

Lexington High School Alternatives Analysis

Introduction

The Town of Lexington is pursuing a new Lexington High School to meet the community's long-term educational and civic needs. The preferred site lies within the Center Recreation Complex, which includes land that was originally acquired for park and playground purposes in 1915. In 1961 the Massachusetts Legislature authorized the Town of Lexington to use the same land for school, playground or recreational purposes. See Chapter 114 of the Acts of 1961, *An Act Authorizing the Town of Lexington to Use Certain Park and Playground Land for School or Playground or Recreational Purposes*.

Because the original deed appeared to protect part of the Project site under Article 97 of the Massachusetts Constitution (although that restriction appears to have been removed in 1961), the Project provides the following alternatives analysis to illustrate compliance with Article 97 to the extent the recreational land is protected thereunder.

The School Building Committee (SBC) has evaluated alternatives and determined that no feasible or substantially equivalent site exists that would avoid building on land used for recreational purposes. To ensure no net loss of recreational land, the Project proposes to build on approximately 8.0 acres of existing recreational land while creating 8.0 new acres of recreational land on the property after demolition of the existing school building. This ensures no net loss of recreational land.

This document summarizes the history of Article 97 determinations for the site, how the Project satisfies the letter of Article 97 through the 1961 legislation, as well as the process being currently undertaken, and the alternatives analysis conducted to confirm that no feasible off-site options exist.

Article 97 Analysis

The Town of Lexington established a Center Recreation and High School Working Group around 2018 in anticipation of a high school project to research and confirm what or if portions of the site were potentially restricted by Article 97, either as noted in the deed, by use, or by other designation. The Working Group consisted of representatives from the District, Recreation Committee, Conservation, Department of Public Works, Department of Public Facilities, and Town Counsel. The findings were that approximately 36.8 acres of the existing high school parcel were protected under Article 97, whereas 21 acres are not subject to such protection.

In August 2025, the Town learned of a legislative action that released the subject land in 1961: the Massachusetts legislature enacted a special act authorizing Lexington to use certain land "for school, playground, or recreational purposes." St. 1961, c. 114. The special legislation was not recorded in the registry of deeds, nor catalogued in Town archives affiliated with the school property. To continue the transparent process which the town has undertaken since 2018 and to stay consistent with earlier commitments to pursue the legislation authorizing the project, the Town chose to continue with the *Public Land Preservation Act* requirements.

Article 97 Legislation would have been required for the Project if land designated for recreational use would be used for the new school building. Here, while the Project site is not legally dedicated to Article 97 purposes, part of the Site is currently used for recreation. The Project proposes to swap 8.0 acres on the site – build on 8 acres currently used for recreation, and recreate those recreational fields and facilities on

a different 8 acres – to ensure there is no net loss of recreational land. The balance of recreational land will not be changed by the Project. The existing area of land that is to be built on consists primarily of playfields. The land that will compensate for the construction will consist primarily of new play fields. All of the newly created recreational land will remain within the project boundary.

The project team has been engaged with the Executive Office of Energy and Environmental Affairs to introduce the Project and review the applicability of the Public Lands Preservation Act (PLPA). In addition, the project team has been engaged at the state and local levels to gain support. The project team has held several meetings with state representatives and engaged with stakeholders at the town level, specifically with Recreation Committee and users of the athletic fields to ensure a smooth legislative process if one is necessary. We are pleased to submit this alternatives analysis to demonstrate the Project’s compliance with the PLPA to maximum extent practicable, and to support the Town’s pursuit of no net loss of recreational land.

Conditions for Land Disposition Exceptions

The following summarizes how the six (6) *Conditions for Disposition Exceptions* in the EOEA Article 97 Land Disposition Policy are met:

Alternatives

Exhaustive efforts were undertaken by the project team to explore alternatives while striving to maintain the goals of the District’s educational program. Not only was research performed on the existing site to confirm existing land use and potential restrictions, but a survey of off-site parcels for a potential high school project was completed. The Town compiled an exhaustive list of town-owned vacant parcels that were considered but ultimately deemed inadequate due land area, frontage, the presence of natural resources, or use restrictions for a project. These alternatives are discussed in more detail, below. The Center Recreation site has become the only viable site for the Project.

Site selection became an exercise of siting the building on the Center Recreation site. Two distinct areas became clear- the first, to build within the same footprint as the current school which would allow the existing fields to be maintained in their current configuration, and the second to build on the fields would allow for the school operation to be maintained during construction. There was a strong desire from the Proponent to maintain school operations for the duration of construction to avoid impacts to education, off-site swing space, and circulation logistics. The new construction options had varying impacts to the existing recreational land; however, the Town also weighed the options against other Project goals. The building was the primary driver, and the current design optimized the footprint to limit disturbance to the recreational land. The building has been sited strategically to minimize the impact.

Significant Resources

The Proponent assessed whether the land proposed for disposal contains any significant resources, using the Article 97 Natural Resource Site Evaluation Tool. The disposition of park land at the Site will not threaten or destroy any unique or significant resource as confirmed using the Tool previously mentioned. Most of the land that will be transferred to School Committee custody for building use consists of athletic fields that will be rebuilt on the site of the existing school.

Equal Compensation of Real Estate

The loss of recreational land on the site will be accounted for by the creation of an equal area of recreational land on the same property. The newly built recreational facilities will have 0.8 acres more of play field area than the current recreational field layout. The facilities being built as part of the project are

as equivalent for recreation purposes to those that will be impacted by the new building. The Town has performed an appraisal to confirm the equivalency of the impacted areas.

Minimum Acreage

The amount of recreational land impacted by the proposed project is as limited as possible while maintaining the area necessary to meet the programmatic goals of the School. A significant area of existing recreational land will be maintained with its current use as part of the Project, roughly 28.8 of the total 36.8 acres. This was accomplished by limiting the footprint of development and maintaining areas of vehicular circulation and parking used by the School and community. The limit of impacted recreational land was also based on the play field layout as to ensure recreated fields remain contiguous.

Purpose and Mission

The proposed impact to existing recreational land is occurring for a worthy public purpose – to replace the undersized and failing existing school with a new state-of-the-art High School for the Town of Lexington. As such, the School will serve as an invaluable community resource for the next 75 years that extends well beyond the students that it will house each year. The new school and proposed site configuration aim to enhance the use and quality of the recreational facilities on campus. Also, the proposed Project will provide an additional 0.8 acres of athletic fields, which is much needed within the Town.

