

# Winthrop Centre Business District and Middle School

## Master Plan and Vision Study Community Meeting May 26, 2016



Imagery: Google, 2016



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## Welcome Remarks and Introductions

### **Town Manager's Office**

Joseph Domelowicz Jr.



### **Town Council**

Robert Driscoll, President

Russell Sanford, Chair Economic Development Subcommittee

### **Economic Development Community Advisory Committee**

Lisa Alberghini

Joseph Clark

Peggy Carr

Peter Gill

Robert Carroll

Michael Lucerto

Jane Chmielinski

Diane Macken

Brenda Christopher

# Winthrop CBD and Middle School Master Plan and Vision Study

## Project Partners



**Town of Winthrop**



**MA Exec. Office of Housing and Econ. Develop.**



**MassDevelopment**

Amanda Maher



**Metropolitan Area Planning Council**

Josh Fiala AICP AIA LEED AP

Cynthia Wall



**Form + Place**

Michael Wang AIA ICSC ULI LEED AP

John Rufo AIA ICSC NAIOP

# Winthrop CBD and Middle School Master Plan and Vision Study

## Tonight's Agenda

**Project Background**

**Purpose of the Meeting**

**What is your vision?**

**Presentations, Discussion, Voting**

Centre Business District

Middle School

**Next Steps : Meeting June 28, 2016**



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*Winthrop Centre Business District and Middle School*

# Master Plan and Vision Study

## Centre Business District Presentation and Discussion

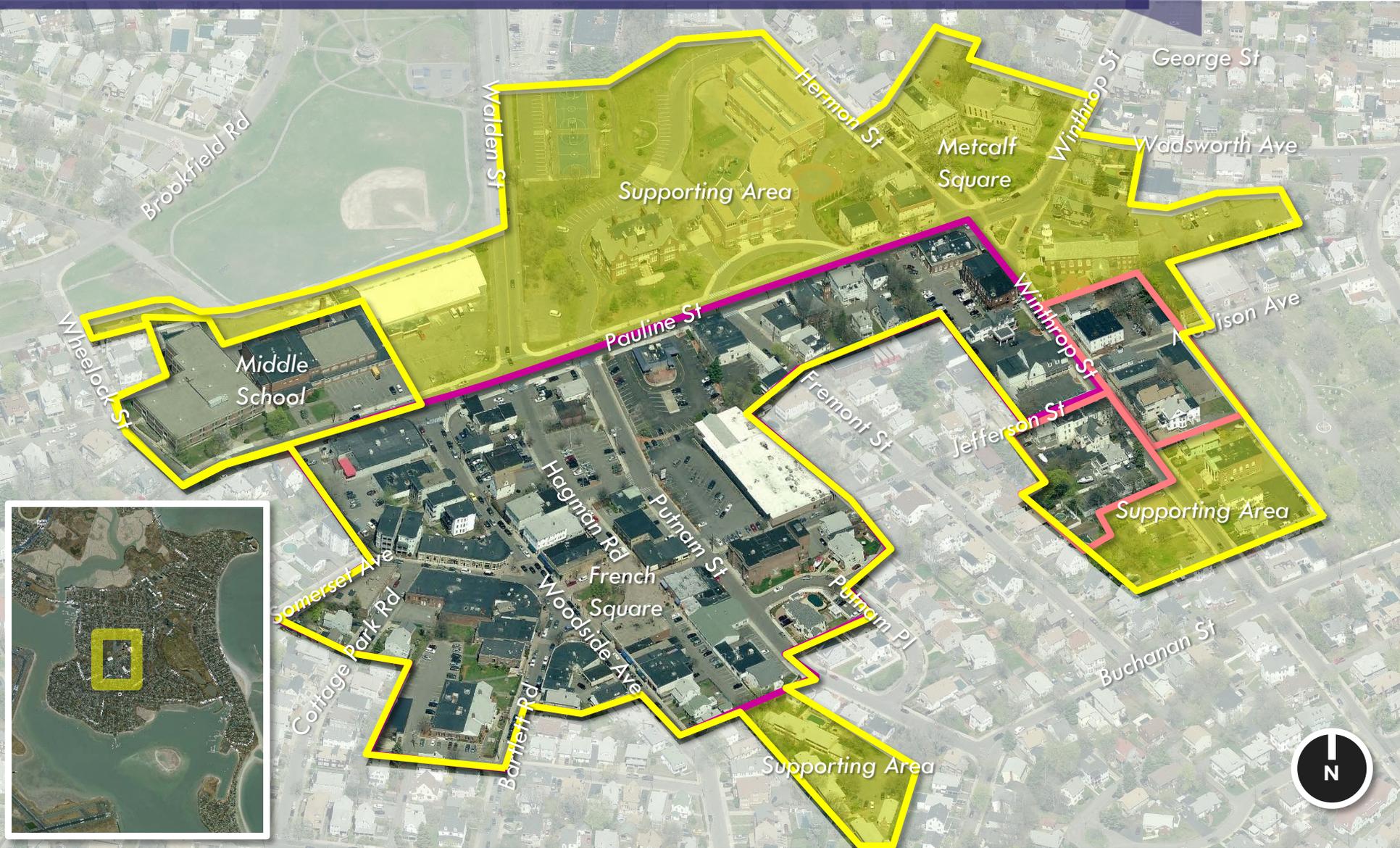
Imagery: Google, 2016



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# Winthrop Centre Study Area



