

Select Board Meeting - December 19, 2023

Facility Planning Update

Permanent Building Committee (PBC)

Facility Planning Update

At last update in March 2023, we recommended expanding the Center School study to evaluate how other Town assets may be used to meet needs and goals.

Center School

Elmwood

Fruit Street

Town Hall

Step 1 – Completed a detailed needs and space study of each department involving multiple meetings & input from department heads and staff on operational needs. The needs were then converted into physical space requirements.

Step 2 - Community Outreach

- Two public forums
- Planning Board, Historic Commission
- School Superintendent
- Parks & Rec's Chair
- Chamber of Commerce
- Individual Center School Abutters

Facility Planning Update

Step 3 – Putting it all together

Architectural Planning Results:

- Needs 30% more physical space to support current staff/programs.
- Integrated pre-K classrooms
- Gymnasium
- Community meeting spaces
- Storage

Master Plan & Vision Statement

- Community & commercial activity, with shops, restaurants and an attractive streetscape.
- New development that respects the town's character & heritage
- Public/private partnerships to invigorate downtown

Outreach Results:

- More affordable housing
- Housing pressure on schools
- Open space preservation and accessibility
- Downtown businesses expansion
- Downtown needs more parking
- Current Town Hall could serve other purposes.
- Community meeting spaces
- Discourage high density housing
- Consider abutter impacts
- Expand cultural arts opportunities
- Large capital projects are taxing people out of Town

Facility Planning Update

Step 3 – Putting it all together

Five (5) scenarios were developed to show different ways each site may be used in a comprehensive manner to meet identified town needs.

Based on locating needs of Town Departmental services first then evaluating remaining sites to meet other Town needs and goals.

Scenarios:

A - Town staff split between existing Town Hall & Center School

B - All town staff at expanded Town Hall (18 Main)

C - Move all town services to a new town hall at Center School

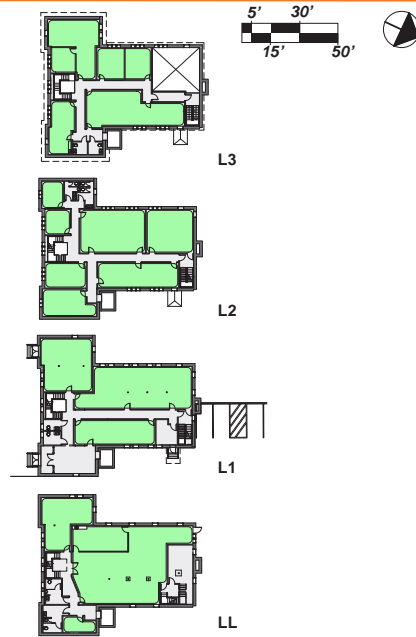
D - Move all town services to Elmwood School

E - Move all town services to Elmwood except current Town Hall remains a town asset for community space / meetings

OPTION A - TOWN HALL SERVICES SPLIT BETWEEN TOWN HALL & CENTER SCHOOL

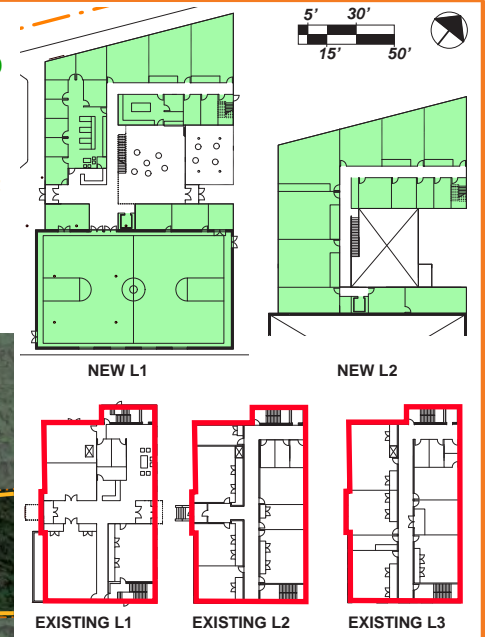
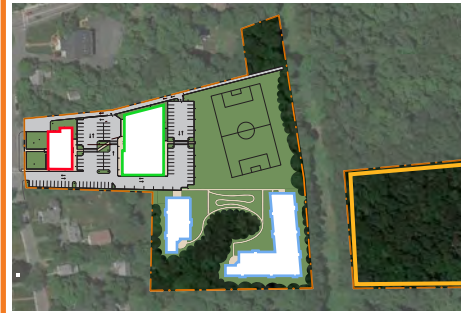
TOWN HALL

