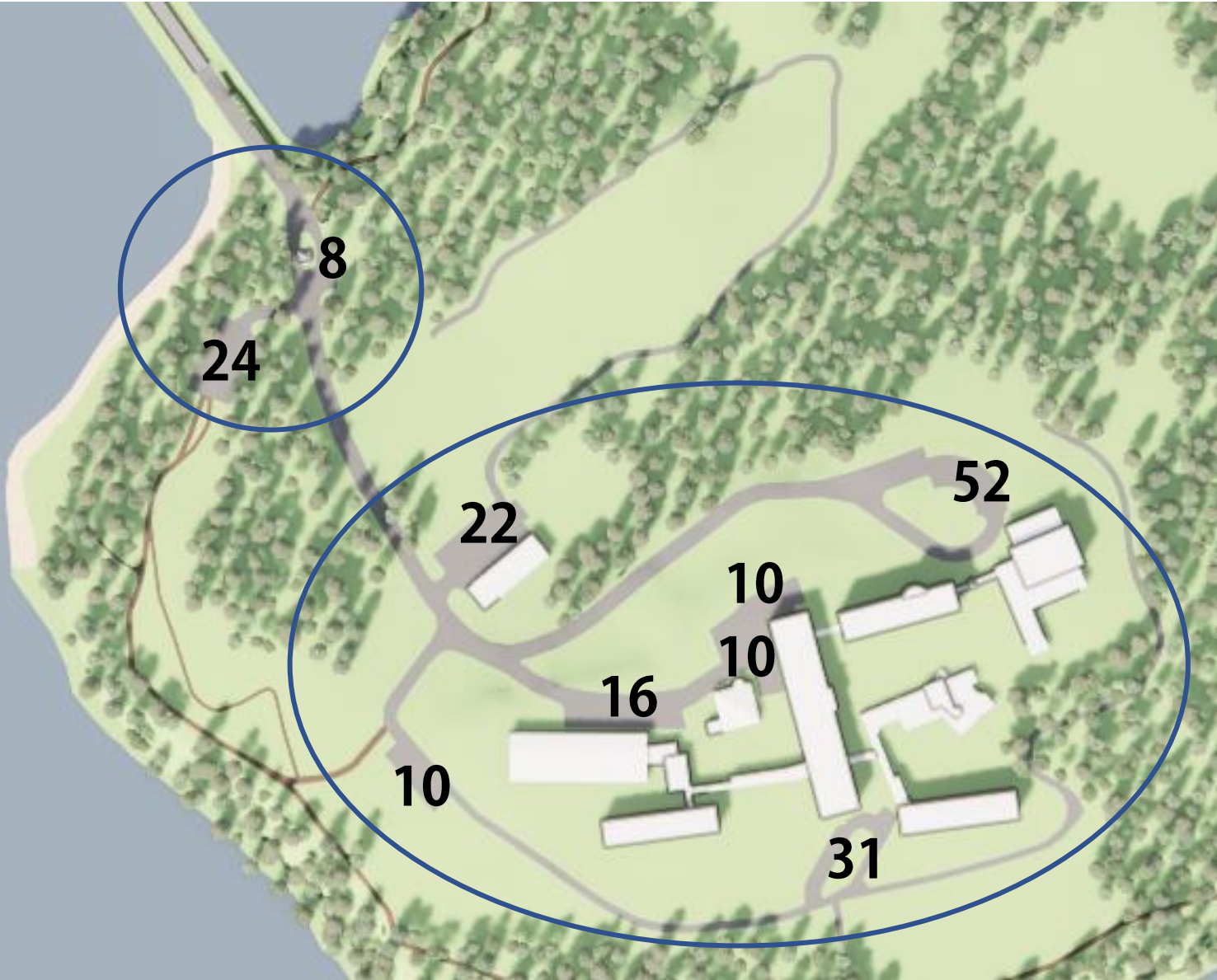
## 3. JUNE 4 ASSESSMENT

- Observed peak State Park use
- 11:00am - 1:00pm
- Sunny weekend summer day

## 4. RECOMMENDATIONS

- Final recommendations will be influenced by the Island carrying capacity in addition to assessment data

# Traffic & Parking Assessment | Observations Summary



## 1. ANDREWS AVENUE PARKING

- 3 Spaces For Falmouth Residents Only

## 2. STATE PARK AREAS

- 28 Total Vehicle Spaces
- 5-10 Bicycle Spaces

## 3. MECDHH/GBSD AREAS

- 151 Total spaces

# Traffic & Parking Assessment | Observations Summary - March 31

## Trip Generation

TIME PERIOD	TOTAL	ANDREWS AVE.	MACKWORTH ISLAND
Daily	770	251	519
AM Peak	87	19	68
PM Peak	93	24	69

## MECDHH Campus Parking

PARKING AREA	PARKING USED	TOTAL PARKING	% USED
Mansion	7	10	70%
Taylor	6	31	19%
Inman Garage	7	22	32%
Carter	2	16	10%
Draper	9	52	17%
Sanders	2	10	20%
Athletic Field	0	10	0%

## Mackworth Island State Park Parking

PARKING AREA	PARKING USED	TOTAL PARKING	% USED
Main Lot	6	22	27%
Gatehouse Lot	1	6	17%

## Notes:

- Route 1 & Andrews Avenue appear to have enough capacity to accommodate Mackworth Island traffic.
- Number of trips has reduced over time.
- Campus Parking capacity can accommodate typical vehicle requirements.
- School parking is restricted to MECDHH/GBSD use and exceeds current need.
- State Park parking did not reach capacity on a weekday during off-season.



# Traffic & Parking Assessment | Observations Summary - June 5

## Parking Data

Site Visit and traffic/parking observations 6/5/2022

Time	Main Parking Used	Main Parking Total	% Used	Gate Parking Used	Gate Parking Total	% Used	Main Turnover	% Turnover	Gate Turnover	% Turnover
11:00	23	24	96%	8	8	100%	4	17%	2	25%
11:15	23	24	96%	7	8	88%	2	8%	1	13%
11:30	23	24	96%	8	8	100%	7	29%	1	13%
11:45	22	24	92%	8	8	100%	3	13%	0	0%
12:00	23	24	96%	8	8	100%	6	25%	2	25%
12:15	23	24	96%	8	8	100%	5	21%	1	13%
12:30	23	24	96%	8	8	100%	8	33%	3	38%
12:45	22	24	92%	8	8	100%	4	17%	1	13%

### Turnover every 15 Minutes

Location	Total	%
Main Lot Average Turnover per 15 Min	5	20%
Gate Lot Average Turnover per 15 Min	1	17%

### Motor Vehicles

Turned Away	Total
12:00	9
12:15	11
12:30	5
12:45	7
Hour Total	32

### Bicycles

Bikes Parked	Total
12:00	4
12:15	4
12:30	4
12:45	7
Average	5





# SCHEDULE UPDATE



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# QUESTIONS, COMMENTS, DISCUSSION



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