



W. EDWARD BALMER SCHOOL

FEASIBILITY STUDY

NORTHBRIDGE, MA

SMMA



SCHOOL BUILDING COMMITTEE MEETING

JULY 31, 2017

July 31, 2017

- **Update of Educational Planning & Visioning**
- **Review of Preliminary Site Assessments**

agenda



VISIONING UPDATE

VISIONING WORKSHOPS AND MEETINGS SCHEDULED

July 31: **Visioning 1 “Developing Understanding”**

8:30 AM – 12:30 PM

July 31: **SBC Meeting 6:30 PM – report out day’s results**

August 1: **Visioning 2 “Educational Definition”**

8:30 AM – 12:30 PM

August 1: **Community Forum #1 – report out V1&V2 results,
gather at-large community input**

visioning

VISIONING WORKSHOPS AND MEETINGS SCHEDULED

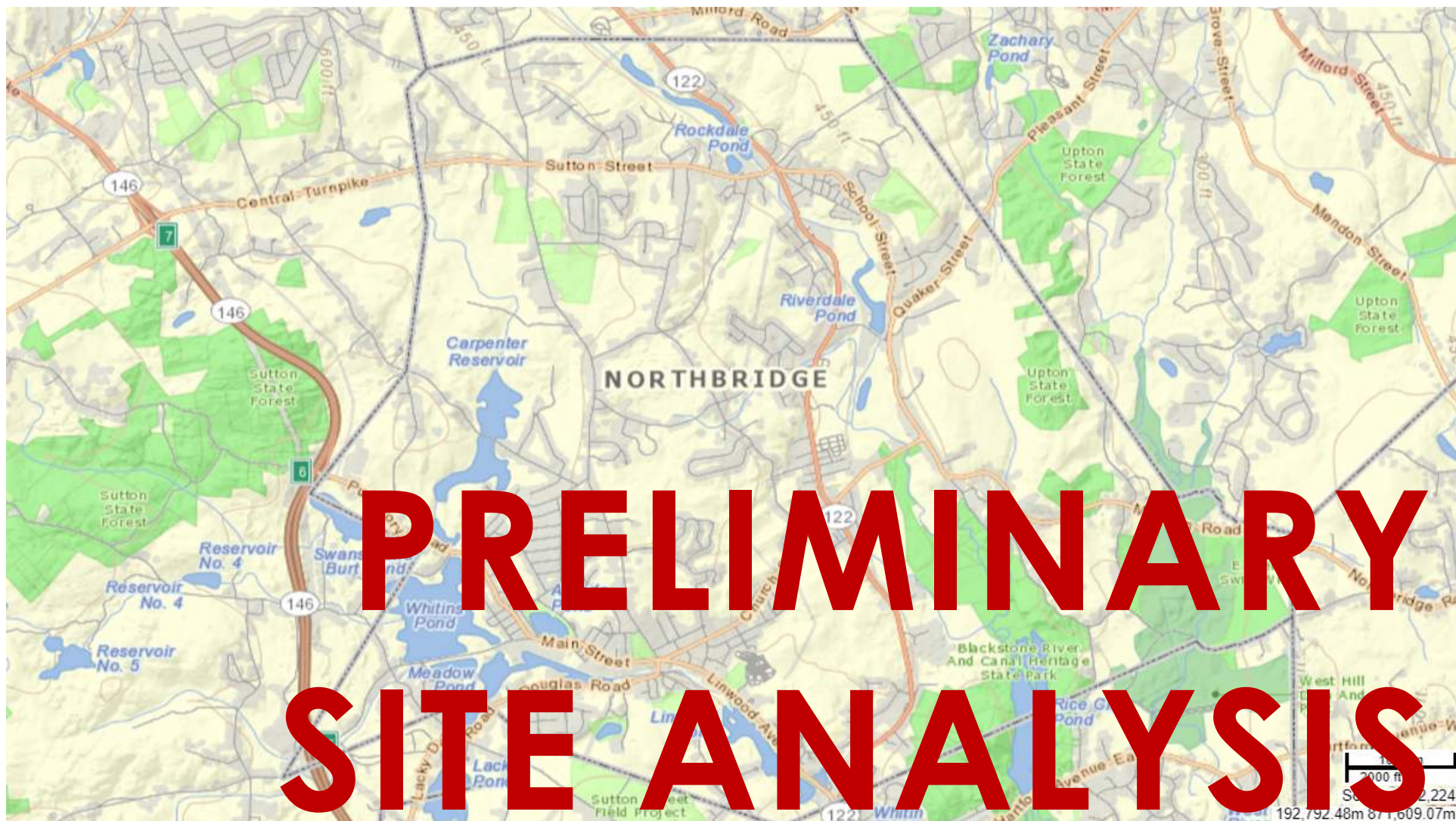
August 9: **Visioning 3 “Facilities Definition”**

