



BEAL EARLY CHILDHOOD CENTER

INDEX OF POTENTIAL SITES SEPTEMBER 2017

Prepared by:



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INTRODUCTION & PROCESS

The Town of Shrewsbury provided Lamoureux Pagano Associates [LPA] with thirty-one sites to consider for construction of a new elementary school. LPA conducted a preliminary review of the each site in respect to the location, size, topography, access/frontage, and presence of wetlands/water features, utilities, and their ability to support a new elementary school of the scale being considered. LPA has provided commentary on each site in respect to the aforementioned site features. As one will see this initial review resulted in the elimination of several sites from further consideration, with the remaining sites being characterized as either marginal or suitable for further study.

This initial index and commentary will serve as a spring board for the MSBA guided “Evaluation of Alternatives”, particularly the evaluation of “New Construction on Alternate Site Options”. It is under these guidelines that LPA will further evaluate the index of sites and their suitability to support the construction of a new elementary school. The criteria by which the sites will be assessed will include but will not be limited to location, property configuration, size, buildable area, topography, environmental resources and hydrology, soils & geologic factors, utility availability, access/frontage, potential pedestrian & vehicular traffic, existing site development, easements & other property limitations, and acquisition costs. Each site will receive a ranking of 0-5 on each of the aforementioned criteria, resulting in a ranking for each site that will allow the School Building Committee to make an informed decision as to what site will best meet the needs of the town and the new elementary school.

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STRONG CANDIDATES FOR FURTHER STUDY

03| Prospect Street | Town Owned | 70.71 Acres

- Site is a large sloping hill that is home to the town water towers and walking trails
- Great access off of Prospect Street not far from the current school site. Site access off Route 140 is limited due to extreme topography
- Smaller wetland features are present on the site
- Site has been looked at for future expansion of the cemetery however no restrictions have been placed on the town's use of the site.
- Farmland of statewide importance & Prime farmland are present on the site
- Adequate Water & Sewer
- **Site should be considered for further study**

09-10| Lake Street | 98.97 Acres

- East Parcel is low sloping
- West parcel has significant topography but enough low sloping area for development of a new school
- Several existing buildings on the site and playing fields for the town
- Farmland of statewide importance & Prime farmland are present on the site
- Adequate Water & Sewer
- **Site should be considered for further study; possible adaptive reuse of facility**

11| Grafton Street | Town Owned | 29.7 Acres

- Site has extreme topography
- Frontage on both Grafton Street and 140, access from 140 is difficult due to topography
- Small portion of Prime farmland is present on the site
- Adequate Water; Limited Sewer would require improvements/replacement of the local pump station
- **Site should be considered for further study**

12-13| South Street | Town Owned | 60.89 Acres

- Site is low sloping and a good majority of the site appears as if it were cleared at one time.
- There is a stream that runs through the middle of the site and other wetland/water features are present
- Given the wetland features and the topography there still appears to be enough room to support a new school of this scale on either side of the stream
- Great access to major public ways
- Town has identified this site as a strong candidate for future commercial tax base, which could eliminate it from consideration
- Farmland of statewide importance & Prime farmland are present on the site
- Adequate Water & Sewer
- **Site should be considered for further study and possible subdivision to retain potential tax base**

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POTENTIAL CANDIDATES FOR FURTHER STUDY

01| Holden Street | Town Owned | 194.17 Acres

- Site was originally identified as a potential site for a future elementary school
- Given the scale of this project the areas available for development are limited due to existing site features, steep topography and the presence of a stream & wetlands and would require loss of some existing feature, i.e. ball field, and/or significant topography modifications.
- Adequate Water & Sewer; would require improvements/replacement of the local pump station
- **Site could be considered for further study if other more suitable sites are not available**

05| Green Street | 13.76 Acres

- Sloping site with only one access point to a public way sited between two residential plots
- Located adjacent to town owned land which could give it two access points to public ways
- No wetlands present according to GIS mapping
- Farmland of statewide importance & Prime farmland are present on the site
- Adequate Water; No Sewer, located outside Needs Area, would require septic system
- **Site could be considered for further study if other more suitable sites are not available**

