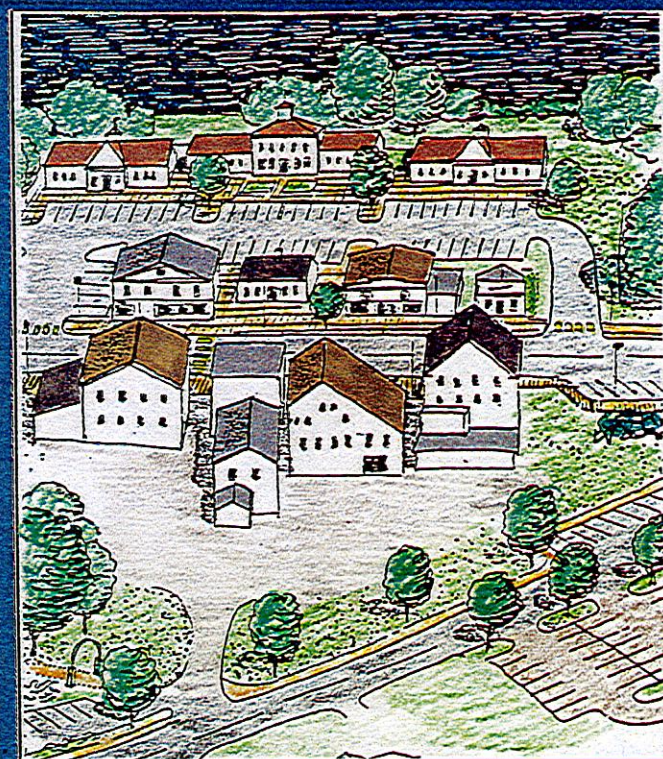
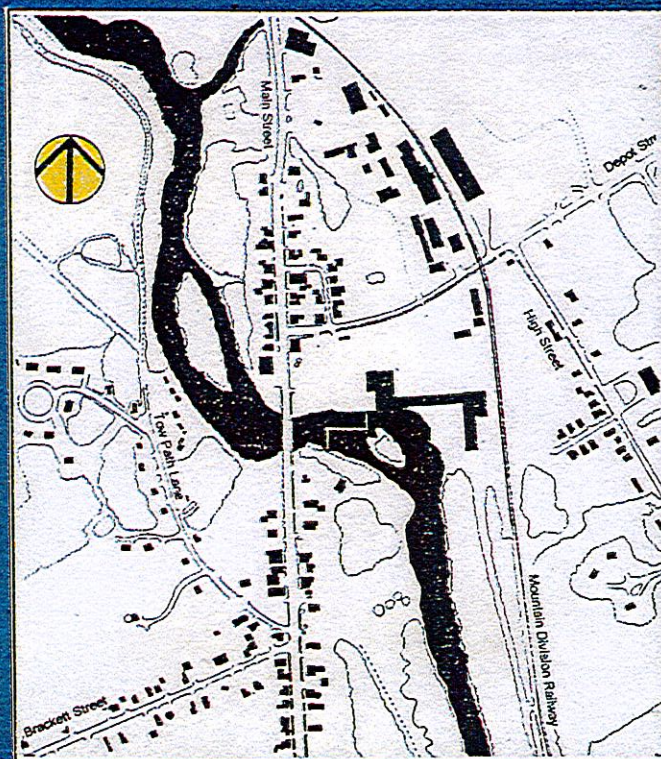
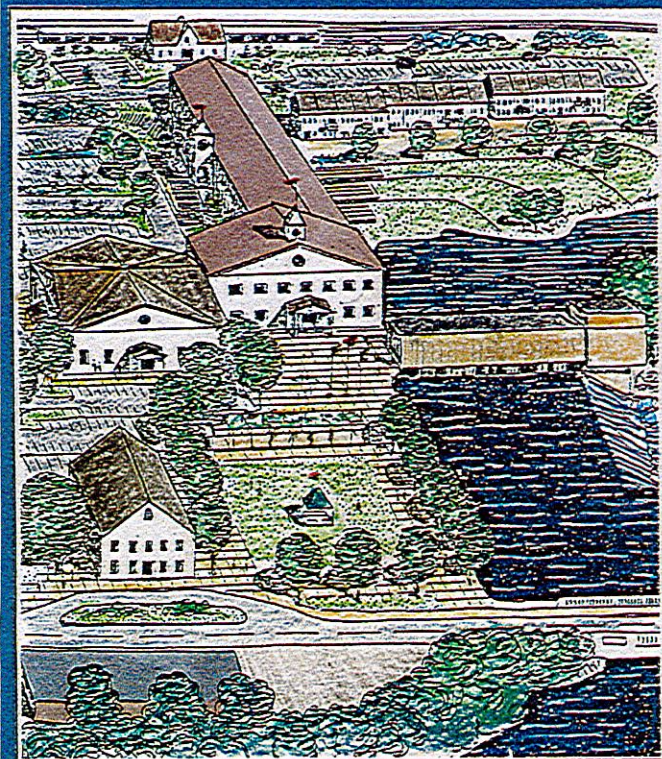


