



WEST OF HARRIS - FIELDS

BELMONT MIDDLE AND HIGH SCHOOL

Perkins&Will

NOVEMBER 18, 2021

PREVIOUS MEETING SUMMARY

Discussion Points

- Prefer a solution that works with future Ice Rink
- Use Ice Rink preferred scheme as base for study
- Look for ways to reduce cost
- Proceed with original program
- Proceed without tennis courts
- Review previous traffic studies for intersection
- Look into use of economical paving materials

Parking Considerations

Less Parking:

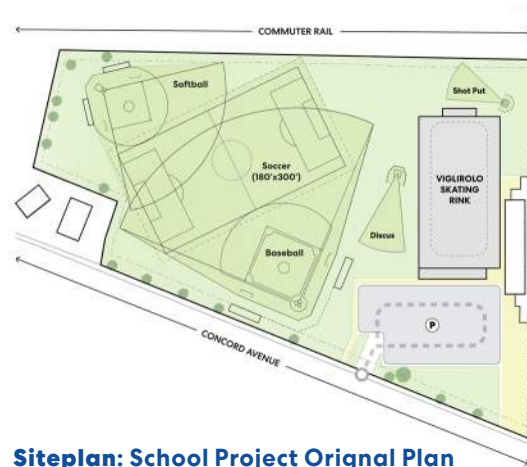
- Reduce incentive for driving in town
- Reduce air pollution around playing fields
- Reduce project cost
- No parking currently provided for ice rink

More Parking:

- Reduce on-street parking in neighborhood
- Convenient access for ice rink / pool / library
- 90 spaces is less parking than originally on campus, because number reduced on East side



