

21 August 2015

Pat Goddard
516 Massachusetts Avenue
Lexington, MA 02420

Reference: **Lexington Multiple Schools Project**
 Lexington, MA

Subject: 20 Pelham Road, Lexington, MA
 Privileged and Confidential

Dear Pat:

This letter responds to your recent request for a brief analysis of the existing school property located at 20 Pelham Road, the purpose of which is to identify the size (no. of classrooms) of a new elementary school that could be located on this parcel. The nature of this report is limited given the abbreviated timeline available to perform the work.

Data

The base information on this site is as follows:

Parcel Size: 8.4 acres
Building Footprint: 46,800 SF
Assessed Value: Unknown
Zoning: RS - Single Dwelling

Background

Armenian Sisters' Academy was located on Pelham Road Lexington in 1982. The beautiful campus setting includes an elementary and middle school located in two buildings. The one story elementary school located on 20 Pelham Road is the subject of this report.

Location

The elementary school fronts Pelham Road, abuts the Town owned Community Center to the south and Youville Place (assisted living housing) to the east. Wetlands and Town owned conservation land define the westerly boundary.

Site

The Community Center property is slightly elevated from Pelham Road. The one story brick school is located in a slight depression (accessed by a semi-circular driveway) with a 42 car parking lot to the east, a lawn area that slopes away to the wetlands (to the west) and a small, wooded knoll to the south. Overall it is a bucolic setting with mature shade trees in a quiet neighborhood.

Building

The one-story red brick school built in 1961 has a ten classroom wing, small administration space, cafeteria, kitchen and gymnasium (high school basketball court) with a stage. Although the school and site have been well maintained, all building systems are original. There is evidence of asbestos in some floor tile and it is presumed that hazardous materials exist in other locations throughout the building.

Renovation of Existing Building

An order of magnitude project cost to upgrade all building systems to meet current code is approximately \$12.5 million.

Design Concept of New School on Existing Site

A presumed new school in the general location of the existing footprint is a three story building similar but slightly smaller than the Estabrook School (27 general classrooms). Such a school could fit the site and provide adequate site amenities such as drop-off areas, parking, playground and very limited play fields. Unlike Estabrook, the Pelham site is a more dense and tightly scaled residential neighborhood.

A general description follows:

General classrooms	:	24
Enrollment	:	518 (21.6 students/classroom x 24)
Building Footprint	:	33,500 SF
Gross Area	:	88,500 SF
Core Facilities	:	Gym (HS regulation) Cafeteria Library
Approximate Project Cost:	:	\$53,000,000
Parking	:	110 cars

Adjacency / Access to Town Community Center

The proposal concept plan envisions vehicular and pedestrian connectivity between the new school and the community center. The adjacency of these two sites located in the Town Center provides unique opportunities for town planning.

Site Limitations

The only issue of concern is the Massachusetts Avenue and Pelham Road intersection.

1. Limited line-of-site visibility eastbound on Massachusetts creates a dangerous condition, especially for left turning vehicles from Pelham to Massachusetts Avenue. A separate HSH traffic engineer review of this issue is in progress and may not be available when this letter reaches you on Friday (08/21/15). In this event, it will be issued as a supplemental report.
2. Another significant issue on Pelham Road is its steep incline (8.5%) from Massachusetts Avenue for approximately 300 feet. One possible alternative to mitigate these two issues may be the relocation of the Pelham Road intersection south along Massachusetts Avenue. This presumes cooperation from Youville Place for an easement to relocate Pelham Road, which would reduce the grade slope and improve visibility.
3. Other Pelham Road issues to be confirmed are the width of the existing road easement (approximately 50 feet) and potential for an MAAB compliant sidewalk.

We trust that this information is helpful to better understand the identified property and its potential use to the town of Lexington.

