
PICKERING & WEST LYNN MIDDLE SCHOOLS – Lynn, MA

RESERVOIR SITE FACTS

A few reasons why the reservoir site off Parkland Avenue became the preferred site for the Pickering Middle School:

- There were only five viable sites in the existing Pickering area that were large enough to accommodate a school that would house the Pickering student population. One of the most important site considerations was to find a site that was geographically located to provide enough flexibility to accommodate students from other areas easily as student populations fluctuate. The sites that were considered too remote to serve overflow from other schools and even too remote to where the majority of Pickering area students live were the Union Hospital site and the Gawdy Park site. The three sites considered in close proximity to the existing Pickering Middle School were the Rockdale Avenue/Mayfair Street site, the Magnolia Park Site and the existing Pickering Middle School site. Of these three sites, the Magnolia Park site was considered the most viable at first but due to the inability to establish reliable costs for the work required on the site, it was abandoned as a preferred site (See Magnolia Park Site Facts Narrative). Two sites on the periphery of the Pickering area that were considered to be ideal in terms of geographical location and central enough to easily accommodate student overflow from other middle school areas were the reservoir site off Parkland Avenue and the Gallagher Park site. The Gallagher Park site which was a previously filled pond posed costly foundation and soil disposal issues and its location in a tight residential area eliminated this site from consideration. After careful consideration and an analytical process of elimination, the reservoir site became the preferred site for the Pickering Middle School.
- The reservoir site is a City-owned site and is virgin land with no hazardous materials, urban fill, contaminated or unsuitable soils. This site has ledge in the proposed location of the school at levels below grade that will allow the most economical foundation system available to be utilized, foundation walls with spread footings. The foundation costs for the reservoir site will be half the costs of any of the other thirteen sites reviewed. Because of the bearing capacity of the ledge, the reservoir has the most reliable foundation costs.
- The reservoir site is 44 acres. The entire site is currently wooded except for a strip of land along Parkland Avenue utilized for the City's Dog Park and the DPW's Salt Shed. A third of the site is wetlands and unbuildable. The school and its access drives and parking lots will occupy 12 acres. Only these 12 acres will be developed. All other acreage will remain natural and untouched. Once constructed, the school will not be visible from any of the homes surrounding the site. There will be some visibility of the school down the entrance drive.

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- The reservoir site is not designated park land and therefore does not require any additional land purchase to replace the acreage utilized for the school. The majority of the other sites considered required replacing park land which comes at a cost.
 - All storm water runoff will be collected in underground storage chambers and slowly dissipated as natural soil percolation allows. This should minimize the storm water runoff that the surrounding homes now experience from the site.
 - Because of the extent and location of the wetlands on the reservoir site, the viable access points onto the site are limited. Through extensive analysis, it was determined that the most direct, most economical and the best location for minimizing traffic impact on Parkland Avenue requires the taking of one residential property by eminent domain. This property is located at the intersection of Parkland Avenue and Richardson Road. By State law, the Eminent Domain process requires that the property owner not be harmed in the taking of their property. All costs associated with the finding of a new home of the owner's specifications and with relocation services are to be paid for by the City. The intent is that the owner be left in an equivalent or better situation than prior to the taking.
 - The access location for the reservoir site allows for intersection improvements which will help to mitigate traffic and improve traffic flow on Parkland Avenue, Richardson Road and ultimately Wyoma Square. A traffic signal will be installed at this intersection which will regulate traffic flow and also allow homes along Parkland Avenue to more easily gain access to Parkland Avenue during rush hours.
 - The construction costs for this site were the most reliable costs established for any site and had the least potential for unforeseen costs or unforeseen site conditions. The school construction at the reservoir site was the least costly of all the 652-student school site options.
 - The reservoir site was the only site that was not on a tight site and it had the least impact to neighboring properties.
 - The Total Project Costs for this site was the least expensive of the 652-student school building options.