THE ROXBURY LATIN SCHOOL

INDOOR ATHLETIC FACILITY + ATHLETIC IMPROVEMENTS

Article 80 | Small Project Review and Site Plan Approval Application

Submitted by:
The Trustees of
The Roxbury Latin School

April 24, 2015

TABLE OF CONTENTS

The Roxbury Latin School

FOUNDED 1645

OFFICE OF THE HEADMASTER

23 April 2015

Mr. Brian Golden
Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

RE: Request for Article 80, Small Project Review
The Roxbury Latin School
101 St. Theresa Avenue
Boston, MA 02132

Dear Mr. Golden:

On behalf of the Trustees of The Roxbury Latin School, we are submitting this application to the Boston Redevelopment Authority for Small Project Review as defined in Section 80-E-5, Procedures for Small Project Review. The Roxbury Latin School seeks to develop an Indoor Athletic Facility as an extension of our existing athletic facilities and to realize holistic athletic improvements throughout our campus (formal address of "101 St. Theresa Avenue").

The Small Project Review submission includes, at a minimum, narratives identifying the project team, the nature of the current campus, the project components and design, zoning analysis, transportation access, buffering and landscape design, stormwater management, and a host of supporting exhibits for all sections noted above.

The School has committed to a robust dialogue with the immediate abutters and broader West Roxbury neighborhood in the development of this proposal. We are heartened by that engagement and confident that the enclosed design represents meaningful response to the feedback gathered over the past four months. We remain committed to this process and welcome further dialogue in the coming weeks.

As always, Roxbury Latin remains focused on our mission: to provide the best possible education to students from Greater Boston, and to be a generous resource for the West Roxbury community. We are eager to further both endeavors through the completion of these projects. Thank you.

Sincerely,

Kerry P. Brennan
Headmaster

101 St. Theresa Ave., West Roxbury, MA 02132-3496 TELEPHONE: 617-325-4920 FAX: 617-325-3585

PROPOSED PROJECTS

PROJECT TEAM

PROPERTY OWNER
The Trustees of The Roxbury Latin School
101 St. Theresa Avenue
West Roxbury, MA 02132
617.325.4920
Contact: Kerry P. Brennan | Headmaster

ARCHITECTURE
Hastings Architecture Associates, LLC
127 Third Avenue South
Nashville, TN 37201
615.329.1399
Contact: Dave Powell | Principal
Leigh Fitts | Project Manager

CIVIL ENGINEERING + LANDSCAPE ARCHITECTURE
Stantec Planning & Landscape Architecture
226 Causeway St., 6th Floor
Boston, MA 02114
617.226.9234
Contact: Joseph Geller | Senior Principal

GENERAL CONTRACTOR
Shawmut
560 Harrison Avenue
Boston, MA 02118
617.622.7000
Contact: Randy Catlin

LEGAL COUNSEL
Wilmer Hale LLP
60 State Street
Boston, MA 02109
617.526.6216
Contact: Katharine Bachman

TRANSPORTATION ENGINEERING
Howard Stein Hudson
11 Beacon Street, Suite 1010
Boston, MA 02108
617.348.3350
Contact: Michael Santos | Senior Transportation Engineer

DESCRIPTION OF THE ROXBURY LATIN SCHOOL CAMPUS

Founded in 1645, The Roxbury Latin School is an independent day school offering secondary education to approximately 300 boys in grades 7 through 12, serving bright and promising students from all segments of Greater Boston.

The Roxbury Latin School is in Boston's West Roxbury neighborhood, surrounded by residential areas and abutting an active crushed stone and gravel quarry operated by the West Roxbury Crushed Stone Company. The existing developed campus portion of the School's land is situated along and accessed from Saint Theresa Avenue. The campus consists of a cluster of academic and athletic buildings; walkways and driveways; parking areas; and several athletic spaces including baseball, football, and multi-purpose grass fields, and tennis courts. In 2008, the School aquired 47 acres of previously undeveloped land from the West Roxbury Crushed Stone Company, adding to the 69-acre campus.

DESCRIPTION OF THE PROPOSED PROJECTS

INDOOR ATHLETIC FACILITY

The proposed Indoor Athletic Facility is an approximately 46,300 SF structure, located on an empty field adjacent to the existing gymnasium, as shown on the site plan attached as Exhibit 2. This new facility will expand the current athletic and academic programs by increasing the School's flexibility, allowing student athletes to quickly access the fitness and wellness center and other programs during school hours.

On the first floor, the facility will contain a large open area for various athletic activities, including but not limited to ice hockey, indoor soccer, football and other sports. Accessory spaces such as locker rooms, a training room, public toilets, offices, mechanical rooms are also located on this level. An ice resurfacing room and other ice hockey accessory spaces are also included.

The second floor will include a Fitness & Wellness Center, containing free-weights and exercise equipment, with an adjacent multi-purpose studio. The Varsity Room will act as a multi-use meeting space. A small kitchen, public toilets and other accessory spaces are also included. There are both warm and cold observation areas located on this level as well.

TENNIS + TRACK & FIELD PAVILIONS

These two pavilions will support the athletic program by providing functions needed in the secluded area. The Tennis Pavilion will have a small enclosed storage room while the rest of the pavilion will be an open-air structure. The Track & Field Pavilion will have public restrooms and a small concession room, along with some storage.

APPROXIMATE BUILDING GROSS FLOOR AREA

Indoor Athletic Facility	
First Floor	± 34,300 GSF
Second Floor	± 12,000 GSF
Tennis Pavilion	± 180 GSF
Track & Field Pavilion	± 1,100 GSF
TOTAL	± 47,580 GSF

SCHOOLHOUSE FIELD

The existing Schoolhouse Field is located adjacent to the existing athletic building. This field primarily supports Roxbury Latin's football and varsity lacrosse programs. The field is a native soil field with most of the run-off flowing toward the proposed Indoor Athletic Facility. The proposed field project is to renovate Schoolhouse Field, converting it to a synthetic turf surface. The synthetic turf system will allow for vertical drainage and for a significant amount of stormwater infiltration below the field. The goal is for the proposed field to look and feel very similar to the existing field.

CENTRE STREET FIELD | CHAUNCEY BASEBALL DIAMOND

The existing Centre Street Field and Chauncey Baseball Diamond is located at the corner of Centre Street and St. Theresa Avenue. This field primarily supports baseball and soccer programs. The field is a native soil field with most of the stormwater draining to drainage structures along the perimeter. The proposed field project is to convert this field to synthetic turf surface and reorient the baseball field for a better solar orientation. As part of the Indoor Athletic Center project, an accessible route will also be created from the indoor athletic facilities down to this field area. The baseball diamond will be upgraded with a new backstop, team areas, bullpens, etc. The conversion to synthetic turf will allow for better soccer field dimensions for overlapping soccer and baseball fields. There are no significant visual impacts expected from this reorientation and reconstruction project.

QUAIL STREET TENNIS COURTS

The proposed courts are configured in two sets of four courts, totaling eight new courts. The existing four Upper Tennis Courts will be renovated as part of this project. The project also includes new accessible walkways from existing parking along Quail Street. The runoff from these courts is proposed to be held in stormwater chambers below the courts to mitigate peek runoff rates and release to the adjacent wetlands. Additional screening will be added between the abutting properties and the existing tennis courts and at the edge of the new courts to provide visual screening from neighboring properties. To help support this new facility we propose a small open-air pavilion with approximately 180 square footage of enclosed storage.