Donor Intent

All of the parcels being utilized for the Project were acquired or taken by the Town for either school or public park and playground purposes, or later dedicated by the Town (with the approval of the Legislature) for school, playground, and recreational purposes. The Project will continue meet those purposes by replicating public recreation fields in the immediately adjacent parcels in the same High School campus on which they exist today.

Alternatives Analysis

Overview of Alternative Sites

The Town compiled an exhaustive list of town-owned vacant parcels that were considered for a new high school. See Appendix A for a list of parcels and town map. The required land area for a project of this size is approximately 18 acres, so of the 299 parcels initially listed, many were eliminated based on size alone. In addition to reviewing individual parcels greater than 18-acres, GIS mapping was used to identify other possible sites made up of smaller, contiguous town-owned parcels. The map conservatively highlights all town-owned vacant parcels that are over 6.0 acres in size.

Fifteen sites were investigated further and were eliminated from consideration for various reasons including land area, frontage, natural resources, or use restrictions, see table below. Site constraint plans of each site are included in Appendix A. The 15 sites are also identified by number on the included town map.

Site	Address/Location	Land Area	Current Use	Use Restrictions	Access/Frontage	Natural Resources
1	Cedar St (2 parcels)	97.4 acres	Pine Meadows Golf Course	Conservation Land (Article 97)	Limited access via residential neighborhood	Some – Wetlands and Flood Hazard Zone A
	Other considerations: Site abuts I-95; One access road into and out of the site, through residential area					
2	Hartwell Ave (4 parcels)	118.2 acres	Composting Center	Conservation Land (Article 97)	Limited access through easement and wetlands	Significant – Wetlands and Flood Hazard Zone AE
	Other considerations: Power line easement bisects site and blocks frontage; Site abuts I-95; Noncentral location					
3	Dunback Meadow (8+ parcels)	100+ acres	Trails and Nature Preserve	Conservation Land (Article 97)	Limited access/frontage off Marrett Rd, Allen St	Significant – Wetlands and Flood Hazard Zone A
	Other considerations: Irregular site shape limits access points					
4	Laconia St (2 parcels)	12.5 acres	Trails	N/A	Limited access via footpath on Laconia St	None
	Other considerations: Privately owned parcels within town owned parcels; Site area is less than required area for full program; Noncentral location					
5	North St (2 parcels)	24.3 acres	North Street Pitts	Conservation Land (Article 97)	Frontage along North St, Adams St, Lowell St	Significant – Wetlands, Zone AE, and Regulatory Floodway
	Other considerations: Noncentral location in town					
6	Adams St (3 parcels)	25.1 acres	Chiesa Farm / Chelsea Meadow Park	Conservation Land (Article 97)	Limited access/frontage off Adams St	Minimal – Wetlands only
	Other considerations: Narrow site shape limits buildable area					

Site	Address/Location	Land Area	Current Use	Use Restrictions	Access/Frontage	Natural Resources
7	Burlington St (3 parcels)	28.2 acres	Willard's Woods	Conservation Land (Article 97)	Limited through residential roads (Redcoat Ln, Hawthorne Rd, Hathaway Rd)	Significant – Wetlands and Flood Hazard Zone A
	Other considerations: Access from residential areas only; Hathaway Rd and Hawthorne Rd access points blocked by wetlands; Noncentral location					
8	Massachusetts Ave (2 parcels)	13.0 acres	Park	N/A	Frontage along Massachusetts Ave	Some – Wetlands only
	Other considerations: Within local Historic District; Site area is less than required area for full program; Narrow site shape limits buildable area					
9	Lower Vine Brook (12 parcels)	100+ acres	Lower Vine Brook Nature Preserve	Conservation Land (Article 97)	Limited frontage from various residential roads	Significant – Wetlands and Flood Hazard Zone AE
	Other considerations: Irregular site shape limits access points; Grant St frontage blocked by Vine Brook (Category 5 Water) and Regulatory Floodway					
10	Hayden Woods (7 parcels)	70+ acres	Trails and Nature Preserve	Conservation Land (Article 97)	Frontage along Hayden Ave, Waltham St	Significant – Wetlands only
	Other considerations: Irregular site shape limits access points; frontage primarily blocked by wetlands					
11	Whipple Hill	120+ acres	Trails and Nature Preserve	Conservation Land (Article 97)	Limited frontage from Summer St, residential roads	Some – Wetlands Only
	Other considerations: Noncentral location					
12	Simonds Brook	70+ acres	Trails and Nature Preserve	Conservation Land (Article 97)	Limited frontage from Grove St	Significant – Wetlands and Flood Hazard Zone A
	Other considerations: Power line easement bisects site and blocks frontage; Noncentral location					

Site	Address/Location	Land Area	Current Use	Use Restrictions	Access/Frontage	Natural Resources
13	Upper Vine Brook	50+ acres	Trails and Nature Preserve	Conservation Land (Article 97)	Frontage along Marrett Rd	Significant – Wetlands and Flood Hazard Zone A
	Other considerations: None					
14	Maple St (1 Parcel)	27.3 acres	Vacant	N/A	No frontage	Significant – Wetlands only
	Other considerations: No frontage to parcel; Only access through Harrington Elementary Site					
15	Lincoln Park (3 Parcels)	42.9 acres	Athletic Facilities	Recreational Land (Article 97)	Frontage along Lincoln St, Worthen Rd	Some – Wetlands and Flood Hazard Zone A
	Other considerations: Athletic facilities actively used by community and organizations within the Town					

Alternative Construction Options

Based on the lack of a viable alternative site for the project, site selection became an exercise of locating the building on the existing property. MSBA requires four options be studied: (1) code upgrade; (2) renovation-only; (3) renovation and addition; and (4) new construction options. Several alternatives were developed following the completion of the Educational Program. At the height of study, a total of 19 options were being considered: 1 code upgrade, 3 addition and renovation, 13 new construction, and 2 new multi-phase construction options, see below. The code upgrade and renovation-only options were dismissed early on for their inability to achieve any of the project goals.

