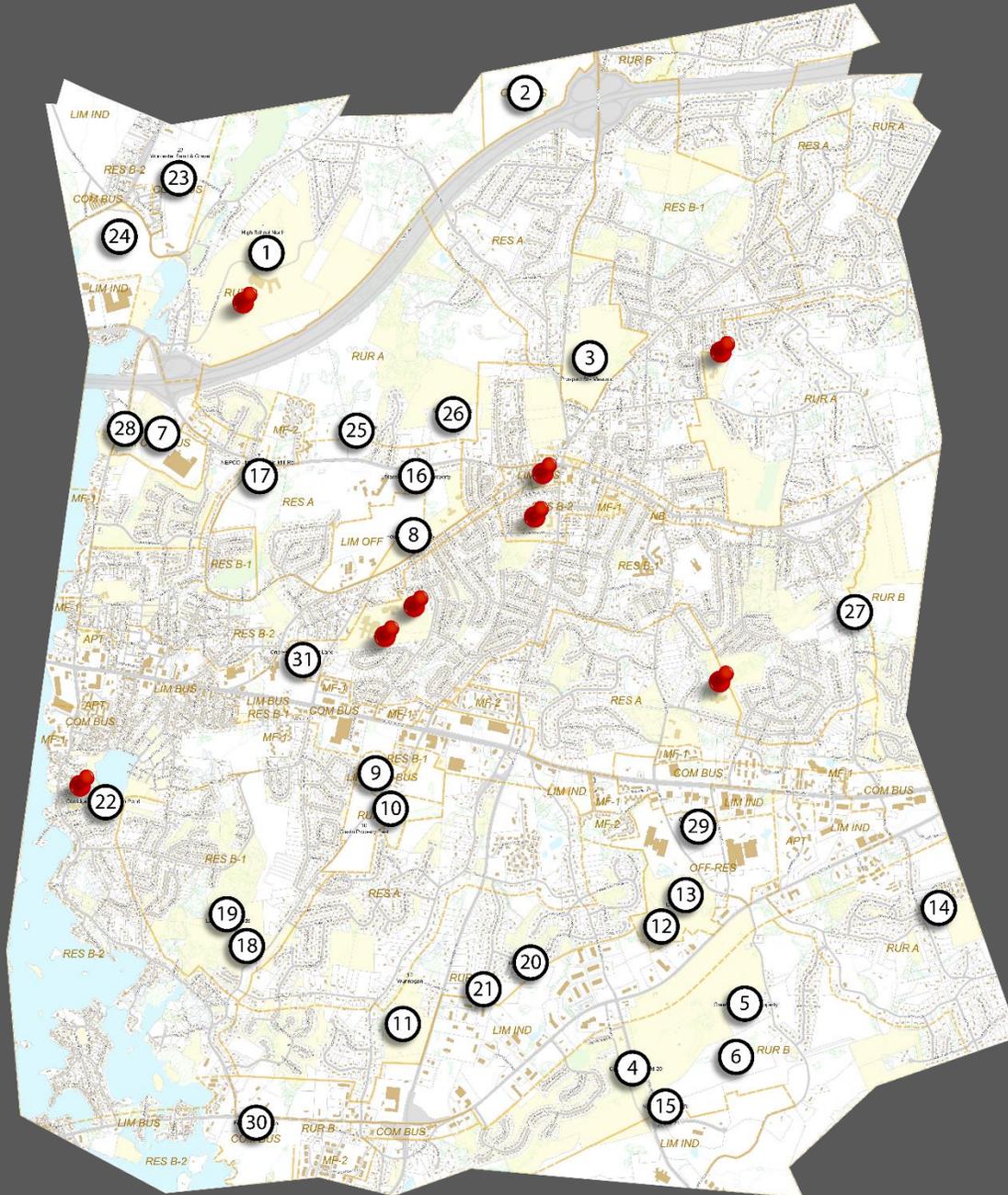


Beal
Early Childhood
Center

MAJ. HOWARD W. BEAL
MEMORIAL HIGH SCHOOL

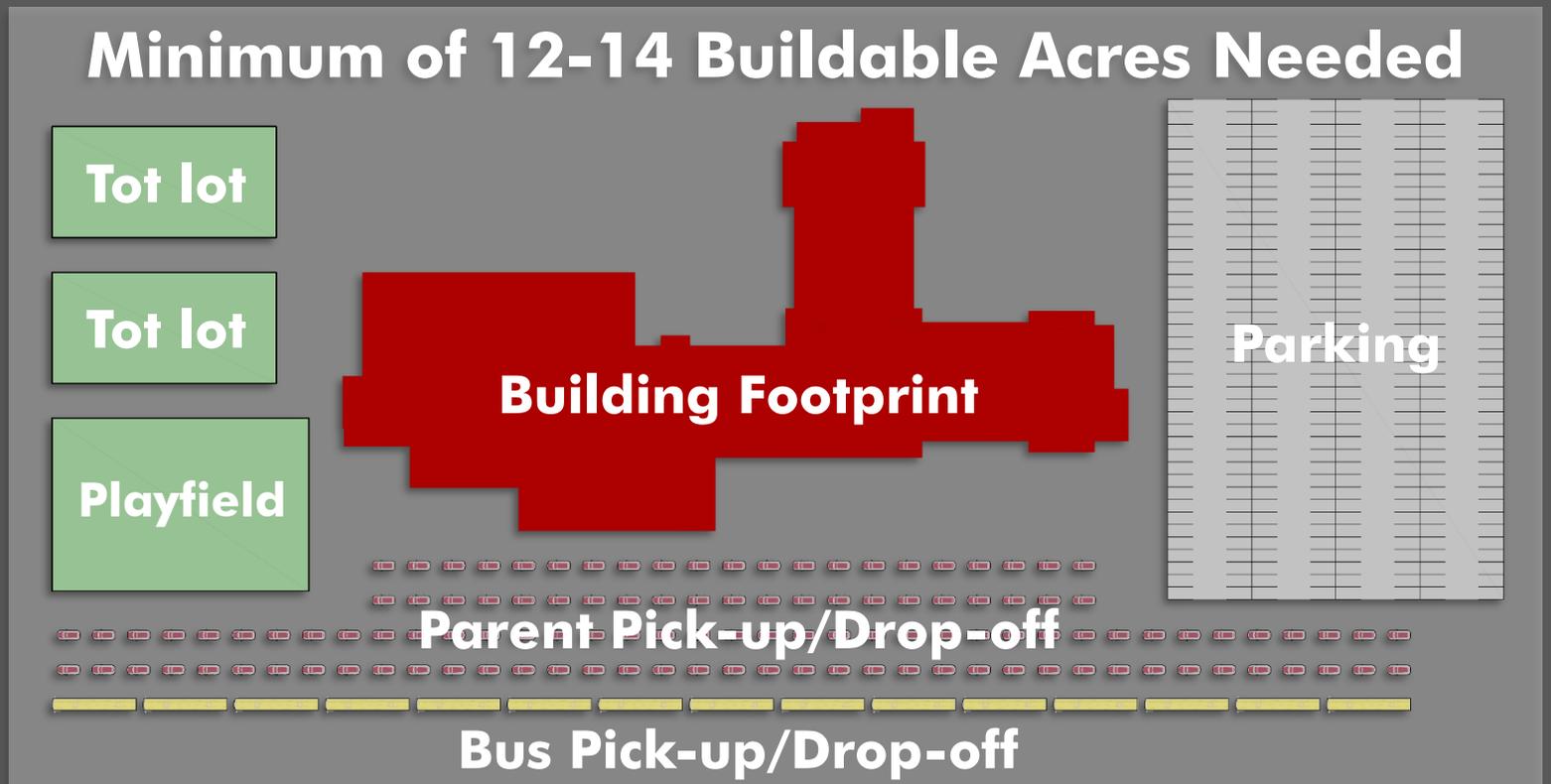


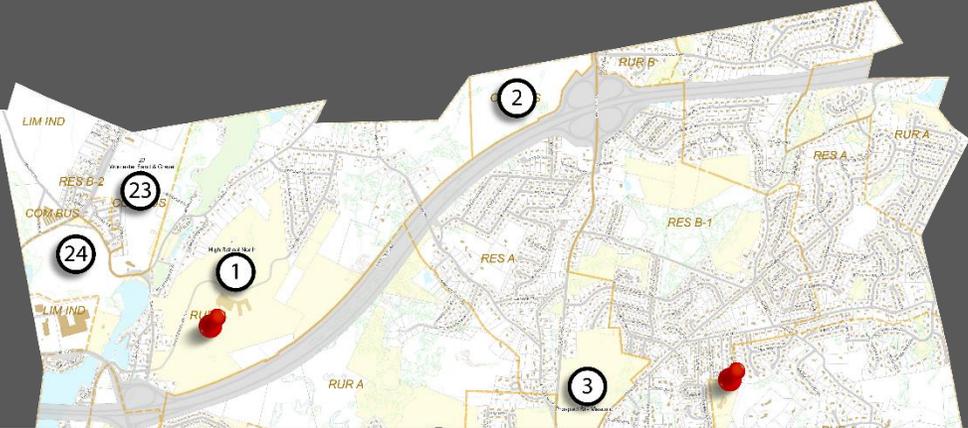
INDEX OF SITES EVALUATED



- 01 | Holden Street | Town Owned | 194.17 Acres
- 02 | Boylston Street | 129.77 Acres
- 03 | Prospect Street | Town Owned | 70.71 Acres
- 04 | Centech Boulevard | Town Owned | 70.87 Acres
- 05 | Green Street | 13.76 Acres
- 06 | Green Street | 71.76 Acres
- 07 | Main Street | 51.71 Acres
- 08 | Maple Street | Town Owned | 19.7 Acres