Sincerely,



Kenneth F. DiNisco
DiNISCO DESIGN

KFD/mh

cc: Donna DiNisco-Crawford
Angel Khazadian

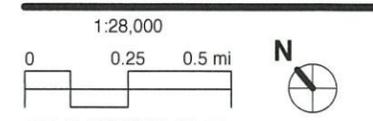
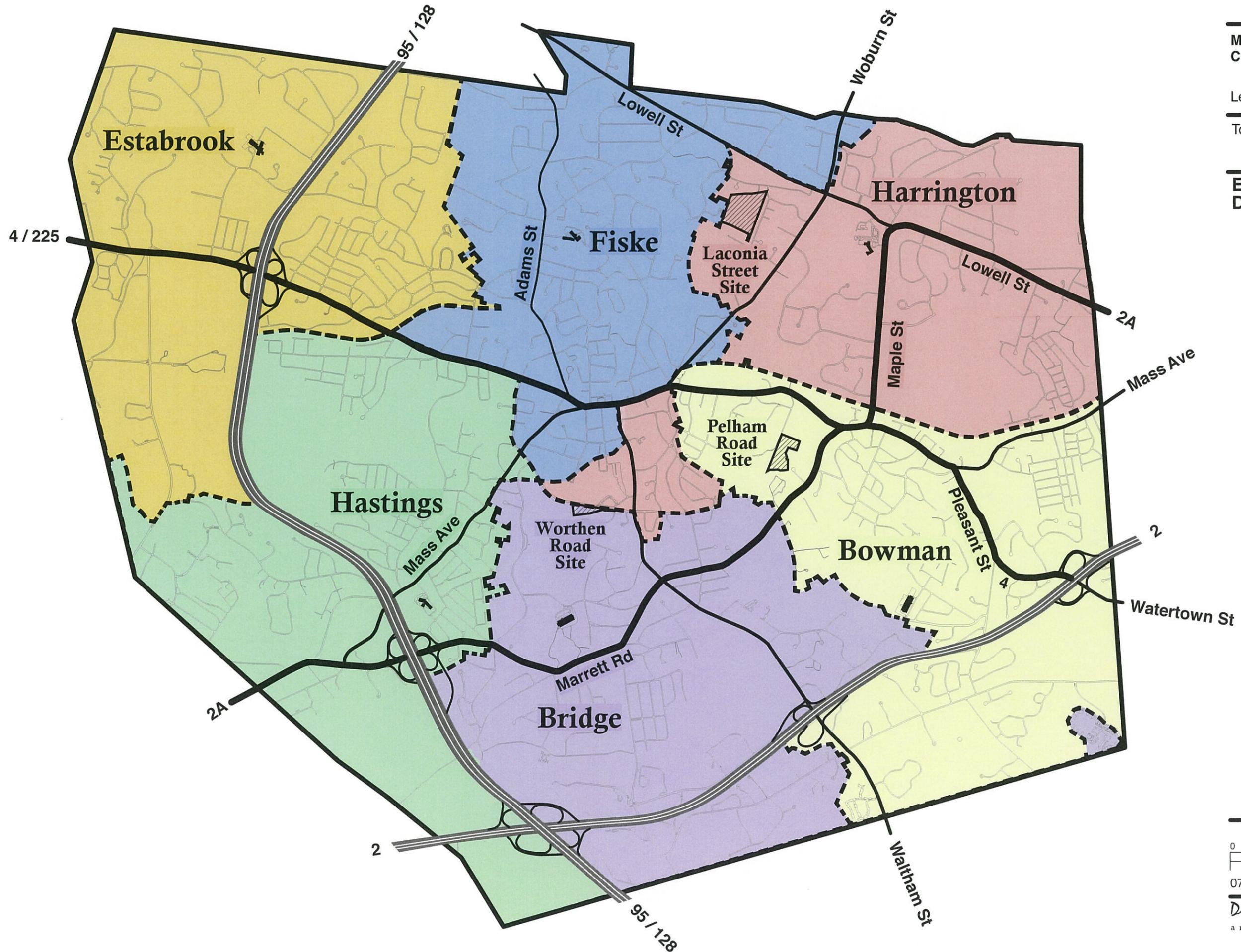
Enclosures:	Elementary School District Map	(08/07/15)
	Middle School District Map	(08/07/15)
	Aerial 3-D View	(08/20/15)
	Aerial Photograph	(08/21/15)
	Existing Topographic Site Plan	(08/21/15)
	Existing First Floor Plan	(08/21/15)
	Conceptual Site Plan	(08/21/15)
	Mass Ave / Pelham Road Intersection	(08/21/15)

