

MEETING NOTES



Meeting Date: February 9, 2024
 Meeting Time: 1-3PM
 Project Name: Lexington High School
 Project Number: Click or tap here to enter text.
 Subject: Site, Safety and Security Focus Group Meeting
 Attendees:

Present	Name	Affiliation	Present	Name	Affiliation
	Kathleen Lenihan	SBC Chair & SC Member	✓	Vincent Lerow	AV Technician
✓	Michael Cronin	SBC Vice-Chair & LPS Facilities	✓	Marissa Liggiero	Lexington Engineer
	Julie Hackett	Superintendent	✓	John Livsey	Town Engineer
✓	Cynthia Arens	Sustainable Lexington Committee Chair	✓	Ross Morrow	Lexington Engineer
✓	Suzanne Barry	Select Board Vice Chair	✓	Patricia Moyer	Tree Committee Co-Chair
	Melissa Battite	Recreation Director	✓	Karen Mullins	Conservation Commission
	Joanne Belanger	Director of Public Health	✓	Glenn Parker	Appropriation Committee Chair
	Chris Bouchard	Project Engineer	✓	Joe Pato	Select Board Chair
	Christian Boutwell	Recreation Committee Vice Chair		David Pinsonnault	Director of Public Works
	Don Chilsholm	Assistant Fire Chief	✓	Todd Rhodes	Sustainable Lexington Committee Vice Chair
✓	Ralph Clifford	Zoning Board of Appeals Chair	✓	Mark Sandeen	Select Board
✓	Mark Connor	Tree Committee Co-Chair	✓	Deepika Sawhney	School Committee Vice Chair
✓	Frederick DeAngelis	Recreation Committee Chair		Derek Sencabaugh	Fire Chief
✓	Carolyn Dooley	Campus Monitor	✓	Tom Shiple	Lexington Bicycle Advisory Committee
✓	Lisa Giersbach	Permanent Building Committee	✓	Nancy Sofen	Tree Committee
✓	Philip Hamilton	Conservation Commission Chair	✓	Nishanth Veeragandham	Student
✓	Kristena Hankins	School Resource Officer	✓	Dan Voss	Sustainable Lexington Committee
✓	Jon Himmel	Permanent Building Committee Chair		Lorraine Finnegan	SMMA Project Manager
✓	Wendy Krum	Permanent Building Committee	✓	Matt Rice	SMMA Project Architect
✓	Timothy Lee	Design Advisory Committee Chair	✓	Michael Dowhan	SMMA Landscape Architect
			✓	Erin Prestileo	SMMA Civil Engineer
			✓	Mike Burton	Dore + Whittier
			✓	Christina Dell Angelo	Dore + Whittier

Agenda Item

Description

1.	Introduction: Refer to attendees list.
2.	Please refer to attached presentation for meeting reference. New introductions that were not able to join the first meeting: Susan Barret-Transportation Manager David Pinsonnault-Public Works Director

Topics & Priorities

1. Balancing Open Campus & Community Access with Safety Concerns

- CPTED (Crime prevention through environmental design)
 - Using the natural environment to reduce crime and to enhance safety
 - Limiting access points to site
 - Making entries prominent
 - Make sure that the site stays clean, make it a place that shows that we have ownership
 - Allowing community to use space
- Security Management Systems
 - Brains behind electronics of the school
- Access Control Systems
 - Authorized users access to site
 - Door hardware
- Lockdown and Duress alarms
 - Provide a clear way of communication
- Lockdown Sequence
 - Partitioning school between public and private space
- Intrusion Detection Alarm system
 - Barriers on exterior that alert if door is opened
 - Reach out to first responders
- Video surveillance system
 - Lots of different camera types that allow for complete visibility of the campus
- Security Communication System
 - Assistance stations for an open campus to reach first responders
- Window Security

Follow Up Questions:

1. How Does Lexington Define the Term Open Campus?

- Typically means allowing students to leave campus during the school day
- In Lexington it means that the building is disconnected, the distinction of buildings
- Students leaving the building and being able to come back
- Has an impact on how students enjoy the space
- Wouldn't abandon the idea
- Tension between the two definitions
 - Going outside to get to classroom doesn't necessarily mean the campus has to be open
 - Could be a courtyard
 - Access to the natural environment is important
- The open campus experience had been embedded into the culture now
 - Sense of freedom balanced with security
 - Tradeoff between enclosing a building

There isn't a common understanding of the term open campus

The idea of permanence and materiality in design

- Create a landscape/site that will last 50 years
- Need to worry about climate conditions
- Lean towards natural materials that have little to no maintenance
- Make students feel safer and closer to nature

2. Encouraging Multimodal Transportation

- Incorporate an area for bike access
- More young adults are biking/walking/taking mass transit, less are driving
- Incentivize bus use in designs
- Disincentivize single occupancy car use in design

Public Comment:

S. Barret:

- Statistics aren't so true for Lexington
- Increasing drivers and less walkers/bikers
- We have plans with goals to reducing emissions
- Want to make sure to take everything into consideration

Livsey: There will be instances where 600 cars will be in attendance for theatre shows

Mike Dowhan: someone had mentioned an idea for offsite parking with shuttles

Deepika Sawhney: what happens if electricity goes down for security?

M. Allain:

- we would never limit egress only ingress
- If power is lost there is a backup
- And then a battery backup
- There is a fail-safe mode
- Key override is always a possibility

S. Barry: Do we have numbers for existing parking spots?

- We'll get to it soon

M. Rice: we would like to hear input about what peak demands would be for parking

3. Incorporating Green Infrastructure

- Force pavement
- Stormwater management

E. Perileo:

- Sites is a rating system for sustainability of landscapes
- LEED and SITES can be used together
- SITES takes it to the next level
- Emphasis on planning and looking at the site in context
- Operation maintenance
- Low maintenance

Questions:

How do you decide what is truly sustainable and not a fad? Is there a sophistication of maintenance? How do you balance beauty with something that becomes difficult to maintain?