# Winthrop Centre Today



# Winthrop Centre Patterns of Use



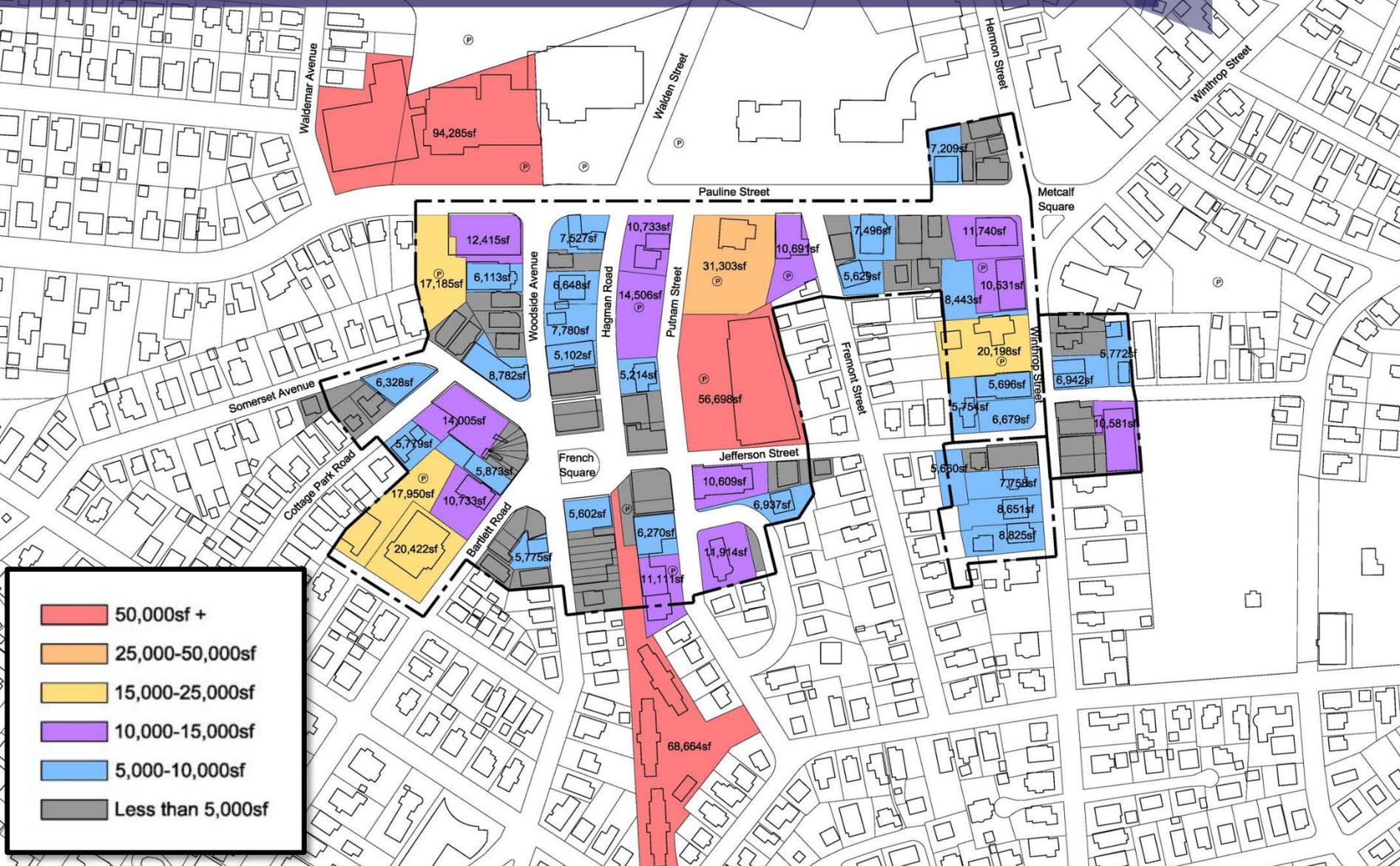
# Winthrop Centre Land Use



