

# **Old Middle School Site Presentation**

# Old Middle School Site



## Middle School: Existing Building Components

### Classroom

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

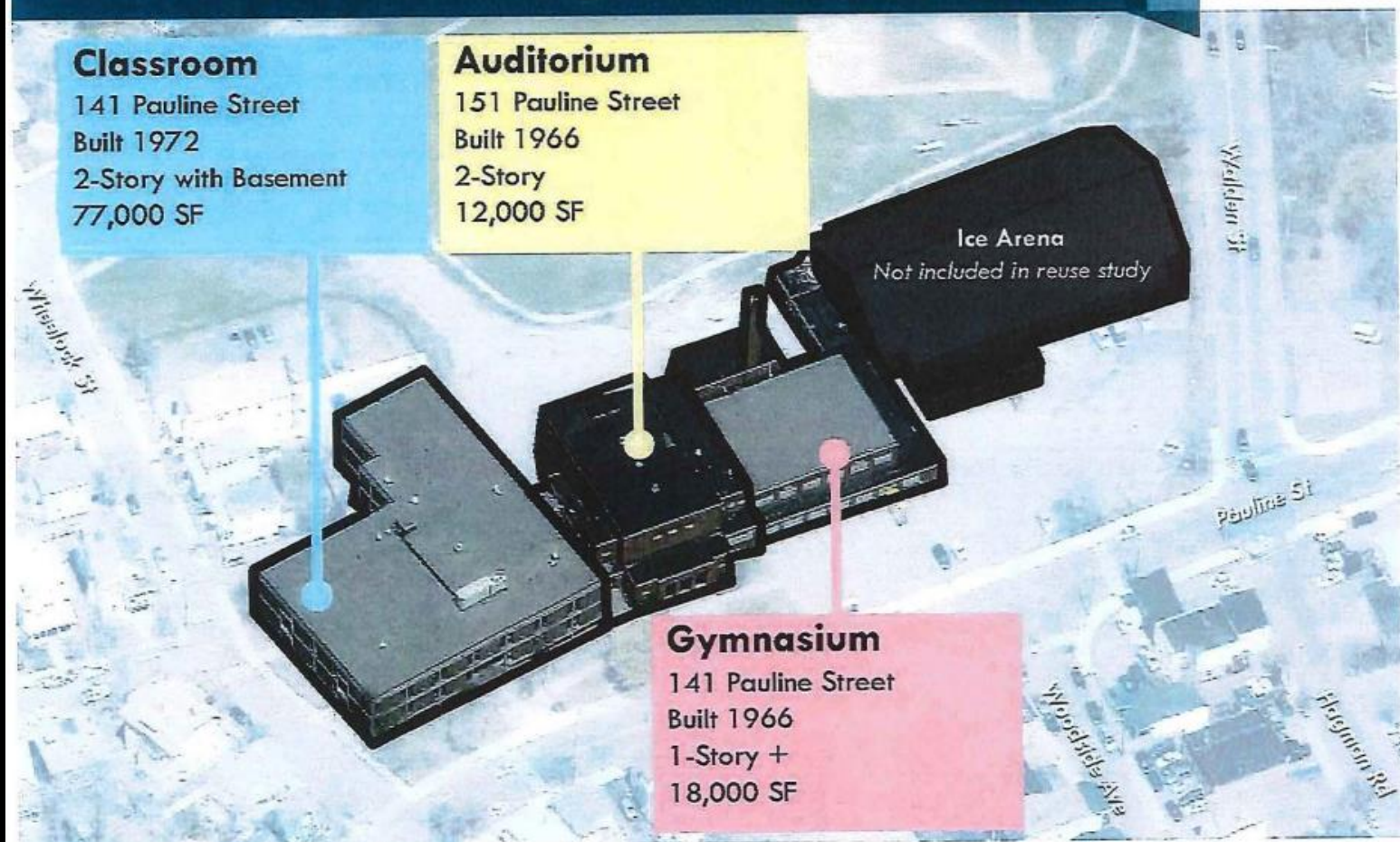
### Auditorium

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



# **GOALS For This Site**

- **REVENUE STREAM FOR TOWN**
- **STIMULUS FOR BUSINESS**
- **NET INCOME**
- **LESS STRESS ON TOWN DEPARTMENTS**
- **LONGEVITY**

# PAST PROJECT IDEAS: SITE MISFITS

- **HOUSING UNITS/ APARTMENT/CONDOMINIUM 100-150 UNITS**
- **COMMUNITY COLLEGE/LOCAL UNIVERSITY ANNEX**
- **PUBLIC SAFETY BUILDING**
- **INCUBATOR COMMERCIAL BUSINESS SPACE**
- **HOTEL**
- **GREEN SPACE**
- **TECH COMPANY**

# Challenges Our Community Faces

- **Limited Revenue**
- **Increasing School Population**
- **Density**
- **Limited Development Opportunities**
- **Traffic Congestion**