Siteplan: Existing Conditions

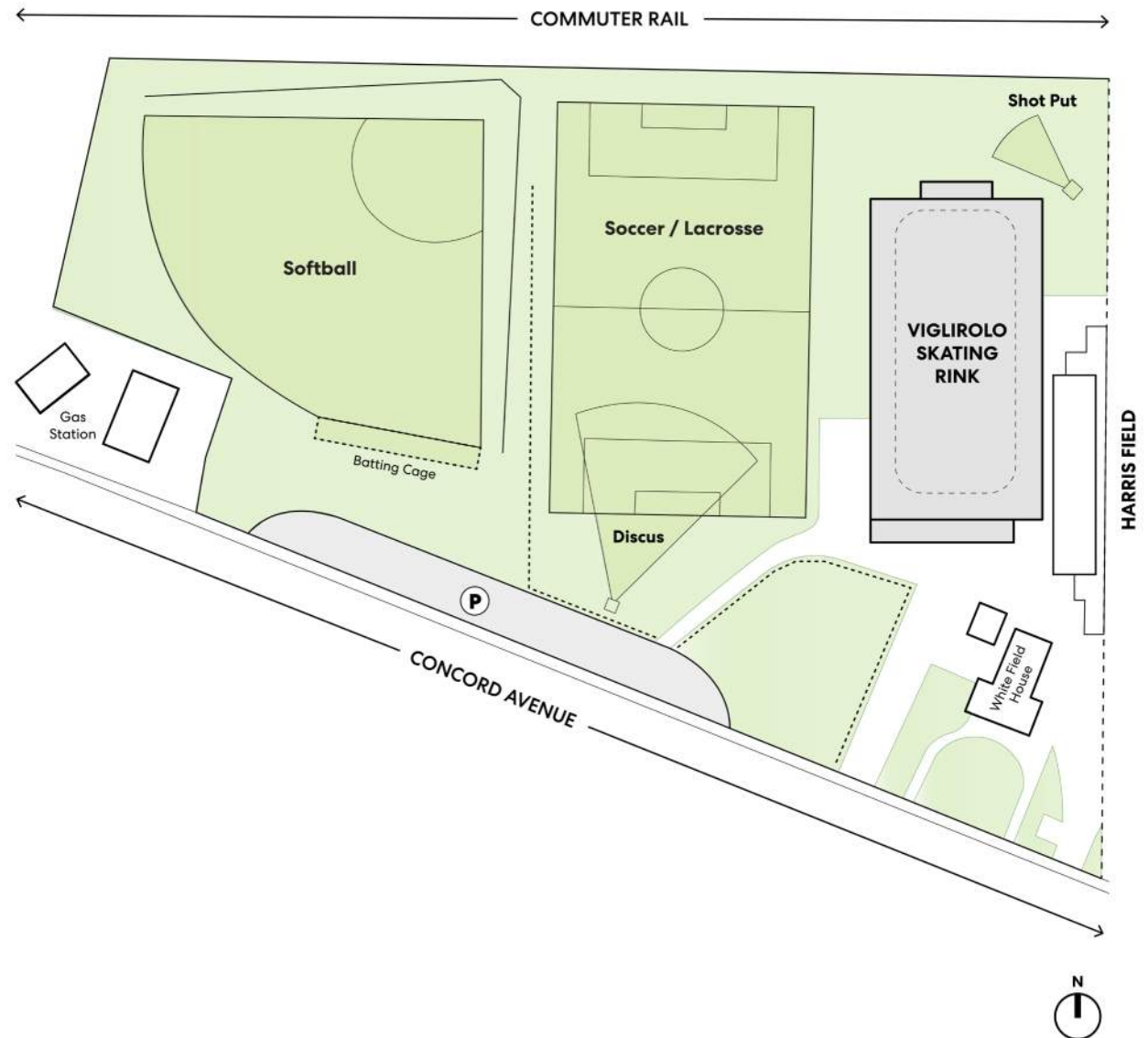


Siteplan: School Project Original Plan

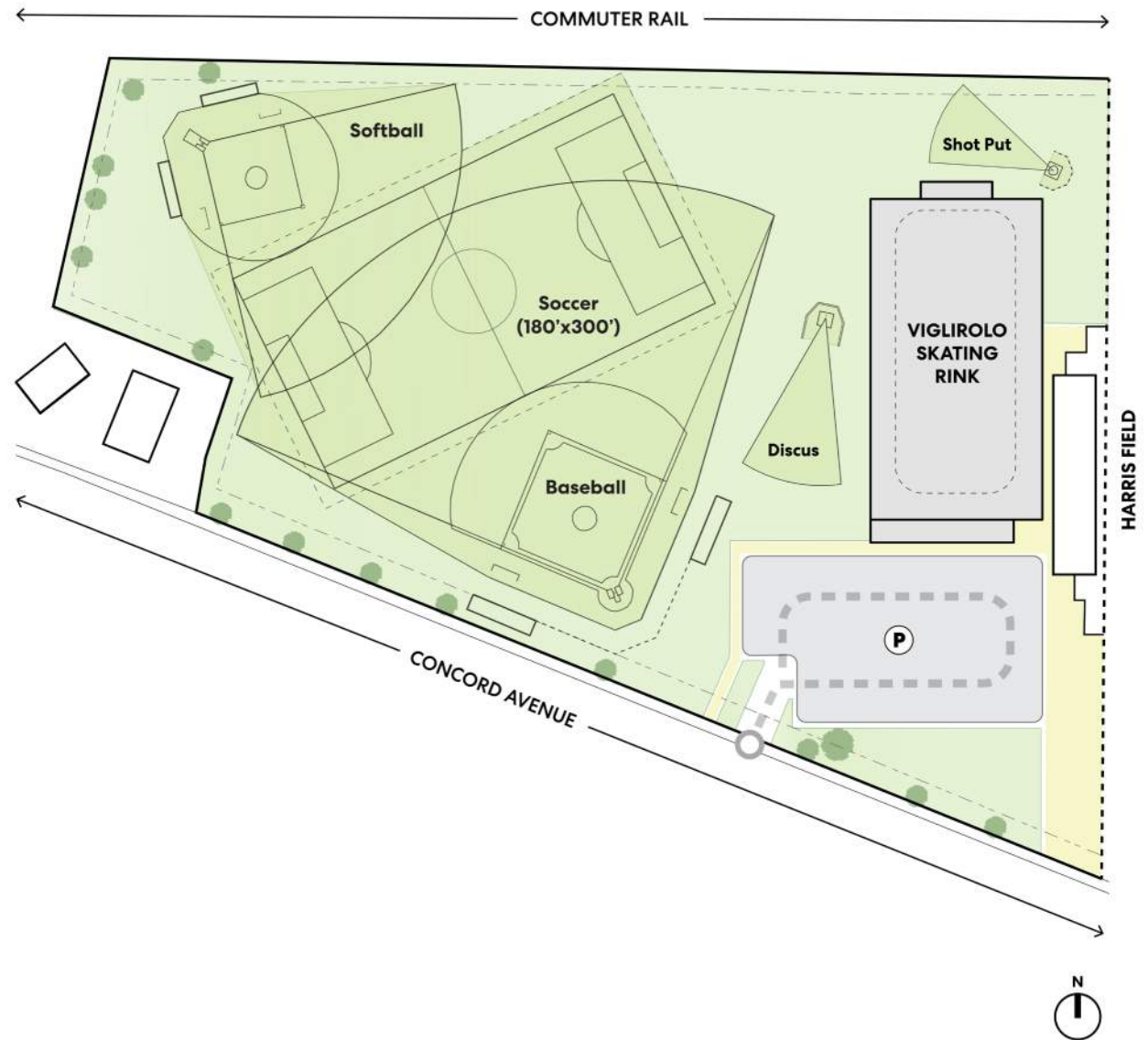