UPPER FIELDS

The School plans to renovate the existing Whittemore Baseball Diamond & Rappaport Field. In the area of the existing Whittemore Baseball Diamond, a new track and field facility is proposed. The baseball field will be constructed to the southwest of the track on the area of the existing Rappaport Field. The track and field facility will be a 400m track meeting the Massachusetts Interscholastic Athletic Association Requirements. The track infield will be used for soccer and lacrosse. The baseball field will be the varsity baseball field with a new backstop, team areas, bull pens, batting cages, outfield fence, etc. The outfield will also support a soccer field. To help support these new facilities we propose a small building of approximately 1,100 square feet. This building is proposed to be restrooms, athletic equipment storage, maintenance storage, and snack vending options. Minimal temporary spectator seating will be provided for parents. The proposed fields are surrounded by a significant, wooded buffer and we do not anticipate a significant change in visual impact of these fields to the abutting properties when compared to the existing upper fields today.

Existing trails will be modified to serve as cross-country trails, refer to Exhibit 8.

CROSS COUNTRY TRAILS

The proposed cross-country running trails will utilize, to the extent possible, a portion of the existing trails through the wooded areas of the campus and the land acquired from West Roxbury Crushed Stone. A portion of the existing trails will require some modification to improve difficult or unsafe terrain to become suitable as cross country trails. Modifications may include widening of existing paths and installation of small footbridges to traverse wet areas. The trails will range in width from 4 to 8 feet and will be surfaced with either wood chips, trail mulch, crushed stone, or compacted earth to provide a suitable surface for cross country activities and provide adequate space allowing athletes to safely pass each other on the course.

ZONING ANALYSIS

The existing Roxbury Latin School campus is located primarily within the Community Facilities Sub-district of the West Roxbury Neighborhood District, as described in Article 56 of the Boston Zoning Code (the "Code"), and shown on Exhibit 3. The property added to the campus by the acquisition from West Roxbury Crushed Stone is primarily within the Conservation Protection Sub-district under the Code, as shown on Exhibit 3. The use of the new property for secondary school purposes is allowed under Article 56, as a use essential to service in the residential area in which it is located in both districts.

The School is committed to an ethnically and socio-economically diverse student body that is representative of Greater Boston. On an annual basis, about a third of the School's total student body comes from City of Boston neighborhoods such as West Roxbury, Jamaica Plain, Roslindale, Dorchester, Hyde Park and South Boston. To support this mission, boys are admitted to the School without regard to the family's ability to pay, and the School meets 100% of demonstrated need through financial scholarships to ensure that the School remains as affordable as possible. Indeed, about two thirds of the School's total available scholarship funds have been awarded to boys from City of Boston neighborhoods. Moreover, even full-paying students bear about half the burden of the cost of their education, with the balance provided by donations and endowment support.

Prominently displayed in the School are the words, "From those to whom much has been given, much will be expected." Roxbury Latin students are involved in numerous community service and outreach projects affecting their West Roxbury neighborhood and the City of Boston at large. Examples include trail maintenance and cleanup as part of Boston Urban Wilds; tutors for students of Boston Trinity Academy; meal preparation, pantry assistance and clothing drives at Haley House; meal preparation and tutors at Epiphany School; planting and on-site musical concerts at Deutsches Altenheim, German Centre for Extended Care; Habitat for Humanity Builds in Dorchester; food preparation and packing for Community Servings in Jamaica Plain; cleanup, planting and mapping for City of Boston Historic Burial Grounds; and participation in annual Boston Cleans Up events. In addition, the School has sponsored Connected Living on campus for the past three years. This service project pairs Roxbury Latin School students with elders from the community to assist with the use of computers and the Internet in the School's technology center.

The School is committed to being a good neighbor. Neighbors have been invited to attend events at the School, including an invitation to attend portions of a conference of 450 educators from around the world held on campus; invitations to attend the annual holiday glee club performances by the students; an invitation to attend a concert by the world-renowned Modigliani String Quartet, and to attend and participate in the School's Messiah Sing for several years. Music directors from two local churches, St. Theresa and Holy Name, are invited to conduct portions of the concert. Several of the churches choristers also attended the concert. West Roxbury Main Streets has used the School for its annual benefits. Catholic Memorial students have been invited to various events and Catholic Memorial teams have been welcomed to use athletic facilities on various occasions.

For a number of years, the Tenacity tennis program (serving 100-200 children on this site) has conducted its program on the School's campus during the summer. The School also permits St. Theresa's School use of its playing fields. The Parkway wrestling program uses the School's gymnasium and the Parkway girls' softball league uses the campus as well. Epiphany School uses the campus every year for its field day. Roxbury Latin welcomes local students in football, basketball, and lacrosse summer camps - as well as academic camps focused on advanced science, language, and innovation courses hosted on the School's campus. Neighbors of the School use the fields and grounds for walks and informal play. The Headmaster is a member of the advisory board of the local civic group, West Roxbury Main Streets.

Through the excellent education Roxbury Latin provides to a diverse student body, community service activities, and deep engagement with neighboring institutions and families, the School plays an essential role in the life of the City of Boston and the surrounding West Roxbury neighborhood.

All of the proposed developments and improvements associated with this small project review are allowed uses or allowed accessory uses within the two zoning districts where the project is located. They also meet the bulk and dimensional requirements of the bylaw and specifically the expansion of the Indoor Athletic Facility meets or exceeds setback and dimensional requirements.

A portion of the proposed tennis court relocation and the track and field is located within the Conservation Protection Sub-district. The line for the district does not follow any specific physical feature of the site but instead falls along historic property lines. While the uses we are requesting are allowed accessory uses within the Conservation Protection Sub-district we will be submitting a request to the Boston Zoning Board of Appeals to relocate the line of the Community Facilities Sub-district to include the area of the tennis courts and the field expansion. The line we are proposing follows the topography and natural features of the site (Exhibit 3).

ZONING REGULATIONS | Boston Zoning Code Article 56 - West Roxbury Neighborhood District

COMMUNITY FACILITY SUBDISTRICT (CF)

INDOOR ATHLETIC FACILITY	*Allowable*	*Proposed*
Max. Building Height (within 100 ft. of residential subdistrict)	35 ft	35 ft
Max. Building Height (outside of 100 ft. of residential subdistrict)	45 ft	45 ft
Min. Front Yard Setback	25 ft	360 ft
Min. Side Yard Setback	20 ft	330 ft
Min. Rear Yard Setback	30 ft	42 ft - 45 ft
Min. Screening & Buffering	5 ft (where abutting a residential subdistrict)	20 ft min.
Parking	0.7 per 1,000 GSF = 32 required (per Article 56 - West Roxbury Neighborhood Off-Street Parking Req's for Educational Use)	± 92

SMALL PROJECT REVIEW + SITE PLAN APPROVAL

The project is filing for small project review and site plan review based on the following criteria:

Article 80 of the Boston Zoning Code (the "Code"), as well as Article 56 establishes project review process and thresholds that require projects which expand or create a building with square footage more than 5,000 square feet and less than 50,000 square feet undergo Small Project Review. Projects that exceed 50,000 square feet are required to adhere to the Large Project Review process. The proposed project exceeds the 5,000 square foot threshold with the expansion of the Indoor Athletic Center, but does not exceed the 50,000 square foot Large Project Review threshold.

Article 56 of the Boston Zoning Code (the "Code"), creating the West Roxbury Neighborhood District, requires that any Proposed Project in the Conservation Protection Sub-district which moves one hundred (100) or more cubic yards of earth; or increases the impervious surface of the site by four hundred (400) or more square feet, undergoes the Site Plan Component of the Small Project Review as specified under Section 80E of the Code. The proposed track and field and tennis project exceeds both of these thresholds.

