smma

Advisory Team – Site, Safety & Security 3

Project Name:	Medford High School	Project Number:	25100
RE:	Advisory Team - Site, Safety & Security	Meeting Date:	03/11/2026
Prepared by:	Rosemary Park	Meeting Number:	3
Distribution:	Attendees		

Owner

- ☐ Nicole Branley, *Resident*
- ☑ Chief Jack Buckley, *Chief of Police*
- ☐ *Marta Cabral, MHS Principal*
- ☑ Theresa Carr, *Resident, Transportation Planner*
- ☑ Amanda Centrella, *Medford Open Space Planner*
- ☐ *Paul Covino, Provisional Police Chief*
- ☐ Matthew DeMeo
- ☑ Chief Todd Evans, *Medford Fire Chief*
- ☑ Matt Galusi, *MHS PE Teacher*
- ☑ Jenny Graham, *SBC Chair, School Committee Vice Chair*
- ☑ Brian Hilliard, *SBC Member, Architect*
- ☐ Joe Hogan, *MHS Student*
- ☐ Alicia Hunt, *Director of Planning, Development & Sustainability, Medford*
- ☑ Nick Karinge, *Disabilities Director, Medford*
- ☑ Ethan Lay-Sleeper, *Architect/Planner*
- ☑ Ken Lord, *MPS Chief Operating Officer*
- ☐ Sean Mangan, *Director of Operations for Armstrong Ambulance*
- ☑ Tim McGivern, *Commissioner of Public Works, Medford*
- ☑ John McLaughlin, *MPS Director of Buildings & Grounds*
- ☑ John Prestigiovanni, *MHS Sports Coach*
- ☑ Melissa Young, *Resident, Cambridge municipal employee*

SMMA & Consultants

- ☑ Soala Ajienka, *Architectural Designer*
- ☐ Helen Fantini, *Project Manager*
- ☐ Erin Prestileo, *Civil Engineer*
- ☑ Matt Rice, *Principal-in-Charge, Architect*
- ☑ Laura Swan, *Civil Engineer*
- ☑ Rosemary Park, *Architect, Ed Planner*
- ☑ Jamay Li, *Architect*
- ☐ Kate Tooke, *Landscape Architect, Agency*
- ☑ Kazia Rodrigo, *Landscape Designer*, Agency
- ☑ Berit Schurke, Landscape Designer, Agency
- ☑ Matt Allain, *Security Consultant*, Good Harbor Techmark
- ☑ Cody Lattin, Good Harbor Techmark

Leftfield

- ☑ Jen Carlson, *Project Director*
- ☑ Matt Gulino, *Project Manager*
- ☑ *Adele Sands, Education Liasion*

Item No.	Action	Discussion
03.01	Record	**Meeting #3 Agenda** • Welcome & Introductions • Advisory Team Recommendation Development • Next Steps
03.02	Record	**Welcome** • Timeline Update: Project has now concluded the Preliminary Design Program Phase of the Feasibility Study and has now emerged in the Preferred Schematic Report Phase of Feasibility ○ Each team will produce a set of recommendations for the full SBC to review and approve. Whilst there is overlap in topics discussed, it is important that there are no duplicates in recommendations
03.03	Record	**Advisory Team Recommendation Development Overview** • List of Suggestions and Comments, has been shared with the Advisory team in advance of the meeting • They are a very helpful list and lens to look at the project through and will form the basis for the list of recommendations to be advanced to School Building Committee • Recommendations (Givens, Green): Aspects that are inherently going to be represented within the project, identified in the Ed Plan, during Programming Meetings and other fora of discussions

