

February 12, 2025



TAPPÉ
ARCHITECTS



Burlington High School Project

Community Meeting No. 2

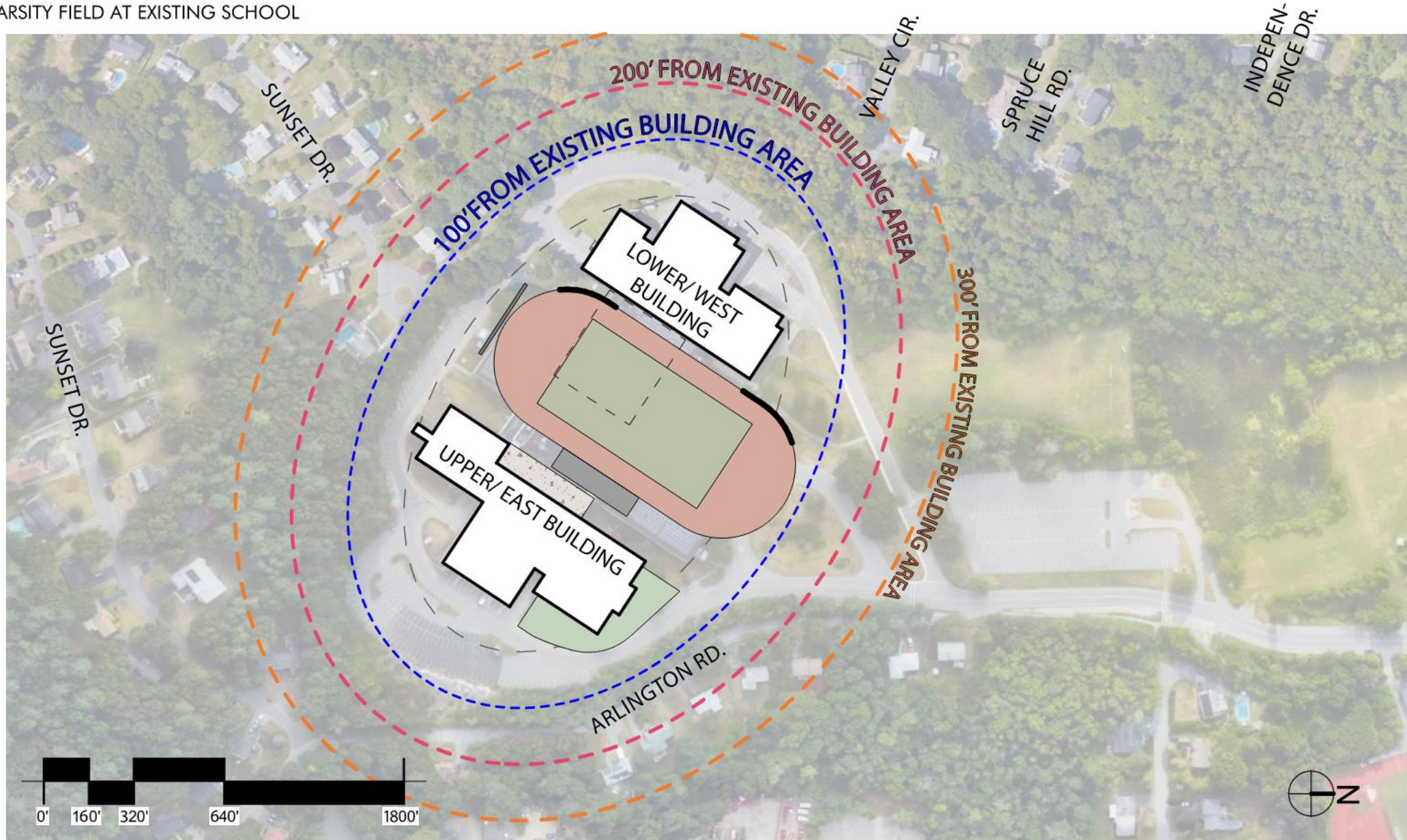
February 12, 2025, 6:30 PM

1. Welcome
2. Video
3. Existing High School – Renovation & Development
4. Varsity Field (Alternative Locations, Lighting, Acoustics)
5. Site Conditions, Logistics & Constraints
6. Options Under Consideration
7. Project Schedule
8. Q&A
9. Upcoming Meetings
10. Appendix

