



## Windham Community Center Ad Hoc Committee Charge Summary

### Purpose:

The Windham Parks and Recreation Advisory Committee selected an Ad Hoc Committee of members with varied qualifications and interests, to complete the preliminary planning phase of the development of a community center for the town of Windham, and for mulate a vision for this center. This document serves as the result of this committee's findings and recommendations.

### Ad Hoc Committee Members:

**Beth Schidzig, Chair**  
**Cathy Streifel, Recording Secretary**  
**Pat Moody**  
**Joseph Crocker**  
**Jason Elder**  
**Steve Brown**  
**Mel Oldakowski**

### Preliminary Needs and Opportunities:

**Community Center Space Programming Requests** *(as developed by Windham stakeholder and resident surveys)*

Gymnasium  
Locker Rooms  
  
Fitness Room  
  
Gym Equipment Storage  
  
Indoor Walking Track  
  
Multi-purpose Room  
  
Commercial Kitchen  
  
Adult/Senior Lounge  
  
Teen/Youth Hangout or Facilities  
  
Arts and Crafts Room  
  
Conference/ Meeting Room

Group Meeting Rooms

Computer Room/Technology Nodes

Library/Classroom or Study Space

Performing Arts Center with Stage

Equipment Storage

Swimming Pool

Picnic and Gathering Area

Outdoor Space: Accessible patio for seating and fire pit

Ice Skating Rink

Outdoor Walking Track & Trails

Outdoor Sports Areas, including Play Courts

Staff and Visitor Parking

Back-up generator recommended by the Police Department, *as the facility will serve as an emergency shelter.*

### **Benefits Analysis:**

The Windham community wants to expand its economic base, using the existing resources that are associated with the current facilities as well as developing this new facility, which would help give all its citizens access to the latest resources and information for a higher quality of life, physically, spiritually, communally and economically.

### **Potential Economic Impact of the Community Center:**

A direct positive economic impact of the Community Center is anticipated through the creation of jobs, special events and rentals, admission and use fees, as well as through local users, event participants, spectators and visitors, making use of community services, food and beverage venues, night clubs/bars, retail shopping, lodging, and private and commercial transportation. Indirect positive economic impact is also anticipated from this facility through attracting business location or relocation, attracting persons to move to or retire in the area, and enhancing real estate values.

### **Expected Community Use:**

Windham wants to expand its economic base by attracting new residents and businesses to the community. By replicating many of the existing resources that are associated with the current facilities as well as adding capacity and the amenities desired by the community, this new Community Center will play a vital role in the contribution to the Town's quality of life offering.

### **Recreational Use:**

There are considerable positive economic impacts to the community that could be gained through the construction of the new facility. The recreational components of a large multi-cultural room will serve as classrooms and rental opportunities. The arts and crafts room, multi-purpose/party/meeting rooms, preschool/ room and aerobics/dance room will be activity and program spaces. The cardiovascular/weight room, child watch, and an indoor leisure pool will be drop-in features that will all serve as area-wide community recreation attraction. Adding a senior lounge and youth/teen hangout room, community living room/lobby, technology (nodes located throughout the facility), entertainment room and game room and this facility becomes the Town's key social center.

## **Identify Stakeholders and Seek Community Input:**

### **Stakeholders providing information for this report:**

The Town of Windham

Residents of the Town of Windham (1,015 Survey Responses)