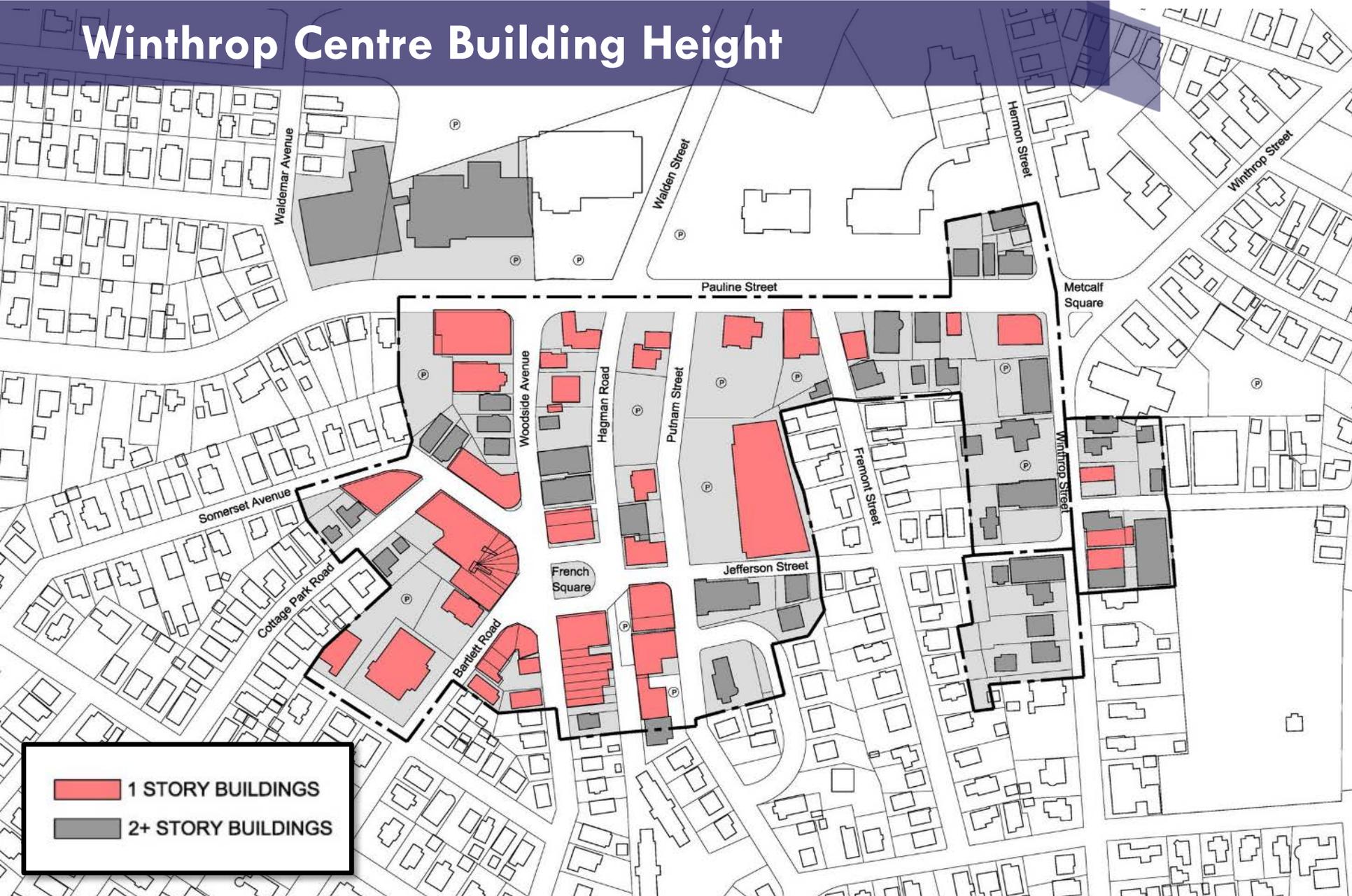
# Winthrop Centre Active Storefronts



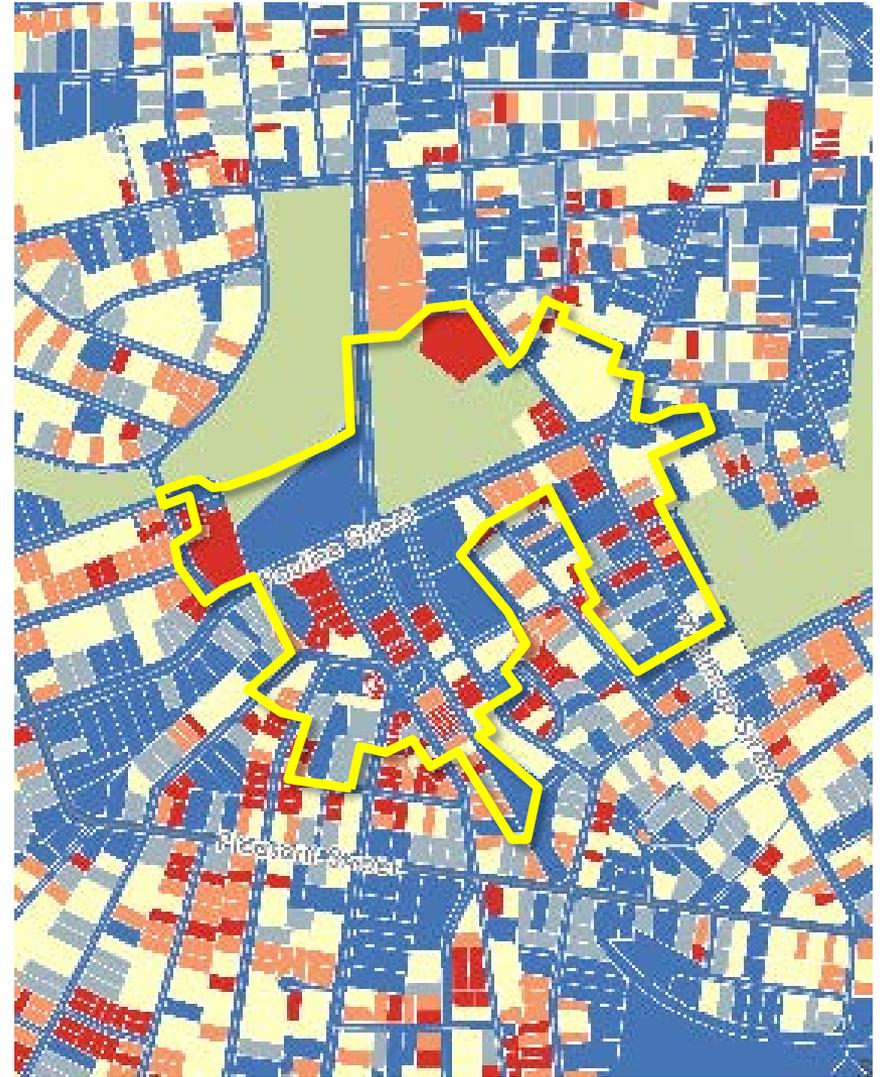
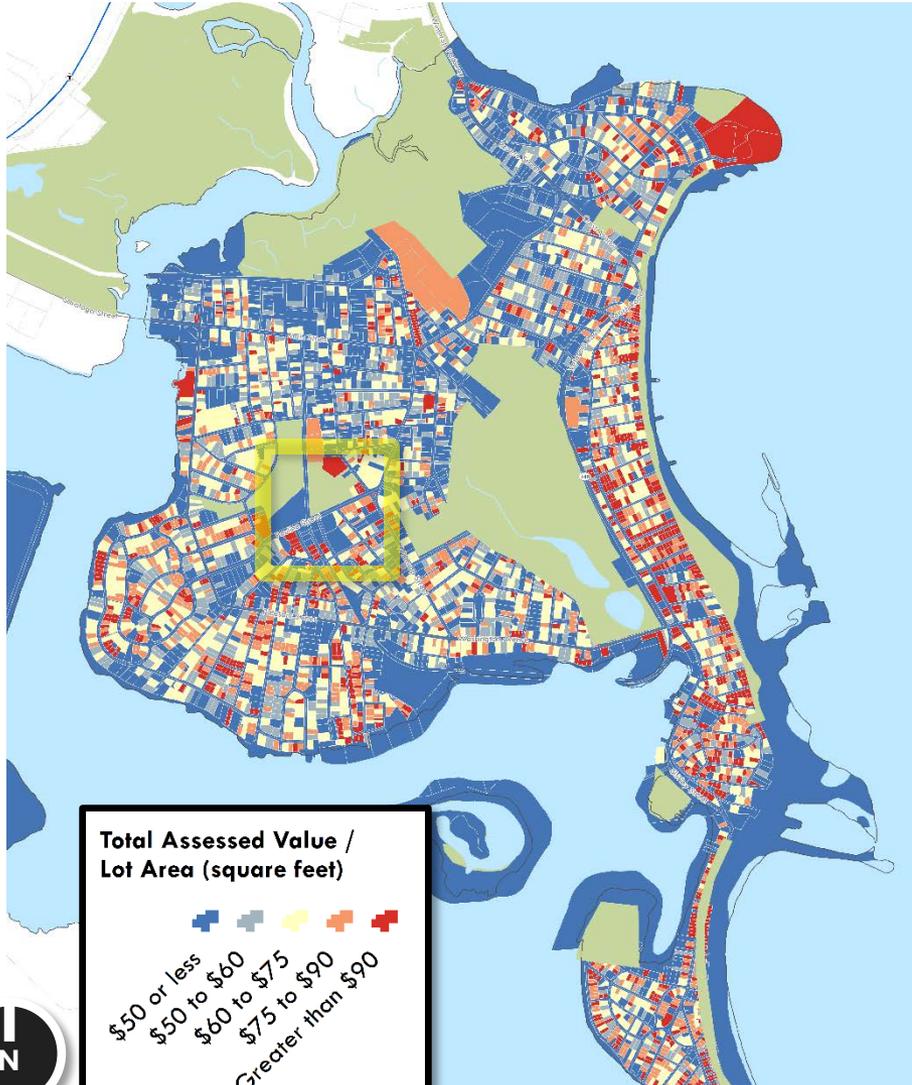
