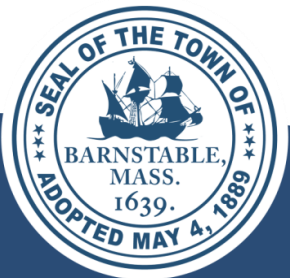


# **Town of Barnstable**

# **Marstons Mills Elementary School Property**

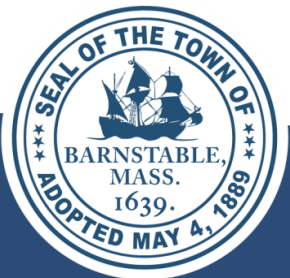
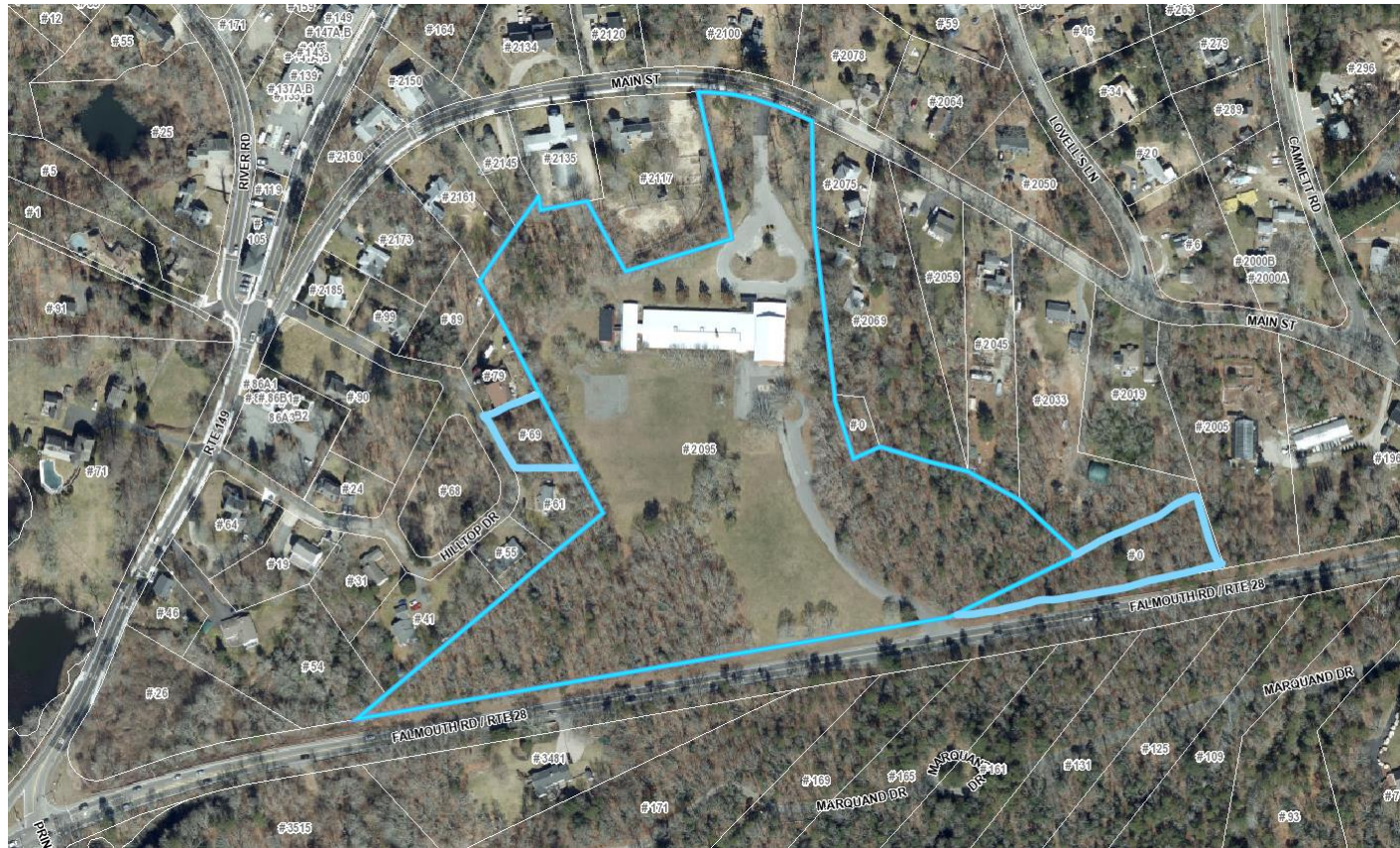
# **Re-Use Concept Presentation**