A. Code Upgrade				
Alternative	A.1	B.1	B.2	B.3
Costs are school building only NO Alternatives included.				
C. New Construction				
Alternative	C.1a	C.1b	C.1c	C.1d
				
C. New Construction				
Alternative	C.2a	C.2b	C.3a	C.4a
				
C. New Construction				
Alternative	C.4b	C.4c	C.5a	C.5b
				
D. New - Multi Phase				
Alternative	C.6	D.1	D.2	
				

Alternative A – No Build



Under Alternative A, the no-build alternative, the existing school facility and grounds are generally left untouched. There are no renovations or building additions to address overcrowding or the poor educational environments in the current school or to provide for the Educational Program. Community resources are maintained in their current condition and configuration. The existing school facility will continue to consume energy as it does today, and no new sustainable features are incorporated.

Alternative A does not include any upgrades to the existing facility to meet project goals, but repairs and ongoing maintenance would be required if no project were to occur. The District completed a Facilities Assessment of the high school building in 2020 which

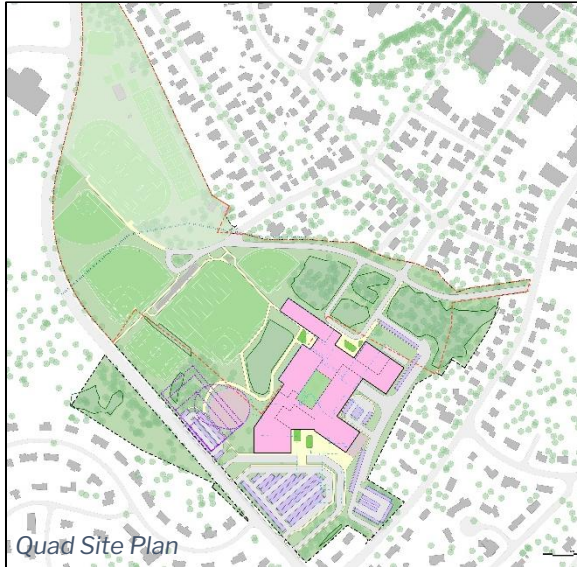
informed a 20-year capital plan. The Study highlights several systems that require immediate replacement and include:

– Roofing, as most of the existing roof is due to be replaced	\$15M
– Mechanical, as most of the existing equipment is due to be replaced	\$50-100M
– Electrical improvements	\$25M
– Windows and doors, as most are original and due to be replaced	\$25M
– Plumbing, including distribution systems	\$10M
– Required accessibility upgrades	\$15M

The cost of replacing these systems, according to the capital plan, is approximately \$140,000,000-\$190,000,000 but due to the amount of work required, the entire building would need to be brought to the current building code. The “Code Upgrade Option” was an alternative required by MSBA, which was estimated to be \$300,000,000. It should be noted that these costs do not include addressing the undersized classroom, physical education, special education, and cafeteria spaces, building’s exterior envelope, photovoltaic panels, battery storage, or aesthetic features like flooding or paint. It is assumed these projects would occur over the 20 years included in the capital plan, and that modulars, impacts to fields, or open space would be necessary as construction would occur in summer months or coordinated during school holidays or when school is not in session.

While Alternative A does not impose any impact on wetland resources or additional imposition on protected open space, no other project goals are achieved. This Alternative presents costs to the town while providing virtually no other improvement or benefit to the school or community and therefore makes this alternative not viable.

Alternative B – Quad



Alternative B, known as Quad, is additions to and renovations of the existing school building located on the existing building's footprint totaling 506,766 GSF. The approach to renovation utilizes the structural bay dimensions of Building G for new classrooms while integrating the Central Office program into the undersized structural bays of Building J. Alternative B is 86,570 GSF of gut renovations and 375,279 GSF of new construction. Alternative B also includes field house additions and renovations.

Many of the desirable physical features of the existing school are preserved, including its setback from Worthen Road, its axial relationship to the historic Muzzey Street corridor connecting to downtown, albeit with a more massive, 4-story stacking of program toward the southwestern side of the site. Opportunities for connections to the site are

constrained, however a fully connected courtyard provides secure access to the outdoors and preserves a sense of "the Quad" as a civic heart of the school.

All existing spaces and systems to remain will be reorganized, upgraded, and/or constructed new to meet current life safety codes and standards. The new addition portions of the building would be constructed in full compliance with current codes and standards. This Alternative includes full compliance with the Lexington IDP, a net zero energy school building, and will achieve LEED Gold certification.

Sitework for Alternative B includes all new vehicular drives, walkways, and off-street parking for 500 vehicles. Outdoor plazas are located at proposed at building entrances and learning environments are proposed around the building, although limited opportunities exist due to the constrained footprint of the alternative. Location of access and parking are generally maintained as the existing conditions: the main parking area and bus arrival and dismissal circulation remain off Worthen Road, and an additional parking area and parent arrival and dismissal circulation remain off Waltham Street and Park Drive. All new utilities and a stormwater management system will serve the development.

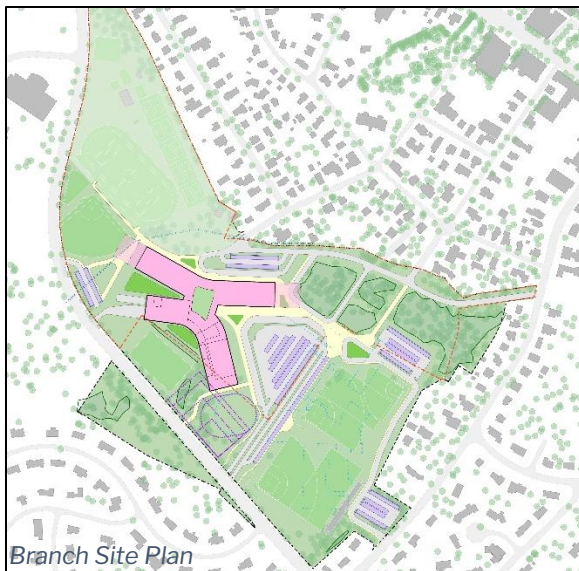
Due to the phased nature of this Alternative, construction is expected to take approximately 6 years over 5 phases. Approximately 32 modulares will be required to accommodate students while construction is on-going. Significant impacts to existing parking and arrival and dismissal are expected and would require temporary parking and driveways to accommodate the school's normal operation. These temporary areas total approximately 5.1 acres and would be located on the fields to the northwest. The temporary field areas impacted during would require relocation during construction but would be restored back to the existing field configurations at the conclusion of construction.