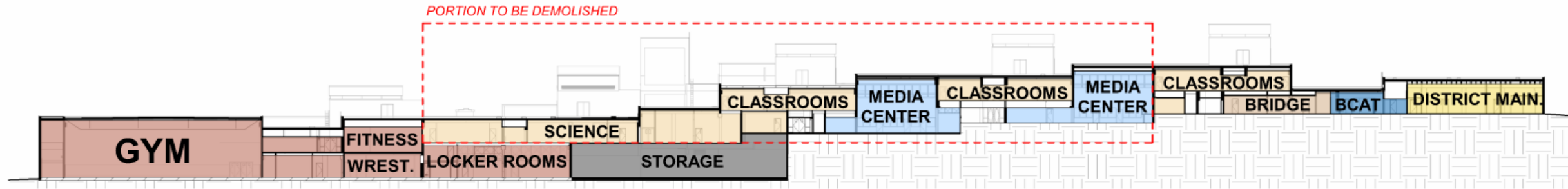
2. Video

3. Existing High School – Renovation & Development

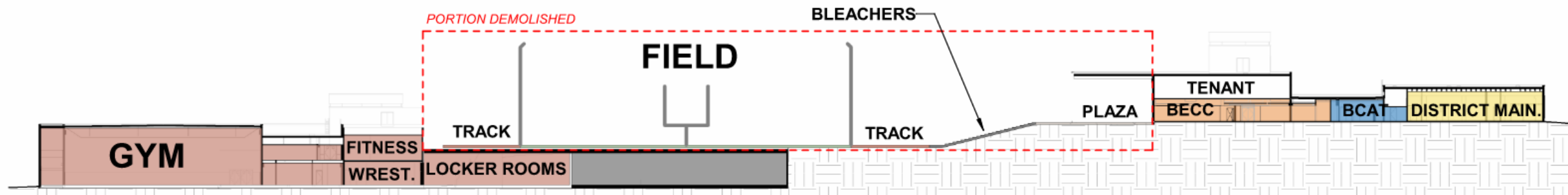
VARSITY FIELD AT EXISTING SCHOOL



3. Existing High School – Renovation & Development



1 EXISTING BUILDING SECTION
A2 1" = 50'-0"



2 NEW SITE SECTION
A2 1" = 50'-0"

5



4. Varsity Field - Alternative Locations



4. Varsity Field - Alternative Locations



4. Varsity Field - Alternative Locations



4. Varsity Field - Lighting



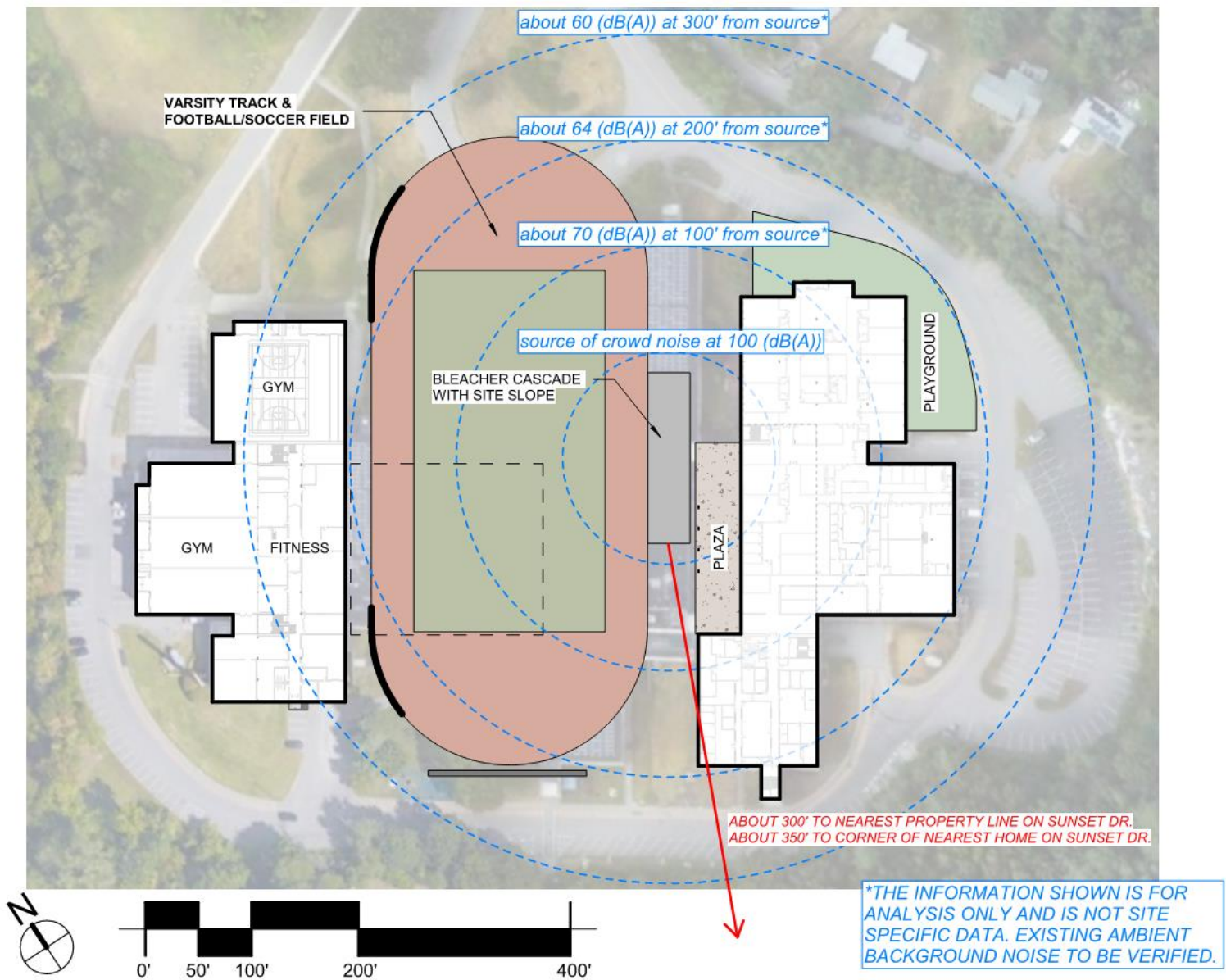
EXAMPLE OF NIGHT SKY COMPLIANT



EXAMPLE OF NIGHT SKY COMPLIANT

4. Varsity Field - Acoustics

VARSITY FIELD ACOUSTICS



LEVELS OF NOISE In decibels (dB)