Siteplan: Ice Rink Preferred Scheme

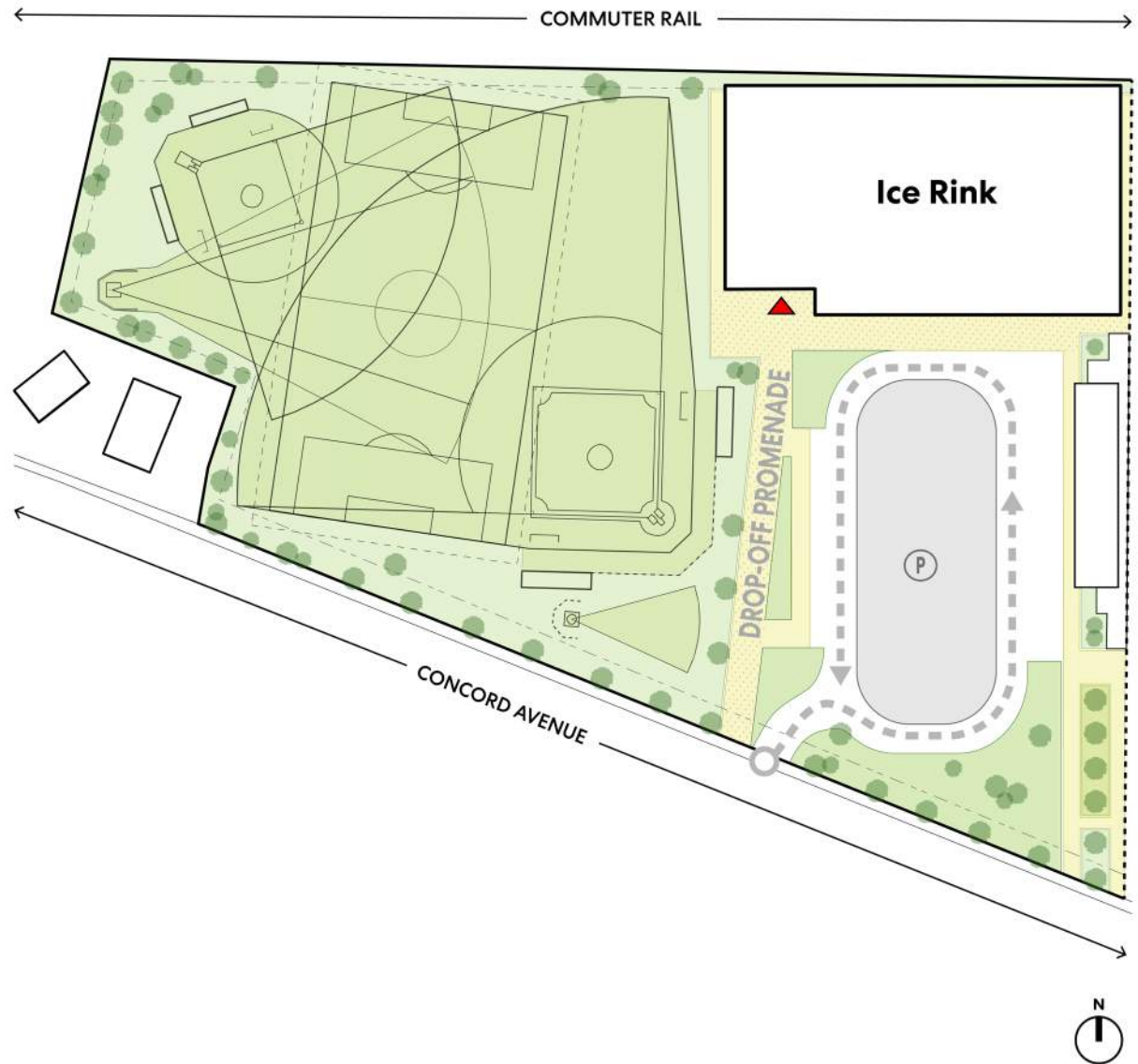
EXISTING CONDITIONS



SCHOOL PROJECT ORIGINAL PLAN

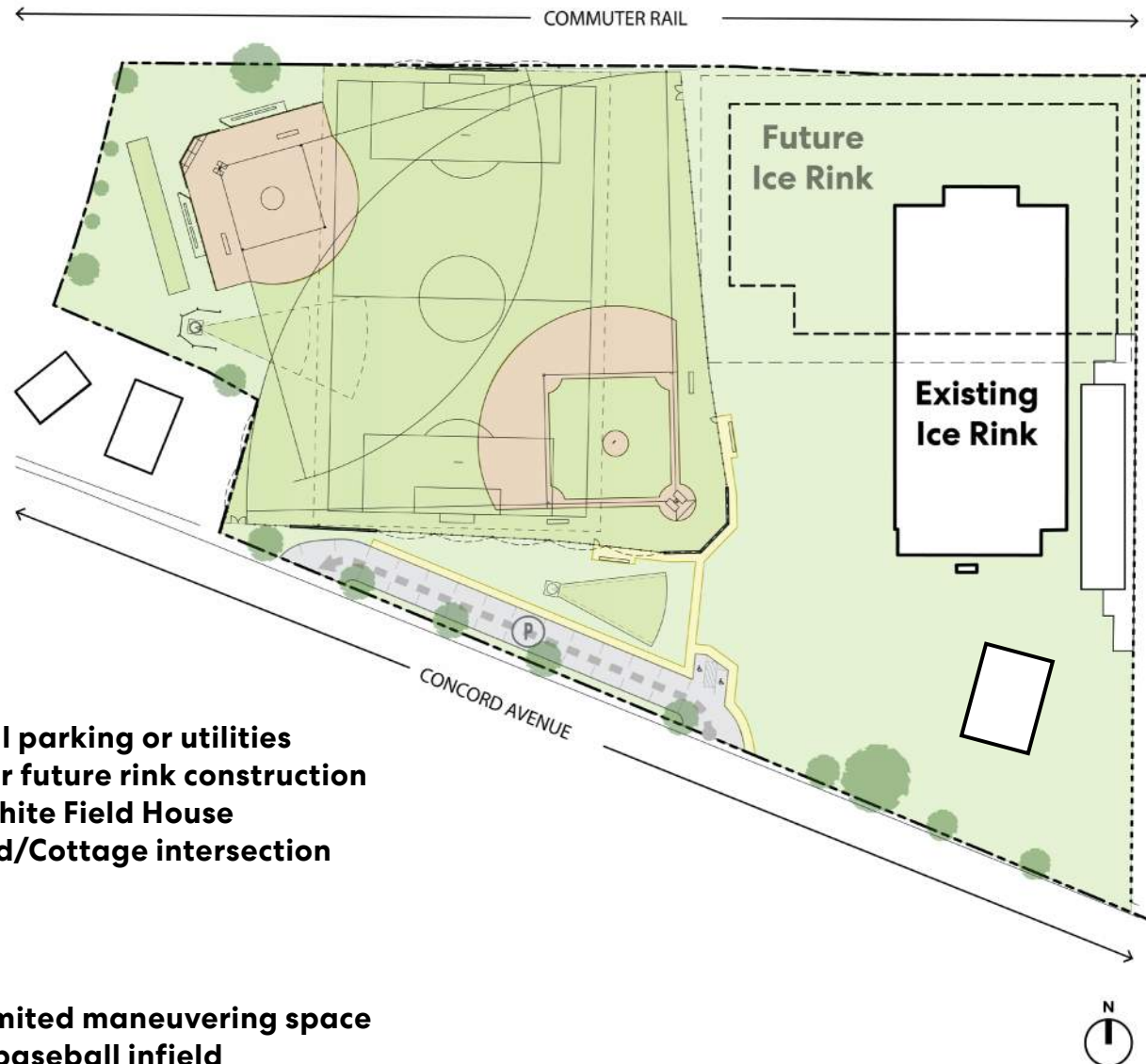