Multiple School Construction Projects

Lexington, MA

Town Maps

Elementary School Districts



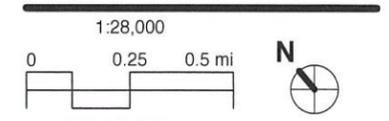
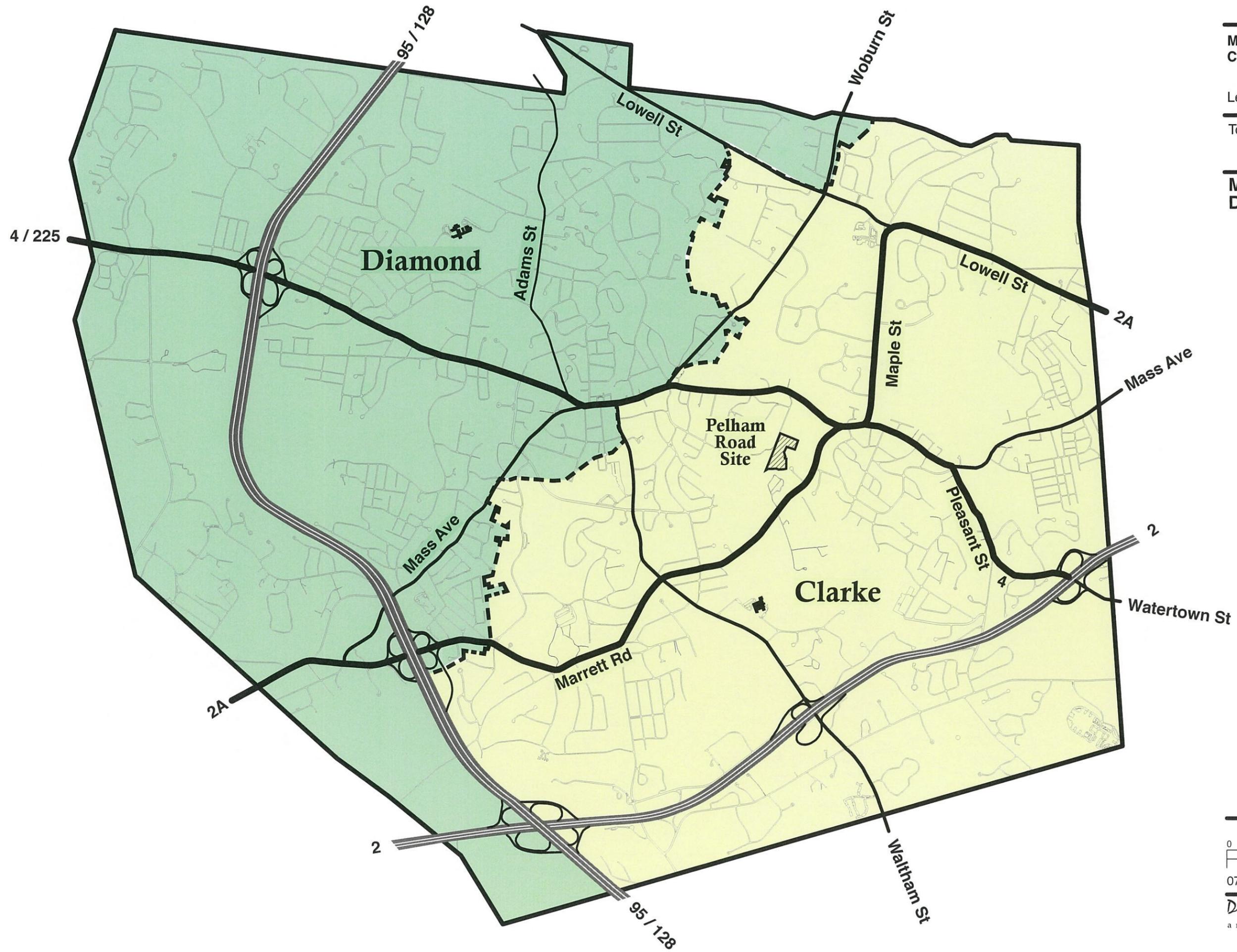
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**Multiple School
Construction Projects**

Lexington, MA

Town Maps

**Middle School
Districts**



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Pelham Road Site

Lexington, MA

Multiple School
Construction Project:
Feasibility Study

Aerial 3-D View



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Pelham Road Site

Lexington, MA

Multiple School
Construction Project:
Feasibility Study

Aerial Photograph

Conservation Land
Town of Lexington

Youville Place

Pelham Road

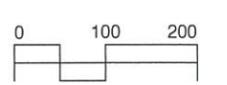
Youville Place

Youville Place

Massachusetts Avenue

Tower Park

Marrett Road



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Limited
architects and planners

