

Cumberland County Community Development Program
2017 CDBG Planning Program Application
Community Cover Page

Project Title Feasibility Study of the Reuse of Andrews School and former Fire Station in South Windham

Lead Community Windham

Additional Communities _____

Contact Information Name Anthony Plante, Windham Town Manager

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Amount of CDBG Funds Requested \$12,000

Total Estimated Project Cost \$15,000

Name of Authorized Official Anthony Plante, Windham Town Manager

Signature of Authorized Official 

2017 Planning Application Questions

Respond to the narrative questions in a maximum of three pages.

1. Describe the community problem or needs you wish to address with Community Planning funds. - **35 Points.**

- a. Describe the scope, magnitude, and severity of the problem.

The future of two prominent properties, located in South Windham Village, are in doubt. Recent completion of a new South Windham Fire Station has left the original station without a formal reuse strategy. The former Andrews School had a roof collapse and subsequent partial demolition which has put the building's continued use as a school district storage facility into question. Allowing these sites to languish will contribute to four decades of blight caused by abandoned mills and commercial structures, and deteriorating housing stock along the Route 202 corridor. The prospect of underutilization of these properties has driven interest in exploring alternative uses that would most benefit redevelopment of the village.

- b. Describe past efforts, if any, to address the problem.

A decade of discussion culminated in 1998 with "A Plan for the Revitalization of South Windham/Little Falls Village" which provided an outline for redevelopment and growth of this once vital neighborhood. Revitalization efforts were also specifically addressed in Windham's 2003 Comprehensive Plan, and again during the 2014 Community Visioning Forums and Community Survey which supported the recent update to its Comprehensive Plan. Creation of the 2010 Village Commercial (VC) zoning district in South Windham targeted specific village properties in an effort to increase their development potential. Windham, and the neighboring town of Gorham, have been working toward a more active, vibrant and commercially active village through the reuse of existing buildings, public access to the Presumpscot River, and provision of more village-scale commercial uses. In 2011, a CDBG funded project resulted in South Windham/Little Falls streetscape improvements on Main Street in the village.

At this time, the residents and the Town have a unique opportunity to explore the possible reuse of these two properties in a manner that could provide much needed community space and/or appropriate residential or commercial development.

- c. Does the problem have specific impacts on low/moderate income households or low/moderate income neighborhoods?

1,150 of the 2,240 residents within the South Windham Community Census Block (004803 – 2) are considered Low to Moderate Income. The area has a Low/Moderate Income ratio of 51.34% and falls within the 2017 CDBG Exception Rule of eligible Census Blocks.

Residents of South Windham Village endured the closure of the Keddy Mill (steel fabrication) and Rich Tool and Die in the 1970s resulting in the direct and indirect loss of hundreds of jobs and the vacancy of local businesses. The Keddy Mill remains vacant and has been placed in the US EPA's Superfund program. The expansive Rich Tool & Die facility is only partially utilized. As a result, the South Windham Village community has suffered with a continued lack of employment opportunities, housing and commercial building degradation, and an overall decrease in the quality of life of its residents.

d. Why are CDBG funds critical to the planning activity's success?

The town has multiple capital facilities priorities for which it has identified funding needs and has a multi-year plan. Reuse of these two properties is not among those priorities, but appropriate reuse is important to the ongoing effort to revitalize the South Windham-Little Falls Village. CDBG funds are critical to complete the planning and give the town an opportunity to develop plans for incorporation into its capital program.

2. What is the strategy to complete the planning project? **- 30 points**

a. Describe the planning tasks to be undertaken

A Feasibility Study for Reuse would include review of the two existing sites for Architectural/Structural design; Mechanical/Electrical systems; Zoning/Code Review; and Phase 1 Environmental Review.

Each of these components of the site review will help to determine adaptive reuse capability and required renovations. Schematic design of both the site and any building retrofit or construction will be necessary to ascertain potential issues and probable costs.

b. Outline the project's schedule

October 2017: Request for Proposals from qualified consultants

November 2017: Site Review; Phase 1 Environmental Review; Architectural/ Structural, Mechanical/Electrical Systems Reviews; Zoning/ Code Reviews

December 2017: First Neighborhood Meeting; Issue Report on Site Review Findings; Develop Options for Reuse; Develop Probable Costs

January 2018: Second Neighborhood Meeting; Presentation of Options and Probable Costs; Develop Recommendations for Reuse; Present Findings to Windham Town Council

- c. Are community partnerships established and engaged in the project?