- 09-10 | Lake Street | 98.97 Acres
- 11 | Grafton Street | Town Owned | 29.7 Acres
- 12-13 | South Street | Town Owned | 60.89 Acres
- 14 | Walnut Street | Town Owned | 24.7 Acres
- 15 | Cherry Street | 22.0 Acres
- 16 | Maple Avenue | 42.15 Acres
- 17 | Main Street | 17.11 Acres
- 18 | Lake Street | 9.3 Acres
- 19 | Lake Street | Town Owned | 27.8 Acres
- 20 | Rockwell Drive | 7.97 Acres
- 21 | Farmington Drive | Town Owned | 5.89 Acres
- 22 | Florence Street | Town Owned | 14.27 Acres
- 23 | Holden Street | 113.1 Acres
- 24 | Holden Street | 88.65 Acres
- 25 | Main Street | 74.92 Acres
- 26 | Main Street | 20.55 Acres
- 27 | Walnut Street | 45.15 Acres
- 28 | N. Quinsigamond Avenue | Town Owned | 4.84 Acres
- 29 | South Street | 42.44 Acres
- 30 | Hartford Turnpike | 56.57 Acres
- 31 | Oak Street | 9.7 Acres

- **Location**
- **Size**
- **Topography**
- **Access/Frontage**
- **Wetlands/Water features**
- **Utilities**
- **Program**





Summary of Candidate Sites

4 Strong Candidates for further study

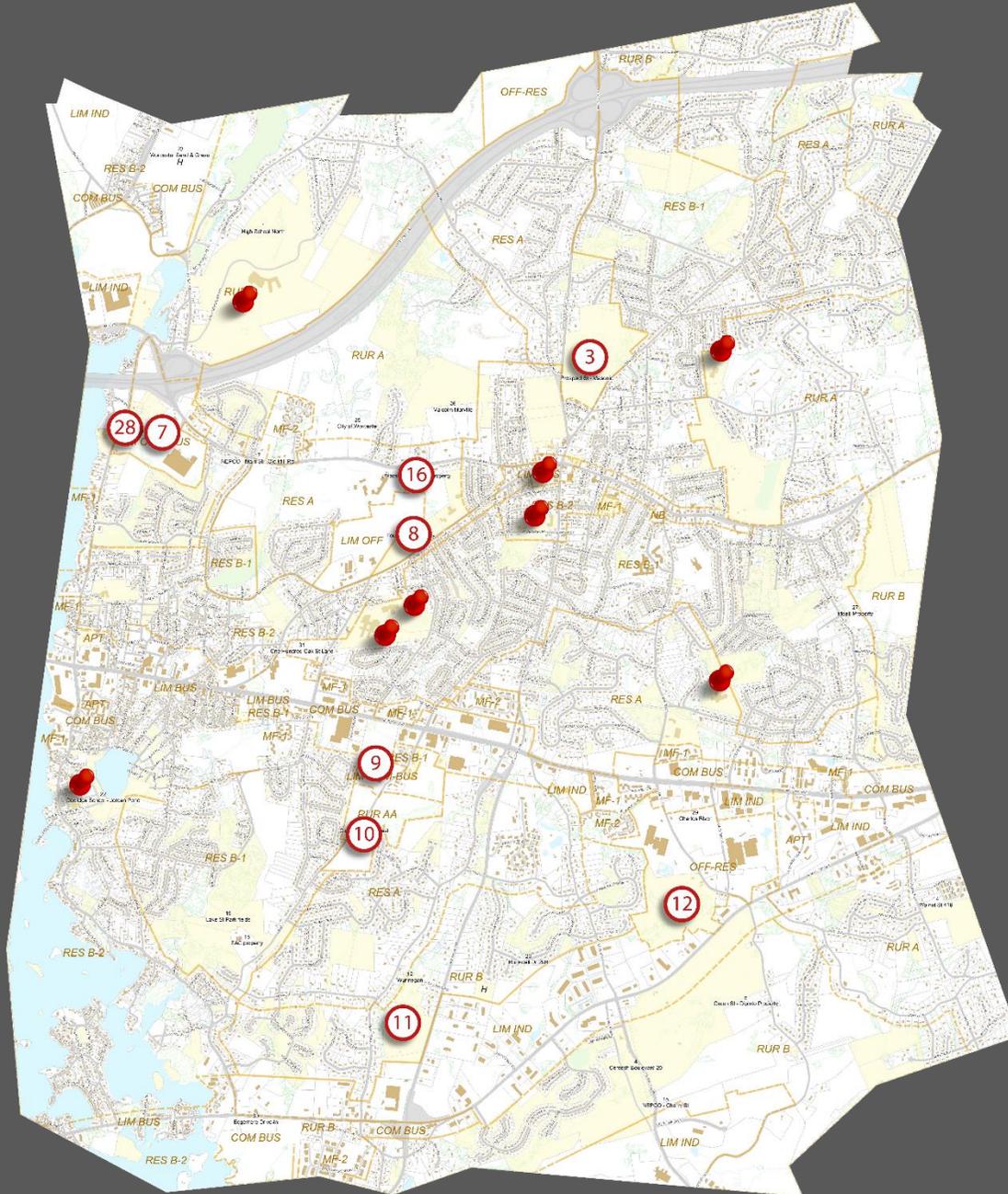
14 Potential Candidates for further study