- ALL TOWN FACILITIES EXCEPT YOUTH & FAMILY SERVICES AND PARKS & REC.
- ADD PARKING LOT AT WALCOTT STREET



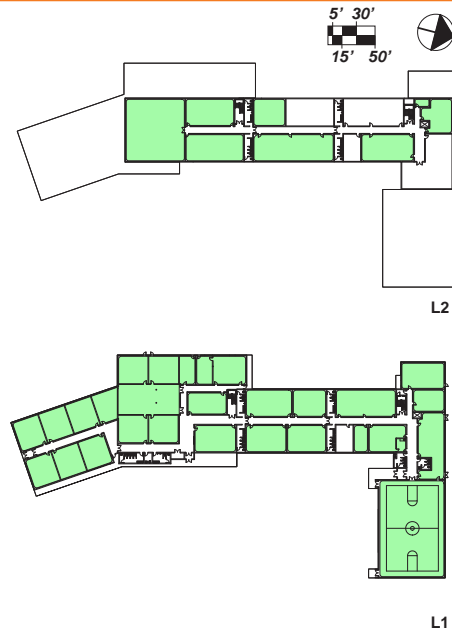
CENTER SCHOOL

- YOUTH & FAMILY SERVICES AND PARKS AND REC. AND PRE-K IN NEW BUILDING(S)
- OPEN SPACE, PLAYING FIELDS & MUNI PARKING
- INCORPORATE 1928 BUILDING



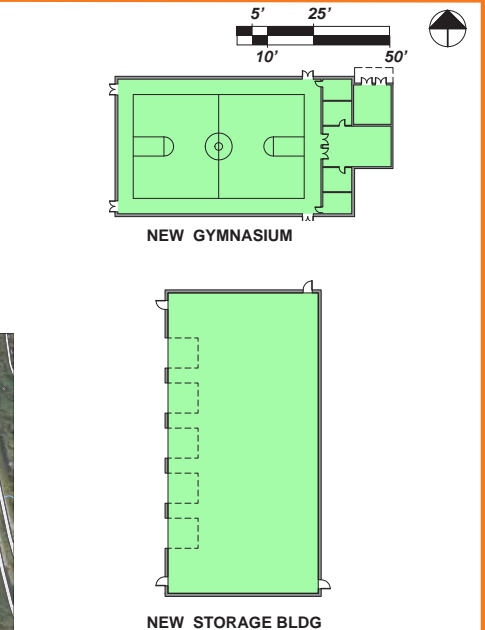
ELMWOOD SCHOOL

1. REMAINS FOR VARIOUS TOWN USES - OR -
2. DEMO SCHOOL AND SAVE LAND FOR FUTURE UNKNOWN USES - OR -
3. RE-ZONE AND SELL FOR HOUSING



FRUIT STREET

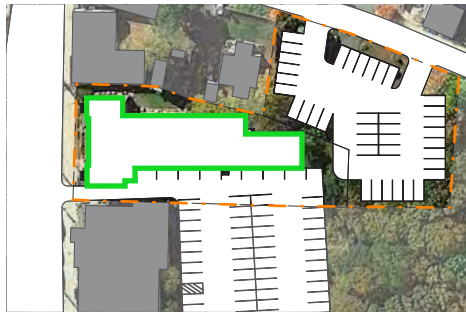
- NEW GYMNASIUM
- FACILITIES DEPT. BUILDING & LONG TERM TOWN STORAGE
- NEW AFFORDABLE HOUSING (AS CURRENTLY PLANNED)