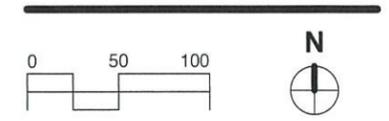


Pelham Road Site

Lexington, MA

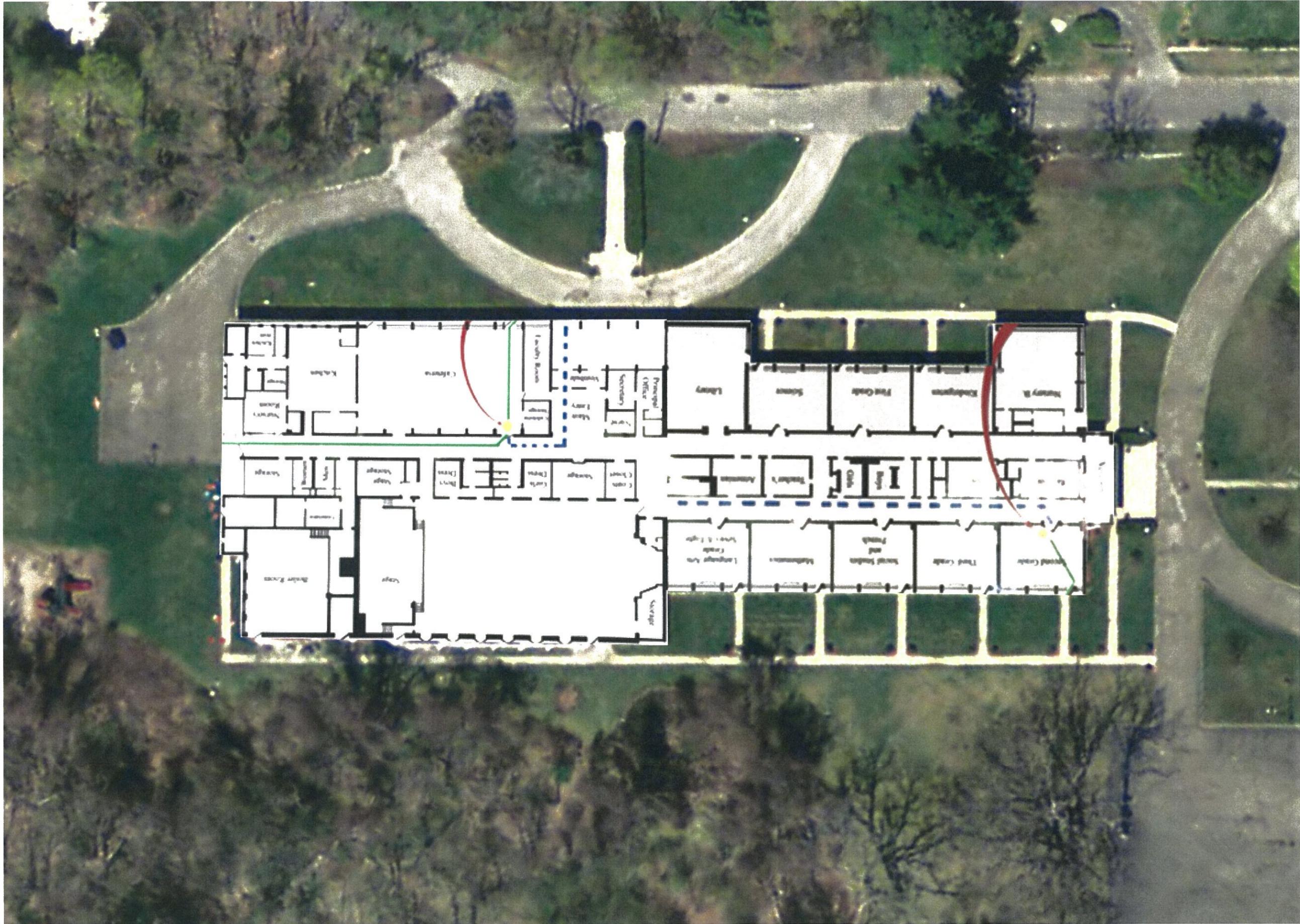
Multiple School
Construction Project:
Feasibility Study

