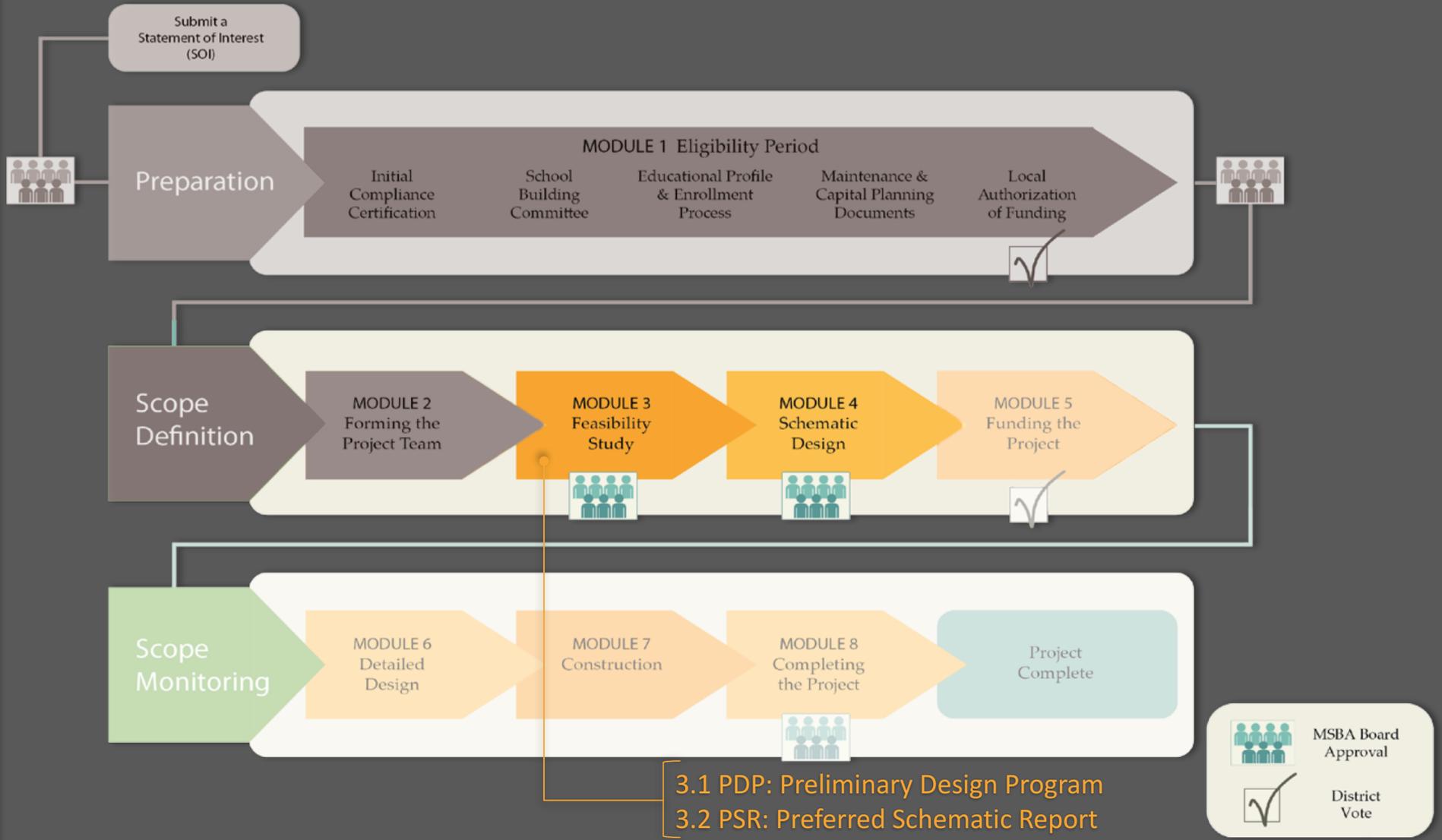


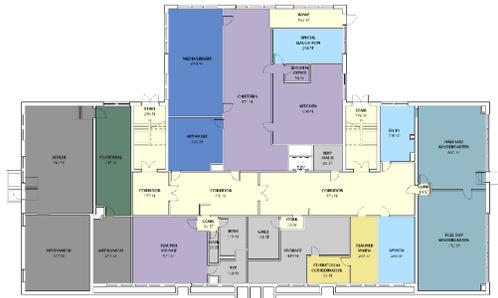


# MSBA CORE PROGRAM PROCESS





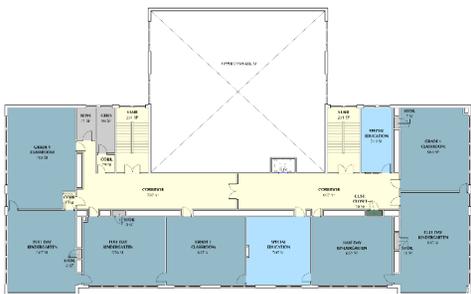
# BEAL EARLY CHILDHOOD CENTER



**Basement**



**First Floor**



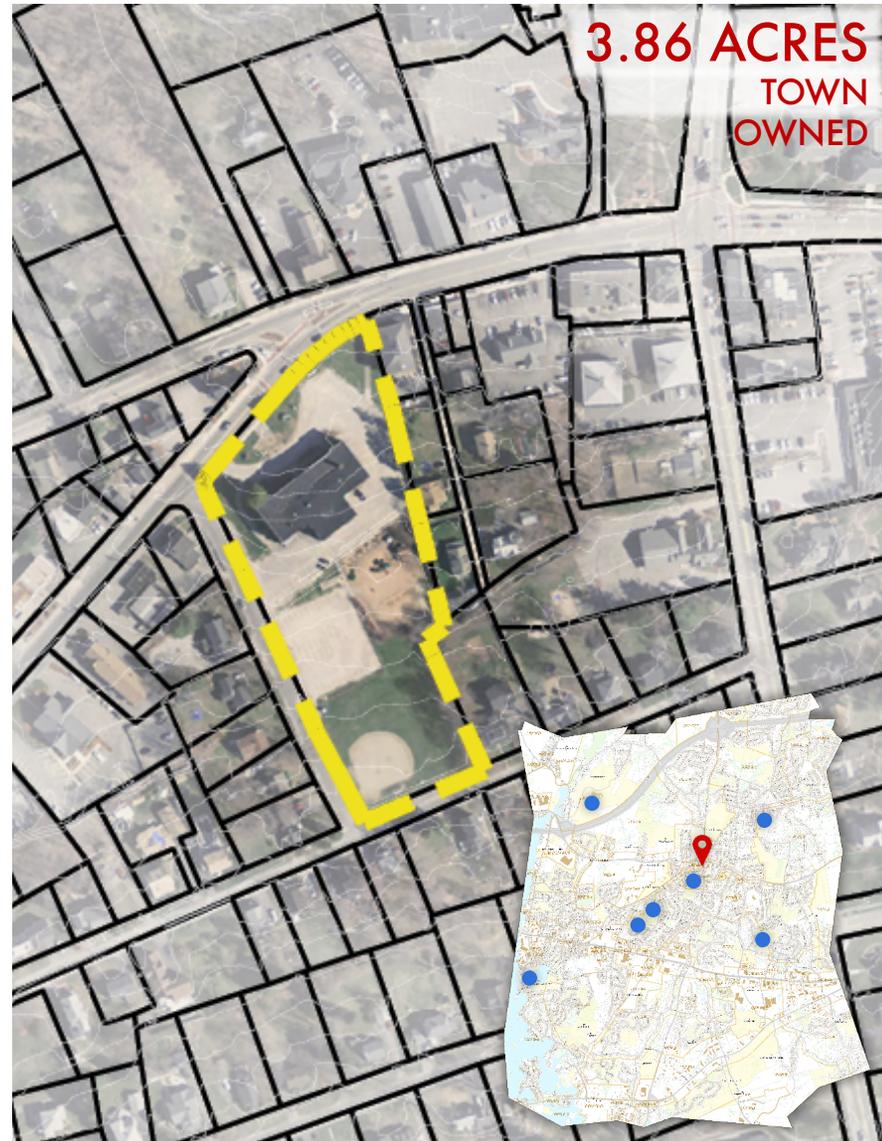
**Second Floor**

## LEGEND

- Core Academic
- Special Education
- Art & Music
- Health & Physical Education
- Media Center
- Dining & Food Service
- Administration, Guidance
- Medical
- Custodial & Maintenance
- Other
- Mechanical / Electrical
- Circulation