2095 Main Street in Marstons Mills

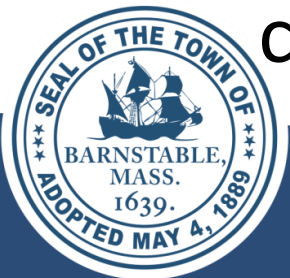


# History

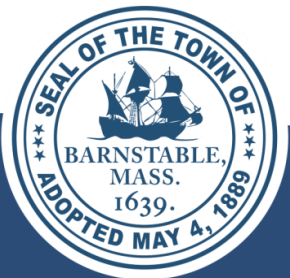
## Acquisition, Closure and Demolition.



- In 1818 Marstons Mills had three schools: Newtown, The Plains and the Village Center.
- One room schoolhouse built in 1851 in Marstons Mills center

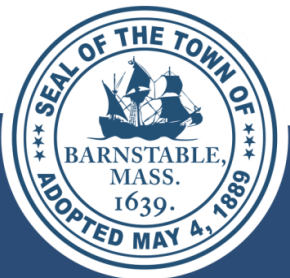


- 1915 Town Meeting votes to add another room to one room schoolhouse and improve the school grounds.
- Enrollment 48 students in 1915. By 1932, enrollment was 93. The Schoolhouse had become too small for population.
- Other two schools in the Mills consolidated into the center school.
- In 1936 Town voted to purchase 15 acres between Main Street and Route 28. \$25,000 included move and expansion of the old building.
- Formally opened November 10, 1936 - four classrooms, dining room, Assembly room and kitchen in basement.





**1957 Town Meeting approved \$420,000 for a new six classroom building for 200 students, Kindergarten room, multipurpose hall for cafeteria, assemblies and a gymnasium. Opened in February 1959.**



TAMS/MEC study completed revealed the potential of a decline in school enrollment from the high of 7,200 student to approx. 5,500 in ten to 12 years.

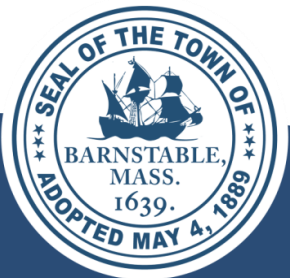
Building closed and used until 2012 as a storage building for surplus school equipment, furniture and files from the other school closures.

2009

2001

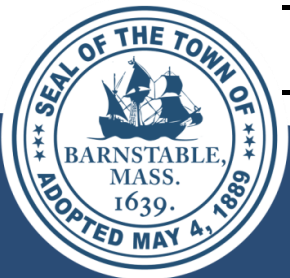
2009

Massive changes made by superintendent and school committee. Closing four schools, shifting staff and students into remaining schools. Oldest schools targeted for closure (Osterville Bay, Hyannis West, Marstons Mills, Cotuit)



## Reuse and Leasing Efforts

- A number of evaluated uses:
  - Headquarters for in-house bus and transportation services.
  - Location of school administration from Hyannis to this facility.
- July 2012 School Committee declared surplus to school needs and turned over to the Town.
- 2014 Possibility considered of renovation and creation of a pre-K school.
- Various other ideas were considered for the reuse of the building:
  - Possible Bridgewater State College satellite location
  - Cape Cod Collaborative expanded facilities (in addition to their Osterville location)
  - Possible technical school for vocational education
  - Head Start programming

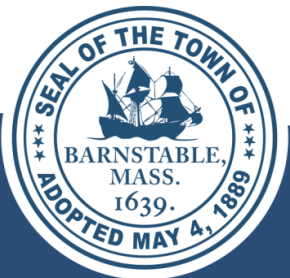




## Reuse and Leasing Efforts

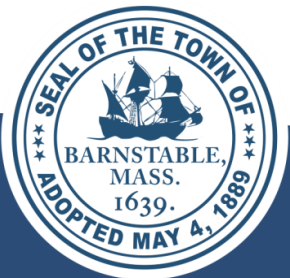
### RFPs

- RFP #1 issued in 2009 on behalf of schools for long term lease (not sale). Interest for a private school focused on special needs/autistic child services was only viable response received and they failed to come to basic terms before the RFP was formally cancelled.
- RFP #2 issued in 2011 on behalf of schools for long term lease (not sale). No responses received.
- RFP #3 issued in 2014 Cotuit Center for the Arts possible education center – long term lease. Negotiations progressed quite far on this idea (into 2015). Concern about shared public use of the entire property and liability.
- Decision made to mothball/winterize the building in 2014.