# A PLAN FOR THE REVITALIZATION OF SOUTH WINDHAM/LITTLE FALLS VILLAGE VOLUME II: OPTIONS, STRATEGIES, AND RECOMMENDATIONS



PREPARED FOR  
THE TOWN OF WINDHAM AND THE TOWN OF GORHAM

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## **INTRODUCTION**

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This report is the second of two volumes prepared for South Windham/Little Falls Village. Volume I is the Inventory. It contains all the information gathered about the study area in a separate report on file at the respective town offices.

This Volume II describes the various plan options that were explored, documents the extensive committee and public input in the planning process, details the plan recommendations, and spells out specific implementation strategies and priorities.

## **ACKNOWLEDGMENTS**

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This report was prepared by Brian Kent of Kent Associates, Planning and Design Consultants in Gardiner, Maine. Associated subcontractors included Rich Rothe of Rothe Associates (Hallowell, Maine) and Mark Gray of JAMM Engineering (Poland Spring, Maine). Staff assistance was provided by Anne Doiron and Amanda Walker of Kent Associates.

The South Windham/Little Falls Village Advisory Committee responsible for overseeing this study comprised:

### **Gorham Members**

Allene Bowler  
Marylee B. Dodge  
William O. Leach  
Virginia Morrow  
Tom Ellsworth

### **Windham Members**

Anne Alexander  
Rebecca Reinhart  
Michael Shaughnessy  
Linda Wasgatt  
Marcia Wake

Staff assistance was provided by Deborah Fossum, Gorham's Planner, and, for a few months, Bob Hamblen, Windham's Planner. Subsequently Town Manager Tony Plante served as the Town's liason to the committee and consultants.