OPTION B - ALL TOWN SERVICES IN EXPANDED TOWN HALL

TOWN HALL

- ALL TOWN FACILITIES IN EXPANDED TOWN HALL BUILDING
- ADD PARKING LOT AT WALCOTT STREET

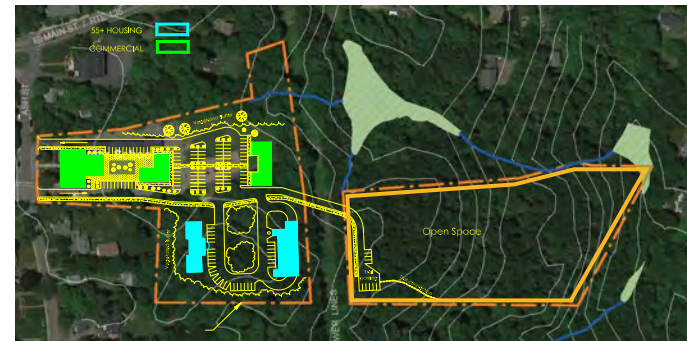


CENTER SCHOOL

RE-ZONE AND SELL FOR COMMERCIAL/HOUSING DEVELOPMENT

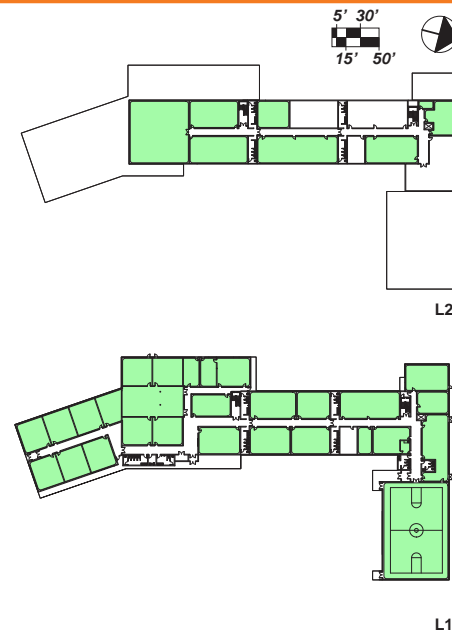
RETAIN SOME LAND FOR MUNI PARKING AND OPEN SPACE

- RE-UTILIZE 1928 BUILDING IN ANY PLAN



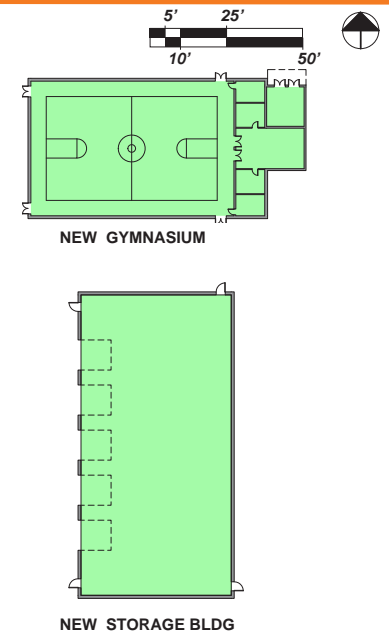
ELMWOOD SCHOOL

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3. RE-ZONE AND SELL FOR HOUSING



FRUIT STREET

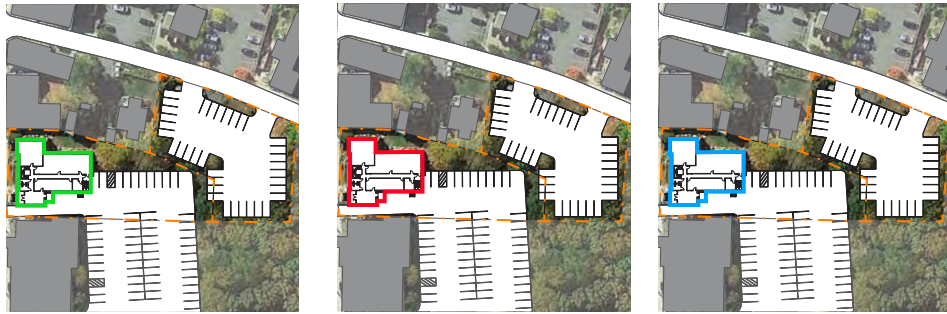
- NEW GYMNASIUM
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- NEW AFFORDABLE HOUSING (AS CURRENTLY PLANNED)



OPTION C - NEW MUNICIPAL BUILDING FOR ALL SERVICES AT CENTER SCHOOL

TOWN HALL

1. MOVE SCHOOL ADMIN. INTO TOWN HALL - OR -
 2. SELL TOWN HALL FOR REDEVELOPMENT - OR -
 3. RENOVATE AS HOUSING - HOPKINTON HOUSING AUTH
- ADD PARKING LOT AT WALCOTT STREET