ICE RINK PREFERRED SCHEME



OPTION 1: KEEP EXISTING PARKING

Parking Count: 26 Spaces



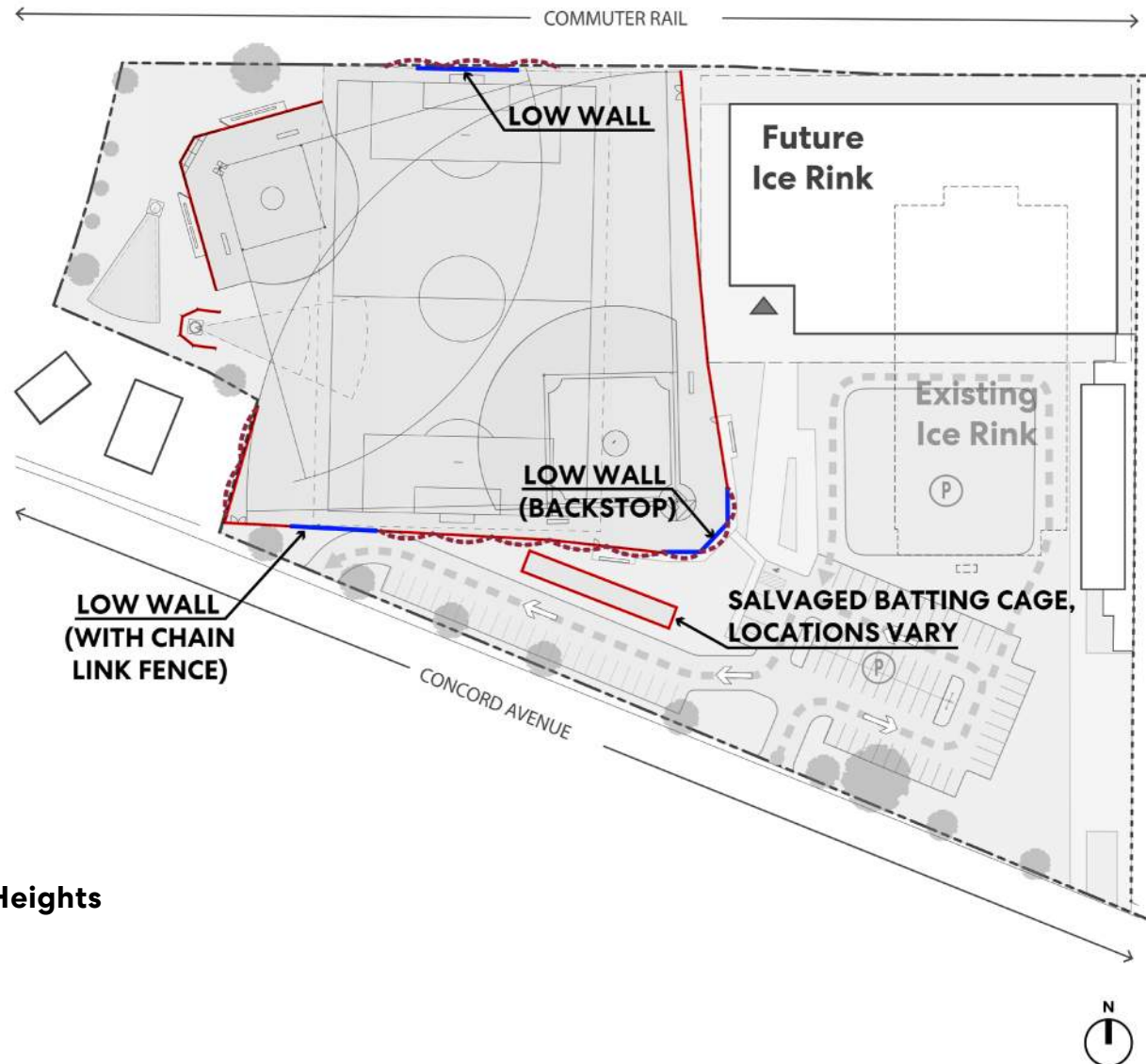
Pros:

- Cost reduction for no additional parking or utilities
- No risk to demo new parking for future rink construction
- No immediate need to demo White Field House
- No change or impact to Concord/Cottage intersection

Cons:

- Requires additional site walls
- No additional parking
- Existing parallel parking has limited maneuvering space
- Notable overlap of soccer and baseball infield

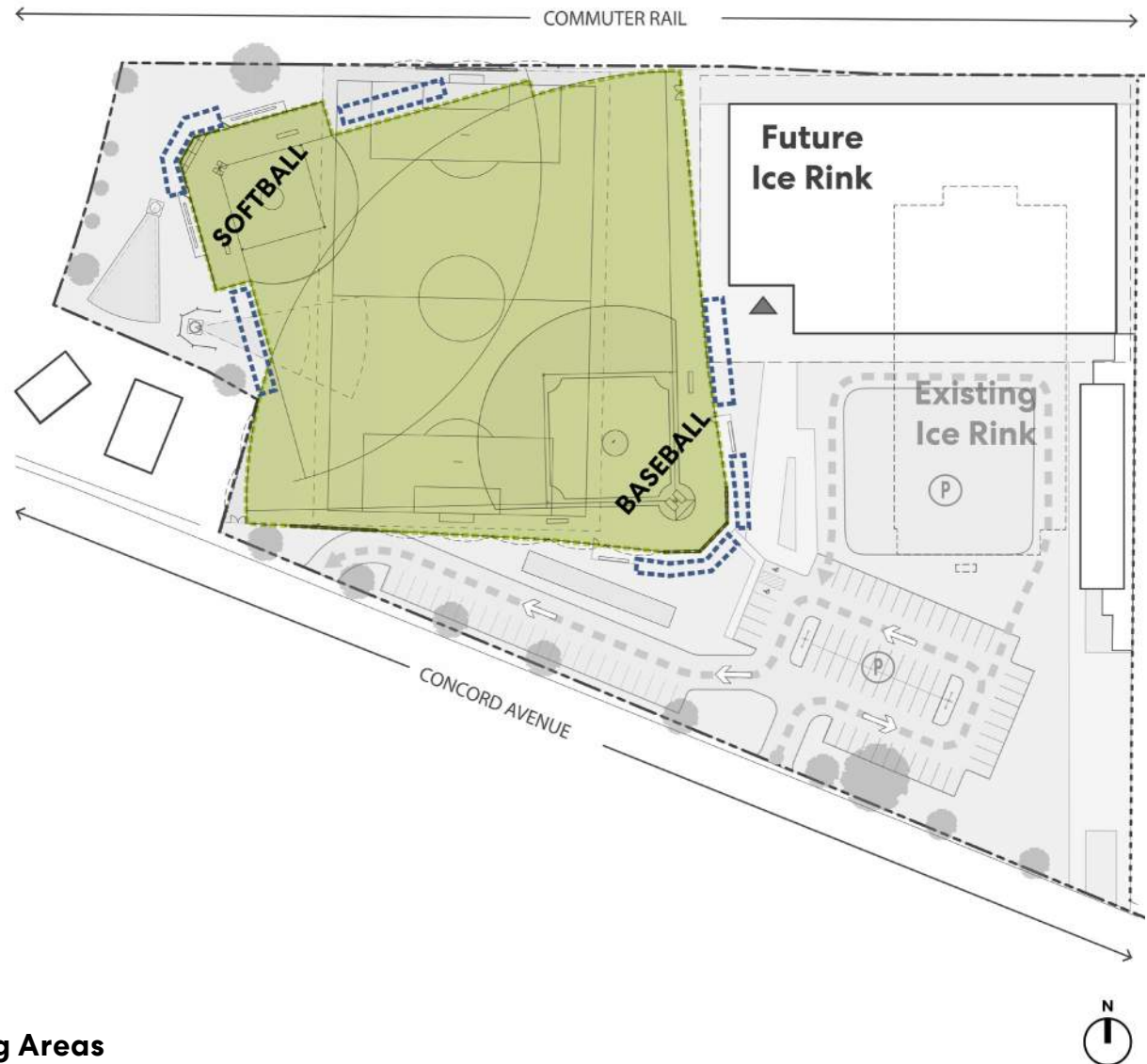
FENCE AND WALLS



Legend

- Chain Link Fence, Various Heights
- - - Sports Netting
- Low Wall

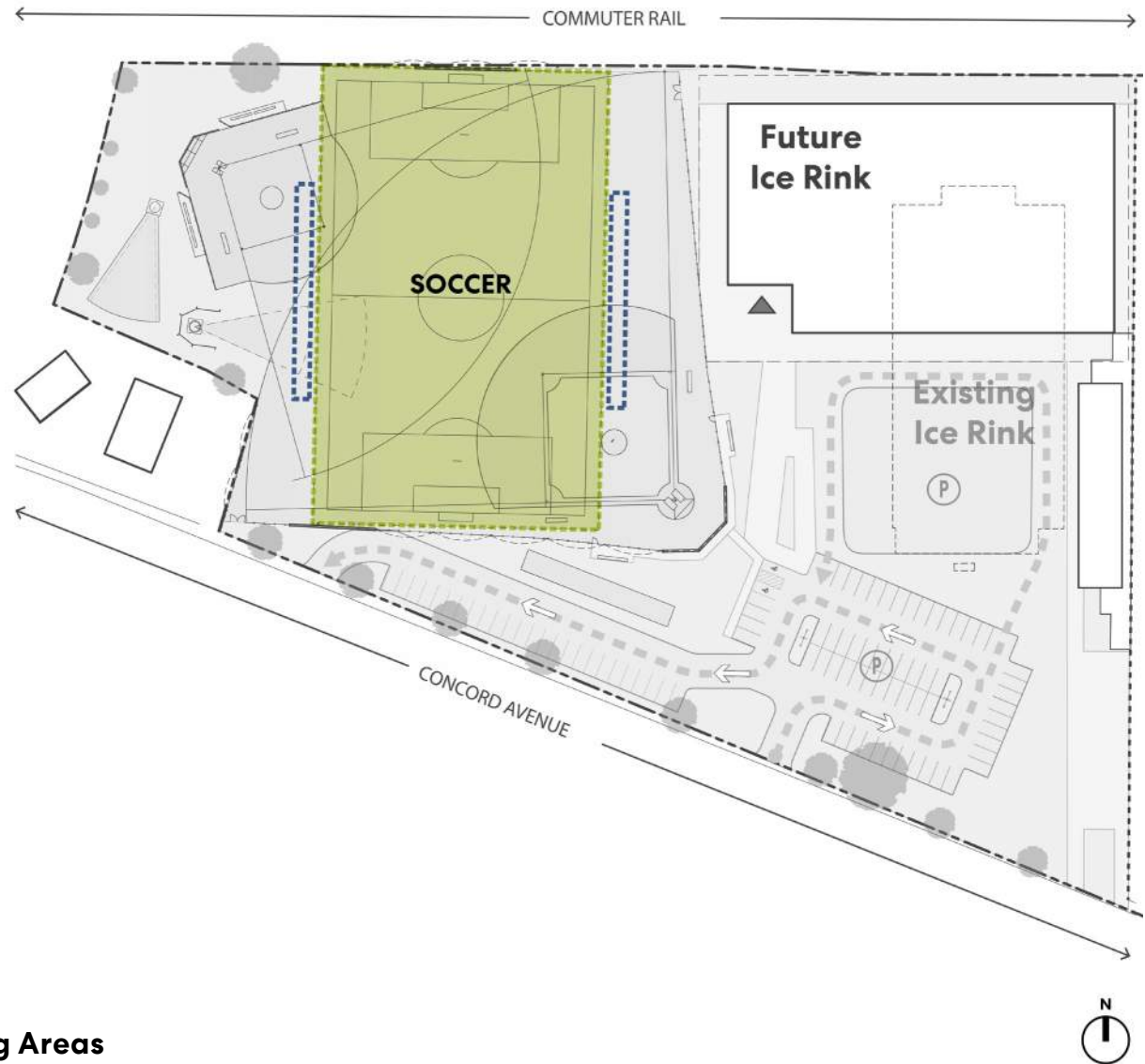
FIELD USE: SPRING





Legend

-  Spring - Softball, Baseball
-  Informal Spectator Seating Areas

FIELD USE: SPRING



Legend

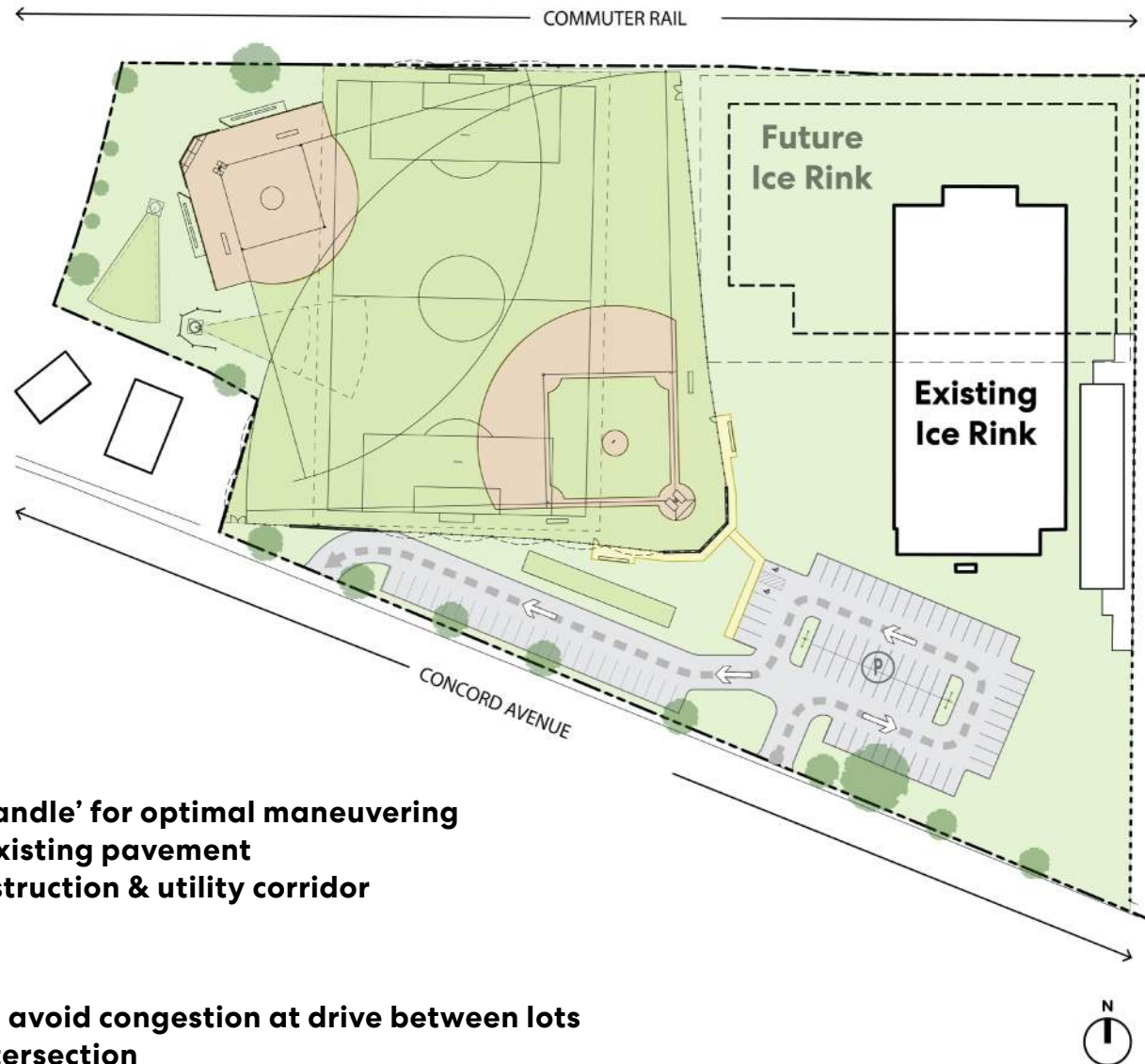
-  Fall - Soccer
-  Informal Spectator Seating Areas

OPTION 1: FUTURE PARKING



OPTION 2: KEEP EXISTING PARKING & ADD PARKING

Parking Count: 90 Spaces



Pros:

- Additional parking
- Reoriented spaces along 'jug handle' for optimal maneuvering
- Some cost savings by reusing existing pavement
- Allows for potential future construction & utility corridor

Cons:

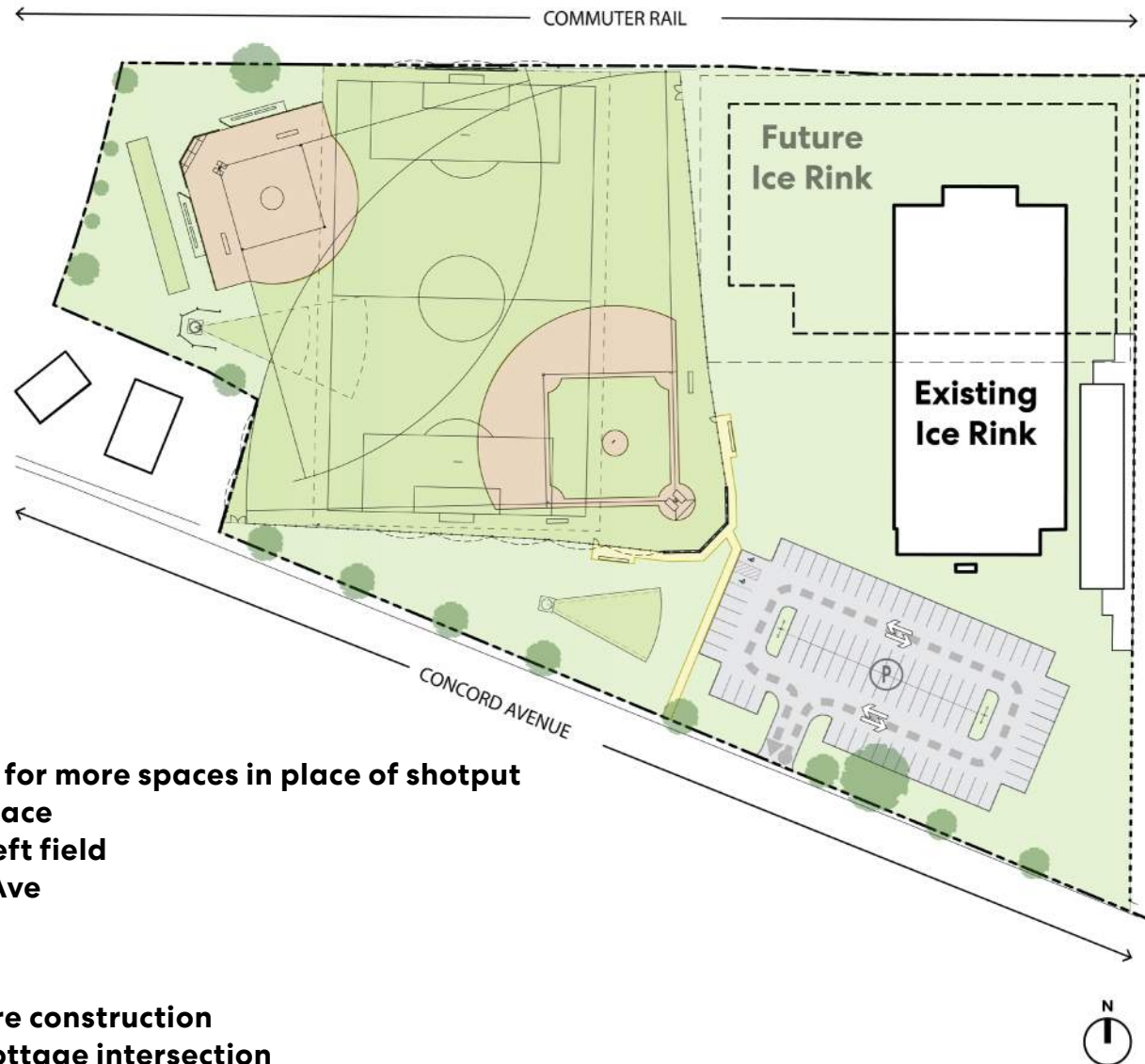
- Requires additional site walls
- Parking lot must be one-way to avoid congestion at drive between lots
- Change to Concord/Cottage intersection

