

Winthrop CBD and Middle School
June 28, 2016

Community Meeting #2 Comments

Winthrop Centre Feedback

- Look at traffic patterns and circulation issues with street network
- Paving vs. stamping in terms of pavement treatments
- Gateway: relocated auto body shops, keep local businesses in Town, just not there
- Street front dining (sidewalk widths) – must examine legal/licensing requirements to allow for alcohol consumption outdoors (considering public vs. private property, hours of operation, etc.)
- Impact of catalyzing project unlocking other parcels
- Types of businesses – 24/7 – market to outside community, bolster residential population, incentivize business support services
- Success would be changes to bylaws to increase activity/business use in evening
- Demographic shift
- Alternative transportation – not just more cars
- Parking issues in the winter – all cars must be off the street and they park in Town lots, parking in winter creates different demands/needs and circulation challenges
- Belle Island marsh is a great example of a success and destination for the Town
- Attract bring business/development
- Leverage the beaches, ferry and seaside community
- More population, children = more cars and services required
- Other business centers in Town?
- How much revenue can be recaptured?
- Where to locate?
- Restaurants, small grocer, etc.
- Marketing what we already have – local businesses and events
- “Big Box” issues – don’t want them (zoning)
- Active streetscape (banks?)
- What is the difference from 25 years ago, not just beautification, economic development focus!

Middle School Feedback

- Ice Rink is ugly, it should be a part of redevelopment
- Need for an “adult” center – incorporate uses for all – although a youth center is needed, expand the notion of a youth center
- Winthrop Playmakers are without a home for performances – would like to use Memorial Hall (through agreement) – opportunity for a performance venue
- A recent community meeting for the potential reuse of a property on Pleasant Street showed that new housing has not been possible, due to community opposition
- Youth center – multiple groups of support, importance of youth center is highlighted by facts and recent trends:
 - More single-parent families/homes

- Youth need to engage with positive activity
- Obesity remains a public health issue for youth
- Affordable after school programs are not available
- Recent survey showed 90% of kids under age 13 have consumed alcohol
- The community needs a youth center!
- Mixed-use, public-private partnership that includes a youth center
- Youth Center could bring all social service departments together for youth programming
- Include as much as possible in the community supported plan
- Need gym space, auditorium – uses that may also attract people to CBD, combine with development at the Middle School building
- Winthrop Playmakers is a great youth activity – creation of theater kids is a positive
- Visitors may be as good as residents as patrons of shops/restaurants/CBD and they go home at night (to somewhere other than Winthrop)
- Winthrop Gymnastics Academy – use of gym, pay rent, 600 students, and events (like birthday parties) have brought over 70,000 children into the CBD. The Academy wants to stay in Winthrop, but doesn't have many other options
- Storefronts – why create new storefronts and retail at the Middle School site when CBD can't fill the space it currently has
- Can't get other parcels to redevelop – do those first, then the Middle School, why would the Middle School be any different?
- Needs to be municipal services at the Middle School building/site
- Need commercial uses/jobs, tax revenue, attract the users to the Town
- Want to be more business-friendly with foot-traffic
- What does Winthrop do in another 20 years when it needs another school in the community?
- Keep auditorium and gym for the community
- Combine many of the desired uses together, balance benefits and economic drivers
- Look at vision – long term center of the future. Need more people in Town
- Winthrop Center needs high density
- What will the impact be? Traffic? Parking? A traffic study is important.
- Town Transportation Advisory Committee – seeking members now, be in touch with Joe D. if interested
- How to overlay with Town's Strategic Plan – How does it affect town resources?
- Additional property taxes with residents
- An abutter of the school property is very concerned about the impact of any of these proposed scenarios on the neighborhood
- 120 units in that area – is way out of line.
- Need a “flagship” building to attract new residents
- Parking issue – add new bus service in front of new development – look at bus routing, make sure stops are convenient to downtown and meet the ferry. Scheduling should be more frequent than 1 every 20 minutes in morning rush hour
- EDCAC should be encouraged to fill as many needs as possible – multi-use gym, auditorium, youth center
- Many don't own cars now, as they once did in the past

- Parking is a real issue on the site, flooding in the back lot, front lot is vital to the success of the ice rink
- How to get more people in Winthrop, who don't live in Winthrop
- No one has taken advantage of new zoning. Why?
- Historic district – preservation is there, 160 properties in the district. Proposed scale of scenarios is out of alignment with that context
- Losing students/teachers from the school, reduces activity in the Center
- Need revenue to invest in buildings