**Existing Topographic
Site Plan**



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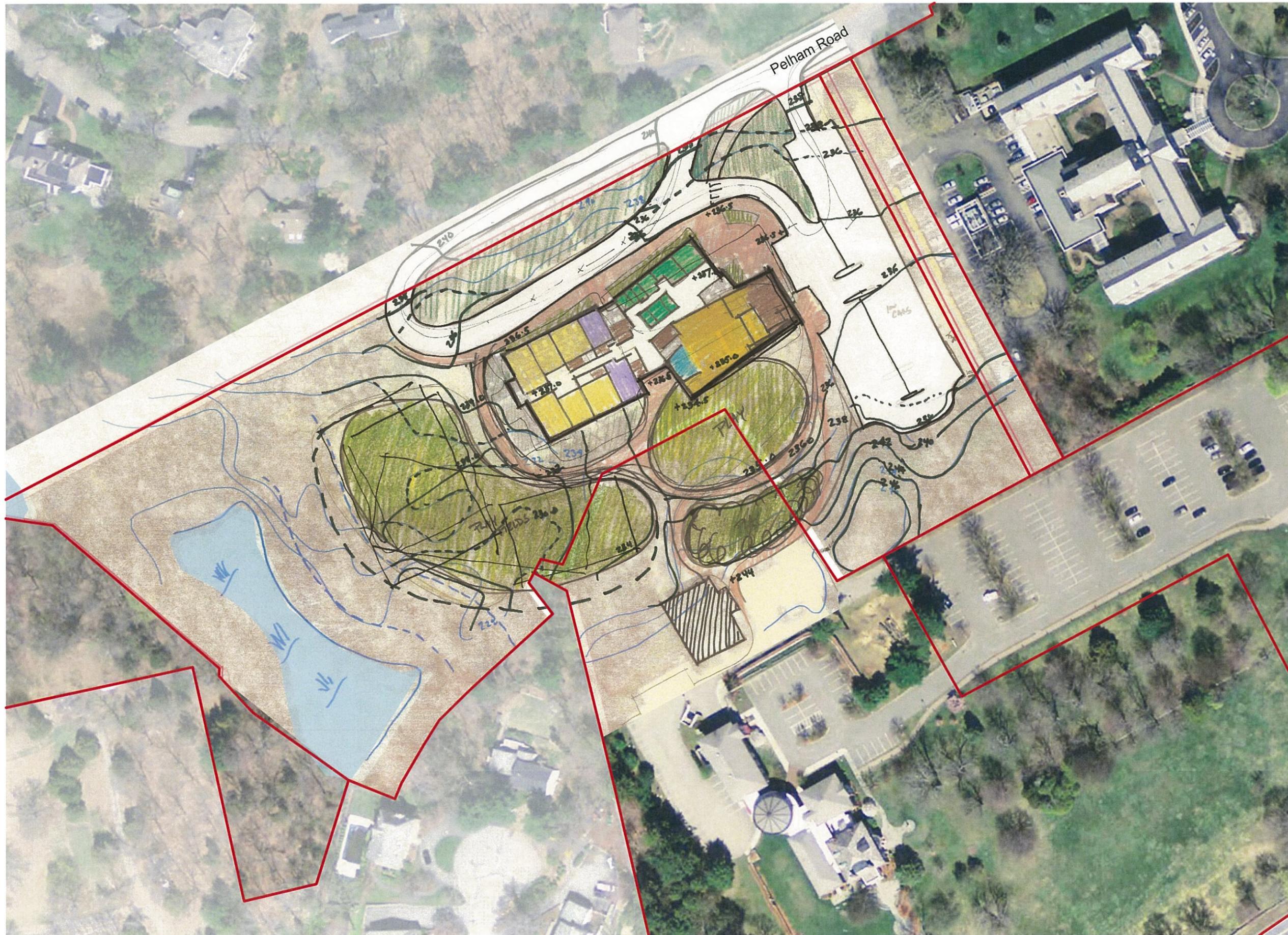
Pelham Road Site

