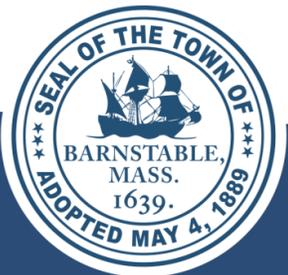


Town of Barnstable

Marstons Mills Elementary School Property

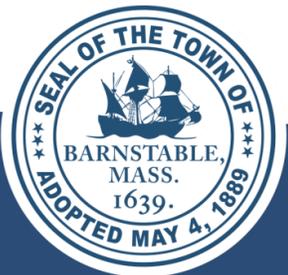
Re-Use Concept Presentation

2095 Main Street in Marstons Mills



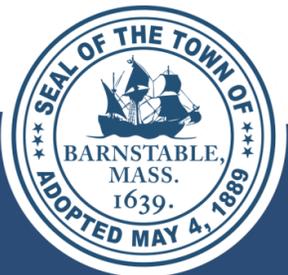
Site References in Plans

- Marstons Mills village plan in 2010 LCP
 - *When and if the Marstons Mills elementary school becomes available for non-school use, space should be made available for social and recreational programs.*
 - *If the Marstons Mills West Elementary School is discontinued as a school, then a portion of this site should be utilized for affordable housing.*
- Open Space and Recreation Plan (2018)
 - *Explore the potential for increasing or upgrading playground spaces and equipment in all villages.*
 - *Identify locations that have the potential to provide opportunities for passive recreation.*



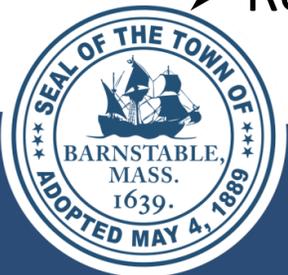
Site References in Plans

- Town Council 2024-2025 Strategic Plan
 - *Explore the possibility of using town assets to create affordable private housing opportunities.*
- Town Council Philosophies
 - *The town will be proactive in developing town-owned properties and acquiring blighted/abandoned properties for redevelopment for small-scale affordable housing projects, open space and/or passive recreational needs.*



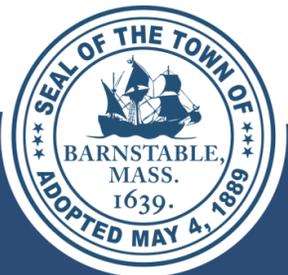
Background

- Town hired a consultant team to help facilitate the community engagement process and develop concept plans and cost estimates.
- Initial concepts considered included:
 - Single-family housing
 - Small multi-family housing
 - Municipal recreation (sports fields, tot lots)
 - Passive recreation (trails)
 - Private open space
 - Enhancement of ecological value (rain gardens, preservation of trees)
 - Improve circulation
 - Retail



Community Engagement Efforts

- **Open house workshop** on April 30th, 2024 kicked-off the process and gathered input on the proposed uses of the site through dot voting and a wish wall. There was also a **virtual workshop** held on May 2nd
- **Public site walk** took place on May 4th
- **Public workshop** took place on May 29th with group table-top exercises to create community concepts
- **Online crowdsourcing tool** was also available to submit comments



Marstons Mills School Property

Master Plan & Discussion

PUBLIC WORKSHOPS

Tuesday, April 30 @ 6pm
Liberty Hall
2150 Main Street

Thursday, May 2 @ 6pm
Zoom Link @ Town Website/
QR Code

SITE WALK

Saturday, May 4 @ 9am
2095 Main Street



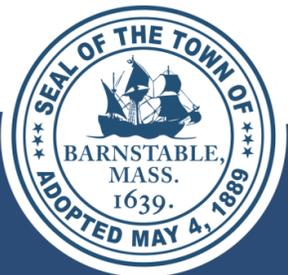
To learn more, please visit:

www.townofbarnstable.us/PlanningandDevelopment

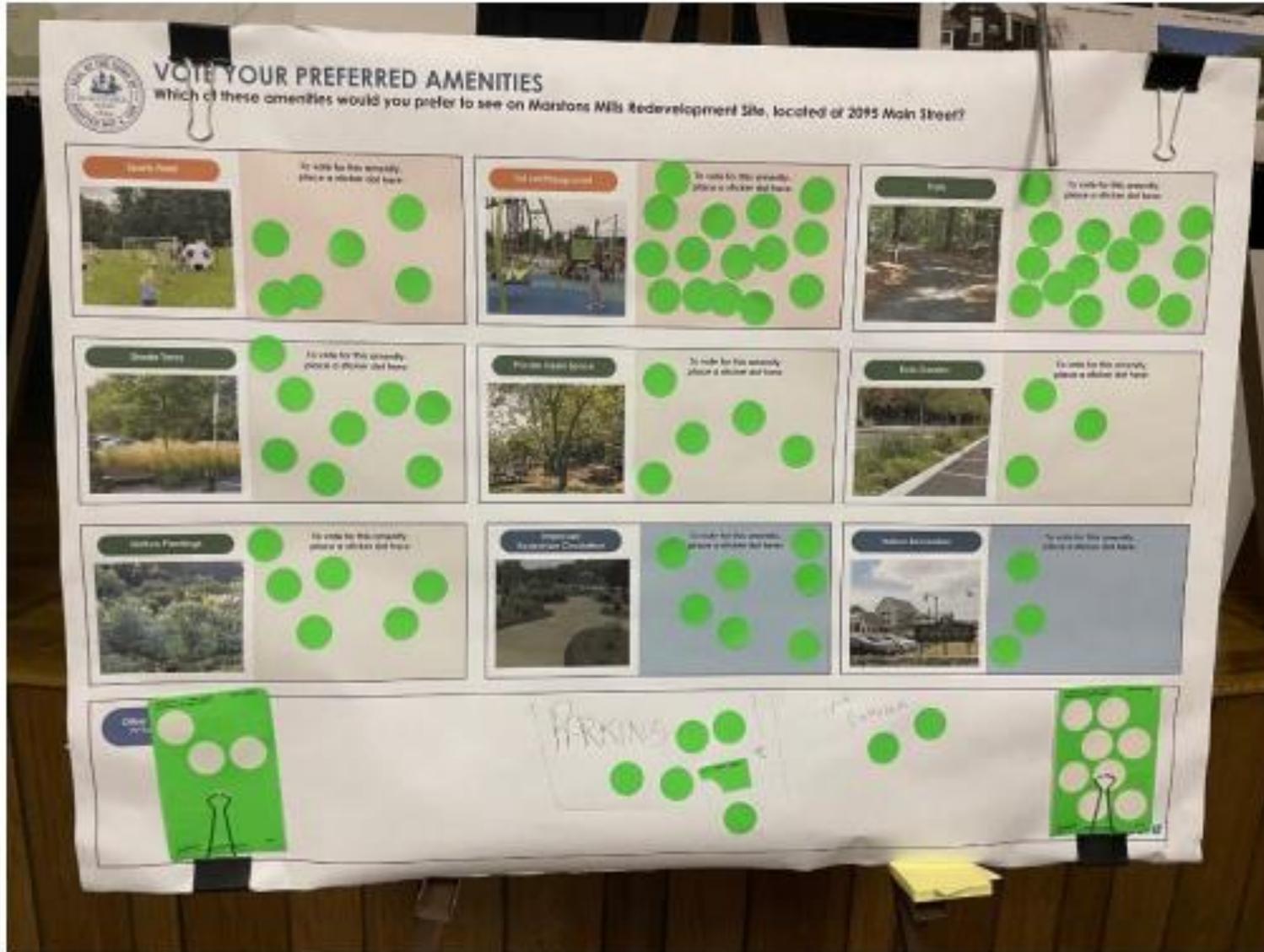


508-862-4678

James.Kupfer@town.barnstable.ma.us



Dot Voting Results



Housing options:

- Single-family: 7
- No housing: 6
- Tiny homes: 5
- Senior housing: 4
- Townhouses: 3
- ADU: 1

Amenities:

- Trails: 14
- Shade trees: 8
- Improved pedestrian circulation: 7
- Native plants: 6
- Parking: 6
- Private open space: 4
- Rain garden: 3
- Indoor recreation: 3
- Public restrooms: 2