11 Poor Candidates for further study



- 01 | Holden Street | Town Owned | 194.17 Acres
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INDEX OF STRONG CANDIDATES



- 01| Holden Street | Town Owned | 194.17 Acres
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- 31| Oak Street | 9.7 Acres

Geographical Location:

Rated on the ability to achieve equitable distribution of Elementary Schools throughout the town

Zoning & Adjacent Land Uses:

Rated according to the current uses of the subject parcel as well Compatible uses for a School include residential, business and publicly owned open space (i.e. parks, recreation fields, etc.).

Property Configuration, Size, & Buildable Area:

Rated on the size/configuration of developable acres, preliminary estimates anticipate 12-14 Buildable Acres

Topography:

Rated on the overall slopes of the Buildable Area. Slopes greater than 15% are considered excessive and will directly impact building design and site development costs.

Environmental Resources and Hydrology:

Rated on the presence of wetland resource areas, intermittent streams, endangered species, etc., and their impact on the development of the site.

Soils and Geologic Factors:

Some soils are more advantageous than other in respect to drainage, depth to bedrock, soil bearing capacity, etc. and were rated accordingly.

Utility Availability:

Rated on the availability of utilities, including public sewer, water, electrical power, fiber, and natural gas, determine this criterion.

Access Potential/Traffic, Pedestrian/Vehicular:

Each site is given rating based on a combination of factors including vehicular & pedestrian access and potential impact on traffic.

Existing Development, Buildings and Site:

Proposed sites are rated according to the level of existing site improvements and whether or not these improvements are betterments to the redevelopment of the site for a school or are a hindrance.

Easements and Other Property Limitations:

Ratings are based on limitations imposed by Easements/restrictions.

Acquisition Cost/Site development Cost:

Cost of land acquisition or purchase of adjacent land are factored in the rating of this category

General Comment:

Any items particular to the noted sites that is not covered in the above criteria, or factors worthy of note, and additional points, or negative points.

Rating is based on a scale of 0 to 5:

- **0** being not responsive
- **1** least advantageous
- **5** most advantageous

CRITERIA	PROSPECT PARK PROPERTY	USPS SORTING FACILITY PROPERTY	MAPLE AVE FIELDS & UMASS PROPERTY	GLAVIN CENTER PROPERTY	CAMP WINNEGAN PROPERTY	ALLEN FARM PROPERTY
GEOGRAPHICAL LOCATION	2.0	3.0	3.0	4.0	5.0	4.0
ZONING & ADJACENT LAND USE	4.0	2.0	4.0	4.0	4.0	2.0
PROPERTY CONFIGURATION, SIZE, BUILDABLE AREA	4.0	4.0	5.0	4.0	4.0	2.0
TOPOGRAPHY	3.0	4.0	4.0	3.0	2.0	3.0
ENVIRONMENTAL RESOURCES & HYDROLOGY	3.0	3.0	4.0	5.0	3.0	1.0
SOILS & GEOLOGIC FACTORS	3.0	5.0	4.0	4.0	2.0	3.0
UTILITY AVAILABILITY	5.0	2.0	5.0	5.0	2.0	5.0
ACCESS POTENTIAL-TRAFFIC PEDESTRIAN & VEHICULAR	2.0	3.0	4.0	3.0	3.0	2.0
EXISTING DEVELOPMENT, BUILDING & SITE	2.0	3.0	4.0	1.0	3.0	2.0
EASEMENTS & OTHER PROPERTY LIMITATIONS	3.0	1.0	4.0	4.0	2.0	5.0
ACQUISITION COST	5.0	1.0	2.0	3.0	5.0	5.0
TOTAL	36.0	31.0	43.0	40.0	35.0	34.0
RANKING	3	6	1	2	4	5

PROSPECT PARK - PROSPECT ST

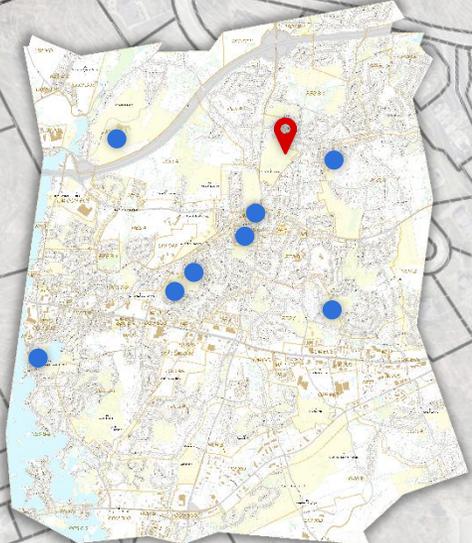
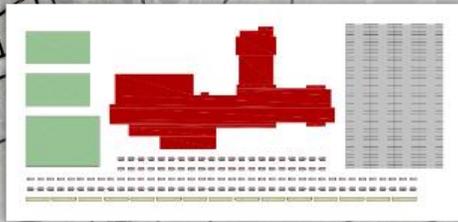
70.71 ACRES
TOWN OWNED

140

PROSPECT STREET

±16.5

140





CRITERIA

GEOGRAPHICAL LOCATION	2.0
ZONING & ADJACENT LAND USE	4.0
PROPERTY CONFIGURATION, SIZE, BUILDABLE AREA	4.0
TOPOGRAPHY	3.0
ENVIRONMENTAL RESOURCES & HYDROLOGY	3.0
SOILS & GEOLOGIC FACTORS	3.0
UTILITY AVAILABILITY	5.0
ACCESS POTENTIAL-TRAFFIC PEDESTRIAN & VEHICULAR	2.0
EXISTING DEVELOPMENT, BUILDING & SITE	2.0
EASEMENTS & OTHER PROPERTY LIMITATIONS	3.0
ACQUISITION COST	5.0
TOTAL	36.0

USPS SORTING FACILITY - MAIN ST



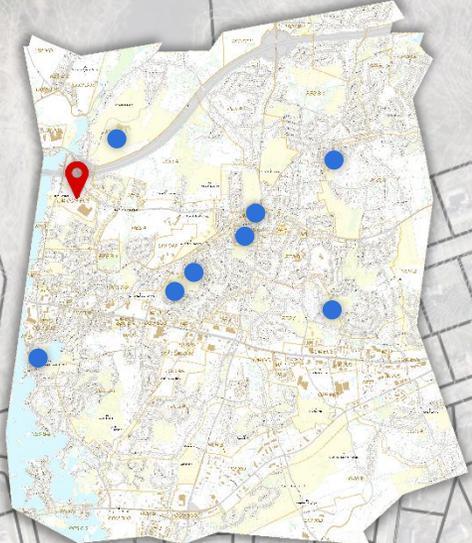
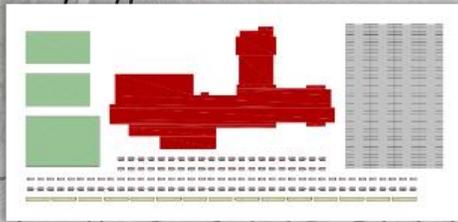
56.19 ACRES

TOWN OWNED

±19.5

MAIN STREET

N. QUINSIGAMOND





TOWN OWNED

N. QUINSIGAMOND

±19.5

CRITERIA

GEOGRAPHICAL LOCATION	3.0
ZONING & ADJACENT LAND USE	2.0
PROPERTY CONFIGURATION, SIZE, BUILDABLE AREA	4.0
TOPOGRAPHY	5.0
ENVIRONMENTAL RESOURCES & HYDROLOGY	3.0
SOILS & GEOLOGIC FACTORS	5.0
UTILITY AVAILABILITY	2.0
ACCESS POTENTIAL-TRAFFIC PEDESTRIAN & VEHICULAR	3.0
EXISTING DEVELOPMENT, BUILDING & SITE	3.0
EASEMENTS & OTHER PROPERTY LIMITATIONS	1.0
ACQUISITION COST	1.0
TOTAL	31.0

UMASS & MAPLE AVENUE FIELDS

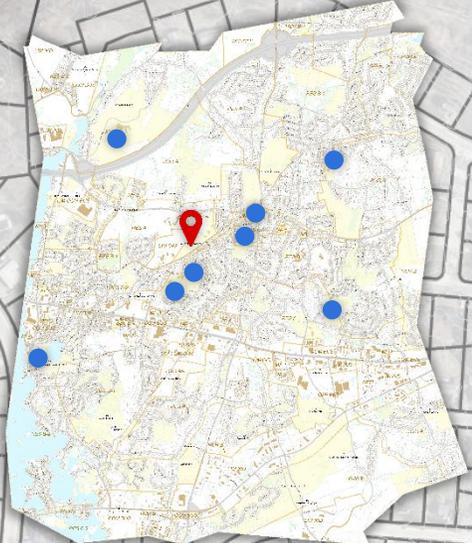
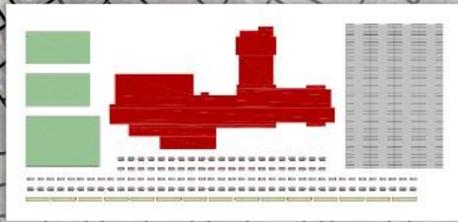
61.85 ACRES