SCOPE OF REVIEW

TRANSPORTATION ACCESS

The proposed projects are improvements to the educational mission of the School. No increase in the number of student body members or faculty is planned. The indoor athletic facility, which includes a single sheet of ice for the hockey program, and the new track and field are new program elements that do not currently exist on the campus. Today, the track and the hockey programs use facilities that are located off the Roxbury Latin campus. Students and coaches leave and return to the school by bus, van, and car to participate in the programs. Having the programs on campus will eliminate the daily traffic leaving and returning to the school for those programs and will be offset by visiting teams and spectators coming to the campus for athletic events. In addition to athletic events, there are several special events that occur on campus throughout the year that require additional parking, including Homecoming festivities, concerts, community events, family days, and more. New parking lots are proposed to provide infrastructure for both the new and existing facilities, to accommodate overflow parking during special events, and to reduce the likelihood of on-street parking. The new parking will be shielded from the surrounding neighborhood with landscaping, and is set back well into the campus.

A new access drive will provide access to the expanded Indoor Athletic Facility and will provide accessible entry to that entire portion of the campus, including the existing athletic facility and the athletic fields. Based on review of sight lines, topography, median speed and traffic flow within the campus, the access drive will accommodate two-way travel and is proposed to be located across from Pine Lodge Road. However, we recognize that further dialogue with the immediate neighborhood along with additional engineering is required to evaluate this location. We intend to continue an open discussion with the abutters in this regard.

BUILDING DESIGN

The Indoor Athletic Facility is designed for its athletic and academic purpose. Location, traditional forms, and brick veneer are all a result of intense study that allows the Facility to consistently fit within the established campus vernacular that fluidly connects to the rest of the campus, while also addressing concerns from neighbors.

BUFFERING AND VISUAL IMPACT

INDOOR ATHLETIC FACILITY

The minimum setback requirement for the proposed building is 30'. The facility has been located with a setback of between 42' and 45' from the property line and the abutting properties on Bogandale Road. In addition to the increased setback, a vegetative screen consisting of evergreen trees and shrubs will be planted below the line of the mature pine trees that exist on the edge of the property today (see figure 5B). The new planting along with the existing pines should provide a significant visual screening of the buildings from the adjacent properties. The School will also be installing a new fence along the perimeter of the property behind the building.

ST. THERESA AVENUE PARKING

Currently the existing tennis courts abut St. Theresa Avenue and have limited or no visual buffering from the neighbors or the road. The proposed project will increase the dimension of landscaped area between the proposed parking and St. Theresa Street allowing for a significant addition of planting and screening (see figure 5A). The planting will consist of a mix of evergreens and deciduous material that provides both screening and visual interest. Lighting of the parking lots will utilize low height down lights with no light spread off the Roxbury Latin property.

QUAIL ST. TENNIS COURTS

The existing tennis courts at Quail Street have minimal buffering between them and the abutting neighbors. The plan calls for the addition of planting and screening along that edge of the courts to improve the existing condition and provide an appropriate buffer. The balances of the new courts are buffered by significant topography and woods that will act as a natural visual and sound buffer. Additional evergreen planting will be provided as required for additional screening (see figure 5D).

WETLANDS

Wetland resource areas on the portion of the site proximate to the proposed project were identified and delineated by EcoTec, Inc. in December 2014. There are three areas that were identified to contain wetland resource areas as defined by the Massachusetts Wetlands Protection Act. Wetland A/B is located to the south and east of the proposed tennis courts and track, respectively, and consists of two ponds, intermittent streams, and vegetated wetlands, which would be regulated as Land Under Water Bodies and Waterways, Bank, and Bordering Vegetated Wetlands. Based upon the Flood Insurance Rate Map, a limited area of 100-year floodplain also occurs within this area, as such, depending upon the location of the 100-year floodplain relative to the delineated wetland boundary, Bordering Land Subject to Flooding may also occur in this area. Wetland C is located to the west of the proposed ball fields, and consists of vegetated wetlands and an intermittent stream, which would be regulated as Land Under Water Bodies and Waterways, Bank, and Bordering Vegetated Wetlands. Lastly, Wetland D, which is located near the terminus of Quail Street, is a seepage vegetated wetland associated with an intermittent stream, which would be regulated as Land Under Water Bodies and Waterways, Bank, and Bordering Vegetated Wetlands. Except as noted above, no other wetland resource areas subject to protection under the Massachusetts Wetlands Protection Act, including other areas of Bordering Land Subject to Flooding or Riverfront Area, were identified in the inspected portion of the site. Exhibit 6 identified the above-described wetland resource areas.

As noted above, the project components have been located to avoid alterations of the identified wetland resource areas, although work associated with the tennis courts and upper fields will occur within the 100-foot Buffer Zone to Wetlands A/B and D. In addition, portions of the cross-country trail improvements may also be located within the 100-foot Buffer Zone to Wetlands A/B and Wetland C. A Notice of Intent will be filed with the Boston Conservation Commission seeking approval of the proposed project under the Massachusetts Wetlands Protection Act.

DRAINAGE AND STORMWATER MANAGEMENT

In the existing conditions, the majority of site drainage on the Roxbury Latin School property is collected in an 18-inch drain that crosses the campus from east to west, and ultimately connects to an existing subsurface 66-inch culvert located under the lower fields in the northwesterly corner of the site. The 66-inch culvert enters the site from St. Theresa Avenue to a manhole near the center of the fields where there is change of direction, and continues off site and connects to the existing municipal drainage system within Centre Street.

The Project presents an opportunity to substantially improve the quality of stormwater and reduce the rate, and possibly the volume, of stormwater from the Project Site. The proposed projects across the Roxbury Latin Campus are expected to increase the amount of impervious area at the site compared to the existing condition. BWSC requires that the first one inch of rainfall, multiplied by the impervious area on site, must be infiltrated prior to discharge to a storm drain or combined sewer. Retention, detention, and infiltration will be provided to satisfy the BWSC requirement and to mitigate the peak rate of runoff from the site at each project area. Below is the drainage approach for each project area:

INDOOR ATHLETIC FACILITY | PARKING | SCHOOLHOUSE FIELD

The Indoor Athletic Facility (IAF) project area includes the conversion of six existing tennis courts to parking areas, along with the construction of a new Indoor Athletic Facility building, which will connect to the existing gymnasium building. The two parking areas will be constructed generally in the location of the existing tennis courts with a new entrance from St. Theresa Avenue. There will also be an access road from the parking area to the IAF addition. As currently designed, and pending the results of geotechnical studies

to confirm feasibility, both the parking areas and the access road will be constructed to address stormwater requirements through drainage structures. The proposed Indoor Athletic Facility addition will contain a roof drainage system that will convey roof runoff to a proposed sub-surface detention and infiltration system.

The existing Schoolhouse field is currently a natural grass field. The project involves replacing this field with an artificial turf field. The sub-base will be constructed using free-draining material along with an underdrain system. The free-draining material will encourage infiltration and also provide stormwater detention. The underdrain system will allow the field to quickly drain in between storm events, which increases the life of the playing fields. The underdrain system will be connected to the stormwater detention and infiltration system.

The project will also improve the drainage conditions along the rear of the existing gymnasium building and existing practice field, along the property line with the residences of Bogandale Road. A series of area drains will be placed within existing low areas and direct stormwater to the existing 18-inch drain that is located in that area. The existing drain line is currently within the footprint of the proposed IAF building location. The drain line will be relocated to outside the IAF building and will connect to the subsurface detention and infiltration system.

The subsurface detention and infiltration drainage system will provide the minimum 1-inch recharge volume required by BWSC and will also contain an overflow line that will direct flows due to larger storm events to the existing 66-inch culvert in the lower field area located in the northwesterly corner of the site. The storm drain system will be designed in accordance with BWSC's design standards and requirements. The new drainage system will also comply with DEP's Stormwater Management Requirements.