# Winthrop Centre Parcel Sizes



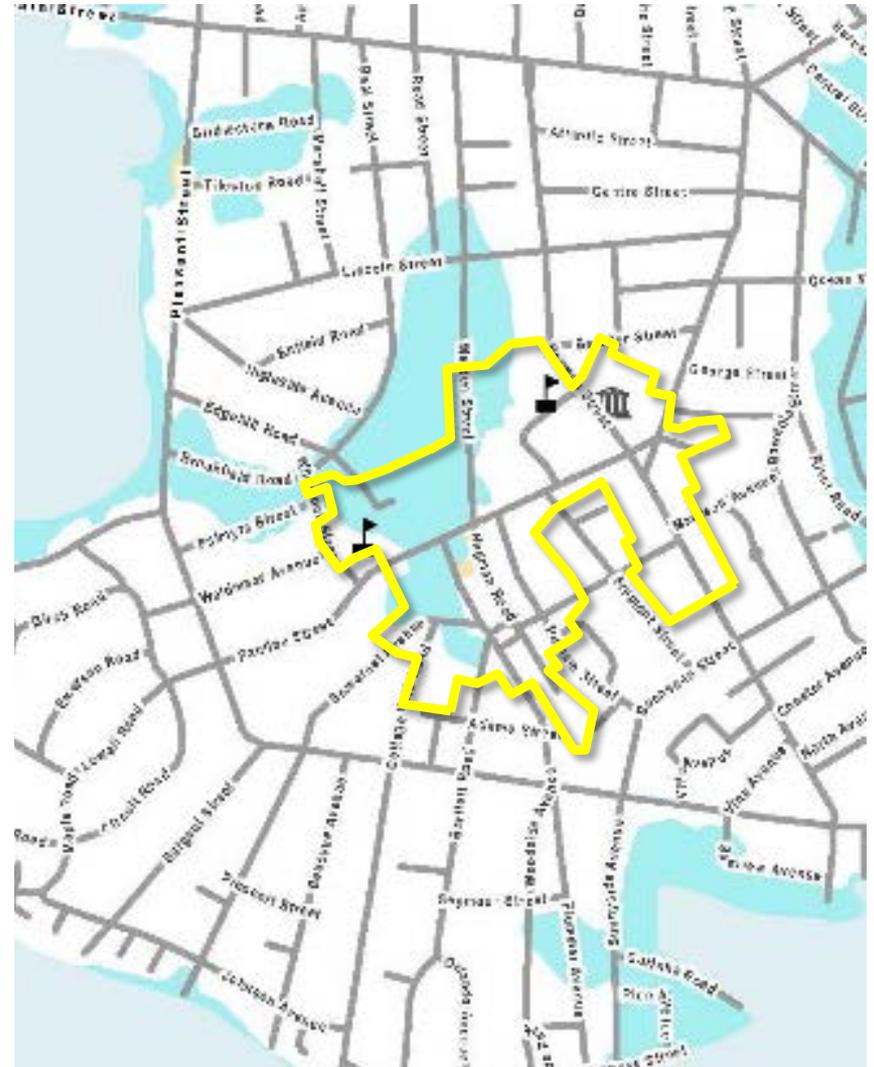
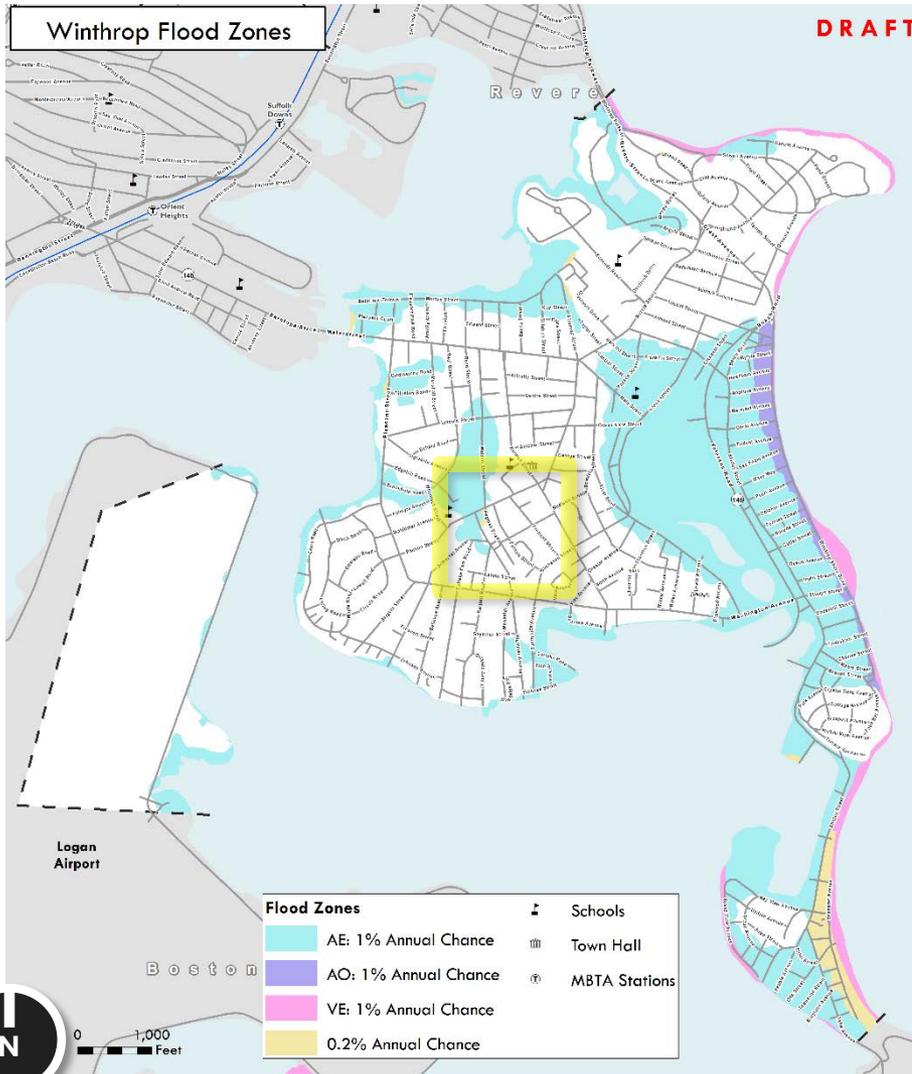
# Winthrop Centre Building Height