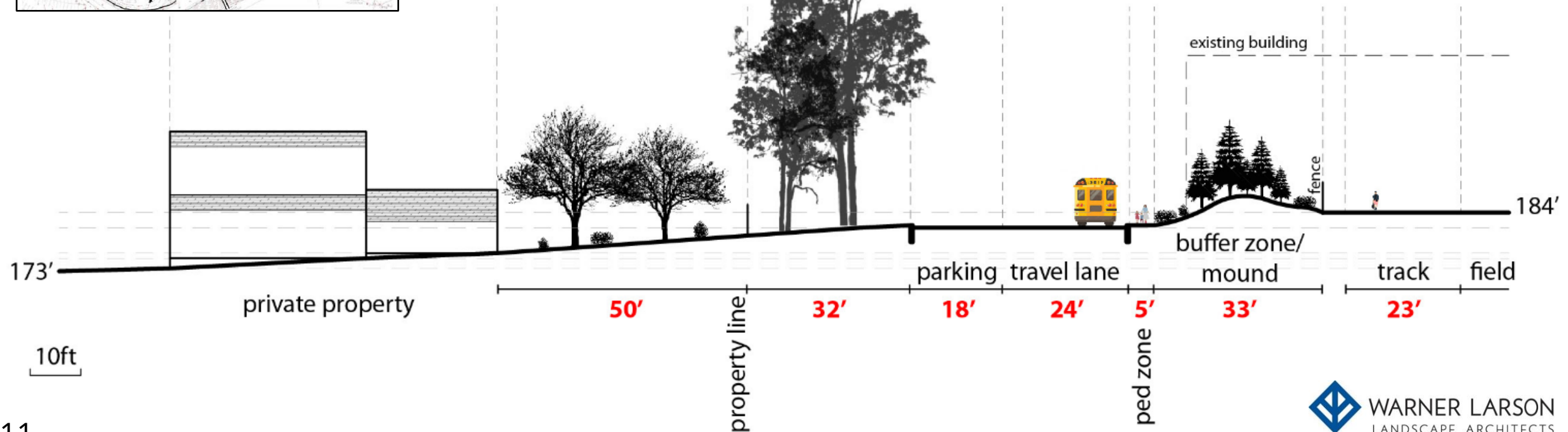
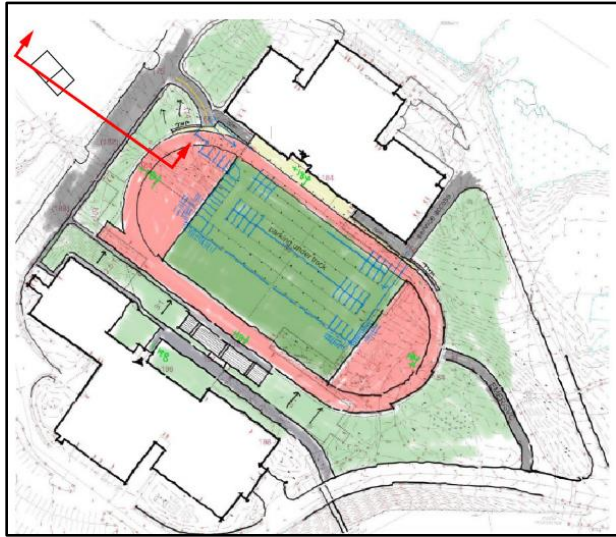
PAINFUL & DANGEROUS		
Use hearing protection or avoid	140	• Fireworks • Gun shots • Custom car stereos (at full volume)
	130	• Jackhammers • Ambulances
UNCOMFORTABLE		
Dangerous over 30 seconds	120	• Jet planes (during take off)
VERY LOUD		
Dangerous over 30 minutes	110	• Concerts (any genre of music) • Car horns • Sporting events
	100	• Snowmobiles • MP3 players (at full volume)
	90	• Lawnmowers • Power tools • Blenders • Hair dryers
Over 85 dB for extended periods can cause permanent hearing loss.		
LOUD		
	80	• Alarm clocks
	70	• Traffic • Vacuums
MODERATE		
	60	• Normal conversation • Dishwashers
	50	• Moderate rainfall
SOFT		
	40	• Quiet library
	30	• Whisper
FAINT		
	20	• Leaves rustling