The Quad alternative proposes no direct impact to wetland resources. The building's new additions and site development features are concentrated on the southern portion of the site where the school currently resides and therefore avoids wetlands. Significant impacts to the school's operation are inherent to this Alternative due to the phased approach to construction. To mitigate the loss of classrooms and parking and driveways necessary for arrival and dismissal, temporary modular classrooms, parking, and driveways are required to be constructed on the fields adjacent to the project, therefore temporarily impacting the Center Recreation campus. Although the new building portions do not further encroach upon protected

land, the Alternative will require 0.6 acres to be swapped on the site so that the existing buildings are removed from the protected open space.

If Alternative B were to maintain the fields rather than use them for temporary modular classrooms, parking, or driveways, the existing operation of the school would be significantly impacted and would make this Alternative infeasible. Modular classrooms would completely displace what would be left of the existing parking and circulation systems and may need to be relocated several times throughout the duration of construction to accommodate the various phases of building and site work. The existing off-street parking would potentially be eliminated, creating an impossible logistical challenge to get teachers and staff to the building daily, and arrival and dismissal of buses and parents would have to occur off-site but nearby or along the roadways surrounding the school, again creating insurmountable transportation challenges.

Alternative C – Branch



Alternative C, known as Branch, is new construction on the existing athletic fields option, totaling 506,766 GSF. The configuration of the new building features preferred interdisciplinary programmatic adjacencies within academic environments placed in a four-story linear bar configuration on the central portion of the site. This approach provides for an efficient and predictable organization of classroom and support space along a clear network of corridors. Alternative C includes field house additions and renovations and Central Office incorporated into the school building.

The massing of Branch allows for inflection at major building access points to the east and south from Worthen Road, however it presents a challenging 4-story frontage along the northern edge facing Clarke Street, and the Center Recreation campus, and the residences beyond.

For school and community use the major public access spaces are primarily within the performing arts and health and wellness wings, but will possibly include elements such as innovation labs, maker space, and large group instruction and would be organized with direct connection to a central commons space, while allowing academic wings to be compartmentalized and secured after hours. The Branch Alternative provides significant and secure outdoor commons space at level 3 as a rooftop terrace akin to “the Quad” space that is at the heart of the existing school.

The new building will be constructed in full compliance with current codes and standards. This Alternative includes full compliance with the Lexington IDP, a net zero energy school building, and will achieve LEED Gold certification.

Sitework for Alternative C includes all new vehicular drives, walkways, and off-street parking for 500 vehicles. Outdoor plazas are proposed at building entrances and learning environments are proposed around the building and across the new campus. The displaced fields will be constructed after the existing school is demolished in a second major phase of construction. Location of access and main parking area are generally maintained as the existing conditions: the main parking and bus arrival and dismissal circulation remain off Worthen Road, and additional parking and parent arrival and dismissal circulation

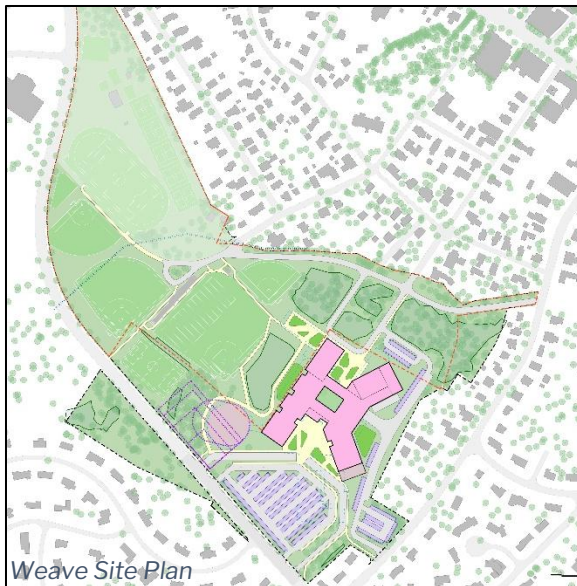
remains off Waltham Street and Park Drive. All new utilities and a stormwater management system will serve the development.

Construction of the new 4-story building will occur in one phase on the existing athletic fields, followed by demolition of the existing high school and reconstruction of the displaced fields, therefore no temporary modular classrooms, parking, or circulation is needed to support the existing school during construction. Construction is anticipated to take 4.5 years, which includes both phases as previously described. As noted, existing athletic fields C1, C3, C4, C5, C6, and C7 are impacted by this alternative and would be temporarily relocated during construction.

Based on the location of the building and relocated fields, parking is proposed between these elements and therefore impacts Wetland 7 (3,000 sf, BVW), all the Central Basin (34,449 sf, ILSF), and Wetland 10 (8,617 sf, local IVW). It is assumed that impacts to the BLSF are incorporated into the site and drainage design. A little over nine (9.3) acres of recreational fields would be built upon and then recreated on Site to ensure no net loss of recreational areas on campus.

Of the alternatives described in this section, Alternative C has the greatest impact on recreational land. The building footprint of Alternative C extends into the existing fields approximately 260' beyond more than the Project, and displaces C1 and C7, whereas the Project allows C1 and C7 to remain in place. For these reasons, this alternative is a substantially inferior proposal to satisfy the project goals and reduce impact to recreational land.

Alternative D – Weave



Alternative D, known as Weave, has a similar design approach to the Quad Alternative, but with all new construction phased in place on the footprint of the existing building. Alternative D is 506,766 GSF and includes field house additions and renovations and Central Office incorporated into the school building. By creating a similar footprint to Quad but utilizing phased demolition and construction, the Alternative is able to preserve several areas of the site including the desirable vehicular access and parking on the southern Worthen Road-side of the building, athletic and recreational facilities, wetland resources, and protected open space. Making the Alternative new construction affords the ability to build classroom wings more compactly and efficiently up to a four-story height. The Weave alternative, compared to Quad, also improves orientation of the academic wings once reuse of existing structures is removed.