MAIN STREET

MAPLE AVENUE

±22

TOWN OWNED





CRITERIA

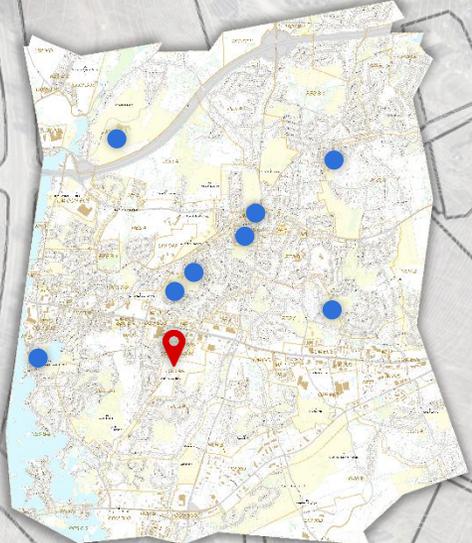
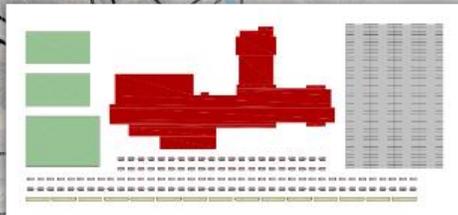
GEOGRAPHICAL LOCATION	3.0
ZONING & ADJACENT LAND USE	4.0
PROPERTY CONFIGURATION, SIZE, BUILDABLE AREA	5.0
TOPOGRAPHY	4.0
ENVIRONMENTAL RESOURCES & HYDROLOGY	4.0
SOILS & GEOLOGIC FACTORS	4.0
UTILITY AVAILABILITY	5.0
ACCESS POTENTIAL-TRAFFIC PEDESTRIAN & VEHICULAR	4.0
EXISTING DEVELOPMENT, BUILDING & SITE	4.0
EASEMENTS & OTHER PROPERTY LIMITATIONS	2.0
ACQUISITION COST	2.0
TOTAL	43.0