FROM THE AMERICAN ACADEMY OF AUDIOLOGY



AERIAL VIEW OF EXISTING SITE

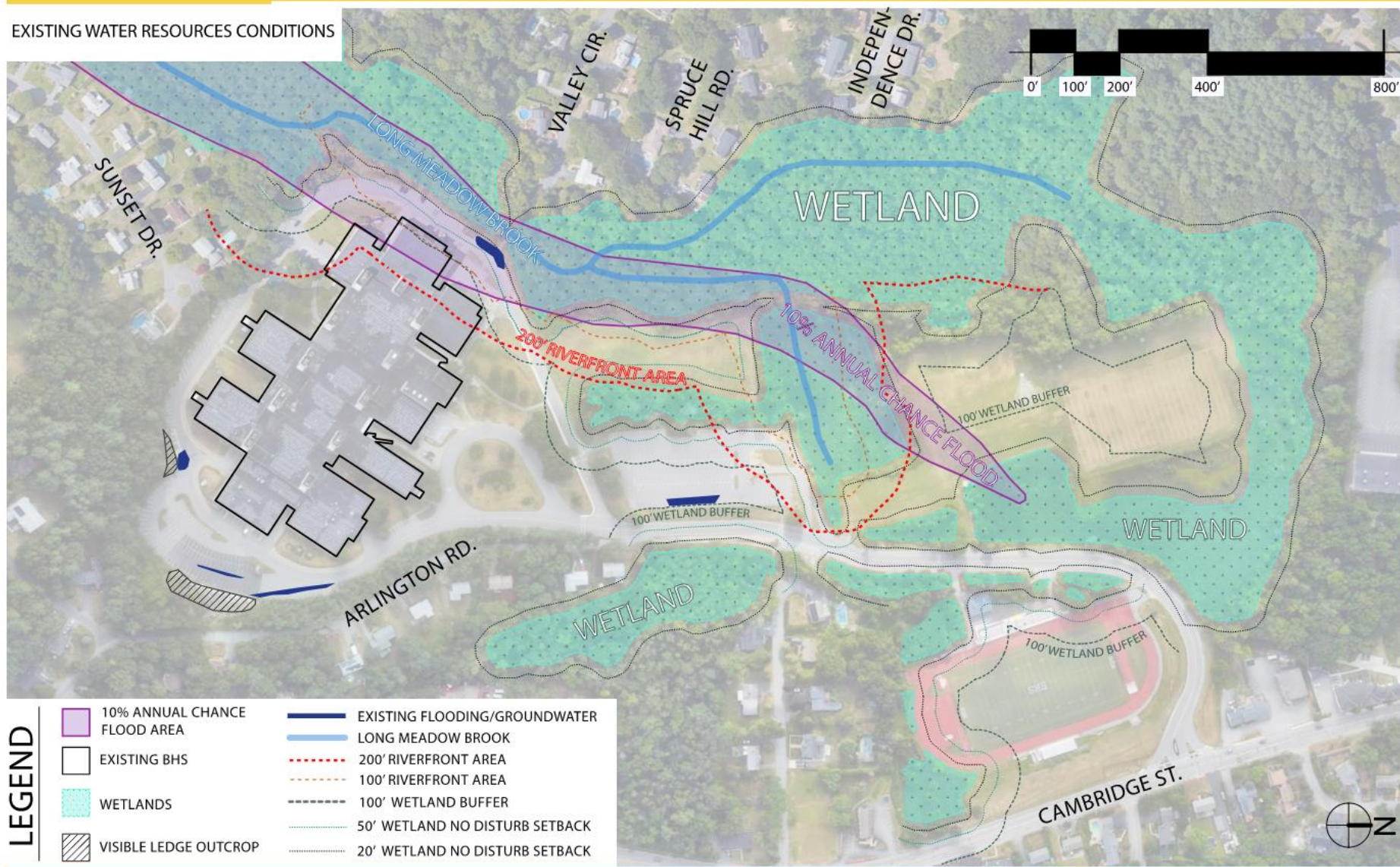
4. Varsity Field - Acoustics



5. Existing High School – Water Mitigation

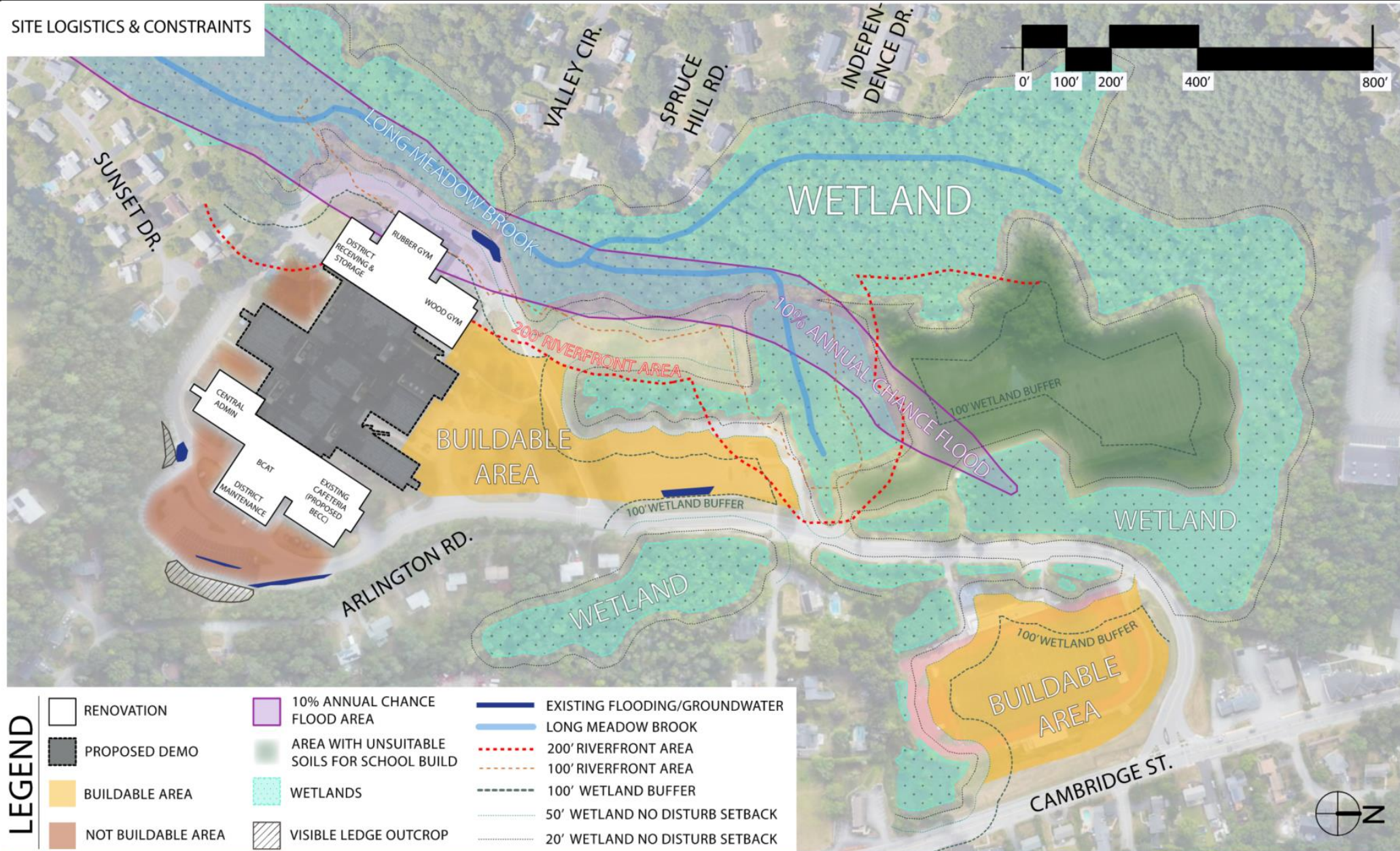
BURLINGTON HIGH SCHOOL

EXISTING WATER RESOURCES CONDITIONS



Depending on the scope of anticipated work, portions of or the existing site drainage system will be upgraded or replaced to bring the site in compliance with MassDEP Stormwater Regulations and the Burlington Stormwater Regulations. At a minimum, the project will not create any new stormwater discharges directly to wetlands or cause erosion in wetland or waters of the Commonwealth. **The proposed stormwater management system will not adversely impact the resource areas on site or abutting properties.**