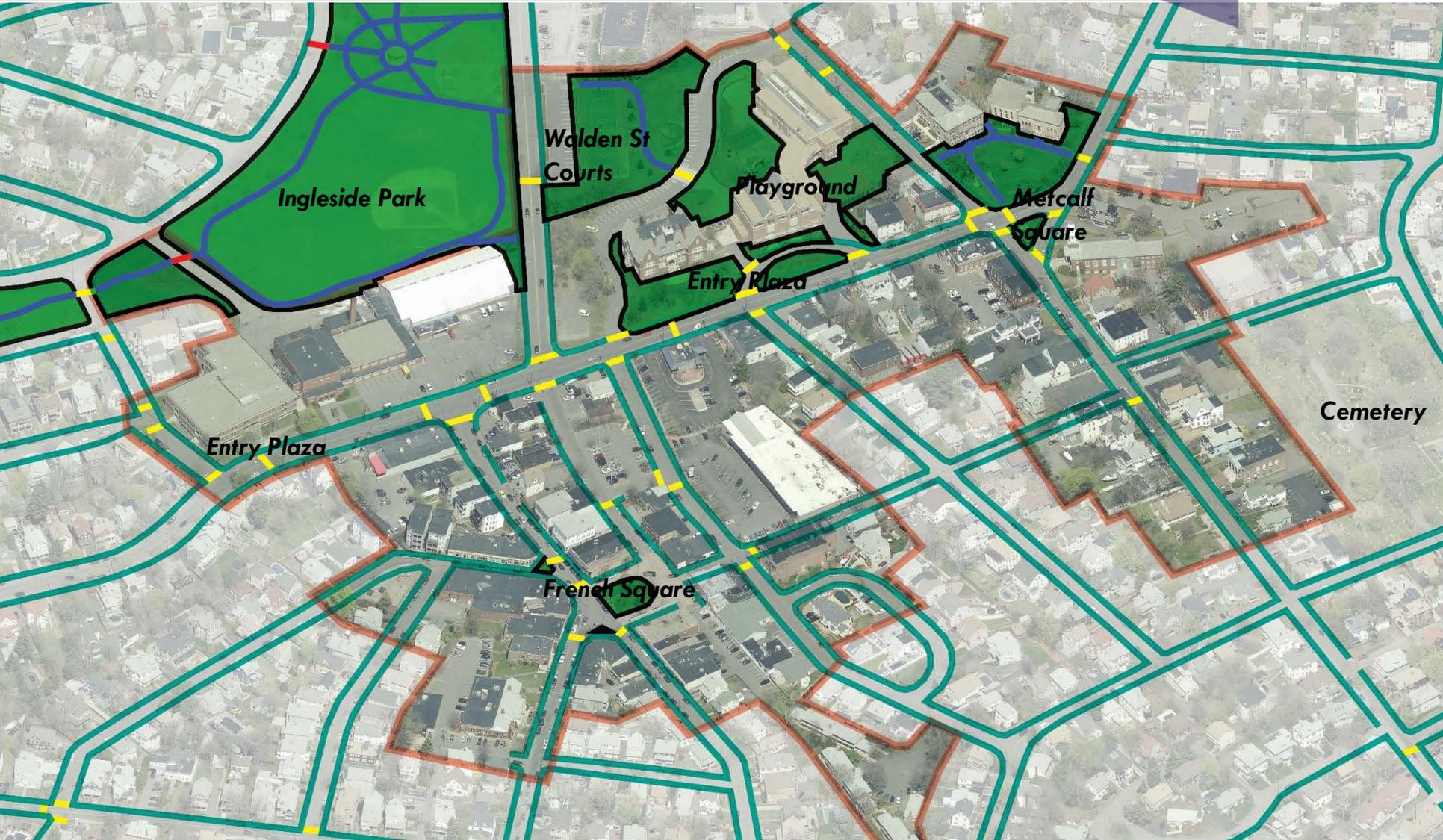
# Winthrop Assessed Value per Acre



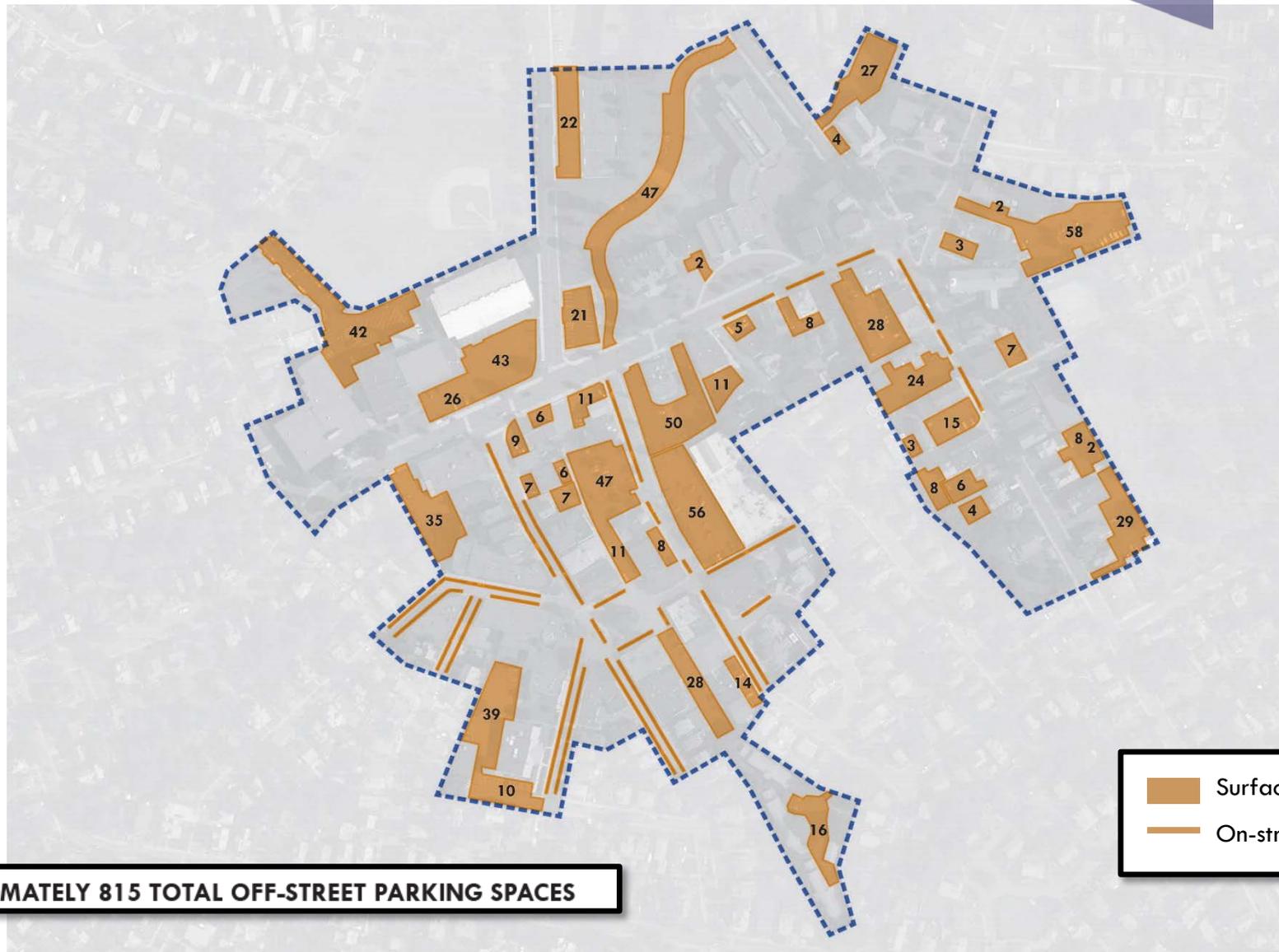
# Winthrop Centre Flood Vulnerability



# Winthrop Centre Public Realm and Open Space



# Surrounding Parking in the Study Area



**APPROXIMATELY 815 TOTAL OFF-STREET PARKING SPACES**

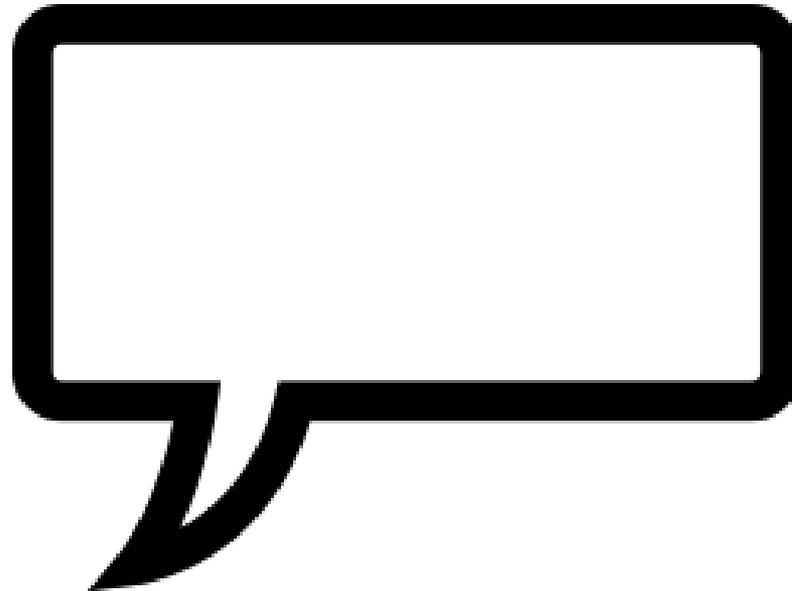
# Winthrop Centre Gateways and Approaches



# Purpose of Meeting

**So, tell us:**

**What do you think the Centre  
should be for Winthrop?**



*Winthrop Centre Business District and Middle School*  
**Master Plan and Vision Study**

**Middle School**  
**Presentation and Discussion**

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# Winthrop CBD and Middle School



