

Center School Building & Site Reuse

Center School Reuse Advisory Team (CSRAT) recommendations

- Center School remain a municipal asset
- Study building and grounds to provide options for the future use

CSRAT Report Suggestions

- Investigate removing the 1950's addition
- Separating office uses from the recreational uses
- Improve parking and traffic flow
- Add green space
- Access to the Upper Charles Trail

Municipal Needs

CSRAT Report – 2018

Town departments renting space: School Department, Parks and Recreation

Record storage, Information Technology Department, Youth & Family Services, Finance, and Human Resources

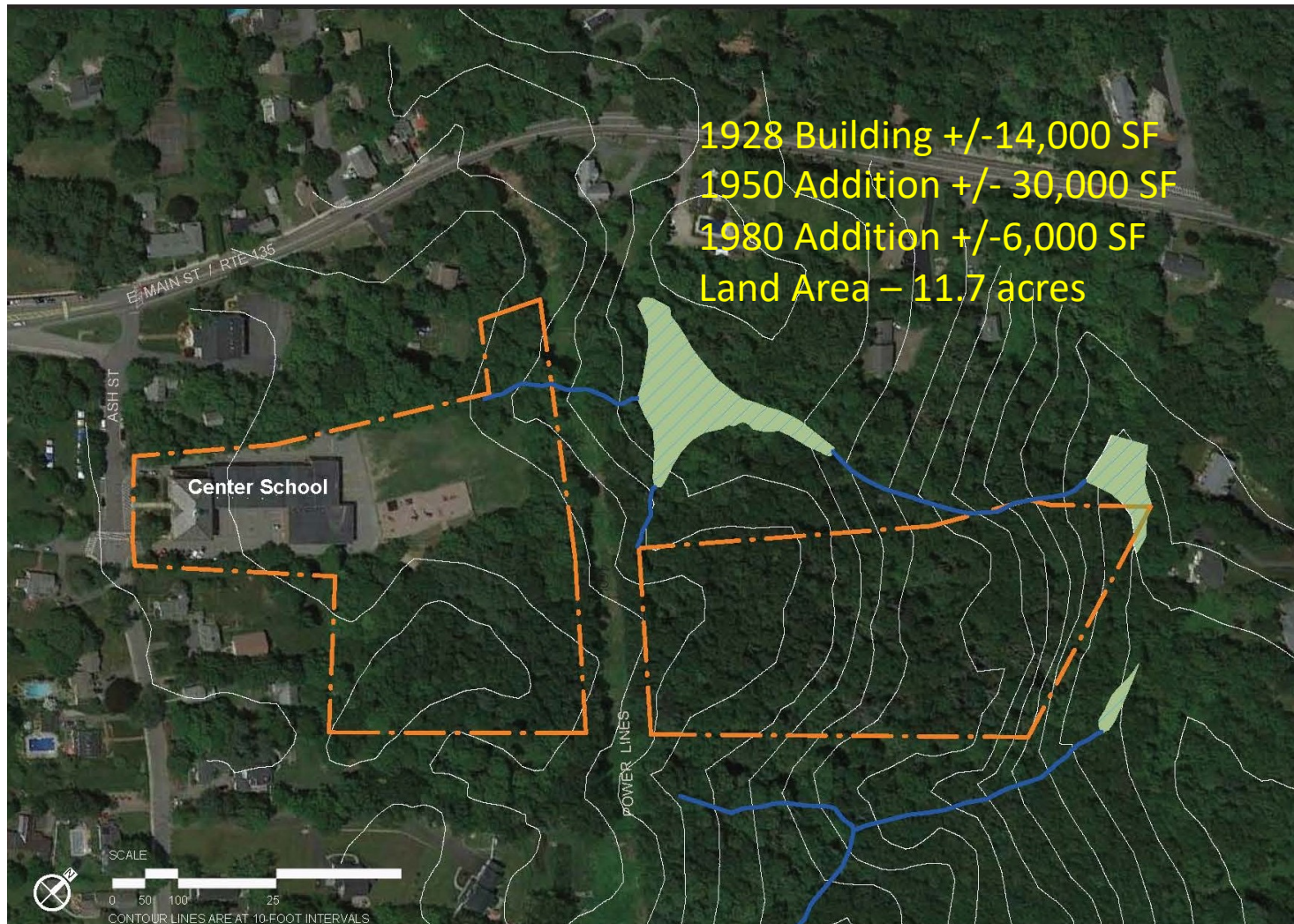
Meeting rooms for committees and civic organizations

Life Skills Program for 18-22 year olds, currently occupying school classrooms

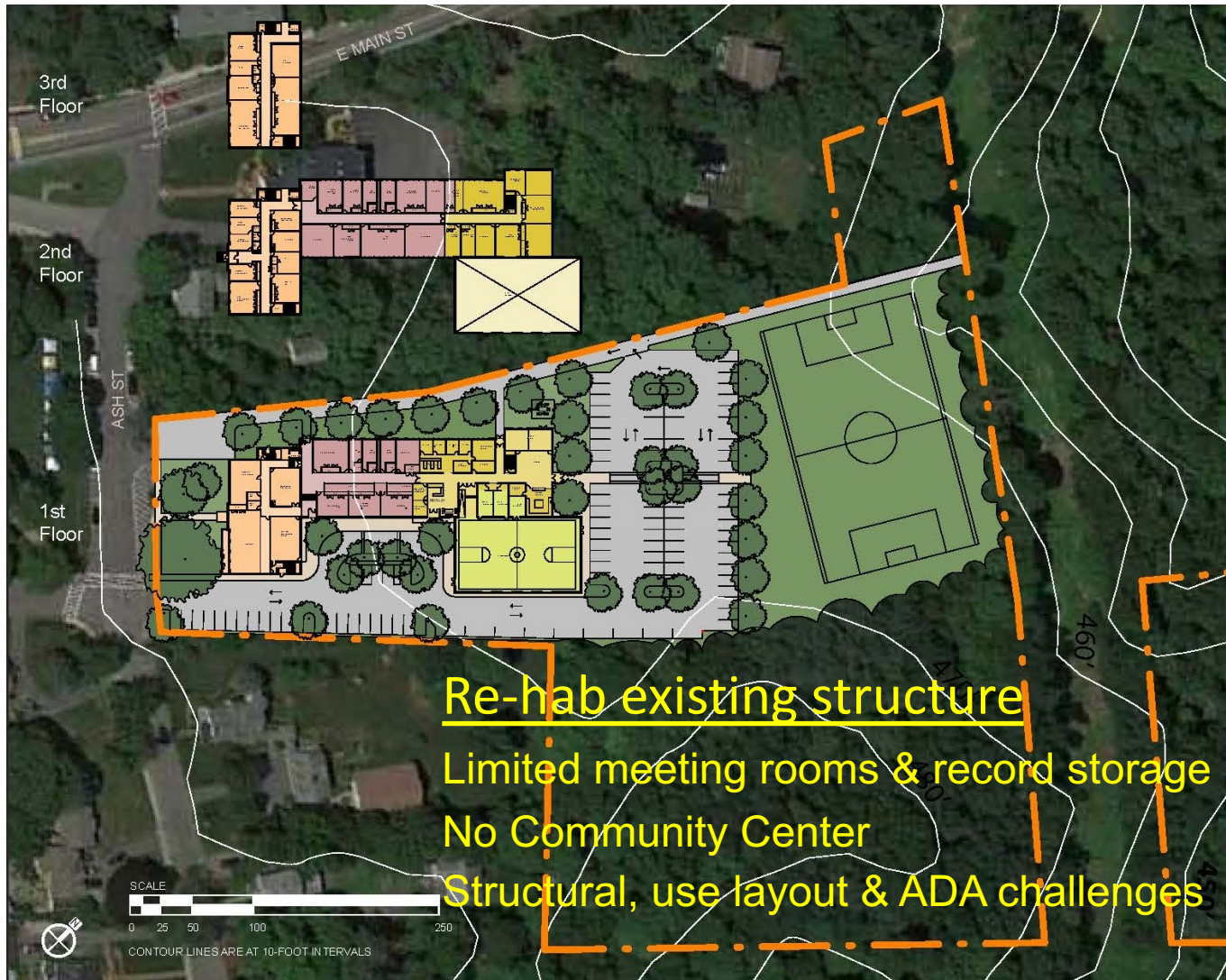
Added Town services such as a Youth/ Community Center and recreation gym

Upper Charles Trail connection

Existing Conditions



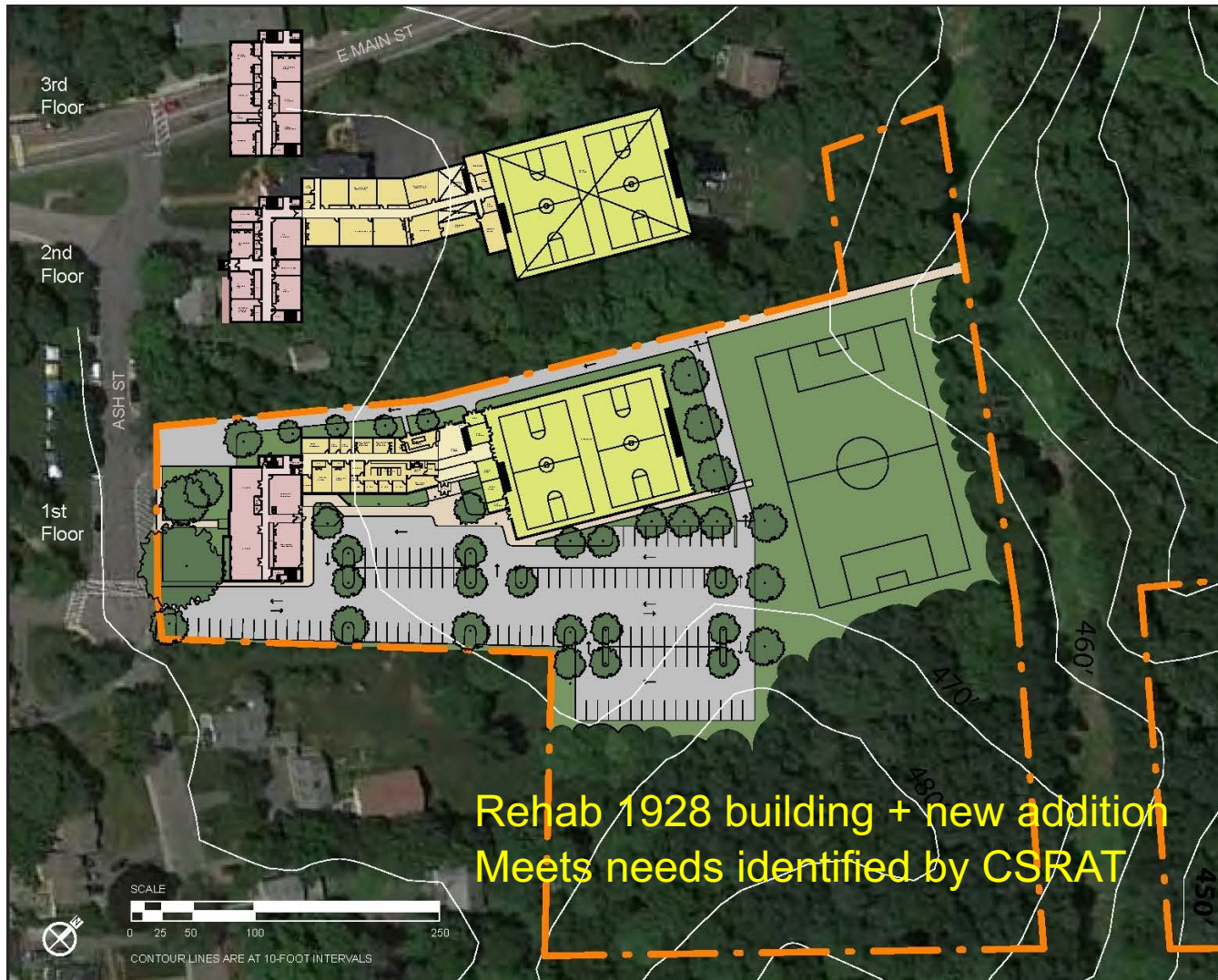
Option 1



Option 2



Option 3

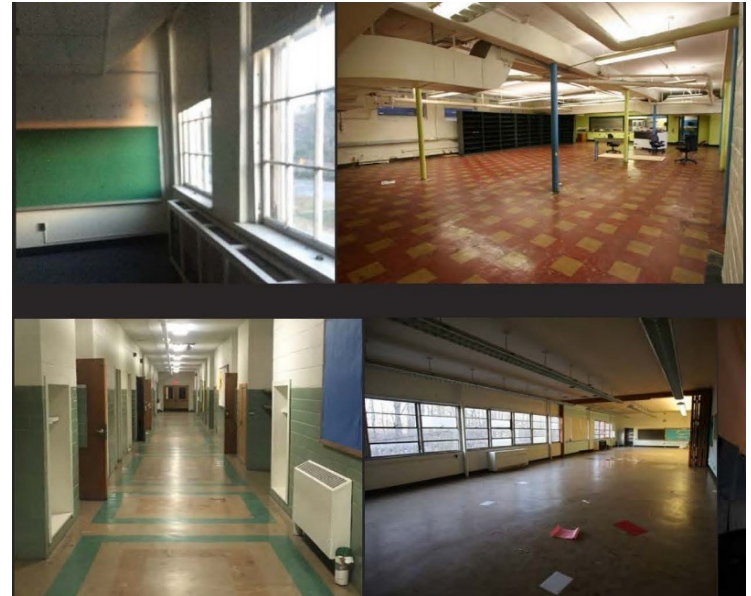


Costs

All options in the \$20 million range

Significant cost challenges:

- Hazardous Materials
- Structural/Seismic Upgrades
- ADA Compliance
- Historic Compliance
- Parking/Stormwater Compliance



Consider Site as Economic Opportunity

TWO FOLD STRATEGY

1. Excess downtown land has value (Housing is considered highest value)
2. Public Private Partnership (PPP) to reduce and offset costs (Negotiated Town/Developer agreement on uses, zoning and cost sharing)

PROS & CONS

\$3M to 7M cost offset depending on density of housing

Zoning Implications (multi-family, height, density)

Enhances ongoing Downtown Revitalization

Eliminates site for future, as yet unidentified Town needs

Mixed Use Town Offices/Housing



Recommendations

Update 2018 needs identified by CSRAT (currently underway). May identify new needs or eliminate interest in this location (schools)

Issue RFI to gauge private developer interest and economic benefits

Request Town Counsel advice on PPP contracts and implications

Pending results of RFI, prepare detailed RFP for developers (program, survey, geotech investigations)