

These draft findings and recommendations have been prepared for consideration by the Gerry School Re-use Committee to reflect the discussions and the results of the evaluations prepared by Harriman as the consultant to the Town. They include recommendations for both the Building Reuse and the Site Reuse.

**Land Subdivision**

1. The existing Town-owned land comprises the school, the school grounds including the adjacent park and playground, public walkways and passageways, circulation and access to private residences and the school, and parking areas.
2. The land should be subdivided and separated into areas for the 1). Public vehicular and pedestrian ways, 2). Public park and playground, and 3) The building parcel and areas needed to access, landscaping, and parking.

**Adaptive Reuse and Renovation of the Former Gerry School**

1. The Building and associated site area should be made available to entities that may adaptively reuse the building in a manner that meets the criteria recommended by this Committee.
2. This recommendation is consistent with the Town Administration's finding and recommendation that the School will not be needed and would not be a cost-effective solution to any projected municipal purpose in the foreseeable future.
3. The Committee recognizes the high cost of renovating this historic structure to meet current code and regulatory standards, while preserving key qualities of the historic building. The Committee also recognizes that the site is highly constrained, offers few opportunities for parking, and is located within a residential neighborhood. These circumstances are likely to significantly limit the range of feasible uses and viable options for the building.
4. Reuse of the School Building for residential uses appears to be the most potentially feasible use that best fits the Committee's recommended criteria.
5. However, the Town should employ a Request for Proposals process that will solicit and allow other uses to be considered if the proponents can demonstrate the ability to meet these criteria.

**Improvements to the Areas Retained by the Town**

1. The Town should plan and implement improvements to the Park and Playground. To the extent possible, funding or the provision of improvements should be linked to the disposition and redevelopment of the School Building.
2. The Town should plan and implement improvements to the vehicle and pedestrian circulation that serve the residential properties and the School Building, providing for safer circulation,

more attractive landscaping and buffers, access to abutting properties, and passage for pedestrians along the stairway that passes through the site. To the extent possible, funding or the provision of improvements should be linked to the disposition and redevelopment of the School Building.