

## MARSTON MILLS ELEMENTARY SCHOOL REDEVELOPMENT SITE Public Engagement Results

### Crowdsource Reporter

The Town of Barnstable, with the BSC Group, created an online crowdsource map to seek input on proposed programming for the Marstons Mills Elementary School Redevelopment Property. Participants were asked to upvote a proposed use or program submitted by another user or share a new use or program if they did not see a proposed use or programming that resonated with their vision. The crowdsource included the following options:

- Single-Family Housing
- Small Multi-Family Housing
- Municipal Recreation (e.g Sports Fields, Tot Lots)
- Passive Recreation (e.g Trails)
- Private Open Space for Onsite Housing
- Enhance Ecological Value (e.g. Rain Gardens, Preservation of Trees)
- Improve Circulation
- Other (please specify)

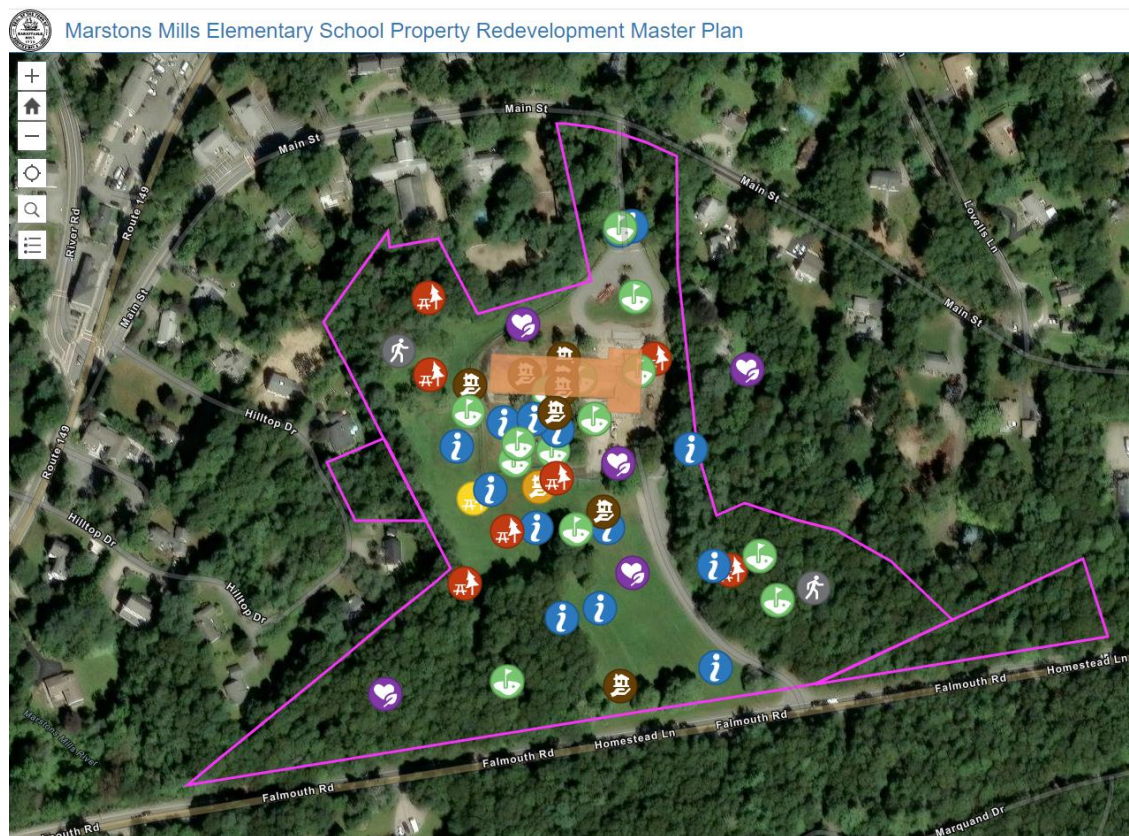


Figure 1 Crowdsource Map 6/6/2024

### **Active Recreation**

Participants highly preferred active recreational uses with a total of 190 votes. Amongst the preferred active recreational uses, the most preferred programming (shown in green in following Table 1) was for 1) indoor recreation space such as a community or recreation center with year-round sports and space for practices and tournaments and 2) playground with a splash pad. The preferred location for an indoor recreation and/or community space was at the site of the demolished building, where Marstons Mills Elementary School was previously located. This category received 68 votes.). The preferred location for a playground and splash pad was generally for the middle of the redevelopment property. This category received 67 votes (see rows highlighted in purple). Participants also expressed a desire for outdoor recreational fields (31 upvotes) and general municipal recreation (24 upvotes), shown with no highlighting.

### **Housing**

The second most preferred use for the redevelopment property was housing with a total of 101 votes. Amongst the preferred housing options, the most preferred use was 1) affordable housing and 2) senior housing. The preferred location for housing types including multi-family, affordable, mixed use, and starter homes is near the demolished building site or middle of the property. This category received 39 votes (see rows highlighted in green). The preferred location for senior housing including multi-family is near the demolished building site or middle of the property. This category received 21 votes (see rows highlighted in purple). Participants also expressed a desire for single-family homes (14 upvotes), small multi-family housing (19 upvotes), tiny homes (6 upvotes), and single-family homes with ADUs (2 upvotes), shown with no highlighting.

### **Passive Recreation**

The third most preferred use for the redevelopment site was passive recreation, receiving a total of 52 votes. The most preferred passive recreation use was for multipurpose walking paths. This category received 22 votes (see rows highlighted in green). Participants also expressed a general interest in passive recreation (27 upvotes) and a pump track (3 upvotes).

### **Other Preferred Uses and/or Programs**

Other preferred uses included preference for enhance ecological value particularly in northern and southern areas of the parcel (20 votes) and a designated space for farmers market, smaller community events, and parking north of site (14 votes). Participants also expressed a desire for improved circulation (2 votes), community garden (2 votes), a gazebo (1 votes), restrooms (2 votes), a privacy berm (1 votes), conservation (2 votes), a new library (1 vote) and a co-op (1 vote).

A summary of all suggested uses and votes are detailed in the following table (Table 1).

