



SPECIAL TOWN MEETING: 2016-2

Article 2:

Land Purchase – 20 Pelham Rd

9 May 2016



Article 2 – Request

\$8,000,000 Appropriation

- **For land acquisition, and associated design, engineering and architectural services for plans and specifications and related costs in connection with the property**



Article 2 – History

May 2015 – initial Town contact on property

July 2015 – closure of Armenian Sisters School

Aug 2015 – preliminary property assessment

**Sep 2015 – first public disclosure of Town
interest**

Dec 2015 – negotiations commence

Feb 2016 – STM 2016-2 called to order



Article 2 – Acquisition Motivation

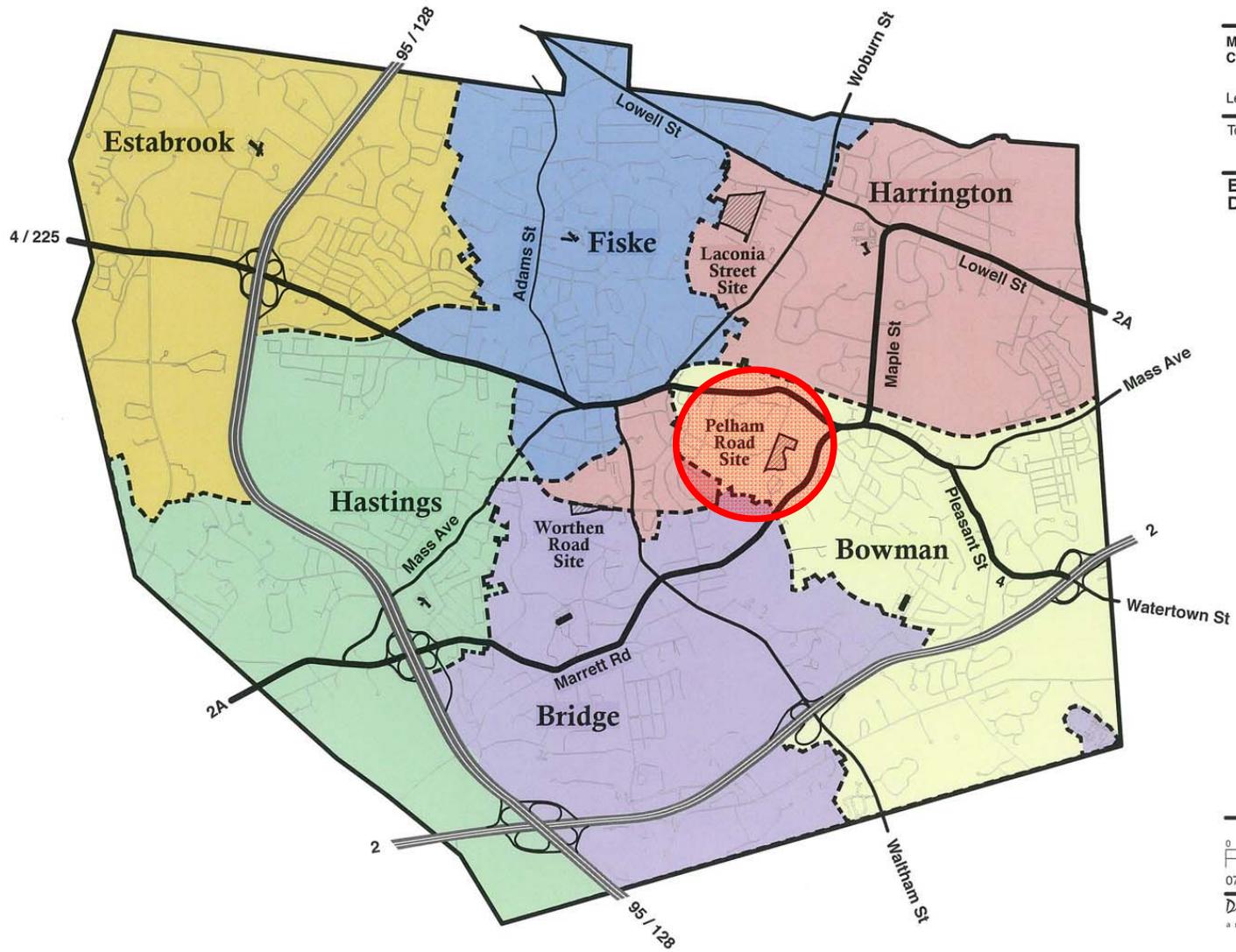
Support for Capital Master Plan

- Location
- Flexibility
- Opportunity



Location

Centrally
Located
Within
Elementary
School
Districts

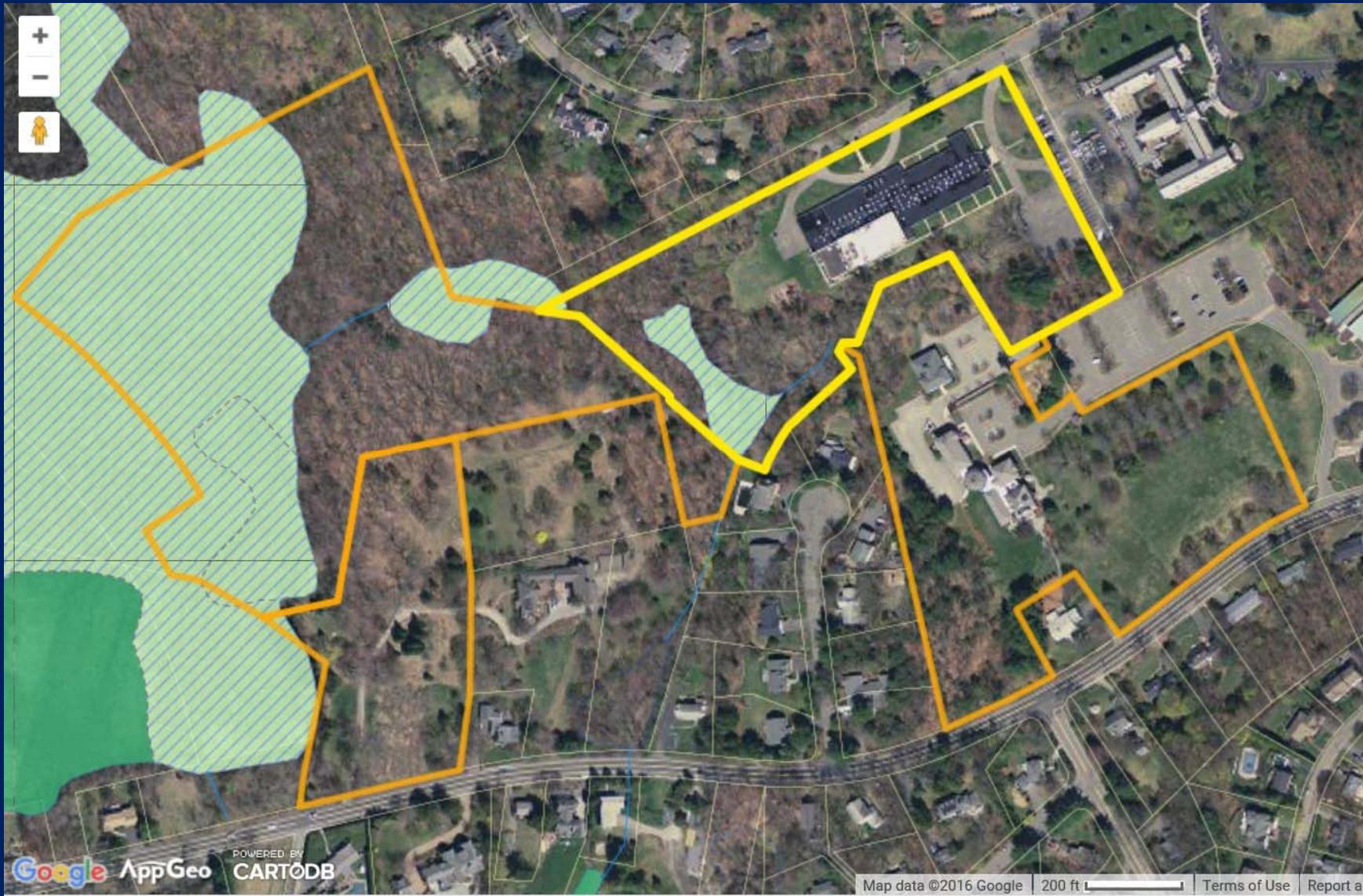




Flexibility

8.4 acre site
with wetlands

Abuts
Lexington
Community
Center &
Town Land



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Town Land

Upper Vine Brook
Town Conservation Area

20 Pelham

Cotton Farm

Community Center

Town Land

Flexibility

8.4 acre site
with wetlands

Abuts
Lexington
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Article 2 – Opportunity

Centrally located site with potential for multiple short-term, mid-term, and long-term Municipal and/or School uses.

Independent or combined uses.



Article 2 – Potential School Uses

