

# Lexington High School

## Site, Safety & Security Focus Group

03/05/2025



**smma** **dw**  
DORE + WHITTIER

# Agenda

- 1 Introduction
- 2 Project Update
- 3 Topics Needing Further Discussion
- 4 Schematic Design Topics

## Introduction / Design Team



**Lorraine Finnegan**  
Principal in Charge/  
Project Manager



**Brian Black**  
Project Designer



**Thomas Faust**  
Project Architect



**Rosemary Park**  
Educational Planner



**Phil Poinelli**  
Educational Planner



**Sarah Sopelak**  
Interior Designer



**Martine Dion**  
Sustainability Lead



**Erin Prestileo**  
Civil Engineering  
Lead



**Michael Dowhan**  
Landscape Architect  
Lead



**Anthony Jimenez**  
Electrical Lead



**Andy Oldeman**  
HVAC Lead

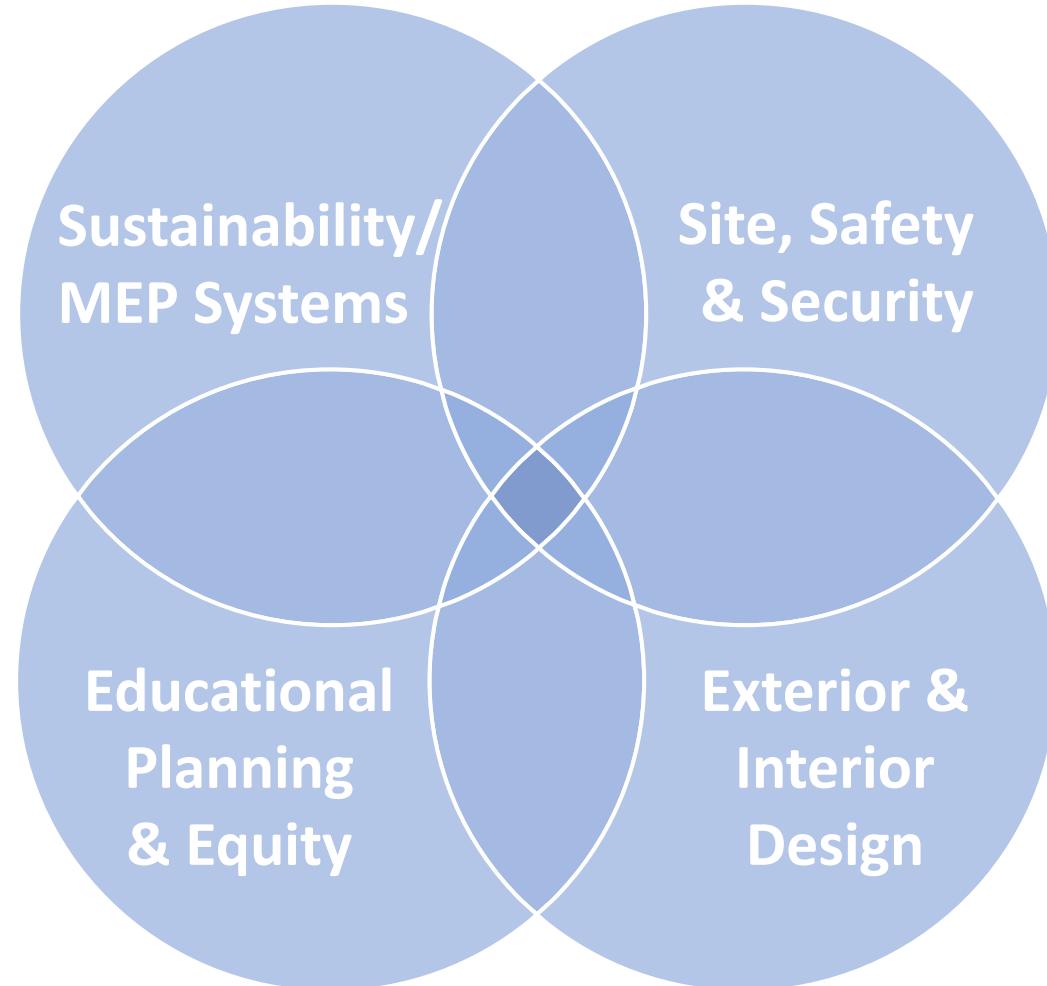


**Paul Elliot**  
Plumbing Lead

## Introduction / Group Definitions

Reviews preferred MEP systems, Integrated Design Policy and sustainable design features and components, healthy materials; site design and landscape features for environmentally friendly design.