## Demolition

- 2014 – Demolition of 3 Portables. (Completed in 2020)
- Additional Funding needed (TC Agenda Item 2018-094 4/26/2018).
- First talk of Demolition of the school 2016 (approx. \$650,000.)
- Presentation to Asset Management Committee (AMAC) by DPW 8/26/2020.
- Endorsement by AMAC to demo building to remove \$1,000,000 liability. CIP (TC Agenda Item 2012-113) funded for Demolition on 4/15 2021. (\$995,096)
- Design and bids completed.
- Hazardous Materials abated, Underground oil tanks removed
- School demolished in summer 2023.



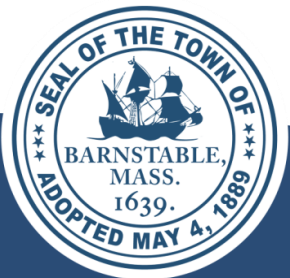
# Examples Nearby



Wing School - Sandwich

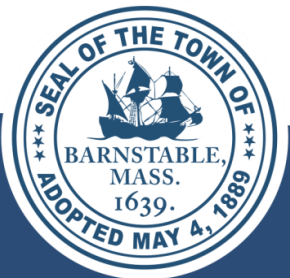


Mattacheese – Yarmouth

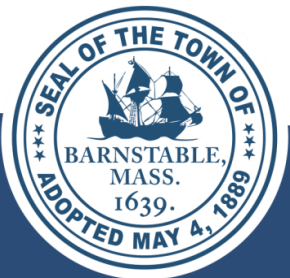


## Wing School Sandwich

- Built in 1927. Educated all Sandwich students at that time.
- 2004 school enrollment = 4,111; 2014 = 2,874; 2024 = 2,129. Closed in 2015.
- Master Planning and public forums began in 2012. 2015 first of three public forums on reuse of the school building to develop a master plan.
- Ideas offered by public included: Centralized Town offices, cultural/artistic space/senior housing/high tech business incubator
- Select Board narrowed concepts to three options and in 2019 Select Board voted to use the site predominantly for senior affordable housing with some recreation.

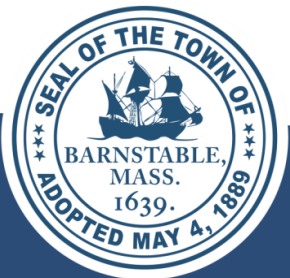


# Our Process



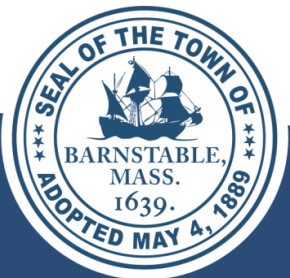
# Project Site – Existing Conditions

- 14.2 acre site at former school
- 0.8 acre vacant parcel at 0 Falmouth Road
- 0.29 vacant parcel at 69 Hilltop Drive
- 15.29 acres total



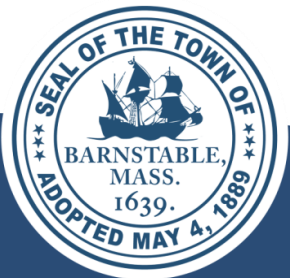
# Site References in Plans

- Marstons Mills Village Plan in 2010 Local Comprehensive Plan
  - *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

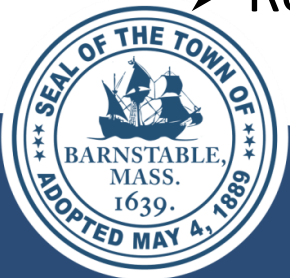
- Town Council 2024-2025 Strategic Plan
  - *Explore the possibility of using town assets to create affordable private housing opportunities.*
- Town Council Philosophies
  - *The town will be proactive in developing town-owned properties and acquiring blighted/abandoned properties for redevelopment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





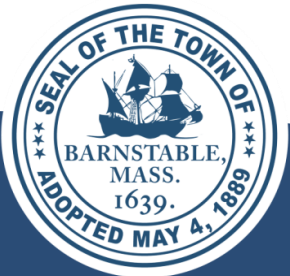
# Background

- 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 30<sup>th</sup>, 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 2<sup>nd</sup>
- **Public site walk** took place on May 4<sup>th</sup>
- **Public workshop** took place on May 29<sup>th</sup> 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

