



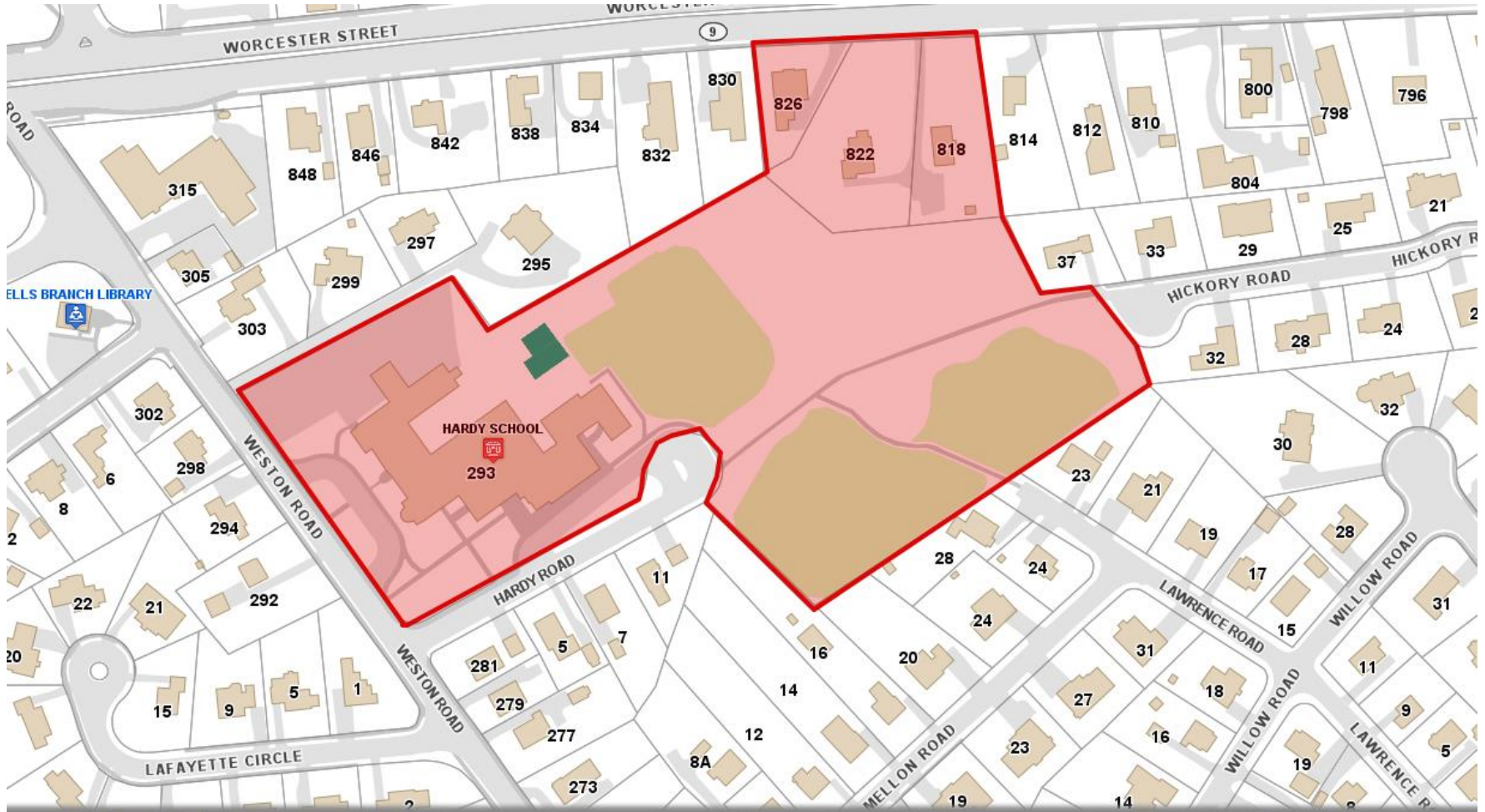
Special Town Meeting April 9, 2018

Board of Selectmen

PRESENTATION TO ADVISORY
MARCH 7 2018



818, 822, 826 Worcester & Hardy





Acquisition of Parcels at 818, 822, & 826 Worcester Street

- The Board of Selectmen, with the support of the School Committee has initiated efforts to acquire these parcels
 - Direct access from Rte 9 (eastbound) to the Hardy School site
 - 1.36 acres, would bring the total site to 8.93 acres
- The purchase of these properties will substantially improve the long-term usefulness of the Hardy site for the Town
 - Whether or not a new school is constructed on the site now
 - This is **not** about preventing a 40B development



HHU MPC Conclusions

- The HHU Master Plan Committee voted the following recommendations:
 1. To construct 2, 19-section schools at Hunnewell and Upham (Voted 12-6)
 2. To construct a 3rd, 19-section school at Hardy should the elementary enrollment hit 2350 students on a trending basis and/or the current school configurations are limiting educational needs.