**±34,000 Sqft.**

**Built 1922**



BEAL EARLY CHILDHOOD CENTER



Library



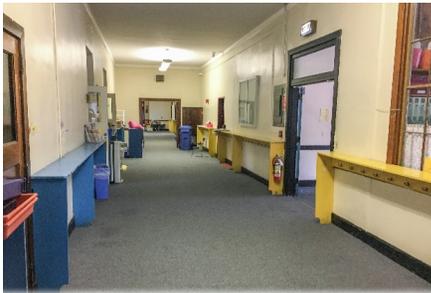
Accessibility



Cafeteria



Exterior



Corridors



Classrooms



Gymnasium



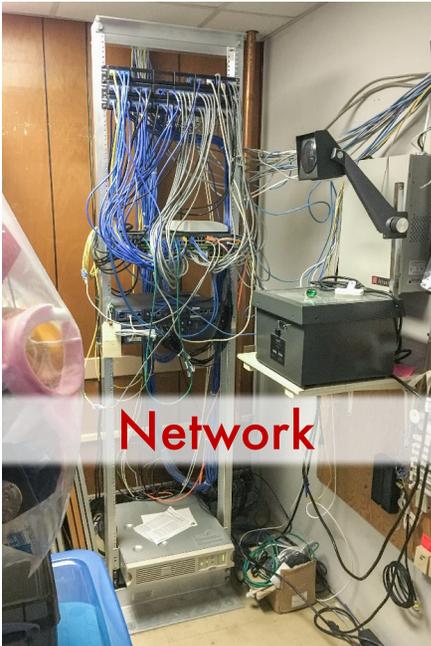
**Kitchen**



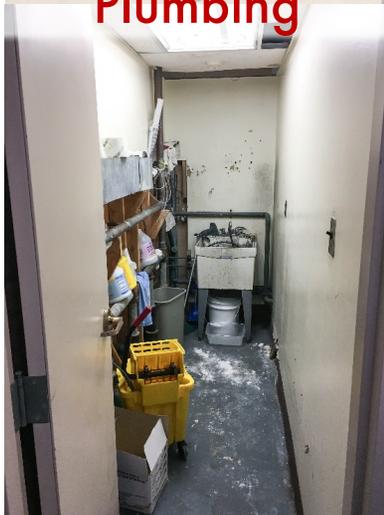
**Plumbing**



**Mechanical & Electrical Systems**



**Network**



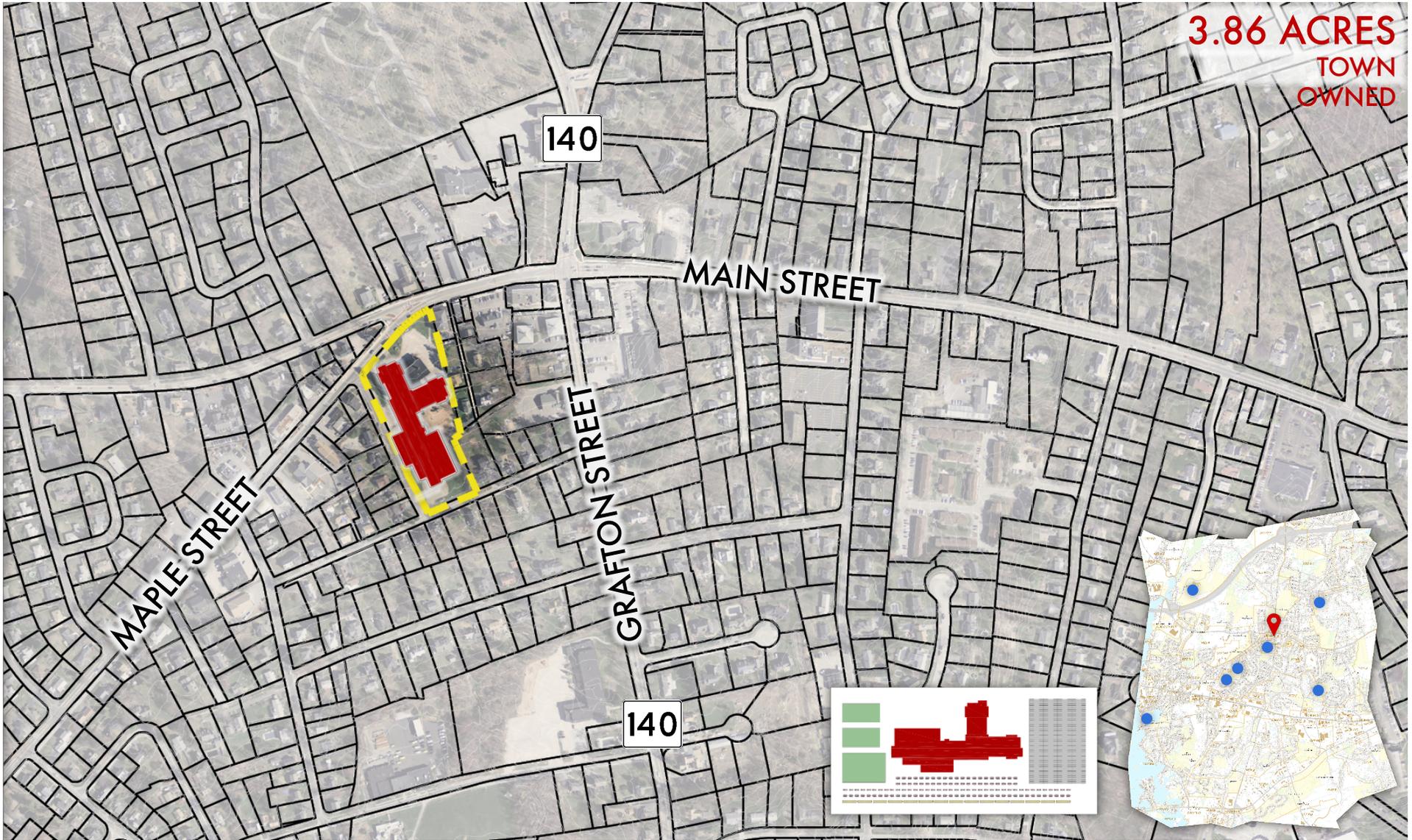
**Ventilation**



**Elevator**

BEAL EARLY CHILDHOOD CENTER

3.86 ACRES  
TOWN  
OWNED



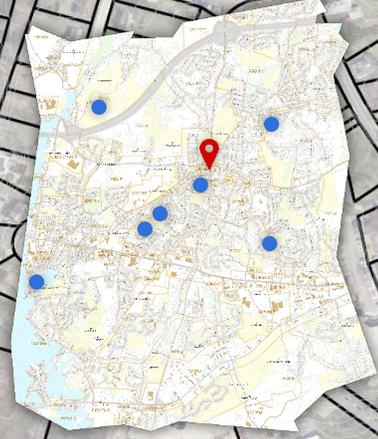
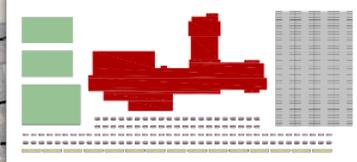
140