		• Recommendations (Needs Further Discussions or Review, Yellow): Aspects that warrant further discussion before they are either taken forward to the building committee, or shifted across to being Red Light Items. • Recommendations (Has challenges, Red): No items are yet designated as red and during the course of discussions, suggestions may be moved over to this category.
03.04	Record	**Security and Monitoring** All suggestions are included as a "given." The following issues were discussed: 1. Work with security monitors in the school and include CTE perspective ○ SMMA has had some traffic discussions with security monitors onsite; further conversations wanted 2. Address security issues that cannot be discussed publicly in confidential settings with first responders. a. Initial meeting happened with Medford PD and FD 3. Need logical naming of stairs and doors. a. Will be developed with input from Medford PD and FD
03.05	Record	**Site Access, Egress and Fire Safety** 8. Historic, difficult site; access and egress challenges. a. Some site elements (including width) will depend on which buildings remain in place. For example, there's a pinch point by the existing pool and other types of legacy issues for the team to deal with. 9. Need more than one road; dead-end is problematic for fire apparatus. a. Improving site circulation is important and will be studied. Team is committed to improving circulation, and providing turn arounds for fire apparatus. Options will depend on the building option chosen. 10. Explore secondary access, improved fire lanes, hydrants, field access. a. Meetings to investigate options for secondary egress have been held, and additional meetings are scheduled. b. Emergency egress is the most important priority regarding site circulation heard from multiple groups, including in dedicated meetings with Medford PD, Medford FD, and DCR. Options will continue to be developed. c. Separating emergency access from secondary day-to-day access should be considered. <u>Questions/Discussion:</u> ○ A member asked about the decision-making process. ▪ SMMA: Negotiation and facilitation with first responders and stakeholders, back and forth discussions to understand the priorities. Land-ownership comes into play. Currently in the midst of pulling in the necessary voices and making headway/ progress. Certainly not an easy task in taking in all of the considerations but are optimistic. ○ Would secondary emergency access be open to pedestrians or cyclists? ▪ SMMA: Need to have further discussions with DCR and other groups. ○ Physical accessibility is as much a priority as emergency access. ▪ SMMA: This is address in another category, but language can be added to clarify inclusion of a need for accessibility. ○ Is this implying that a path is being created through the Fells? If so, should be moved to a different category? ▪ SMMA: yes, looking at some options in the Fells, as other paths would need to consider eminent domain ▪ Chief Evans: A road in the Fells could be beneficial to those into the Fells since it will need to be maintained and clear of snow, and benefit DCR fire and emergency crews. Access road could be available to walkers when not in use for emergency vehicles. ▪ Chief Buckley: Public Safety request is for more than one entrance/egress to the site. One consideration is part of the Fells. This could be emergency access only but need immediate access during an emergency (i.e: no emergency gates to unlock) ▪ Is the end Ronaele Road looked at for a secondary egress path? • SMMA: No because this option is complicated by the presence of wetlands, and still impacts DCR land. The team has been exploring options mostly to south and west ○ Steve Miller Drive? ▪ SMMA: Yes that's one consideration. Also considering an existing DCR access road. ▪ Is it possible to add some kind of geographic qualifier regarding different roads or

		paths? • SMMA: The team has plans to include conversations with Friends of the Fells, as we understand that it is a tremendous natural resource ▪ The team noted that conversation with DCR and abutters are in process and additional information can be shared at a later date.
03.06	SMMA & MPS to set up a meeting with MBTA to discuss bussing	**Mobility, Circulation & Transportation** 17. Need sidewalks on both sides of the access road. • Property line constraints and required widths of drive(s) to be studied during the next couple of phases. 20. Public transit limited; need more MBTA buses. • Meeting with MBTA is to be scheduled to understand new demands for the site with increased student enrollment and programs. Plan to have meetings or surveys with students. 21. Students struggle to reach buses on time; late-bus option desired. • MBTA must be brought in to understand the new demands for the site 24. Accessible trails with proper signage needed, may conflict with wetlands. • Offsite improvements require discussion with DCR and may be beyond the scope of the project. More time and discussion is required. • Putting money into improving off-site paths may be outside of this project scope – perhaps things can be working in conjunction with other DCR improvement projects. 25. Mustang Loop sentimental due to improvements that have been made by the school; further changes should be considered carefully. • Offsite improvements require discussion with DCR and may be beyond the scope of the project. <u>Discussion/Comments:</u> • A member expressed curiousity about how the site may interact with existing trailheads around perimeter/ edge condition of the site. • SMMA: This will be addressed while further developing the design, but hard to say at this exact moment because team needs more discussions with DCR, noting a symbiotic relationship for shared access of roads. • Regarding DCR trails through the Fells, Friends of the Fells is trying to work on an accessible trail in Medford. From conversations with Friends of the Fells, appears that some paths could be made through the wetlands. • SMMA: It would be helpful to have a sidebar meeting with some of those folks regarding these plans.
03.07	Record	**Community Access and Open Campus** 27. Balance welcoming environment with security needs. • Where that balance is, is a wider discussion with the community and school. 28. Open campus but must ensure safety for public use. • Who has access at what times requires further discussion. There are tradeoffs with open campus and security. 30. Increase visibility/presence from Winthrop Street. • There is limited school property along Winthrop Street. 32. Address concerns about informal Fells access via MHS parking. • Who has access at what times requires further discussion. <u>Comments/Discussion:</u> • Further conversations required regarding access to the site, at what times, and how to manage said access. • A member noted that it seems like some of this can be resolved with a basic operational model and parking designations (for students, staff, guests). Or are we saying that there's a time when people aren't allowed at all (wanting to walk the dog through the Fells, when one isn't a parent or a student at the school)? • SMMA: Did not interpret this as closing off access to people, but would like to hear clarification from others who may have suggested it. • Will parking counts change much? Most of the time, parking lot seems empty. • SMMA: Don't have a site plan yet but will next time we meet. Parking lot may be busier in the future given the other programs that are coming to the site. • A member inquired if there are lessons learned from some other schools in Medford, like McGlynn, that has a playground and accessible to the broader community (during off-hours?). • SMMA: Great recommendation and will reach out.