Like Alternative B, sitework for Alternative D includes all new vehicular drives, walkways, and off-street parking for 500 vehicles. Outdoor plazas are proposed at building entrances and learning environments are proposed around the building, although limited opportunities exist due to the constrained footprint of the alternative. Location of access and parking are generally maintained as the existing conditions: the main parking and bus arrival and dismissal circulation remains off Worthen Road, and additional parking and parent arrival and dismissal circulation remains off Waltham Street and Park Drive. All new utilities and a stormwater management system will serve the development.

The Weave Alternative would be constructed over 6.5 years and 5 general phases. Portions of the building would come online over the course of the construction duration, and students and teachers would rotate into the newly built portions while vacated areas of the existing building are then demolished. Multiple move-ins reside in very short windows of opportunity, based on the academic calendar around summer recess and breaks through the school year, and places tremendous pressure on the construction schedule and greatly reduces the tolerance for construction delays.

There will be a need for temporary accommodations of many school functions including classrooms, assembly spaces, and parking and vehicular circulation during construction. It is anticipated that 48 modular classrooms will be required. Like the Quad Alternative, significant impacts to existing parking and arrival and dismissal are expected and would require temporary parking and driveways to accommodate the school's normal operation during construction. Temporary parking and circulation would displace 5.1 acres on the fields to the northwest but would be restored back to the existing field configuration at the conclusion of construction. Impacted fields would be temporarily relocated.

The Weave alternative proposes no direct impacts on on-site wetland resources. The building location and site development features are concentrated on the southern portion of the site where the school currently resides and therefore avoids wetlands. Although temporary impacts to the fields are required for temporary driveways and parking areas, the new building is located outside of the existing recreational fields.

Like Alternative B, if Alternative D were to not impose upon the fields for temporary modular classrooms, parking, or driveways, the existing operation of the school would be significantly impacted and would make this Alternative infeasible. Modular classrooms would completely displace what would be left of the existing parking and circulation systems and may need to be relocated several times throughout the duration of construction to accommodate new building additions or associated site work, adding additional cost and logistical challenges. The existing off-street parking would therefore be eliminated, creating an impossible challenge to get teachers and staff to the building daily. Arrival and dismissal of school buses and parents would have to occur off-site but nearby or along the roadways surrounding the school, again creating insurmountable transportation challenges.

Alternative E – Thrive



Alternative E, known as Thrive, is a two-step proposal to first construct an efficient classroom building on the site to accommodate additional students and relieve overcrowding of classrooms, then a second to construct a new high school facility. The proposal details are located on the website [www.lhs4all.com] and have been highlighted by some in the community as an alternative to the Project at several community meetings.

The heart of the Thrive proposal is based on concerns that future enrollment may fluctuate based on increased housing units that may be constructed and potentially add students to the District on top of the

anticipated growth already factored into enrollment projections due to the MBTA Communities Act. Taken from the website, the Thrive proposal includes construction of a 4-story building containing 36 classrooms and science labs on the location of the existing parking lot to relieve overcrowding, bid time

so that student enrollment could be fully understood, and then design a high school that aligns with the realized enrollment.

There are several considerations associated with the Thrive alternative, including the initial phase of construction and an eventual phase of a new high school project:

- Phase 1:
 - The proposed building does not address Educational Program, adjacencies, and efficiencies
 - Requires accessible upgrades to the existing school and field house buildings.
 - Retains existing mechanical, electrical, and plumbing systems which are currently at the end of their useful life. Repair and/or replacement of these systems is not included in the project cost.
 - Does not include space for Central Office.
 - Does not assume modular classrooms are required.
 - Approximately 200 parking spaces and arrival and dismissal circulation are displaced and would require replacement of the existing fields. In addition, gas and water main replacement will be required. These costs are not included in the project cost.
- Phase 2:
 - Loss of approximately \$100,000,000 in MSBA funding
 - Completion of the alternative is unlikely sooner than 2035
 - Assumes all renovated areas as part of the initial phase of construction are replaced in the eventual project

The initial cost is estimated to be \$297,759,000 and an eventual project cost is anticipated to be \$552,914,000, bringing the total project cost to \$850,753,000.

As described, the initial phase of the Thrive alternative displaces significant existing parking and arrival and dismissal driveways, therefore they would be temporarily relocated to the existing fields and represent an area of 1.2 acres. It does not appear wetland resources will be directly impacted by the initial phase but cannot be determined if the eventual project would further impact wetlands resources.

Proposed Project – Bloom



The proposed Project, known as Bloom, is 510,209 GSF and features all new construction on the existing athletic fields, providing inherent benefits of construction efficiency, minimizes disruption to school operations, and cost-effectiveness while delivering highly beneficial educational quality. The configuration of the Bloom alternative takes a more organic approach to interdisciplinary programmatic adjacencies by establishing a language of three L-shaped wings that can be subdivided into pod-like neighborhoods while still being closely connected to a central nexus space, the commons. This approach provides for an efficient and dynamic relationship of spaces whose organizational clarity derives from a relationship to “the center”. This new building will be in full compliance with current codes, standards, and the Lexington IDP and will be a net zero energy school building and achieve LEED Gold certification.

For school and community use, the major public access spaces are located adjacent to the central commons space, and will possibly include elements such as innovation lands, maker space, and large group instruction. These educational hubs would be configured to also enrich the environments of the educational neighborhoods of the “private” side of the wing. The media center is also a primary public use space and together with the auditorium and gymnasium would be organized to connect the cafeteria/commons as a major shared feature of the design.

The Bloom features a significant outdoor commons space at level 3 as a rooftop terrace offering a place of respite and connection with nature, as well as the possibility of programmed areas for educational instruction and practice.

The massing of the Bloom building occupies a more central location on the site than Alternative C Branch, allowing more of the athletic fields to maintain their adjacency to the Center Recreation campus, but also pushing the proposed building closer to the existing school and requiring attention and mitigation measures during construction. The compact, pinwheel geometry of the Bloom Alternative emerged to address multiple desirable conditions: to accommodate access from multiple directions, while defining small outdoor spaces immediately outside the building, and to present the short ends of its wings to the community, reducing its bulk.

Sitework for the Project includes all new vehicular drives, walkways, and off-street parking for 500 vehicles. Outdoor plazas are proposed at building entrances and learning environments are proposed around the building and across the new campus. The displaced fields will be reconstructed after the existing school is demolished in a second major phase of construction. Location of access and main parking area are generally maintained as the existing conditions: the main parking and bus arrival and dismissal circulation remain off Worthen Road, and additional parking and parent arrival and dismissal circulation remains off Waltham Street and Park Drive. All new utilities and a stormwater management system will serve the development.