06| Green Street | 71.76 Acres

- Severe topography and wetland/water features are present
- Public way access at both Green Street & Centech Boulevard
- Farmland of statewide importance & Prime farmland are present on the site
- Adequate Water; No Sewer, located outside Needs Area, would require septic system
- **Site should only be considered for further study in conjunction with the adjacent privately owned parcel at the 110 Green Street Parcel**

07| Main Street | 51.71 Acres

- Site is home to a USPS sorting facility
- Majority of the site has been developed
- There is a water feature located on the site which appears to be a water detention/retention pond
- Great access to public ways [Main Street & N. Quinsigamond Avenue]
- Farmland of Statewide importance is present on the site
- Adequate Water & Sewer; would require improvements/replacement of the local pump station
- **Site could be considered for further study if other more suitable sites are not available; possible adaptive reuse of facility**

08| Maple Street | Town Owned | 19.7 Acres

- Very flat site with significant public way frontage
- Currently used as fields for the town
- Close to existing school site
- Town may want to retain the site for recreational use eliminating it from consideration.
- Farmland of statewide importance & Prime farmland are present on the site
- Adequate Water & Sewer
- **Site should be considered for further study, particularly in conjunction with acquiring some of the 200 Maple Street Parcel**



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POTENTIAL CANDIDATES FOR FURTHER STUDY [continued]

14| Walnut Street | Town Owned | 24.7 Acres

- Site topography is fairly steep towards the rear of the site
- Appears to be enough space to support a school of this scale
- Located off of a residential scale public way
- Prime farmland is present on the site
- Adequate Water; No Sewer, located outside Needs Area, would require septic system
- **Site could be considered for further study if other more suitable sites are not available**

16| Maple Avenue | 42.15 Acres

- Site is fairly flat with the exception of the western side of the site that rises up towards Lexington road
- Close to existing Beal School and town sports fields
- There are several wetland/water features present at the main street side of the site
- Frontage on both Main Street and Maple Street, Frontage on Maple Street is limited
- Farmland of statewide importance & Prime farmland are present on the site
- Adequate Water & Sewer
- **Site should only be considered for further study in conjunction with the adjacent town owned parcel at 150 Maple Street.**

18| Lake Street | 9.3 Acres

- The site is fairly flat but not large enough for a building of this scale along with all the necessary site features and parking
- Farmland of statewide importance is present on the site
- Adequate Water; No Sewer, located outside Needs Area, would require septic system
- **Site should only be considered for further study in conjunction with the adjacent town owned parcel at 430 Lake Street**

19| Lake Street | Town Owned | 27.8 Acres

- Site is relatively flat
- Limited frontage access dues to steep topography
- Additional traffic on Lake Street could be problematic
- Wetland/water features run through the western portion of the site
- Farmland of statewide importance is present on the site
- Adequate Water; No Sewer, located outside Needs Area, would require septic system
- **Site could be considered for further study if other more suitable sites are not available**

23| Holden Street | 113.1 Acres

- Site is very flat and has ample frontage on Holden Street and Route 70; active commercial business
- There are significant wetland/water features present on the site
- Farmland of unique importance is present on the site
- Adequate Water, Sewer could be extended with improvements/replacement of the local pump station
- City of Worcester has public well with a Zone 1 on the property and plans for additional emergency well locations
- **Site could be considered for further study if other more suitable sites are not available**

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POTENTIAL CANDIDATES FOR FURTHER STUDY [continued]

24| Holden Street | 88.65 Acres

- Site is very flat and has ample frontage on both Holden Street and Route 70
- There are wetland/water features present along the western and southern border of the parcel
- Farmland of state wide importance are present on the site
- Adequate Water, Sewer could be extended with improvements/replacement of the local pump station
- Shrewsbury has a public well on the property with a Zone 1.
- **Site could be considered for further study if other more suitable sites are not available**

27| Walnut Street | 45.15 Acres

- Site is very flat on the western side and very steep on the eastern side
- Wetlands/water features divide the parcel in half
- Two points of access to Walnut Street
- Majority of the flat portion has been cleared
- Farmland of statewide importance & Prime farmland are present on the site
- Adequate Water & Sewer
- **Site could be considered for further study if other more suitable sites are not available**