# Winthrop CBD and Middle School



# Winthrop CBD and Middle School



## OPEN SPACE

# Winthrop CBD and Middle School



## The two sides of..... **PAULINE STREET**



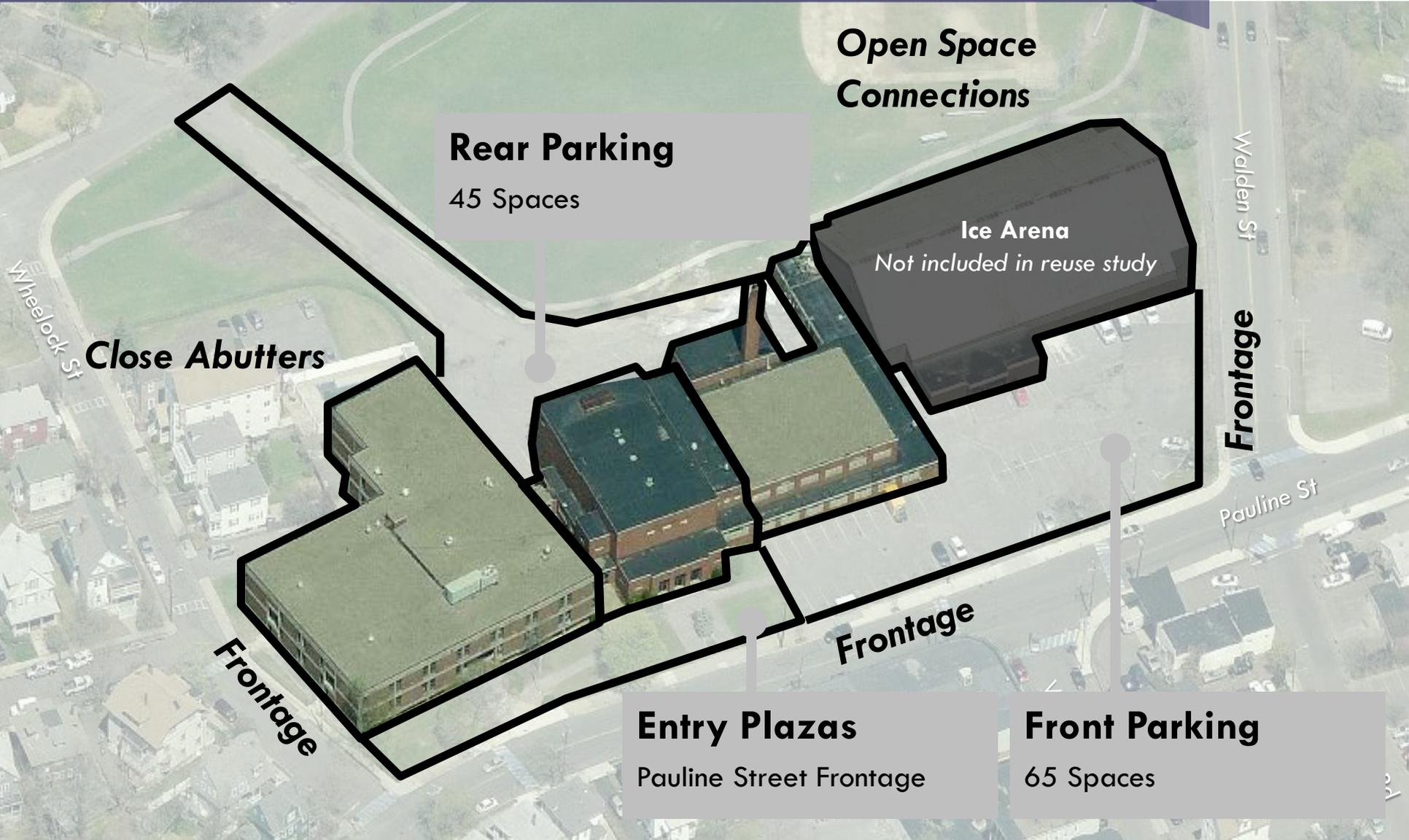
# Winthrop CBD and Middle School



# Winthrop CBD and Middle School



# Middle School: Property Components



# Middle School: Existing Building Components

## Classroom

141 Pauline Street  
Built 1972  
2-Story with Basement  
77,000 SF

## Auditorium

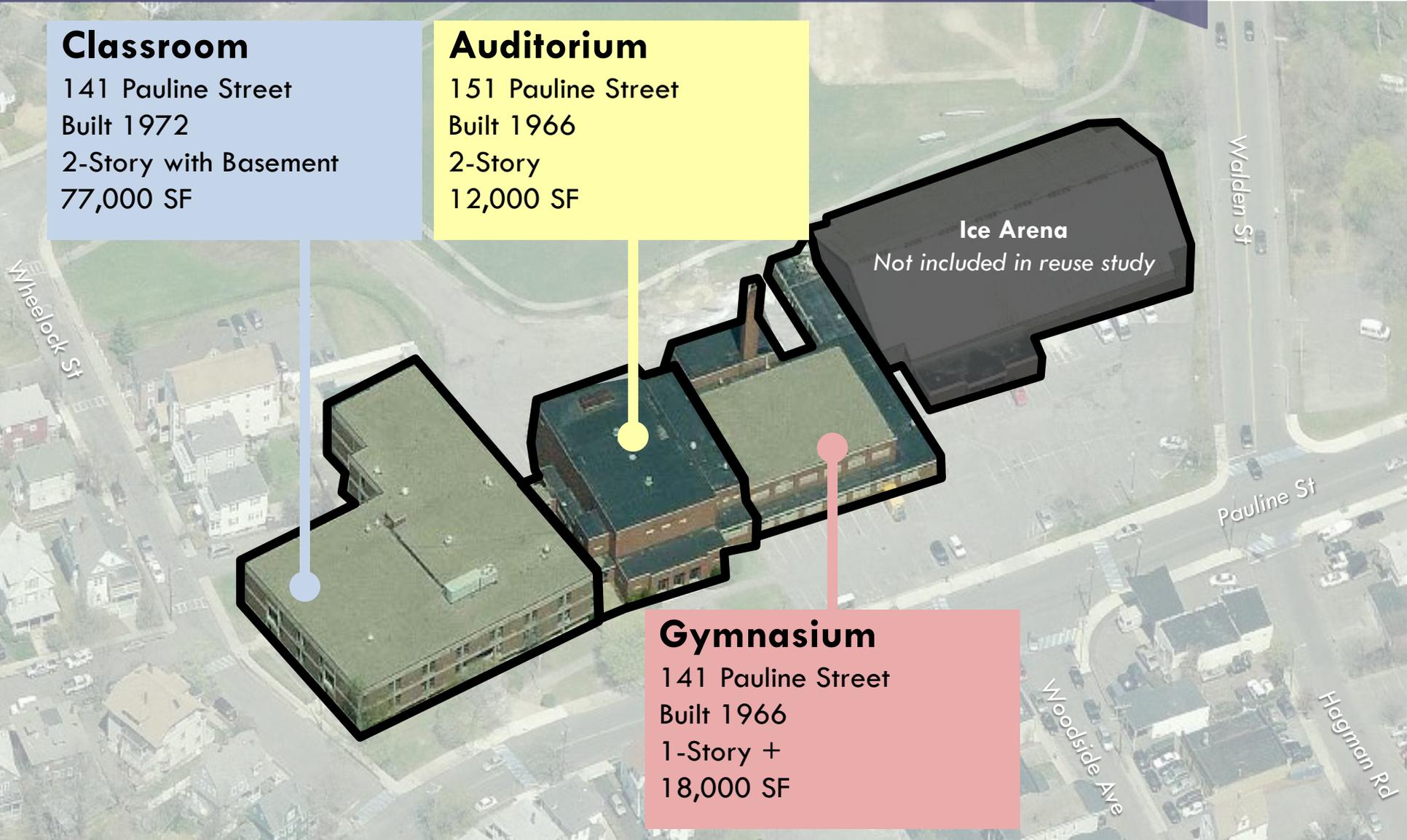
151 Pauline Street  
Built 1966  
2-Story  
12,000 SF

## Ice Arena

*Not included in reuse study*

## Gymnasium

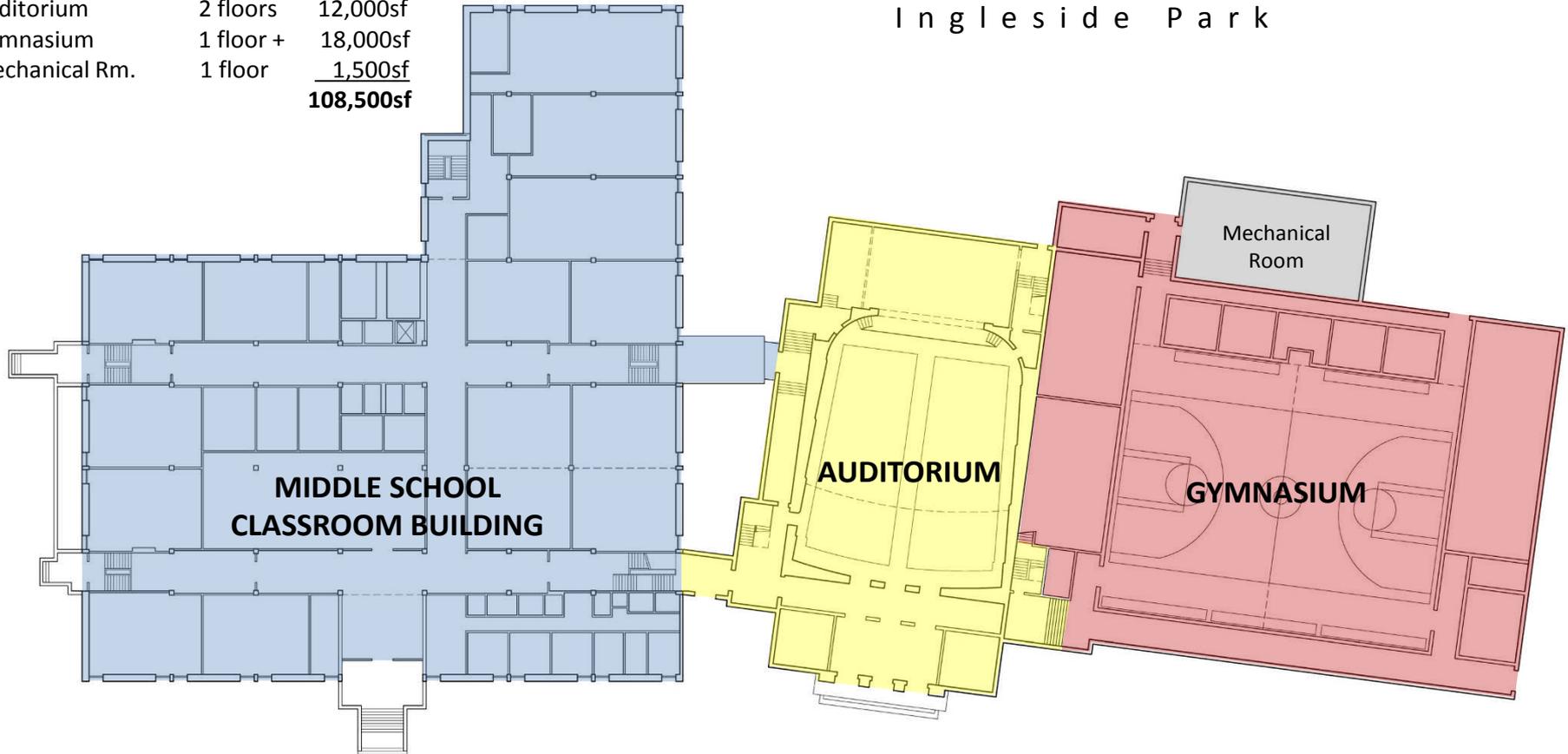
141 Pauline Street  
Built 1966  
1-Story +  
18,000 SF



# Middle School: Existing Building

## WINTHROP MIDDLE SCHOOL

Classroom Building	3 floors	77,000sf
Auditorium	2 floors	12,000sf
Gymnasium	1 floor +	18,000sf
Mechanical Rm.	1 floor	<u>1,500sf</u>
		<b>108,500sf</b>



