

Annual Town Meeting 2022

Article Number: 25

*Title: Worthen Road Recreation and Education
Land Use Concept Plan*

Presentation Preparation Date: 11 February 2022

Presentation Outline

- How did we get here
- 2020-2030 Master Plan Compendium Recommendations
- Study Goals
- Article Purpose
- Tackling difficult issues
- A look at a neighboring new school
- Tasks and Skills
- Timing

How did we get here?

- Getting a high school built requires the entire community to be aware of the challenge we are undertaking to replace a beyond-its useful life facility.
- During ATM 2021, Lexington received word that we would not be invited into MSBA that round, and it was lamented at that Annual Town Meeting that we did not have funding available to undertake a site study to explore planning options.
- The Town Facilities Inventory and an LPS Master Plan Compendium were both completed by May 2021 and recommended this type of study specifically – but no further action on LHS planning has occurred publicly or been request for the next Budget.
- Town capital and recreation project requests currently lack alignment to where a future LHS could be built because there is not yet a Site Plan.
- We heard in December that no MSBA decision was going to be announced until March – so as a proactive planning action we submitted this Citizen’s Article to ensure funding could be allocated to initiate requested planning as called for by the LPS Committee recommendation
- We realize that there is much we don’t yet know as a community about the work to come...

Multiple recommendations in the Lexington Public School 2020-2030 Master Plan Compendium call for “organizing information” regarding this “District”

Two Key Findings directly connect to the need for a study focusing on the site (p5)

[The LPS] Master Planning Advisory Committee adopted the following recommendations:

1. Lexington High School is the most critical priority in terms of LPS building projects until 2030; and...
3. In anticipation of new information and acknowledgment of evolving conditions, LPS should strive for a ***flexible master planning process that includes ongoing review of key reports and other information relevant to capital planning decisions with decision makers.***

Recommendations for a New or Renovated High School (p26)

The Advisory Committee planning exercises combined with reviews of student enrollment data resulted in adoption of 2 recommendations:

- “1. To fully replace the existing Lexington High School facilities; or
2. To expand and renovate the existing high school buildings.

And to support execution of these recommendations...

The Lexington Public Schools Master Planning Compendium specifically calls for a Town-financed study separate from MSBA

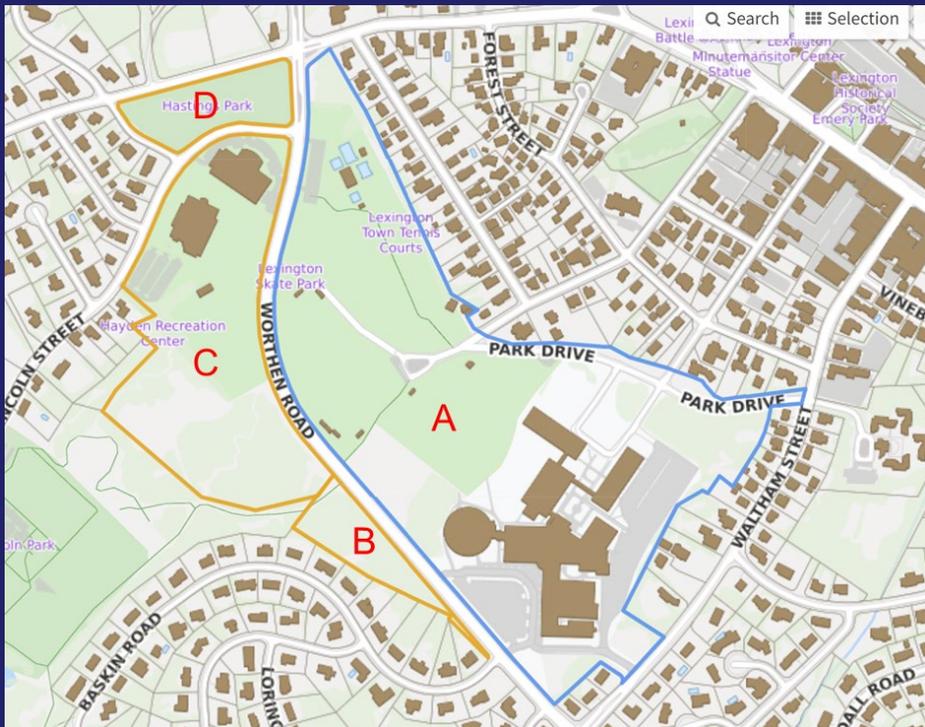
On Page 29 of the LPS Master Plan Compendium, the Advisory Committee recommends specifically that the Town fund a study outside the MSBA process to analyze the siting challenges of the Worthen Road area

*“The Advisory Committee also recommends the exploration of a **Town-financed study to address outstanding community questions, such as questions related to the design of a building using high quality building standards and the land suitability for a new or renovated high school given the current site’s wetlands.** It is important to note that this study or undertaking is not to be confused with the feasibility study that is part of the MSBA’s process. The purpose of the Town-funded study is to answer specific issues raised by various Town committees related to the construction of permanent buildings.”*

