

Windham's 21st Century Downtown... a vision in the making.

A brief look back...

Memories of Windham

Writings of Kay Soldier

Boody's Corner, pg 18

“The final section of what would become Windham, was laid out and surveyed back in 1801. This was the slowest growing section of town and consisted of 63 lots of 70 acres each, bounded by Sebago Lake and other nearby towns...”



Boody's Corner, circa 1918

Memories of Windham

Writings of Kay Soldier

Boody's Corner, pg 18

“The intersection formed by Routes 302, 35 and 115 was the nucleus of the “village”, and it was at these corners that the commercial growth was begun. Known by several different names...”



Boody's Corner, circa 1925

Memories of Windham

Writings of Kay Soldier

Boody's Corner, pg 18

“over the years – Westcott’
Corner in 1832, Windham
Four Corners in 1841,
North Windham Village in
1859, and Windham
Upper Corner in 1873 –
the area today is referred
to as “Boody’s Corner””
(since the early 1900’s).



Boody's Corner, circa 2007

Memories of Windham

Writings of Kay Soldier

North Windham Village, pg 58

“A post office was sited here in 1833 and by 1870 the evolution of the village included hotels, a barber shop, millinery shop, clothing stores and manufacturers, groceries, dance halls, a carriage shop, cobbler’s shop...”



Roosevelt Trail – around 1915 to 1920

Memories of Windham

Writings of Kay Soldier

North Windham Village, pg 58

“cooper shop, blacksmiths, jewelry store and watch repair. Professions represented included lawyers, doctors, mill owners and others. Farming predominated the area just outside the village.”



Roosevelt Trail, circa 2007

Memories of Windham

Writings of Kay Soldier

The woolen mill, pg 83

“The old sawmill was built about 1740 and took advantage of the water power of the mighty Presumpscot River.”

“In 1866 some businessmen from Windham and Gorham bought the water-power rights...”



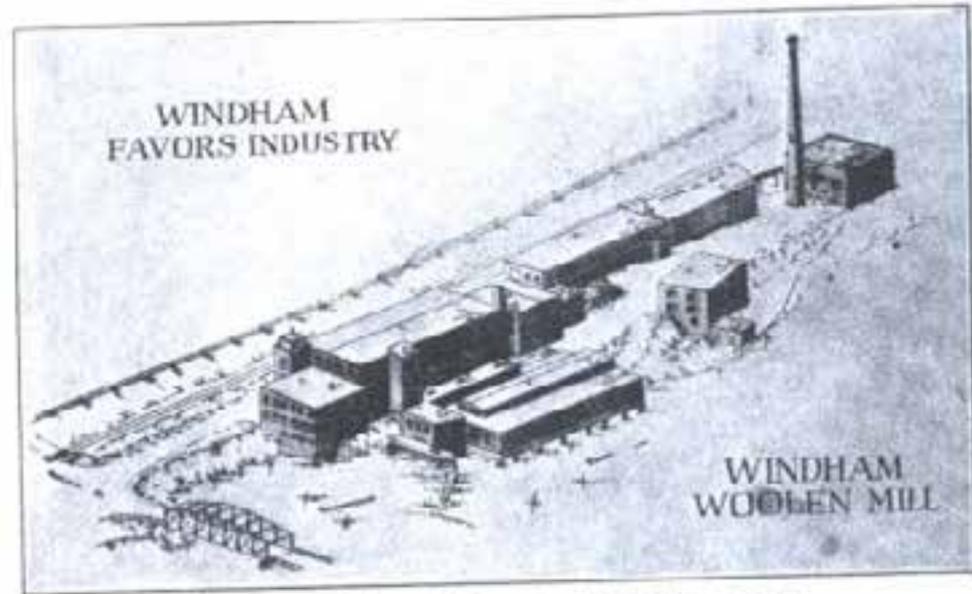
**Main St. So. Windham,
circa 1910**

Memories of Windham

Writings of Kay Soldier

The woolen mill, pg 83

“on the Windham side of the river, at Mallison Falls. Here they built a small woolen mill on the site of the first sawmill.”



Picture found on cover of Annual Report of Windham, 1937.

Windham Woolen Mill
So. Windham, circa 1937

Picture from “Windham ...a pictorial history from 1737...”

Windham Maine *Marketplace for the Sebago Lakes Region!*

windhammarketplace.com

Find It Here!

Windham serves a population of over 61,000 people as the retail and services area for the beautiful Sebago Lakes Region, a region that receives over 500,000 visitors annually. Windham is located in the center of Cumberland County, Maine's largest, and the economic engine for the State of Maine. Windham is part of the Portland Maine Metropolitan Area.

Retailers: Windham has grocery store anchored, strip center, and single tenant opportunities to site your newest location.

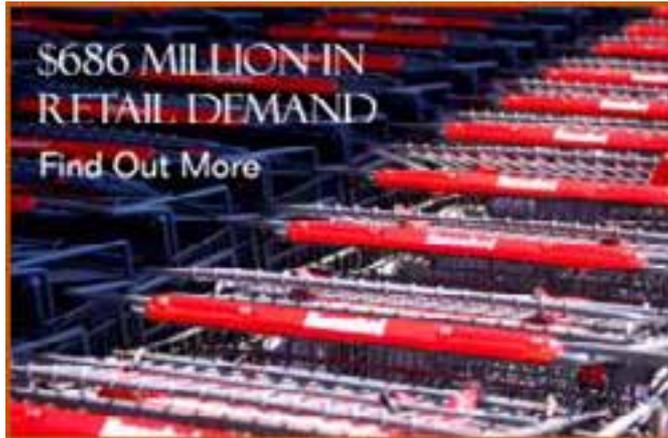
Developers: Windham's available land and redevelopment opportunities make us a great place for your next retail and mixed-use project.