HHU MPC Conclusions

- The School Committee issued a position statement on the findings and prior to MSBA acceptance:
 1. Established an SBC to conduct a comparative analysis between Hardy and Upham that includes an historic and environmental assessment.
 2. After a “proof of concept” phase, the School Committee would select either Upham or Hardy to move forward to feasibility.
 3. Town accepted into MSBA, which halted this process for Hardy and Upham



MSBA Process

MODULE 1 – ELIGIBILITY PERIOD:

- 270-day period to complete preliminary requirements that include:
 - Initial Compliance Certification;
 - Forming a School Building Committee
 - Complete Educational Profile Questionnaire
 - Summary of the District's existing maintenance practices
 - Certification of a design enrollment
 - Confirmation of community authorization and funding to proceed (Spring STM)
 - Execution of the MSBA's standard Feasibility Study Agreement, which establishes a process for the Town to be reimbursed for eligible expenses.



MSBA Process Slide

■ MODULE 2 – PROJECT TEAM:

- Working with the MSBA, the Town procures the appropriate design professionals

■ MODULE 3 – FEASIBILITY STUDY:

- Town and its team collaborate with the MSBA to document:
 - Educational program
 - Generate an initial space summary
 - Document existing conditions (Will evaluate both Hardy and Upham)
 - Establish design parameters (For both Hardy and Upham)
 - Develop and evaluate alternatives (Compare Hardy and Upham)
 - Recommend the most cost effective and educationally appropriate preferred solution to the MSBA Board of Directors for their consideration.
- *This step will determine whether Hardy or Upham will move forward to Schematic Design.

