



Report of the

CCHS Campus Advisory Committee

Concord-Carlisle Regional School Committee

May 7, 2018

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## Committee Charge

At their June 27, 2017 meeting, the Concord-Carlisle Regional School Committee (CCRSC) voted to approve the CCHS Campus Advisory Committee (CAC) charge and begin advertising for membership. The CAC's charge included reviewing a number of potential land-use projects for the CCHS campus and making recommendations for next steps to the School Committee, bearing in mind that the primary purpose of the CCHS facility is to serve the educational needs of our students. The CAC is advisory in nature; the CCRSC is responsible for making any final decisions.

The Campus Advisory Committee consists of the following members, representing a wide variety of stakeholders:

Mary Storrs, Chair	CCRSC member (Carlisle)
John Boynton, Vice Chair	Community Member (Concord)
Susan Ludi Blevins	Community Member (Carlisle)
Kathleen Ogden Fasser	Community Member (Concord)
John Flaherty	Deputy Superintendent of Finance and Ops
Robert Grom	CCRSC member (Concord)
Barry Haley	CCHS Athletic Director
Laurie Hunter	Superintendent
Ryan Kane	Concord Recreation Commission
Alexander Kessler	CCHS '18 Student
Michael Mastrullo	CCHS Principal
Mary McCabe	CCHS Teacher
Brian Miller	CCHS Assistant Principal
Ravin Nanda	CCHS '19 Student
Brian Schlegel	Facilities Manager
Kay Upham	Community Member (Concord)
Hannah Yelle	CCHS '19 Student

## Process

The Campus Advisory Committee (CAC) met several times to review relevant documents, discuss options for soliciting public input, determine a process for evaluating ideas submitted, and make recommendations to the CCRSC.

The CAC held meetings on the following dates:

- October 17, 2017
- October 30, 2017
- November 7, 2017
- November 21, 2017
- December 19, 2017 (Site walk)
- January 18, 2018
- January 24, 2018 (Public Input Session)
- January 30, 2018
- February 13, 2018 (Public Forums in Carlisle and CCHS LC)
- March 6, 2018
- March 20, 2018
- April 3, 2018
- April 24, 2018

The CAC inventoried available documentation related to the CCHS campus, CC at Play constructed facilities, the landfill remediation site, etc. (see *Relevant Documents* section). The Committee focused on understanding the current uses of the campus, any limitations to usage, and potential areas for use including, but not limited to, the landfill site.

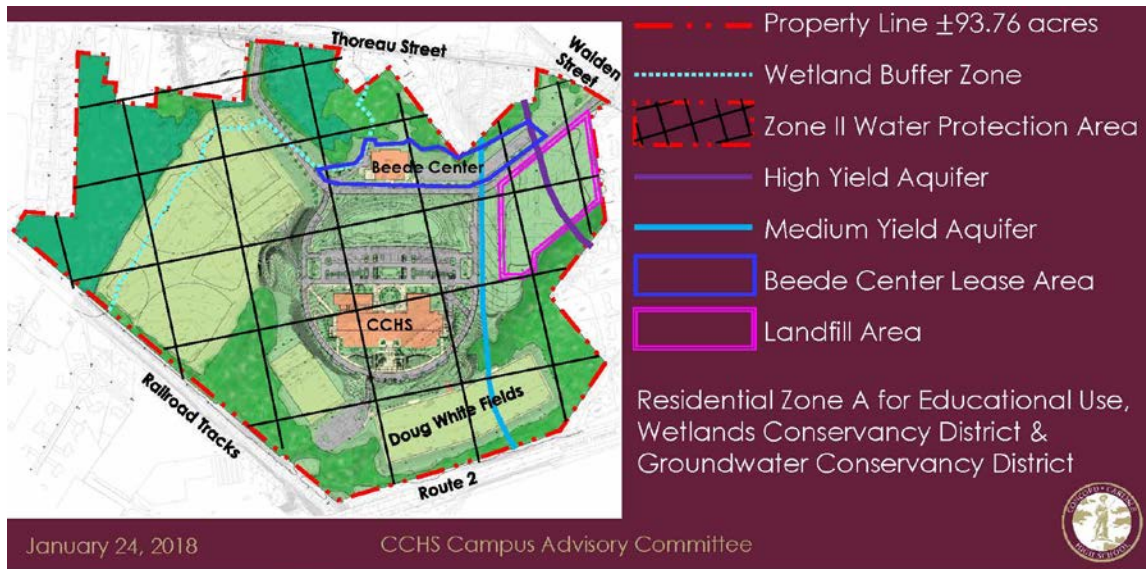
The CAC also inventoried the variety of CCHS campus users (see *Stakeholders* section) including students, athletes, camps, Town organizations, etc. to better understand how the entire campus is used by the school and wider community on both an organized and casual basis.

The CAC then created a presentation to share at public input meetings (see *Public Engagement* section) to help generate ideas for future uses of the campus. The public input meetings were well-attended, productive sessions during which a wide variety of ideas were brought up and documented.