For more information contact:

Thomas Bartell, Windham Economic Development Director

207.892.1936 • thbartell@windhammaine.us • www.WindhamMaineRetail.com



- Over 61,000 customers with a 5.5% projected growth
- \$865 million in Retail Demand
- \$68,028 Median Household Income
- Prime Retail Sites Available
- Over 25,000 vehicles per day traffic counts
- Welcoming Business Climate
- Planning for the 21st Century Downtown

[Contact us](#) for assistance in bringing your Retail Concept to Windham.

Data Source: 2015 Retail Trade Area Analysis

The Retail Coach

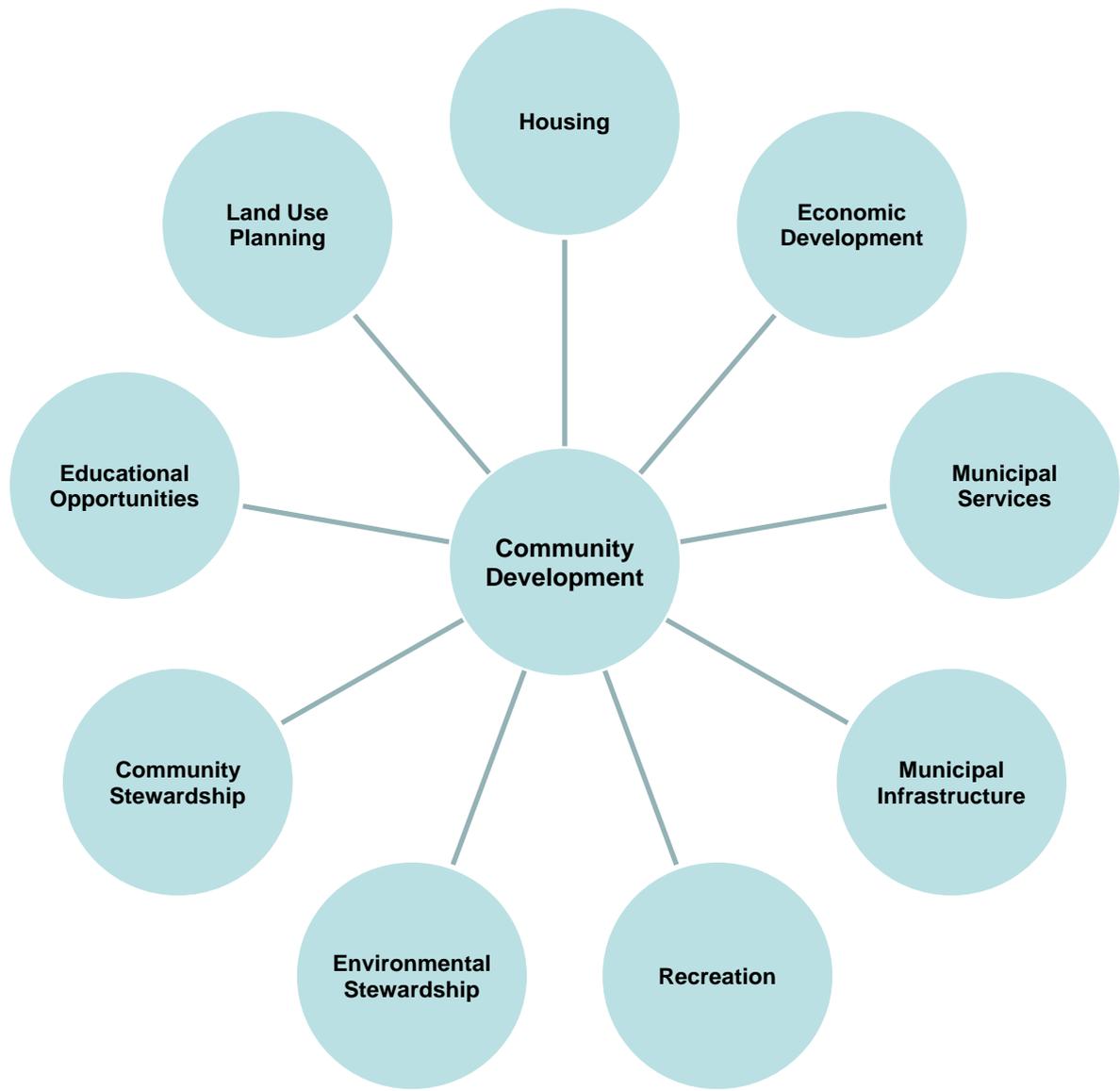
Windham
Marketplace for the
Maine *Sebago Lakes Region!*

Downtown Windham in numbers

- Route 302 traffic count: 25,000 ADT
- Downtown sales: \$262,402,000
- Downtown Market Area: 63,000
- Visitors to the Sebago Lakes Region: 500,000
- Downtown Retail Vacancy rate: 3.54%
- Downtown wastewater produced currently: 172,000 gpd
- Downtown wastewater planned capacity: 275,000 gpd
- Downtown public wastewater capacity: 0

A guiding principle:

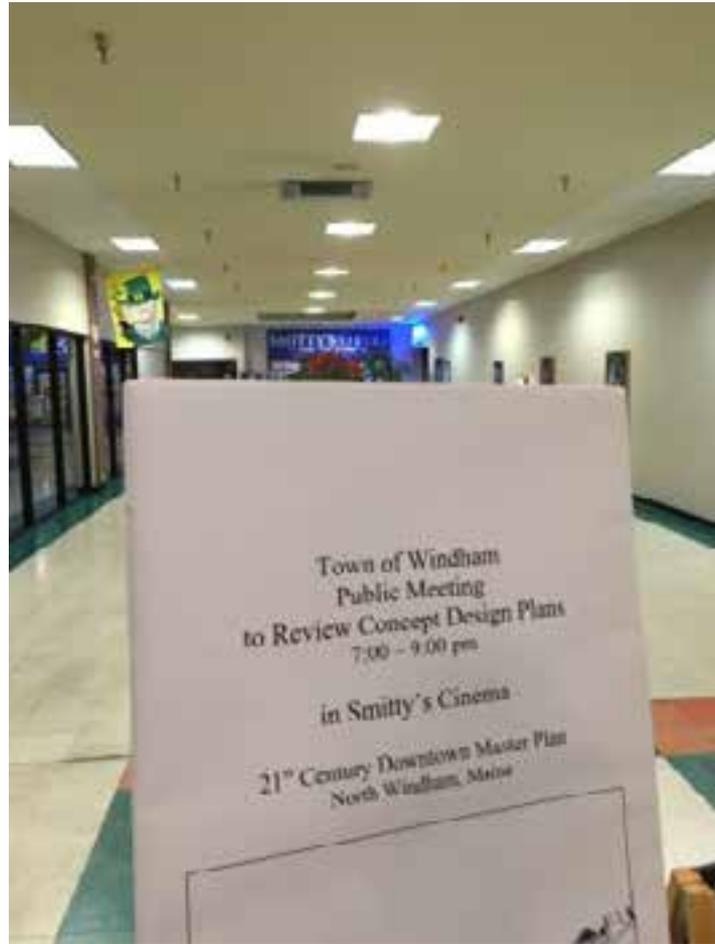
Economic Development is only one
part of Community Development



Windham's 21st Century Downtown Plan

Maine Association of Planners
2014 Plan of the Year

Downtown Planning Charette



Downtown Planning Charrette



Downtown Planning Charrette



North Windham 21st Century Downtown Plan



1930



2007



North Windham 21st Century Downtown Plan



North Windham 21st Century Downtown Plan



1-3. Commercial sprawl



1-4. Complete community

CREATING A VISION TO GUIDE GROWTH



North Windham 21st Century Downtown Plan

Incremental and Planned Growth



Courtesy Glading Jackson Kercher Anglin, Inc.



North Windham 21st Century Downtown Plan

Incremental and Planned Growth



North Windham 21st Century Downtown Plan

Incremental and Planned Growth



Master Plan Goals

- Develop a comprehensive transportation vision for North Windham
- Improve the capacity and safety of Roosevelt Trail for all modes of travel
- Establish a framework for existing and new commercial and residential development
- Enable a range of economic development and housing opportunities
- Establish an improved sense of place through improved streets, infill development, redevelopment, increased residential densities, vibrant public spaces, mobility options, and access to open space



Master Plan Process and Fundamentals

Context Sensitive Solutions

*Transportation planning that takes into account the local area. Including land use, the environment, urban design, and community values: **Mission and Values Statement***