**What does Winthrop need on the Middle School site?**

**A visionary project aimed at igniting economic growth within our town and invigorating local business, while maintaining our charm and uniqueness.**

# How will we achieve this?

## By Building A Recreation Center to Spark Economic Growth





# **The Vision**

**Find a company that works in conjunction or basically a public/private partnership with communities, to create a sustainable year-round athletic ecosystem to benefit users of all demographics. A company that has an expertise in assessment, design /development, programming, and an operation which allows for the incorporation of an entire community's recreational and economic desires, which will serve our community for generations to come. This partnership will enable Winthrop to maintain ownership of the land while our partner would build out the facility.**

**And ...**

- **By completing the neighborhood at the top of Waldemar Ave with 3-4 homes created a natural border to the proposed development.**
- **And by creating a greenway behind the homes from Ingleside Park directly to Pauline Street.**



# THE PLAN

- **Demolish the existing Middle School, Auditorium & Gym**
- **Partner with a company who will build a facility which would include a multi-functional field house and second sheet of ice.**
- **Secure flexibility to our High School & youth hockey programs, along with figure skating, men's/women's leagues and public skating**
- **Secure space for Winthrop's Parks & Rec Program**
- **Secure time for WHS to use Field House for programs.**
- **Secure times for residents to use Field House year round for fitness and recreation**
- **Secure space for WPD to continue and expand their outreach programs along with space for CASA**

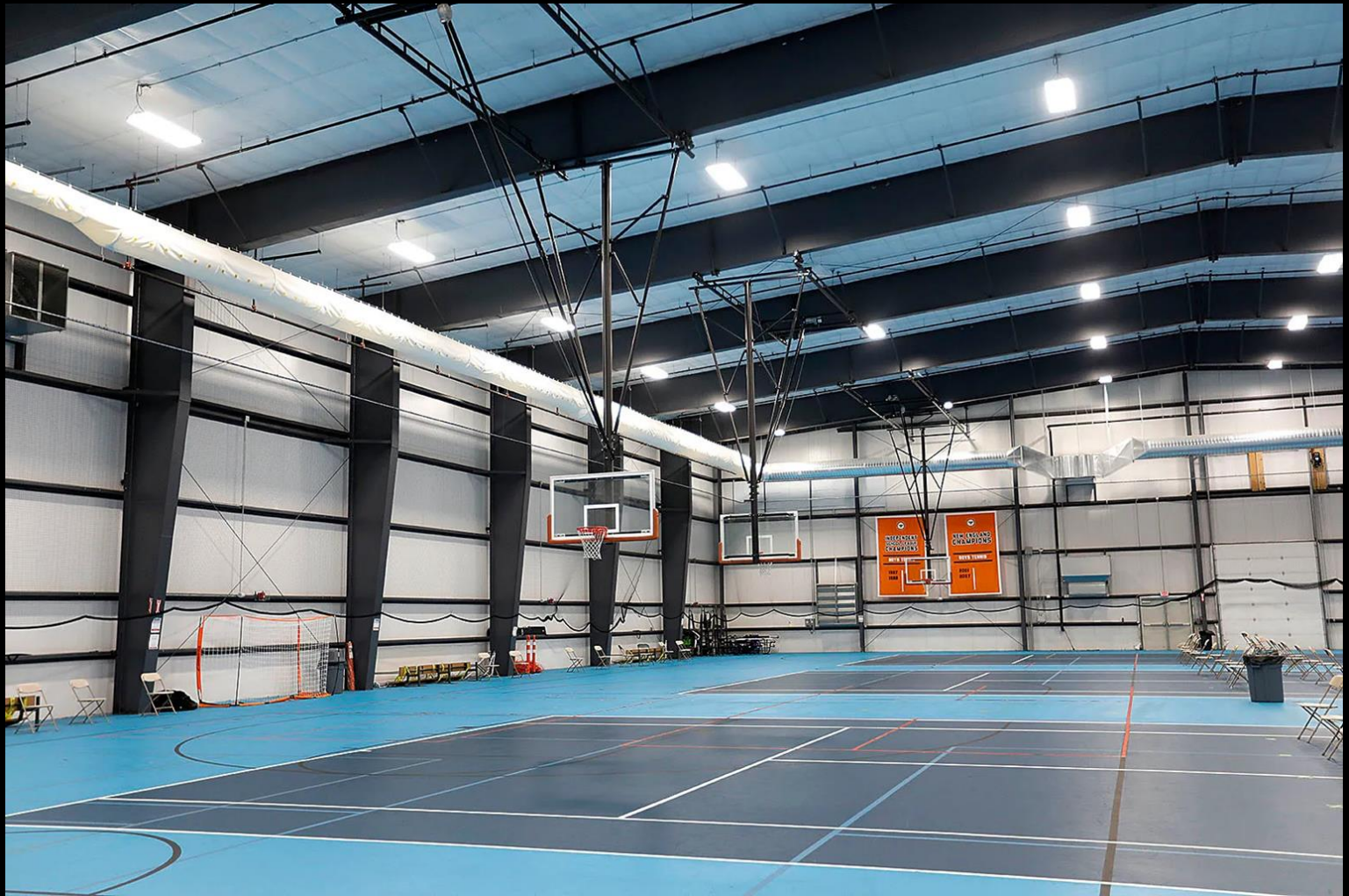
# **THE Multi-Functional FIELD HOUSE: Unlocks Tournament Hosting Potential**