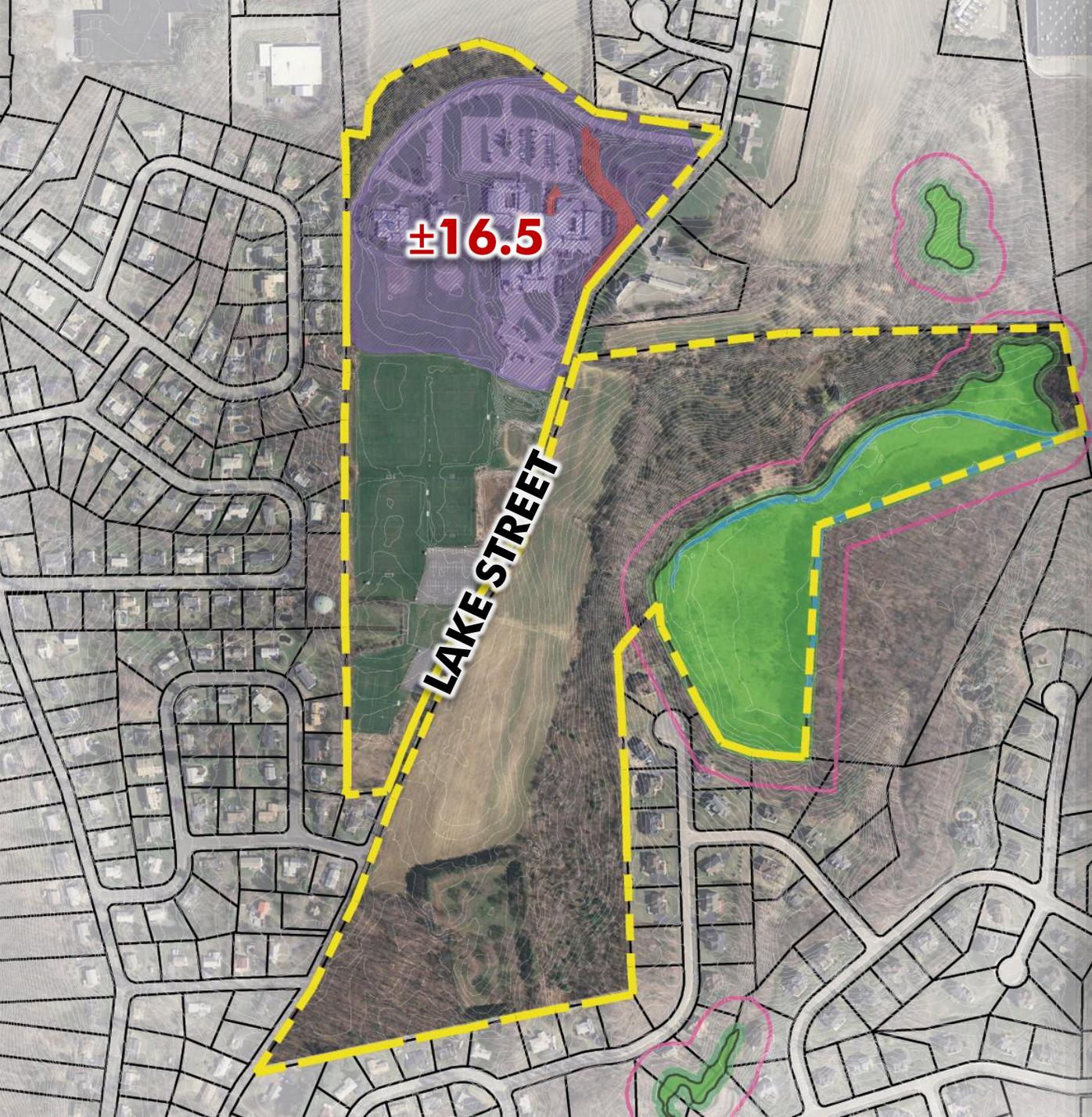
GLAVIN CENTER - LAKE STREET

98.97 ACRES

±16.5

LAKE STREET





CRITERIA

GEOGRAPHICAL LOCATION	4.0
ZONING & ADJACENT LAND USE	4.0
PROPERTY CONFIGURATION, SIZE, BUILDABLE AREA	4.0
TOPOGRAPHY	3.0
ENVIRONMENTAL RESOURCES & HYDROLOGY	5.0
SOILS & GEOLOGIC FACTORS	4.0
UTILITY AVAILABILITY	5.0
ACCESS POTENTIAL-TRAFFIC PEDESTRIAN & VEHICULAR	3.0
EXISTING DEVELOPMENT, BUILDING & SITE	1.0
EASEMENTS & OTHER PROPERTY LIMITATIONS	4.0
ACQUISITION COST	3.0
TOTAL	40.0

CAMP WINNEGAN - ROUTE 140

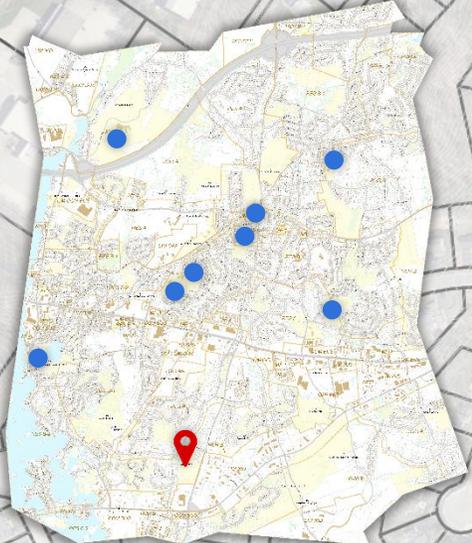
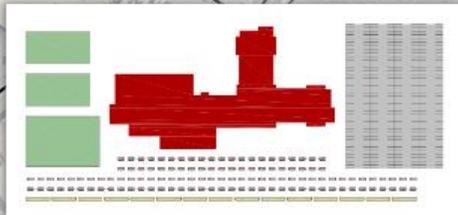
"OLD" GRAFTON STREET

