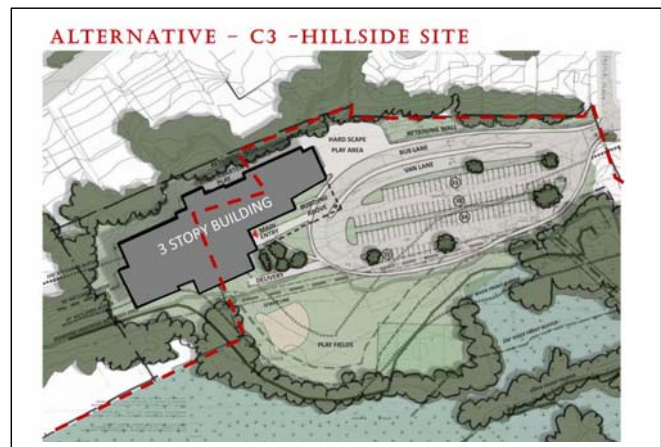
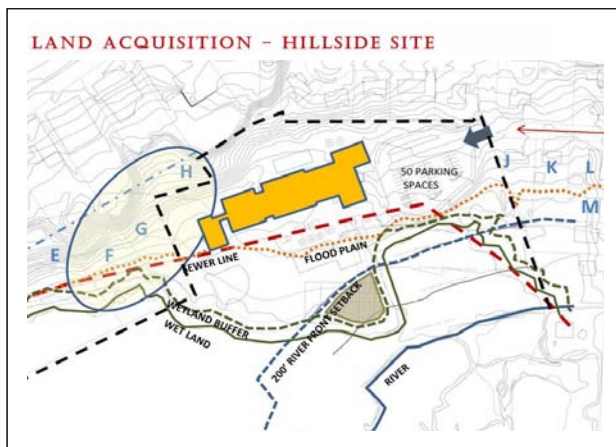


EVALUATION OF EXISTING CONDITIONS

Hillside School Site

Throughout the PSR phase the Town of Needham continued to work with the landowners of the properties adjacent to the existing Hillside School. The acquisition of a portion of three properties is vital to the success of Option C3, a new school on the existing site. The additional land area provides the necessary space to improve the on-site traffic circulation, off-site traffic congestion, a separation between the deliveries and play space, and to provide adequate outdoor play area without mitigating wetlands or flood plain area and maintaining the existing utility easement. In September, following the submission of the PDP, the District was made aware that not all three property owners were willing to sell a portion of their property to the Town. This discovery made Option 3 unachievable and no longer a viable consideration for the Town.



Central Ave Site

During the month of September, after the start of school, Nitsch Engineering conducted a traffic study to assess the existing traffic conditions at the Hillside School and to apply the information obtained to the proposed Central Avenue site (Option J3) and, if needed, to the proposed DeFazio site (Options E1a). The study included traffic counts and observations at both the Hillside School and Central Ave sites and a review of the proposed site entrance and exit location for the Central Ave site. The functionality of the queue area proposed for parent pick-up and drop-off, safety factors for both drivers and walkers and the overall impact that an elementary school would have on the existing traffic conditions on Central Ave were also evaluated. A full copy of this report, including the recommendations for improvements for the Central Ave site, is included in Appendix

X.04 of this report. Recommendations include the addition of a crosswalk, flashing pedestrian and school zone traffic lights, and reduced speed traffic signage in the school zone.

On Nov 2, 2015 a Special Town Meeting vote was passed in favor of the purchase of the Central Ave properties if the site is chosen as the preferred option for a school. Additional studies of the site were approved by the Town to assist in the final evaluation of alternatives. In addition to the traffic study noted above a full topographical and existing conditions survey was developed, additional flagging and delineation of the wetlands was completed, proposed locations for test pits and borings were identified, interviews with adjacent land owners have been conducted, a hazardous materials review of all existing building is underway, and the work required to complete a Letter of Mapping Amendment (LOMA) has been started. The LOMA includes the identification of Elevation 85, the Town accepted flood plain and the FEMA Flood Zone, as well as, compiling of historical flood data and the proposed mitigation of volumetric flood storage in areas where cut and fill is proposed at elevation 85 or less. This information is presented to FEMA with a request to accept elevation 85 as the FEMA Flood Zone. The process is expected to take three to six months to complete. Following the purchase of the property an ANR (Approval Not Required) plan will be submitted to the Town and a filing for the consolidation of properties will be completed. A copy of the Purchase and Sale Agreement for the Central Ave site is included in Appendix X-06. And an updated site plan including the proposed building location is included in Section 3.3.4 Preferred Solution of this report.