MAIN STREET

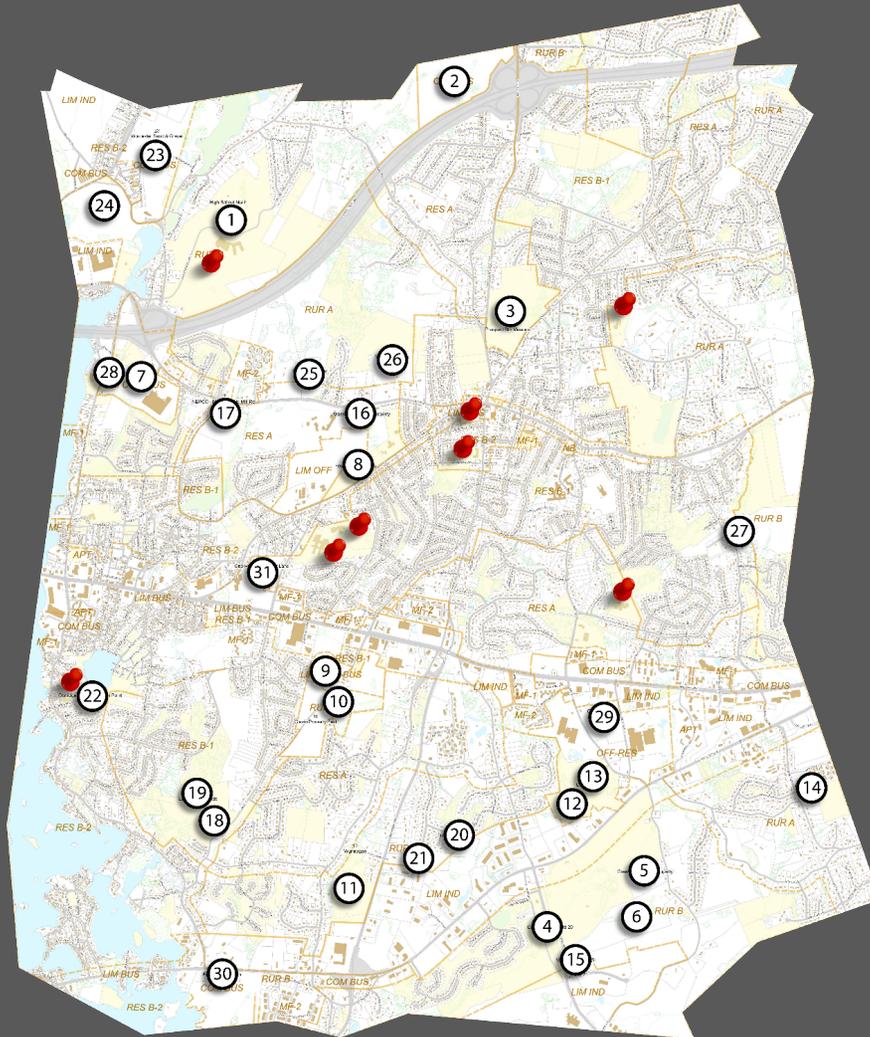
MAPLE STREET

GRAFTON STREET

140

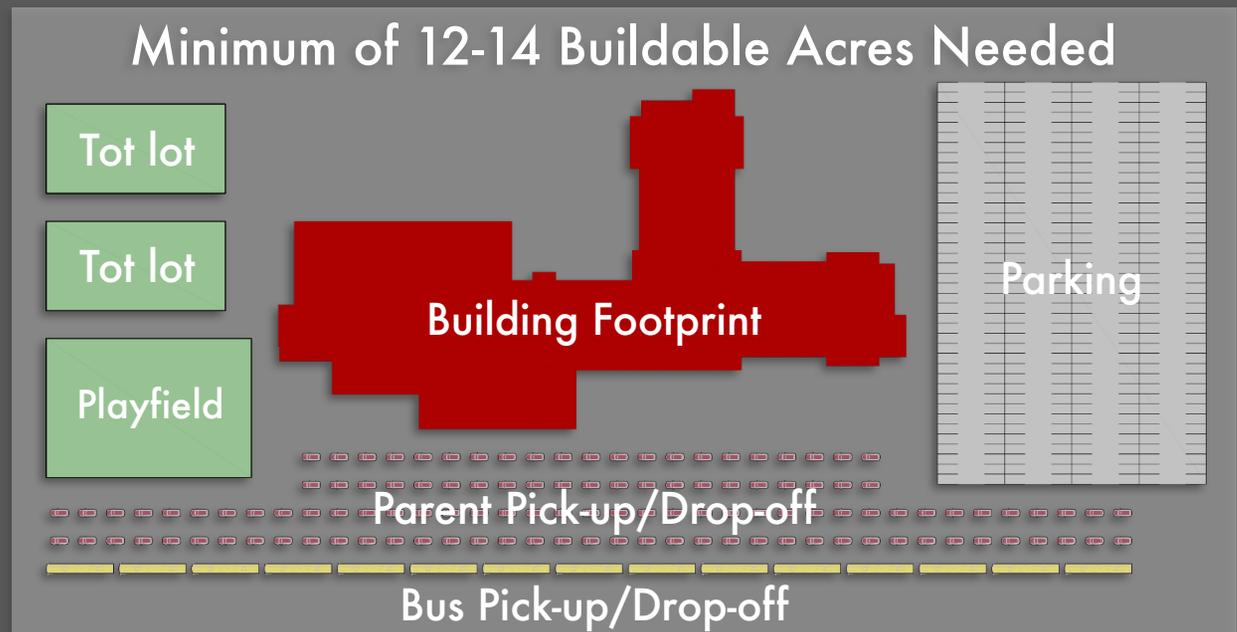


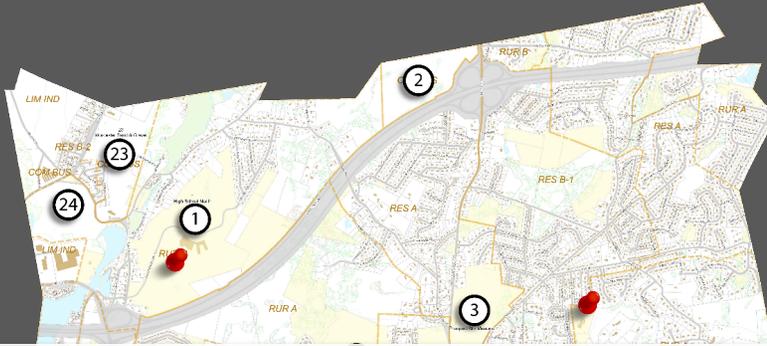