OPTION 2: FUTURE PARKING



OPTION 3: NEW PARKING

Parking Count: 90 Spaces



Pros:

- Additional parking with option for more spaces in place of shotput
- Best layout for maneuvering space
- Wall not required at baseball left field
- More green space on Concord Ave

Cons:

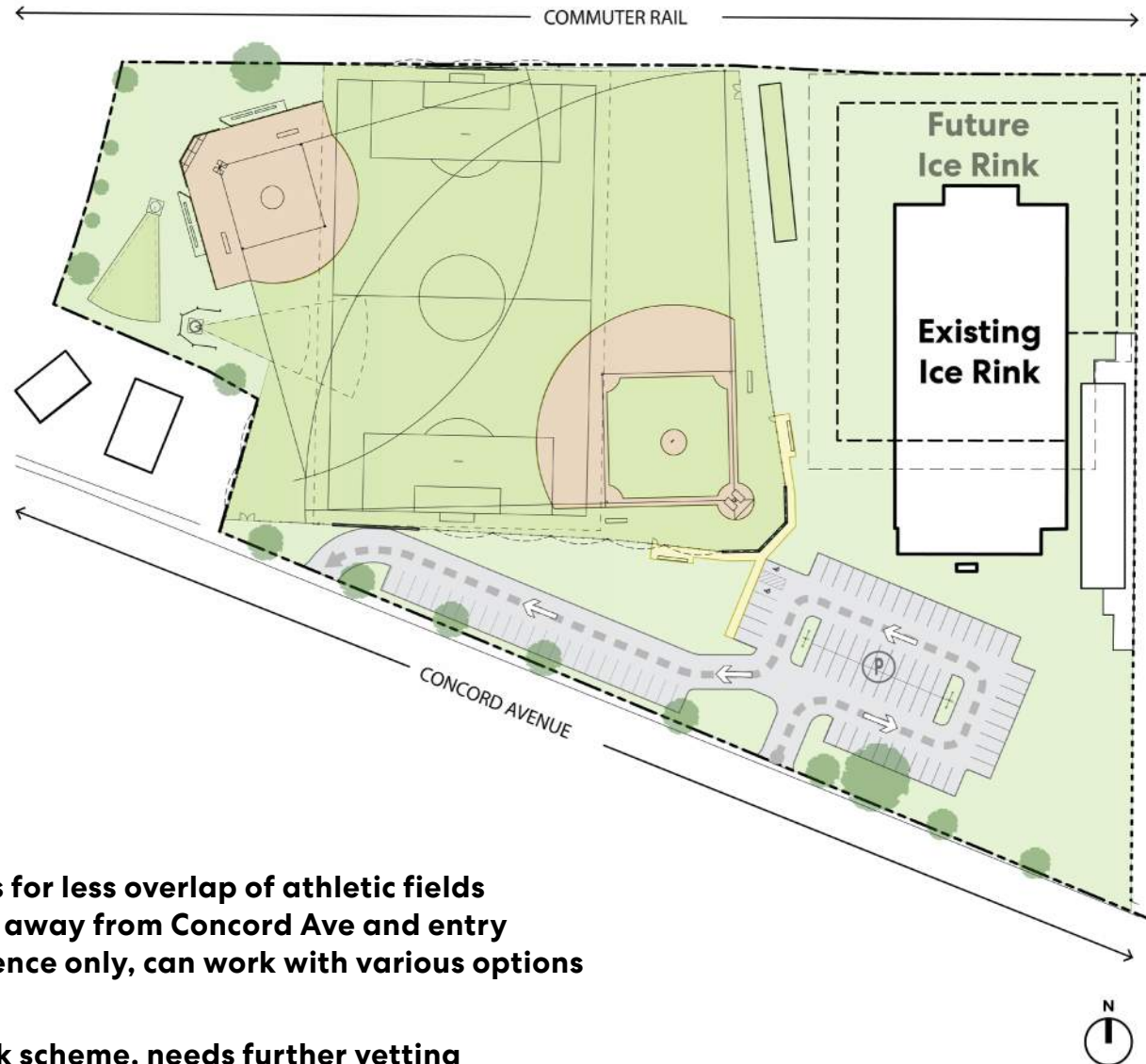
- Greatest cost
- Impact to new parking for future construction
- Greatest change to Concord/Cottage intersection

OPTION 3: FUTURE PARKING



OPTION 4: ROTATED ICE RINK

Parking Count: 0 to 90 Spaces



Pros:

- Rotated ice rink building allows for less overlap of athletic fields
- Salvaged batting cage located away from Concord Ave and entry
- Parking layout shown for reference only, can work with various options

Cons:

- Different than preferred ice rink scheme, needs further vetting

OPTION 4: FUTURE PARKING