CENTRE STREET FIELD | CHAUNCEY BASEBALL DIAMOND

The existing Chauncey Baseball and Centre Street fields will be resurfaced and realigned. These fields are the lowest fields on the campus. A portion of the existing fields contains an underdrain system that is connected to existing catch basins along the easterly sideline that direct stormwater toward the 66-inch culvert located under the field. The fields may be left as natural turf fields and if they are, new catch basins will be installed along the perimeter of the fields and will be connected to the existing subsurface culvert.

The fields may also be converted to an artificial turf field. The sub-base of these fields will be constructed using free-draining material along with an underdrain system. The free-draining material will encourage infiltration and also provide stormwater detention. The underdrain system will allow the field to quickly drain in between storm events which increases the life of the playing fields. The underdrain system will be connected to the existing 66-inch culvert.

QUAIL STREET TENNIS COURTS

Four existing tennis courts are located near the northeasterly portion of the site along St. Theresa Avenue. Eight additional tennis courts will be constructed, and the existing tennis courts will remain. The existing courts do not have any stormwater mitigation however; they will be reconstructed and will contain a trench drain to direct stormwater to a stone infiltration trench located between the tennis courts and St. Theresa Avenue. The stone trench will encourage infiltration and provide stormwater detention.

The eight new tennis courts will contain separate trench drains to direct stormwater toward a proposed subsurface stormwater detention and infiltration system located under the four new southerly tennis courts. The subsurface detention and infiltration system will provide the minimum 1-inch recharge volume required by BWSC and will also contain an overflow line that will daylight to a flared end section with rip-rap along the slope east of the courts. The storm drain system will be designed in accordance with BWSC's design standards and requirements. The new drainage system will also comply with DEP's Stormwater Management Requirements. The improvements and additions to the tennis courts present an opportunity to substantially improve the stormwater conditions at this location.

UPPER FIELDS

The existing stormwater drainage conditions will be significantly improved with the proposed project. The existing Rappaport fields are located in the easterly portion of the campus. The fields contain a drainage system that is comprised of a combination of area drains and an underdrain system. It appears the southern half of the field directs stormwater to a drain line that currently daylights along a slope west of the field. The northern half of the field directs stormwater to the existing 18-inch drain. As previously mentioned, this drain line continues through the campus and discharges to the 66-inch culvert at the Centre Street Field/ Chauncey Baseball Field.

The project involves realigning and expanding these fields, as well adding a running track and track and field facilities. A new soccer field will be constructed within the running track. The running track will shed water toward the field surface for infiltration. An additional combination soccer/baseball field will be located southwest of the running track.

The existing shed/support building will be razed and a new support building will be constructed closer to the playing fields. Various walkways will also be reconstructed and realigned from the existing parking areas to the support building and fields.

The fields may be left as natural turf fields. The soccer field and running track would drain toward new area drains located along the perimeter of the fields and will be connected to the existing 18-inch drain. The combination baseball/soccer field will also contain areas drains to direct stormwater to the existing drain line that daylights along the slope.

The fields may also be converted to an artificial turf field. The sub-base of these fields will be constructed using free-draining material along with an underdrain system. The free-draining material will encourage infiltration and also provide stormwater detention. The underdrain system will allow the field to quickly drain in between storm events, which increases the life of the playing fields. The underdrain system for the soccer field and running track will be connected to the existing 18-inch drain. The combination baseball/soccer field will connect to the existing drain line that daylights along the slope.

MITIGATION MEASURES

The Project presents an opportunity to substantially improve the quality of stormwater and reduce the rate, and possibly the volume, of stormwater from the Project Site. The Project will reduce peak flow and volume of stormwater runoff from the Project Site, increase stormwater recharge, and improve stormwater quality. The proposed stormwater system will include Stormwater Best Management Practices (BMP) with consideration given to application of Low Impact Development (LID) techniques to both reduce the quantity of runoff and improve water quality. LID techniques minimize adverse water quality impacts by mimicking the Site's natural hydrologic conditions by infiltrating, filtering, detaining, and evaporating stormwater runoff close to its source. The Project will decrease the volume and peak rate of stormwater runoff from the Project Site due to the proposed infiltration system. Stormwater runoff from pavement areas will be treated to remove 80% of the total suspended solids prior to discharging to the existing drain system. Subsurface infiltration systems will capture and infiltrate stormwater on-site.

LID techniques will be used on the Project Site. Pending the results of geotechnical studies to confirm feasibility, both the parking areas and the access road are planned to be constructed in porous pavement.

A long term Pollution Prevention Plan will be developed for the Project, which will identify suitable practices for source control Stormwater Pollution Prevention as outlined in the DEP Stormwater handbook. The long term Pollution Prevention Plan will address source control measures including street sweeping, snow and salt management, fertilizers, herbicides, pesticides, stabilization of eroding surfaces, and maintenance of the stormwater management systems.

A Stormwater Pollution Prevention Plan (SWPPP) will be developed in conformance with the EPA, NPDES, and DEP Guidelines. The SWPPP will address sedimentation and erosion controls as well as material management practices and spill control practices during the construction period.

TEMPORARY CONSTRUCTION IMPACTS

BUILDING CONSTRUCTION

The construction of the Roxbury Latin Project will involve earth moving, site grading and ledge removal for construction of the proposed building addition. Truck routing will be defined so as to limit disruption to local traffic flow.

The building addition construction is anticipated to utilize a typical spread footing design for foundations, structural steel for framing, and a unit masonry façade to match the existing architectural elements found on the property. The structure will be supplied with utilities, including gas, water, electricity, telecommunications and fire protection.

All deliveries for materials to the building construction site will be scheduled and trucks will not be allowed to stage in the neighborhood. An alternate staging area may be required as part of the work.

ATHLETIC FIELDS

The construction of the athletic fields will require cuts and fills to shape the sloped terrain into plateaus for the athletic fields. It is our intent to utilize rock removed during the athletic field construction project to provide the necessary fill within the site. There will be some transport of soils both on and off site.

After the excavation and fill activities are complete, there will be deliveries for the field materials which are anticipated to access the site from Centre Street / St. Theresa Avenue / Quail Street as the project is being completed. Construction activities will be carefully monitored by the contractor and the School throughout the process, and will adhere to all governmental requirements.

SCHEDULE

It is estimated that the construction period for the Roxbury Latin Athletic Initiative will be approximately 24 months in total. The construction of the athletic fields is anticipated to occur over multiple phases, with site clearance over 6 to 8 weeks, earthwork over 4 to 6 months and field construction over 2 months.

EXHIBITS

0 160' 320' 640'