**Table 1** – Crowdsourcing Reporter Results includes a summary of all responses up to June 6, 2024.

Table 1-1 Crowdsourcing Reporter Results			
Proposed Use or Program	Upvote	Location	Comment
<b>Active Recreation (190 Votes)</b>			
Recreation Center	24	Demolished Building site, previously Marstons Mills Elementary School	A few indoor public pools for general Town use and school use would be a great alternative to the YMCA. An indoor gym for round year sports would also be great that could service year round youth sports and clubs like flag football, baseball, and other sports that aren't able to use the Barnstable recreation center.
Small Recreation Center	23	Demolished Building Site	Smaller scale recreational center for children and adolescents.
Community Space	9	East of Demolished Building site	Having attended this elementary school personally it would be great to bring community space back to this property. Many young families who live here year round need more safe space to bring their children.
Indoor and Outdoor Turf Facility	7	Demolished Building Site	An Indoor and outdoor turf facility like the DuxPlex in Duxbury is much needed on Cape Cod. There are lack of fields and this would allow for year round training for our competitive lacrosse, field Hockey and soccer teams regardless of weather. It could also indoor batting cages. It can also offer fitness training programs for adults and summer camp for kids.
Indoor Recreation	3	Demolished Building Site	Another indoor sports/pool/track to walk would be great to have in town for kids. If not indoor, outdoor fields with a track and playgrounds we need more smaller bike paths for kids.
Indoor Turf/Court Complex	2	South of Demolished Building Site	An indoor turf/court complex similar to the one in Hanover would be incredible. Being on multiple youth sports boards, I can

			<p>guarantee it would see paid use year round for practices, clinics and tournaments. These facilities generate a lot of money! Having an outdoor (and indoor) play space for siblings and non sports related use would only add to its appeal. Outdoor walking paths could also be incorporated. A facility like this would be a great addition to the Cape!</p>
<b>Total</b>	<b>68</b>		
Playground	22	Northeast of Demolished Building site	<p>The community area features a playground designed specifically for toddlers, as well as a separate playground for older and more advanced children. Both sections of the playground are equipped with a padded ground and enclosed by a fence. There is also a dividing fence between the two playgrounds to ensure that toddlers cannot access the equipment meant for older children. To provide protection from the elements, there is a covered or canopy area over the playgrounds, allowing for outdoor play.</p>
Playground and Splash Pad	16	Northeast Area of Property	<p>I support the idea of creating a playground for children along with a splash pad and walking path around the property. This would be a great benefit for families with young children who can't use the other school areas when school is in session.</p>
Youth toddler splash pad	15	Middle, West Area of Property	<p>A youth and toddler splash pad with interactive water play devices and stations for kids to enjoy.</p>
Playground and Splash Pad	7	West of Demolished Building Site	<p>Barnstable has the largest family population but the least amount of playgrounds not connected to schools. A suggested playground/splashpad/recreation area that can be accessed during the school hours and non (similar to Sandy Pond in Yarmouth) would be very nice for families.</p>

**Marstons Mills Elementary School Property Redevelopment Plan | Town of Barnstable**

Playground and Splash Pad	6	Middle of Property	Splash pad and playground for all age children (like Yarmouth)
Playground/Recreation area and cottage type homes.	1	Middle of Property	I would love a playground/recreational area first. Then a "cottage type" houses. 1-2-3 bedroom owner occupied with an ADU. That way the owner can get money for their rent and/or use it to improve their personal property. Show pride in ownership. Maybe a common area with a gazebo and firepit and gathering area.
<b>Total</b>	<b>67</b>		
Sports Field	20	Southeast Area of Property , currently forested area.	This is an ideal site for sports fields as well as playground space, both of which provide great value to the town and the families who live there. Sports fields for the public as well as for town programs are always in need in our large town. Having playground d space there as well can allow families to keep their young ones entertained while older siblings are playing games as these fields.
Municipal Recreation	15	Southeast Area of Property, currently forested area.	No comment.
Municipal Recreation	9	Demolished Building	No comment.
Turf Lacrosse/Soccer Fields	5	Middle of Property	Turf lacrosse/soccer fields. The sport of lacrosse has grown so much in the youth ages. It's time the town of Barnstable catches up with everyone else and invest money into proper fields for sports.
Hockey Rink	5	South of Demolished Building Site	Roller hockey rink.
Pickleball	1	Southwest Area of Property, currently forested area.	It's essential that a giant pickleball court be built on this site. It is the most popular activity on the Cape, seemingly everyone plays, but there are very few courts available. We need a good 20-24 court facility with barriers in between each, just like the courts

**Marstons Mills Elementary School Property Redevelopment Plan | Town of Barnstable**

			in Marstons Mills or Flax Pond in Yarmouth. Thank you.
<b>Total</b>	<b>55</b>		
<b>Passive Recreation (52 Votes)</b>			
Walking Path	16	Demolished Building Site	Surrounding the 14-acre area, there is a paved walking path with exercise stations along the pathway, providing opportunities for physical activity. Open spaces within the community area also include a soccer field and/or baseball field for recreational sports. To ensure safety and minimize traffic hazards, access from Rt28 is closed, preventing cut-through traffic and reducing the risks associated with turning onto Rt28.
Multipurpose Path	6	Northwest Area of Property near forested area.	Perimeter paved multipurpose path for non motorized sports (think rail trail). Would also like to see fitness stations along the pathway
<b>Total</b>	<b>22</b>		
Passive Recreation	10	Middle of Property	No comment.
Passive Recreation	7	Northwest Area of Property	No comment.
Passive Recreation	4	Northeast Area of Property near forested area.	No comment.
Passive Recreation	6	Northwest Area of Property	No comment.
<b>Total</b>	<b>27</b>		
Pump Track	3	Middle of Property	BMX pump track
<b>Total</b>	<b>3</b>		
<b>Housing (101 Votes)</b>			
Affordable Housing	14	Demolished Building Site.	Hello! I'm one of the alumni of this elementary school, and I grew up in the area. When I was a teenager, I worked at the Stop & Shop down the road, and other small businesses in the Marston's Mills/ Osterville area. From the 8 years I spent working summers and nights, I observed the people whom I worked with. Most of them were low income and had trouble commuting to and from work, and would have to walk long distances. This works support business and people!