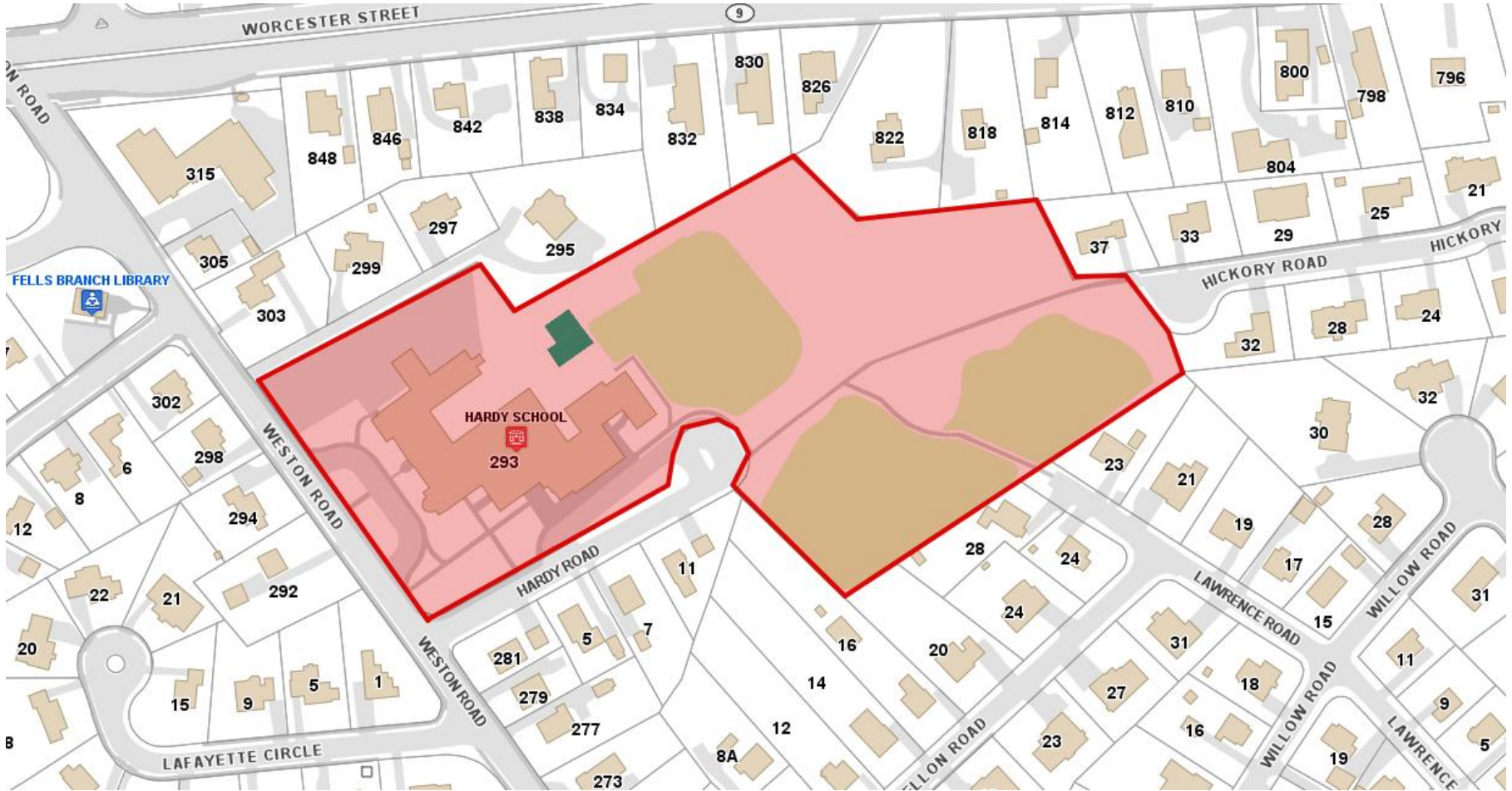


Hardy Site Challenges

- During HHU-MPC's initial comparative analysis between Upham and Hardy the following constraints were raised with Hardy:
 - Single point of entrance impedes traffic flow on Weston Road
 - Unable to divide lot for construction due to limited access
 - Existing site has an odd shape
 - Construction laydown space, contractor parking, and alternative access to the site were limited
 - Lot size precluded maintaining open space should construction occur in the rear of the site