5. Site Logistics & Constraints



6. Options Under Consideration



OPTION AR2 ADDITION/ RENOVATION



WARNER LARSON
LANDSCAPE ARCHITECTS



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6. Options Under Consideration

AR8 SITE PLAN



OPTION AR8 ADDITION/ RENOVATION



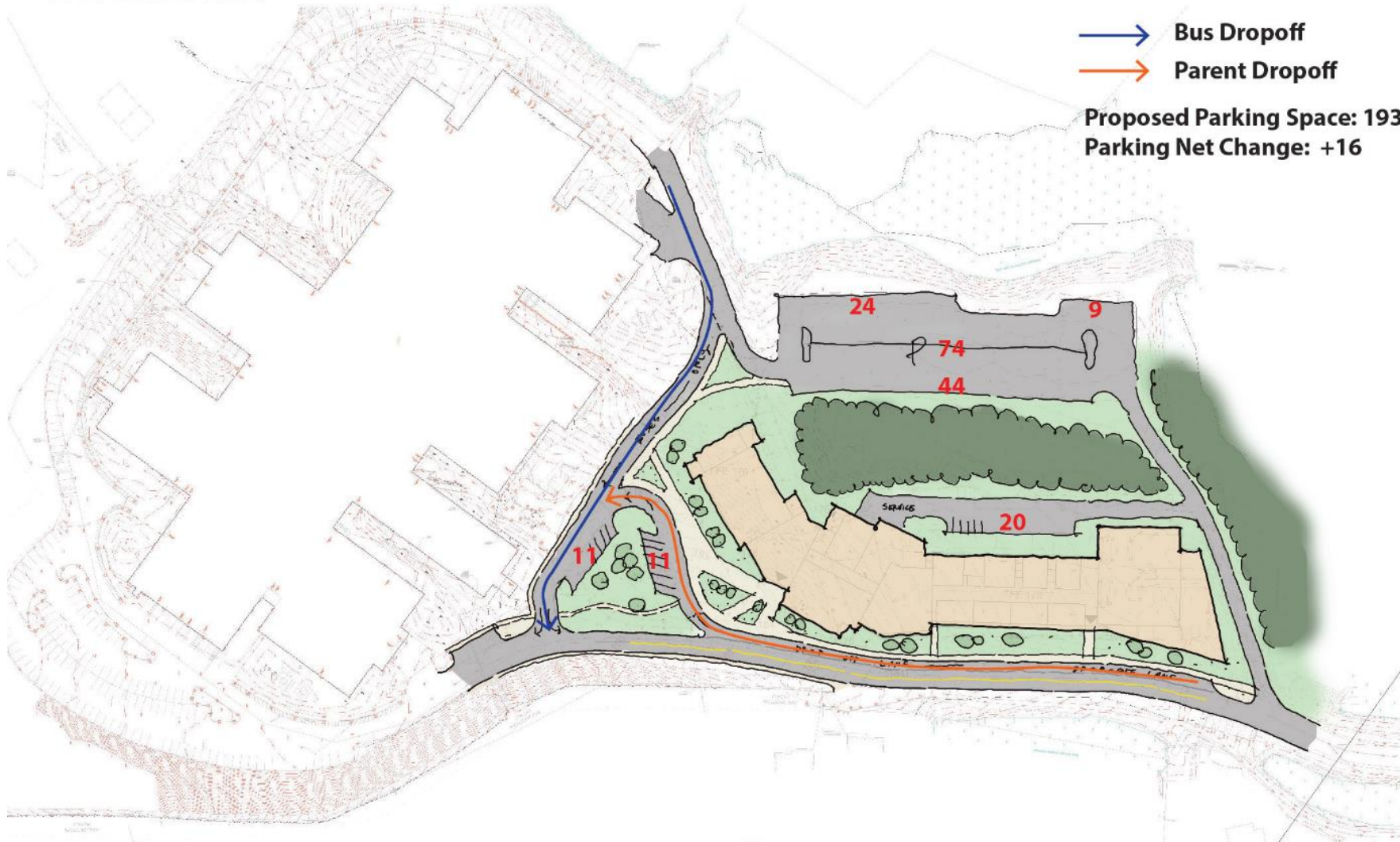
WARNER LARSON
LANDSCAPE ARCHITECTS



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6. Options Under Consideration

NC1 SITE PLAN



OPTION NC1 NEW CONSTRUCTION



WARNER LARSON
LANDSCAPE ARCHITECTS



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6. Options Under Consideration