**Marstons Mills Elementary School Property Redevelopment Plan | Town of Barnstable**

Affordable Housing	12	South Area of Property	I suggest small scale affordable housing e.g. town houses on about 3 acres close to Falmouth Road with connection to the sewer. Housing in this location connects easily to transportation on Falmouth Rd. Housing style should be consistent with a village feel and should incorporate green infrastructure such as rain gardens for stormwater. The remaining space north of this could be used for recreation such a playground, park, parking, community event space.
Multi-Family Affordable Housing	7	Middle of Property	Multi-Family Affordable Housing
Mixed Housing	3	Middle of Property	Mixed housing (including affordable) and recreation
Small Starter Home	2	Camelback Road, off Property	The affordable housing that is desired by young families is the small "starter" house that many of us first purchased. It is not multi unit apartment buildings. A family's goal is usually to ultimately leave rental housing and own a house. Subdivide the appropriate part of the property into properly zoned lots. Provide, via the appropriate means, those lots to Habitat for Humanity so the construction can't be dedicated to full time Cape resident families.
Affordable Housing	1	South of Demolished Building Site.	I live across the street from a single mom who worked at a hotel housekeeper and rented her home until the owner decided to sell. She grew up on the Cape and it's the only home her 2 girls have ever known. She couldn't find a rental she could afford and was forced to move in with her father. We desperately need housing for working-class families and it would be a crime to not utilize this property to help fill this need.
<b>Total</b>	<b>39</b>		
Mixed Use Senior Housing	11	Middle of Property	Mixed use, essential is senior housing !
Senior Multi-Family Housing	9	Demolished Building Site.	I think the area should be developed a senior multi family housing. All units should be flats

**Marstons Mills Elementary School Property Redevelopment Plan | Town of Barnstable**

			and not townhouses so there are no stairs. An elevator could be installed for upper unit flats. One and two bedroom flats. Ramps for outside accessibility. Garage or carports. An area could be utilized for a pet area fenced in. The accessibility to grocery stores, pharmacies, physicians, hospital, restaurants, libraries, senior center, highway is excellent for senior housing. Affordability is key.
Mixed Income Senior Housing	1	South Area of Property	Mixed income senior housing with variety of housing styles
<b>Total</b>	<b>21</b>		
Single-Family Home	14	Middle of Property	No comment.
Small Multi-Family Housing	7	Demolished Building Site.	No comment.
Small Multi-Family Housing	6	Demolished Building Site .	No comment.
Tiny Home	6		The MM elementary school property seems like an ideal spot for some tiny houses. Perhaps divide the area into small lots and offer tiny houses with a "rent to own" contract. Allow renters to build additions to the tiny houses as their family needs grow. Include green space, walking/bike paths in the design. Don't over densify. Perhaps the town could design this and then put it out to bid and encourage some local builders to take on the project. Not sure who the "land lords" would be.
Small Multi-Family Housing	6	Demolished Building Site.	No comment.
Single Family with ADUs	2	Middle, and East Area of Property	Small single family with ADUs or small town house. Definitely need housing in MM.
<b>Total</b>	<b>41</b>		
<b>Improved Circulation (2 Votes)</b>			
Improved Circulation	1	Southwest Area of Property, forested area.	No comment.
Improved Circulation	1	Northwest Area of Property, forested area.	No comment.
<b>Enhance Ecological Value (20 Votes)</b>			
Enhance Ecological Value	8	North Area of property.	No comment.



## Marstons Mills Elementary School Property Redevelopment Plan | Town of Barnstable

Enhance Ecological Value	4	Middle of Property.	No comment.
Enhance Ecological Value	3	Southwest Area of property.	No comment.
Enhance Ecological Value	3	Outside property, east of site.	No comment.
Enhance Ecological Value	2	South Area of property.	No comment.
<b>Other (24 Votes)</b>			
Farmers Market and Parking	14	North Area of Property.	The community area includes a designated space for farmers markets and smaller community events. Additionally, there is a parking area available for Main Street, the neighboring library, local businesses, and other relevant establishments.
Conservation	2	Southeast Area of Property	Conservation
Restroom	2	North Area of Property.	Public Restroom to serve Village visitors and those using this parcel
Community Garden	2	South Area of Property	Community garden
Co-Op	1	Middle of Property.	Co-Op Small/LOCAL Business Space Avail for Rent
Gazebo	1	Middle of Property.	Gazebo with a roof. This could be a focal gathering point. It could be used for concerts, rented by residents for events. Picnic tables could surround the area
Privacy Berm	1	South Area of Property	6 ft Sound Privacy berm along Falmouth Road
New Library	1		New library for the community. The current one is very outdated.
Public Preschool Building	0	Middle of Property	As a recently approved Gateway city for Universal Pre-k for the Town of Barnstable this could be the site for a full day public pre-school building. Enoch Cobb currently does not have the space to accommodate the current program and an additional full preschool so this space would make sense
Private Open Space for Onsite Housing	0	Middle of Property	

### **Open House Workshop One**

The first open house workshop took place on April 30, 2024. The Town of Barnstable with the BSC Group worked with participants to gather input on proposed uses