Complete Streets

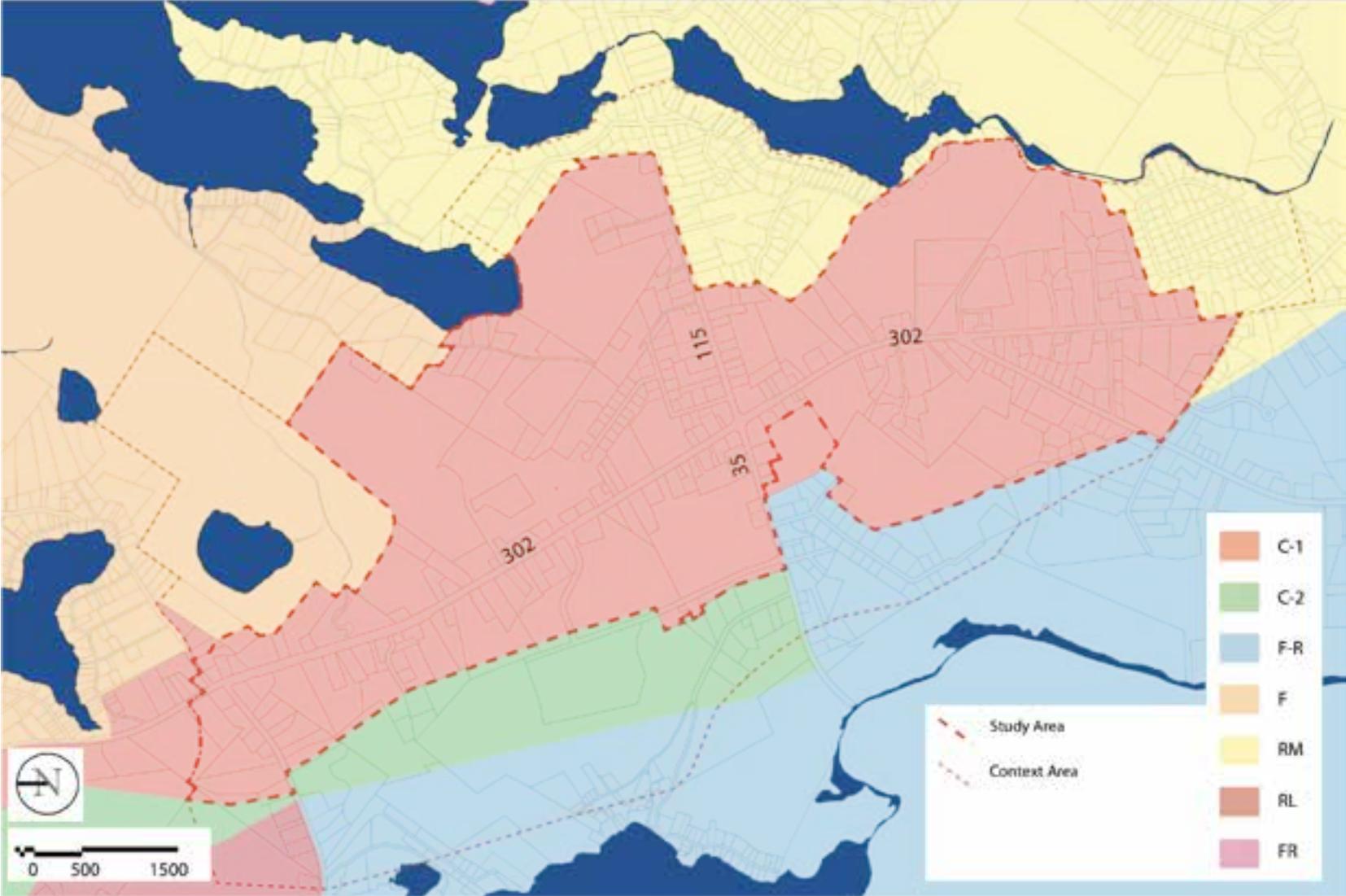
Streets that are safe, comfortable, convenient, and accessible to vehicles, pedestrians, and cyclists

Location Efficiency

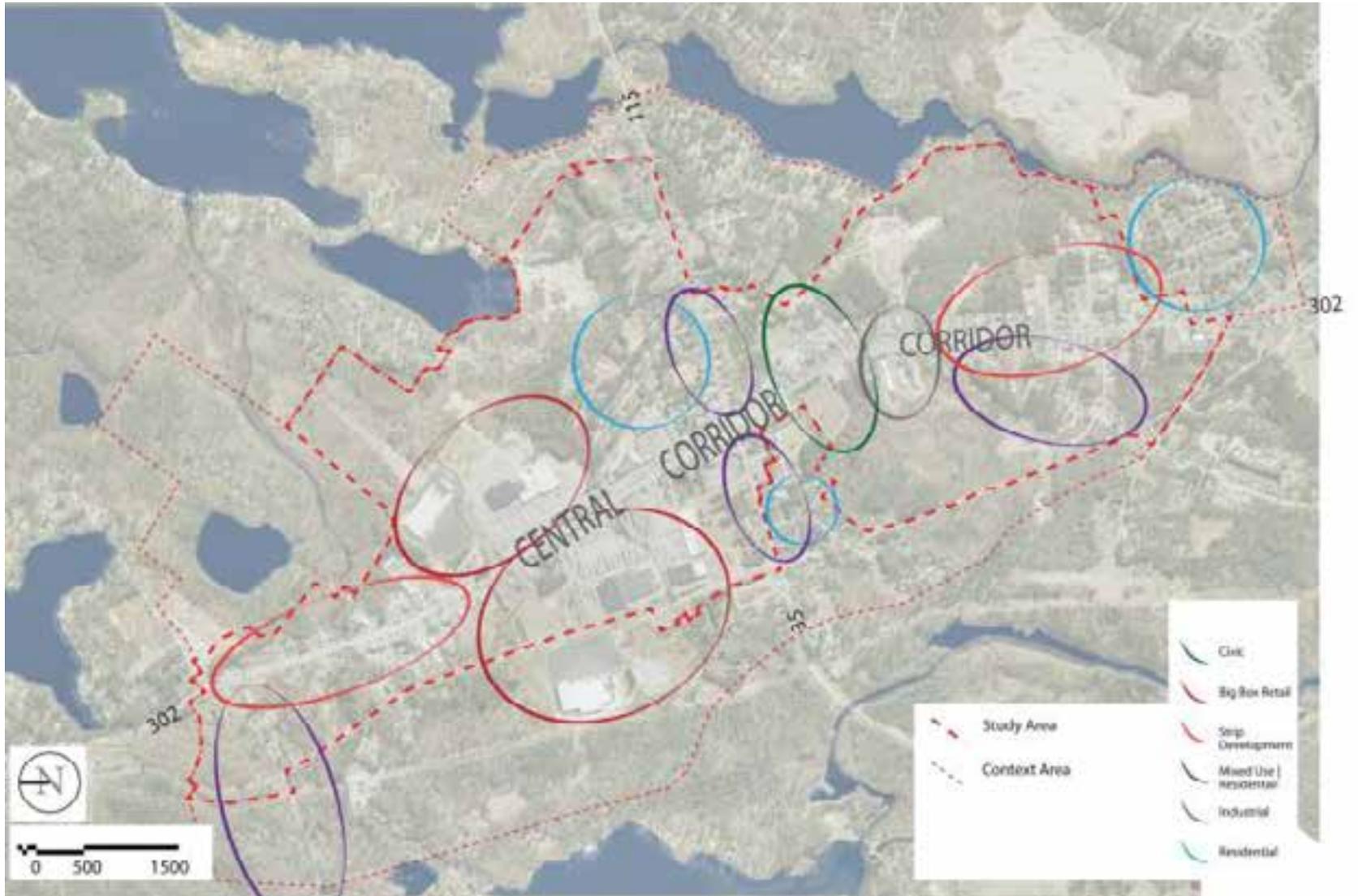
Buildings placed close enough together to promote walking, biking and local vehicular trips. In other words, a return to village-scaled neighborhoods supporting local businesses