		• Increased visibility from Winthrop Street – limited school property but what can be done creatively to give the HS presence (landscaping, signage, paving details, etc.)? • City is about to finish up a wayfinding study and will hopefully implement soon. May want to have discussions with City regarding this to help connect people to the HS. • SMMA: Is there anything available online for us to look at? ○ No draft yet, but will send once team is comfortable circulating something. • Visibility from Winthrop St is difficult due to the trees but perhaps an improved sign would be a good idea. Maybe something bigger and brighter in color? • SMMA: Agree that the entrance off Winthrop requires more presence and better signage.
03.08	Record	**Athletics, Fields and Outdoor Space** 35. Interest in domed athletic field. • Field Program is still being reviewed and evaluated against what is able to be accommodated on the property • Field Program is still being reviewed and evaluated against what is able to be accommodated on the property. Limitations on geometries of certain field programs. • Priorities of outdoor program will need to be identified and this will ultimately be a SBC decision, although the Advisory Team will make recommendations on what to prioritize. 36. Explore bringing football and track onto the site 37. Softball and baseball are currently located offsite – equity concern. 38. Need to coordinate shared field use across sports. • Guidance on this topic will come from the Athletics Department, District administration and School Committee. 39. Interest in mountain bike pump track. • A member shared the following links: ○ https://www.hills-hillpark.com/ ○ https://pumptrack.com/track/Boston-United-States-01GA3SXMEJ3TKZ7PTD4X9PF0BE • SMMA: this is not something that we have ever included on a school project. • Another member stated, not to dissuade from this, but have heard that there can be challenges in site and maintenance with pump tracks 40. Continue Fells athletics trail use (1 mile).
03.09	Record	**CTE, Student Experience and Educational Opportunities** 43. Model house concept; hands-on learning tie-ins. ○ Topic will be represented in the Ed Planning and Equity Advisory Team recommendations 44. Space for global collaboration and community learning. ○ Specific types of spaces and proposed usage should be discussed with the Advisory Team. Opportunities to include these types of spaces will be studied moving forward. ○ SMMA: Need to have further discussions with the school, District and the CTE Director, as well as the School Committee. ○ Will move this item to the Ed Planning and Equity Advisory Team list of recommendations
03.10	Record	**Physical Site, Environment and Hydrology** 47. 54% impermeable surfaces; major stormwater challenges 48. Need to restore natural hydrology and protected open space ○ Project is adding more building area to the site and may have to do subsurface infiltration. Low-impact strategies will be studied as part of the design. • A member asked if there been any progress made with geotechnical investigations? Want to make sure that we staying cautious. ○ SMMA: Work planned for this spring – in April.
03.11	Record	**Accessibility and Inclusion** 53. Building must be compact to facilitate student navigation. ○ Some building options will make this easier to achieve. Evaluation criteria includes wayfinding without the sole reliance on signage. ○ May want to move to Educational Planning and Equity. ○ A member noted that the overall size and length of travel required at the school impacted his decision to not go to Medford HS. As it is just one high school for the entire city, should not be so compact that it impacts the comfort of students, but should not be so sprawling that it is difficult for people to traverse the building. Should also have space that is wide enough. ○ Would like to go beyond ADA and provide universal access throughout the building and site SMMA: ADA, MAAB are met as a baseline. Universal Design and Universal Access is

		something SMMA strives for, in physical design and through educational access.
03.12	Record	**Construction Logistics and Safety** ○ Construction Manger at Risk will develop logistics plan. ○ Does logistics plan include a Trucking Plan (access to the site and through the city) ○ SMMA responded that that can be added that to this item. ▪ LeftField: will reach out to City when the logistics plan is drafted after CM is brought onto the project
03.13	Record	**CPTED Principles** • Matt Allain/GHT noted that site and building design will be reviewed for alignment of CPTED principles and the school's goals and operations • Listed principles were shifted into the "given" category since they make sense to follow
03.14	Record	**Next Steps** • Meeting #4, September 2026 • The Advisory Team will reconvene in September at the beginning of the SD phase to review the recommendations from this discussion as well as documentation of the Preferred Alternative Design • Subsequently, Items carried forward in agreement will be put before School Building Committee