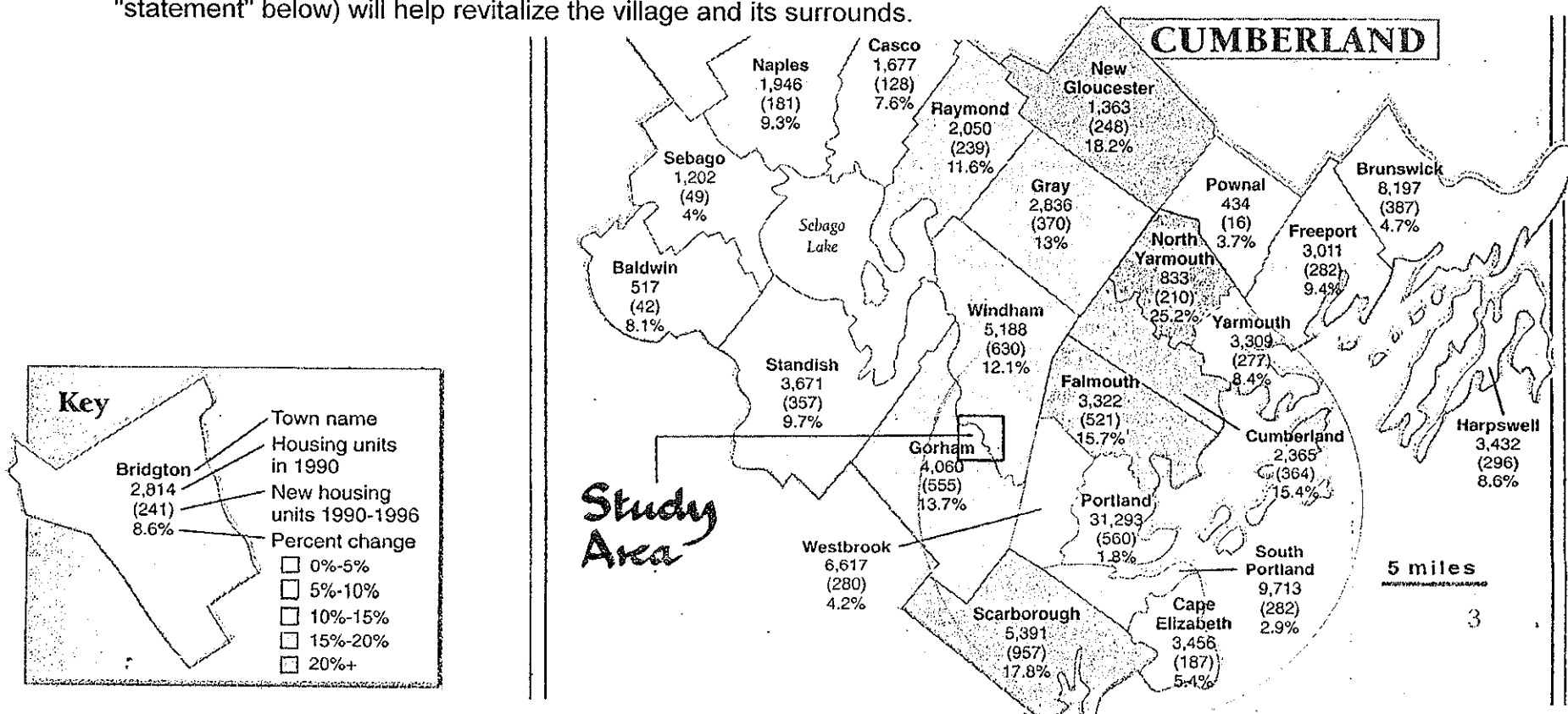
## CONTEXT

To some, progress has by-passed South Windham/Little Falls Village. To some extent this is true. The malls, fast food and "big box" stores along Route 302 in Windham have drawn business and attention away from the historic village; likewise, Gorham village center and the University of Maine campus have seen more investment than the smaller, neglected, Little Falls area.

All the same, a glance at the regional map illustrates the vital importance of this location set, as it is, on the fast growing ring of growth generated by Portland, the hub of growth in southern Maine in the late 1990's.

Indeed, as this report shows, South Windham/Little Falls Village has great potential. It boasts good access, a superb natural setting, a strong historic heritage, sound buildings, good infrastructure, solid citizens, and opportunities for redevelopment and growth. At present the village is under valued.

It is hoped that the vision provided by this plan (and spelled out by participating residents in the vision "statement" below) will help revitalize the village and its surrounds.



## VISION STATEMENT

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### **The Village Residents' Vision of South Windham/Little Falls Village: A Summary of Resident Survey Results.**

We want a mixed use village that is primarily residential but has more stores, services, and commercial enterprises. The village will grow in a planned manner and will be served by an expanded sewage treatment plant, a riverside park, trails along the river, and recreational facilities at the Little Falls Recreation Area and at Gambo Fields. In the long term we envision a rail-trail along the old rail-line.

The village will be safe and attractive for pedestrians and cyclists. To this end we will find ways to slow traffic (especially on Route 202), fix up and extend sidewalks, and provide adequate on- and off-street parking, where needed. We will also install attractive street lights, street trees, and signs. To improve and identify the neighborhood we will place "gateways" at the entrances to the village and improve the village's "street furniture".

To stimulate jobs and encourage more residents to move into the village center, we will encourage prospective developers to revitalize the vacant mill buildings and bring new uses to the L. C. Andrews area. The kinds of business and uses we want include professionals, retail shopping, a private school, restaurant(s), senior housing, artists studios and art center, a micro-brewery, antique stores, a local museum, a fitness gym, and space for cultural events.

Further, we value and wish to retain the village's historic character and scale. We also wish to instill a sense of pride and community amongst our fellow residents by erecting a village bulletin board, encouraging litter patrols, sponsoring trash pick-up days, and sprucing-up our homes and streets.

## THE SOUTH WINDHAM/LITTLE FALLS STUDY AREA

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The Advisory Committee defined a general study area, which includes Gambo, Newhall, and Grant's Corner to the north and the Little Falls Recreation Area and elementary school, down to the Little River, and a core study area, which extends from the Post Office on the north to the Route 202/237 intersection on the south (see Map).