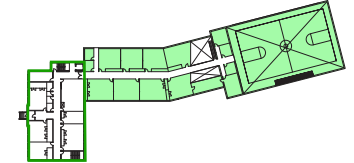


CENTER SCHOOL

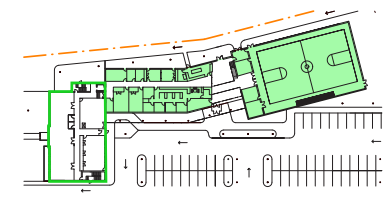
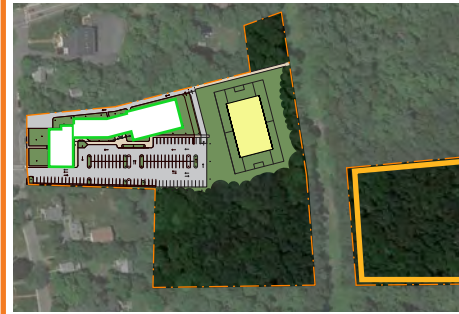
- ALL TOWN SERVICES + PRE-K
- OPEN SPACE, PLAYING FIELDS & MUNI PARKING
- RETAIN SOME LAND FOR MUNI PARKING AND OPEN SPACE



L3



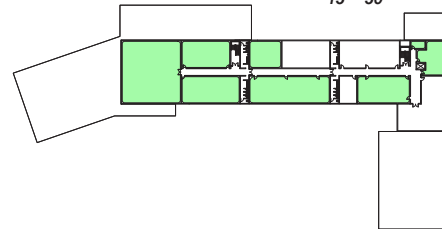
L2



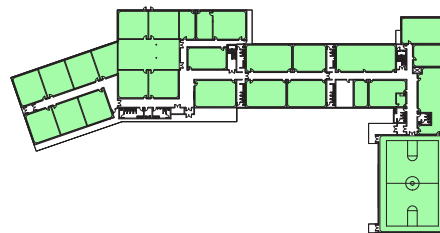
L1

ELMWOOD SCHOOL

1. REMAINS FOR VARIOUS TOWN USES - OR -
2. DEMO SCHOOL AND SAVE LAND FOR UNKNOWN FUTURE USES - OR -
3. RE-ZONE AND SELL FOR HOUSING



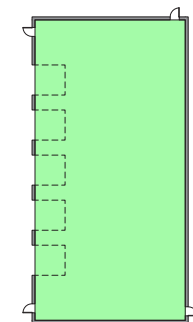
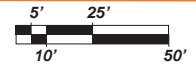
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L1

FRUIT STREET

- FACILITIES DEPT. BUILDING & LONG TERM TOWN STORAGE
- NEW AFFORDABLE HOUSING (AS CURRENTLY PLANNED)



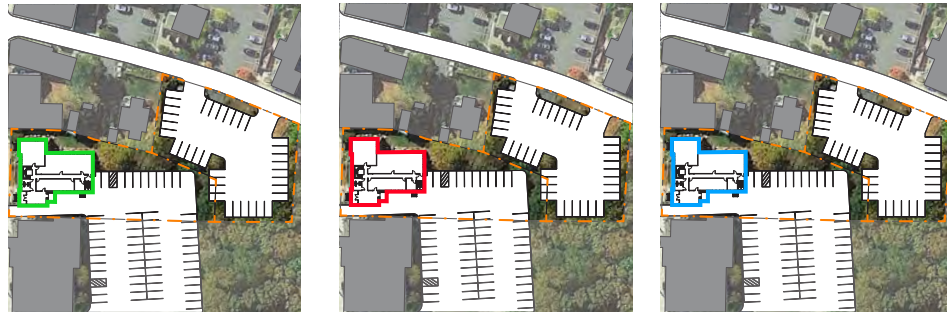
NEW STORAGE BLDG

OPTION D - RELOCATE TOWN HALL SERVICES TO ELMWOOD SCHOOL

TOWN HALL

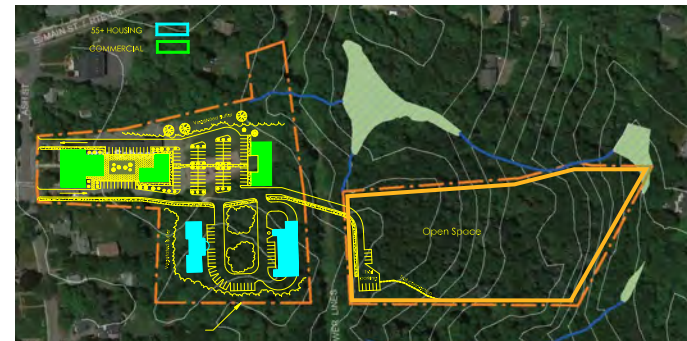
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- ADD PARKING LOT AT WOLCOTT STREET