Various Use Options Being Considered

- **School Department programs and offices**
- **Redevelopment for a 7th Elementary School**
 - **Renovate or Replace existing building**
 - **Potential for full 24-section school (without fields)**



Article 2 – Potential Municipal Uses

Various Use Options Being Considered

- **Municipal/Community Center programs (i.e. gym and cafeteria)**
- **Senior / Affordable Housing**
- **Other... (not fire department public safety)**



Existing School Building

- **Built in 1961**
- **46,800sf building**
- **42 parking spaces**
- **Asbestos floor tiles and pipe, generator, duct work insulation**
- **Lead paint, but in sound condition**
- **PCB anticipated in window caulking**



Site Improvements Necessary

- **Challenging access at Massachusetts Avenue and Pelham Road**
- **As elementary school site, roadway to Marrett Road through Community Center needed: \$3+million**
- **Other school or municipal purposes, roadway to Community Center Parking lot: \$400,000**



Projected Costs

- **\$8 million for purchase site and engineering**
- **Appraisal, highest and best use**
- **Additional costs to renovate/rebuild on site**



Timeline for Acquisition and Reuse

- **Negotiations to purchase began in December 2015**
- **Selectmen will take by eminent domain if purchase and sale agreement not reached shortly**
- **Begin reuse/engineering analysis in fall 2016**