

# BROWNFIELD SITE REUSE ASSESSMENT SUMMARY



# FORMER MEMORIAL SCHOOL



## Proposed Public Pavilion & ADA-accessible Community Gardens

SUMMER 2025 MUNICIPAL ASSISTANCE PROGRAM

CURRENT

### PROPERTY INFORMATION

Address: 39 Harvard Rd., Lancaster, MA  
Property Size: 0.5-acre within a 23-acre municipal campus  
Current Zoning: Residential (R)



### Site History

Constructed in 1956, the one-story, 12-classroom school served as the town's elementary school until 2001. The building has been vacant since the school was moved, and the town has not identified a future use for the building. Assessment of hazardous building materials is needed.

### Considerations

The property is restricted for recreational uses only. The Town desires a redevelopment that will enhance public recreational amenities and identified a public pavilion as a primary goal to complement existing athletic and recreational facilities on the municipal campus. The town plans to demolish the school building, but to make use of the school's foundation slab as a base for a new pavilion and other recreational structures.

### Reuse Alternative

Three reuse alternatives for the Memorial School site were proposed, each featuring a roofed public pavilion. The options vary in size and include recreational facilities, all designed with low-impact and energy-efficient principles. Each option would complement existing adjacent athletic fields and playgrounds.



CONCEPT



UConn TAB worked with the Town of Lancaster to develop a conceptual reuse plan for this brownfield site.