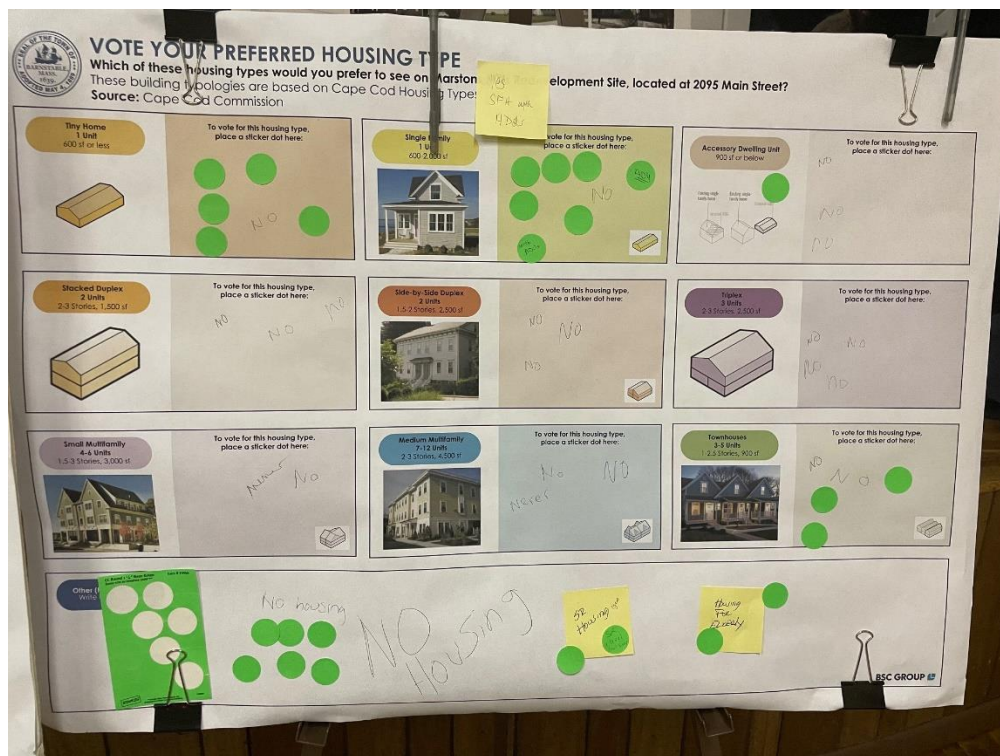
and programming for the Marstons Mills Elementary School Redevelopment Property through a dot voting activity. Participants were asked to vote for preferred housing types, amenities, and other uses. Participants also had the opportunity to write in comments and aspirations on a wish wall.

### Dot Voting Activity

Participants voted for preferred housing types by placing sticker dots next to them. The results included:

- Tiny Home (5)
- Single Family (7)
- Accessory Dwelling Unit (1)
- Stacked Duplex (0)
- Side-by-Side Duplex (0)
- Triplex (0)
- Small Multifamily (0)
- Medium Multifamily (0)
- Townhouses (3)
- Other (6)
- Townhouses (3-5 Units) (3)
- Senior Housing (4)
- No Housing (6)

**Figure 2** – Dot Voting Board for Preferred Housing Type includes a summary of all responses.



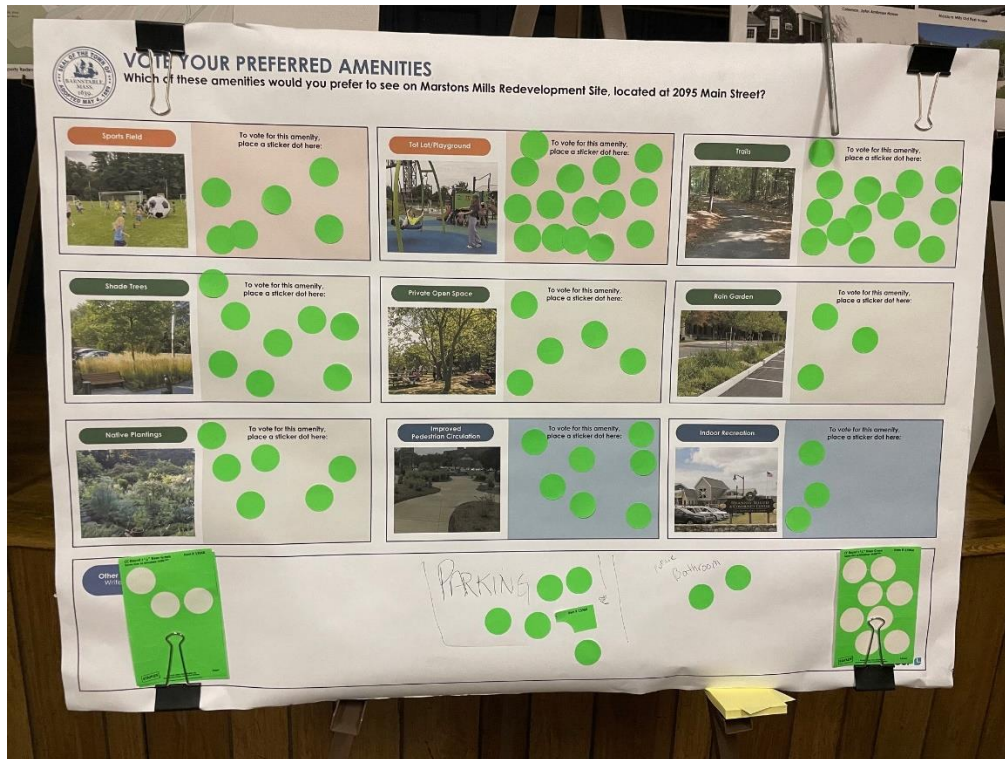
**Figure 2** – Dot Voting Board for Preferred Housing Type

Participants voted for preferred amenities by placing sticker dots next to them. The results included:

- Sports Fields (6)
- Tot Lot/Playground (15)

- Trails (14)
- Shade Trees (8)
- Private Open Space (4)
- Rain Garden (3)
- Native Plantings (6)
- Improved Pedestrian Circulation (7)
- Indoor Recreation (3)
- Parking (6)
- Public Restrooms (2)

**Figure 3** – Dot Voting Board for Preferred Amenities includes a summary of all responses.



**Figure 3** – Dot Voting Board for Preferred Amenities

### Wish Wall

Participants wrote in comments and aspirations on a wish wall in response to, “In the future I want Marstons Mills Redevelopment Site to...” The results included:

- In the future I want Marstons Mills Redevelopment Site to be used for recreational uses for all ages.
- In the future I want Marstons Mills Redevelopment Site to be preserved as open space/garden.
- In the future I want Marstons Mills Redevelopment Site to be recreation for all ages with playground for kids/splash pad.
- In the future I want Marstons Mills Redevelopment Site to be open space.

