

SCHOOL at BIALEK

PROS

- Property is near town center and is population- and geographically-centered
- Locating school in central location is consistent with goals/objectives of Town's Community Development Plan
- From a social justice perspective, the location is accessible to the population of greatest need in Ipswich
- Approximately 40% of current student elementary population lives within one mile
- Proximity to population center = walkability, shorter bus trips for children, access by families without transportation, easy access by all public safety
- Use of property for consolidated school is best scenario for achieving long-term improvements to remaining portions of Bialek Park that will continue serving general population
- Plenty of space for bus/car queue, parking, circulation
- No interrupting classes during construction
- Since improvements are needed, this is the best timing possible
- Close to center of town
- Improves current site parking
- Less grounds to maintain for Cem/Parks Dept.
- Opens Doyon site for fields and Winthrop site for Public Safety
- Sidewalk access from Central St. and Wash. St.
- Electric, gas, water and sewer utilities available
- Potential to add lights at 90' baseball diamond at Doyon (none in town)
- Seamless construction time with no impact on school operations
- Minimal impact on traffic patterns
- Improve parks and playing field configurations with amenities such as snack bars/maintenance equipment storage
- Advances improvements to Bialek if done in conjunction with school project
- Creates opportunities to develop Doyon into fields

CONS

- Political willingness – not a rational reason for location
- Requires a change of use or transfer of care, custody and control of property by town meeting
- Requires Town to address possible conflicts with nearby RR tracks
- Potential Lord Square upgrade required
- Requires re-location of 90' diamond, softball field and multi-purpose field between baseball and softball fields to Doyon that will be displaced by the school
- Impact on neighborhood
- Potential upgrade to RR signals and crossing

SCHOOL at DOYON

PROS

- No change of use - Already a School site
- Does not require a change of use or transfer of care, custody and control of property by town meeting
- Largest of 3 sites
- Improvements to athletic fields after construction
- No impact on traffic patterns
- Plenty of room for onsite space for bus/car queue, parking, circulation
- Plenty of open space / better location for education opportunities – example: nature classroom
- Site abuts state forest- natural education space
- No impact on neighborhood
- Additional playing fields nearby (Mile Line)
- Site driveway/access can readily accommodate vehicular traffic
- Site can accommodate all of the school's parking requirements
- Politically easily available – not a rational reason for location
- Water and electric utilities available
- Onsite septic system discharges wastewater into Bull Brook watershed

CONS

- Distance from population center – longer bus rides for students, not walkable
- Approximately 15% of current student elementary population lives within one mile
- Potential access issues for families transportation needs
- Location not consistent with community development plan
- Does not advance improvements to Bialek – delays these
- No sewer utility to site
- Lack of natural gas service is an issue that would need to be resolved
- Minor impact to school operations during construction
- Potential loss of one athletic field

SCHOOL at WINTHROP

PROS

- Property is near town center and is population- and geographically-centered
- 40% of current student elementary population lives within one mile
- Locating school in central location is consistent with goals/objectives of Town's Community Development Plan
- From a social justice perspective, the location is accessible to the population of greatest need in Ipswich
- Proximity to population center = walkability, shorter bus trips for children, access by families without transportation
- Opens Doyon site for fields
- Bus/car queue accommodated on site. Only 80 parking spaces on site
- Electric, gas, water and sewer utilities available
- Creates opportunities to develop Doyon into fields

CONS

- Site is best location for Public Safety Building
- 70 off-site parking spaces required
- Site not large enough for building. Building is a tight fit on site
- Some increase traffic on Central and Lord Square
- Major impact on neighborhood
- Construction phasing very expensive and extends construction period
- Construction period - major impacts on education and neighborhood
- Off-site food preparation during phase 1 of construction

PUBLIC SAFETY BUILDING at WINTHROP

PROS

- Central location
- Previous studies have determined that Central Street is geographical center for best response times.
- Electric, gas, water and sewer utilities available
- Creates opportunity for new Neighborhood Playground in rear of site. Playground and large areas for additional improvements, basketball court(s), skate park, etc.
- Downtown 24/7 public bathrooms
- Better downtown presence for police
- Additional downtown parking
- Low impact on neighbors

CONS

- Additional maintenance for Cemetery/Parks Dept.