Construction of the new 4-story building will occur in one phase on the existing athletic fields, followed by demolition of the existing high school and reconstruction of the displaced fields, therefore no temporary

modular classrooms, parking, or circulation is needed to support the existing school during construction. Construction is anticipated to take 4.5 years, which includes the first phase to construct the new high school building and a second phase for demolition and field reconstruction. As noted, existing athletic fields are impacted by this alternative. The impacted fields are C3, C4, C5, C6, and C8 and would be relocated during construction.

Due to the new building location, wetland impacts include Wetland 7 (4,905 sf, BVW), the Central Basin (34,449 sf, ILSF), and Wetland 10 (8,617 sf, local IVW). Impacts to BLSF are incorporated into the site and drainage design. Eight acres of recreational land are impacted and will be swapped on the site to ensure no net loss of open space.

Summary Table of Alternatives & Proposed Project

The Summary Table below provides high level evaluation of the Alternatives and Project described above. MEPA review thresholds are included to establish a means to compare environmental impacts. Community impacts are also summarized in a variety of ways in the table. Ability to achieve the Educational Program is included as an obvious way to evaluate each Alternative relative to the District's needs. Disruption to the school is described by quantity of modular classrooms required, and disruption to the recreational facilities is described by quantity and type of field impact. Greater impacts to the community are represented by construction duration and project cost, as each Alternative would be funded by the town.

Alternative	Environmental Impacts		Community Impacts				Project Cost
	Protected Open Space Impacts	Wetland Resource Impacts	Achieves Educational Plan	Modular Classrooms Required	Construction Duration	Temporary Field Impacts	
A – No Build	0.0 acres	0 sf	No	0	±20 years	0 acres	\$300M
B – Quad	0.0 acres	0 sf	Yes	32	6 years	5.1 acres	\$713M
C – Branch	0.4 acres	BVW: 3,000 sf ILSF: 34,449 sf Local IVW: 8,617 sf	Yes	0	4.5 years	0 acres	\$660M
D – Weave	0.0 acres	None	Yes	48	6.5 years	5.1 acres	\$734M
E – Thrive	Phase 1: 0.0 acres Phase 2: Undetermined	Phase 1: 0 sf Phase 2: Undetermined	Phase 1: No Phase 2: Yes (assumed)	Phase 1: 0 Phase 2: Undetermined	9+ years	Phase 1: 1.2 acres Phase 2: Undetermined	\$850M
Proposed Project – Bloom	8.0 acres	BVW: 4,905 sf ILSF: 34,449 sf Local IVW: 8,617 sf	Yes	0	4.5 years	0 acres	\$659M

Project Support

The Project team engaged with the high school athletics programs via the LHS Athletic Director and community recreation groups through the Lexington Recreation Committee throughout the design process. Initial discussions focused on developing a shared understanding of how each field would be used by the groups and programs in town. As design progressed, the Project team worked along with the School Building Committee to confirm that the proposed athletic fields and supporting facilities would meet the needs of these group and programs. The School Building Committee invited several community organizations to provide letters of support for the Project and the related Article 97 action. Letters were received from the following groups:

- Greater Boston Cricket Foundation
- Lexington High School Athletic Department
- Moms on the Mound
- Lexington United Soccer Club
- LHS Girls' Soccer Program Booster Club
- Lexington Recreation and Community Programs Department
- Lexington Recreation Committee

The full letters of support are copied at the end of this document.



Town of Lexington Recreation Committee

Frederick DeAngelis, Chair
Claire Sheth, Vice Chair
Renen Bassik
Sean Bridgeo
Carl Fantasia
Andrea Jackson
Weiwei Li

Tel: (781) 698-4800

Fax: (781) 861-2747

recreationcmte@lexingtonma.gov

September 1, 2025

Dear Members of the School Building Committee:

We are writing to express our support for the proposed land swap between the Department of Recreation and Community Programs and Lexington Public Schools required for the Lexington High School project. We believe this land swap is essential to advancing the high school project while also preserving and enhancing the recreational resources that serve the broader Lexington community.

From the outset of the redesign process, the Recreation Committee has maintained that replacement fields and amenities must represent an **in-kind replacement** of those displaced by the new building. Specifically, we emphasize the importance of including:

- A regulation-size football field (multi-use)
- A regulation-size baseball field
- JV softball field
- A practice field
- A Little League field that replaces C4 field, which is currently the only Lexington field built to official Little League International specifications.
- One cricket field
- Relocated skate park (as it is Recreation's understanding that the current skate park will become the permanent home of the Track and Field program's throwing cage, currently located on the football practice field on Worthen Rd.)

Ensuring the replacement of the C4 Little League field is particularly critical, as its specifications allow Lexington's teams to participate in Little League International tournament play. Additionally, we feel it important to highlight that while there will not be the loss of field space for Little League play during construction, there will be the loss of a JV softball field during the period of construction that will require further consideration and planning across Recreation and Community Programs, LPS Athletics and Lexington Little League (which runs both baseball and softball programs).

We further recognize that the new site design presents an opportunity to not only replace lost facilities but also make enhancements. To that end, the Recreation Committee wants to use this letter and opportunity to emphasize Recreation's priorities for the site redevelopment plan:

Athletic Lighting

We understand the challenges of balancing field activity with neighborhood concerns, but Lexington continues to face a meaningful deficit in available rectangular field space. We urge the School Building Committee (SBC) to adopt a staged approach to athletic lighting. Infrastructure for lighting should be

included in the initial design and installation, even if fixtures are not immediately added. This approach allows future flexibility while ensuring fiscal responsibility.

Active Use Amenities

- Scoreboards aligned with intended field uses
- Adequate spectator seating, including accessible 1,000-seat bleachers with press box
- Sound systems for announcements and events
- Additional restrooms and/or portable unit space during peak seasons
- AED towers and Blue Light emergency phones
- Secure storage for equipment and maintenance
- Shade structures

Passive Use Amenities

- Walking paths, multi-modal pathways, and boardwalks that connect across the site
- Bicycle racks and maintenance areas
- Watering stations, benches, and picnic tables
- Diverse vegetation and shaded areas

We also emphasize the importance of **design consistency** across all amenities—style, color, and size—so that the center complex aligns with other town fields and facilities. Universal accessibility must remain a guiding principle throughout the design.

