

June 23, 2015

To Maynard Board of Selectmen:

The Coolidge Reuse Task Force is pleased to present our final report as charged. The Task Force met 15 times between January and June. In addition, individual members researched and wrote between meetings. With various backgrounds, experience and expertise represented on the Task Force, opinions were strongly held and discussions were lively. The Task Force actively solicited public participation by sponsoring a facilitated public forum on Saturday, February 28th. 48 residents actively participated.

A key effort which shaped our conclusions involved reviews of similar surplus property processes currently active in Newton, Fairhaven and Groton. The common theme from these was that the time to finalize a transfer of the building to another party may be surprisingly long. This is particularly true if there are divergent views of the community needs to be met through adaptive reuse of the property. The determination process should recognize the need to make short term investments to protect the value of the Coolidge School property through an indefinite period of continued municipal ownership.

In summary, the recommendations of the Task Force are as follows:

Preserve. The building should not be demolished, but rather an adaptive reuse sought. The building is serviceable and in good condition. The historic character and durable materials of the building make it appealing for adaptive reuse and of value to the community. The architecture and essence of the building should be protected either by deed restriction or by requirement in an adaptive reuse Request for Proposals.

The playground and sledding hill are of significant value to the community. In the event of third party ownership, the Task Force recommends that the lot be subdivided such that the town retains ownership and control of the Coolidge playground including some significant portion of the hill for winter sledding.

Invest to Protect Value. With continued municipal ownership likely for an indeterminate period, four (4) critical and reasonable cost steps should be taken immediately to protect and sustain the value of the building. Further deterioration jeopardizes the value to be realized. (See Report, Section 3.1.3)

Repurpose. To pursue the best overall value for the community, the Town should formulate an Adaptive Reuse Request for Proposals (RFP) that promotes redevelopment to productive use. The RFP should also advance the community's needs and interests as identified in the Parameters for an Adaptive Reuse RFP. (See Report, Section 3.1.4)

This report is the first step in finding a successful reuse of the Coolidge School property. Task Force members and other community members interested in the outcome of this building will continue to attend your meetings as you deliberate next steps. If asked, many of us would welcome the opportunity to assist in the creation and or evaluation of an adaptive reuse Request for Proposal as well.

We thank you for this opportunity to serve our community.

Sincerely,

Members of the Coolidge Reuse Task Force