OPTION NC4 NEW CONSTRUCTION



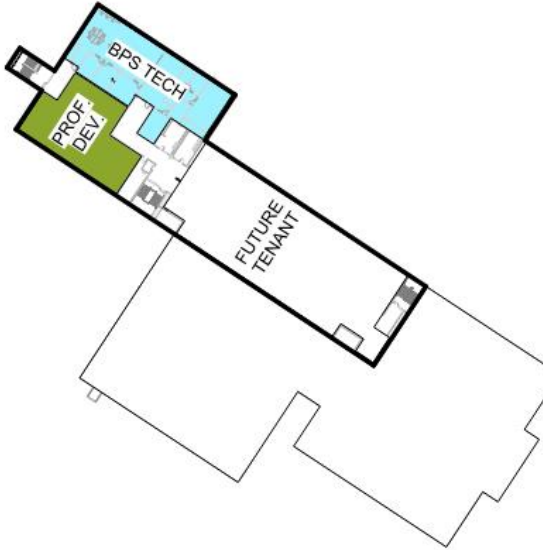
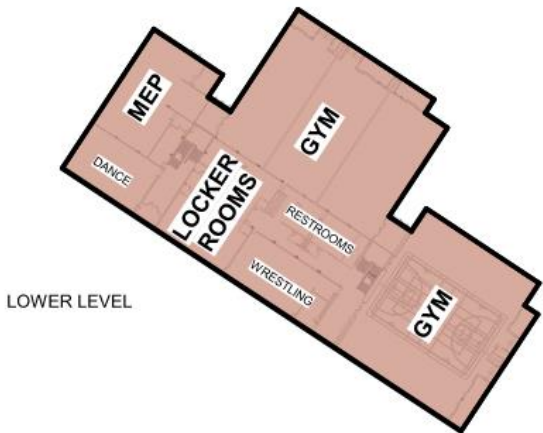
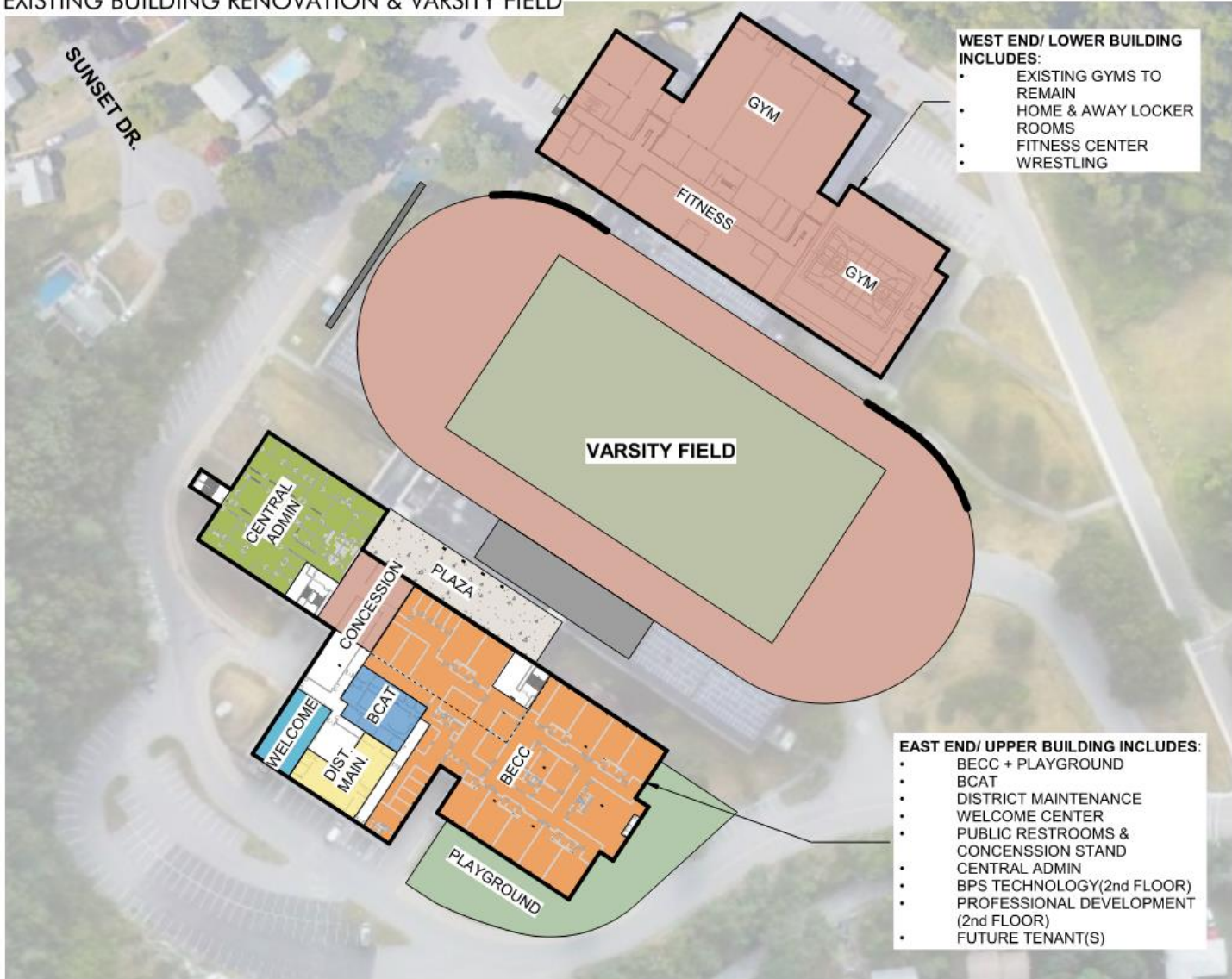
6. Options Under Consideration