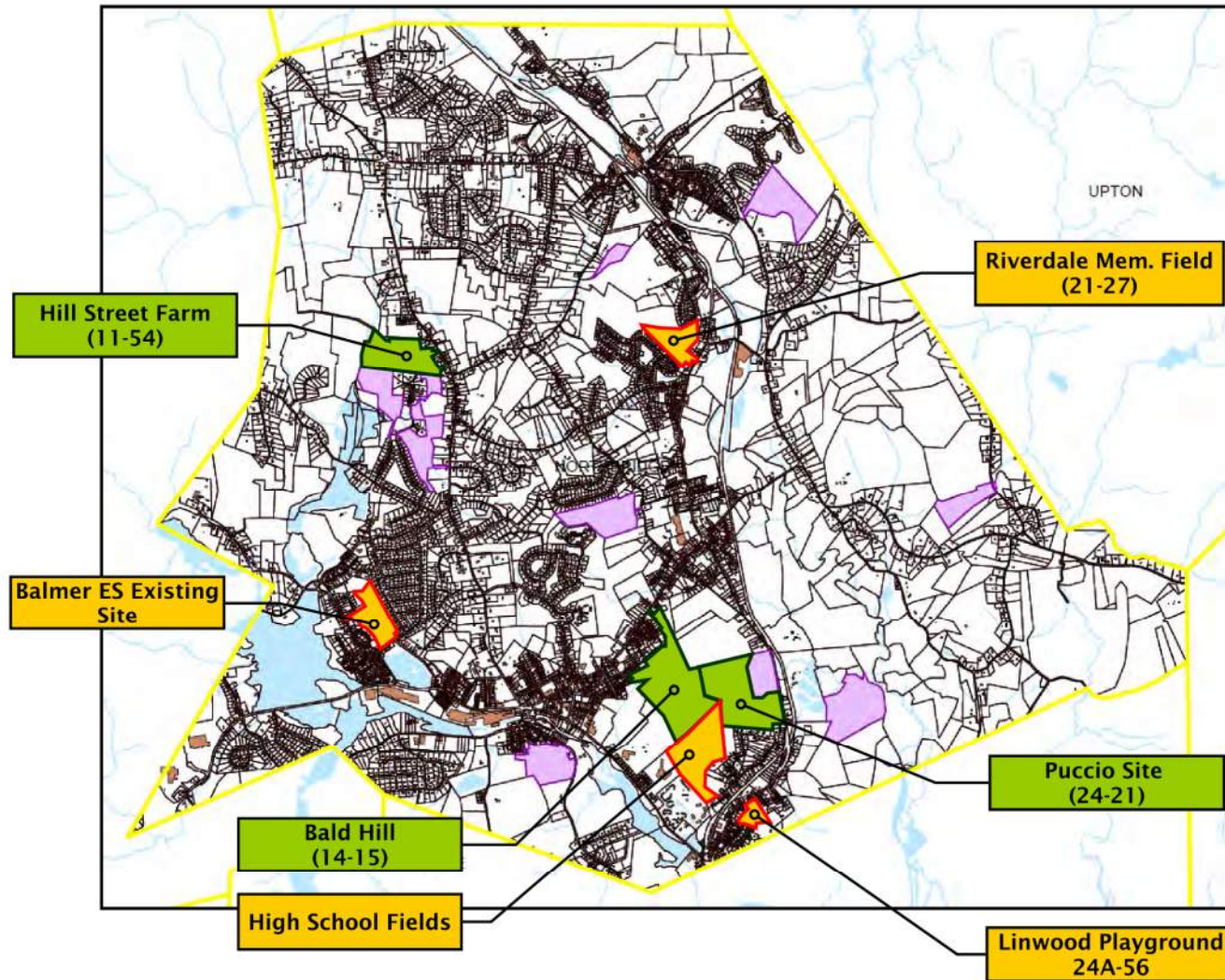
8:30 AM – 3:30 PM

August 15: **SBC Meeting**

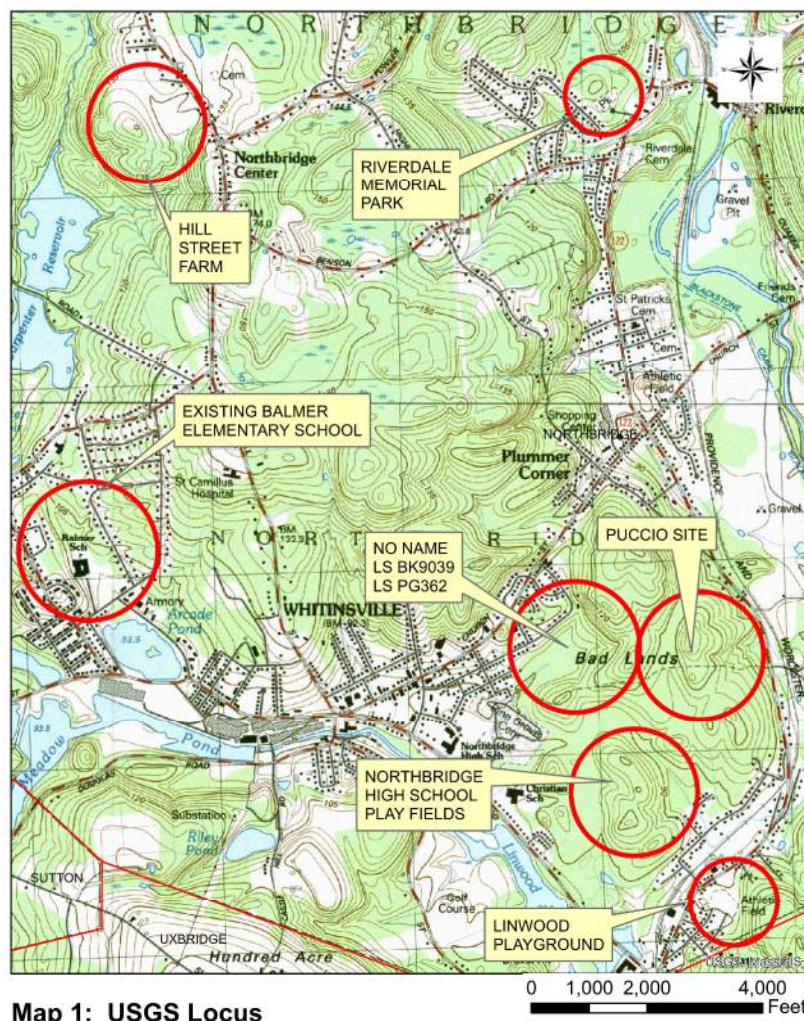
- **report out V3 results**
- **tie together visioning activities**
- **conclusions and take-aways**
- **next steps for writing the education program**