HASTINGS
ARCHITECTURE ASSOCIATES, LLC

THE ROXBURY LATIN SCHOOL | EXHIBIT 1 - EXISTING AERIAL

Stantec

04.24.2015

HASTINGS ARCHITECTURE ASSOCIATES, LLC

THE ROXBURY LATIN SCHOOL | EXHIBIT 2 - PROPOSED SITE PLAN

Stantec

04.24.2015

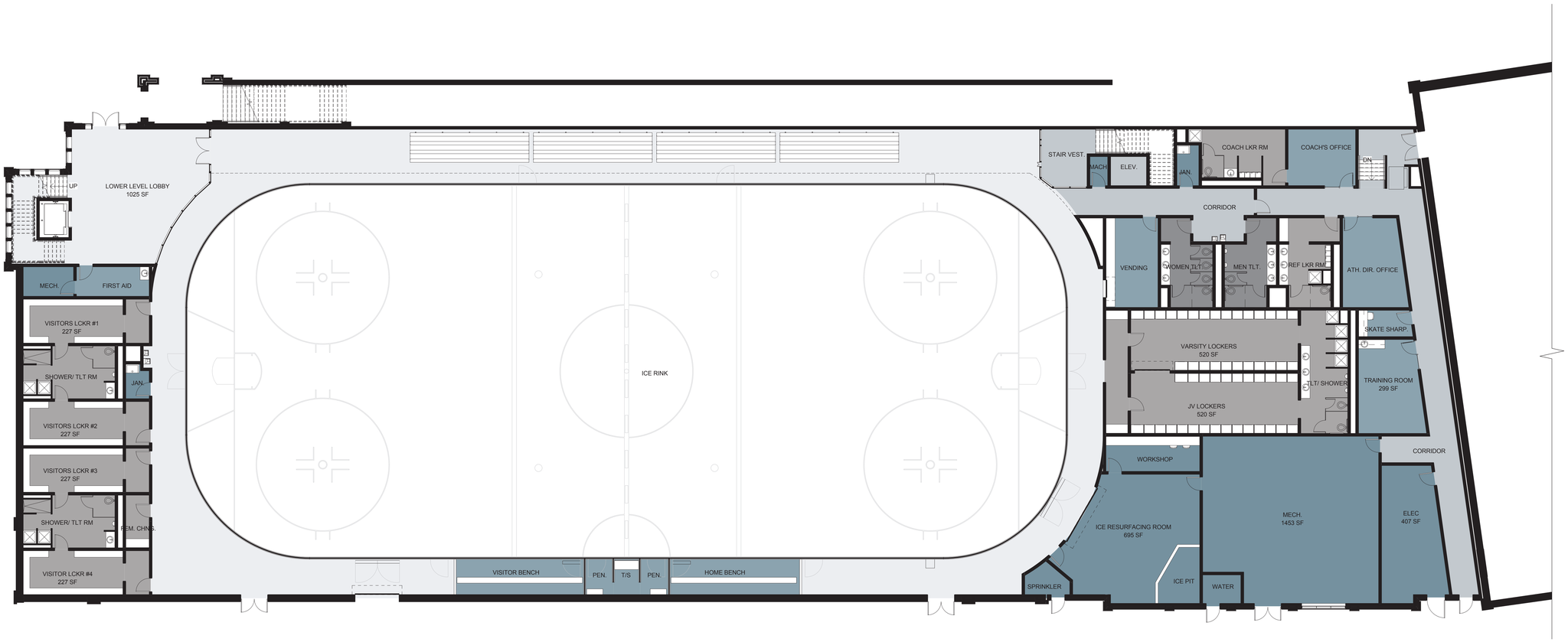
0 160' 320' 640'

HASTINGS
ARCHITECTURE ASSOCIATES, LLC

THE ROXBURY LATIN SCHOOL | EXHIBIT 3 - ZONING MAP

Stantec

04.24.2015



FLOOR PLAN | FIRST FLOOR | SCALE 3/32" = 1'

0' 8' 16' 32'

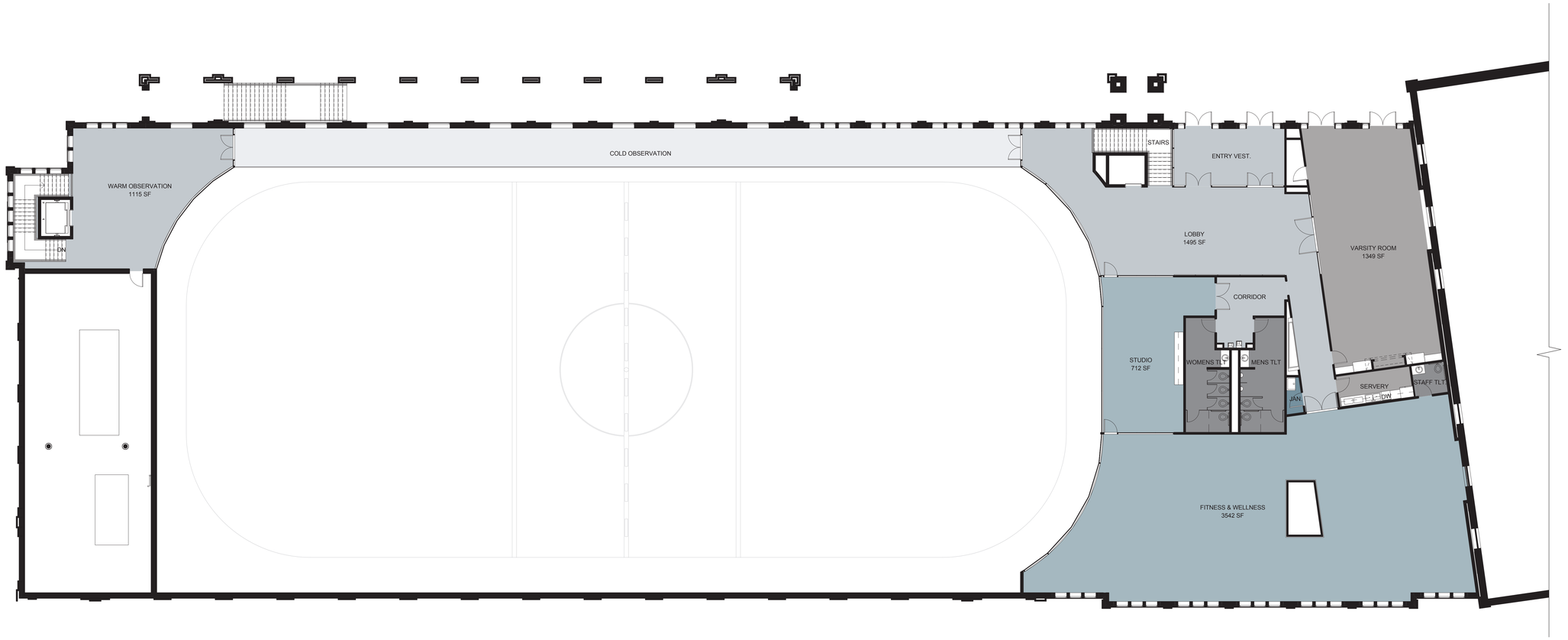
APPROX. 34,300 SQUARE FEET

HASTINGS
ARCHITECTURE ASSOCIATES, LLC

THE ROXBURY LATIN SCHOOL | EXHIBIT 4A - INDOOR ATHLETIC FACILITY - FIRST FLOOR PLAN

Stantec

04.24.2015



FLOOR PLAN | SECOND FLOOR | SCALE 3/32" = 1'

0' 8' 16' 32'

APPROX. 12,000 SQUARE FEET

HASTINGS
ARCHITECTURE ASSOCIATES, LLC

THE ROXBURY LATIN SCHOOL | EXHIBIT 4B - INDOOR ATHLETIC FACILITY - SECOND FLOOR PLAN

Stantec

04.24.2015

BUILDING ELEVATION | NORTH ELEVATION

HEIGHT OF BUILDING IS CALCULATED AS THE VERTICAL DISTANCE FROM GRADE TO TOP OF THE HIGHEST POINT OF THE ROOF BEAMS, PER ARTICLE 2-23 OF THE BRA ZONING CODE