Existing Hardy Land



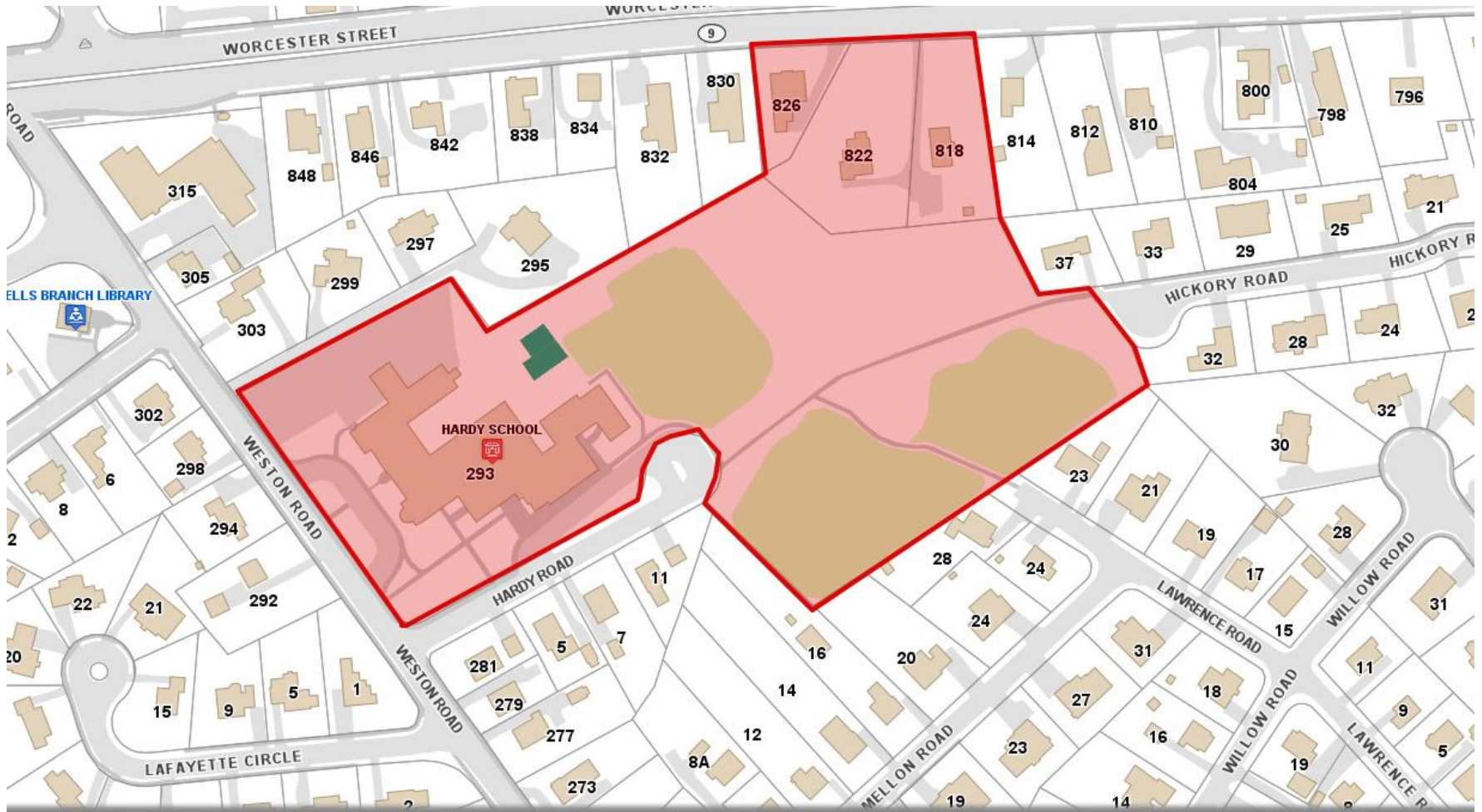


Acquisition of 818-822

- Addition of 818-822 provides secondary access to the site from a major arterial roadway.
 - Allows for school operations and construction to be separated
 - Allows for additional parking, material storage, and equipment access
 - Additional land area also allows for open space to be maintained for school use (gym, recess), although more limited
 - Allows for reconfiguration of access, drop off, and circulation improvements should a new school be constructed.