visioning





preliminary site analysis



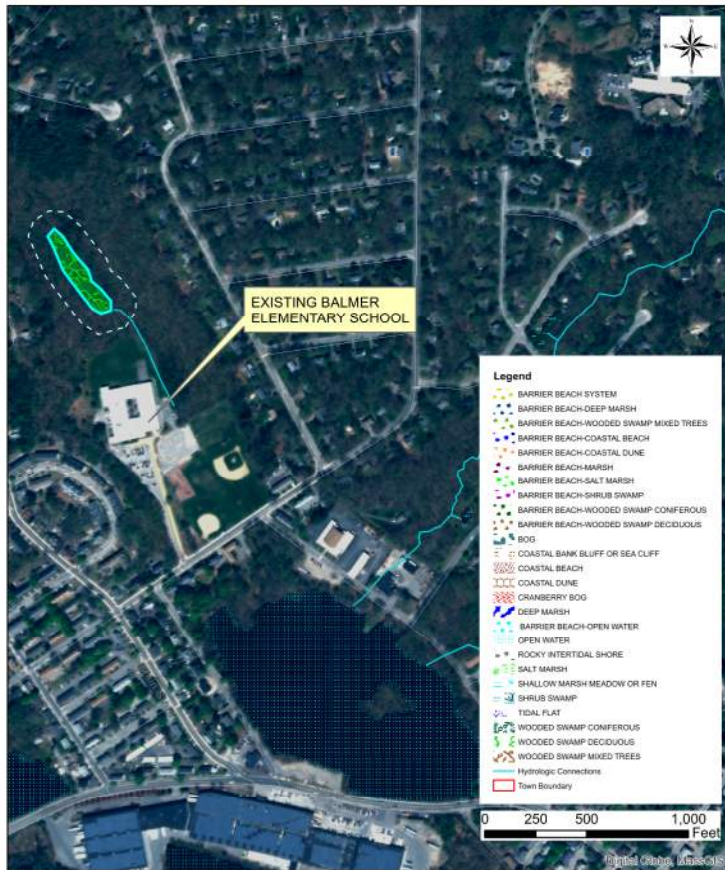
Map 1: USGS Locus
Balmer Elementary School
Northridge, MA

SITE EVALUATION CRITERIA

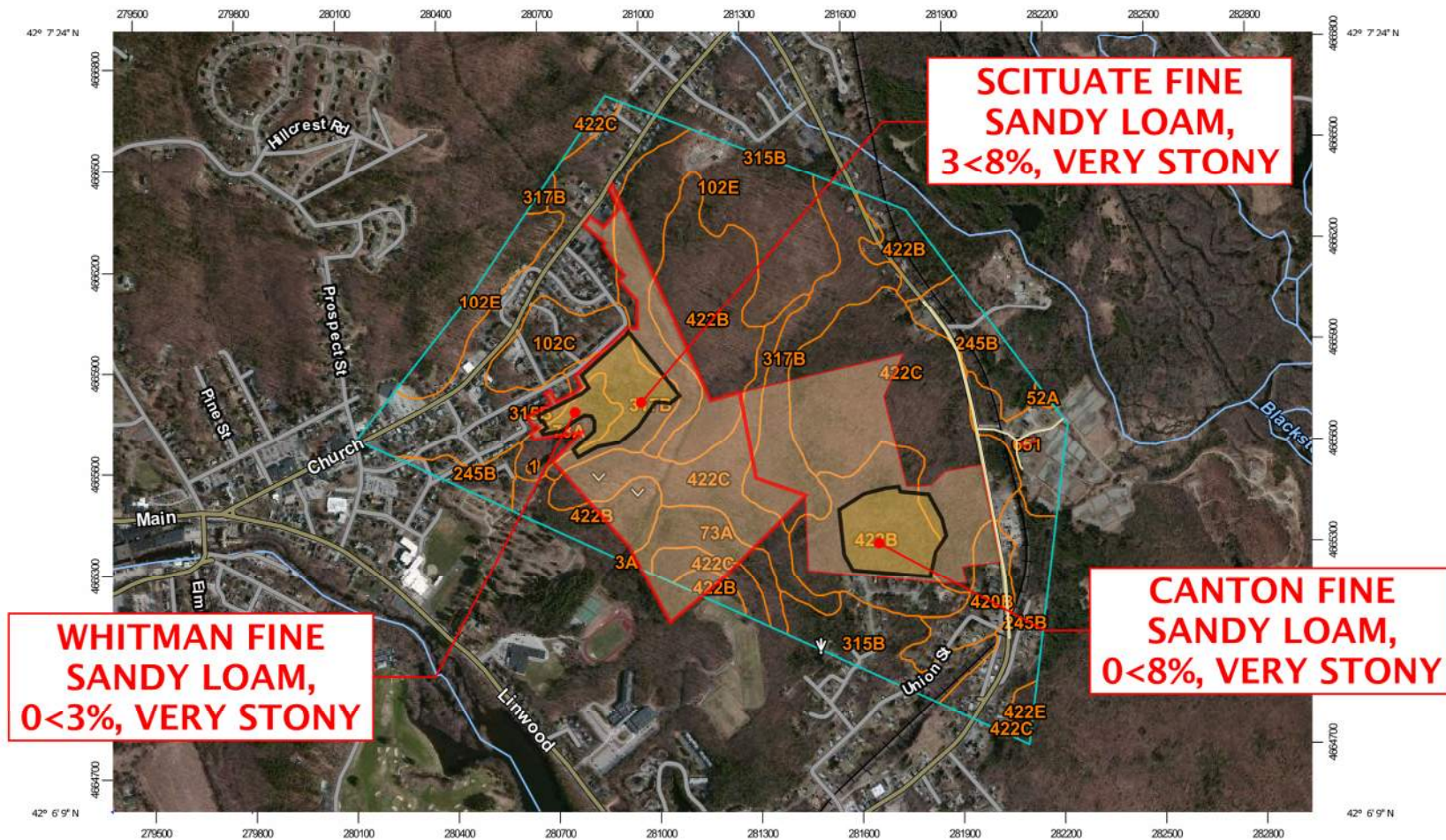
- **Buildable Area (Acres)**
- **Wetlands/ Riparian Buffers/ Flood Zones**
- **Topography**
- **Soils**
- **Parklands/ Article 97 issues**
- **Site Utilities (Water, WW, Electric)**
- **Two-Way Access**
- **Safety**
- **Location/ Bussing**
- **Land Acquisition Cost**
- **Potential “Fatal Flaws”**