Reviews overall goals from educational planning perspectives, educational programming meetings and visioning sessions.



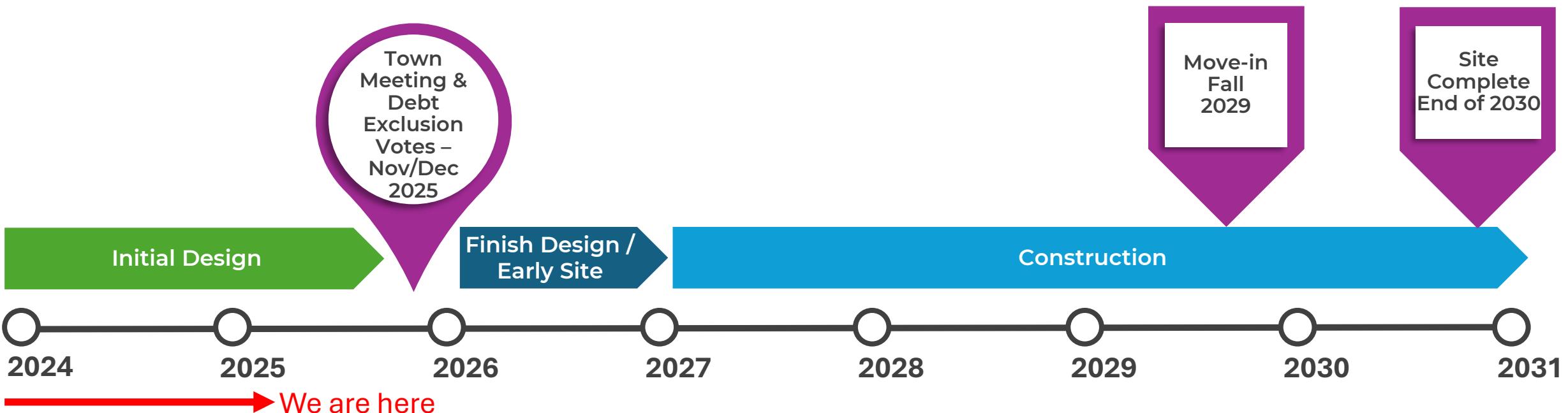
Reviews development of the site design for traffic, circulation, safety and security. Includes conversations about parking, driveways and circulation, fields, and offsite improvements and coordination with Town Departments.

Reviews exterior design concepts including composition of form and material selections such as brick, precast, metal panels etc. Review of the products and materials selected for finishes such as flooring, tile, ceilings, wood paneling, paint colors etc.



# Project Update

## Anticipated Overall Project Timeline



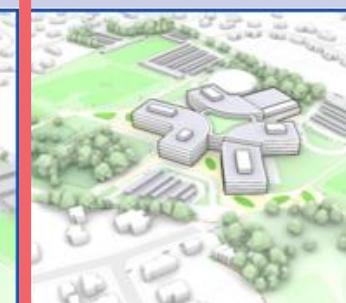
All dates after local vote in November / December 2025 are subject to change based upon the selected option.

Construction duration is shown to provide a potential range. Final duration will be determined toward the end of initial design.

Move-in date will be determined after an option is selected. Anticipated move-in currently shown in the fall of 2029.



## Preferred Option / Bloom

	B. Renovation & Addition		C. New Construction – On Fields			D. New Construction – Phased in Place
Alternative	B.1 Quad	B.4 Figure Eight	C.1d Branch	C.2b Braid	C.5b Bloom	D.2 Weave
<b>Project Cost</b> School + Add/Reno FH	\$690,000,000	\$692,000,000	\$637,000,000	\$636,000,000	\$639,000,000	\$711,000,000
<b>Project Cost</b> School + Add/Reno FH + Central Office	\$713,000,000	\$715,000,000	\$660,000,000	\$659,000,000	\$662,000,000	\$734,000,000
<b>Construction Duration</b>	6 Years	6.25 Years	4.5 Years	4.5 Years	4.5 Years	6.5 Years
<b># of Phases</b>	4 + 1	5 + 1	1 + 1	1 + 1	1 + 1	4 + 1
<b>Building Location</b>	Existing Footprint	Existing Footprint	Fields	Fields	Fields	Existing Footprint
<b>Modular Max Required</b>	32	42	0	0	0	48
						