OPTION E - TOWN HALL BECOMES COMMUNITY SPACE



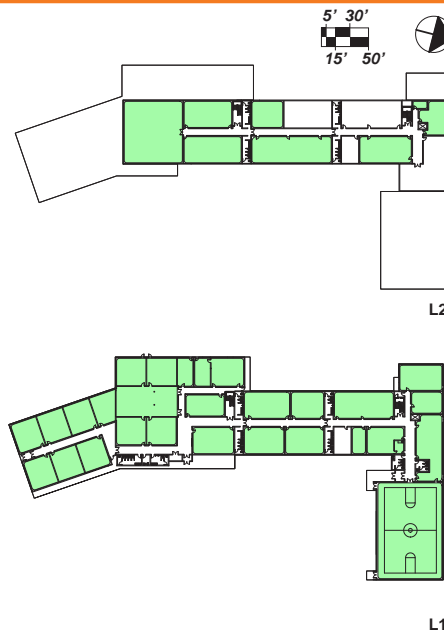
CENTER SCHOOL

- RE-ZONE AND SELL FOR COMMERCIAL/HOUSING DEVELOPMENT
- RETAIN SOME LAND FOR MUNI PARKING AND OPEN SPACE
- RE-UTILIZE 1928 BUILDING IN ANY PLAN



ELMWOOD SCHOOL

- MUNICIPAL CENTER FOR ALL TOWN FACILITIES EXCEPT YOUTH & FAMILY SERVICES AND PARKS & REC.
- INTEGRATED PRE-K
- FACILITIES DEPT. BUILDING & LONG TERM TOWN STORAGE



FRUIT STREET

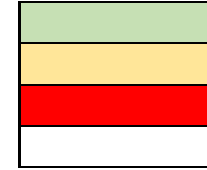
- NO NEW TOWN SERVICES
- NEW AFFORDABLE HOUSING



Facility Planning Update

LEGEND

POSITIVE / YES
 NUETRAL
 NEGATIVE / NO
 UNKNOWN



| HIGH LEVEL SCREENING | A | B | C | D | E |
|----------------------------------|---|--------------------------------------|--------------------------------|------------------------------------|------------------------------------|
| | Split Functions Town Hall & Center School | Expand Town Hall at current location | New Town Hall at Center School | New Town Hall at Renovated Elmwood | New Town Hall at Renovated Elmwood |
| Meets Department Space Needs | Positive | Positive | Positive | Positive | Positive |
| Municipal Operational Efficiency | Negative | Positive | Positive | Positive | Positive |
| Future Space for Expansion | Negative | Negative | Positive | Positive | Positive |
| Adequate Parking | Neutral | Negative | Positive | Positive | Positive |
| Community/Meeting Spaces | Positive | Negative | Positive | Positive | Positive |
| Abutting Land Use Impacts | Unknown | Unknown | Unknown | Unknown | Unknown |
| Supports Downtown Vision | Neutral | Positive | Neutral | Positive | Positive |
| Opportunity to Expand Tax Base | Negative | Positive | Negative | Positive | Positive |
| Affordable Housing | Positive | Positive | Positive | Positive | Positive |
| Open Space | Positive | Positive | Positive | Positive | Positive |
| Expected Cost Range | \$\$\$\$ | \$ | \$\$\$\$ | \$\$\$ | \$\$\$ |

Facility Planning Update

Next Steps – Obtain additional information to fill in the blanks

Insufficient data to informed decision – Most of it related to development of the Center School property.

- Is Center School property attractive to commercial developers?
- Economic impact of Center School as a business area?
(property value to a developer, cost savings and tax revenue)
- Effect on abutting properties, historic character and Town Common?

Issue a formal Request for Proposal (RFP) for private development of the Center School Property (winter 2024)

Report results to Town Meeting in May 2024