BUILDING ELEVATION | SOUTH ELEVATION

BUILDING ELEVATION | WEST ELEVATION

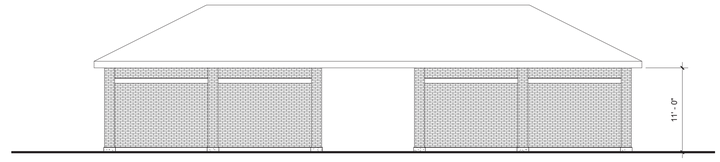
NORTHWEST BUILDING PERSPECTIVE

SOUTHWEST BUILDING PERSPECTIVE

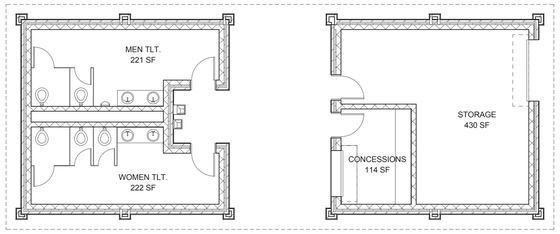
NORTHEAST BUILDING PERSPECTIVE

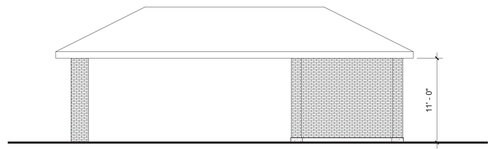
SOUTHEAST BUILDING PERSPECTIVE

EXISTING SITE CONDITIONS PHOTOGRAPHS

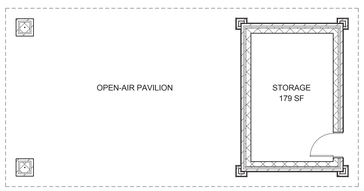


TRACK & FIELD PAVILION





TENNIS PAVILION



HASTINGS
ARCHITECTURE ASSOCIATES, LLC

THE ROXBURY LATIN SCHOOL | EXHIBIT 5A - VISITOR PARKING PLAN & BUFFER ELEVATIONS

Stantec

04.24.2015

Scale: 1"= 20'-0"

Scale: 1"= 10'-0"

Scale: 1"= 10'-0"