Potential Hardy Land

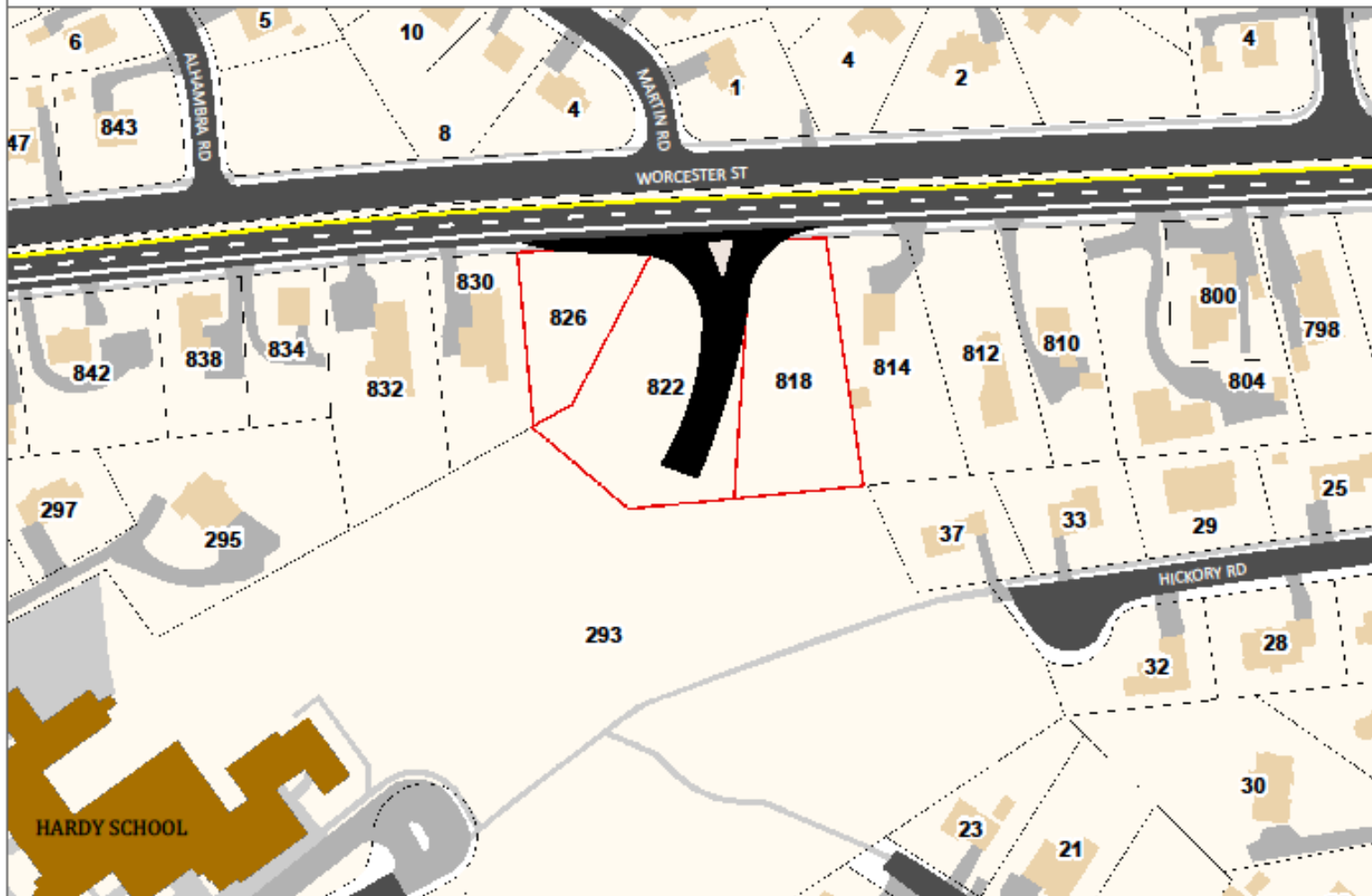




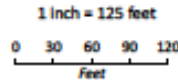
Acquisition of 826

- Addition of 826 Worcester Street is not completely necessary, but substantially improves the access.
- Eliminates conflicts with the driveway of 826
- Improves sight lines exiting 818-822 Worcester
- Increased flexibility in design and location of entrance and exit
- Longer term, “squares off” the northern portion of the site

Potential Driveway Access to Hardy School Site through 818, 822, & 826 Worcester Street



- Parcels of Interest
- Existing Line Markings & Pavement Edge
- Proposed Driveway Schematic
- Driveway
- Driveway Island



Map prepared for the Selectman's Office
by the IT GIS Office on 3/7/2018





Status Overview

- Town advised the property owners prior to public discussion
- Appraisals in process
- Warrant for the STM opened and closed
 - BOS will vote March 12th
 - Borrowing within the levy, likely 30 year level premium as done with N40
- Negotiations through staff and counsel, guided by BOS in Executive Session
- Town's objective is to reach agreements with owners and P&S for both 818 / 822 and 826 prior to STM
 - If unable to do so for the 818 / 822 properties will seek authority from Town Meeting to take them by eminent domain



Relevant Land Acquisition History

- 2010/2014 - 494 Washington Street (Crevo lot adjacent to American Legion site)
- 2007 - 53,55, 57 Seaver Street adjacent to High School
- 2001 - 63 Hastings St., adjacent to Fiske
- 1954 - 3 acres behind Hardy School
- 1954 - “Selectmen’s Parcel” adjacent to High School



1954 Land Acquisitions

Acquisition of 3 acres of land behind Hardy

The present Hardy School is on a lot of approximately four acres. The additional land adjoining this lot, described in this Article, totals approximately $3\frac{1}{2}$ acres, now held by four owners. It is estimated by the Committee on Elementary School Accommodations that its cost will not exceed \$8,000. After acquisition at least one lot would have to be filled and the area graded to make it suitable for the proposed use as a playground for the Hardy School. As is pointed out under the preceding Article it is proposed that seven rooms be added to the Hardy School for use in September, 1958. **Regardless of the action taken by the Town under the preceding Article we consider it desirable that the Town acquire this land in order to bring up to $7\frac{1}{2}$ acres the land available for Hardy School purposes.** A factor in our decision is the representation to us that the cost of this land will not exceed \$8,000, **even though firm commitments have not been obtained for all of it and some might have to be taken by eminent domain.**

We recommend favorable action and that \$8,000 be appropriated from Revenue Surplus for the acquisition of this land.