# INDEX OF SITES EVALUATED



- 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

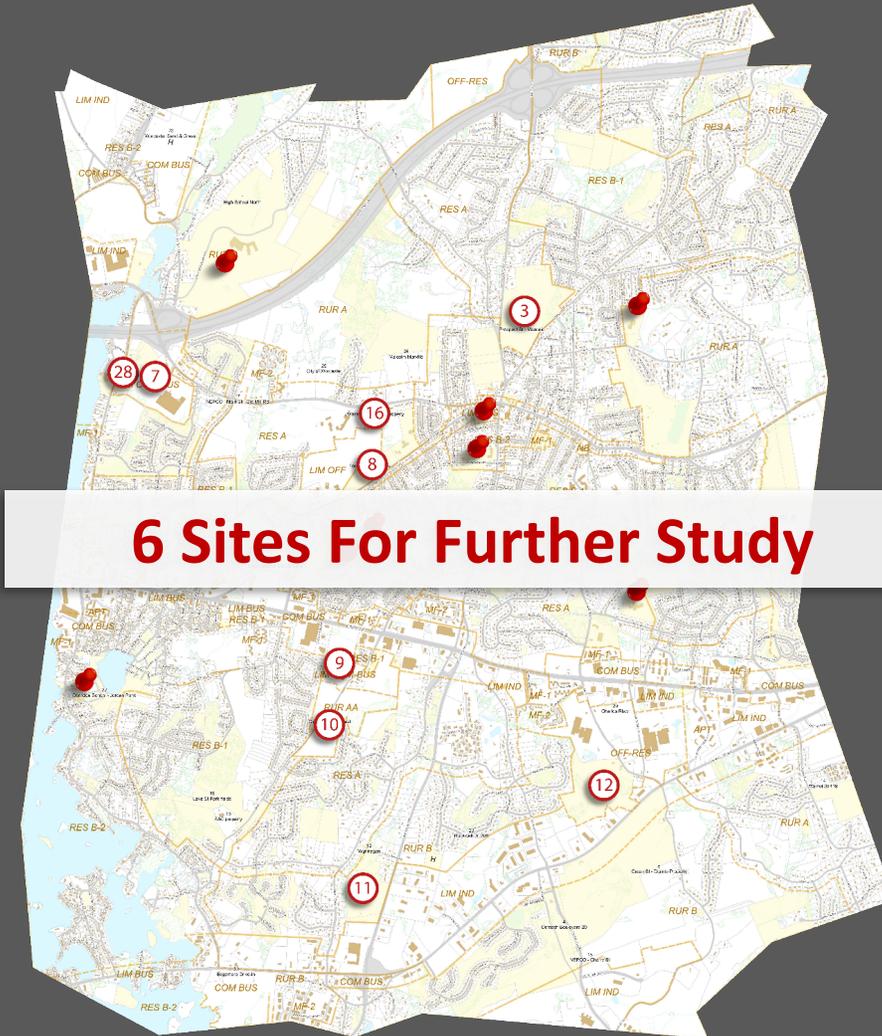
**4 Strong Candidates for further study**

