

CONSULTANT NARRATIVES

**LANDSCAPE**

## **APPENDIX A – Site/Landscape Narrative**

This narrative refers to the plan diagrams included under \_\_\_\_ of Alternatives and excludes temporary site facilities and phasing implications. All building options include complete reconstruction of (or new) driveways, parking areas and walkways.

### **Base Repairs**

The Base Repairs option will address the overall site layout conditions and code compliance. Site repairs will be conducted to repair deficient areas and extend the life cycle of the site. Areas on non-code compliance will be addressed to meet current minimum code. Scope of repairs will include but not limited to pavement rehabilitation, re-setting of curb, manhole rim resetting, parking/traffic striping, walkway rehabilitation. The baseball field will be renovated with new fencing and team areas, the irrigation system will be repaired. The existing track and football field will be renovated. The existing basketball courts will be resurfaced. Code compliance will address accessible walks to the building and athletic fields, adding guardrails and handrails where required, retrofitting athletic bleachers and pressbox. Handicapped accessible ramps and curb cuts.

### **Family of Options "B" : Addition / Renovation**

The overall site layout will remain mostly in its existing configuration with sitework described under Base Repairs. The pedestrian and landscape area immediately adjacent to the south side of the building will be reconfigured to accommodate the new building entrances. The drop off loop and visitor parking configuration will be adjusted to accommodate the proposed parking garage. The existing basketball courts will be removed and a new maintenance building will be constructed. Minor retrofitting is anticipated around the remainder of the building perimeter to accommodate the changes to the building exterior and functions.

### Family of Options “C”: New Construction

Each of the new construction options locates the new school building on a different portion of the site, and the building configuration is adapted in each option to respond to the existing topography. However, all of the new construction options require considerable regrading to provide the level areas required for fields, parking and the building. A secondary access road will be constructed and incorporated in all “C” family options. This road departs from Farm Street on the far southern edge of the property and connects to the proposed parking lot configurations.

#### Option C.1

The proposed new school building is located on the existing practice fields to the north of the existing building and extends to the northern property line. A new parking lot will be constructed on the western side of the existing building footprint. A new parking lot will be installed on the north side of the building with a dropoff loop. A new synthetic turf softball field and soccer field will be built on the eastern side of the existing building footprint. These field will have athletic lights and scoreboards. The existing baseball field will be renovated with new fencing, backstop, team areas and revised irrigation system. The track and football field will remain in its current orientation. The track will have a full depth reconstruction and a synthetic turf football field will be installed. The bleachers will be replaced with a 1,000 seat structure and new pressbox. An accessible route will be added to bring spectators up to the football field. A new maintenance building will be constructed near the baseball fields 1<sup>st</sup> base foul pole. Dedicated parking for the Breakheart Reservation will be added adjacent to the entrance to the Reservation.

#### Option C.2

The proposed new school building is located on the existing baseball field and extends up the hill to the existing track and football field. A loop road will be constructed to allow circulation around the building. A new parking lot will be added to the south and south-east of the building. A new track and synthetic turf football field will be installed on the east edge of the site to the north of the proposed parking lots. Athletic bleachers and a pressbox will be added on the west side of the track and football field. A new natural grass baseball field will be installed on the west side of the track and football field. Athletic sports lights will be added to illuminate the baseball and football fields. The lower natural grass practice fields on the north side of the site will be renovated. The current softball field will be upgraded with new infield, team areas and perimeter fence. An irrigation system will be added along with a scoreboard.

### Option C.3

The proposed new school building is located on the wooded portion of the site between the existing building and Farm Street along the south edge of the site. This area is heavily forested with outcroppings of ledge throughout the area. Topography of this portion of the site is over 50' higher in elevation than the existing building location. Access to the building will be from the new road that turns off of Farm St and run north to the existing building area. A series of parking lots will be added to the south and north sides of the building. A bus dropoff loop will be added to the eastern side of the building. An accessible route follows the new access road heading north to a maintenance support building. This support building provides the final change in elevation to the lower, existing portion of the site. A large parking lot is construction over the existing parking lot. Over the eastern portion of the existing building a track and synthetic turf football field will be built. A set of bleachers with a pressbox will be added to the west side of the track. To the west of the football field a softball field will be added. This softball field will be a synthetic turf surface and will have an overlapping outfield with the soccer field. To the north of the softball/soccer field a bank of five tennis courts will be added. Athletic sports lights will be added to illuminate the football field, softball/soccer field and the tennis courts. An accessible route will be added to provide access to the lower natural grass practice fields on the north edge of the site. These fields will remain. The existing baseball field will be renovated with new fencing, backstop, team areas and revised irrigation system. The track and football field will remain in its current condition.