Windham Police Department and DARE Program

Windham Center Stage Theater

Windham Raymond Adult Education

Windham Raymond School Age Childcare

The Refuge Church

Lighthouse Knitting Guild

Windham Little League

Windham Youth Basketball

Windham Youth Soccer

Windham Youth Volleyball

Windham Drifters Snowmobile Club

Windham ATV Club

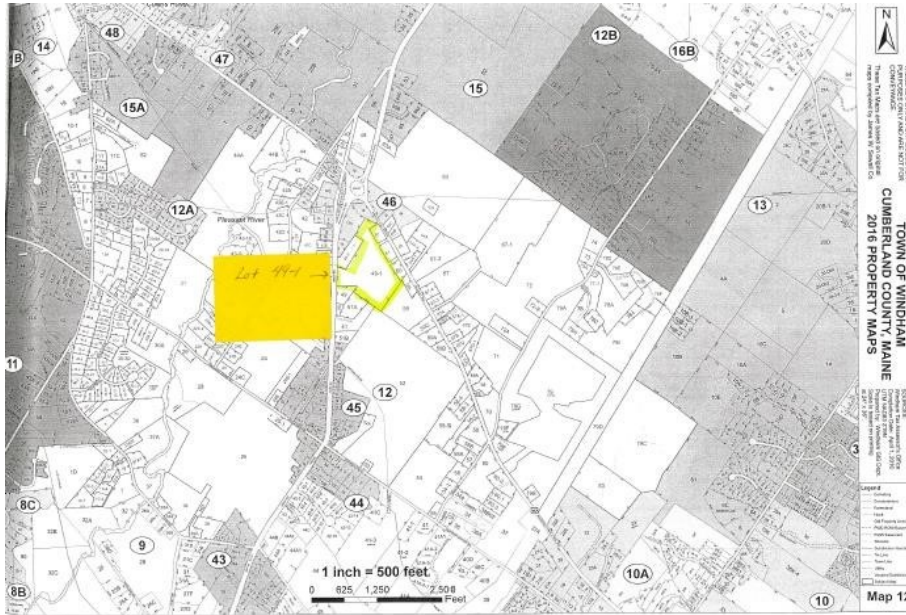
### **Further evidence of citizen support for a community center:**

After many Surveys and Community Visioning Forums completed for the residents of Windham, The Comprehensive Plan was updated with public input and requests to improve the community. The concept of a community center with improved park and recreational space, was identified to be a project that would benefit the entire community, in all age ranges. Within the Windham Comprehensive plan, a Community Center was included in “The 4 Big Things” that are of high priority subject areas for the Town to work together on, in the short term. The Community Center will strengthen the concept of “community” by providing a place accessible to all, for celebrations and a multitude of other events.

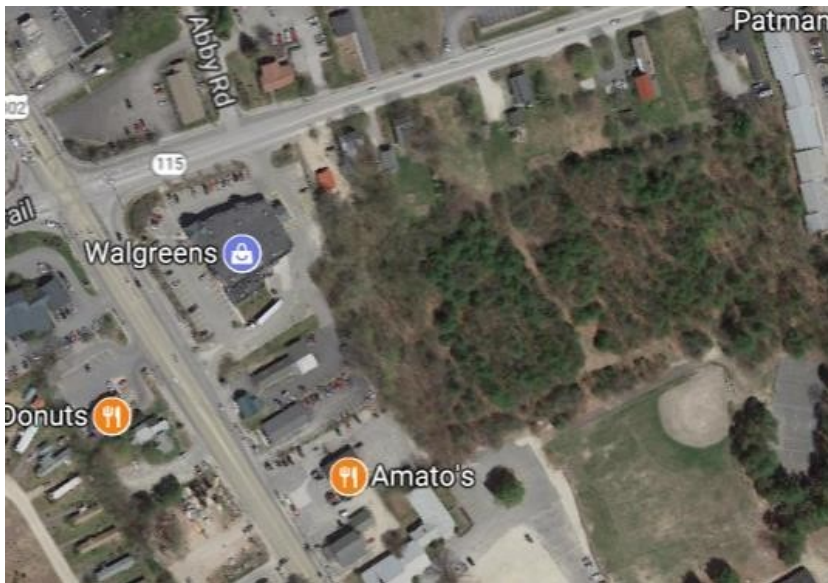
## **Potential/Promising Sites for Construction:**

The next phase of planning for a community center will be narrowing down the ideal location for best utilization and access. The Ad-Hoc Community Center Committee narrowed the ideal location to two general regions. 1) A location near the high school campus and town hall facilities making it walkable for before and after school programs. 2) A location in close proximity to the North Windham Business District. The town currently owns property in each of these regions that might be suitable for a community center facility. There might be other land for purchase or donation in these regions as well.

## Option 1: 24 Acre parcel at the Rotary (across from Hancock Lumber)



## Option 2: Manchester School Site (29.46 acres)



## Identify Local Assets:

Windham has funders both private and corporate. We also have community expertise in development and construction. Windham has a growing population with desire for such community assets. Other stakeholders that may play a role in the development of the Community Center include our vibrant Sebago Lakes Region Chamber of Commerce, DHHS with Federal funding for social service and refugee programs, the Dare Program, Be the Influence, and possibly the YMCA.

## Identify Potential Obstacles:

Obstacles or challenges Windham faces are the lack of town owned property and competing priorities for a town that has underinvested for years. We have coasted for too long with a "good enough to get by" approach which has resulted in a backlog of town infrastructure needs and our rural community makes transportation difficult for many.

## Comparable Community Center Projects:

Presque Isle Community Center (\$7.9 Mil with \$3.5 in fundraising at 70% support at polls)

### ***The Sargent Family Community Center, 24 Chapman Road, Presque Isle, Maine – Opened Fall 2016***

30,000 ft<sup>2</sup> facility has a gymnasium, walking track, Senior Center with kitchen, Teen Center and a multi-purpose room. The SFCC is the Recreation & Parks Department's home base where a variety of programs and activities are available for all ages throughout the year.



The Approach and Entrance





Art is Expressed in the Details



Lobby Gathering Space



Flexible Gymnasium Space with Indoor Walking Track



Commercial Kitchen



Teen Center

## Randolph MA Intergenerational Community Center (\$11.3 mil town approved borrowing)

***Randolph MA, Population 32,000 - Under Construction opening Fall 2017***

33,000 ft<sup>2</sup> facility will feature a variety of amenities, including a gymnasium, exercise and fitness rooms, indoor walking track, a greenhouse, meeting spaces, classrooms, a teaching kitchen, theatre and arts space, and outdoor amenities.

The facility will serve various recreational programs of the town, including the senior center and youth center. The Recreation Department and Elder Services Department will be housed at the new building.



Teaching Kitchen



Multipurpose gym & raised track



Multipurpose meeting space, theater arts and outdoor amenities

## Boys & Girls Clubs & YMCA of Greater Waterville at Alfond Youth Center (built in 1999 with a 3 to 1 match from Harold Alfond \$9 mil – (\$35 mil of fundraising over the years))

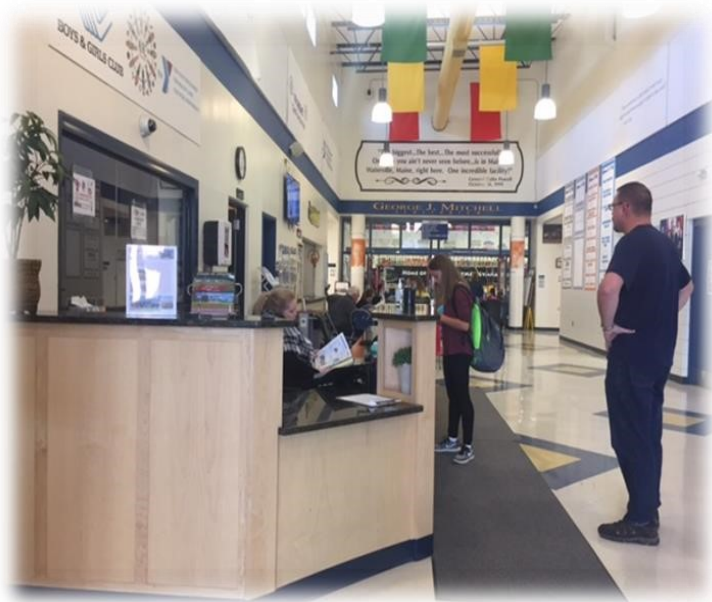
***Waterville Maine, Population 16,400 – 72,000 sq ft facility in addition to outside pools, playgrounds, fields and courts.***

The Alfond Center serves over 5000 members young and old and numerous communities. The Alfond Youth Center is a 72,000 square foot recreational facility featuring two swimming pools (therapy & lap), a triple gymnasium, an afterschool center, a kid's kitchen, a teen center, a climbing wall, gymnastics center, a dance studio, a Karate Dojo, and a playground. The Center is home to the Waterville Boys and Girls Club and YMCA, and represents a one-of-a-kind partnership between those two organizations and the City of Waterville.

In 1998, the Harold Alfond Foundation made a \$3 million lead gift to establish the Alfond Youth Center and since then has provided nearly \$11 million in additional funding. In 2007 Cal Ripken, Jr. dedicated Maine's Fenway a 2/3rd scale replica of Fenway Park to the late Harold Alfond. In 2008 enhancements included a multi-use soccer field and 3 residential cabins. In 2014 Mini Fenway was completely turfed. Currently the center is undergoing an expansion project adding a 50 foot biodome/greenhouse complex which will become the flagship of the Center's Sustainable Gardening Program. Donors for this project expansion included Hannaford Supermarkets and Lowe's, which contributed a \$50,000 grant as part of its Renovation Across the Nation program. The completed biodome will include a solar powered ecosphere, hydroponics and aquaponics learning labs, and a cutting-edge greenhouse with fresh, healthy produce available to the Center's Kid's Kitchen and Weekend Backpack programs.

The Alfond is open when the schools are closed, including during vacations, holidays and storm-related school closing providing a nutritious hot meal, help with homework, and the opportunity to participate in various activities.









## Draft a Concept Statement:

### What will it accomplish?

*Provide a focal meeting point and activity hub for the people of Windham*

*Increase customer traffic to local eateries and businesses by those who visit the center*

*Boost community engagement, bringing people from all neighborhoods together for programs, events, etc.*

### Who will it benefit?

*The residents of Windham who choose to visit and use the center – ranging in age from young children through senior adults*

*Visitors to the town - if a chamber of commerce/information (kiosk) or other, is incorporated in the building*

*The center itself would be the future beneficiary of any funds donated or earned through the center, once built and operating*

### How is the community vested?

*The Windham community at large should have the expectation of ownership of the center – in that it is FOR us. We, the community, should carry a requirement to have it built sustainably and with building excellence in conjunction with committed concern for its future maintenance and evolution for many generations to come.*

*We surveyed stakeholder groups to gain a better understanding of how their group would utilize the community center.*

**Vision:** *The Windham Community Center, “Where the Community Comes Together”, for multigenerational education, citizen & club meetings, activities, social services, sports & recreation, as well as celebrations of cultural diversity and the arts. The Windham Community Center’s purpose is to enrich and inspire our community through quality experiences, people and places.*

**Mission:** *The Windham Community Center will promote a healthy, livable community with opportunities for physical activity as well as personal and cultural enrichment.*

## Identify possible sub-committee members:

*Any from the Ad Hoc committee who are so inclined to continue on the path forward*

*Additional applicants who were not selected for the first Ad Hoc Committee, but indicated an interest in being included in subsequent committees*

*Add more local professionals with known experience who could advise pro bono on various planning phases and beyond*

*Hire a consultant such as (identified consultant) Community Roots, as next steps*

## Identify potential funding sources:

*Grants – utilize a grant writer to go after anything and anything we can get our hands on!*

*Donors – both local and beyond, cash money!*

*Naming Rights (for example “The Hancock Kitchen” or the “Lippman Pavilion”) ✦ Individual opportunity: Buy a paver, donate a memorial bench, etc.*

*Build it of timber procured (donated) from local land owners throughout the town!*

*Work with local firms for the civil “dirt work” and other subcontracting work*

✦ *Other “in kind” donations and discounted pricing from local companies such as Windham Millwork, Lowes, Hancock, Home Depot, Genest, etc.*

*A voter-approved one-time town tax, or temporary one, until financial need is met • Local government funding*

*The following amenities will affect daily admissions and revenues:*

**Leisure Pool (with zero depth entry, lap lanes)** - typically 90-115 normal bather load and a 300-maximum bather capacity calculated on 15 sq. ft. per bather

**Therapy Pool (with warmer water)** - 15-18 bather load

**Cardiovascular Equipment and Weight Room**

**Gymnasium** - also program driven

The following amenities are drop-in driven and will increase daily and frequent user admission revenues:

**Child Watch (shares one of the preschool rooms)** - used at peak fitness times when Co-op Preschool is not in session

**Walk/Jog Track (11 laps to 1 mile)**

*The following amenities are rental or program driven and must provide a balance between scheduled activities which are desired by the community and rentals which provide a strong supplemental revenue source:*

**Leisure and Therapy Pools** - for the Learn to Swim program, water fitness and rehabilitation programs

**Gymnasium** - for athletic programs and large group activities

**Community Hall** - for a variety of recreation programs and rentals

**Commercial Kitchen** – for rentals and culinary instructional programs

**Party/Rental Rooms** - for a variety of recreation programs

**Multipurpose and Meeting Room** - for visual and fine arts and crafts, education/classrooms

**Co-op Preschool Rooms** - school-year coop preschool and Child Watch services

**Aerobics/ Dance Room** - for fitness and wellness, martial arts and dance programs

*The following amenities would likely be free and of community benefit. They are not anticipated as a revenue source:*

**Adult/Senior Lounge**

**Youth/Teen Hangout**

**Community Living Room/Lobby**

**Technology (nodes located throughout the building)**

**Entertainment Room**

*The following amenity is providing ancillary revenue:*



# Deli/Juice Cart with Café' seating and Vending or Snack Shack

**Special Events, Arts and Holiday Exhibits, Tournaments and Rentals-** A direct positive economic impact of the Community Center is anticipated through special events, tournaments and rentals from out of town event participants and spectators, and even family visitors of residents, making use of community services, food and beverage venues, night clubs/bars, retail shopping, lodging, and private and commercial transportation.

**Local Employment-** Another economic benefit of the facility is employment.

**Users** - The local users will come from the residents of the Town and within the described non-resident adjacent or regional communities. Local groups will also be large users of the facility and may consist of high school indoor athletic teams, school PE programs, non-profit and private youth/adult sports associations, senior citizen groups, organizations that serve persons with disabilities, corporations, health and medical service providers, public safety agencies, service clubs/civic organizations, Boy's and Girl's Club, pre-schools, home schools, child care providers, homeowner associations, churches, and day camps. Regional use will also result from individual users, competitors, spectators, and visitors.

## Project Goals:

Locate facility on property currently owned by the Town of Windham, donated land or property to be purchased by the town

Include a senior center and community gathering space in this comprehensive multigenerational facility that serves people of all ages, cultures and abilities

Consider Phased Development if financially necessary

Offer a wide range of activities that promote social interaction, culture and the arts, wellness, and recreation for all age groups

Create a multi-use facility through flexible scheduling and programs that respond to the changing interests and growth of Windham

Interact and promote the benefits of other town resources such as Donna Beth Lippmann Park, the existing schools, Windham Public Library, Dundee Park, The Historical Society, and the Windham Downtown Area

Reflect a character and identity that captures the qualities and spirit of Windham

Provide a site specific, strong relationship between indoor and outdoor spaces that share, extend or complement other programmatic requirements

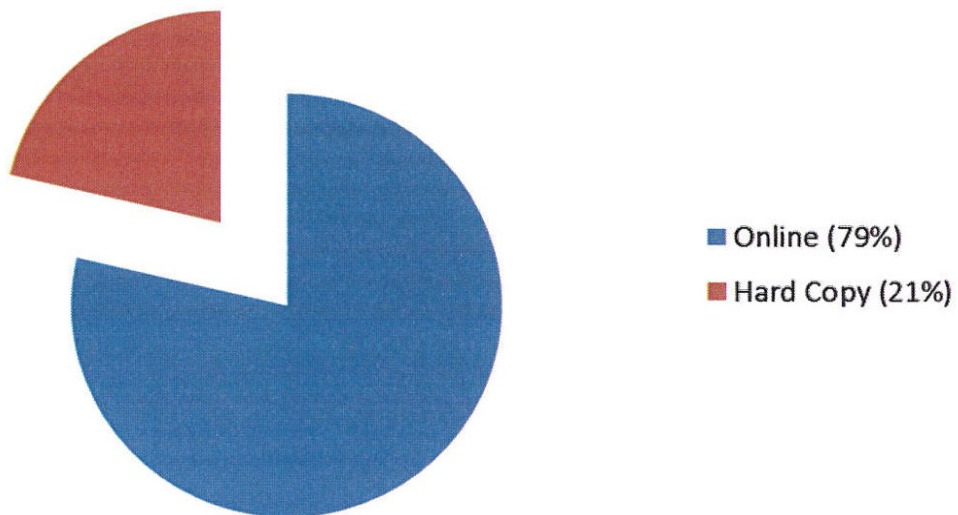
Environment and energy use: Utilize green standards of development, energy efficiency, and use of nature as an integral design component of the building. Building should be designed as close to a zero-energy building as is feasible

Improvement in natural gas infrastructure, all energy and reliability of power to prevent power outages, and protect wells and aquifers