- In the future I want Marstons Mills Redevelopment Site to be mixed use, open space, athletic field/playground.
- In the future I want Marstons Mills Redevelopment Site to be open space, community events, parking.
- In the future I want Marstons Mills Redevelopment Site to contribute to Barnstable's quality of life.
- In the future I want Marstons Mills Redevelopment Site to have a walking trail.
- In the future I want Marstons Mills Redevelopment Site to have a sidewalk to shopping plaza.
- In the future I want Marstons Mills Redevelopment Site to provide indoor recreation and walking trails.
- In the future I want Marstons Mills Redevelopment Site to be a playground and open space.
- In the future I want Marstons Mills Redevelopment Site to be a playground/recreation building for scouts, village events, and parking. Absolutely no houses.
- In the future I want Marstons Mills Redevelopment Site to have recreation/dog park.
- In the future I want Marstons Mills Redevelopment Site to have a community center.
- In the future I want Marstons Mills Redevelopment Site to definitely have parking close to the church!
- In the future I want Marstons Mills Redevelopment Site to have community park trails. Don't cut trees.
- In the future I want Marstons Mills Redevelopment Site to be a playground, park community.

Figure 4 – Wish Wall Aspirations includes a summary of all responses.

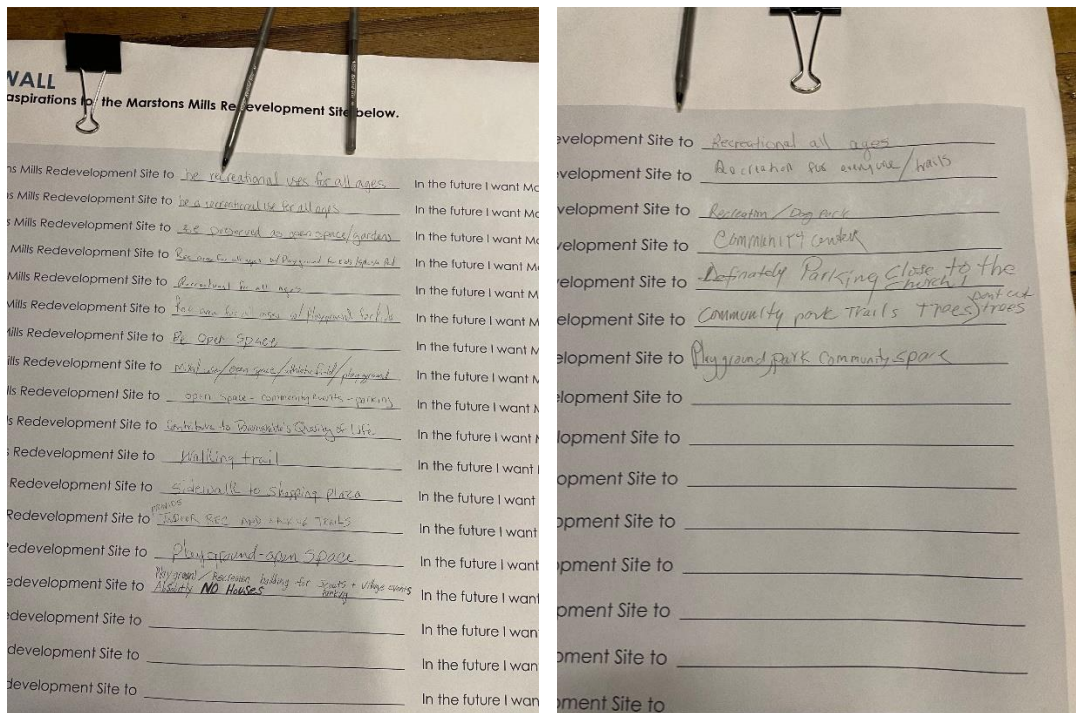


Figure 4 – Wish Wall Aspirations

### Open House Workshop Two

The second open house workshop took place on May 29, 2024. The Town of Barnstable with the BSC Group held a design workshop that gave participants a chance to share ideas for various uses on the Marstons Mills Redevelopment site. Participants worked in groups using scaled cut out images of a multi-use field, a youth soccer field, 5,000 square feet lots, ¼ acre lots, parking lots, 1,700 sq foot house lots, 65'x50' house lots, and a 5,000 sq ft playground to create design configurations for the Marstons Mills Redevelopment site.

There was a consensus between participants to have parking on site. Some participants preferred parking along Route 28, while others preferred it closest to entrance towards Main Street. Most participants agreed that a cut-through driveway should be omitted in the design altogether. While some stated it was essential the site be used for open space recreation only, others maintained that a mixed-use plan was best. Participants proposed active recreation towards Main Street and center of the property. Views on housing were split among participants. Housing scenarios were preferred in the center and towards Route 28, southeast of the property. There was also a preference for trails through forested areas throughout the property.



