

Annual Town Meeting 2022

January 18, 2022

Worthen Road Recreation and Education
Land Use Concept Plan

Article Purpose

1. This Article seeks funding for a Land Use Concept Plan (“Plan”) for the Worthen Road Recreation and Education "District"

The Study will look at the District encompassing educational and recreational land uses



“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

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

Article Purpose

2. 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.

Article Purpose

3. Provide a framework for making current & future decisions

2020-2030 Master Plan Compendium

Excerpt from page 26

LEXINGTON PUBLIC SCHOOLS 2020-2030 MASTER PLANNING COMPENDIUM

LPS MISSION: JOY IN LEARNING | CURIOSITY IN LIFE | COMPASSION IN ALL WE DO

Given the extensive needs of the Lexington High School facility, the HSWG strongly endorses two permanent construction priorities whether overcrowding exists or not. The following recommendations were adopted by the full Master Planning Advisory Committee:

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

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Two findings directly connect to the strategy for the need for a Study:

[T]he Lexington Public Schools Master Planning Advisory Committee found:

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.***

2020-2030 Master Plan Compendium & MSBA Building Process

Excerpt from page 26

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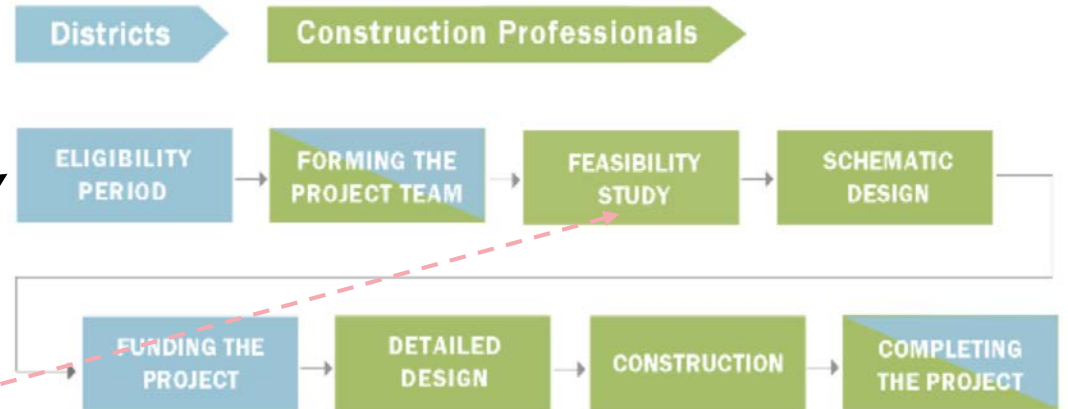
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The MSBA allows planning of the type envisioned through the Study

MSBA Building Process

Steps primarily for:



The MSBA has prepared detailed modules which outline the process and policies for each of the steps mentioned above. For an overview of these modules, [click here](#).

Possible Options



- 1,2 Build New remote from existing school buildings
- 3 & 4 Build New in High School Parking lot.
- Consider the possible benefit of moving Worthen Road further towards the running track to make better use of A and B.

Draft Evaluation Criteria

Seq	Evaluation Criteria	Option 1	Option 2	Option 3	Option 4	Option 1 + A	Option 2 + B	Option 7
1	Scope Efficient							
2	Schedule Efficient							
3	Construction Fast Track Potential							
4	Cost Efficient							
5	Less Cumbersome Construction Logistics							
6	Construction Productivity Separation of Education and Construction							
7	Swing Space issues							
8	Multiple Construction Occupancies							
9	Maximizes interim Recreation Fields							
10	Maximizes post construction Recreation Fields							
11	Requires Worthen Road realignment							
12	Makes parking lot more functional during different times of the day and year							
13	Improves vehicular circulation							
14	Potential for recreation use of the Field House and or reuse/repositioning of Modular classroom.							
15	Facilitates symbiotic relationship with Hayden Center Operation [fields]							
16	Net to Gross factor							
17	Environmental/Conservation Complications							
18	Article 97 related issues							
19	Maximizes Other Town Uses							

These criteria are illustrative of Best Practice evaluative criteria for planning large construction planning

Conclusion

- Now with the Facilities Master Plan and the LPS Compendium complete, this Land Use study would provide a framework to make town wide resource decisions regarding the District including timelines to ensure capital investment is not wasted and timelines understood
- It would provide build out options for ideas identified in the Compendium
- It would help to prioritize land use for the District now and into the future.
- It can assist as another tool in communicating the road ahead to taxpayers
- It would be more expeditious than an internal effort
- There is no advantage gained by hoping and waiting.