29| South Street | 42.44 Acres

- Parcel is divided by South Street and both parcels have been fully developed
- Western parcel has a large building and parking. Eastern parcel is developed as additional parking and sports fields
- Site is relatively flat with the exception of a small portion of the western parcel
- The commercial tax base contributions from this property are significant and the town may want to retain this revenue source, which could eliminate it from consideration
- Farmland of statewide importance & Prime farmland are present on the site
- Adequate Water & Sewer
- **Site could be considered for further study if other more suitable sites are not available**

30| Hartford Turnpike | 56.57 Acres

- Good portion of the site is relatively flat; wetland/water features are present
- Town recently reviewed a proposal to develop this site for mixed use development
- Two points of access to Route 20
- Commercial tax base contributions from this property could be significant and the town may want to retain this potential revenue source, which could eliminate it from consideration
- Farmland of statewide importance & Farmland of unique importance are present on the site
- Adequate Water, Sewer could be extended with addition of new municipal pump station
- **Site could be considered for further study if other more suitable sites are not available**

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POOR CANDIDATES FOR FURTHER STUDY

02| **Boylston Street | 129.77 Acres**

- Located on the edge of town adjacent to Interstate 290 and Route 140. Could be problematic traffic wise given current configurations of on/off ramps for this interchange.
- Several wetland/water features.
- Limited frontage
- Small portion of Farmland of statewide importance is present on the site
- **Would not recommend this site for further study**

04| **Centech Boulevard | Town Owned | 70.87 Acres**

- The parcel currently houses Station #3 of the Shrewsbury Fire Department, electrical transmission wires and an electrical substation.
- Relatively flat however has several significant streams and wetlands running through it limiting the amount of developable land
- Farmland of statewide importance & Prime farmland are present on the site
- **Would not recommend this site for further study**

15| **Cherry Street | 22.0 Acres**

- Site is a narrow rectangular shaped parcel that is steep sloping
- Site has electrical transmission wires running through a portion of the site
- Small portion of Prime farmland is present on the site
- **Would not recommend this site for further study**

17| **Main Street | 17.11 Acres**

- The site has extreme topography and a large wetland/water feature
- Electrical transmission lines run through the middle of the site
- Farmland of Statewide importance is present on the site
- **Would not recommend this site for further study**

20| **Rockwell Drive | 7.97 Acres**

- Site is flat but not large enough for a building of this scale along with all the necessary site features and parking
- Has very limited frontage on a residential scale public way
- A small wetland feature is present at the southern side of the site
- **Would not recommend this site for further study**

21| **Farmington Drive | Town Owned | 5.89 Acres**

- Site has extreme topography and is not large enough for a building of this scale along with all the necessary site features and parking
- Has limited frontage on a residential cul-de-sac
- **Would not recommend this site for further study**

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POOR CANDIDATES FOR FURTHER STUDY [continued]

22| Florence Street | Town Owned | 14.27 Acres

- Site is a water front parcel on Jordan pond and is fairly flat
- Electrical transmission wires run through the middle of the site
- Located adjacent to Calvin Coolidge School
- Farmland of statewide importance is present on the site
- **Would not recommend this site for further study**

25| Main Street | 74.92 Acres

- Limited area for development due to water and wetland features
- Good frontage on Main Street however traffic impact will be significant with the adjacent high school
- Entrance to site would be off of a very steep portion of Main Street
- Site currently houses a pistol/rifle range
- Farmland of Statewide importance is present on the site
- **Would not recommend this site for further study**

26| Main Street | 20.55 Acres

- Significant but not extreme change in topography from front to back of site
- Parcel is fairly narrow for development as a site for a school of this scale
- Ample frontage on Main Street however traffic impact will be significant with adjacent high school
- Farmland of Statewide importance is present on the site
- **Would not recommend this site for further study**

28| N. Quinsigamond Avenue | Town Owned | 4.84 Acres

- Site has extreme topography and is also not large enough for a building of this scale along with all the necessary site features and parking
- Farmland of Statewide importance is present on the site
- **Would not recommend this site for further study**