HASTINGS ARCHITECTURE ASSOCIATES, LLC

THE ROXBURY LATIN SCHOOL | EXHIBIT 5B - INDOOR ATHLETIC FACILITY BUFFER PLAN & ELEVATION

Stantec

04.24.2015

BOGANDALE STREET BUFFER | BEFORE

BOGANDALE STREET BUFFER | AFTER

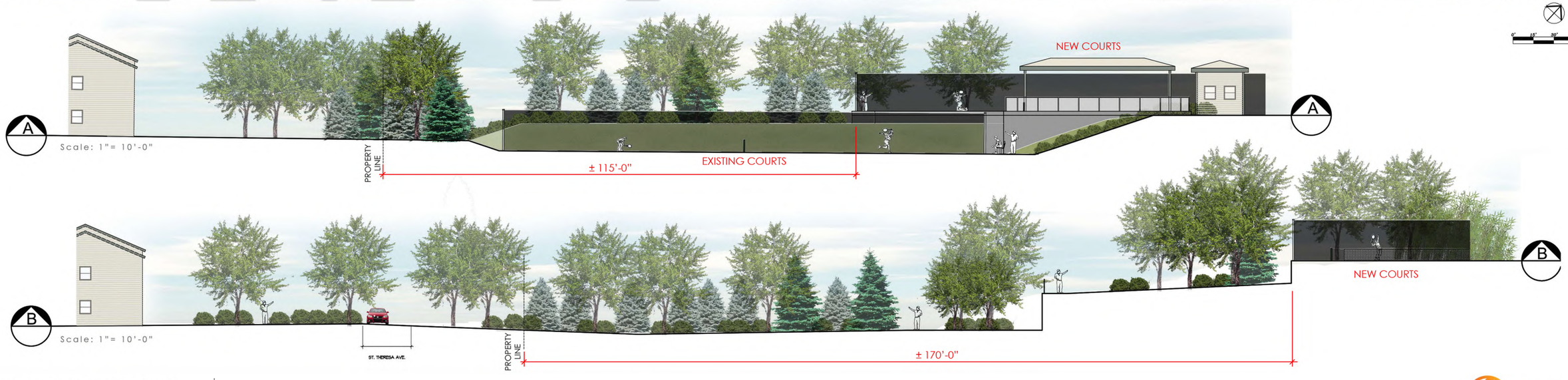
ST. THERESA BUFFER | BEFORE

ST. THERESA BUFFER | AFTER

PROPOSED TENNIS COURTS

PROPOSED TENNIS COURTS

EXISTING TENNIS COURTS



HASTINGS
ARCHITECTURE ASSOCIATES, LLC

THE ROXBURY LATIN SCHOOL | EXHIBIT 5D - TENNIS FACILITY PLAN & BUFFER ELEVATIONS

Stantec

04.24.2015

HASTINGS
ARCHITECTURE ASSOCIATES, LLC

THE ROXBURY LATIN SCHOOL | EXHIBIT 5E - CENTRE STREET FIELD PLAN

Stantec

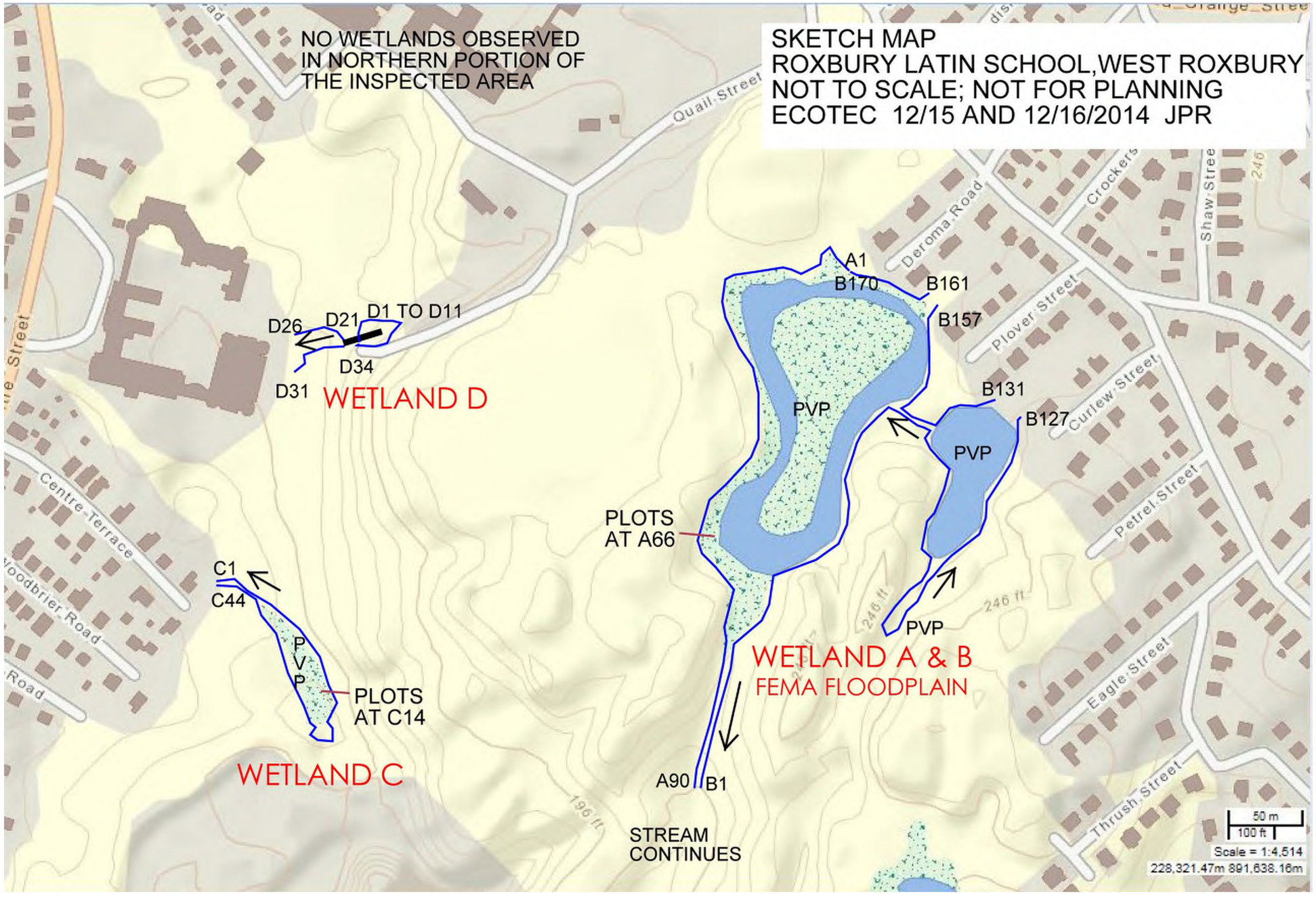
04.24.2015

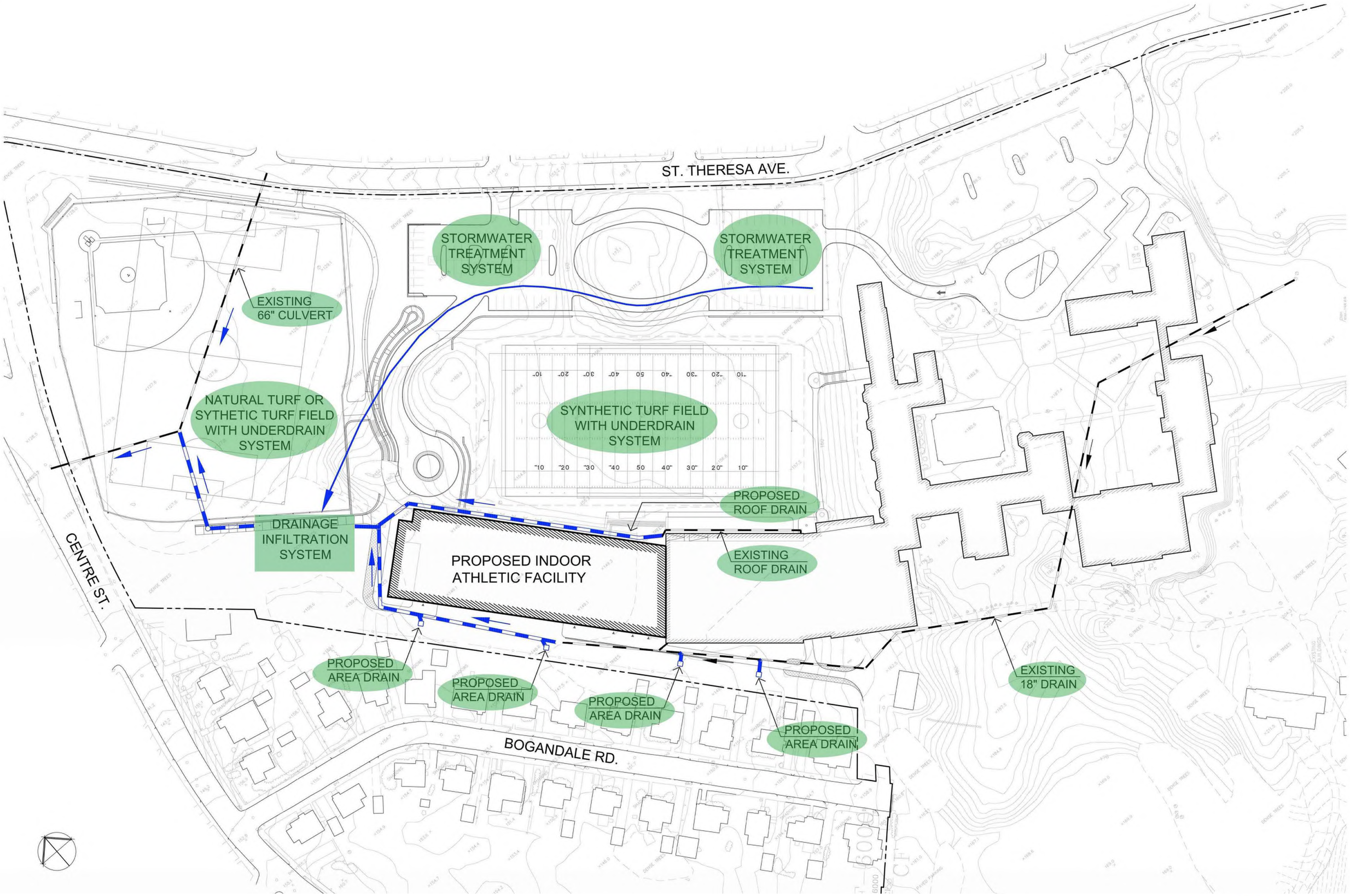
HASTINGS
ARCHITECTURE ASSOCIATES, LLC

THE ROXBURY LATIN SCHOOL | EXHIBIT 5F - TRACK & FIELD + UPPER BASEBALL FIELD PLAN

Stantec

04.24.2015


SKETCH MAP
ROXBURY LATIN SCHOOL,WEST ROXBURY
NOT TO SCALE; NOT FOR PLANNING
ECOTEC 12/15 AND 12/16/2014 JPR
NO WETLANDS OBSERVED
IN NORTHERN PORTION OF
THE INSPECTED AREA
D26
D21
D1 TO D11
D34
D31
WETLAND D
A1
B170
B161
B157
B131
B127
PVP
PVP
PVP
PLOTS
AT A66
C1
C44
P
V
P
PLOTS
AT C14
WETLAND C
WETLAND A & B
FEMA FLOODPLAIN
A90
B1
STREAM
CONTINUES
Quail Street
Deroma Road
Plover Street
Curlew Street
Petrel Street
Eagle Street
Thrush Street
Shaw Street
Crockers
Centre Terrace
Woodbrier Road
246 ft
196 ft
50 m
100 ft
Scale = 1:4,514
228,321.47m 891,638.16m


ST. THERESA AVE.
STORMWATER TREATMENT SYSTEM
STORMWATER TREATMENT SYSTEM
EXISTING 66" CULVERT
NATURAL TURF OR SYTHETIC TURF FIELD WITH UNDERDRAIN SYSTEM
SYNTHETIC TURF FIELD WITH UNDERDRAIN SYSTEM
PROPOSED ROOF DRAIN
DRAINAGE INFILTRATION SYSTEM
PROPOSED INDOOR ATHLETIC FACILITY
EXISTING ROOF DRAIN
CENTRE ST.
PROPOSED AREA DRAIN
PROPOSED AREA DRAIN
PROPOSED AREA DRAIN
PROPOSED AREA DRAIN
EXISTING 18" DRAIN
BOGANDALE RD.

This photo shows an existing trail within wooded area on The Roxbury Latin School property. The trail is approximately three feet wide and surrounded with small trees, overgrowth and contains various rock pieces and outcroppings. This picture is typical of a majority of the paths at the proposed Cross Country Trails.

This photo simulation takes the existing trail and shows the desired path width for a Cross Country course – approximately 6-8' wide. The final surface will be a mix of chipped trees and existing gravel from the trail areas. It is the intention of the project to use material from the existing trails and surrounding areas that are disturbed due to the trail width expansion.

PROPOSED SITE PLAN WITH SITE TRAILS | N.T.S.

Map Amendment Application No. ___
Map 11C; West Roxbury Neighborhood District

MAP AMENDMENT NO. ____

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956, as amended, after due report, notice and hearing, does hereby amend "Map 11C ,West Roxbury Neighborhood District", as follows:

1. By adding to the area currently designated "Roxbury Latin School Community Facilities Subdistrict" [CF] and reducing the area currently designated "Conservation Protection Subdistrict" [CPS] by adjusting the district designation line as shown on Appendix A.