1954 Land Acquisitions

Acquisition of the “Selectmen’s Parcel” adjacent to the Wellesley High School

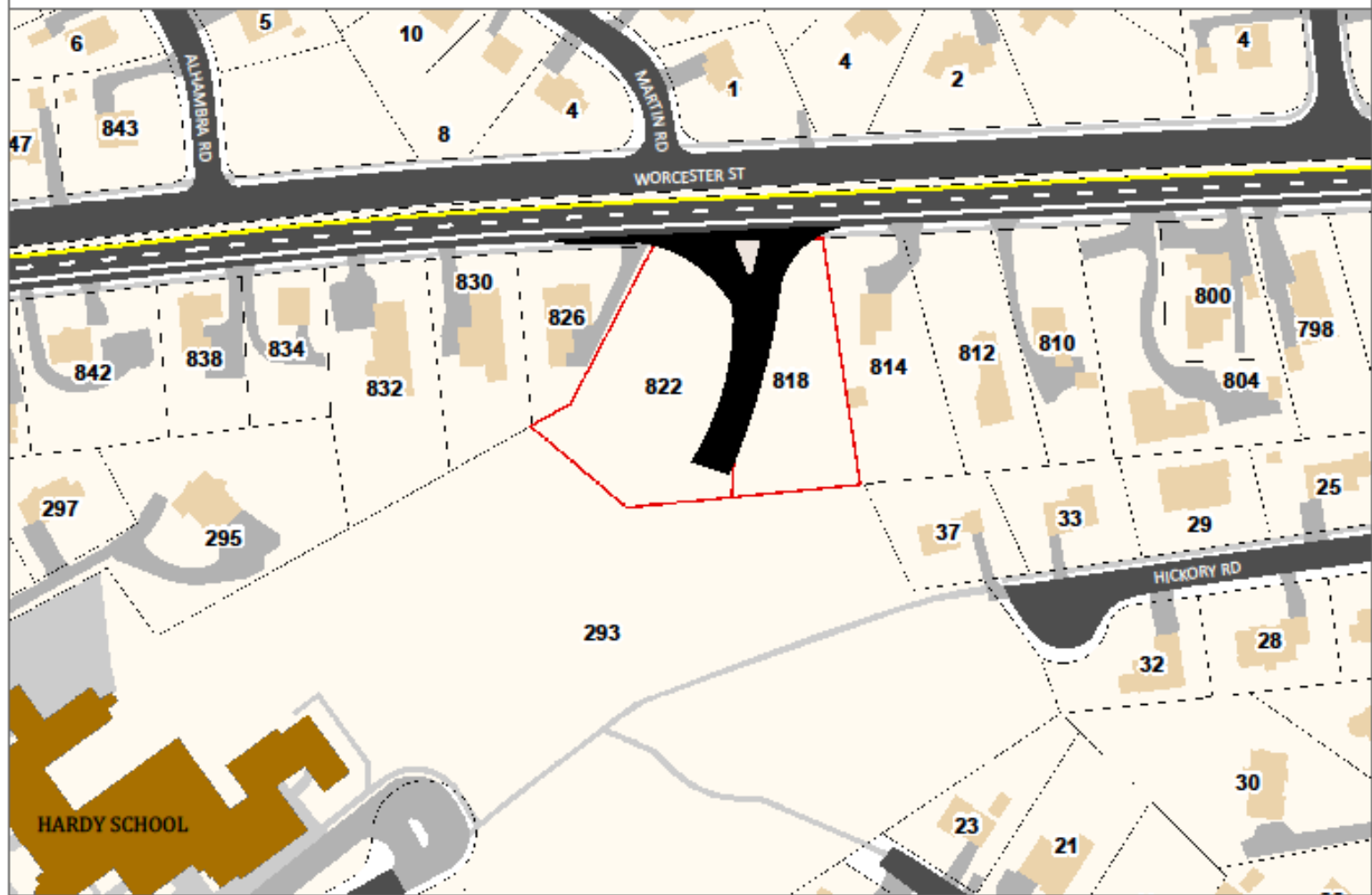
We have been advised by the School Committee that planned additions to the high school make acquisition of this land necessary to ensure adequate parking area and to protect the approaches to the school. We understand that an appropriation of \$6,195 will be requested for purchase of this property. In view of the representation of the School Committee as to the necessity of acquiring the property and the **possibility that it may shortly be developed for private purposes, we recommend favorable action.**

Note that the Selectmen’s Parcel was ultimately (50+ years later) transferred to the School Committee to enable the construction of the new High School

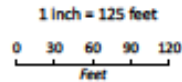


QUESTIONS?

Potential Driveway Access to Hardy School Site through 818 & 822 Worcester Street



- Parcels of Interest
 - Existing Line Markings & Pavement Edge
 - Driveway
 - Driveway Island
- Proposed Driveway Schematic*



Map prepared for the Selectman's Office
by the IT GIS Office on 3/7/2018