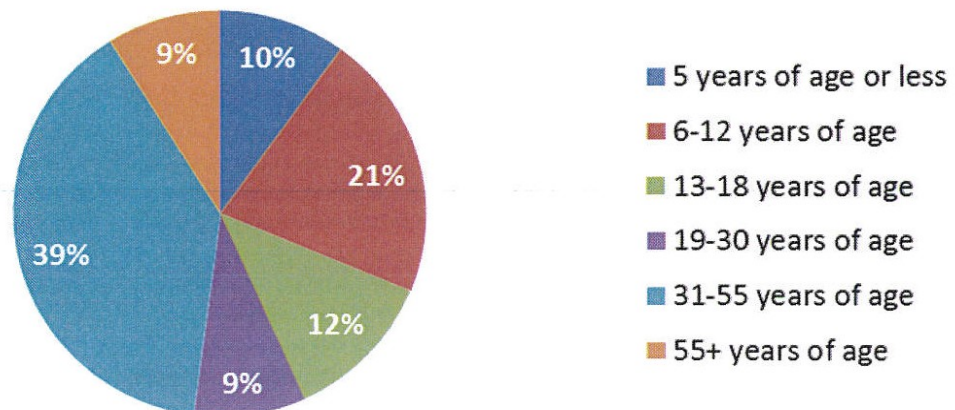


## Town of Windham—Community Center Survey Results

### 1,015 Survey Responses

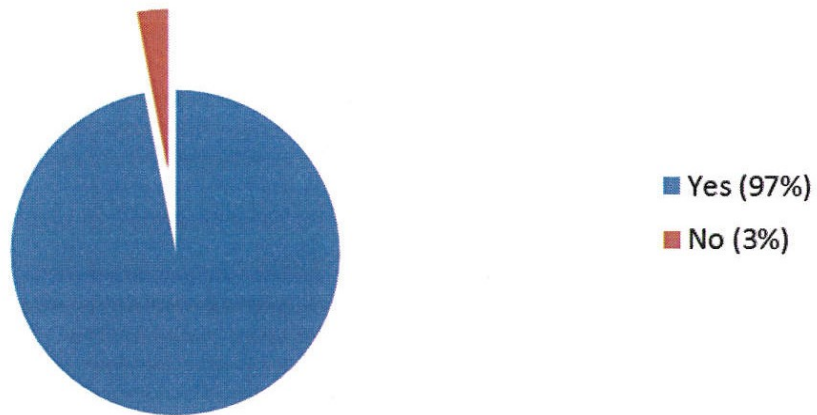


### 4,325 Community Members represented in the families of survey respondents include:

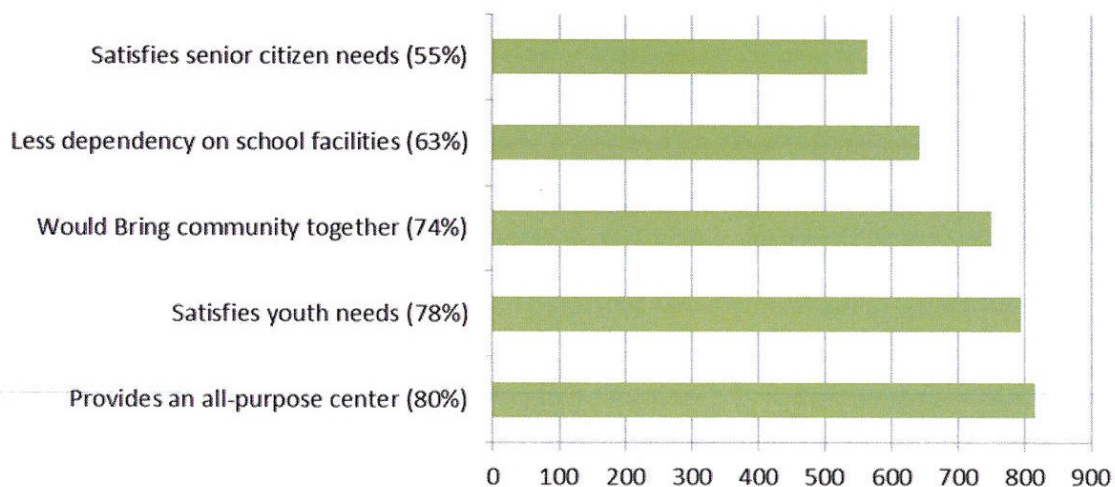


Length of time living in Windham ranged from a few months to 40+ years.

**Would you support a Community Center for Windham that would provide programs and facilities for all ages?**

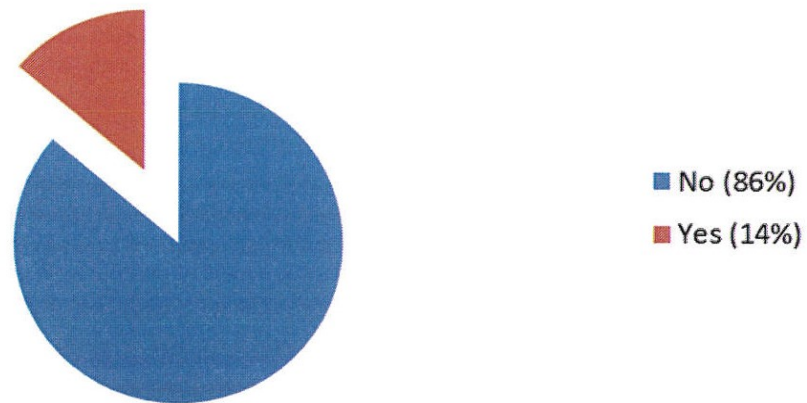


**If you do support a community center, tell us why below:**

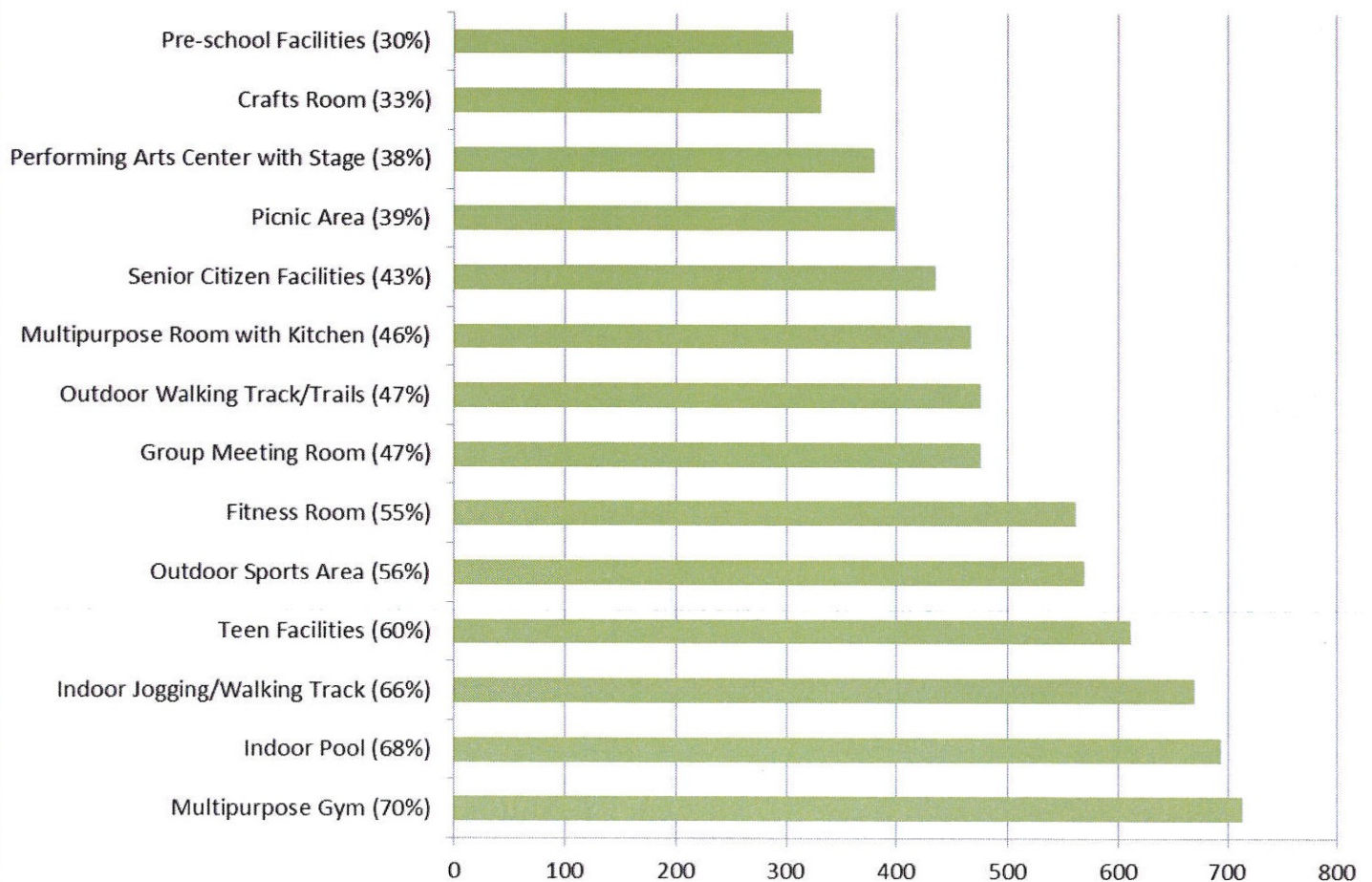




**Do you feel there are adequate programs and facilities available to serve the needs of the people in Windham?**



**Should the following be included in any plans for a Windham Community Center?**



Computer room, gazebo, library, and TV room all received fewer than 250 votes (less than 25% of respondents).

Other frequent suggestions include: ice skating rink, dog park, indoor sports complex, and turf fields.