## STUDY AREA LOCATION

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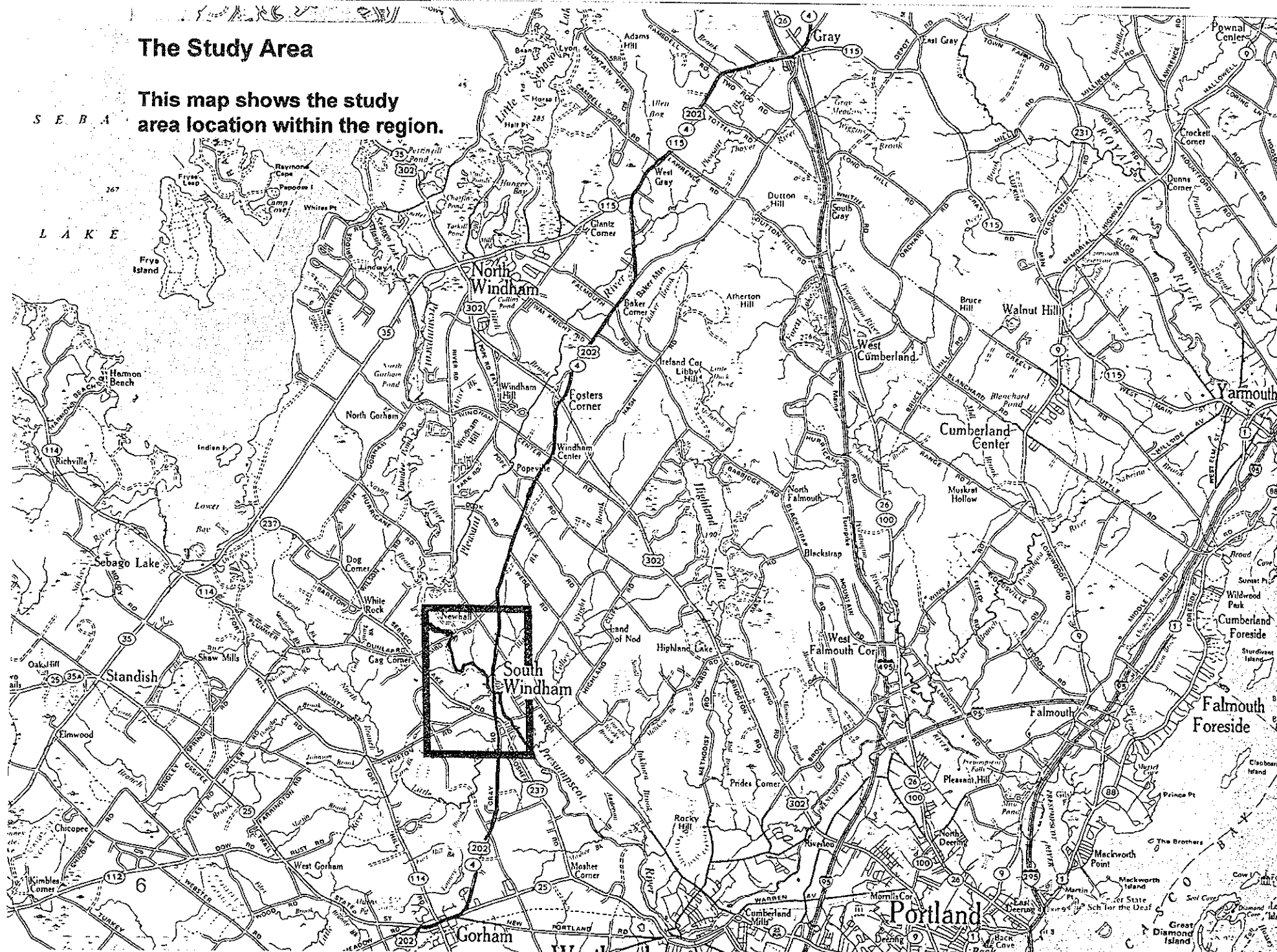
The Location Map shows the general study area in relation to the immediate region. Equidistant from downtown Portland and Sebago Lake, the village of South Windham/Little Falls sits astride Route 202 which runs north/south across Maine and the Presumpscot River. Immediately north and south of the village is the River Road and Route 237; these two arterials intersect with Route 202 and are part of a network of roads that converge on Portland from the northwest.

Given this grid of arterial roads, the village is easily accessible, by automobile, from North Windham, Lake Sebago, Gorham (and the University of Southern Maine), Westbrook, and Portland.



**This map shows the study area location within the region.**

**This map shows the study area location within the region.**



## The Study Area

This map shows the general study area and the core study area.