TYPICAL SITE ANALYSIS MAPS



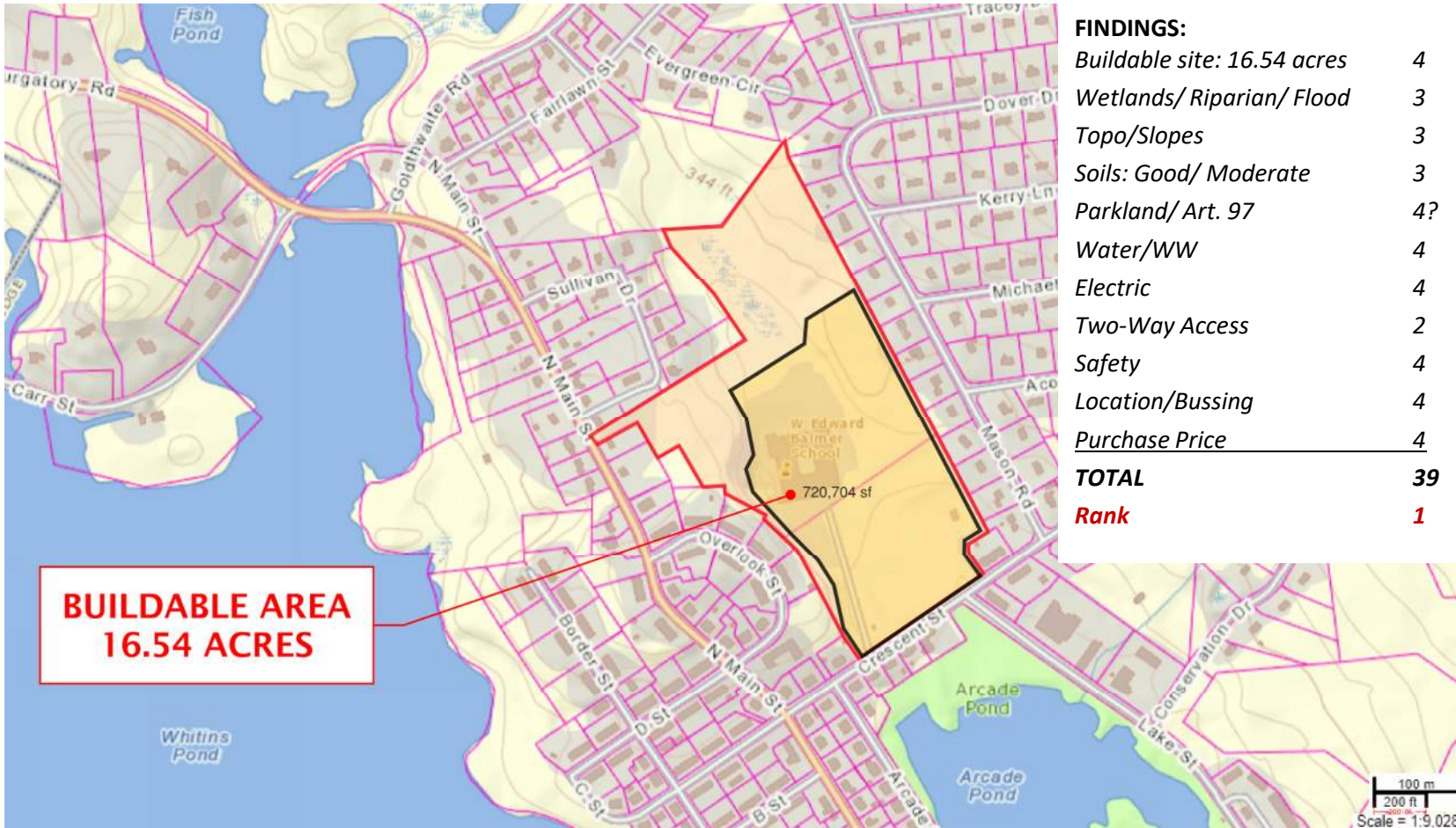
TYPICAL SITE ANALYSIS MAPS



preliminary site analysis



BALMER SCHOOL (EXISTING LOCATION)