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### SITE WALK

Saturday, May 4 @ 9am  
2095 Main Street



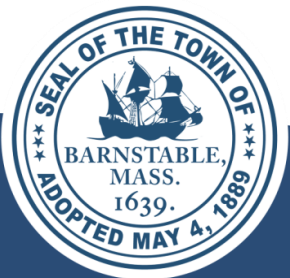
To learn more, please visit:

[www.townofbarnstable.us/PlanningandDevelopment](http://www.townofbarnstable.us/PlanningandDevelopment)

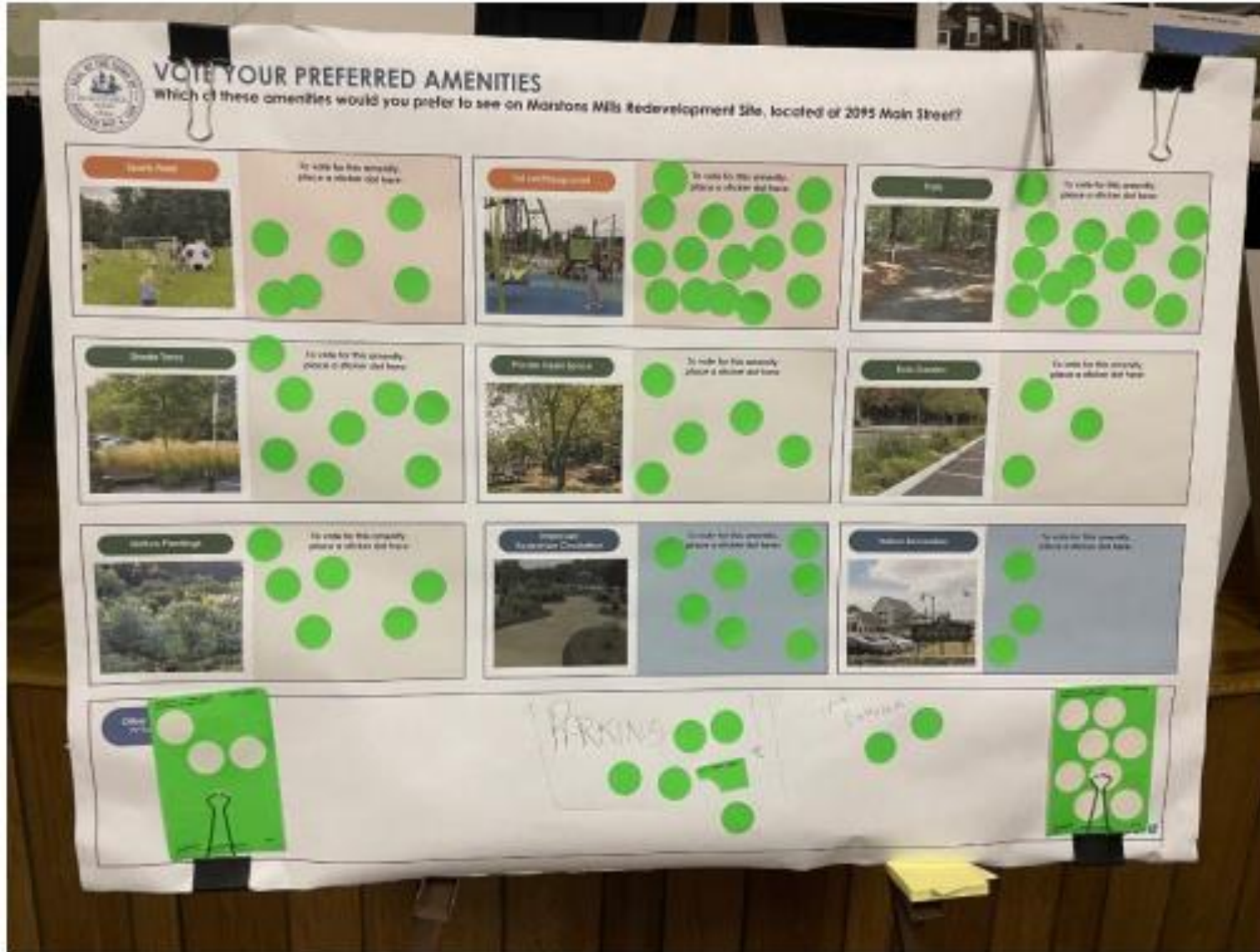


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[James.Kupfer@town.barnstable.ma.us](mailto:James.Kupfer@town.barnstable.ma.us)