Figure 5 – Design Configuration Table One



Figure 6 – Design Configuration Table Two



Figure 7 – Design Configuration Table Three





Figure 8 – Design Configuration Table Four



Figure 9– Design Configuration Table Five

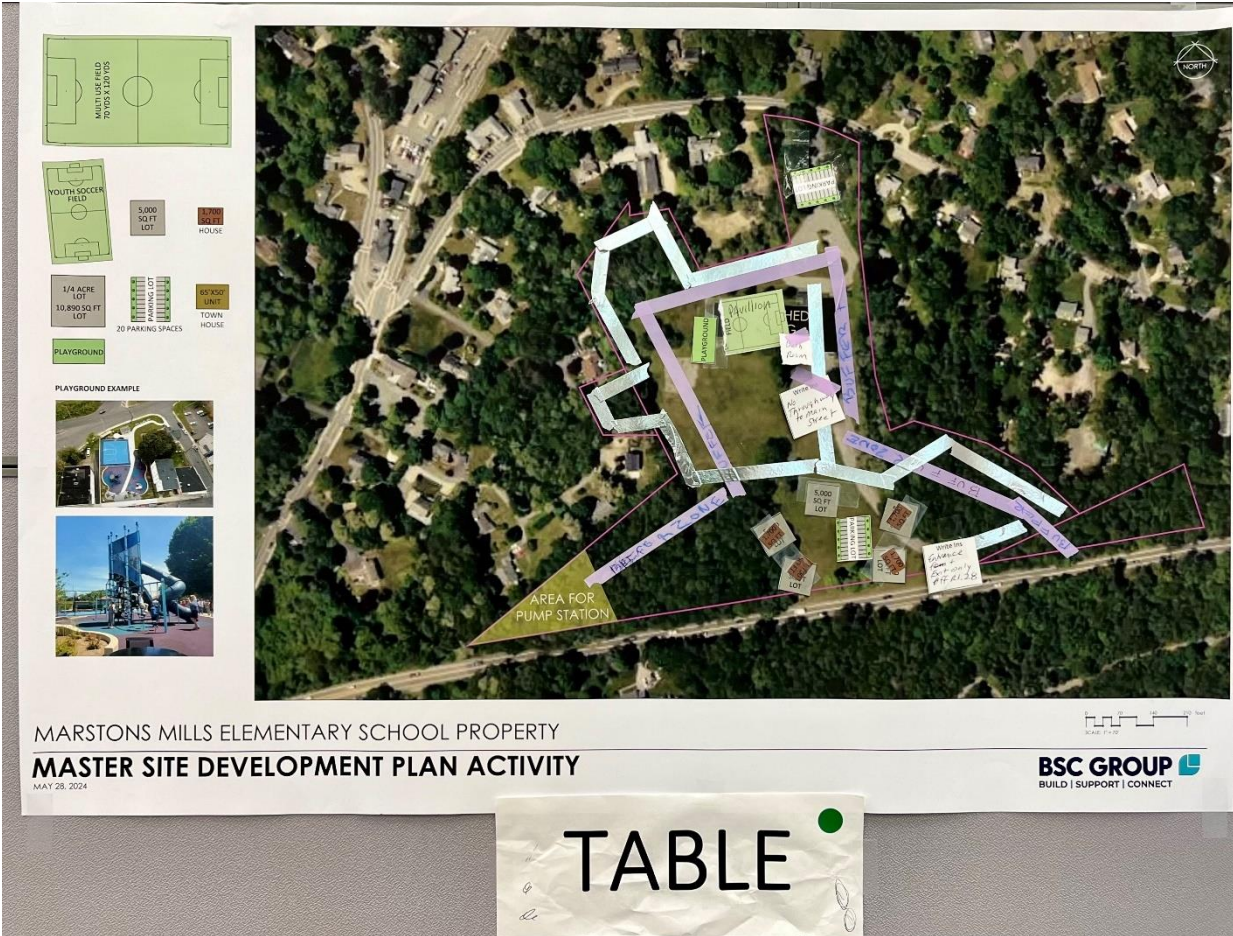


Figure 10 – Design Configuration Table Six



TABLE

Figure 11 – Design Configuration Table Seven



## Marstons Mills School Property Master Plan

### Public Comment

#### Comment/Site Recommendation

"Thank-you very much for the meeting along with your time and efforts on this sensitive matter of the old school area in Marston's Mills. I would like to suggest a meeting just to address housing. The people of Marston's Mills have the right to know, the truth, and reality of this property. Please be honorable in what you are doing."

"Anything recreational NO to housing of any form."

"A visual of the homes in a cluster of similar style to what we would be seeing would be helpful. A clear message I saw on the boards were for those in favor of housing, it was smaller units and in a style that would suite the village feel. I would like to see this visually depicted so people better understand options. I think 10 units max is what I would like to see, directed at what is the current and near term future demographic needing housing most in our town - Is it 20-30 yr olds or is it 70-80 yr olds?"

"small senior housing situation similar to Fawcett Pond on West Main Street Hyannis / independent apartments with subsidized rent; a separate small daycare or preschool; a communal garden where all could plant flowers and vegetables, and ergo host a farmers market; and a small playground that could be used by the community during non preschool/daycare hours. "

I wanted to comment about the use for this site. Strongly recommend using this land for a recreational facility. Marstons Mills needs more for the kids to do. A playground, splash pad, a new little league field/park, soccer field, lacrosse, basketball courts, walking paths, and restrooms all come to mind. lot of people might argue that we need more affordable housing. I agree that we need affordable housing, I just don't think that Cape Cod needs more housing. There are too many people in Cape Cod as it is. Especially considering the levels of nitrogen under our soil .. I strongly advise against installing affordable housing units, as this usually leads to trouble in the neighborhood. Downtown Marstons Mills is a quaint little village, a recreational park would bring families to this area, with a place to park and walk to the shops on rt 149. The four-way stop sign at the fire station is a nightmare, and should probably be a stoplight or a small roundabout, people disregard the rules of the road at the intersection every day, all day. If we put affordable housing on that site, this will only worsen with an influx of residents right up the street. I believe there recently was a few acre lot over by Wheeler Road in Marstons Mills that needed a plan for it's use..I'm pretty sure this turned into conservation land. To protect the vision of the neighborhood, The residents in that part of the Mills don't want affordable housing project in their backyard, and a lot of us on the other side of the Mills don't want it either. The town has funds to build new neighborhoods, perhaps they should start by finishing the roads in the Mills that were never completed, such as my road, Viola lane. Perhaps Brackenfern Road, Trotters Lane, just to name a few. Another concern for the Mills, is the absence of a sidewalk at the Marstons Mills River, there are guardrails on either side of this narrow bend in the road, which is extremely dangerous for walkers and bikers as trucks fly by. The effort that you have made to allow public comment for influencing the future use of this site. Thank you for your time and effort, I hope that my voice is hurt as I know many people in the community agree with this, thank you.

**Comment/Site Recommendation**

Thank you for your efforts regarding the Marstons Mills Elementary school. And for all of your efforts to involve the public. So very much appreciated. Housing is of course a most critical need for CC. There was recently mention of a firm on Martha's Vineyard, the South Mountain Company, that designs/builds beautiful homes. Integrating ecological characteristics with durability and beauty. This company does not work off island, sadly. And it may be a challenge to find people to design and build in this way. But surely well worth the effort to implement SMC's methods and designs of architecture, energy efficiency. Keeping trees, planting more, homes with a net zero impact, areas to walk, exercise. Cory's idea of a new library is a lovely idea, too. SMC's ideas seem the way we should build anything, especially on CC. It would probably be best, if in some way, the town could keep as tight control over ultimate design, including grounds, to keep costs as reasonable as possible, so people can afford these homes.