Figure 3 – Dot Voting Board for Preferred Amenities

Table-Top Exercises



MARSTON'S MILLS ELEMENTARY SCHOOL PROPERTY
MASTER SITE DEVELOPMENT PLAN ACTIVITY
MAY 28, 2024

BSC GROUP
BUILD | SUPPORT | CONNECT

TABLE

Crowdsourcing Tool

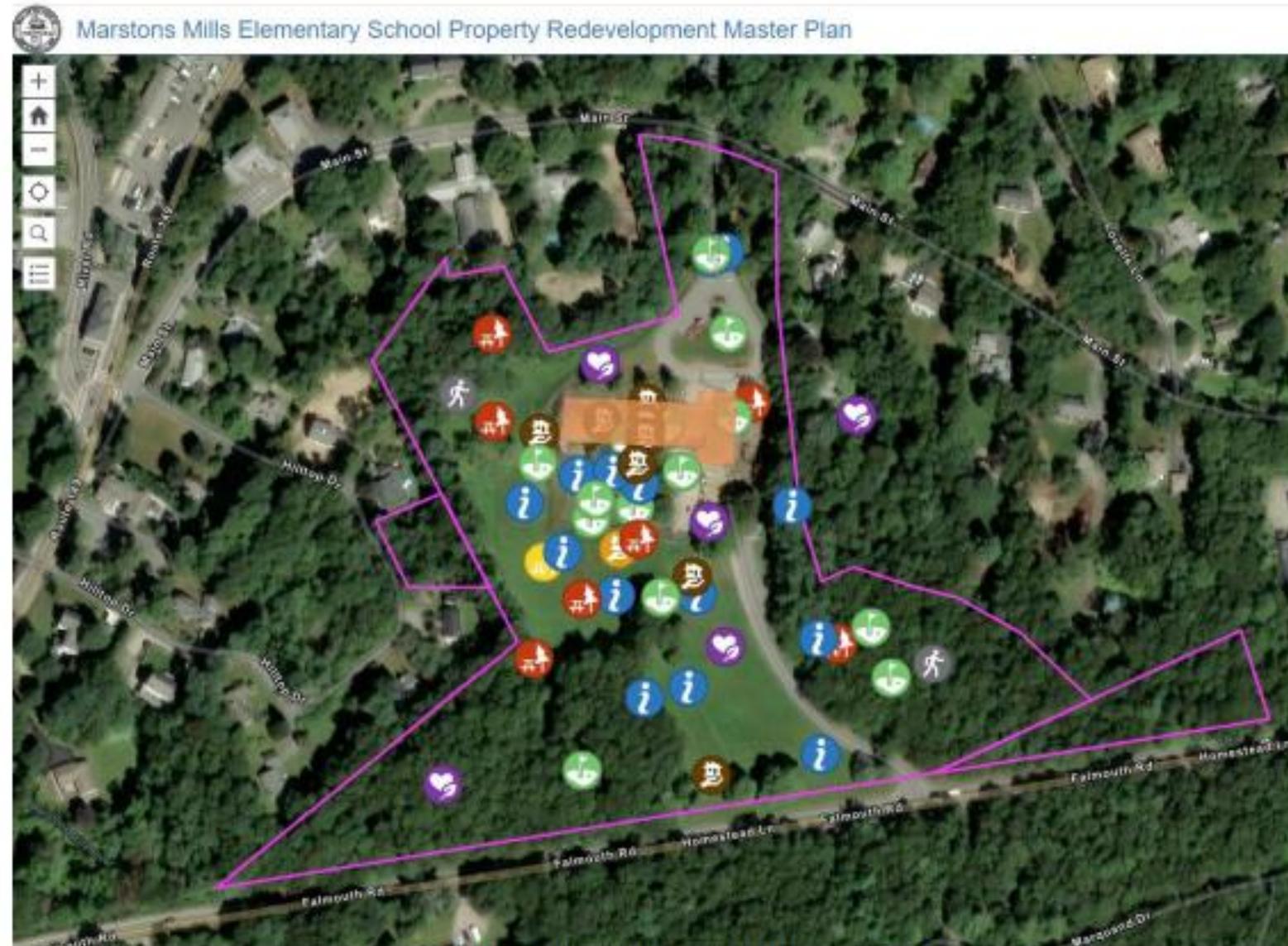


Figure 1 Crowdsourcing Map 6/6/2024

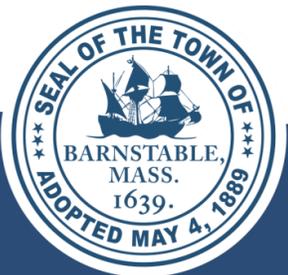
Voting results:

- Active recreation: 190
- Housing: 101
- Passive recreation: 52
- Enhance ecological value: 20
- Designated space for farmers market, small events: 14

Public Comment

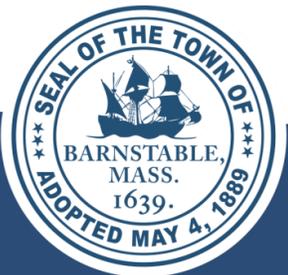
Boiled down to:

- Outdoor recreation and village meeting space should be present.
- Additional parking for the village needs to be added.
- Housing was expressed but with specificity to starter homes, ownership options, blending in with the village.
- Preservation of tree canopy and perimeter buffer



Proposed Concepts

- The consultant team created three conceptual plans based on community feedback:
 - Recreation option
 - Recreation with single-family housing option
 - Recreation with townhouses and single-family option

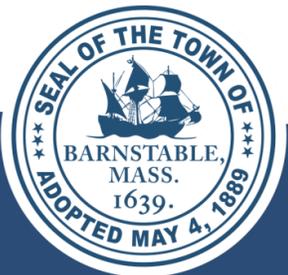


Process for Each Concept

- Recreation: Town Retains, begins planning process for specific recreation, seek funding.
- Recreation with housing option: Town subdivides property and retains recreational area, begins planning process for specific recreation, seek funding. Places a RFP for property(ies) to be developed substantially in conformance with refined concept designs and other conditions set forth by the Town

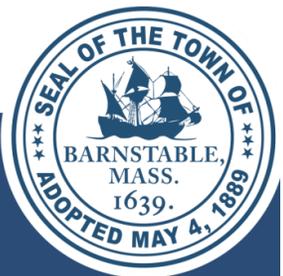


Proposed Concepts for Consideration



LEGEND

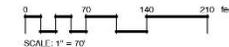
- PARKING**
120± PARKING SPACES
- RECREATION AND AMENITIES**
- FULL SIZE SOCCER FIELD
- SOFTBALL / LITTLE LEAGUE FIELD
- PICNIC AREA
- PLAY AREA AND SPLASH PAD
- BASKETBALL
- TRAILS
- FITNESS AREA



RECREATION CONCEPT

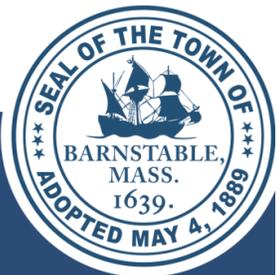
MARSTONS MILLS REDEVELOPMENT

SEPTEMBER 5, 2024



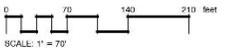
LEGEND

- HOUSING**
 - 7 SINGLE FAMILY
 - 7 ADU
 - 6 COTTAGES
- PARKING**
 - 110± PARKING SPACES
- RECREATION AND AMENITIES**
 - OPEN FIELD
 - PICNIC AREA
 - PLAY AREA AND SPLASH PAD
 - TRAILS
 - FITNESS AREA



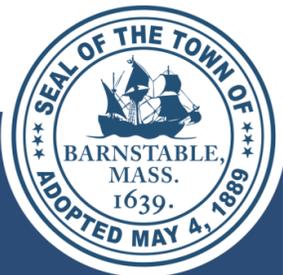
RECREATION WITH SINGLE FAMILY CONCEPT
MARSTONS MILLS REDEVELOPMENT

SEPTEMBER 5, 2024



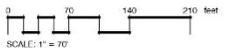
LEGEND

- HOUSING
14 TOWNHOMES
- 5 COTTAGE
- PARKING
150± PARKING SPACES
- RECREATION AND AMENITIES
- OPEN FIELD
- PICNIC AREA
- PLAY AREA AND SPLASH PAD
- BASKETBALL
- TRAILS
- FITNESS AREA



RECREATION WITH TOWNHOMES AND SINGLE FAMILY CONCEPT
MARSTONS MILLS REDEVELOPMENT

SEPTEMBER 5, 2024



Next Steps

- There will be additional outreach meetings at Town Hall and in Marstons Mills to present conceptual plans and solicit feedback.
- This feedback will refine a preferred concept to be presented to the Town Council. Council will consider whether they wish to dispose of the land for the preferred concept.
- Development of a RFP with preferred conceptual and additional conditions