Lexington, MA

Multiple School
Construction Project:
Feasibility Study

**Existing
First Floor Plan**

Gross SF
46,800 GSF



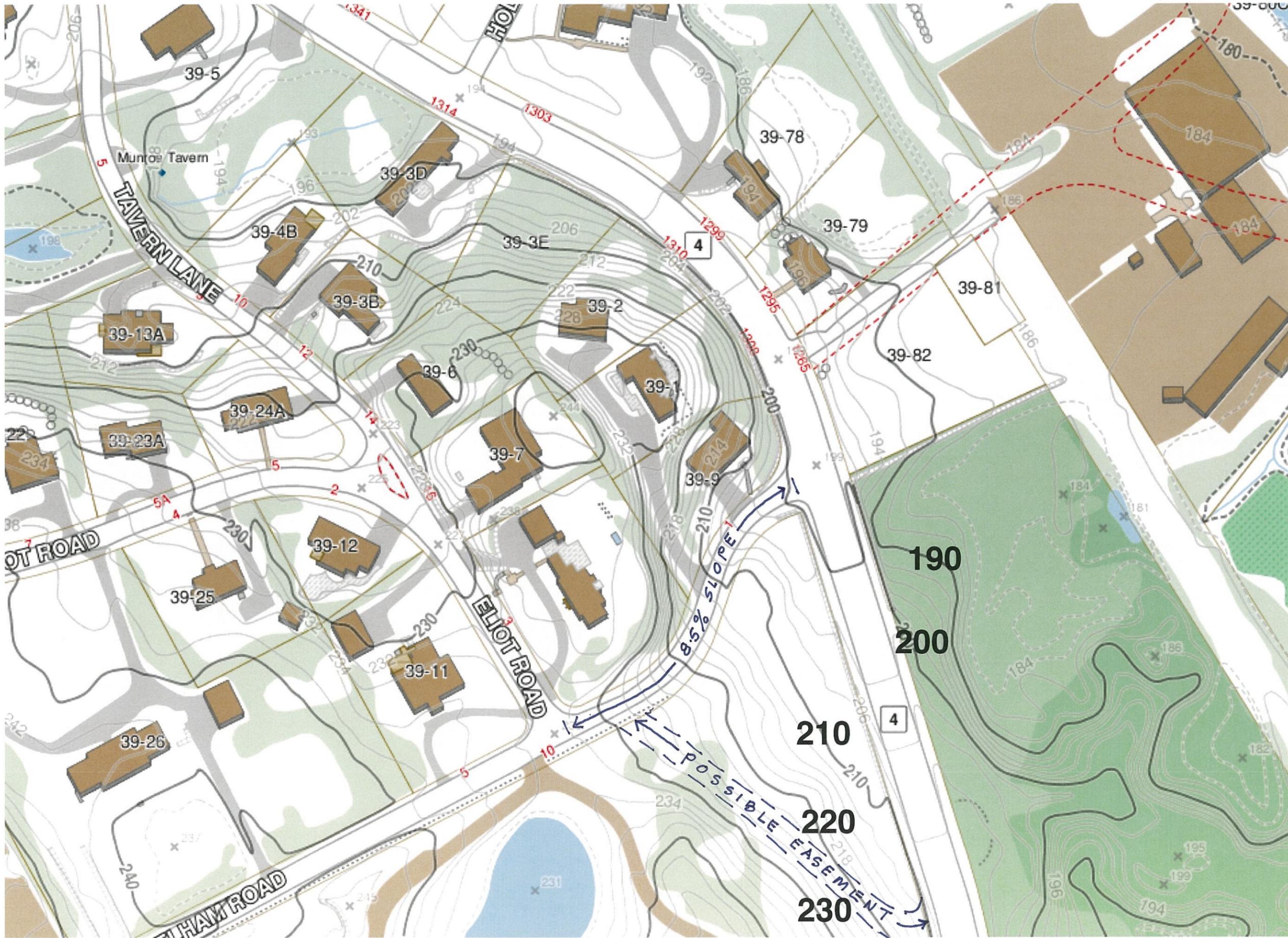
Pelham Road Site

Lexington, MA

Multiple School
Construction Project:
Feasibility Study

**Conceptual Site Plan
(New School)**

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Pelham Road Site

Lexington, MA

Multiple School
Construction Project:
Feasibility Study

Existing Site Plan

**Mass. Ave. / Pelham Rd.
Intersection**

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