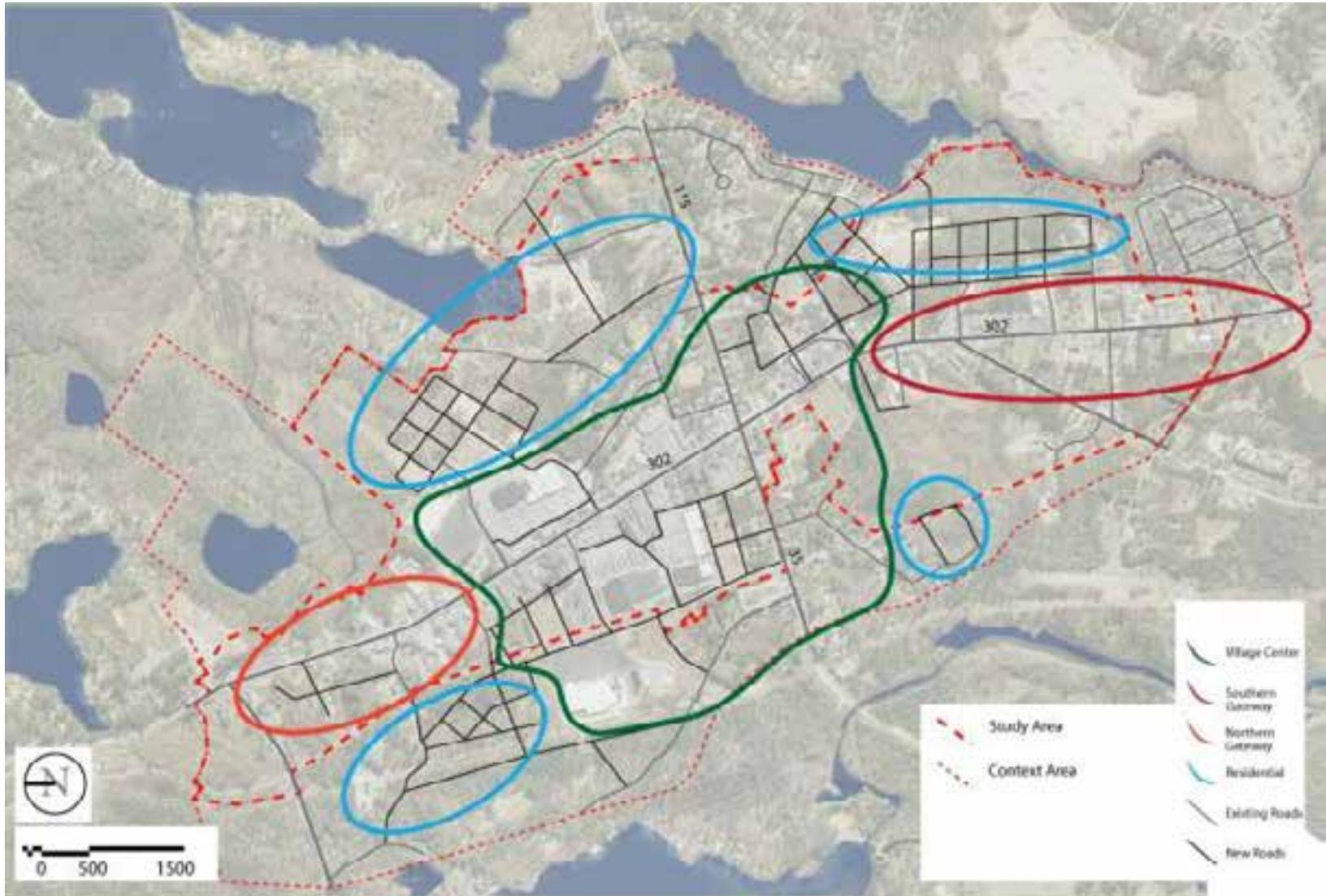
North Windham 21st Century Downtown Plan