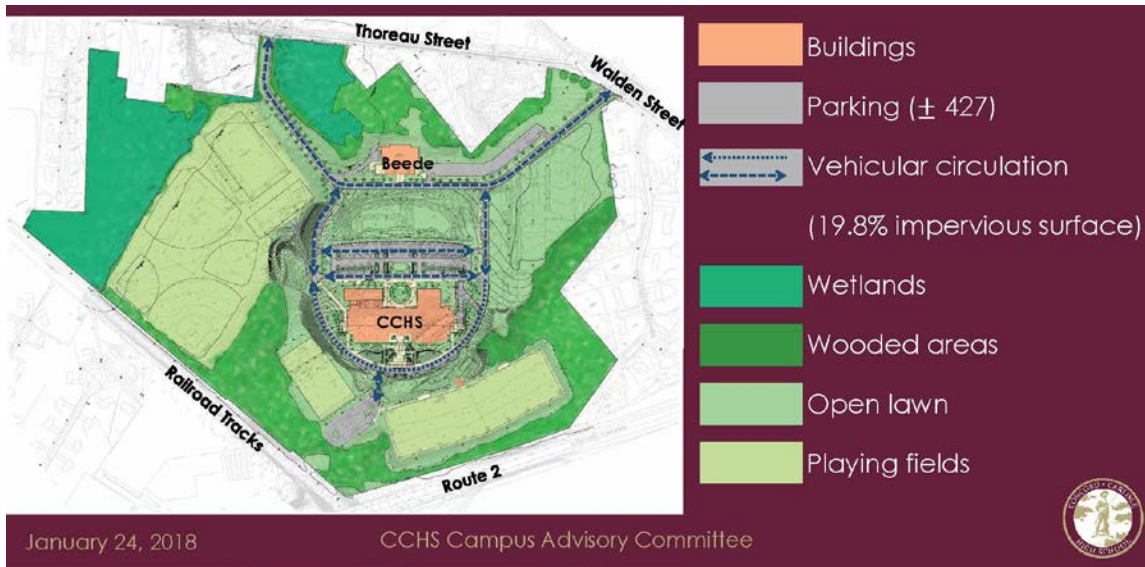
Following the public input sessions, the CAC asked for interested parties to submit a Request for Ideas (RFI) for the Committee to consider. In order to evaluate all of the ideas on similar criteria, the Committee developed an evaluation rubric (see *Prioritization of Ideas* section).

## CCHS Campus Assessment

The CAC gathered information on the existing conditions of the CCHS campus, including CAD files representing the site survey, the CCHS building plans, the athletic field plans, and the landfill plans. Existing documents were analyzed to understand the site zoning, limits of the Beede Center lease, the landfill limitations, and other relevant site restrictions. The CAD files were combined and color rendered for use at CAC meetings and presentations. The site restrictions were added to the plan and included in the first Public Input Session on January 24, 2018. The following is a summary of those conditions.

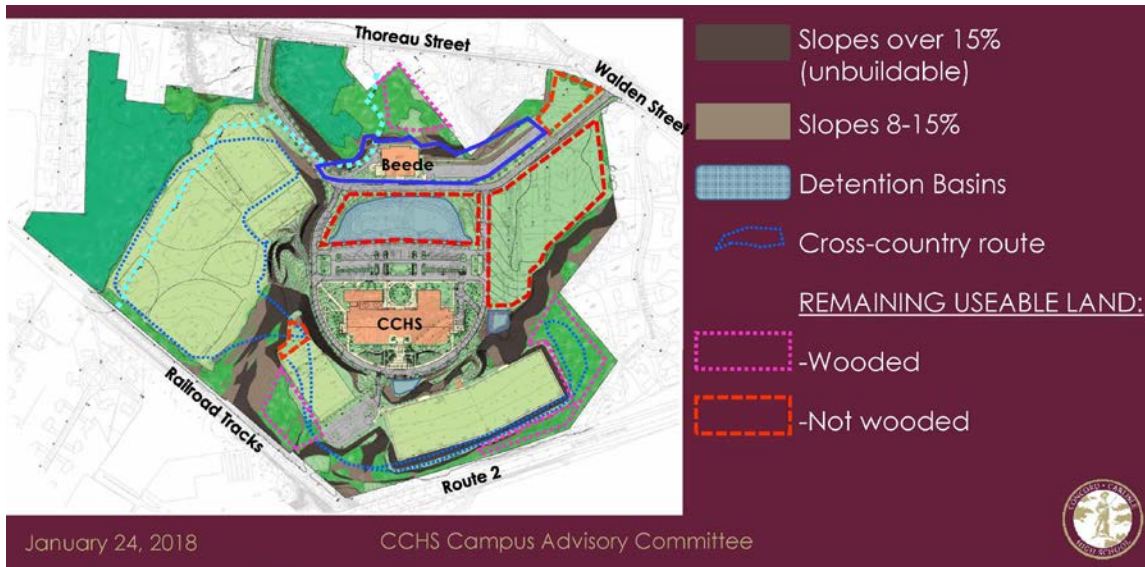


The property is approximately 94 acres and includes three buildings (CCHS, Beede Center, and bathroom facility at Doug White fields). It is located in Residential Zone A for Educational Use, is within the Wetlands Conservancy District, in the Groundwater Conservancy District, and in a Zone II Water Protection Area. There are approximately 430 parking spaces. There are wetlands located in the northeast of the site with a 100' Wetland Buffer Zone. On the site is a High Yield Aquifer and a Medium Yield Aquifer. Impervious surfaces comprise approximately 19.8% of the site. The remainder of the site includes large areas of woods, open lawn and playing fields.



There are many areas with slopes greater than 15% which is generally considered unbuildable, and with slopes from 8-15% which should only be used for vehicular circulation. There is one very large and several small stormwater detention areas. The campus also includes multiple sports fields, tennis courts, running routes, and other recreational facilities. Given these conditions, the CAC identified the following areas as available for potential new uses:

- The capped former landfill area
- The area of the of the large water detention basin to the north of the school building (only if alternative mitigation measures are implemented – see further discussion in *Recommended Actions* section)
- Smaller areas including:
  - Adjacent to the landfill
  - Adjacent to the newest practice field, near the upper parking lot
  - North of the entrance driveway from Walden Street, next to Beede Center



Specific information was gathered regarding the landfill area located just south of the entrance drive from Walden Street, to understand the Permanent Solution for remediation and future limitations as defined in the Activity Use Limitations (AUL). In summary, the Permanent Solution includes a 22" soil cap and liner which has been implemented and results in "no significant risk" to the public, assuming it is not penetrated. The cap and liner restrict human access to and contact with the contaminated soil and restricts activities occurring in, on, through, over or under the landfill as outlined in the AUL. The AUL, in summary, identifies the activities consistent with maintaining the Permanent Solution to be "passive uses" that do not disturb the liner/capped material. Those passive uses may include, but are not limited to, a vacant lot (open green space), parking area, paving, a park, running track, and a recreation area. The AUL identifies activities that are NOT consistent with maintaining the Permanent Solution as those that disturb or penetrate the liner, including but not limited to, a residence, agriculture, deep rooted plantings, excavation that disturbs the liner/capped material. Those activities, or similar, would require a new Permanent Solution.

## Relevant Documents

The Campus Advisory Committee gathered and reviewed a number of documents relevant to the campus and its development over the years, including:

- CCHS Campus Advisory Committee Charge – June 2017 – CAC’s membership and responsibilities as charged by the Concord-Carlisle Regional School Committee
- Beede Center Lease Agreement – January 30, 2004 – Intergovernmental agreement between the Town of Concord and the CCRSD, 25-year term
  - Related Intergovernmental agreements, 2004
- (Draft) Notice of Activity and Use Limitation for 500 Walden Street Disposal Site – expected to be finalized in May 2018 (as this report was finalized)
- Community Use Agreement (CUA) – October 14, 2014 – Between the Town of Concord and CCRSD for use of fields, etc. not already covered by 2007 CUA for upper fields, 25-year term
- Community Use Agreement (CUA) – May 26, 2015 – Between the Town of Carlisle and CCRSD for use of fields, etc. not already covered by 2007 CUA for upper fields, 25-year term
- Memorandum/Status Report – June 9, 2008 – From Concord Town Manager and Concord Finance Director to Chair, Concord Community Preservation Committee, re: Status of conditions for CPC funding of CCHS Playing Fields
- Lease Agreement – April 17, 2014 – Between CCRSD and Concord Carlisle at Play, 5-year term
- CCHS Athletic Complex Renovation Plan – December 2, 2013 – Gale Associates study, commissioned by CC at Play for fields assessment, alternatives, etc.
- Concord Board of Appeals Memo – March 14, 2014 – regarding impervious ground area on CCHS site
- As-Built Parking Layout – December 2, 2015 – OMR Architects
- Landfill Remediation Feasibility Study – November 30, 2016 – Public meeting presentation by Weston & Sampson
- Town of Concord Recreation Facilities Strategic Plan – September 2014 – by Heller and Heller Consulting
- CCHS Fields Usage Schedule for Fall 2017/Spring 2018 and Summer
- Open Meeting Law Guide – March 18, 2015 – from Office of the Attorney General, Commonwealth of Massachusetts

These documents served to educate the CAC on the historical and current issues with the CCHS campus and informed the Committee’s discussion on the ideas submitted.



## Stakeholders

Early in the process, the Campus Advisory Committee identified a list of stakeholders that have an interest in the CCHS facilities. In some cases, these stakeholders were represented on the CAC, while in other cases, the CAC reached out to stakeholders for input. The inventory of stakeholders includes the following, in no particular order:

- CCHS Students
- CCHS Teachers
- CCHS Coaches
- CCHS Building Administrators (Principal, Asst. Principals, AD)
- Central District Administration (Superintendent, Deputy Superintendent, Facilities Manager)
- Town of Carlisle
- Town of Concord, Town Mgr, Asst Town Mgr
- Concord Town Meeting
- Concord Recreation Department
- Concord Public Works, Parks and Grounds
- CCHS neighborhood residents
- Community-at-large
- Beede Center
- Adult and Community Education (and IMSCC)
- Concord Commission on Disability
- CCHS Sports
- CCYS: Soccer, Football, Baseball, Softball, Lacrosse, Basketball, Hockey
- Adult Sports Teams
- Friends of CC Playing Fields
- Summer Camps
- Solar Committee and interested individuals
- Skateboard park users
- CC POPS (Patrons of Performing Students)
- Camps in CCHS building
- Other sports/activities that need to go off campus
- Summer Clinics/Camps (STAR, Target)
- Middle School Sports Teams
- Private Schools (Concord Academy, Middlesex, Fenn, Nashoba Brooks)
- Grass Fields for Safe Sports (GFSS)

## Public Engagement

The Campus Advisory Committee invested significant effort in engaging the public as part of the process. The CAC developed a [Public Engagement Plan](#) (PEP) which would be a ‘living’ document and change over time as needed. The PEP identifies a list of Stakeholders that can be expanded as needed and various levels of public engagement options. The PEP outlines the level of public engagement for this project to be “Collaborate” – which includes *informing* the Stakeholders with factual, balanced, and timely information to help them understand the project; *consulting* with Stakeholders to obtain feedback on the work of the committee; and *collaborating* with Stakeholders throughout the process to ensure that perspectives are consistently understood, considered, and reflected in project decisions.

The PEP also identifies engagement strategies used, including but not limited to:

- CAC Fact Sheet
- Committee Website with all relevant documents: <http://www.concordps.org/school-committee/campus-advisory-committee/>
- CCHS/Concord/Carlisle School E-mail Blasts
- CCHS Forums with students and staff
- Emails directly to Stakeholders (for whom contact information was available)
- Site Walk (December 19<sup>th</sup>)
- Public Input Meetings
- Public Forums
- Request For Ideas (RFI)

The CAC website contains relevant documents to be shared with the public. All meeting agendas and approved minutes are posted on the site in a timely fashion.

The CAC developed an informational leaflet (Fact Sheet) describing the Committee’s charge, and promoting the public input sessions. In an attempt to reach a wide audience, these leaflets were distributed electronically to the Schools’ email lists, and were also distributed at several physical locations (library, town hall, etc.) throughout Concord and Carlisle.

The CAC held several public forums, both formal and informal, to share the current state of the campus, provide information about the landfill site and its limitations, and hear options for enhancements to the entire campus. As noted above, these forums were well-attended by a variety of residents, and a number of creative ideas were brought forth for consideration.

## Request for Ideas

The CAC sought to gain more detail on some of the ideas that were brought forth and invited the public to fill out a [Request for Ideas](#) (RFI) form. Respondents were asked to provide summary information about their idea, how it would impact students and the community, sustainability, cost estimates if available, and other relevant criteria. The CAC received 11 RFI forms, with varying levels of detail. The Committee used the information from the RFI responses, along with the other ideas submitted to prioritize the ideas for the CCRSC.

## Ideas Inventory

It should be noted that the Committee considered ALL ideas, regardless of how they were received or what level of information was provided. The Committee received 11 RFI forms and logged approximately 40 other inputs via email, student meetings, public meetings, etc. There were several duplicate or overlapping ideas and the Committee performed a formal evaluation on the following 17 ideas (in no particular order):

- Additional Parking
- Bus Parking
- Outdoor Learning Commons
- Basketball Courts (outdoor)
- Tennis Courts (outdoor)
- Paddle Tennis Courts
- Pavilion (outdoor skating, event space)\*
- Track\*
- Indoor Ice Rink\*
- Outdoor Skating Rink (no structure)\*
- Field House
- Bathroom/Amenities Building (adjacent to stadium)
- Solar Panels (on land, not buildings)
- Water Play
- Agriculture/Farm Animals
- Raised Gardens/Greenhouse\*
- Passive Open Space (for landfill) including Biodiversity\*

\*Denotes RFI was received for this idea.

It should be noted that there were some projects raised in discussion that were deferred to the Administration for response, as they were deemed outside of the scope of the CAC:

- METCO 50<sup>th</sup> tribute space
- Car charging stations(s)
- Trimming shrubs at entrance/exit to CCHS
- Locker room storage, traffic flow issues

## Evaluation of Ideas

The CCRSC charged the CAC with “prioritizing recommended actions concerning the land above the landfill and adjacent open land, and also including other potential future projects”. To that end, the CAC developed a rubric to evaluate the ideas received that included the following criteria:

- Educational Impact
- Community Building
- Cost
- Numbers of students/community/user groups impacted
- Physical Space
- Sustainability
- Revenue Generation

Below is a chart of all of the ideas we received, along with a summary of the Committee’s discussion points on each. The CAC has made recommendations for each idea – whether to **drop** them from further consideration or to **continue exploring** them.

Note that the CAC is not recommending one particular project, but rather, it is possible to consider a number of projects in combination. For example, an outdoor learning commons or raised gardens have a relatively small footprint and may be workable alongside other projects listed below.

Bear in mind that the level of detailed information available for the ideas varied widely. In some cases, the idea was submitted via a short email or a discussion at a public/student forum. In other cases, we received a detailed RFI with preliminary cost estimates, along with a commitment to gather more definitive costs. As part of their evaluation discussions, the Committee did not favor the level of information currently available for any particular idea, but assumed that more work would need to be done to flesh out *all* potential ideas.

Idea – Pros/Cons	Recommendation to CCRSC
<b>Additional Parking</b>	Further explore parking issues and potential solutions, focusing on space that does not preclude other campus projects.
+Reduce Admin time spent dealing with issues	
+Could be gravel (no impact on impervious surface max)	
+Benefits students (11 <sup>th</sup> and 12 <sup>th</sup> grades)	
+Reduces stress on Admin, students, staff, families	
-Not ‘green’	
-Not aesthetically pleasing	

Idea – Pros/Cons	Recommendation to CCRSC
-Will there ever be enough parking spots?	
-Does not encourage students to seek creative alternatives	
<b>Outdoor Learning Commons</b>	Meet with Rivers (and other?) students to get more information and to develop a specific plan and location.
+Could benefit the entire school and community	
+High educational impact; appealing to students early/late in the year	
+Location/size may not impose significant limitations on other ideas	
+Portable structure (yurt) would require minimal investment	
+Would not require additional parking	
-Needs more design work to define project scope	
-Minimal use in cold/snowy weather	
<b>Basketball Courts (outdoor)</b>	Continue to explore, determine potential location(s), and level of interest.
+Could benefit the entire school and community	
+Would not require additional parking	
+Encourages casual play	
-No source of revenue	
-Youth Leagues want indoor courts	
-Construction and maintenance costs are unclear; funding may be a challenge	
-Issues with abutters if nighttime play	
-Little off-season use	
-Impervious surface issues?	
-Nearby courts at Emerson	
<b>Tennis Courts (outdoor)</b>	Continue to explore, determine potential location(s), and level of interest.
+Could benefit the entire school and community	
+Would not require additional parking	
+Encourages casual play	
+Construction and maintenance costs easy to estimate based on recent similar work	
-Recently built courts (CC at Play) – inadequate?	
-Impervious surface issues?	
-Required fencing precludes landfill location	
-Issues with abutters if nighttime play	
-Little off-season use	
<b>Pavilion (outdoor skating, event space)</b>	Continue to explore, determine potential location(s), and level of
+Could benefit the entire school and community	

Idea – Pros/Cons	Recommendation to CCRSC
<ul style="list-style-type: none"> <li>+Encourages casual skating</li> <li>+Covered event space (jazz fest, spring sports banquets, yoga, large art installations, etc.)</li> <li>+Aesthetically pleasing</li> <li>+Lower cost than enclosed structure</li> <li>+Location/size may not impose significant limitations on other ideas</li> <li>+Potential for solar panels on roof</li> <li>-Could require additional parking for large events</li> <li>-Potential revenue from ice rental, events</li> <li>-Construction requirements would preclude landfill location</li> <li>-Ongoing management issues (rentals, etc.)</li> </ul>	<p>interest.</p>
<p><b>Track and Field</b></p> <ul style="list-style-type: none"> <li>+Benefits a large number of students (100-200 athletes/season), including H&amp;F classes and others</li> <li>+Benefit to larger community (walkers, etc.)</li> <li>+Private funding commitments in the works; eligible for CPA funds</li> <li>+Rough cost estimates of \$1.0-1.5 million</li> <li>+Potential revenue source from other teams, events</li> <li>+Aesthetically pleasing (open space, vista)</li> <li>+More opportunity for team practice</li> <li>+Can be used for multiple seasons</li> <li>+Allows for other uses of infield</li> <li>-Would use most/all of landfill area</li> <li>-Increased impervious surface?</li> <li>-Footings for fencing, water fountains, etc.?</li> <li>-Potential need for additional parking</li> <li>-Management/operations plan TBD</li> <li>-Potential need to relocate skateboard park</li> </ul>	<p>Continue to explore costs, funding options, feasibility, and level of interest. Partners for a Campus Track getting design/cost estimates.</p>
<p><b>Indoor Ice Rink</b></p> <ul style="list-style-type: none"> <li>+Benefits a large number of students (70 athletes), including H&amp;F classes and others</li> <li>+Benefit to larger community (rec skaters, etc.)</li> <li>+Potential long-term savings from reduced transportation and ice rental</li> <li>+Potential off-season use; re-purpose like Middlesex</li> <li>+Potential revenue source from other teams, events</li> <li>+More opportunity for team practice</li> </ul>	<p>Continue to explore costs, funding options, feasibility, and level of interest. CCYH willing to fund feasibility study.</p>

Idea – Pros/Cons	Recommendation to CCRSC
+Can be used for multiple seasons	
+Potential for solar panels on roof	
-Potential need for additional parking	
-May be cost prohibitive on landfill; option to relocate another field to the landfill	
-Increased impervious surface	
-Ongoing maintenance costs are significant	
-Construction cost estimates \$4-5 million	
-Management/operations plan TBD	
<b>Field House</b>	Continue to explore costs, funding options, feasibility, and level of interest.
+Benefits a large number of students	
+Benefit to larger community (sports, TM overflow, etc.)	
+Could support many sports (tennis, basketball, squash, wrestling, fencing, volleyball, etc.) and events	
+Potential long-term savings from reduced transportation, rent	
+Improved campus spatial organization and wayfinding (assumed between Beede and CCHS)	
+Can be used for multiple seasons	
+Potential revenue source from other teams, events	
+Could address some team equipment storage needs	
+Could include restrooms for all campus activities	
+Potential for solar panels on roof	
-Construction cost assumed high	
-Ongoing maintenance costs are significant	
-If built across from Beede, would need to include stormwater drainage plan	
-Increase in impervious surface	
-Potential need for additional parking	
-Management/operations plan TBD	
<b>Raised Gardens / Greenhouse</b>	Continue to explore costs, funding options, feasibility, and level of interest.
+Educational benefit to all students	
+Potential revenue/food source	
+Potential funding from Prifti Memorial Fund	
+Location/size may not impose significant limitations on other ideas	
+Not all greenhouses need footings	
+Teach responsible citizenship	
+Relatively low maintenance costs	
-Need for water source?	



Idea – Pros/Cons	Recommendation to CCRSC
-Off-season management issues	
<b>Passive Open Space (for landfill) including biodiversity</b>	Continue to explore feasibility and level of interest.
+Preserve open space feel of CCHS campus	
+No additional cost (mowing)	
+No additional impervious surface	
+Can be re-visited as needs and priorities change	
+Educational benefit to all students (informal outdoor use, passive recreation)	
+Benefit to the community (encourages casual recreation)	
+Teach responsible citizenship by protecting green space	
+Could preserve some space, but not all	
-Limited amount of space on campus; not using landfill severely constrains the potential for additional facilities	
-Town is dedicating land to open space; with limited land resources, must the school add to it?	
-Reduces potential for additional parking	
<b>Bathroom / Amenities Building (at stadium)</b>	Continue to explore costs, funding options, feasibility, and level of interest.
+Could benefit the entire school and community	
+Location would not preclude projects on landfill area	
+Replaces lost facilities	
+Potential revenue source from snack bar	
+Can be used for multiple sporting events (at CC@Play fields)	
+Potential for solar panels on roof	
-Issues with permitting (# of bathrooms)	
-Construction costs unknown	
-Management/operations plan TBD	
<b>Bus Parking</b>	Drop from further consideration; beyond scope of CAC.
+Reduction of empty bus miles	
-Bus depot recently built by Town of Concord	
-No educational impact	
-Any benefit to students?	
<b>Paddle Tennis Courts</b>	Drop from further consideration.
+Could benefit the entire school and community	
+Would not require additional parking	
+Encourages casual play	
-No current organized team/club at CCHS; assume minimal demand	

Idea – Pros/Cons	Recommendation to CCRSC
-Construction requirements would preclude landfill location	
-Issues with abutters if nighttime play	
<b>Outdoor Skating Rink – use water retention basins</b>	Drop from further consideration.
+Benefits a large number of students	
+Benefit to larger community (rec skaters, etc.); few outdoor events in winter	
+Relative low cost to create and maintain	
+Decision to create/maintain could be made annually	
+Potential revenue source from events	
+Opportunity for additional winter sports (curling, etc.)	
-Potential need for additional parking	
-Use for only a couple months/year	
-Drainage basins not intended to hold water for > 24 hours	
-Nearby rink at Emerson	
<b>Solar Panels (on land, not buildings)</b>	Drop from further consideration. Any solar panels would be on roofs, not land.
+Positive educational impact	
+Potential savings on electricity costs	
+Potential revenue source	
+Limits need for snow clearing of parking lot	
+Environmental showcase?	
+Some design cost relief from DOER	
-Construction costs unknown	
-Maintenance costs unknown	
-Pre-existing investment in CCHS building for solar panels	
-Temporary parking disruption during construction (if canopy)	
-Landfill location is questionable (footings)	
-Depends on CMLP infrastructure improvements (unlikely in next 2-3 years)	
<b>Water Play</b>	Drop from further consideration.
+Potential multi-season use (outdoor classroom, splash pad, skating)	
+Potential revenue source?	
+Encourages casual play	
+Makes CCHS a community destination; attracts young people	
-Minimal educational value	
-Construction costs unknown	
-Maintenance costs unknown	
-Water consumption (unless circulating)	

Idea – Pros/Cons	Recommendation to CCRSC
-Limited benefit to CCHS students	
-Water feature exists at Emerson	
<b>Agriculture / Farm Animals</b>	Drop from further consideration.
+Educational benefit to all students	
+Potential revenue/food source	
+Unique	
-Campus presentation (odor)	
-Maintenance costs	
-Lack of management in summer	
-Landfill location is questionable for barn structure (footings)	

## Other Considerations

As the Committee listened to public input, we heard a number of things that the community wanted us to keep in mind as we deliberated and made recommendations to the CCRSC.

- The skateboard park, while perhaps not in the best location, given the new CCHS building, is still a resource for a number of students. However, we only have anecdotal information on how the park is currently used.
- Sustainability should be an important consideration for any campus projects.
- There is an ongoing, eight-year ecological study coordinated by Harvard Forest where students have been studying trees at two campus locations (the hill south of the softball/baseball fields and northwest of Beede, across from the football field). It is important to consider this study as part of any potential projects in those areas.
- There is value to 'doing nothing' and keeping the landfill as open space on the campus.

## CAC Recommendations

The CAC recognizes that two ideas for the campus have been previously considered and accepted for implementation: a restroom building near the football field; and solar panels on the CCHS building roof. Both ideas have been vetted and planned for but are currently on hold. The restroom building is waiting on resolving current sewer restrictions. The solar panels are waiting on increased capacity by Concord Municipal Light Plant to accept the electricity that would be regenerated. When these conditions change, the CAC recommends those ideas be moved forward.

Considering the detailed evaluations outlined above, the Campus Advisory Committee recommends that the Concord-Carlisle Regional School Committee continue to explore the following ideas. Specific discussion on each idea follows, including potential location(s), relative cost, timeline for implementation, potential for multiple uses, and other considerations.

- Parking
- Track and Field
- Recreation Building – Indoor Ice Rink or Field House
- Outdoor Learning Commons
- Pavilion
- Garden with Greenhouse

### Parking

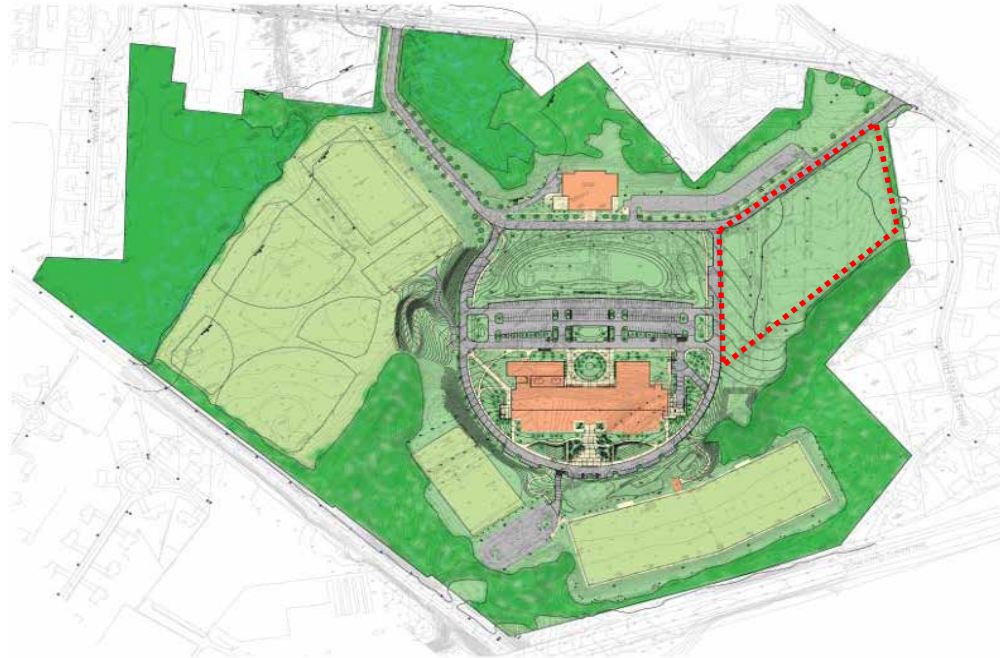
The CAC acknowledges the current demand for additional parking as identified by the CCHS administration. The Administration has been working with the School Committee to pursue additional parking spaces in the short term. Parking needs may also be a factor for some of the other proposed ideas and are included in those discussions below. The CAC has concluded it is critical that development of any additional parking not impede any of the potential ideas identified for further consideration. Any additional parking paved with traditional asphalt will be an impervious surface and a variance will likely be necessary. Alternative surfaces such as gravel and/or porous asphalt may avoid the need for a variance.

### Track and Field

A track that allows co-location of running and throwing events was found to be a high priority and would benefit the high school program and the broader community. Please see further detail in the *Evaluation of Ideas* section.

*Potential Location(s)* – A 6-lane track and associated field events require a large space that only physically fits in the general area of the former landfill. An 8-lane track and associated field events may fit in the same relative space, however it will likely impact the existing skateboard

park. Additionally, with an 8-lane track, the field events may need to be located in a different area on campus. The CAC discussed the option of moving a playing field to the center of the track and locating the field events on land of the relocated field. This solution would be a compromise for the Track Team but would be an improvement over current conditions.



*Potential site for a track on the landfill site*

*Relative*

*Cost* – One RFI identified the construction cost to build a track to be between \$1.2 and \$1.7 million. It is not clear if this cost includes the associated field events. Since the RFI was received, the XC and Track group has provided additional detail as to cost estimates as follows:

• Track asphalt paving	\$150,000 – 215,000
• Resilient Track surfacing	\$220,000 – 330,000
• ACO track drain	\$90,000
• Field events	\$105,000
• Site prep	\$185,000
• General conditions	\$140,000
TOTAL	\$890,000 – 1,065,000

The CAC recommends confirming the construction cost estimate and development of an estimate of maintenance costs associated with a track and field development.

*Timeline for Implementation* – Since the landfill remediation is complete, the overriding time factor is funding. The CAC estimates it will take anywhere between 2-5 years to secure funding, complete design / construction documents, and begin construction.

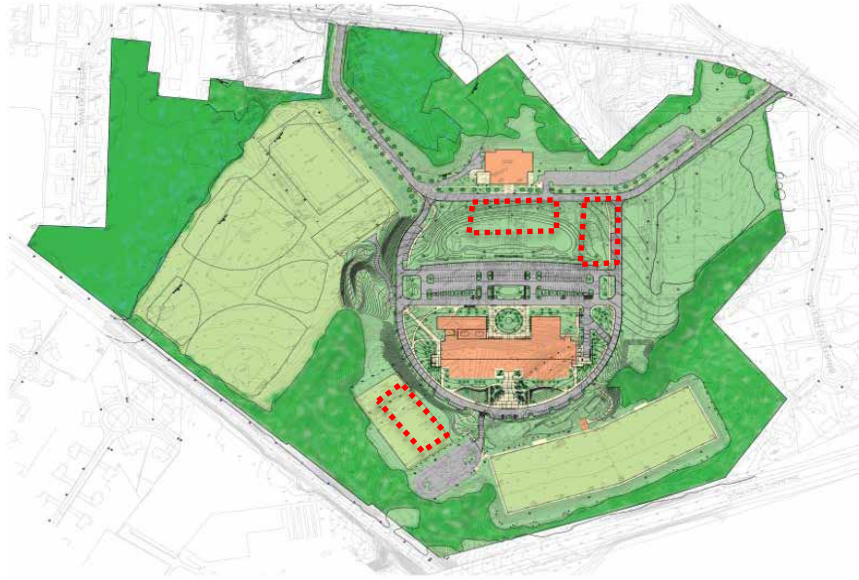
*Potential for Multiple Uses* – A track and field facility may include supporting features that can be used by other groups including parking which could be used off hours; and if the center of the track is open grass that space could be used for other sports (e.g. frisbee) and summer camps.

*Other Considerations* –

- Locating the track in the area of the landfill will include the limitations identified in the AUL. In particular, creative solutions will be needed if any associated construction elements require footings, such as a building or fence posts.
- Some minimal parking should be included with a track, as well as access for maintenance vehicles. If an 8-lane track is implemented and will be home to competitions, then additional parking may be needed.
- A track may be an impervious surface or constructed with a permeable surface. But the track development will likely add some amount of impervious surface and a variance will likely be necessary.
- There is some potential to add equipment storage and/or bathroom facilities in the area of the track.

### **Recreation Building – Indoor Ice Rink or Field House**

The CAC has identified two potential building ideas for further consideration: an indoor ice rink and a field house. After careful consideration of available land, and CCHS and community needs, the CAC recommends that only one additional building be added to the campus (with the exception of the restroom building near the football field noted above). The CAC recommends further investigation of the number of CCHS students and community members that will be served by each option. Further information should also be gathered on costs and potential funding before determining which option should continue to be pursued.



*Potential sites for an additional building – indoor ice rink or field house*

*Potential Location(s)* – The location of an additional building on the campus is limited. The CAC does not recommend a new building in the location of the landfill as it would require development of a new Permanent Solution and potentially the costly removal and disposal of hazardous material. The CAC location recommendation assumes a building between 35,000 – 40,000 square feet. It could be located in one of two places:

1. In place of the newest practice field to the west of the upper Doug White Fields. If that space is used for a building, that practice field will need to be relocated. Another challenge is the existing access road to those upper fields is very small and probably not adequate for the increased vehicular circulation and maintenance/loading vehicles that will come with a new recreation building.
2. At the large stormwater detention basin to the north of the CCHS building. The CAC recommends the building be centered and oriented towards the Beede Center or be located at the east end of the basin (where the land is relatively flat) and oriented towards the landfill area. Either orientation will require alteration of the stormwater detention basin (either via a deck over the basin or underground storage – both of which bring additional costs). *Note that the CAC did not explore the technical feasibility of locating a structure above the stormwater detention basin.*

*Relative Cost* – An RFI for an indoor ice rink included an estimate of construction cost around \$4.5 million dollars. The CAC recommends confirmation of construction costs for an ice rink and



development of an estimate for a field house. Maintenance costs for any building will be significant and creative ways to be revenue-generating should be explored.

*Timeline for Implementation* – Considering the steps necessary (a needs evaluation, feasibility study, design, securing funding, construction documentation, and construction), the CAC estimates it will take anywhere between 3-7 years for implementation.

*Potential for Multiple Uses* – A recreation building may include supporting features that can be used by other groups including: restrooms that could be accessed from the outside (and if located at the detention area would be centrally located relative to the football field and the potential track); concessions which could be revenue generating.

*Other Considerations* –

- Locating the building at the detention basin will necessitate the additional cost of adjusting those stormwater mitigation measures.
- Additional parking should be included with a recreation building (possible 30-40 spaces) as well as maintenance/loading access.
- A new building will require an increase in impervious surface area and a variance will be necessary.

## **Outdoor Learning Commons**

An outdoor learning commons could include open classroom space, a greenhouse, gathering spaces, and other features that support outdoor learning. The Rivers and Revolutions students have worked on some design features and gathered feedback and support from various teachers as to how the space could be used.

*Potential Location(s)* – The CAC feels this idea will require minimal space and therefore can be located in several locations; but should not be located where it would preclude another idea that requires larger space. The Rivers and Revolutions class has developed a plan that assumes a location just south of the landfill area near the trees, which the CAC feels is a good location.



*Potential site for outdoor learning commons*

*Relative Cost* – No construction cost estimate has been done for this idea. The cost could vary depending on level of improvements, e.g. if the space needs an overhead structure or utilities (such as power source, lighting). The CAC recommends development of a construction cost estimate and an estimate of maintenance costs.

*Timeline for Implementation* – The CAC feel this idea can be fairly easily realized, perhaps within 1-2 years.

*Potential for Multiple Uses* – An outdoor learning commons may include supporting features that can be used by other groups including community events and summer camps.

*Other Considerations* – An outdoor learning commons will be specifically used for educational purposes and therefore will need to meet all requirements for accessibility and special needs for the students.

## Pavilion

The CAC deemed an open air pavilion as an idea worth further consideration. The facility could be used for classroom space, community events, and informal gatherings.

*Potential Location(s)* – The size and location for this idea could vary significantly, but should not be located where it would preclude another idea that requires larger space. A pavilion will need footings and therefore is not a good candidate for the landfill location.



*Potential site for a pavilion*

*Relative Cost* – No construction cost estimate has been done for this idea. However, the CAC understands a pavilion can cost between \$35,000-\$60,000, depending on size and necessary utilities such as power source and lighting. The CAC recommends development of a construction cost estimate and an estimate of maintenance costs.

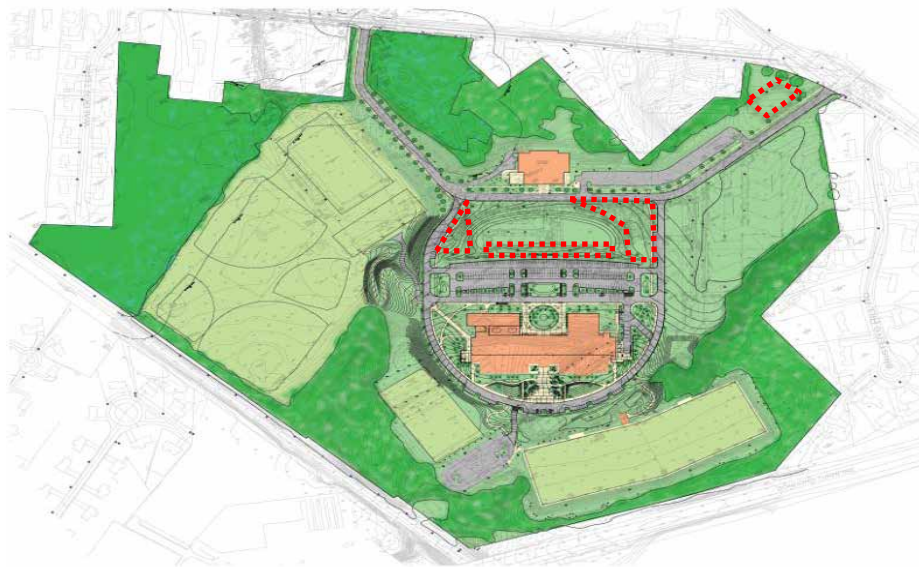
*Timeline for Implementation* – The CAC feel this idea can be fairly easily realized, perhaps within 1-2 years.

*Potential for Multiple Uses* – A pavilion may include supporting features that can be used by other groups including: the outdoor learning commons discussed above; community events; and summer camps.

*Other Considerations* – A pavilion will be considered an impervious surface and a variance will be necessary. Additional parking may be required.

### **Garden with Greenhouse**

A garden space could be part of the Outdoor Learning Commons, but may also be considered as a standalone project. It is expected to be a relatively inexpensive project with great benefit to the students and community.



#### *Potential*

#### *Potential site(s) for garden with greenhouse*

|

*Location(s)* – The CAC feels this idea will require medium amount of space depending on current and future expansion needs. The footprint of a garden and associated greenhouse(s) is flexible and therefore can be sited in several locations; but will need southern exposure and should not be located where it would preclude another idea that requires larger space. While gardens can be developed on raised beds (avoiding the AUL restriction on the landfill), the CAC recommends it be located elsewhere so it does not preclude ideas for the larger landfill area.

*Relative Cost* – No construction cost estimate has been done for this idea. The CAC recommends development of a construction cost estimate and an estimate of maintenance costs. The CAC also notes that the submitted RFI identifies approximate \$7,800 of potential available funding.

*Timeline for Implementation* – The CAC feel this idea can be fairly easily realized, perhaps within 1-2 years and can be expanded over following years as additional funding becomes available.

*Potential for Multiple Uses* – A garden and greenhouse may include supporting features that can be used by other groups including: student using the outdoor learning commons discussed above; could be maintained by interested community members or summer camps; food harvested from the garden could be used in the CCHS cafeteria.

*Other Considerations* – A source of water and power will be necessary for proper maintenance. Maintenance access and loading space should be included with a small number of parking spaces.

## Conclusion

With the submittal of this report and recommendations, the Campus Advisory Committee considers its charge complete. The CAC worked diligently to complete its work in a timely fashion while following a process that was open, thorough, and responsive. We look forward to receiving feedback from the Regional School Committee and hearing about next steps for these projects.