# 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



MARSTONS MILLS ELEMENTARY SCHOOL PROPERTY  
MASTER SITE DEVELOPMENT PLAN ACTIVITY  
MAY 28, 2024

BSC GROUP  
BUILD | SUPPORT | CONNECT

TABLE

# Crowdsource Tool

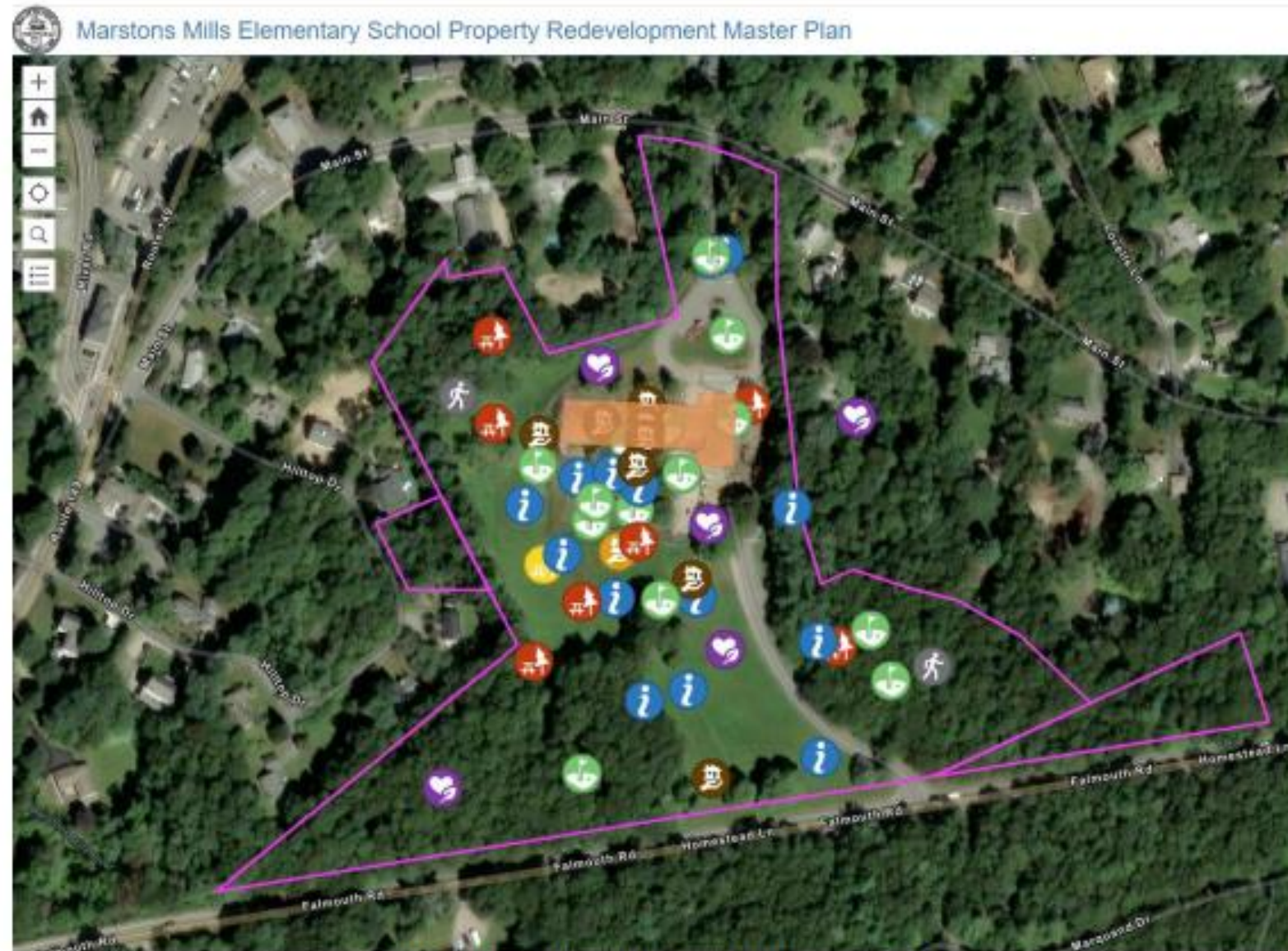


Figure 1 Crowdsource Map 6/6/2024

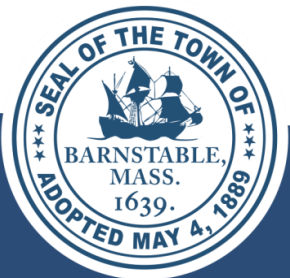
## Voting results:

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

# Public Comment

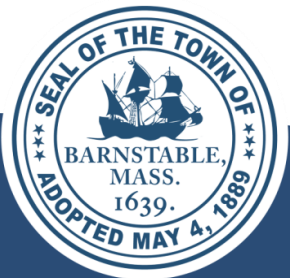
Boiled down to:

- 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

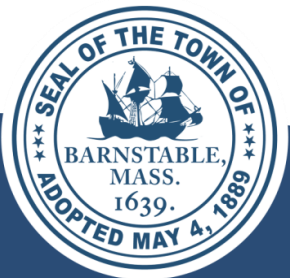
- The consultant team created three conceptual plans based on community feedback:
  - Recreation option
  - Recreation with single-family housing option
  - Recreation with townhouses and single-family option





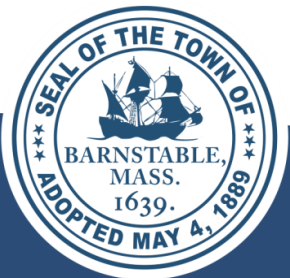
# Process for Each Concept

- 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 an RFP for property(ies) to be developed substantially in conformance with refined concept designs and other conditions set forth by the Town.



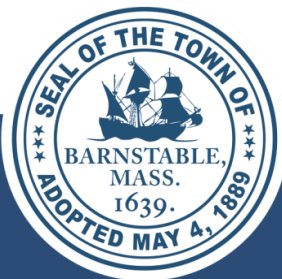
# Proposed Concepts for Consideration

*as presented in October at Marstons Mills Liberty Hall  
and in November at Town Hall*



**LEGEND**

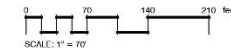
- PARKING**  
120± PARKING SPACES
- RECREATION AND AMENITIES**
- FULL SIZE SOCCER FIELD
- SOFTBALL / LITTLE LEAGUE FIELD
- PICNIC AREA
- PLAY AREA AND SPLASH PAD
- BASKETBALL
- TRAILS
- FITNESS AREA



**RECREATION CONCEPT**

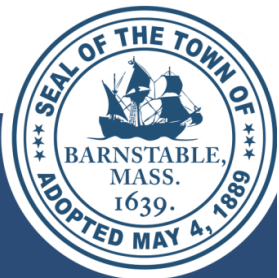
**MARSTONS MILLS REDEVELOPMENT**

SEPTEMBER 5, 2024



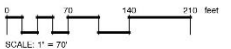
LEGEND

- 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



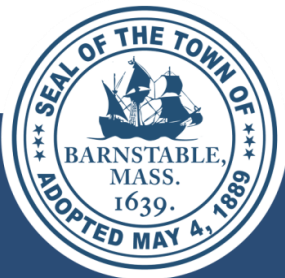
RECREATION WITH SINGLE FAMILY CONCEPT  
MARSTONS MILLS REDEVELOPMENT

SEPTEMBER 5, 2024



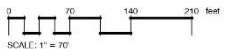
LEGEND

- 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



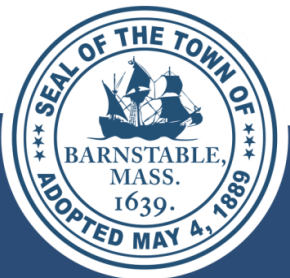
RECREATION WITH TOWNHOMES AND SINGLE FAMILY CONCEPT  
**MARSTONS MILLS REDEVELOPMENT**

SEPTEMBER 5, 2024



# Next Steps

- Discussion shall be had tonight with Council to guide the refinement of a preferred concept(s) and process direction for Staff to understand the Town Leadership's preferred direction for this important site.
- At a later date, upon refining concept designs the Council shall determine whether they wish to dispose of the land for the preferred concept.
- If so, development of an RFP with preferred conceptual and additional conditions would be created.



# Thank You