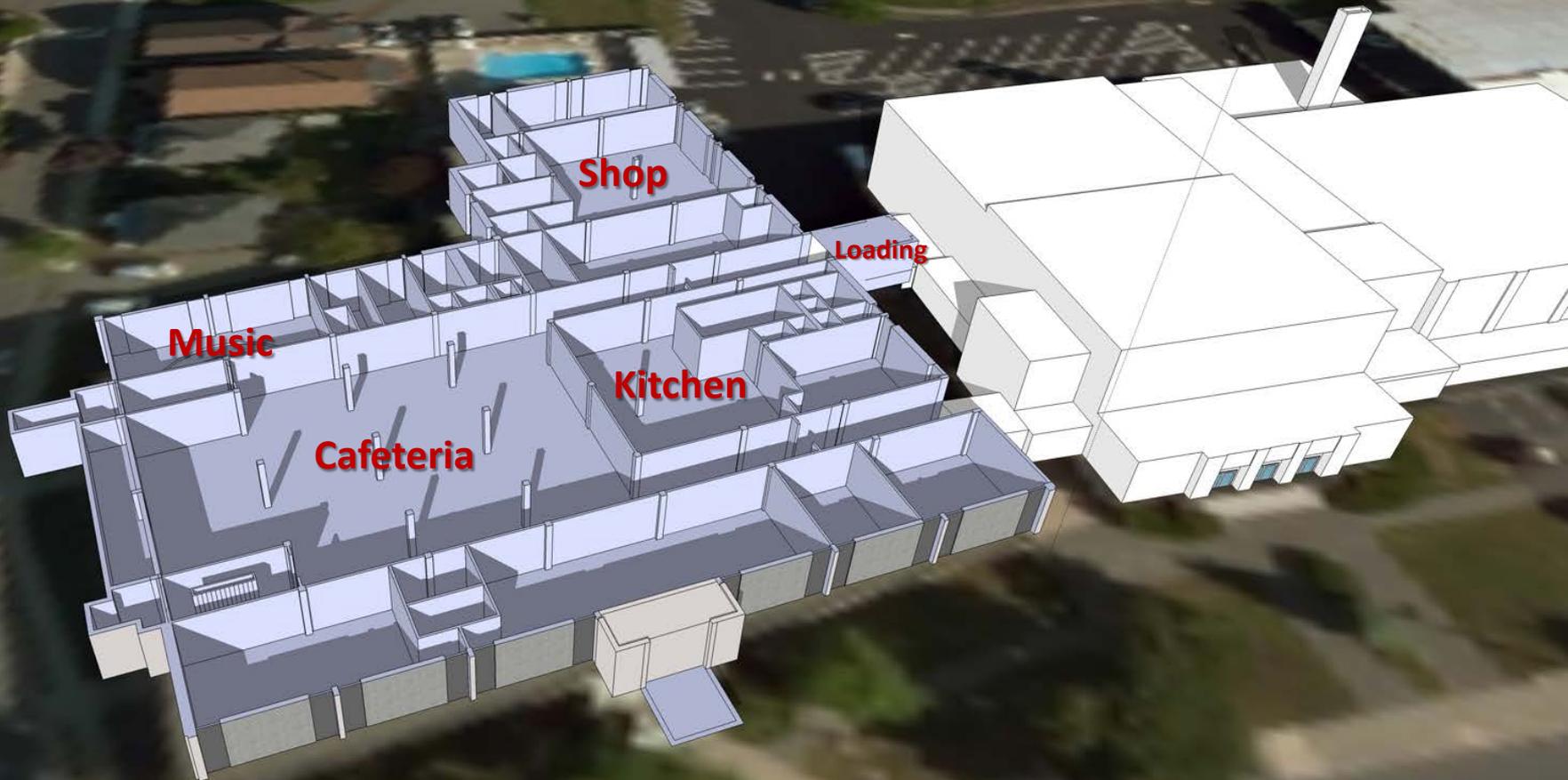
Ingleside Park

Pauline Street

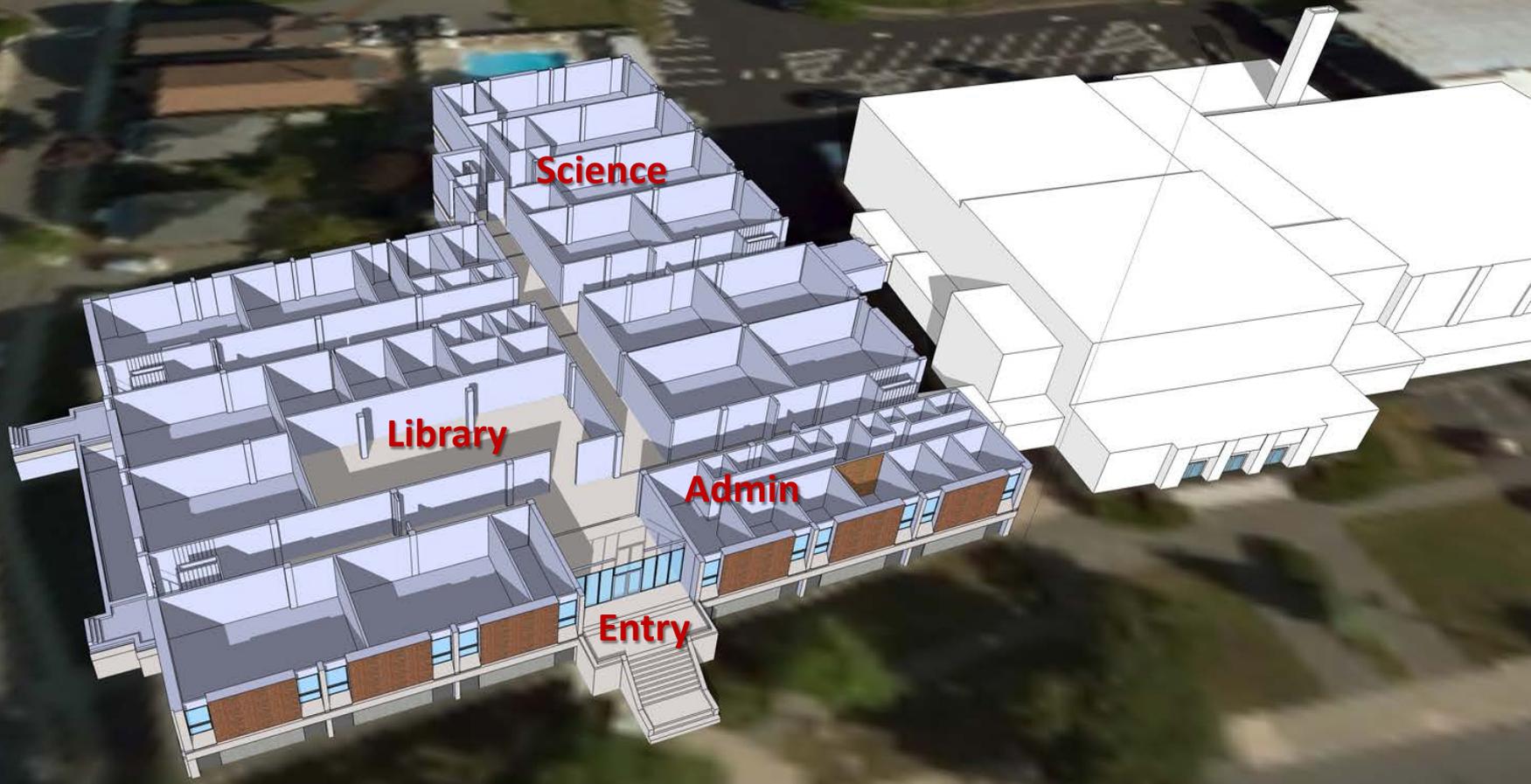
# Middle School: Existing Building



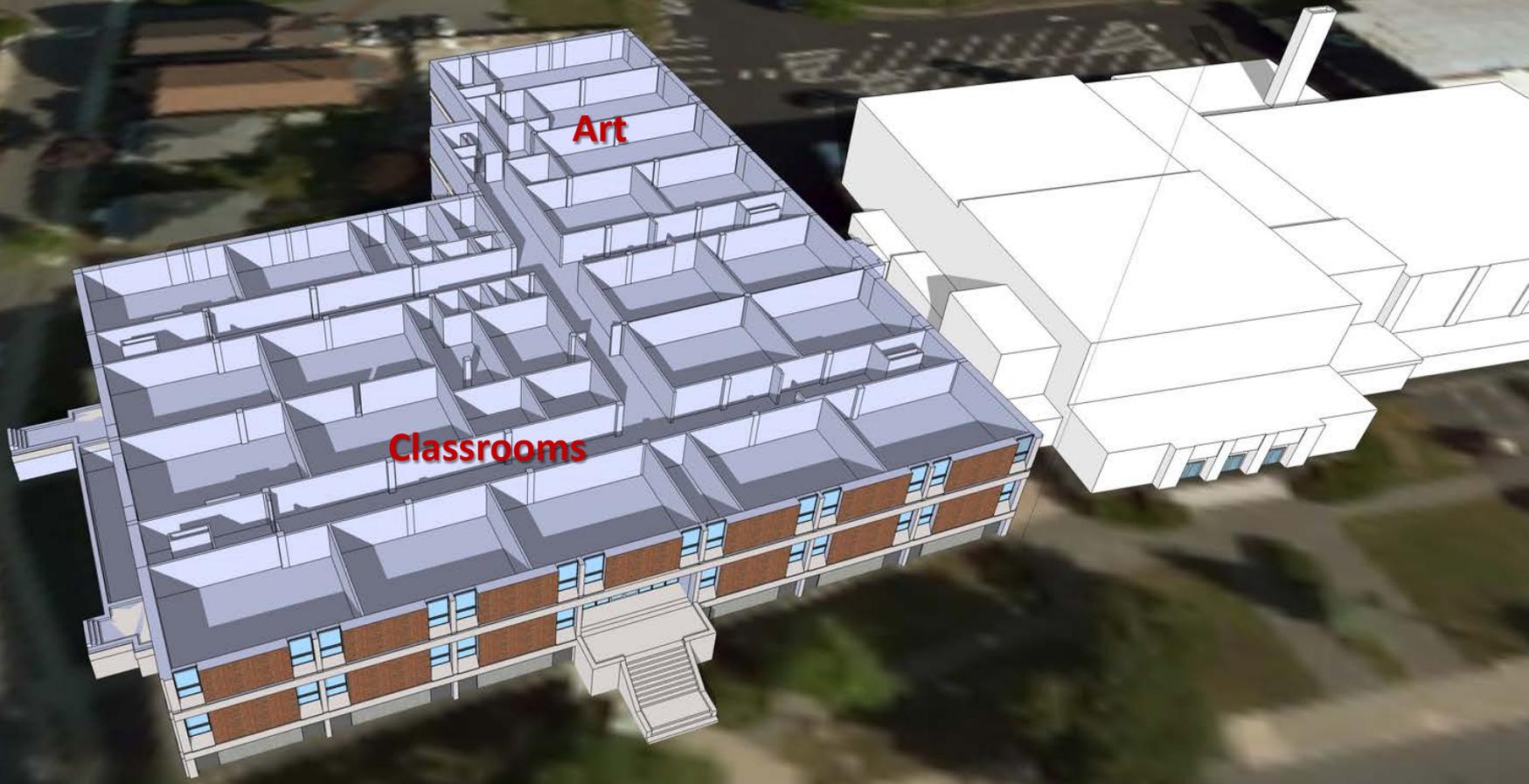
# Middle School: Basement Plan



# Middle School: First Floor Plan



# Middle School: Second Floor Plan



# Middle School: Existing Building Components

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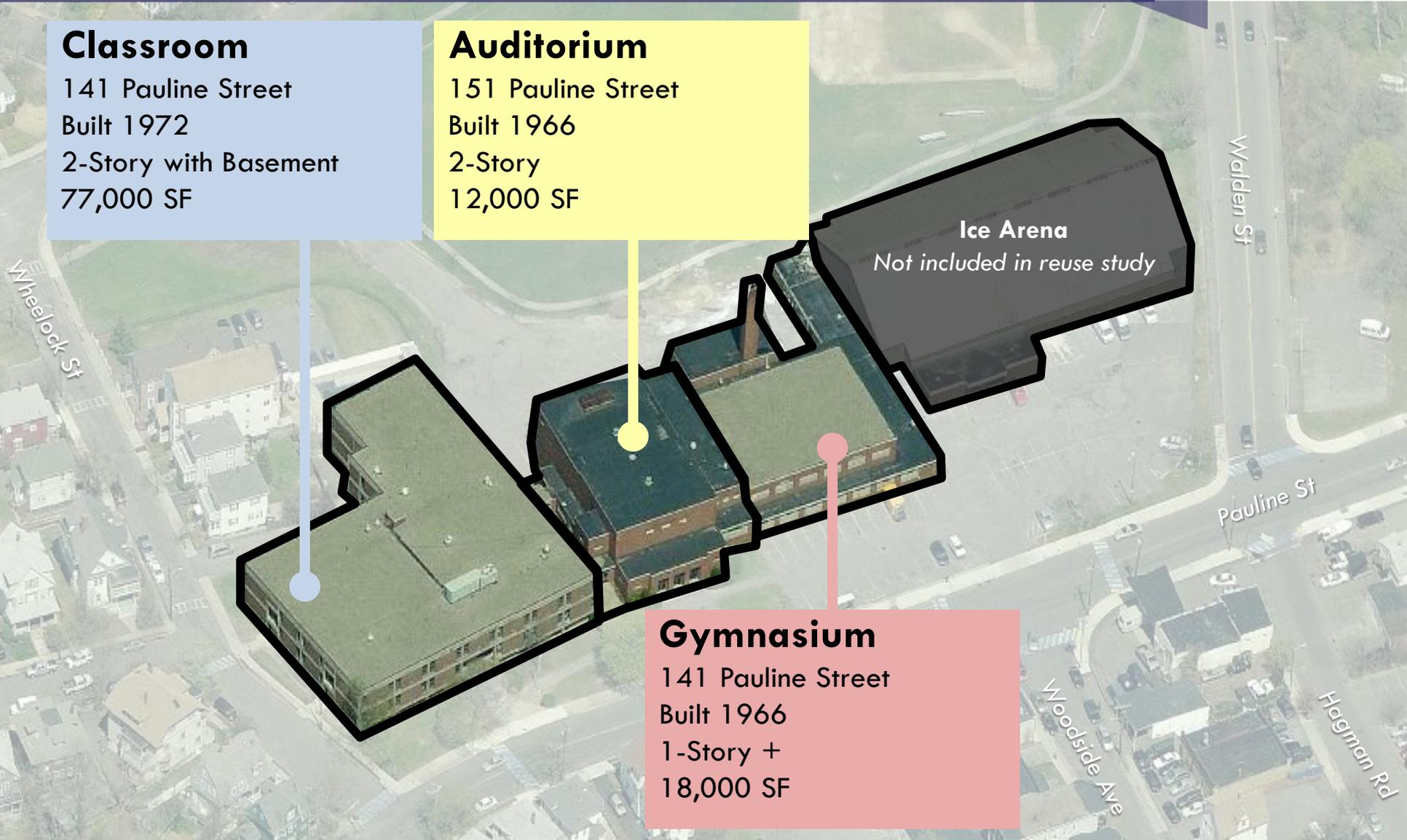
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# *Winthrop Centre Business District and Middle School* **Master Plan and Vision Study**

## **Next Steps**

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# Next Steps and Timeline

Next Community Meeting:

**Tuesday, June 28<sup>th</sup> 7:00pm**

**Winthrop Senior Center**

Send additional comments to:

[masterplancomments@town.winthrop.ma.us](mailto:masterplancomments@town.winthrop.ma.us)

Task	Month									
	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
<b>Task 1 – Visioning and Community Engagement</b>	[Light blue bar spanning from April to Dec.]									
<b>Task 2 – CBD Parking Evaluation</b>		[Dark blue bar spanning May and June]								
<b>Task 3 – CBD District Walkability and Access</b>		[Dark blue bar spanning May and June]								
<i>CAC/Coordination Meetings</i>		●	●			●				
<i>Community Meetings</i>		●	●			●				