**14 Potential Candidates for further study**

**11 Poor Candidates for further study**



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**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:**

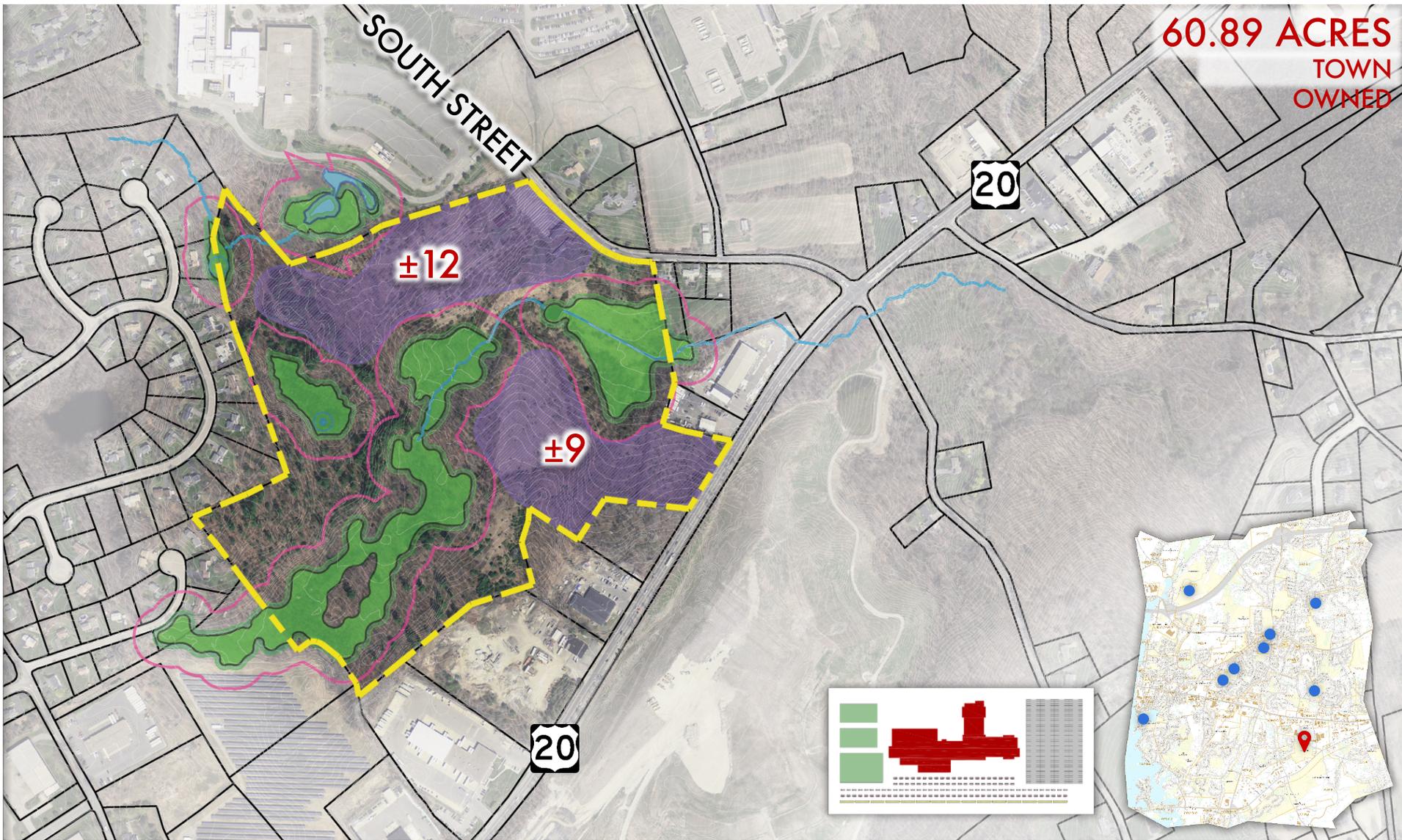
Any items particular to the noted sites that is not covered in the above criteria, or factors worthy of note, and additional points, or negative points.