Map Amendment Application No. ____ Map Amendment No ____

Chairman

Vice Chairman

In Zoning Commission Adopted: _____, 2015

Attest: _____
Secretary

Map Amendment No. _____

_____
Mayor, City of Boston

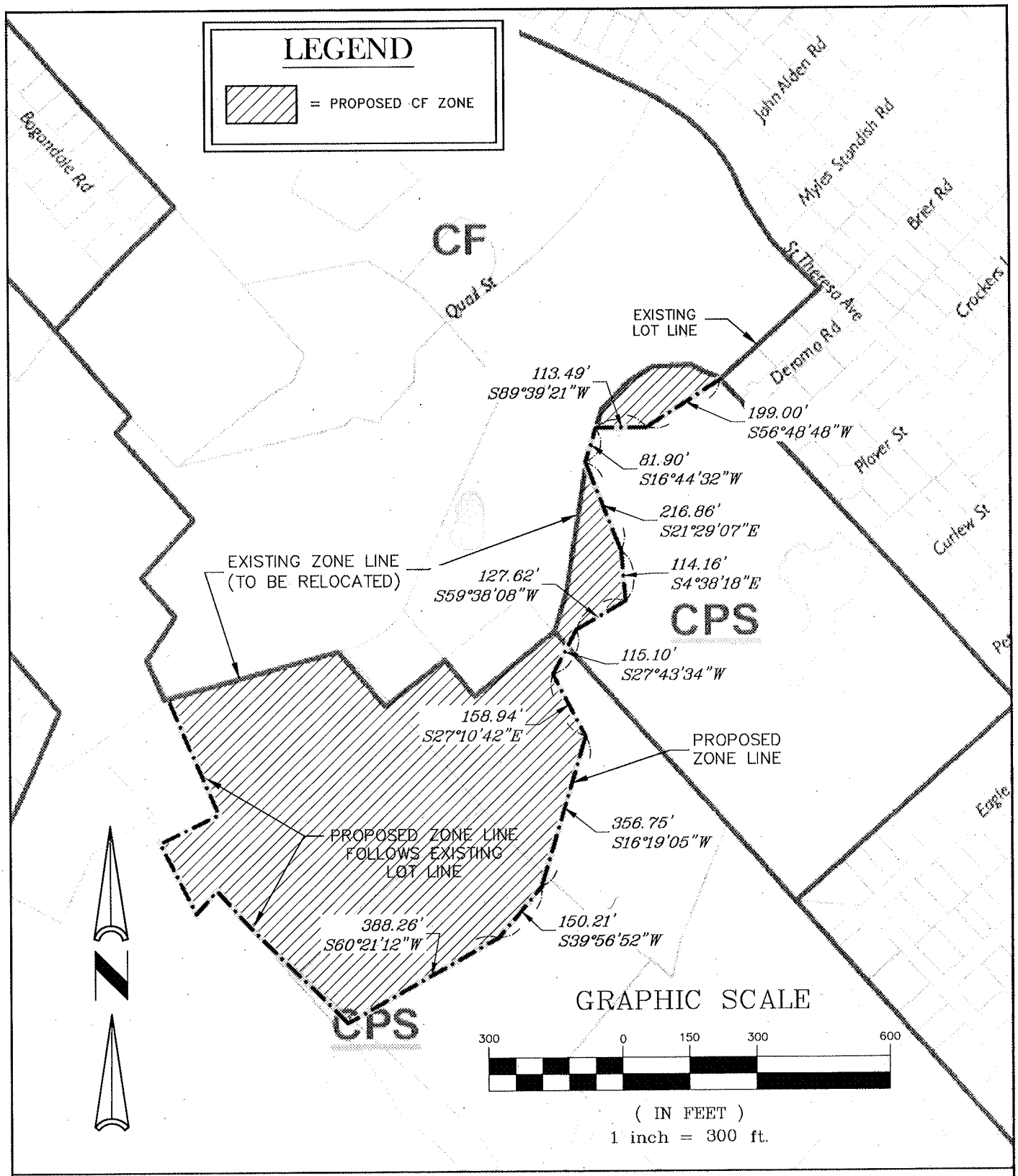
Date: _____

_____

The foregoing amendment was presented to the Mayor on _____ and was signed by him on _____ _____, whereupon it became effective on _____ in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest: _____
Secretary to the Zoning Commission

APPENDIX A



DATE: 04/17/15

SCALE: 1' = 300'

ROXBURY LATIN SCHOOL
WEST ROXBURY, MA

ZONING CHANGE
EXHIBIT
SHEET 1 OF 1

KELLY ENGINEERING GROUP, INC.
CIVIL ENGINEERING CONSULTANTS
0 CAMPANELLI DRIVE · BRAINTREE · MA 02184
PHONE: 781 843 4333 FAX: 781 843 0028

2014-090-MI00

Zoning Amendment Application No. ___
West Roxbury Neighborhood District
Boston Redevelopment Authority

ZONING AMENDMENT NO. ____

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956, as amended, after due report, notice and hearing, does hereby amend Article 56 (West Roxbury Neighborhood District), as follows:

Footnote 3(2) to Table C of Article 56 is hereby amended to add the parenthetical language set forth in the following: "(2) the use is essential to service in the residential area in which it is located (provided, however, that this subsection (2) shall not apply to elementary or secondary school uses in the Roxbury Latin School Community Facilities Subdistrict);".

Zoning Amendment No. _____

_____
Chairman

_____
Vice Chairman

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

In Zoning Commission Adopted: _____, 2015

Attest:_____
Secretary

Zoning Amendment No. _____

_____
Mayor, City of Boston

Date:_____

_____

The foregoing amendment was presented to the Mayor on _____ and was signed by him on _____, whereupon it became effective on _____ in accordance with Section ____ of Chapter 665 of the Acts of 1956, as amended.

Attest:_____
Secretary

TABLE C - Continued

	Community Facilities Subdistricts	Neighborhood Institutional Subdistricts
Cultural Uses		
Art gallery	C	A
Art use	C	C
Auditorium	C	C
Cinema	C	F
Concert hall	C	F
Museum	A	A
Public art, display space	A	A
Studios, arts	C	C
Studios, production	C	C
Theatre	C	C
Ticket sales	C	C
Dormitory and Fraternity Uses		
Dormitory not accessory to a use	F	F
Fraternity	F	F
Educational Uses		
College or university[1]	C	C[2]
Elementary or secondary school[3]	A	A
Kindergarten	A	A
Professional school	A	C
Trade school	A	C

TABLE C - Continued

1. "College or University," "Hospital," and "Nursing or Convalescent Home" (collectively, "Institutional Uses") are defined in Article 2A to include subuses (offices, parking, etc.) that also appear as main uses in this Table C. Pursuant to the provisions of Article 2A, the subuses of an Institutional Use are regulated as part of that Institutional Use and not as a separate main use or as an accessory or ancillary use.

2. Where an Institutional Use is designated "A," a Proposed Institutional Project for such use is allowed, provided that such Proposed Institutional Project does not result in the addition of an aggregate gross floor area of fifty thousand (50,000) or more square feet, and provided further that such area is not a phase of another Proposed Institutional Project; otherwise conditional.

3. Provided that, where such use is located in an area where residential uses are permitted: (1) the requirements of St. 1956, c. 665, s.2, where applicable, are met; (2) the use is essential to service in the residential area in which it is located; and (3) in the case of a pumping station, sub-station, or automatic telephone exchange, no storage building or yard is maintained in connection with such use.

4. Provided that any such use shall comply with all the guidelines and standards promulgated by the National Institutes of Health concerning the care and use of laboratory animals.

5. Where designated "A" or "C," provided that Dwelling Units are forbidden in Basements.

6. Small: total gross floor area not exceeding one thousand (1,000) square feet per restaurant; Large: total gross floor area exceeding one thousand (1,000) square feet per restaurant.

7. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gases.