I am a resident of Centerville and teacher at Barnstable High School. I am also a mom of two daughters ages 8 & 4. I included some other town contacts on this email so that collaboration of efforts may exist and I share my input with you and them at the same time. I appreciate this town and people of influence working together to solve problems while utilizing resources. I am unable to attend the upcoming workshop but wanted to send something I am vocal about in our community. Housing, reasonably priced housing, continues to be an issue. The fact that our public service employees in this town often have to live off cape, struggle to find rents, etc is disheartening. When our school committee still oversaw the Marstons Mills school property I begged them and the newly hired Sara Ahern as superintendent to consider this property for redesign to house Barnstable Public School Staff. We want to hire a diverse staff, we want to keep young exceptional teachers on our staff, valuable paraprofessionals and other support staff but often housing is THE reason they cannot afford to stay. I know this same situation applies to countless other town employees as well. From administrative assistants to all departments including firefighters/police/recreation. Selfishly, I would love a big playground, paths for my daughters to ride bikes, sports fields, a splash pad on these 14 acres. But I do think the housing for public workers is critical priority... so much so that we don't have a collapse in town departments who are struggling to staff the vacancies due to the housing & economic realities locally. Every week my older daughter has an occupational therapy appointment in Mashpee. The appointment is near the Deer Crossing Condominiums. The design takes up 41 acres and these 120+ townhomes also have a community space, pool, and tennis courts. If you haven't visited, I recommend you take a drive through. I could envision something similar at the marstons mills property. Perhaps it would only be able to have 50 units, but 50 employees and their families having reasonably priced rent from the town of Barnstable would make an enormous difference. The salaries of town workers are known. The economics locally are known. We also know so many local luxury apartments are being built locally with a small percentage actually being "affordable". I know of a young teacher, residing at her in-laws house in Centerville because there are no affordable options for her, her husband who is also a town employee, and their young son. This unacceptable and we must do better. Thank you for taking the time to consider this option and perspective on how to use the marstons mills prior school property. I write this email truly concerned about the sustainability of the housing situation locally for our public service employees specifically. We need to respond in a dynamic, creative way and the Marstons Mills property may be able to accomplish a bit to counteract the realities of employment and housing for the Town of Barnstable.

Design & Develop with high sensitivity & respect for existing Community Values in evidence surrounding these parcels: Historic single family residences, small scale Historic Community -Use buildings, treed buffers, low density.

Address the Town's Priority Needs for Housing, Recreation and Open Space Preservation in a well-integrated manner that does not allow for any one of these to overly predominate. In other words: no "bomb drop" housing solutions would be appropriate here.

"Mills Village" at 624 Osterville W. Barnstable Road is a great example for achieving badly needed housing without overwhelming the land or its surrounding area.

Comment/Site Recommendation
MMVA has long advocated for a modern Community - Use playground at this location. Any such facility should be designated for both public and private on-site residents to use jointly, and be sited for both user safety and resident tranquility, with adequate vegetated buffers to dampen loud noise.
Do NOT develop activities such as Tennis or Pickleball in a way that would disturb the peaceful enjoyment of neighboring properties
Do everything humanly possible to solidly connect new residents of this property with local village amenities - the Village Center on Main St. and 149, and up Rte.28 at the Stop and Shop Plaza. Try (again,harder) to pierce the steep hillside with a walking path between Main st. and the shops & business area on 149. P.Ress (again, harder and successfully) to finally install a continuous sidewalk along Rte.28 from this property to the Stop&Shop Plaza. If property owners along Rte. 28 object, consider eminent domain to accomplish what has been badly needed for decades.
Marstons Mills Elementary School was for many the heart and soul of Marstons Mills Village. Residents learned, played, celebrated, met and voted there for decades. Design with the aim in mind that this property should be held to appropriately high standards in meeting the needs, in new ways, of Villagers for decades to come.
Design Access & Egress from main parcel to prevent Cut-Thru traffic between Main St. & 28. Perhaps "Right Turn Only" onto 28? Residents bound west will be fine with that, and will not need to deal with Main/149/28 sequence of stops, etc. Residents bound east can use Main St. to the lights at Main & 28 to safely turn left toward Hyannis, etc.
All housing should be permanently Affordable.
Consider building a new single family home, using at 69 Hilltop Drive. Opportunity for a new Habitat home perhaps...?
I was just reading an article about the recently demolished Marston Mills school and think housing is the only answer for the property. The need is definitely there so I would put as much affordable housing that can fit on that property as possible. It has access to public transportation, a supermarket down the road and a walkable neighborhood with a few shops/ restaurants in town. Put a small playground in the middle to serve the children that live there and it's a step in the right direction. The town doesn't need splash pads or anymore maintenance that ultimately gets passed onto the taxpayers. I live in the Mills and hope to see housing on this site as much as you can fit!
Awesome playground. 2 basketball courts; 1 for junior, 1 for regulation. Small one to 2 bedroom cottages for rentals. Not owned. Walking trails around perimeter.
Playground.
Conservation. Playgrounds. Keep it open, not housing.
Recreation Area.
Playground. Community garden.



Comment/Site Recommendation
Playground for all ages. Recreation fields. New library and community center.
More decisions about zoning. Town? State? Federal?
Playground. Walking trails. Small single homes.
Consider visioning session with a graphic illustrator(s) to capture the multiple possibilities.
Limited amount of tiny houses. Walking trails. Recreation areas.
Conservation. Keeping wooded areas for protection and privacy.
Traffic management. Walking trails enhanced by plantings, flowering bushes, trees, flowers.
Traffic survey, Route 28 impact on development.
I would love a playground/recreational area first. Then a "cottage type" houses. 1-2-3 bedroom owner occupied with an ADU. That way the owner can get money for their rent and/or use it to improve their personal property. Show pride in ownership. Maybe a common area with a gazebo and firepit and gathering area.
The affordable housing that is desired by young families is the small "starter" house that many of us first purchased. It is not multi unit apartment buildings. A family's goal is usually to ultimately leave rental housing and own a house. Subdivide the appropriate part of the property into properly zoned lots. Provide, via the appropriate means, those lots to Habitat for Humanity so the construction can't be dedicated to full time Cape resident families.
Mixed income senior housing with variety of housing styles
An indoor turf/court complex similar to the one in Hanover would be incredible. Being on multiple youth sports boards, I can guarantee it would see paid use year round for practices, clinics and tournaments. These facilities generate a lot of money! Having an outdoor (and indoor) play space for siblings and non sports related use would only add to its appeal. Outdoor walking paths could also be incorporated. A facility like this would be a great addition to the Cape!
Barnstable has the largest family population but the least amount of playgrounds not connected to schools. A suggested playground/splashpad/recreation area that can be accessed during the school hours and non (similar to Sandy Pond in Yarmouth) would be very nice for families.
As a recently approved Gateway city for Universal Pre-k for the Town of Barnstable this could be the site for a full day public pre-school building. Enoch Cobb currently does not have the space to accommodate the current program and an additional full preschool so this space would make sense.
Hello! I'm one of the alumni of this elementary school, and I grew up in the area. When I was a teenager, I worked at the Stop & Shop down the road, and other small businesses in the Marston's Mills/ Osterville area. From the 8 years I spent working summers and nights, I observed the people whom I worked with. Most of them were low income and had trouble commuting to and from work, and would have to walk long distances. This works support business and people!