**School Building Committee requested on 11-07-17 that the following sites be further studied:**

- ALLEN FARM PROPERTY – SOUTH STREET
- CAMP WINNEGAN PROPERTY – ROUTE 140
- GLAVIN CENTER – LAKE STREET

ALLEN FARM - SOUTH STREET

60.89 ACRES  
TOWN  
OWNED



CAMP WINNEGAN - ROUTE 140

"OLD" GRAFTON STREET

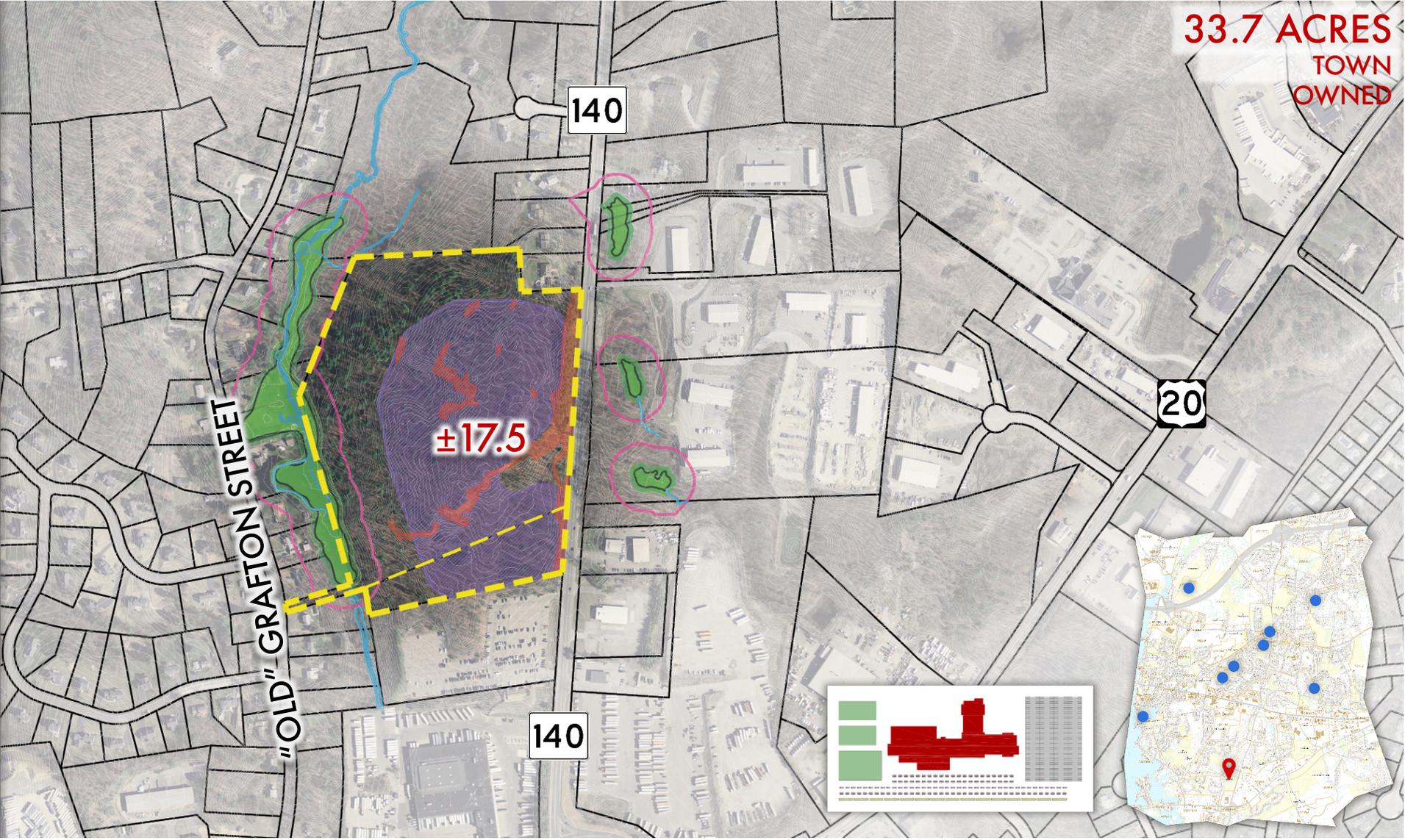
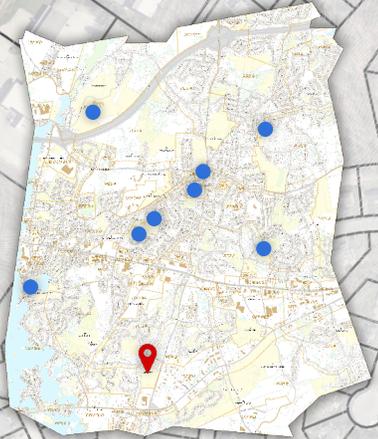
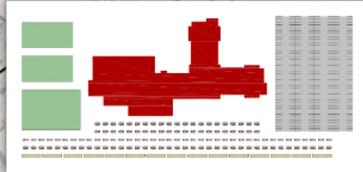
±17.5