# Lexington High School / Existing Site Aerial



# Current Schematic Design Option / Bloom

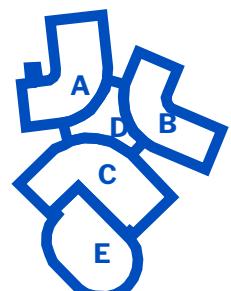
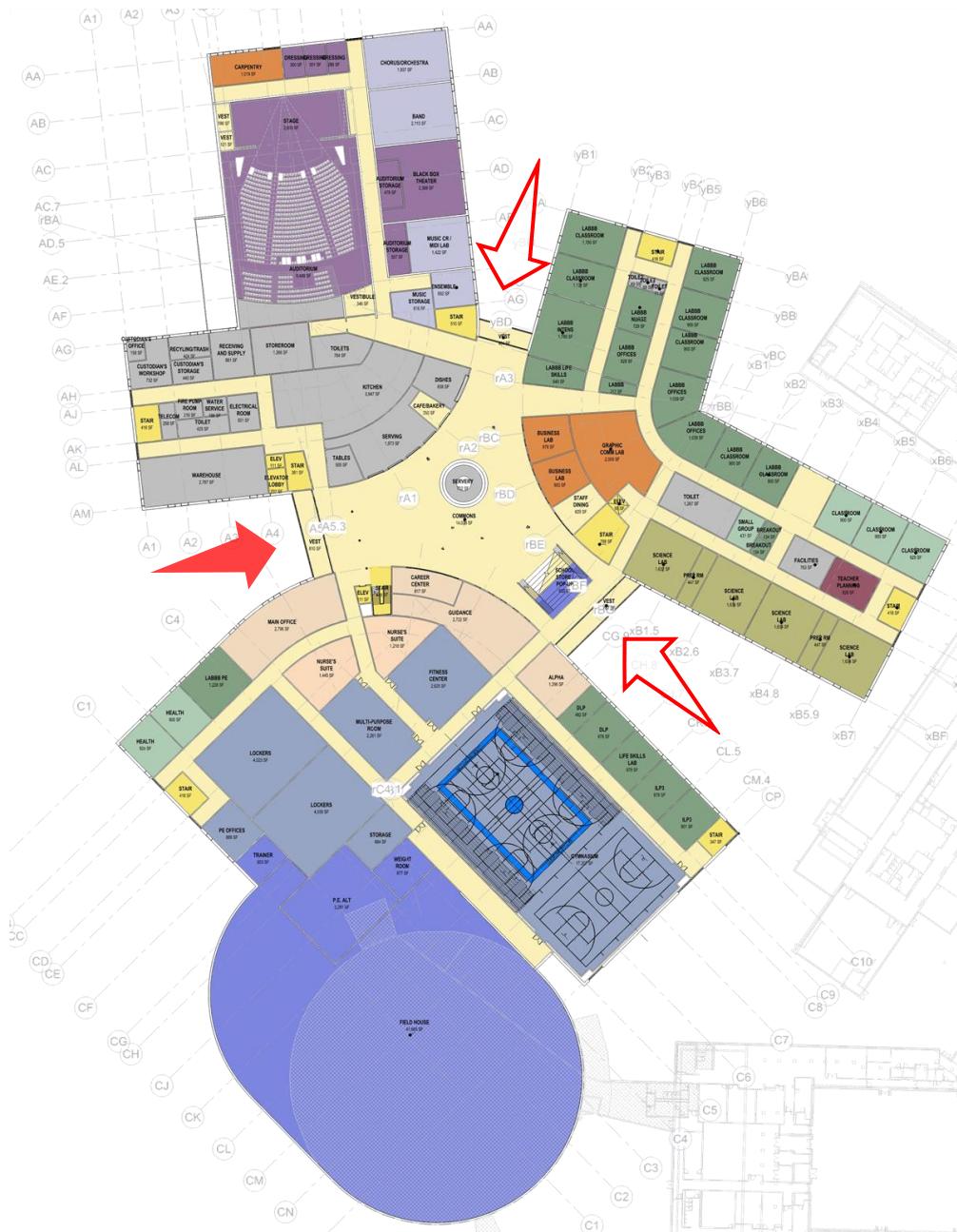