- We look at what works best in nature and incorporate that into the design
- Only use native plant materials that can survive in this environment
- We never irrigate school landscapes

How do you organize hardscape? Need to be guarded against approached that aren't yet established?

- We keep maintenance in mind

Nancy: encourage people who will manage not to outsource landscapers

How do you deal with temporary irrigation?

- Discourse between the design team and contractors

Do we have areas for beautiful landscapes like those pictured?

- As you're designing, design for circulation

50 years has been mentioned as a lifespan. Can we increase 50-year lifespan?

- MSBA mandates design for 50 years
- High likelihood is that 50-year design will last much longer

Lessons learned from past:

- Kids always looks from easiest path from A to B and will trample anything in their path
- Be purposeful with site design

4. Attempting to Minimize Disturbance Footprint

- Established that off-limit zones stay safe, protected, and untouched
- Native plants roots can sink deeper and have less water requirements
- Value of large trees, oxygen
- Mini stormwater management parks

- 450 parking spaces at the existing high school - 4 acres of impervious areas

Questions:

Do we have a target parking space number based on similar projects?

- Somerville high school had 12 parking spots
 - Lot of walking and biking and green line
- Waltham had 650
- Very community specific to get to a number
- A lot of parking has to do with sites and spaces we are afforded
 - Constrained by environment and other uses
 - Opportunity to design

S. Barret: Will you assess other parking options near site? Would SMMA be looking at shared parking?

- We can suggest it but its ultimately up to the town

Lynn:

Is structured underground parking being considered?

- Too early to take anything off the table
- Cost premium
- Challenging to keep it dry

Is graywater being considered for watering plants?

- If it's appropriate we will consider it
- A lot of maintenance

D. Voss:

Wants questions from these meetings answered?

3rd meeting is to get to that level of recommendations

Some committees feed off these sessions and rely on them, it would be useful to get output from this session

5. Managing Parking, Traffic, & Circulation

- Importance of separating drop off traffic from bus traffic separate from walking traffic etc.
- Student safety is paramount
- Lean towards a series of smaller parking areas
 - Safety
 - Stormwater management
- Ability to put parking where needed
- Concord high school

- Classroom wing of building is not surrounded by
- Common theme is separation of drop off

Questions/Comments:

Parking on the other side of the high school is currently very underutilized

- Parking design should consider how parking is used during recreation and park use

Need to take snow storage into account

Maintenance component to porous materials

- We will not present anything that can't be maintained

S. Barret: be aware of tying up streets around the school

- Have done a study and created recommendations about integrating?

is there a minimum amount of parking that needs to be adjacent to the building?

If we design parking to be more convenient more people are likely to use it

- Would hate design of parking to be too convenient

Mike Dowhan: we like to disincentivize driving

Matt Rice: we need to provide accessible parking spaces

- If we use electric buses, we need parking near buildings but how do we not create a feeling of a bus parking lot

6. Ecologically Valuable Communities on Site

- We actively try to avoid sensitive areas of site with natural forest

Have the Wetlands on Site been delineated yet?

- have been flagged but we're in the middle of receiving the NRAD survey
- NRAD – filing that confirms all types of wetlands

Nancy: There are extensive invasive species, are we looking into mitigating that? Yes, it will be part of the conversation.

7. Ensuring Student Safety During Construction

Phased Process

- New building construction
- Old building demolition
- Safety during construction is very major
- Not only about safety but also about accessibility
- Involves general contractor/construction manager
- We provide guidance based on the towns recommendations

8. Creating a Unique Sense of Place & Site Design Aesthetic that is Grounded in Our Community

Wanting to create a campus that is very unique to Lexington

- Create a unique sense of place
- Continue to have conversations about design choices

Questions:

Is there a way of thinking beyond landscaping for the high school but functioning for recreational use as

	<p>well?</p> <ul style="list-style-type: none"> • Try to create landscape infrastructure that engages site • Find something that everyone agrees with • How do you get to that point? <ul style="list-style-type: none"> ○ We're starting that process now ○ Design will evolve <p>B. Black: Focus groups inform how we evaluate the schemes</p> <p>D. Sawhney: What is the cost differential between flat ground parking and tiered parking?</p> <ul style="list-style-type: none"> • Structured parking is 10x parking at grade, however, there are other considerations <ul style="list-style-type: none"> ○ There are benefits that offsets cost ○ MSBA doesn't reimburse <p>Rough cost estimates for meeting 3 would be helpful</p> <p>S. Baret: Likes that you can see Lexington center from the quad</p> <p>Additional Topics to be Explored</p> <p>C. Arens: Considerations about the siting of the building, specifically for building orientation</p> <ul style="list-style-type: none"> • We are actively working on this, and we'll have something in 3 weeks <p>Is there any pushback from other groups on disincentivizing single occupancy vehicles</p> <p>Must look at structured parking costs holistically</p> <ul style="list-style-type: none"> • Costs, rebates, incentives <p>Pushback on disincentivizing parking</p> <ul style="list-style-type: none"> • Students who have jobs that need to get there after school
3.	<p>Close</p> <p>The next site, safety and security focus group meeting will be held on Tuesday, March 5th, 1-3pm at Estabrook Hall, Cary Memorial Building.</p>

Sincerely,

DORE + WHITTIER

Christina Dell Angelo
Project Manager

Cc: Attendees, File

The above is my summation of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes.