Redeveloping the Historic Butterfield School



November 17, 2026

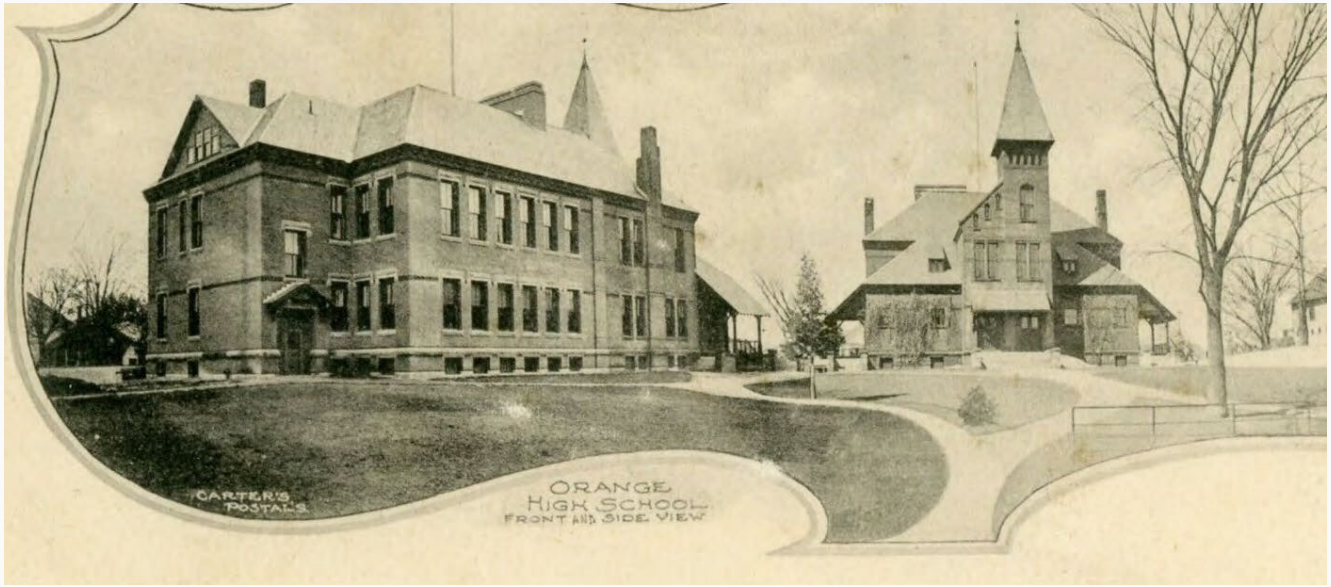
Agenda

- History & Current State of Butterfield School
- Orange EDIC Overview & Vision for Butterfield Redevelopment
- Redevelopment Progress
- Housing as a Core Project Element
- Potential Complementary Community Uses
- Redevelopment Next Steps
- School Reuse Case Studies
- Mass Housing Partnership: Orange Housing Trends & Butterfield School
- Questions
- Small Group Table Discussions
- Next Steps and Closing Remarks

History of Butterfield School

- Historic school has been part of the fabric of Orange for nearly 150 years
- Original construction completed in 1878 for $14,000
- Served as Orange High School until 1957 and then as an elementary school
- Closed in 2014, due to declining enrollment and financial considerations
- Cornerstone in the lives of generations of students, families and citizens
- 2.1-acre property is centrally located on main travel corridor, near downtown and Millers River

Butterfield Through the Years…



1905 (front and side views)

Butterfield Through the Years…

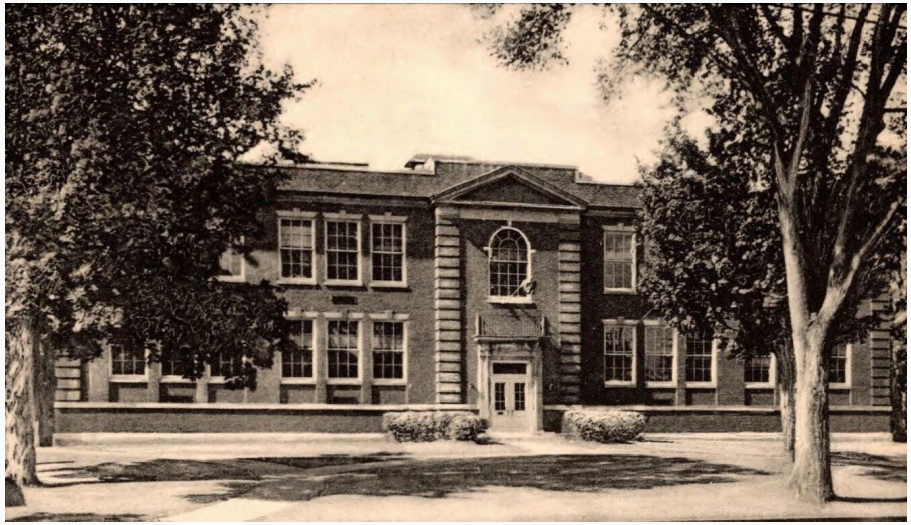


1909



1914

Butterfield Through the Years…





1940 (after extensive remodeling of 1927)

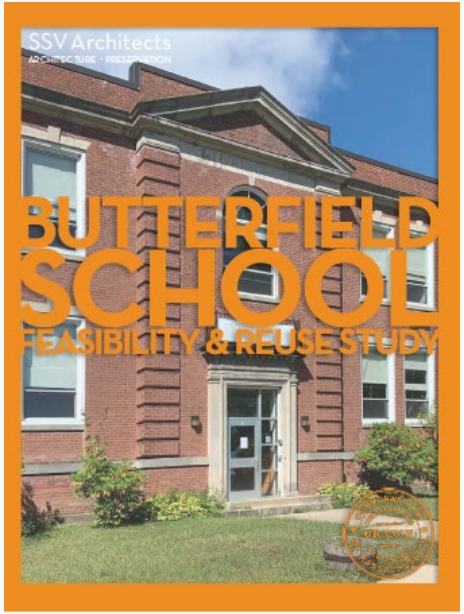
Butterfield Through the Years…



Present Day

Butterfield School: Current State

- 2½-story, 37,500 square-foot building is sound
  - This is a key finding from 2023 feasibility study by SSV Architects
- Only major identified concerns
  - Asbestos remediation of the old furnace
  - Making the building accessible
- SSV feasibility study identified housing as most viable of three potential reuses



What Is the Orange Economic Development & Industrial Corporation (OEDIC)

Background

- A quasi-public entity whose mission is to drive business development and create jobs in the Town of Orange
- Operates under Massachusetts General Laws Chapter 121C
- Orange is fortunate to have one of just 11 EDICs in the commonwealth

Accomplishments

- Developed Randall Pond Industrial Park
- Home to Dean's Beans, Impact Nano, Echo Industries and other businesses
- Paying $113K/yr in taxes and employing about 120 people
- All at no cost to the Town of Orange
- Website: https://developingorange.com/

How Is OEDIC Governed?

- Managed by seven-member Board of Directors appointed by Select Board
- Members have knowledge and expertise across key areas
  - Industrial development
  - Finance
  - Real estate
  - Municipal government
  - Low-income representation

Who Serves on the OEDIC Board of Directors?

- Trusted, experienced community leaders and professionals who are deeply committed to the betterment of Orange

Tom Sexton, Chair
Chris Woodcock, Vice Chair
Mark Wilkinson, Treasurer
Liza Melo
Maria Bull
Scot Knight
Cory Wells

OEDIC Vision for Butterfield Redevelopment

- Butterfield redevelopment and revitalization is currently OEDIC's top priority

- Vision is to create a new adaptive reuse for this historic property that:
  - Stimulates economic growth
  - Supports downtown revitalization
  - Generates tax revenue
  - Addresses critical community needs (such as housing)
  - Aligns with Grow Orange 2035, the town's long-range comprehensive plan

Butterfield Redevelopment: Progress Thus Far

- 2023 -- Feasibility and reuse study (SSV Architects)
- 2024 -- Completion of Phase 1 Environmental Site Assessment
- June 2025 -- Annual town meeting vote to convey Butterfield to OEDIC
- January 2026 -- Request for Interest (RFI) issued
- April 2026 -- OEDIC adoption of Butterfield vision statement
- May 2026 -- Clean up of grounds and assessment of roof
- October 2026 -- MassDevelopment awards $200,000 in grants to OEDIC