140

140

20

33.7 ACRES  
TOWN  
OWNED

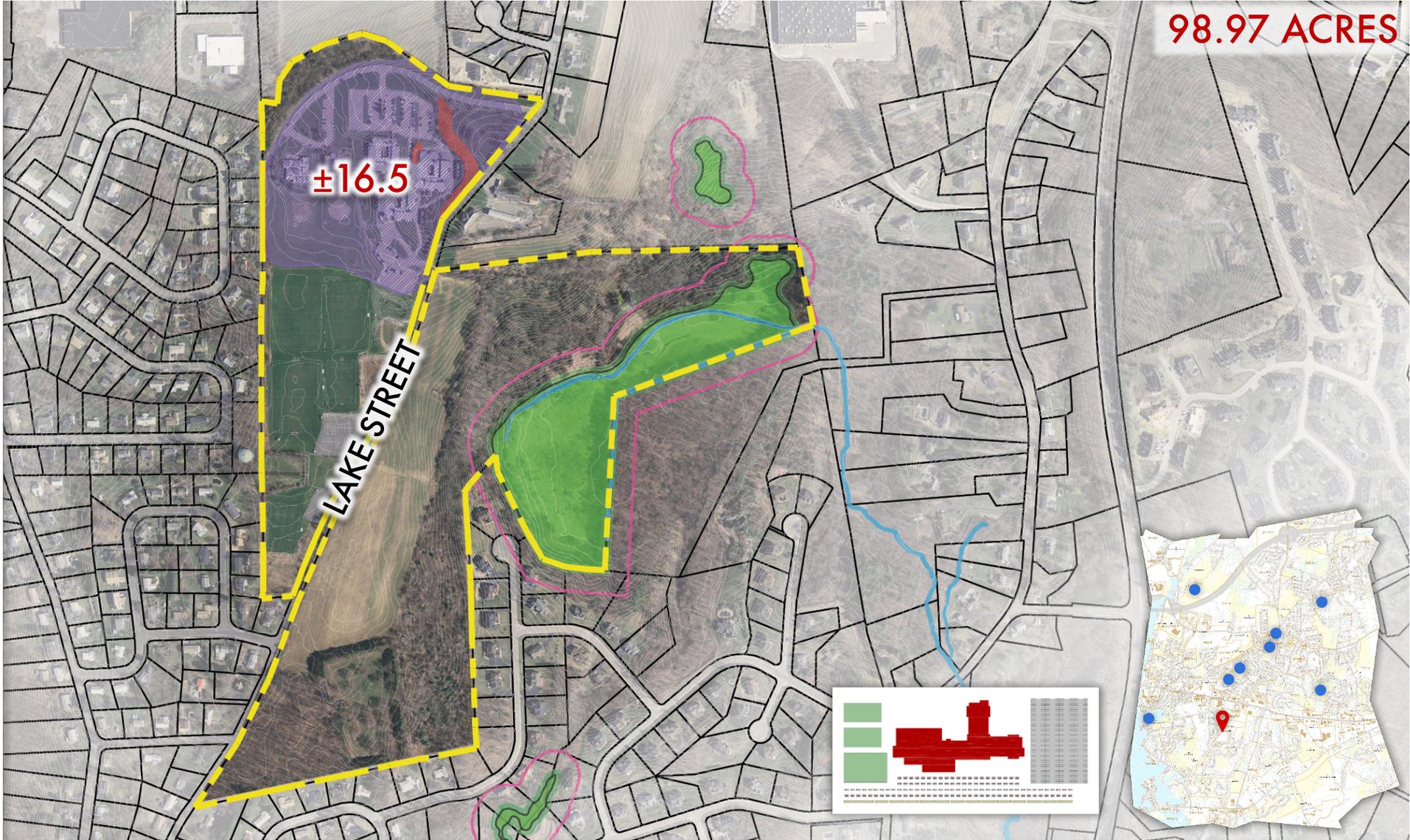
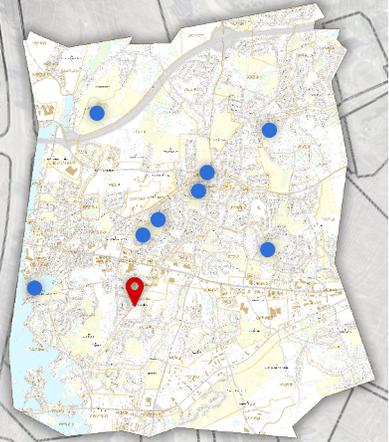
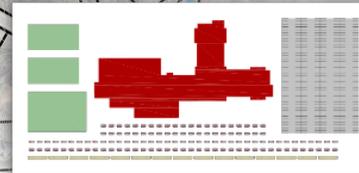


GLAVIN CENTER - LAKE STREET

98.97 ACRES

±16.5

LAKE STREET



BEAL EARLY CHILDHOOD CENTER

Beal  
Early Childhood  
Center

MAN HOWARD W. BEAL  
MEMORIAL HIGH SCHOOL