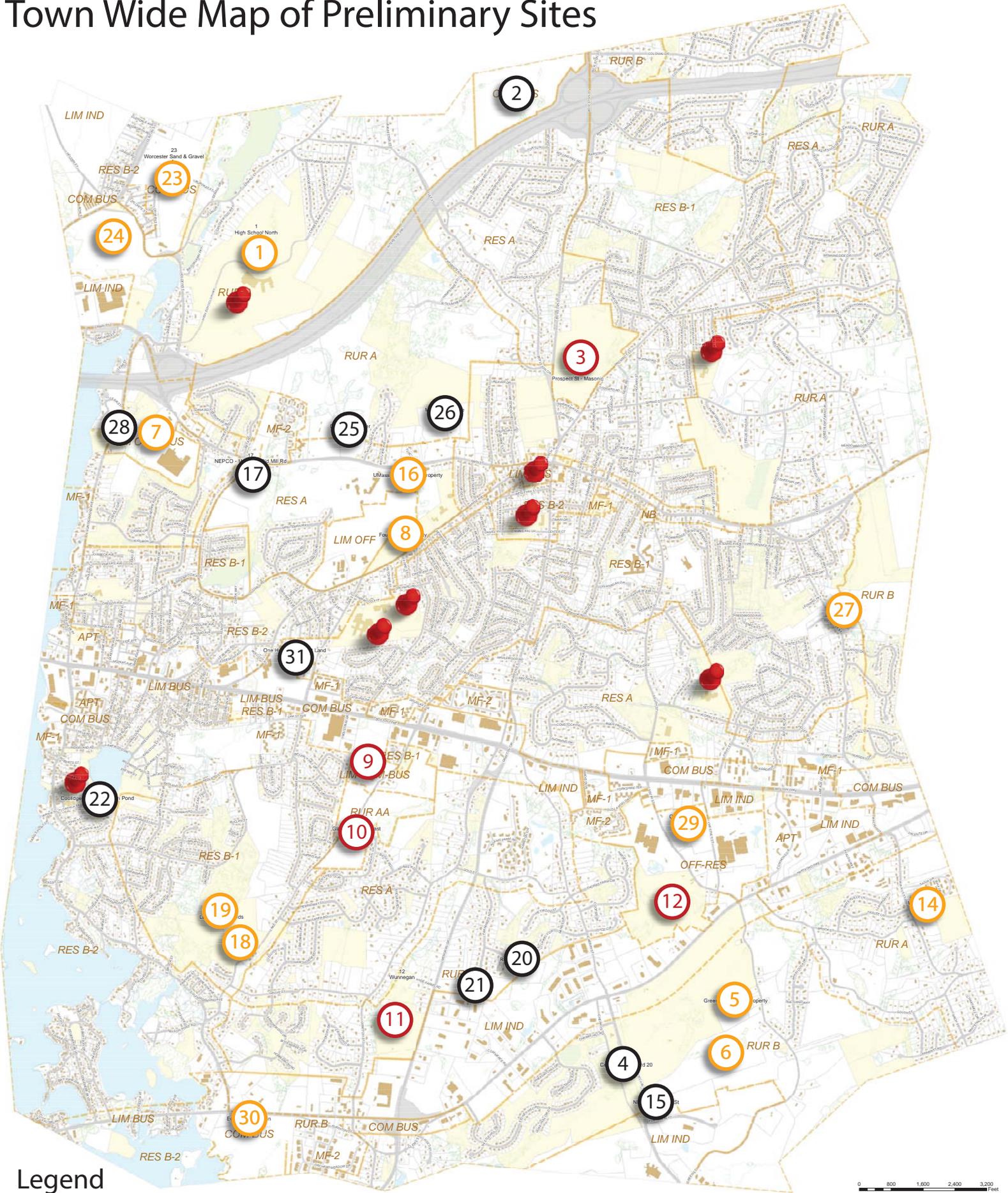
31| Oak Street | 9.7 Acres

- Sloping site with two points of access to Oak Street
- Not large enough for a building of this scale along with all the necessary site features and parking
- Prime farmland are present on the site
- **Would not recommend this site for further study**

SUMMARY OF CANDIDATE SITES

- **4 Strong Candidates for further study**
- **14 Potential Candidates for further study if:**
 - Adjacent land is also acquired and/or
 - Other more suitable sites are not available
- **11 Poor Candidates for further study**

Town Wide Map of Preliminary Sites



Legend

- Existing School Sites
- # Strong Candidates for further study
- # Poor Candidates for further study
- # Potential Candidates for further study if:
 - Adjacent land is also acquired and/or
 - Other more suitable sites are not available