Grant Awards Overview

- Funding from the state's Community One Stop for Growth initiative
- $100,000 from the Brownfields Redevelopment Fund for Phase II Environmental Site Assessment
- $100,000 from the Underutilized Properties Program for pre-construction feasibility, planning and design work.
- OEDIC award complements $2.3 million in One Stop funding to Town of Orange from HousingWorks Infrastructure Program -- South Main Street infrastructure improvements

Housing: Central to the Planned Redevelopment

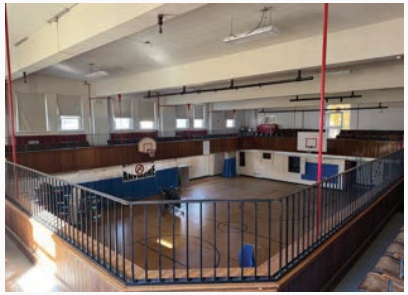
- Best fit for the property and best opportunity to secure project funding
- Housing identified as key community need for Orange
  - Housing shortage means limited available and affordable units for sale or rent*
  - Housing stock decreased by 6% between 2012 and 2022*
  - In 2020, 20% of Orange's population was 65 or older; percentage expected to reach 31% by 2030*
- Project profile will depend on developer responses to RFP
  - Redevelopment could include market rate and/or affordable mixed-income housing for seniors, individuals or families

* housing statistics from 2025 Existing Conditions Report, an addendum to Grow Orange 2035, the town's long-range comprehensive plan

Potential Complementary Community Uses

- Senior Center
- Refurbished auditorium and/or gymnasium
- Public access to playground/ green space







Redevelopment Next Steps

- Community input and engagement
- Community engagement summary report -- developed by Resilience Planning & Design
- Grant contracts for One Stop funding
- OEDIC issuance of Request for Proposals (RFP): early in 2027
- OEDIC receives redevelopment proposals: by midyear
- OEDIC selects project developer: shortly after receipt of proposals

Case Studies: Transforming Unused School Buildings into Housing

Residences at the Park, Athol, MA

- $32 million project led by NewVue Communities
- Former Riverbend and Ellen Bigelow schools transformed into 53 units of affordable, mixed-income intergenerational housing
- Units targeted to people earning varying percentages of area median income



"Residences at the Park represents a significant investment in Athol and an opportunity to bring new energy and vitality to the community through the renovation of two formerly vacant and blighted school buildings." **NewVue Communities Executive Director Gonzalo Puigbo**

Case Studies: Transforming Unused School Buildings into Housing

Sitkowski School Apartments, Webster, MA

- $20.5 million project developed in 2015 by Neighborhood of Affordable Housing (NOAH)
- Adaptive reuse of historic 1903 middle school into 66 units of affordable senior housing
- School's former gymnasium converted into a town-operated senior center
- Residents must be age 55 or older and earn no more than 60% of the area median income



"We asked, 'What does the town really want'? Putting the school back into use was also an essential part of the community's downtown redevelopment initiative. This was really a key project for the Town of Webster." **NOAH Executive Director Philip Giffee**

Case Studies: Transforming Unused School Buildings into Housing

Baldwinville School Apartments in Templeton, MA

- $36 million mixed income, multifamily housing
- MPZ Development and Capstone Communities transforming historic elementary school into 54 rental units
- 49 units are affordable
- Numerous amenities, including outdoor courtyard and community green space



"This development is going to breathe new life and vibrancy into the building that will continue to serve the community for many more years to come." **MassHousing CEO Chrystal Kornegay**

Case Studies: Transforming Unused School Buildings into Housing

Adams Memorial School in Adams, MA

- $11-$13 million conversion of former Adams Memorial Middle School now under construction by Michael Mackin
- 40 apartments – 32 at market rate and 8 affordable units
- Project to include new 15,000 square-foot senior center
- Space will also be devoted for town meetings and elections



“The project is a large part of the Select Board's vision for downtown Adams and for ‘getting more feet on the ground.’” **Adams Select Board Chair John Duval**

Massachusetts Housing Partnership

Orange Housing Trends & Butterfield School

Christine Madore
Director of Community Assistance

Questions?