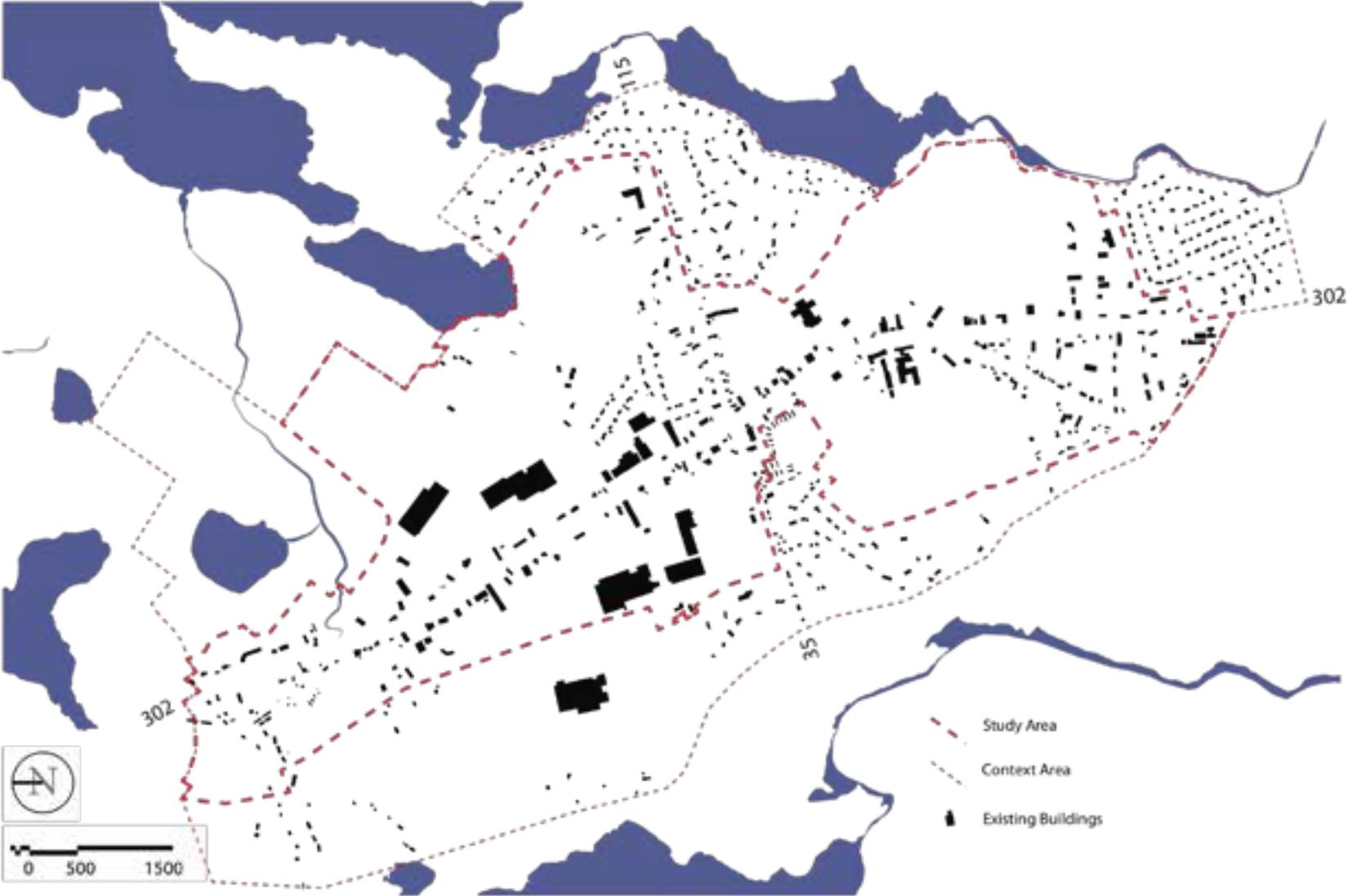
North Windham 21st Century Downtown Plan



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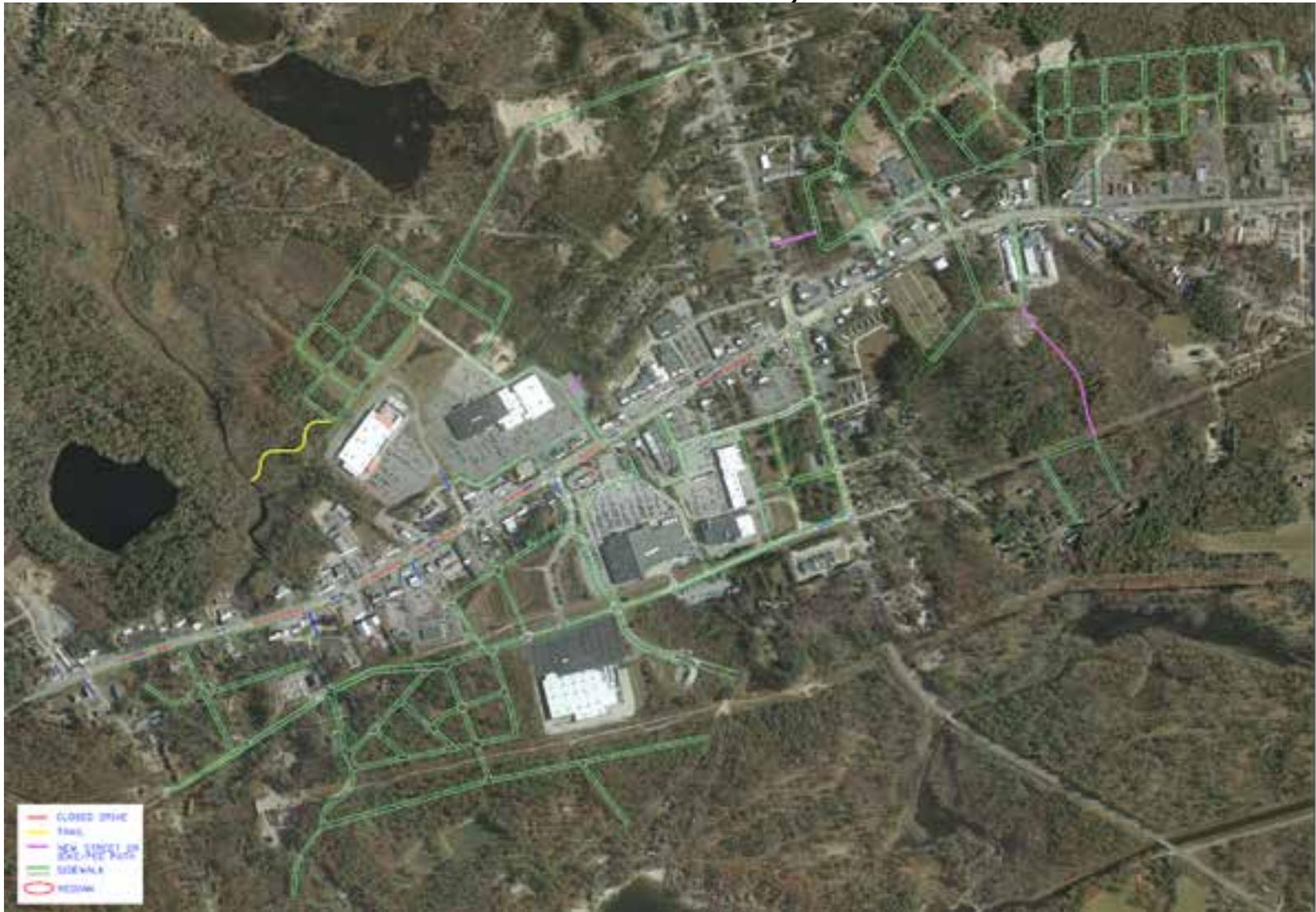
North Windham 21st Century Downtown Plan



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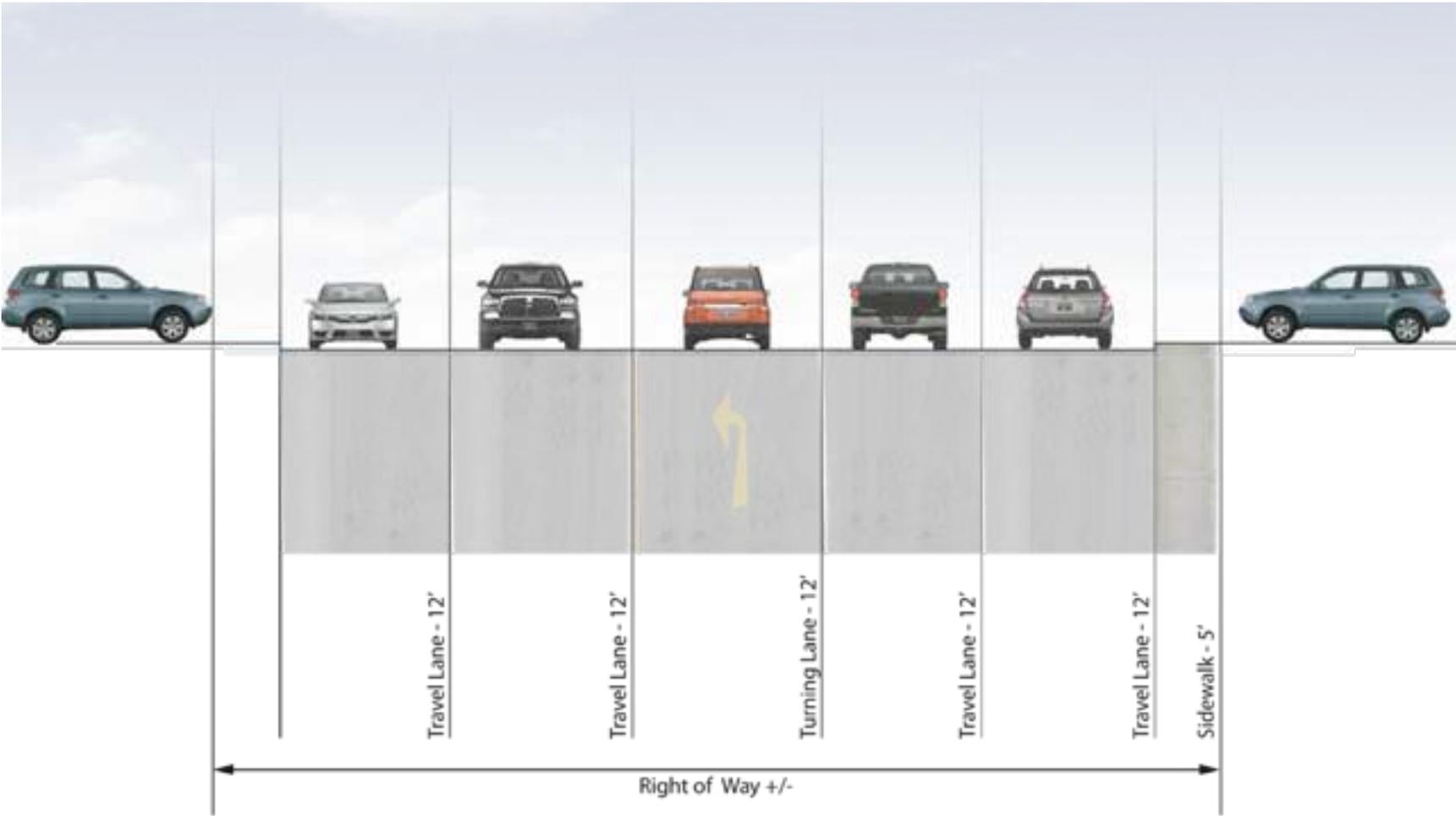
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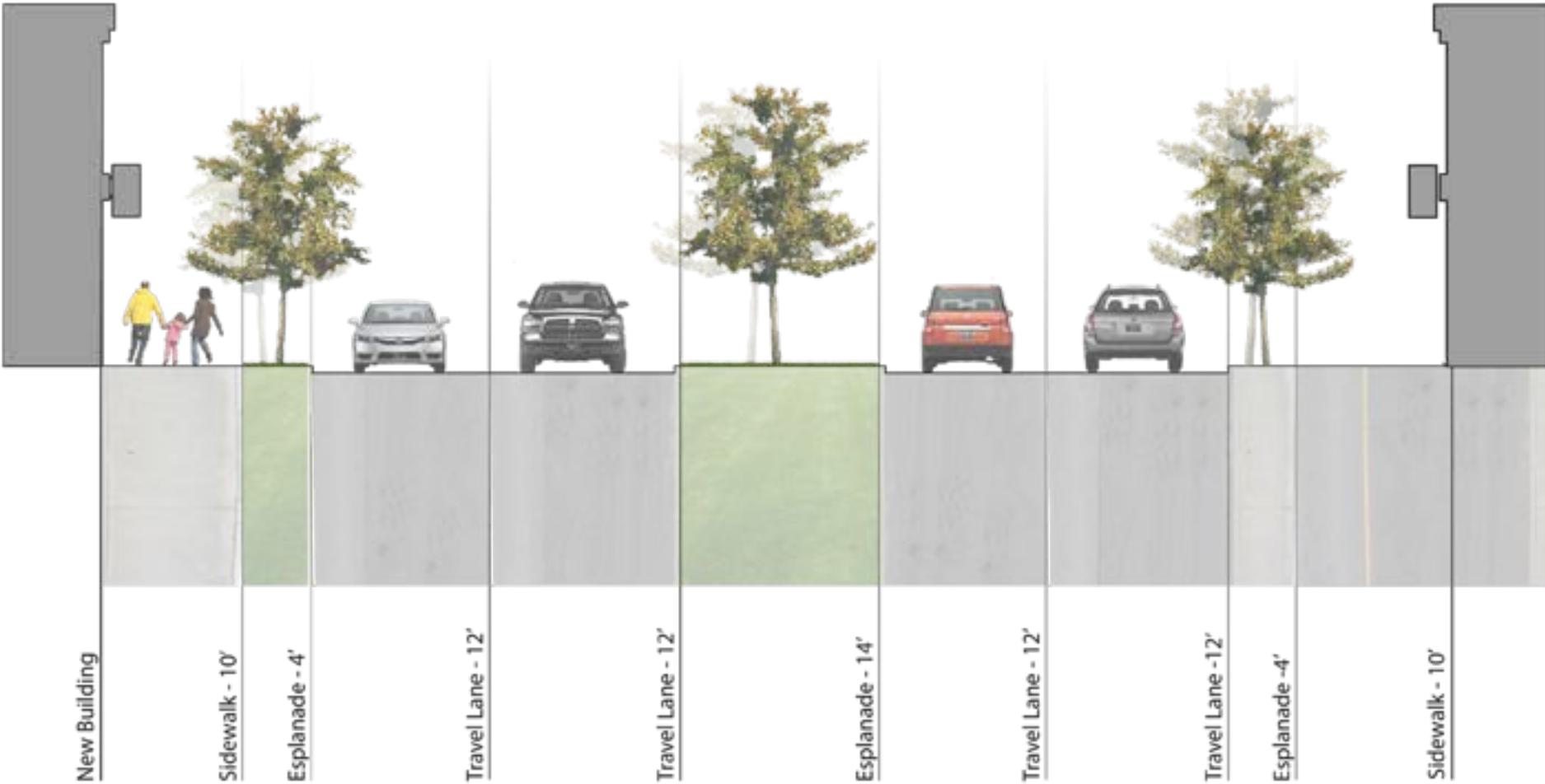
North Windham 21st Century Downtown Plan



EXISTING ROOSEVELT TRAIL GATEWAY STREET TYPE



North Windham 21st Century Downtown Plan



CONCEPT ROOSEVELT TRAIL GATEWAY STREET TYPE



North Windham 21st Century Downtown Plan



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North Windham 21st Century Downtown Plan



North Windham 21st Century Downtown Plan



North Windham 21st Century Downtown Plan

Financing

- As Development Occurs:
 - Planning Board Process
 - Design Standards/Guidelines
 - Impact Fees
- Capital Improvement Plan
 - Example: Completing a Missing Section of Sidewalk
- Tax Increment Financing (TIF)
- Federal Highway/Maine DOT/PACTS
 - Example: Improvements to Roosevelt Trail and Intersections
- Town Staff
 - Example: Revise Ordinance Standards



Summary of Vision

- Establish a long-term vision for planned growth
- Improve the safety and visual appearance of Roosevelt Trail
- Make North Windham more vibrant and walkable through sidewalks, crosswalks, medians, green spaces, and architecture that responds to a street network
- Revitalize, retrofit, and incubate a range of commercial uses
- Promote a range of housing types within and adjacent to the study area
- Maximize the potential of existing and future infrastructure – including green infrastructure retrofits and low impact development
- Create transitional residential neighborhoods between existing residential neighborhoods and the mixed-use “village center”