# Building Floor Plan



## LEVEL 1

- Core Academic
  - Science
  - Teacher Planning & Small Group
  - Admin, Guidance, ALPHA, METCO, Central Offices
  - Auditorium / Drama
  - Art & Music
  - Media Center
  - Vocation & Technology
  - Physical Education
  - Special Education
  - Medical
  - Kitchen, Restrooms, Custodial
  - Commons
  - Circulation
  - Vertical Circulation
  - Rooftop Open Space
  - Other
  - Expansion



## KEY PLAN

# Topics Requiring Additional Discussion

## General Topics of Discussion

1. Balancing Open Campus Tradition & Community Access with Safety Concerns
2. Encouraging Multimodal Transportation
3. Incorporating Green Infrastructure
4. Attempting to Minimize Disturbance Footprint
5. Managing Parking, Traffic and Circulation
6. Ecologically Valuable Communities on Site



### 1. Balancing Open Campus Tradition & Community Access with Safety Concerns

- Define “Open Campus” so that the definition may be used by all stakeholders moving forward
  - We’re closer to a universal definition of “open campus”- our understanding (that needs to be confirmed) is that it means that junior and senior year students are allowed to travel off campus at appropriate times. It does not necessarily mean that the campus is “open” to all during school hours
- Discuss outdoor student spaces that balance openness and security
  - Our approach to outdoor student spaces has evolved towards the development of flexible locations populated with materials that are durable and exhibit a sense of permanence. CPTED principles will be incorporated throughout the student spaces, with specific emphasis at building entrances



### 1. Balancing Open Campus Tradition & Community Access with Safety Concerns

### 2. Encouraging Multimodal Transportation

- Explore opportunities to share parking across the campus and to nearby Town-owned properties
  - This topic appears to be a Town specific issue, not a school specific issue- we are moving forward with 500 total parking spaces on the site, interspersed in appropriate locations
- Explore opportunities for school parking along surrounding roadways, including Waltham Street
  - This topic appears to be a Town specific issue, not a school specific issue- we are moving forward with 500 total parking spaces on the site, interspersed in appropriate locations
- Discuss future vehicular parking and circulation needs to aid in development of parking program
  - This is a continuing conversation, but right now we are moving forward with 500 total parking spaces on the site, interspersed in appropriate locations



### 1. Balancing Open Campus Tradition & Community Access with Safety Concerns

### 2. Encouraging Multimodal Transportation

### 3. Incorporating Green Infrastructure

- Explore opportunities to incorporate green roof spaces
  - There will be no green roof incorporation, but we are currently proposing an outdoor courtyard at the central area of the 2<sup>nd</sup> floor roof, the program of which is currently being developed
- Explore bus batteries to be used to power school
  - This is not moving forward at this current time
- Study current trends and future anticipations relative to multi-modal transportation
  - This is a continuing conversation that we are beginning to address in our design options



## Topics Needing Further Discussion /Site, Safety & Security

- 1. Balancing Open Campus Tradition & Community Access with Safety Concerns**
- 2. Encouraging Multimodal Transportation**
- 3. Incorporating Green Infrastructure**
- 4. Attempting to Minimize Disturbance Footprint**
  - Explore opportunities to minimize footprint of development
    - The preferred building option has been selected and is still undergoing minor revisions based on interior program. The design team is continuing to explore vertical vs. horizontal future expansion



## Topics Needing Further Discussion /Site, Safety & Security

- 1. Balancing Open Campus Tradition & Community Access with Safety Concerns**
- 2. Encouraging Multimodal Transportation**
- 3. Incorporating Green Infrastructure**
- 4. Attempting to Minimize Disturbance Footprint**
- 5. Managing Parking, Traffic and Circulation**

- Explore opportunities to share parking across campus
  - Parking design has been developed to incorporate spaces throughout the site, emphasizing proximity to building, site and athletic program adjacencies
- Explore locating parking to disincentivize driving
  - We are working to create a balance of parking locations that addresses visual impact issues and convenience for faculty and staff



## Topics Needing Further Discussion /Site, Safety & Security

- 1. Balancing Open Campus Tradition & Community Access with Safety Concerns**
- 2. Encouraging Multimodal Transportation**
- 3. Incorporating Green Infrastructure**
- 4. Attempting to Minimize Disturbance Footprint**
- 5. Managing Parking, Traffic and Circulation**
- 6. Ecologically Valuable Communities on Site**
  - Explore opportunities to create more holistic wetlands
    - Ongoing- we are researching opportunities to improve and incorporate wetland resource areas while integrating them into the project and the educational curriculum



# Schematic Design Topics

- Site Plan Update
- Site Circulation
- CPTED Principles
- Alternative Modes of Transportation
- Non-Athletic Field Program in Park
- Outdoor Storage Requirements
- Bleacher System
- Plant Material Selections
- Outdoor Furnishings and Lighting
- Next Steps

# Lexington High School / Existing Site Aerial



## Current Schematic Design Option / Bloom



## Eye-Level View from Worthen Road Entrance Drive



Worthen Rd

## Eye-Level View from West



## Eye-Level View from Clarke Street / Park Drive



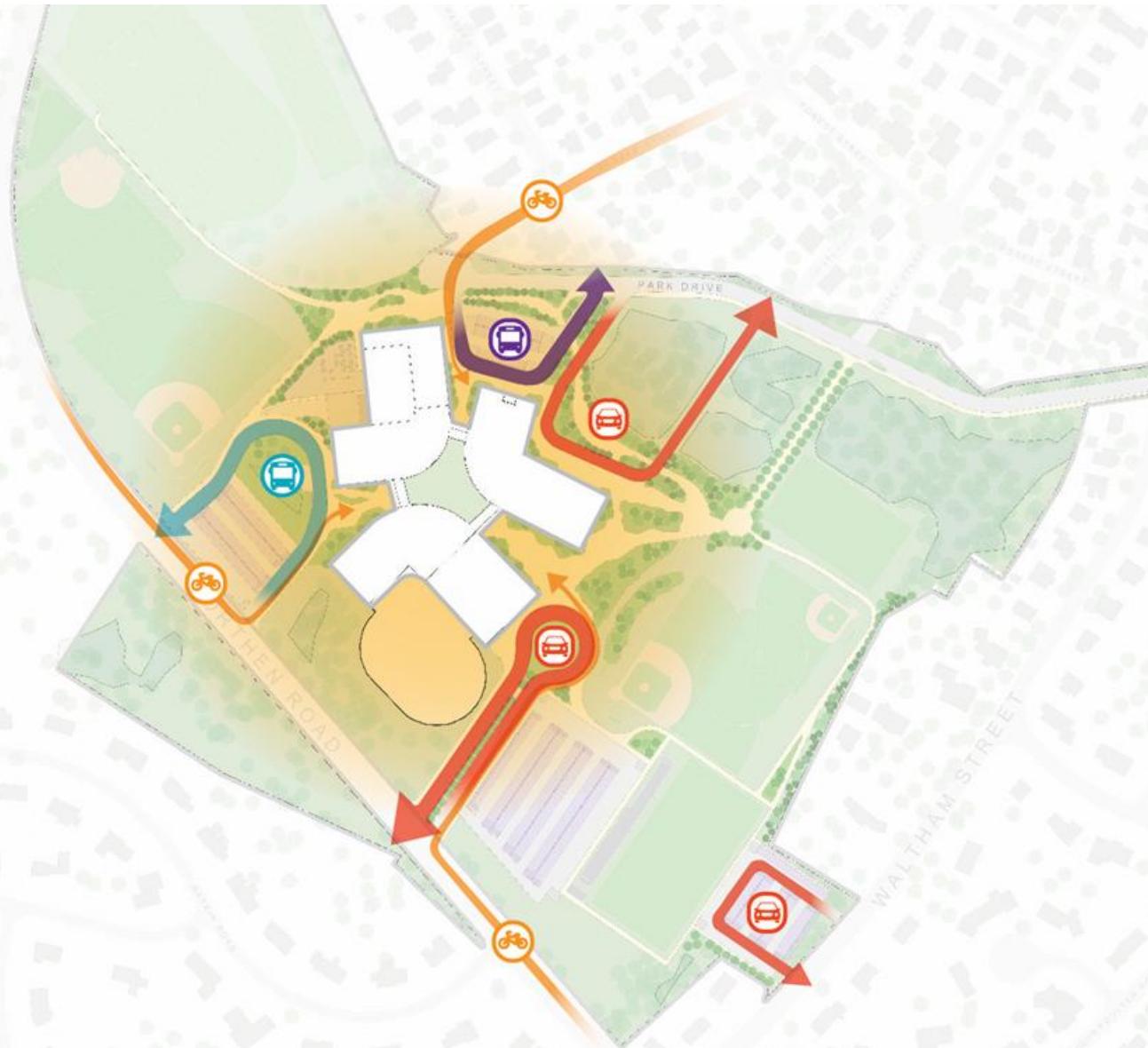
## Eye-Level View from East Across New Fields