Comment/Site Recommendation
An Indoor and outdoor turf facility like the DuxPlex in Duxbury is much needed on Cape Cod. There are lack of fields and this would allow for year round training for our competitive lacrosse, field Hockey and soccer teams regardless of weather. It could also indoor indoor batting cages. It can also offer fitness training programs for adults and summer camp for kids.
It's essential that a giant pickleball court be built on this site. It is the most popular activity on the Cape, seemingly everyone plays, but there are very few courts available. We need a good 20-24 court facility with barriers in between each, just like the courts in Marstons Mills or Flax Pond in Yarmouth. Thank you.
I think the area should be developed a senior multi family housing. All units should be flats and not townhouses so there are no stairs. An elevator could be installed for upper unit flats. One and two bedroom flats. Ramps for outside accessibility. Garage or carports. An area could be utilized for a pet area fenced in. The accessibility to grocery stores, pharmacies, physicians, hospital, restaurants, libraries, senior center, highway is excellent for senior housing. Affordability is key.
I support the idea of creating a playground for children along with a splash pad and walking path around the property. This would be a great benefit for families with young children who can't use the other school areas when shchool is in sesion.
Another indoor sports/pool/track to walk would be great to have in town for kids. If not indoor, outdoor fields with a track and playgrounds we need more smaller bike paths for kids
Splash pad and playground for all age children (like Yarmouth)
Having attended this elementary school personally it would be great to bring community space back to this property. Many young families who live here year round need more safe space to bring their children.
Turf lacrosse/soccer fields. The sport of lacrosse has grown so much in the youth ages. It's time the town of Barnstable catches up with everyone else and invest money into proper fields for sports.
This is an ideal site for sports fields as well as playground space, both of which provide great value to the town and the families who live there. Sports fields for the public as well as for town programs are always in need in our large town. Having playground d space there as well can allow families to keep their young ones entertained while older siblings are playing games as these fields.
Conservation
Mixed use, esential is senior housing !
Enhance Ecological Value (e.g. Rain Gardens, Preservation of Trees)
Passive Recreation (e.g. Trails)
Mixed housing (including affordable) and recreation
Small single familywithADUs or smalltownhouse. Definitely need housing inMM
The MM elemmentary school property seems like an ideal spot for some tiny houses. Perhaps divide the area into small lots and offer tiny houses with a "rent to own" contract. Allow renters to build additions to the tiny houses as their family needs grow. Include green space, walking/bike paths in the design. Don't over densify. Perhaps the town could design this and then put it out to bid and encourage some local builders to take on the project. Not sure who the "land lords" would be.
Enhance Ecological Value (e.g. Rain Gardens, Preservation of Trees)
Private Open Space for Onsite Housing
Small Multi-Family Housing
Small Multi-Family Housing
Small Multi-Family Housing
Gazebo with a roof. This coul dbe a focal gathering point. It coul dbe used for concerts, rented by residents for events. Picnic tables could surround the area
A youth and toddler splash pad with interactive water play devices and stations for kids to enjoy.

Comment/Site Recommendation
Surrounding the 14-acre area, there is a paved walking path with exercise stations along the pathway, providing opportunities for physical activity. Open spaces within the community area also include a soccer field and/or baseball field for recreational sports. To ensure safety and minimize traffic hazards, access from Rt28 is closed, preventing cut-through traffic and reducing the risks associated with turning onto Rt28.
Public Restroom to serve Village visitors and those using this parcel
the community area includes a designated space for farmers markets and smaller community events. Additionally, there is a parking area available for Main Street, the neighboring library, local businesses, and other relevant establishments.
Perimeter paved multipurpose path for non motorized sports (think rail trail). Would also like to see fitness stations along the pathway
The community area features a playground designed specifically for toddlers, as well as a separate playground for older and more advanced children. Both sections of the playground are equipped with a padded ground and enclosed by a fence. There is also a dividing fence between the two playgrounds to ensure that toddlers cannot access the equipment meant for older children. To provide protection from the elements, there is a covered or canopy area over the playgrounds, allowing for outdoor play
I suggest small scale affordable housing e.g town houses on about 3 acres close to Falmouth Road with connection to the sewer. Housing in this location connects easily to transportation on Falmouth Rd. Housing style should be consistent with a village feel and should incorporate green infrastructure such as rain gardens for stormwater. The remaining space north of this could be used for recreation such a playground, park, parking, community event space.
Municipal Recreation (e.g Sports Fields, Tot Lots)
Multi-Family Affordable Housing
Co-Op Small/LOCAL Business Space Avail for Rent
Enhance Ecological Value (e.g. Rain Gardens, Preservation of Trees)
Passive Recreation (e.g. Trails)
Improve Circulation
Enhance Ecological Value (e.g. Rain Gardens, Preservation of Trees)
Enhance Ecological Value (e.g. Rain Gardens, Preservation of Trees)
Passive Recreation (e.g. Trails)
Improve Circulation
A few indoor public pools for general Town use and school use would be a great alternative to the YMCA. An indoor gym for round year sports would also be great that could service year round youth sports and clubs like flag football, baseball, and other sports that aren't able to use the Barnstable recreation center.
Passive Recreation (e.g. Trails)
Municipal Recreation (e.g Sports Fields, Tot Lots)
Smaller scale recreational center for children and adolescents
Single-Family Housing