MASTER PLANNING ADVISORY COMMITTEE MEMBERS
Daniel Abramson, Architectural Historian
Sandra Beebe, Capital Expenditures Committee
Kathryn Colburn, School Committee
David Coelho, Assistant Superintendent for Finance and Operations
Sara Cuthbertson, School Committee
Michael Cronin, Director of Public Facilities
Donna DiNisco, DiNisco Design
Julie Hackett, Superintendent of Schools
Charles Hornig, Planning Board Representative
Maureen Kavanaugh, Director of Planning and Assessments
Kathleen Lenihan, School Committee
Avon Lewis, Lexington Education Association
Alan Levine, Appropriation Committee
Marina Levit, LPS Parent
Joe Pato, Select Board
Richard Perry, Lexington Housing Authority
Mark Sandeen, Select Board
Dan Voss, Sustainable Lexington
NEWLY APPOINTED MEMBERS
Carissa Black, LPS Parent and Lexington SEPAC and LexSEPTA Co-Chair
Michael Schanbacher, Architect and Planning Board Representative

The Goal of this Proposed Study is to look at the land in District and identify the best land use

Ltr	Property	Acres
A	High School Property	56.5
B	Orphan Land	3
C	Josiah Willard Hayden Rec Center	28
D	Hastings Park	3.8



“Plan for what is difficult while it is easy; do what is great while it is small.” – Sun Tzu

- As excerpted from Superintendent's Foreword of the LPS Compendium, May 2021

These areas (A-D) are called out here to give a sense of the scale of the area, not where a future LHS would go. The study would explore the perspective land uses and impacts to help scope the scale of the construction planning work while maintaining current use and adding future capacity for these illustrative uses.

- Recreation
- Education
- Community
- Interim Construction

Article 25 (2022) is not the MSBA “feasibility study” but is meant to ensure the Town has the needed planning resources

ARTICLE 25

- APPROPRIATE FOR WORTHEN ROAD RECREATION AND EDUCATION DISTRICT LAND USE CONCEPT PLAN (Citizen Petition)
- To see if the Town of Lexington (“Town”) will raise and appropriate a sum of money to be expended under the direction of the Town Department of Public Facilities and Permanent Building Committee for a Land Use Concept Plan (“Plan”) for the Worthen Road Recreation and Education District and any costs incidental thereto: and determine whether the money will be provided by the tax levy, by transfer from available funds, by borrowing or by any combination of these methods; or act in any other manner in relation thereto. The Plan will address planning considerations such as appropriate land uses, vehicular and pedestrian circulation, parking, ecological impact, active and passive recreation, public events programming, adjacent residential neighborhoods, and the future of LHS, among others that will contribute to land use in the District. (Inserted by Jon Himmel and 9 or more registered voters) FUNDS REQUESTED: \$175,000

Article 25 (2022) was modeled after Article 24 (2021) to assist Lexington in our planning efforts proactively

Article 24 from ATM 2021

APPROPRIATE FOR LEXINGTON HIGH SCHOOL FEASIBILITY STUDY - NO VOTE HELD

To see if the Town will vote to appropriate a sum of money to be expended under the direction of the Permanent Building Committee, for the costs of a feasibility study relating to the Lexington High School located at 251 Waltham St, Lexington, MA 02421, for which feasibility study the Town may be eligible for a grant from the Massachusetts School Building Authority (“MSBA”). The MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any costs the Town incurs in connection with the feasibility study in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town, and to determine whether the money shall be provided by the tax levy, by transfer from available funds, by borrowing, or by any combination of these methods; or act in any other manner in relation thereto. or act in any other manner in relation thereto. (Inserted by the Select Board at the request of the School Committee) FUNDS REQUESTED: \$1,825,000 DESCRIPTION: In spring of 2021, the Massachusetts School Building Authority is expected to vote on Lexington’s application to accept the Lexington High School into the MSBA reimbursement program. If the Town’s application is approved at that time, this article would fund the first phase of the process, conducting a feasibility study...

Article Purpose

- This Article seeks funding for a Land Use Concept Plan (“Plan”) for the Worthen Road Recreation and Education "District"
- The Study will provide a framework for making current & future decisions
- The purpose of the Plan would be to determine the:
 - optimal post construction potential and
 - the construction phase scope, schedule, cost, and logistical challenges associated with achieving that potential.

The study will tackle a range of difficult questions that help set the framework for future decision making...