## **Possible Configurations:**

- **4 Basketball Courts**
- **4 Tennis Courts**
- **8 Volleyball Courts**
- **18 Pickleball Courts**
- **Indoor Track**
- **Fitness Area**
- **Viking Lounge**



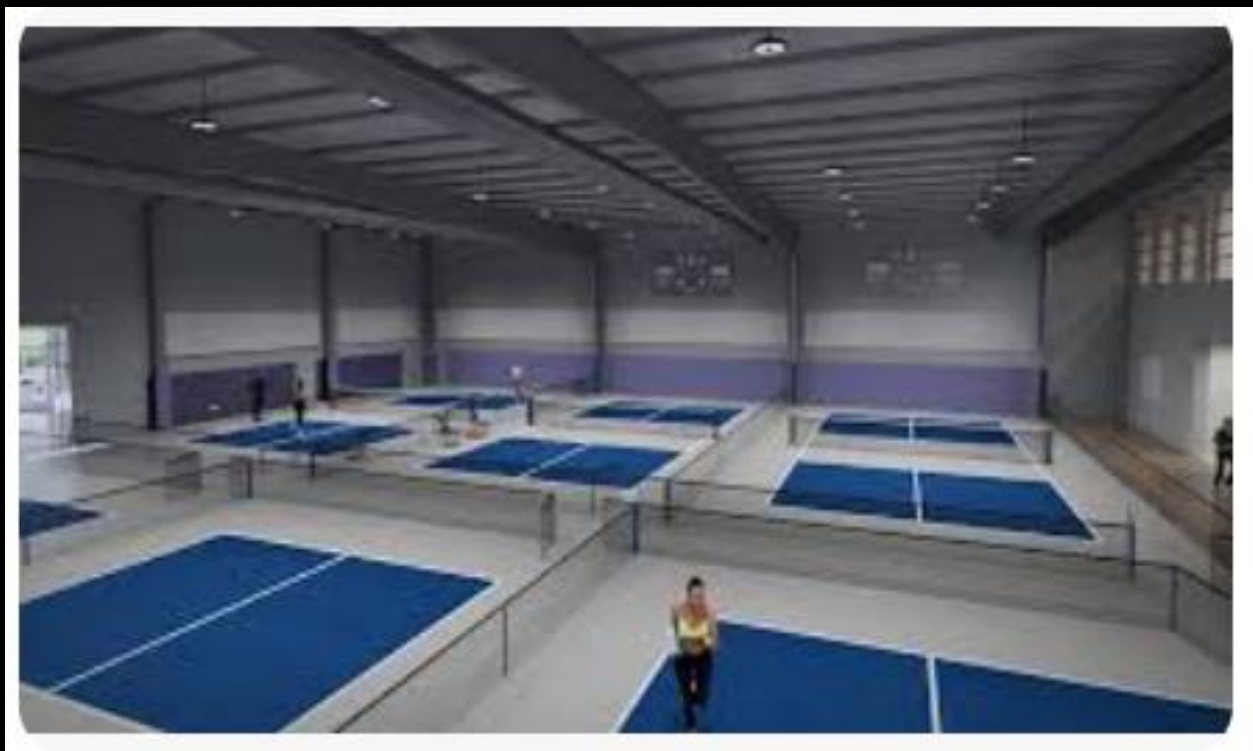














# **BENEFITS**

- **Revenue stream for our community**
- **Add to the appeal of our community for prospective residents & business**
- **Economic stimulus for business**
- **Magnet for visitors from out of town & state**
- **No burden or cost to our school system**

## **HOW THIS PARTNERSHIP WOULD WORK**

- **Partner would provide the facility and generate revenue through hosting various tournaments throughout the year, whether they be hockey, pickleball, volleyball, tennis, corn hole, ect.**
- **Town would receive benefits as described in previous slide.**

## **ECONOMIC BENEFITS FOR TOWN**

- **Between \$30,000-\$40,000 in tax revenue from new houses**
- **Between \$125,000- \$150,000 in rent from Partner**
- **Permanent home for Winthrop Parks & Rec**

# POTENTIAL NEXT STEPS

- **Create an RFP**
- **Demolish Site**

**THANK YOU ..... Much more to come!!!!**