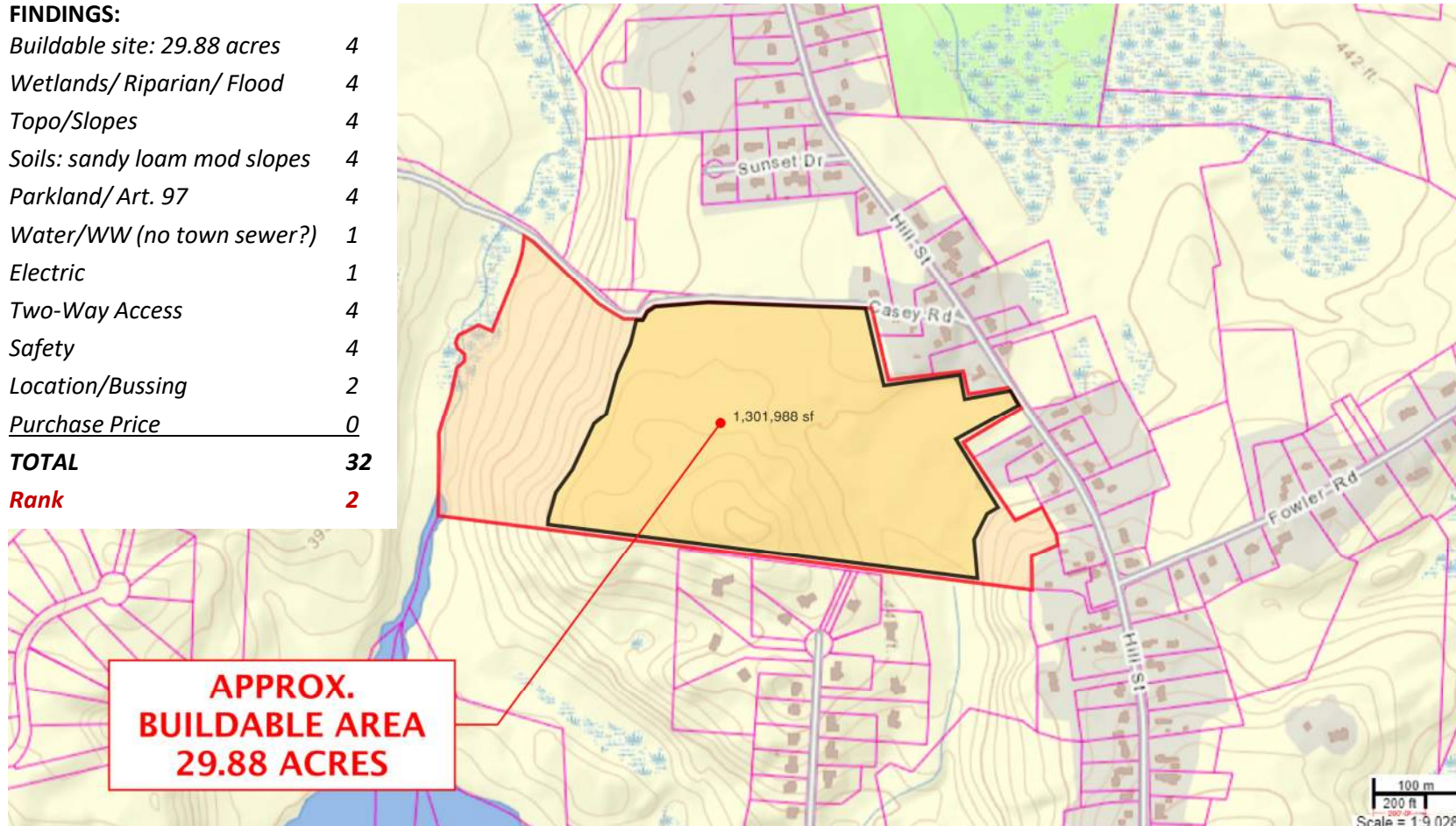
preliminary site analysis



HILL STREET FARM SITE

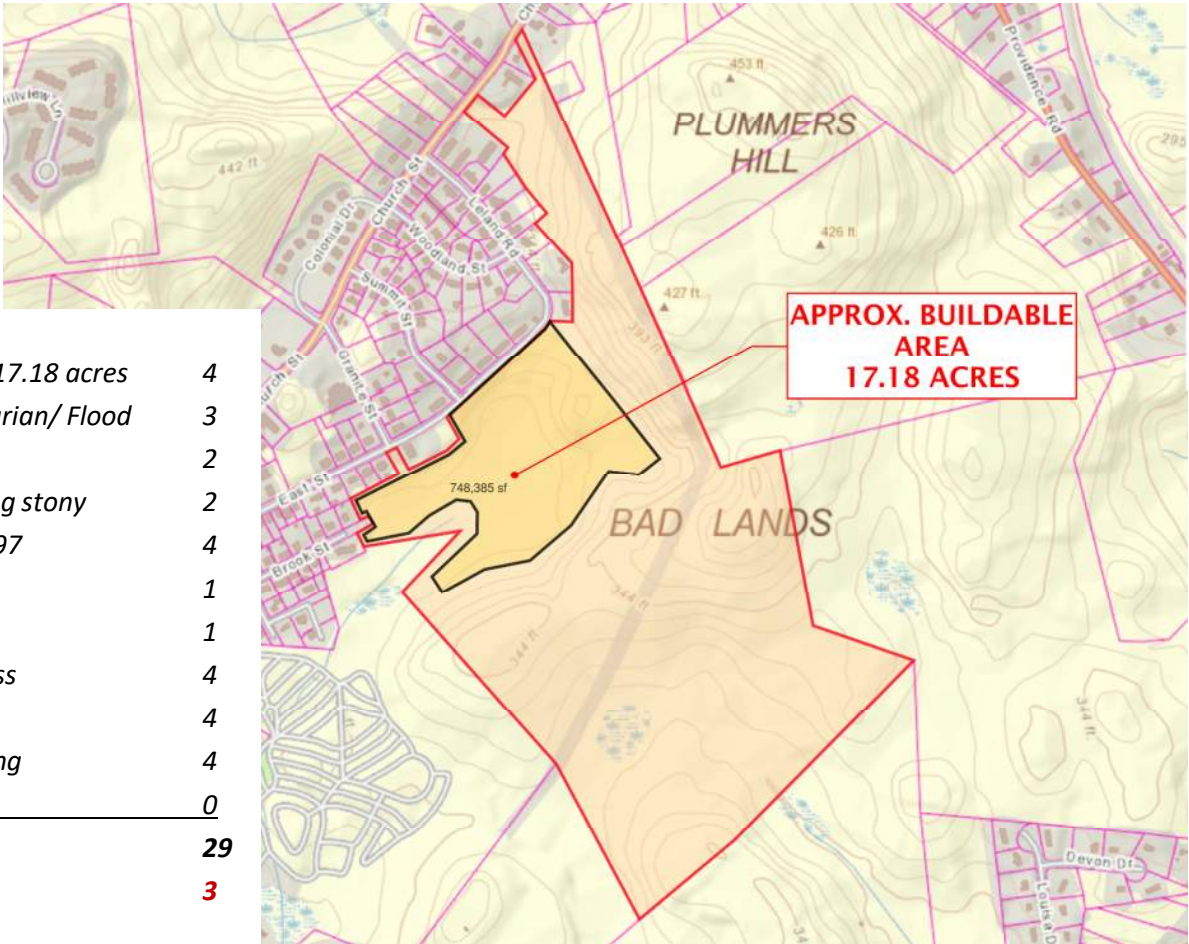
FINDINGS:

Buildable site: 29.88 acres	4
Wetlands/ Riparian/ Flood	4
Topo/Slopes	4
Soils: sandy loam mod slopes	4
Parkland/ Art. 97	4
Water/WW (no town sewer?)	1
Electric	1
Two-Way Access	4
Safety	4
Location/Bussing	2
Purchase Price	0
TOTAL	32
Rank	2

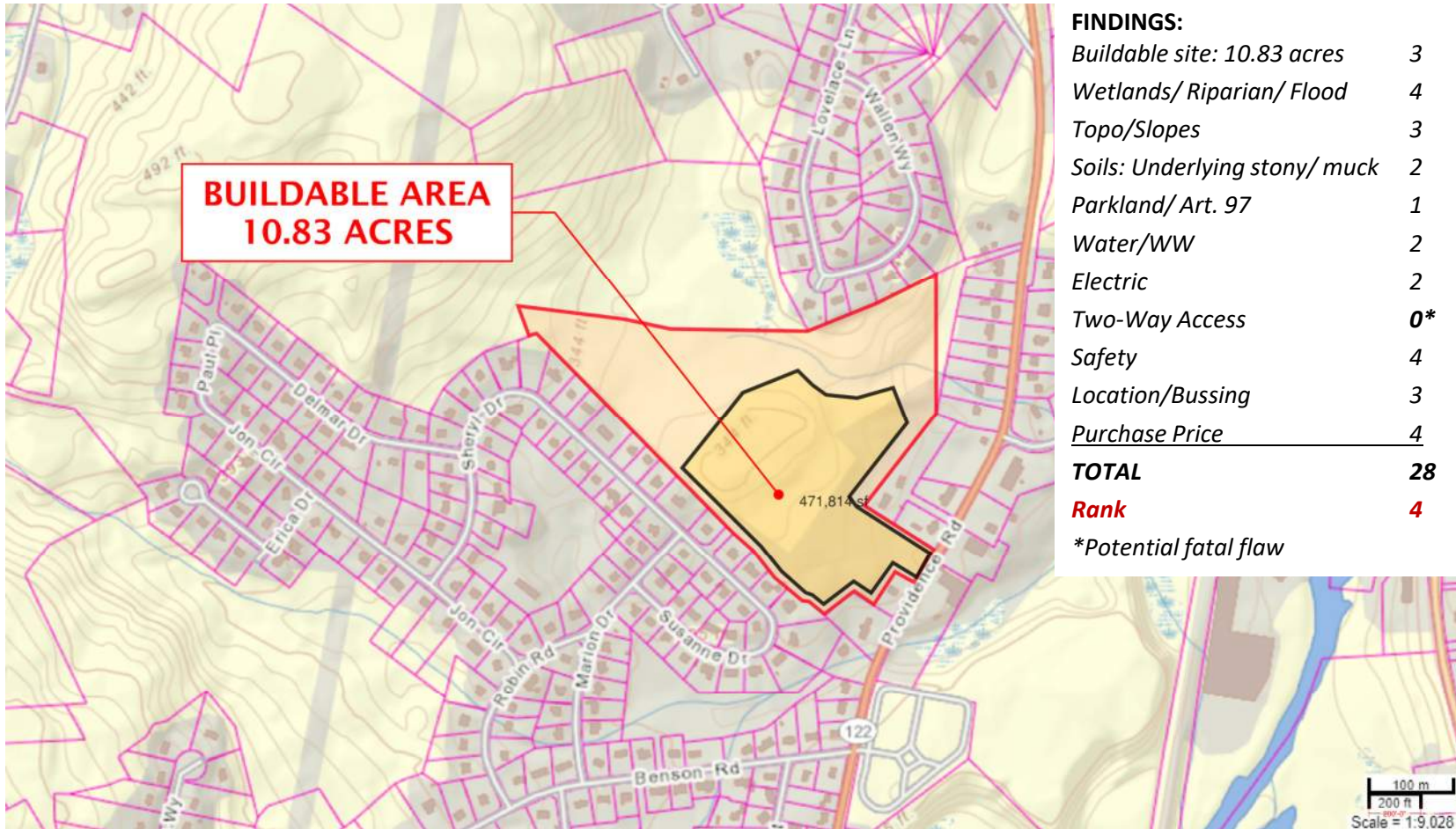


BALD HILL SITE - “BAD LANDS”