140

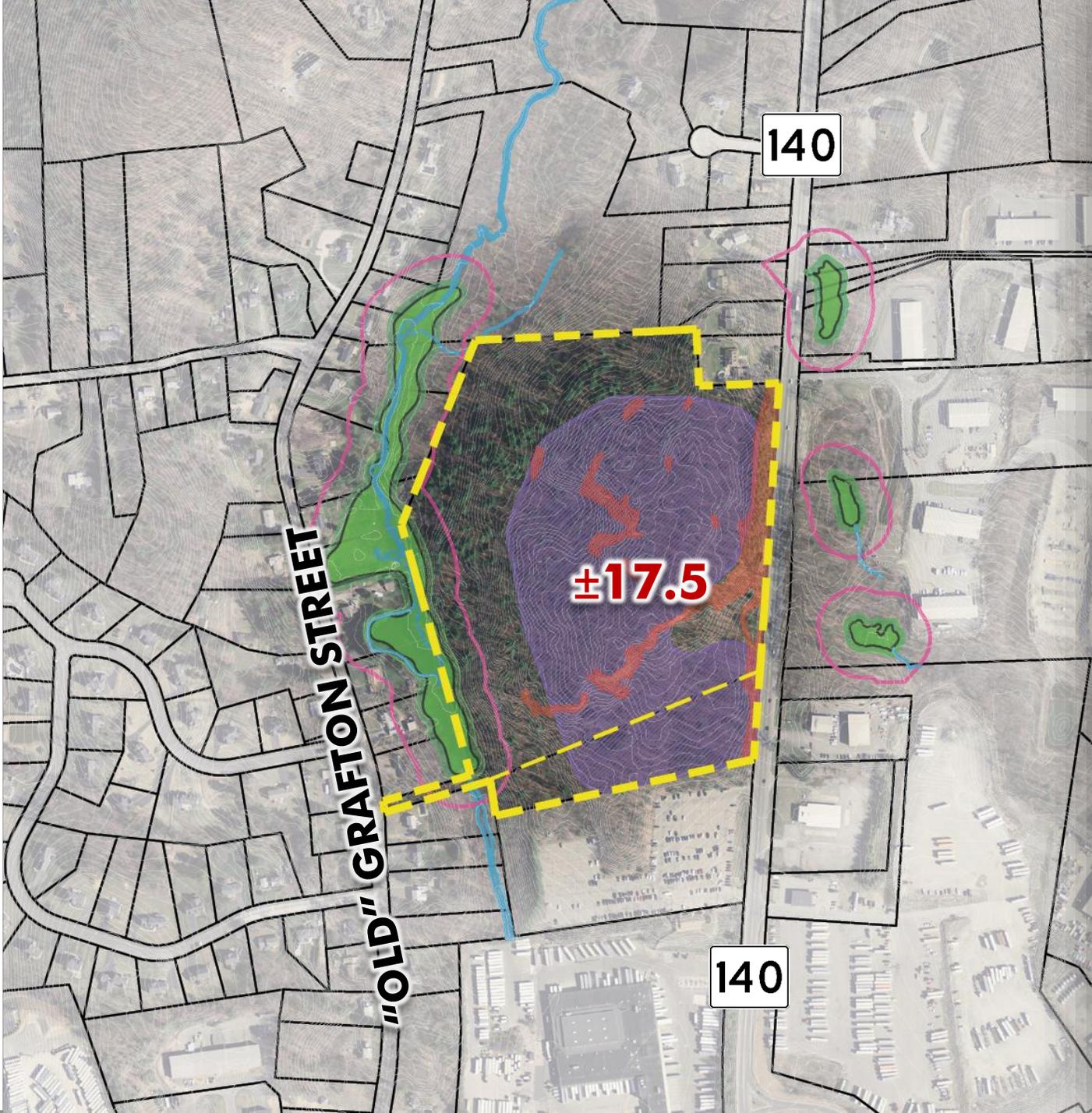
140

±17.5

33.7 ACRES
TOWN OWNED



CAMP WINNEGAN - ROUTE 140



CRITERIA

GEOGRAPHICAL LOCATION	5.0
ZONING & ADJACENT LAND USE	4.0
PROPERTY CONFIGURATION, SIZE, BUILDABLE AREA	4.0
TOPOGRAPHY	2.0
ENVIRONMENTAL RESOURCES & HYDROLOGY	3.0
SOILS & GEOLOGIC FACTORS	2.0
UTILITY AVAILABILITY	2.0
ACCESS POTENTIAL-TRAFFIC PEDESTRIAN & VEHICULAR	3.0
EXISTING DEVELOPMENT, BUILDING & SITE	3.0
EASEMENTS & OTHER PROPERTY LIMITATIONS	2.0
ACQUISITION COST	5.0
TOTAL	35.0

ALLEN FARM - SOUTH STREET

SOUTH STREET

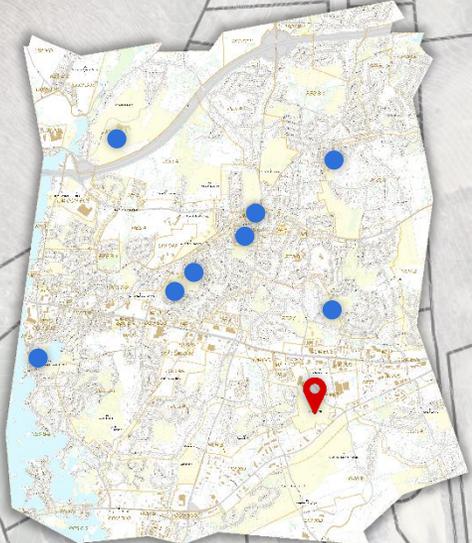
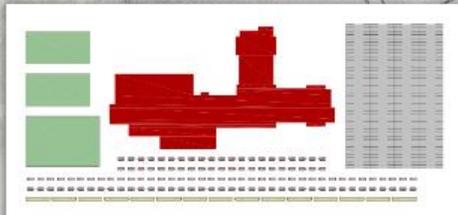
60.89 ACRES
TOWN OWNED

±12

±9

20

20





CRITERIA

GEOGRAPHICAL LOCATION	4.0
ZONING & ADJACENT LAND USE	2.0
PROPERTY CONFIGURATION, SIZE, BUILDABLE AREA	2.0
TOPOGRAPHY	3.0
ENVIRONMENTAL RESOURCES & HYDROLOGY	1.0
SOILS & GEOLOGIC FACTORS	3.0
UTILITY AVAILABILITY	5.0
ACCESS POTENTIAL-TRAFFIC PEDESTRIAN & VEHICULAR	2.0
EXISTING DEVELOPMENT, BUILDING & SITE	2.0
EASEMENTS & OTHER PROPERTY LIMITATIONS	5.0
ACQUISITION COST	5.0
TOTAL	34.0

MAJ. HOWARD W. BEAL
MEMORIAL HIGH SCHOOL

Beal
Early Childhood
Center