In sum, the Recreation Committee fully supports the land swap as a necessary step toward delivering a new high school while safeguarding and enhancing vital recreational resources. By thoughtfully addressing the considerations outlined above, Lexington will achieve a multi-use complex that serves as a vibrant, accessible centerpiece for residents of all ages and abilities.

Thank you for your continued leadership and dedication to this process. We look forward to collaborating with the Select Board, the School Building Committee, and the design team to ensure that the final plan meets the needs of both students and the wider community.

Sincerely,

Lexington Recreation Committee

cc: Select Board



Town of Lexington

Recreation & Community Programs

August 19, 2025

Jill I. Hai, Chair, Lexington Select Board
Town Office Building
Select Board Office
1625 Massachusetts Avenue
Lexington, MA 02420

Dear Chair Hai,

On behalf of the Lexington Recreation and Community Programs Department, I am writing to express my support for the proposed land swap required for the Lexington High School project. We believe the project will benefit our community and our organization upon completion.

While several of the existing recreational resources at the Center Recreation Complex will be impacted during the construction years, the final project will provide the community with new (and improved) outdoor recreation facilities, as well as access to new indoor recreation facilities within the high school. The new fields, fencing, drainage improvements, storage for equipment and maintenance will address some of the current challenges at the Park. The distributed parking and boardwalk, new restrooms and concession areas will support LPS Athletics, Community Organizations and the Town's robust spring, summer and fall programs, camps and events.

The relocation of the Little League Field from Center Recreation Complex to the Lincoln Park Softball field will also enhance the Little League and LPS Softball programs. Relocating the Skatepark to accommodate the Throwing cage will provide easy access to the High School students, consolidate track practices/events and importantly, the new practice field will provide additional multi-use field space vs the limited use of the given practice field.

Including the conduit for athletic lighting during the initial construction is advantageous in that the resources will be ready for install should future athletic lighting be supported.

Thank you for your commitment and dedication to enhancing recreational facilities in our community.

Sincerely,

Melissa Termine Battite, CPRP
Director of Recreation & Community Programs

Cc: Recreation Committee
Steve Bartha, Town Manager
Kelly Axtell, Deputy Town Manager



Greater Boston (GBos) Cricket Foundation

August 9, 2025

Town of Lexington Select Board
Attention: Jill I. Hai, Chair
Town Office Building
Select Board Office
1625 Massachusetts Avenue, 2nd Floor
Lexington, MA 02420

Dear Chair Hai,

On behalf of the **Greater Boston Cricket Foundation**, a Lexington-based non-profit organization dedicated to promoting cricket in the Greater Boston area through recreational leagues, youth programs, and community events, I am writing to express our strong support for the proposed land swap required for the Lexington High School building project. As a key user of Lexington's recreational fields for our adult cricket league and youth training sessions, we believe this project will significantly benefit our community, enhance sports accessibility, and support the growth of cricket—a sport that fosters inclusivity, teamwork, and physical fitness among diverse participants.

The recreational resources proposed by the project not only will continue to meet our needs but will improve them by providing new multi-purpose athletic fields with cricket overlays to accommodate our unique pitch requirements (including 22-yard strips and outfielders), enhanced grass/turf and superior drainage systems to minimize rainouts and ensure safer, more consistent playing surfaces for cricket matches, dedicated storage facilities for specialized equipment such as portable wickets, synthetic mats, boundary markers, and protective gear, distributed parking to facilitate access during our evening and weekend tournaments, multi-modal pathways and bicycle racks to encourage sustainable transportation for our youth and adult players and spectators, access to drinking water and modern restrooms for participant comfort during extended play, a new concession and ticketing building to support league events, accessible bleachers with a press box for spectators, fixed and movable seating options, and improved safety features including AEDs and Blue Light emergency phones to protect our community during games and practices.

These improvements are particularly valuable for cricket, as our sport requires large, well-maintained grass or turf areas that can withstand variable weather conditions common in New England. The project's commitment to no net loss of recreational land, with displaced fields reconstructed on the existing high school site, will directly support our league's expansion, allowing us to host more matches, clinics, and youth development programs without interruption.



Greater Boston (GBos) Cricket Foundation

For instance, our foundation serves over 200 players (men and women) in the summer season alone, including many families and ~ 50 young athletes new to the sport, and these upgraded facilities will help us attract even more participants while promoting health and cultural exchange in Lexington. Currently, our organization utilizes the C8 field on the existing Center Recreation site for youth training and cricket nets, but due to the LHS project construction, will be temporarily relocated to another grass field as determined by the Recreation Department. By utilizing a temporary location during construction, the Greater Boston Cricket Foundation will continue to operate and serve the community.

In addition to our support, we kindly request the inclusion of cricket nets—also known as batting cages—near the C6 field. These nets would provide a dedicated space for safe, focused practice sessions and youth training, enabling skill-building for beginners and advanced players alike without interfering with full-field games or with other sports groups. Such an addition would greatly enhance our ability to develop the next generation of cricketers and align perfectly with the project's goals of improving recreational offerings.

We appreciate the careful planning and community input that has gone into this initiative, ensuring that recreational priorities like ours are addressed alongside educational advancements. Thank you for your leadership on this important initiative. We look forward to continued collaboration and are available to discuss how we can further contribute to the project's success.

Sincerely,

Kartik Shah
Founder & President
www.GBosCricket.com



LEXINGTON HIGH SCHOOL

Naomi Martin, Athletic Director
251 Waltham St
Lexington, MA 02421

(781) 861-2320, ext. 69902
nmartin@lexingtonma.org
Fax: (781)861-2621

August 11, 2025

Lexington Public Schools
146 Maple Street
Lexington, Ma 02420

Town of Lexington, Select Board
Attn: Jill I. Hai, Chair
Town Office Building - Select Board Office
1625 Massachusetts Avenue (2nd Floor)
Lexington, Ma 02420

Dear Chair Hai,

On behalf of the Lexington High School Athletic Department and the Lexington High School Football, Baseball and Softball programs, we are writing to express our support for the proposed land swap required for the Lexington High School new building project.