FINDINGS:		
<i>Buildable site: 17.18 acres</i>	4	
<i>Wetlands/ Riparian/ Flood</i>	3	
<i>Topo/Slopes</i>	2	
<i>Soils: Underlying stony</i>	2	
<i>Parkland/ Art. 97</i>	4	
<i>Water/WW</i>	1	
<i>Electric</i>	1	
<i>Two-Way Access</i>	4	
<i>Safety</i>	4	
<i>Location/Bussing</i>	4	
<i>Purchase Price</i>	0	
TOTAL	29	
Rank	3	



RIVERDALE MEMORIAL FIELD



FINDINGS:

Buildable site: 10.83 acres	3
Wetlands/ Riparian/ Flood	4
Topo/Slopes	3
Soils: Underlying stony/ muck	2
Parkland/ Art. 97	1
Water/WW	2
Electric	2
Two-Way Access	0*
Safety	4
Location/Bussing	3
Purchase Price	4
TOTAL	28
Rank	4

*Potential fatal flaw

preliminary site analysis



LINWOOD PLAYGROUND

FINDINGS:

Buildable site: 6.64 acres	0*
Wetlands/ Riparian/ Flood	4
Topo/Slopes	3
Soils: Suitable on flat area	4
Parkland/ Art. 97	0*
Water/WW	3
Electric	4
Two-Way Access	0*
Safety	2
Location/Bussing	4
Purchase Price	4
TOTAL	28
Rank	5
* Potential fatal flaws	

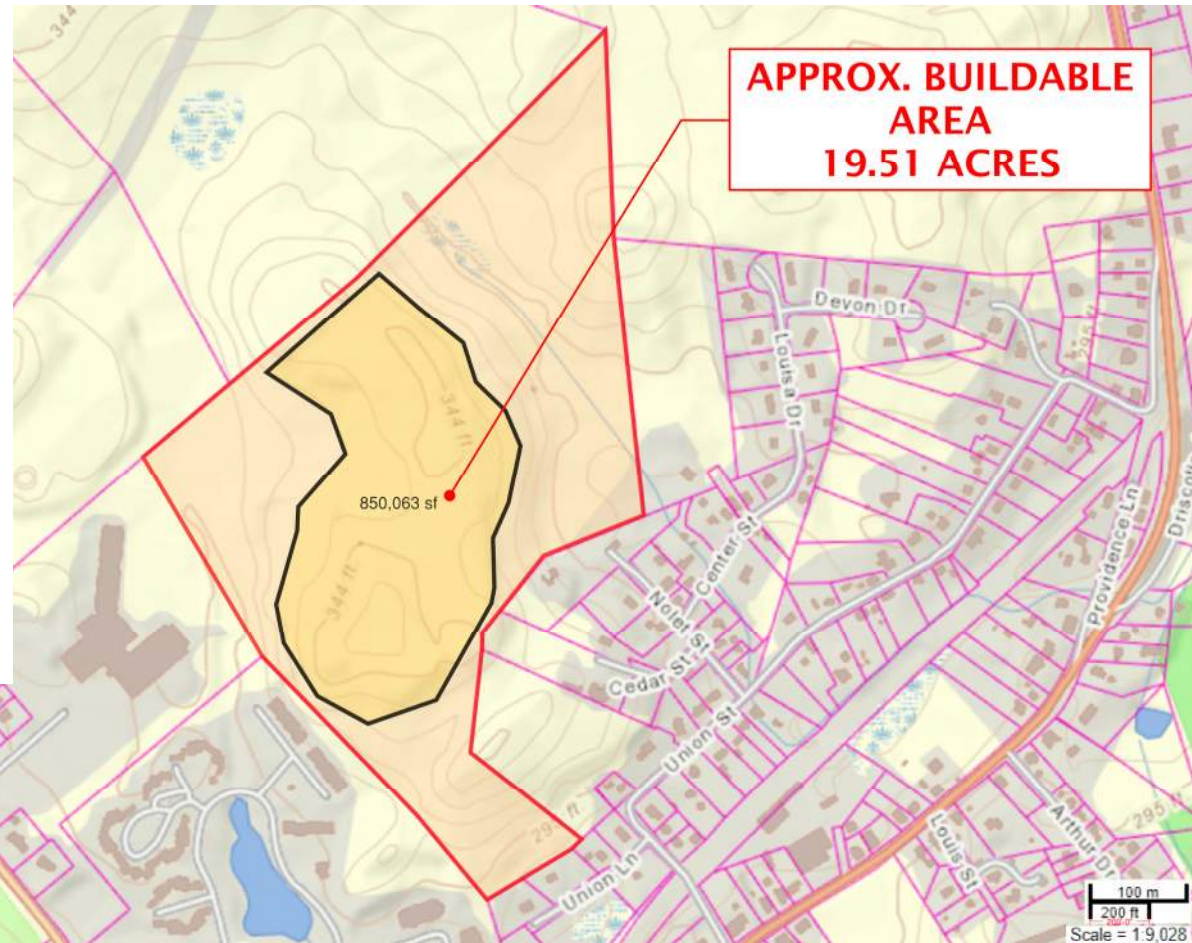


HIGH SCHOOL FIELDS

FINDINGS:

Buildable site: 16.54 acres	0*
Wetlands/ Riparian/ Flood	4
Topo/Slopes	1
Soils: Underlying stony	2
Parkland/ Art. 97	4
Water/WW	2
Electric	2
Two-Way Access	0*
Safety	4
Location/Bussing	3
Purchase Price	4
TOTAL	26
Rank	6

