

# A Case Study of the Brick Hill Development in South Portland, Maine



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In 2000, the State of Maine began to communicate with the City of South Portland on ways to utilize property that had formerly been occupied by the Maine Youth Center in South Portland. Youth Center facilities were being consolidated in a new building that only occupied a fraction of the former Youth Center campus. The property available for redevelopment was roughly triangular, bounded by the Portland Jetport to the north, Westbrook Street on the west, and Long Creek to the southeast. The property includes the former administration building, called the Castle, and five “cottages” that were used as dormitory style housing. The cottages were designed by the famed architect John Calvin Stevens in the mid-1800’s and are included in the National Registry of Historic Houses.

Elaine Clark, as Director of the Bureau of General Services (BGS), heads the state bureau with legislative authority to sell or lease state properties that are no longer serving state functions. Her goals were to make this land available for redevelopment, to provide income to the State, and be of use to the City of South Portland. She wanted to keep the land in state ownership, because it was such a great location and the state may someday wish to expand the new Youth Center that currently occupies but a small portion of the property.

Clark formed a steering committee that included officials from South Portland, including the city manager, Jeffery Jordan, as well as the South Portland legislative delegation and representatives from the City of Portland, the Maine Department of Corrections, two state social service agencies, Greater Portland Landmarks, and the Maine Historic Preservation Commission. Clark and the steering committee spoke with several developers on how best to proceed with evaluating options for redevelopment.