- Land suitability
- Short- & long-range planning of capital investments in the District
- Preserving a modicum of “the high school experience” during this time
- Neighborhood impacts during construction
- Balancing Community recreational and LHS sport uses during construction
- Identifying schedule and timing of construction
- Parking for students, staff, and construction workers
- Logistics of daily school and construction deliveries and materials laydown
- Protection of adjacent conservation and wetlands
- Article 97: recreation / education land swap

Consider a neighboring town example by extrapolating the Belmont experience

New Belmont High School

GSF: 470,000

2215 Students (7-12)

**Designed assumption*

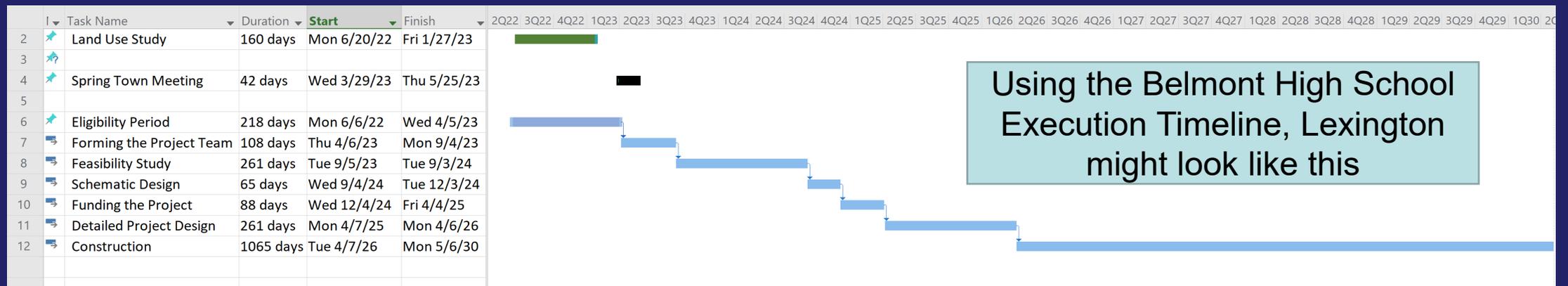
New Lexington High School

GSF: TBD

2273 students (9-12) current

2508 (+/-70 students est. '25-'26)

**Table 4:p19 LPS Master Plan)*



Annual Town Meeting 2022

Recommended Scope of Consultant Work to support Working Group Effort

- Create comparative site options that show build out options for significant site features and building(s).
 - The plans need to show what is there now, final buildout concepts, and interim construction conditions.
- Analyze plans for cost, schedule, logistics, and cost benefit within the context of community, educational, and recreational needs as formulated by the Working Group.

Skill set for recommended Consultant Services

- The skill set needed to achieve the scope on the prior slide requires Planners, Conceptual Cost Estimators, Conceptual Schedulers, and a Preconstruction logistics specialist.
- We think these services would enhance and complement the work of the “Town Manager’s Working Group on the Center Recreation Area/High School Property”

Illustrative Draft Task List with Level of Effort for the Town Manager's Working Group and Consultant

Involvement/Level of Effort		Town Manager's Working Group on the Center Recreation Area/High School Property															
Task Number	Task	Office of the Town Manager	Select Board	Office of the Superintendent	School Board	Recreation Department	Recreation Committee	DPW	Conservation	Town Council	DPF	PBC	Consultant Team	Hayden			
1	Collection and convey salient Data	3	3	3	3	3	3	3	3		3						
2	Data Analysis												5				
3	Clearly defined study area												5				
4	Finalize Evaluation criteria	2	2	2	2	2	2	2	2		3	3	5				
5	Tabulation of public recreation goals, plans and scheduled projects												5				
6	Determination of encumbrances on developable land									5			5				
7	Create 4-6 land use plan concepts addressing recreation, education, pedestrian, vehicular requirements and goals.												5				
8	Assess the pro's/con's and strengths/weaknesses of each land use concept.												5				
9	Present options with evaluation criteria to the Town Manager's Working Group	3	2	2	2	2	2	2	2		3	3	5				
10	Incorporate feedback from Town Manager's Working Group on the Center Recreation Area/High School Property												5				
11	Final Presentation of options and evaluation to joint session of Select Board and School Board.												5				
12	Article 97 work based on direction from Select Board, School Board, Town Manager, and the Superintendent.									5							

The goals of this Article is based on the best information available to us in December and...

While the situation remains fluid, our Article is intended to support our Town leaders by offering us all the opportunity to fund essential work now.

Some Dates to Remember:

1. March 2021: Lexington not invited into the MSBA. Recommendation to focus on completion of the LPS Master Plan.
2. May 2021: LPS 2020-2030 Master Plan Completed calling for “a site study”
3. December 2021: The MSBA delayed their notification to March 2022.
4. Late December 2021: Drafted this Article to proactively fund the requested study and ensure resources were available to Town staff. After submission of the Article, we heard about the creation of a “Working Group” and its Article 97 focus.
5. January 11, 2022: “Town Manager’s Working Group on the Center Recreation Area/High School Property” met
6. February 9, 2022: Prior to drafting this presentation, Superintendent Hackett informed the community via email that Lexington received a long-awaited call from the MSBA and to stand by for formal notification.
7. *Currently Pending*: Town Meeting appropriating resources to support a land use study recommended in the LPS Master Plan that would assist Town leadership and the “Town Manager’s Working Group.” Hopefully, if approved, this Article will have sufficient latitude to immediately fund and support vital work deemed advantageous by the Working Group.

Thank you!