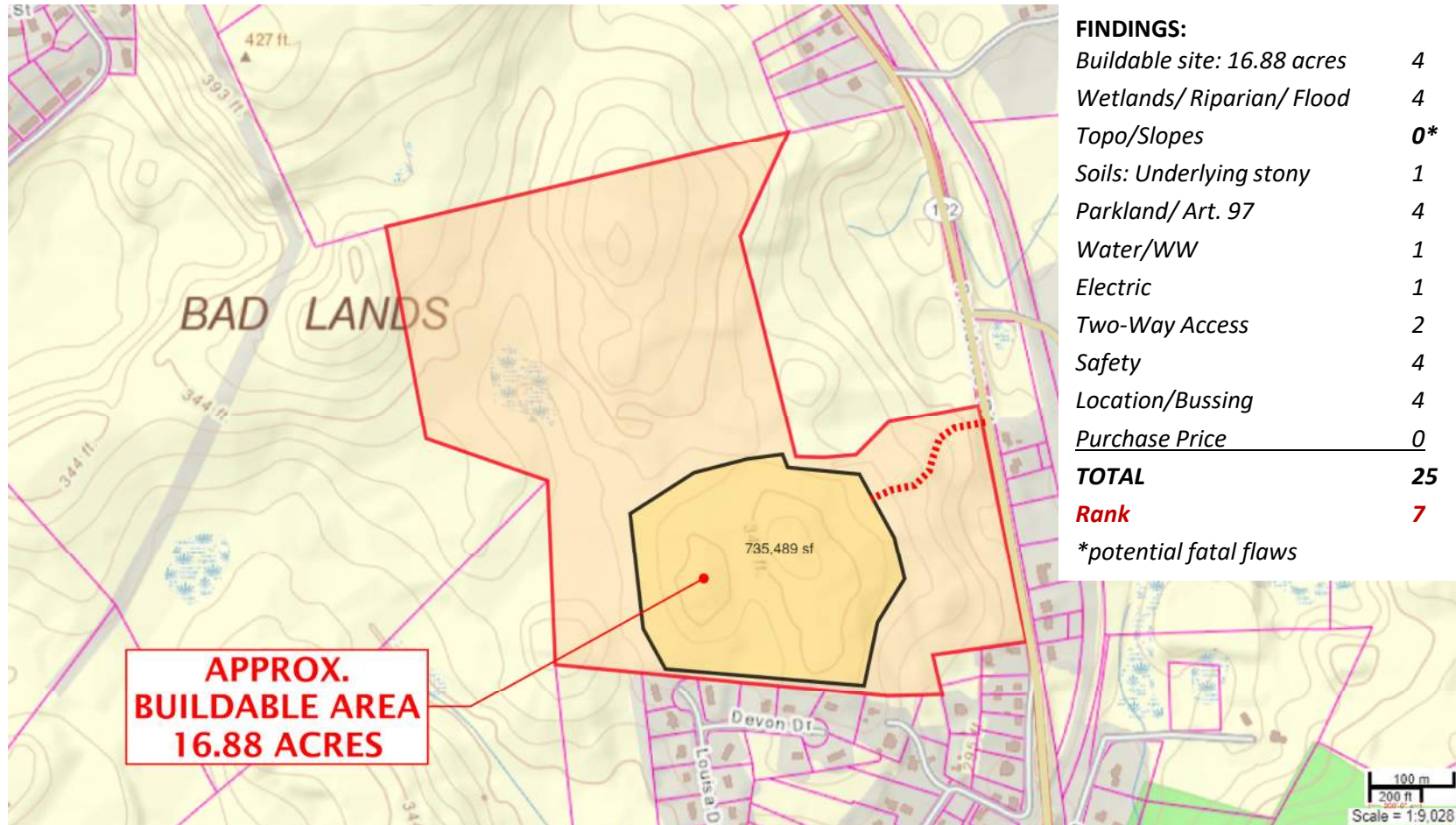
* Potential fatal flaws



preliminary site analysis



PUCCIO SITE



preliminary site analysis



PRELIMINARY SITE ANALYSIS

BALMER ELEMENTARY SCHOOL FEASIBILITY STUDY

SITE SELECTION ANALYSIS

DRAFT 1

7/24/2017

DORE & WHITTIER ARCHITECTS/ NITSCH ENGINEERING/ SMMA (OPM)

MAP	BLOCK	NAME	ADDRESS	ACREAGE	BUILDABLE ACREAGE	LOT SIZE	WETLAND/ RIPARIAN/FLOOD	TOPO/ SLOPES	SOILS	PARKLAND/ ART. 97	WATER/ SEWER	ELECTRIC	2 WAY ACCESS	SAFETY	LOCATION/ BUSSING	PURCHASE PRICE	SCORE	RANK
PUBLIC SITES																		
7	138/141	BALMER SCHOOL/VAIL FLD	21 CRESCENT STREET	29.01	16.54	4	3	3	3	4	4	4	2	4	4	4	39	1
24	205	HIGH SCHOOL FIELDS	427 LINWOOD AVE - rear portion only	56.9	19.51	0	4	1	2	4	2	2	0	4	3	4	26	6
24A	56	LINWOOD PLAYGROUND	~240 PROVIDENCE ROAD	10.4	6.64	0	4	3	4	0	3	4	0	2	4	4	28	5
21	27	RIVERDALE MEM FIELD	1661 PROVIDENCE ROAD	26.1	10.83	3	4	3	2	1	2	2	0	4	3	4	28	4

PRIVATE SITES

14	15	BALD HILL SITE "BAD LANDS"	~450 CHURCH STREET	97.3	17.18	4	3	2	2	4	1	1	4	4	4	0	29	3
24	21	PUCCIO SITE	~585 PROVIDENCE ROAD	71.95	16.88	4	4	0	1	4	1	1	2	4	4	0	25	7
11	54	HILL ST FARM	~1120 HILL STREET	41.2	29.88	4	4	4	4	4	1	1	4	4	2	0	32	2

SCORING:

4=MOST DESIRABLE

0=LEAST DESIRABLE



QUESTIONS?



DORE & WHITTIER
ARCHITECTS, INC.