Initial historical research has been conducted for this site and all properties that will be combined to make up the proposed school parcel. Properties under consideration are not listed with the local, state or national registers for historical places. A copy of the Project Notification Form included in Appendix X-07 of this report and will be submitted to the Massachusetts Historical Commission upon approval of the Preferred Option.

DeFazio Park / High Rock School Site

During the PSR phase the Town conducted a study of the redistricting requirements for locating an elementary school on either the DeFazio Park site or at the existing High Rock School. Both of these sites are outside of the existing Hillside School catchment area and have the greatest impact on the Hillside School community. This study included a comparative analysis of the existing number of walking students at each of the elementary schools in the district and the impact on transportation if the elementary schools were located in either of these two locations.

The DeFazio Park site is located in the current Broadmeadow School catchment area and the High Rock School is in the Newman School catchment district. While each of the three schools on the

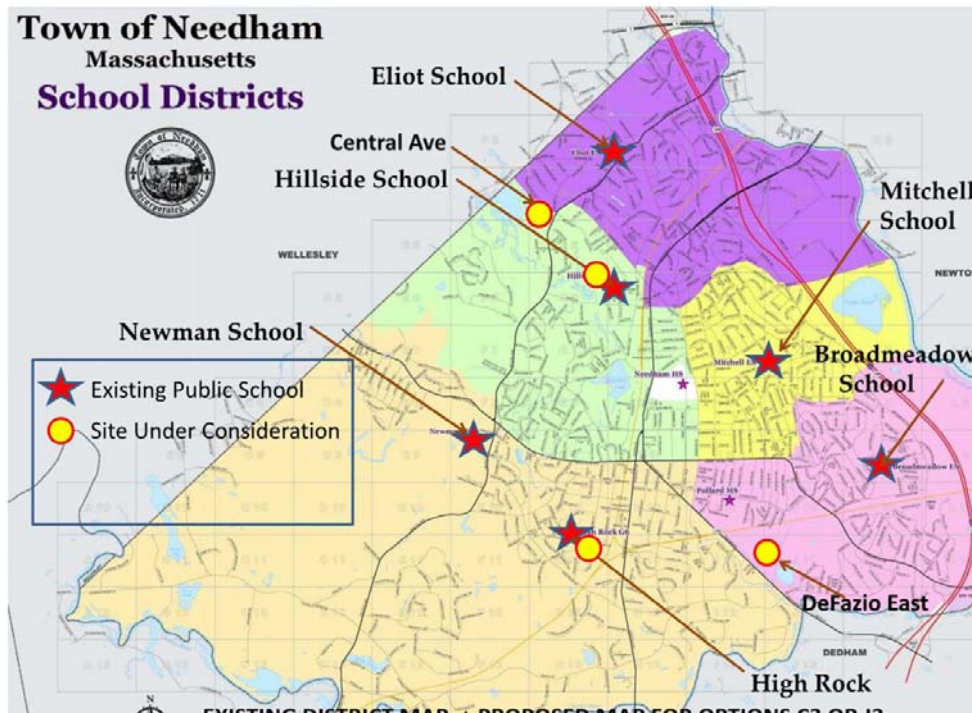
Preferred Schematic Report

HILLSIDE SCHOOL

east side of town, Broadmeadow, Mitchell, and Elliot would have little movement in the district catchment areas. The Newman School district line would be moved to include most of the existing Hillside School district. The new district for either DeFazio Park site or High Rock School would include a small area of the existing Hillside School district and the area to the east and south of the High Rock. This area is shown in blue in the Proposed Elementary School District Map on the following page. The comparative ‘walkability’ of each site is noted in the chart below. Based on the information gathered from the GIS and the 2014-2015 enrollment information the Mitchell, Broadmeadow, and Eliot Schools have the highest number of students who walk to school both currently and in the proposed re-districting. Thirty percent (30%) of the existing Hillside School students are within the walking zone of the school. This percentage would increase if the elementary school was relocated to High Rock, decrease for the Central Avenue site, and greatly decrease for an elementary school located at DeFazio Park.

SCHOOL	% OF STUDENTS WITHIN .75 MI OF SITE (designated walking zone)	% OF STUDENTS WITHIN CATCHMENT AREA THAT ATTEND
MITCHELL SCHOOL	85	85
BROADMEADOW SCHOOL	50	80
ELIOT SCHOOL	45	85
HIGH ROCK SCHOOL	40	80
<u>HILLSIDE SCHOOL</u>	<u>30</u>	<u>85</u>
NEWMAN SCHOOL	25	80
CENTRAL AVE	25	85
DEFAZIO	20	80

EXISTING ELEMENTARY SCHOOL DISTRICT MAP



PROPOSED ELEMENTARY SCHOOL RE-DISTRICT MAP