## Pedestrian Site Circulation



## Arrival & Dismissal Circulation



3/5/2025



## Overall Circulation



3/5/2025



# CPTED (Crime Prevention Through Environmental Design) Principles

When developing a CPTED plan for a school, several design considerations should be taken into account:

**1. Natural Surveillance**

**2. Natural Access Control**

**3. Territorial Reinforcement**

**4. Maintenance and Visibility**

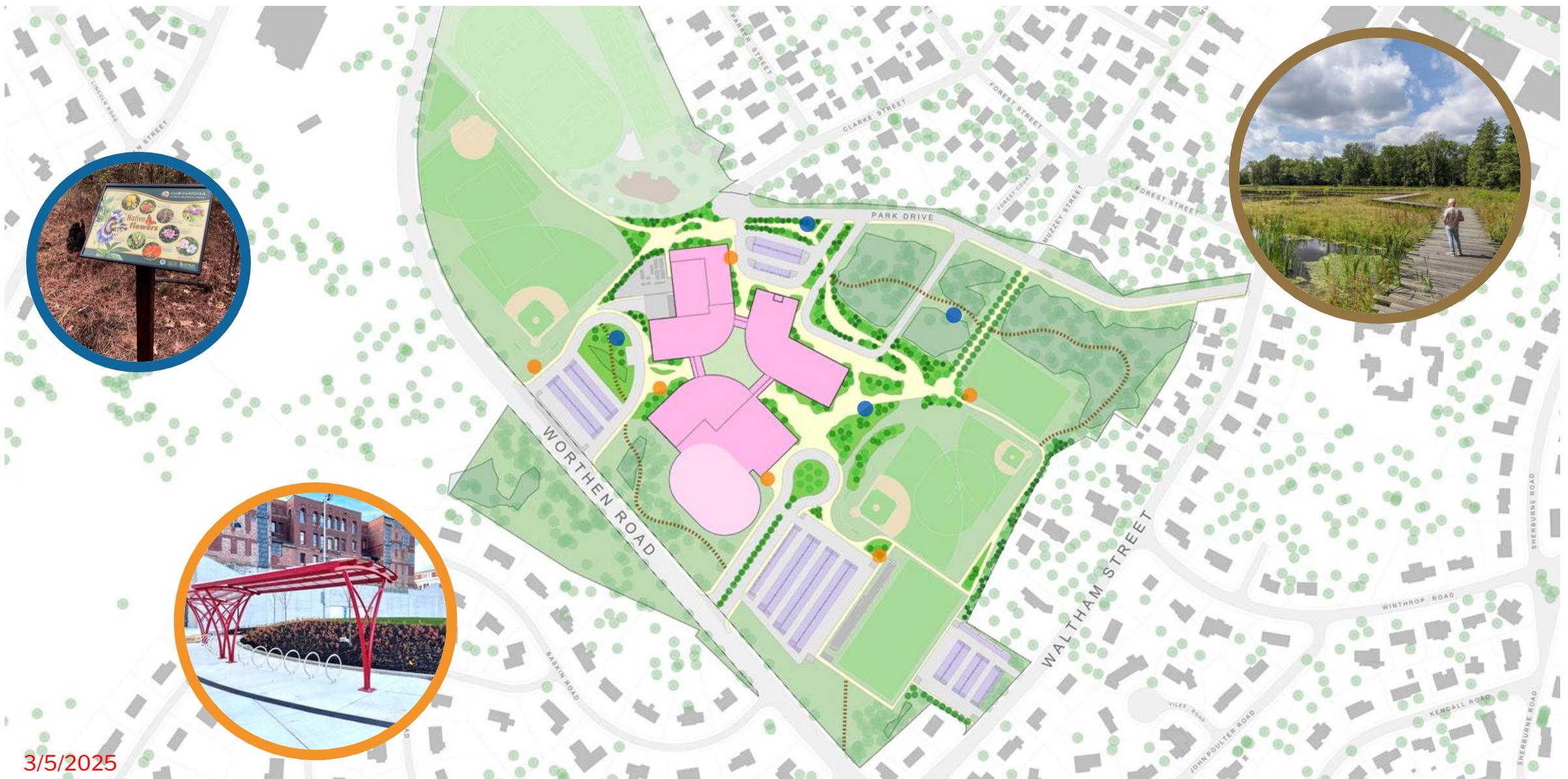
**5. Activity Support**



# Alternative Modes of Transportation



# Non-Athletic Field Program in Park



# Outdoor Storage Requirements

EXISTING STORAGE - LEXINGTON MA



EXISTING CONCESSIONS - LEXINGTON MA



MULTI-USE - HOLBROOK MA



STORAGE - W. BRIDGEWATER MA



MULTI-USE - W. BRIDGEWATER MA



MULTI-USE - HOLBROOK MA



STORAGE - ROCKLAND MA



MULTI-USE - W. BRIDGEWATER MA

# Bleacher Systems

EXISTING BLEACHER SYSTEM – LEXINGTON MA



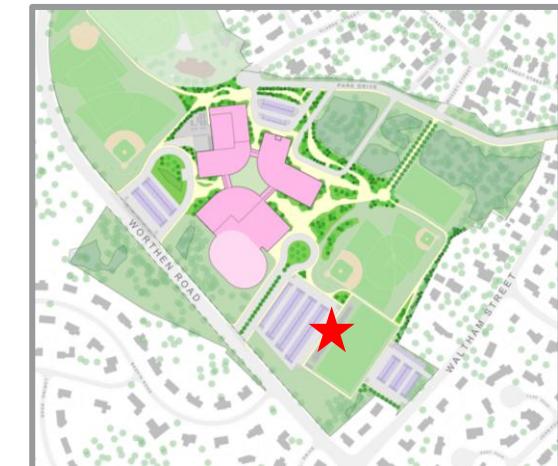
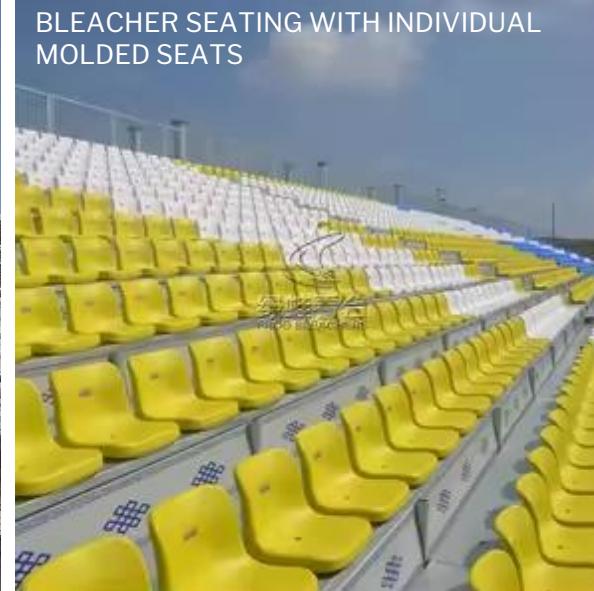
TERRACED SEATING – ROCKLAND MA



BLEACHER SEATING – HOLBROOK MA



BLEACHER SEATING WITH INDIVIDUAL MOLDED SEATS



# Planting / Tree Species

## Canopy



**Pin Oak**  
(*Quercus palustris*)



**Swamp White Oak**  
(*Quercus bicolor*)



**American Elm**  
(*Ulmus americana*)



**Freeman Maple**  
(*Acer x freemanii*  
'Armstrong')



**Slender Silhouette Sweetgum**  
(*Liquidambar styraciflua*  
'Slender Silhouette Sweetgum')



**Sycamore**  
(*Platanus occidentalis*)

## Evergreen



**Eastern Hemlock**  
(*Tsuga canadensis*)



**Norway Spruce**  
(*Picea abies*)



**Eastern Juniper**  
(*Juniperus virginiana*)

## Understory



**Serviceberry**  
(*Amelanchier canadensis*)



**White Fringetree**  
(*Chionanthus virginicus*)



**Flowering Dogwood**  
(*Cornus florida*)

# Planting / Understory

## Shrubs



**Sweet Bay Magnolia**  
(*Magnolia virginiana*)



**Black Chokeberry**  
(*Aronia melanocarpa*)



**Dwarf Sweet Pepperbush**  
(*Clethra alnifolia*  
'Hummingbird')



**Common Witchhazel**  
(*Hamamelis virginiana*)



**Dwarf Winterberry Holly**  
(*Ilex verticillata*)



**Arctic Fire Red Twig Dogwood**  
(*Cornus stolonifera* 'Farrow')

## Perennials



**Butterfly Weed**  
(*Asclepias tuberosa*)



**New England Aster**  
(*Aster novae angiae*)



**Lance-Leaf Coreopsis**  
(*Coreopsis lanceolata*)



**Spotted Joe Pye Weed**  
(*Eupatorium maculatum*)



**Eastern Red Columbine**  
(*Aquilegia canadensis*)



**Blue Wonder Catmint**  
(*Nepeta faassenii* 'Blue Wonder')

## Grasses



**Little Bluestem**  
(*Schizachyrium scoparium*)



**Yellow Prairie Grass**  
(*Sorghastrum nutans*)



**Prairie Dropseed**  
(*Sporobolus heterolepis*)



**Ice Dance Sedge**  
(*Carex 'Ice Dance'*)

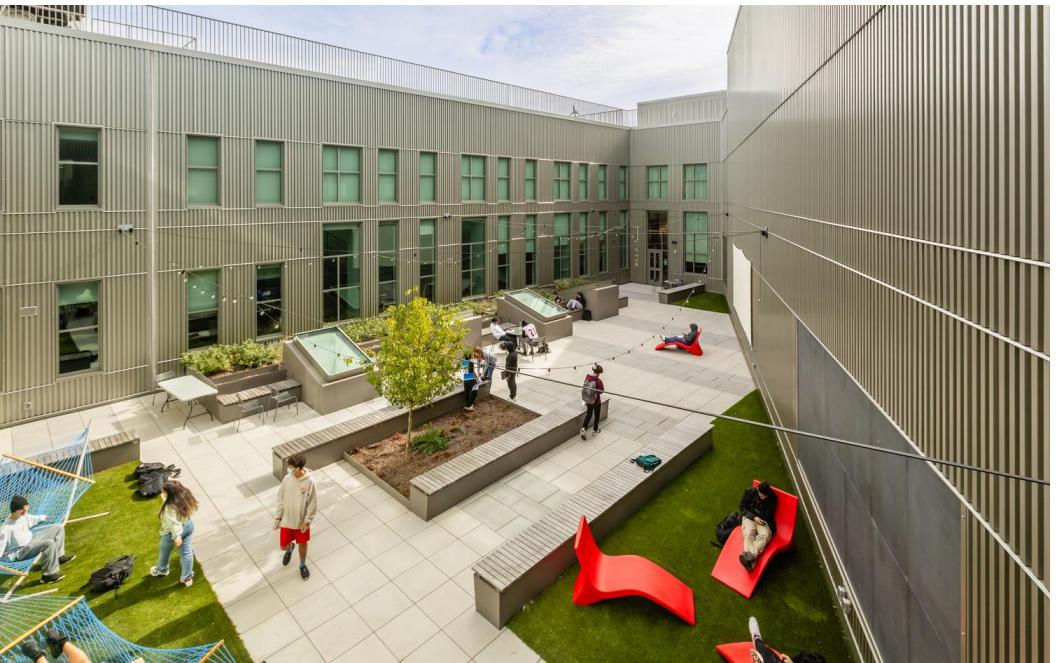
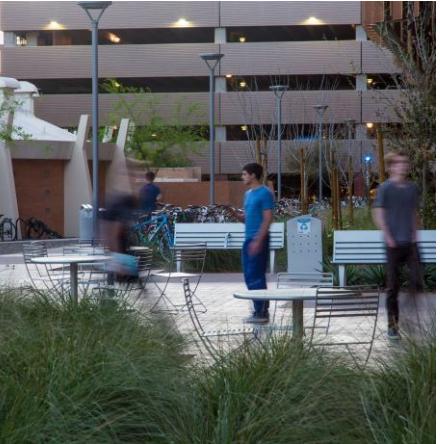
## Outdoor Furnishings and Lighting / Fixed Elements



## Outdoor Furnishings and Lighting / Fixed Elements



## Outdoor Furnishings and Lighting / Flexible Furnishings



## Summary | Next Steps

### What to Expect at the Next Meeting...

#### Objective:

The design team will return with updates to the topics discussed today, as well as those additional items brought up by the focus group

#### When and Where:

TBD



# Thank you

smma

# Current Schematic Design Option / Bloom.A