The Town of Windham, the Windham Economic Development Corporation, and the Windham Raymond School District (RSU 14) will partner on this project. Windham has and will continue to work closely with the residents, as well as community and social service organizations within South Windham regarding planning and implementation of improvements throughout the village.

3. Convey your community's readiness to proceed. – **30 points**

- a. How has the project been conveyed to community residents?

The recent demolition of a portion of the Andrews School, and the pending vacation of the old South Windham Fire Station have led to community discussions about future uses of these sites which would be most beneficial to the residents of the village. Planning for redevelopment of South Windham Village/Little Falls has been in process for over 20 years. Each of these planning events has included strong public input from the residents of both the South Windham Village and Gorham's Little Falls Village.

- b. Are matching funds available for the project?

A 20% (\$3,000) cash match will be provided in partnership between the Town of Windham and the Windham Economic Development Corporation. It is included in the budget.

- c. Are staff and/or consultants available to complete the project?

Town Staff resources to coordinate the project include Planning, Engineering, Public Works, and Finance. Members of the Windham Economic Development Corporation include both architects and civil engineers who have volunteered to assist in the coordination of the work. The project will be put out to bid for selection of the most appropriate consultants to complete work as outlined in this proposal.

Appendix II: Budget

<u>Planning Grant – Program Budget</u>				
Cost Category	CDBG Funds	Municipal Funds	Other Funds	Total
Consultant Services	12000	1500		13500
Advertising		500		500
Public Meetings		100		100
Printing		500		500
Mailings		400		400
Other				
1.				
2.				
3.				
4.				
Total Costs	12000	3000		15000
Provide the basis for determination of budget amounts:				
Consultant Services: Architect/Structural Engineer Services: \$7,000 Land Use Planning/Engineering Services: \$5,000 Public Meeting/Group Facilitation Services: \$1,500 Total Consultant Services: \$13,500				
Public Meetings, advertising and materials: \$1,500				

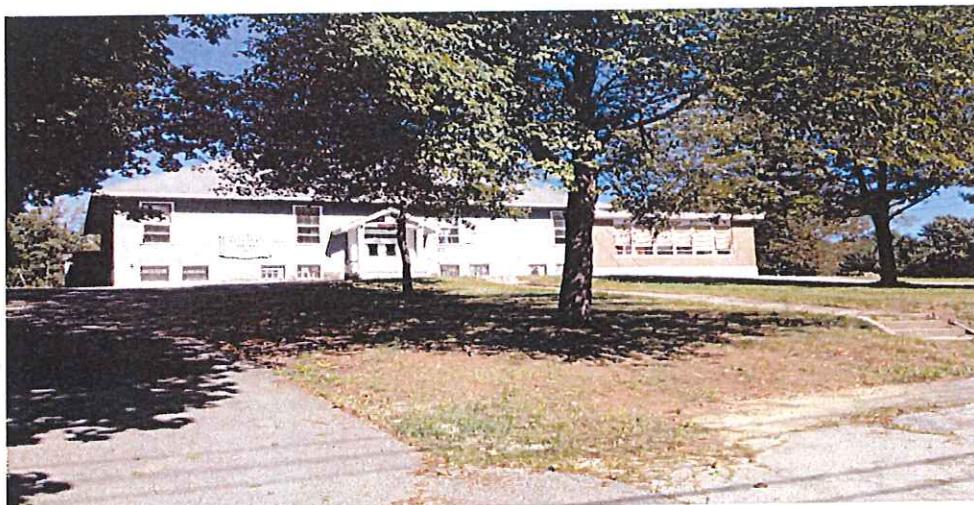


South Windham, Maine

Locations of former Fire Station and J Andrews School



Former South Windham Fire Station



J Andrews School



J Andrews School – Post Roof Collapse and Demolition