Having served as the Lexington High School Director of Athletics for the past 17 years, I am acutely aware of the impact and benefit the high school building project will have on our students, faculty, athletes, coaches and community. It is with enthusiasm and excitement that we support this project because we are confident that the end results will have a lasting positive impact on future Lexington student-athletes.

The recreational resources proposed by the project not only will continue to meet our basic needs, but will enhance them through new fields, fencing, improved drainage, storage space for equipment, additional parking, bicycle racks, access to drinking water, new restrooms and concessions, fully accessible 1,000-seat bleachers and press box, and most importantly improved safety through AED and Blue Light emergency phones. In all honesty, this is what it takes to compete and compete well in interscholastic athletics in 2025 in our geographic region.

Currently, our organization utilizes the Baseball Field (C3), Harry Crumb Memorial Field (C6) and Worthen Rd Practice Field (C6). Although the teams that use these fields will need to be temporarily relocated to the turf at Center Track (unimpacted by construction) and other local fields (Minuteman Technical High School, Middlesex League opponent's fields) during construction, our teams will continue to operate at the current standard of expectations and

serve our community well. Simply put, the tradeoff of construction to have new fields at C3, C5, C6, C8 and to have our track and field locations moved to be closer to the track with the relocation of the skateboard park, will make winners out of all of us in the end.

When looking through the lens of interscholastic athletic programming and physical education class use, it is undeniable that improved facilities to go along with the new Lexington High School to begin in 2026 will be beneficial to hundreds of students and student-athletes in the Lexington Public Schools. Allowing equity and access to more students and children in our community is at the forefront of our conversations in Lexington. Improving these highly trafficked facilities with a product that will **SAFELY** meet the needs and demands of more Lexington students, student-athletes and community members as a whole now and in the future is a ***WIN FOR EVERYONE!***

Thank you for your commitment and dedication to enhancing facilities in our community.

Sincerely,

Naomi Martin

Director of Athletics Lexington Public Schools

John DeLuca

Varsity Football

Lexington High School

Zack Friedman

Varsity Baseball

Lexington High School

Mike Ng

Varsity Softball

Lexington High School

CC: Mark Barrett, Andrew Baker, Julie Hackett, Melissa Battite

August 11, 2025

Town of Lexington Select Board

Attention: Jill I. Hai, Chair

Town Office Building

Select Board Office

1625 Massachusetts Avenue

2nd Floor

Lexington, MA 02420

Dear Chair Hai,

On behalf of Moms on the Mound, I am writing to express our support for the proposed land swap required for the Lexington High School project. We believe the project will benefit our community and our organization.

Currently, our organization utilizes the C4 diamond on the existing Center Recreation site for softball games, but due to construction, will be permanently relocated starting Spring 2027. The new permanent location will ensure that Moms on the Mound will maintain programming and therefore continue to serve the community. The new permanent location will allow Moms on the Mound program to continue without any interruptions.

Thank you for your commitment and dedication to enhancing recreational facilities in our community.

Sincerely,

Ella I McNamara

August 11, 2025

Town of Lexington Select Board
Attention: Jill I. Hai, Chair
Town Office Building
Select Board Office
1625 Massachusetts Avenue
2nd Floor
Lexington, MA 02420

Dear Chair Hai,

On behalf of the **Lexington United Soccer Club**, we express our support for the proposed **land swap required for the Lexington High School project**. We believe the project will benefit our community and our organization.

The recreational resources proposed by the project will continue to meet our needs. While we do not gain new space, we also do not lose space. We do, however, gain many improved amenities that generate an overall better experience, e.g., new fields and fencing, improving drainage, storage for equipment and maintenance, distributed parking, multi-modal pathways and boardwalks, bicycle racks and maintenance areas, a play area, access to drinking water, improved safety by providing AEDs and Blue Light emergency phones and a new restroom.

We also understand there will be a new field (Crumb Field) that will come with concessions and ticketing building, new accessible 1,000-seat bleachers and press box and fixed and movable seating. While LUSC would not envision using this field, we have been advocating for an elevated experience for premier games for the Town's high school soccer athletes. **We would request that Crumb Field would be capable of supporting both soccer and football games, e.g., dimensions, lining. We are excited about the prospect for the new layout to have a centralized set of fields where such games can be played without the commute to Lincoln Park and the parking challenges this creates when heavily-attended games and soccer events take place.**

Currently, our organization utilizes the C7 field on the existing Center Recreation site for soccer practices, but due to the LHS project construction, will be temporarily relocated by doubling up at Lincoln, Center Track and Harrington fields. **By utilizing these temporary locations during construction, the Lexington United Soccer Club will continue to operate and serve the community.**

Thank you for your commitment and dedication to enhancing recreational facilities in our community.

Sincerely,

// SIGNED //

Surya Singh
President
Lexington United Soccer Club

August 11, 2025

Town of Lexington Select Board

Attention: Jill I. Hai, Chair

Town Office Building

Select Board Office

1625 Massachusetts Avenue

2nd Floor

Lexington, MA 02420

Dear Chair Hai,

On behalf of the LHS Girls' Soccer Program Booster Club, we are writing to express our support for designated soccer fields in the proposed athletic field plan as part of the Lexington High School project.

Currently, the LHS soccer program utilizes almost exclusively the Lincoln 1 field in the existing Lincoln Park Fields site for soccer clinics, girls' recreational play and Captain Practices including MIAA official preseason, season and postseason games.

We have a large soccer community in Lexington starting in Kindergarten which culminates in the LHS Soccer Program (Boys and Girls). We are excited about the prospect for the new layout to have a centralized set of fields where games can be played and believe that the designated football field (Crumb Field) should also be designated for soccer.

While the commute to Lincoln Park is not bad, the project brings the school, students and parental community together on school grounds in a truer on-campus feel. Another advantage is the parking challenges at Lincoln Park are real, especially during heavily-attended games and soccer events. We believe distributed parking addresses this concern with other aspects of the project (e.g. improved drainage, potable water bubblers, new fencing, new fields, etc.) benefiting our community and our organization for years to come.

Thank you for your commitment and dedication to enhancing recreational facilities in our community.

Sincerely,

LHS Girls' Soccer Program Booster Club

Diane Pursely

Shannon Ribbich

Nelson Ortiz

Andrew Kvaal

Matthew Keis