OPTION NC5
NEW CONSTRUCTION

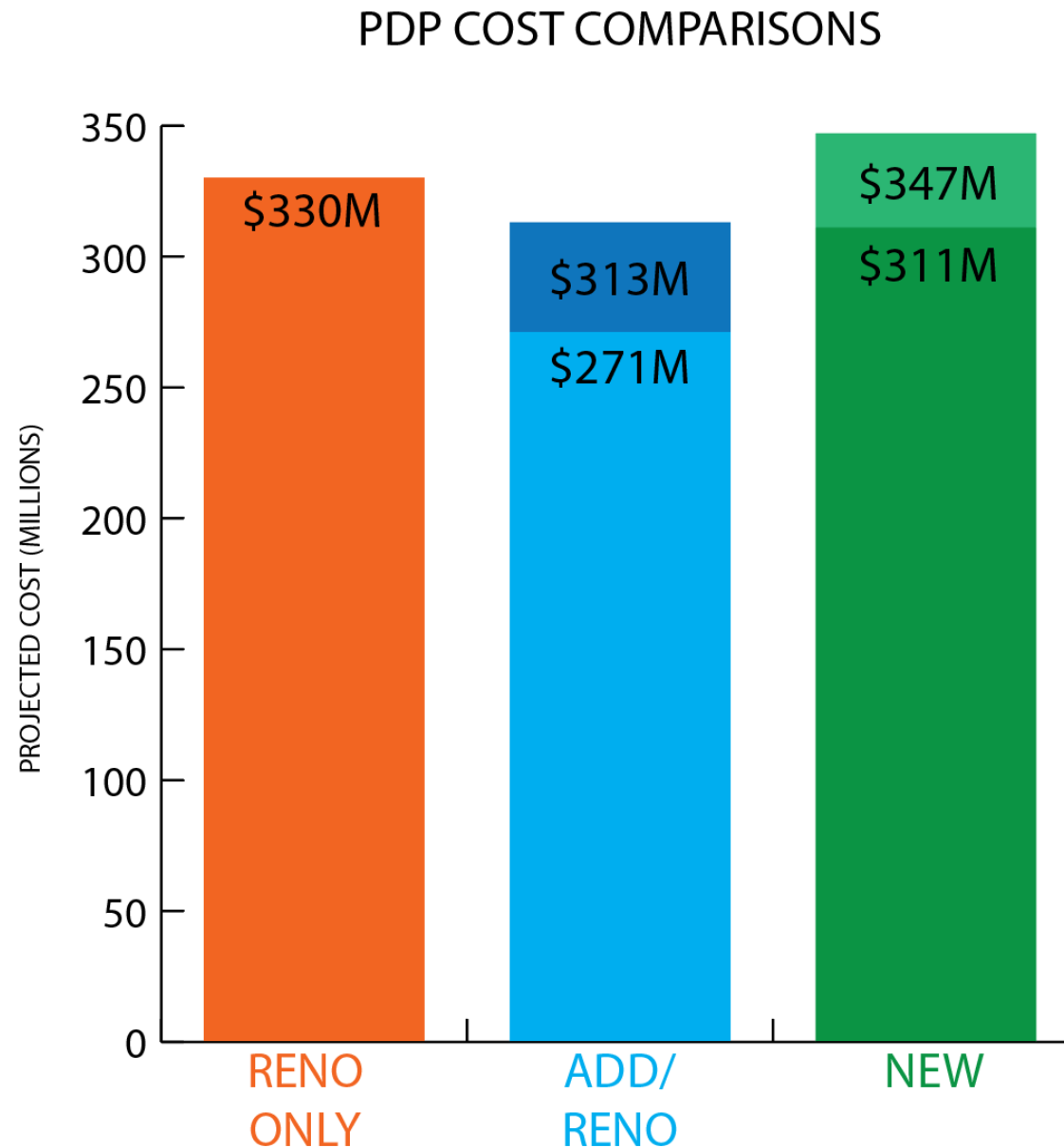


6. Options Under Consideration

EXISTING BUILDING RENOVATION & VARSITY FIELD



6. Options Under Consideration – Cost



6. Options Under Consideration - Summary



NC1 36 MONTHS



NC4 36 MONTHS



NC5 36 MONTHS

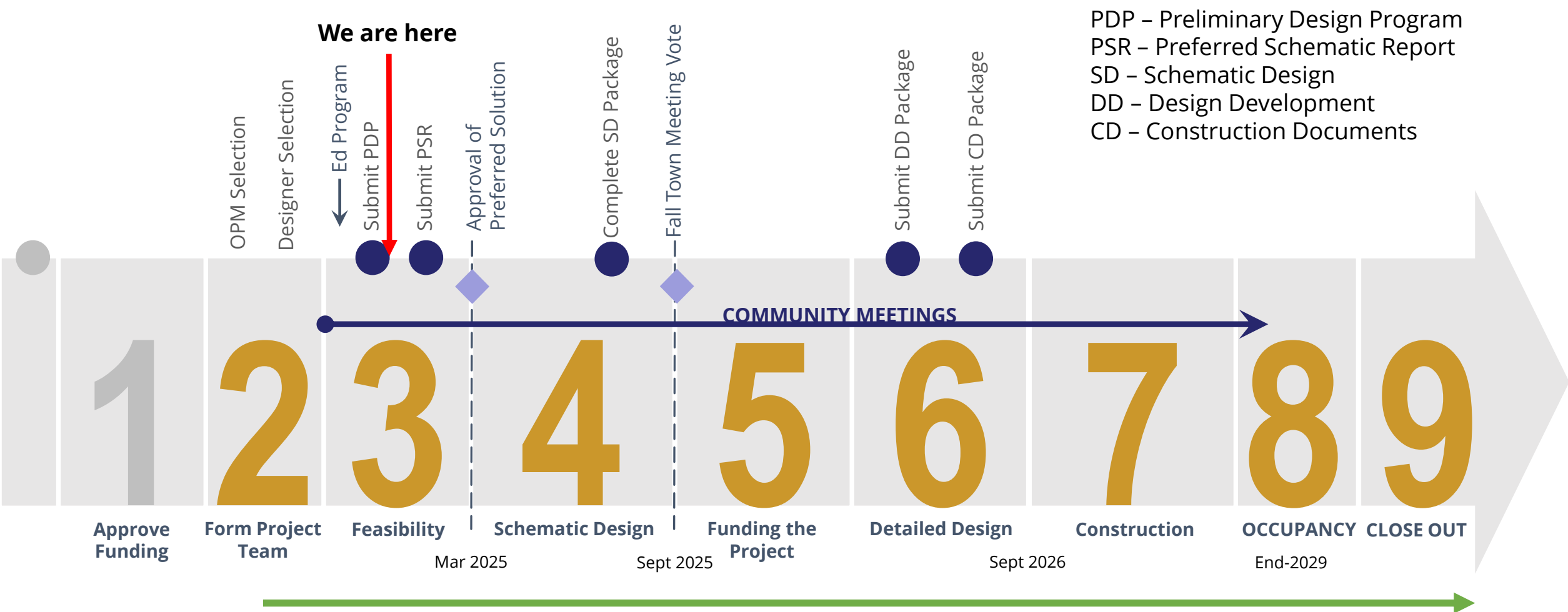


AR2 48 MONTHS

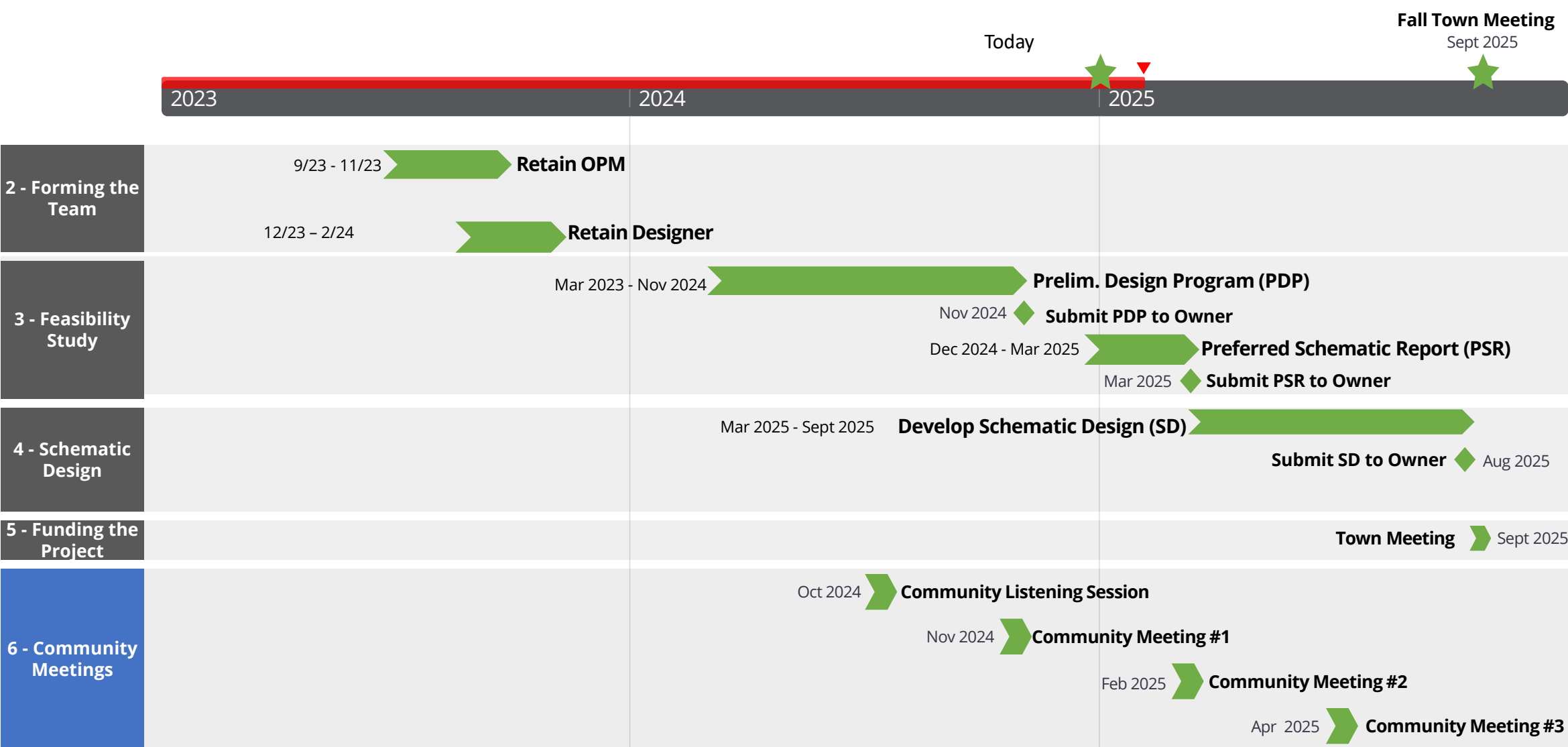


AR8 42 MONTHS

7. Project Schedule



7. Project Schedule cont.



** All dates are preliminary and are subject to change as project details develop*

8. Q&A

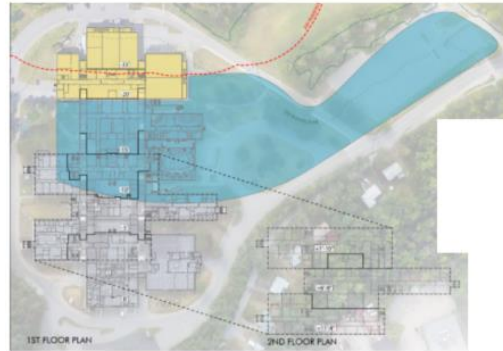
9. Upcoming Meetings

- **Community Meeting #2 – February 12, 2024. Project Update and Community Feedback**
- SBC #13 – February 13, 2024 Timeline and Designer Update
- SBC#14 – March 13, 2024 PSR Submission and Review
- SBC#15 – April 10, 2024
- SBC#16 – May 8, 2024
- SBC #17 – June 12, 2024
- **Community Meeting #3 – July 2024**

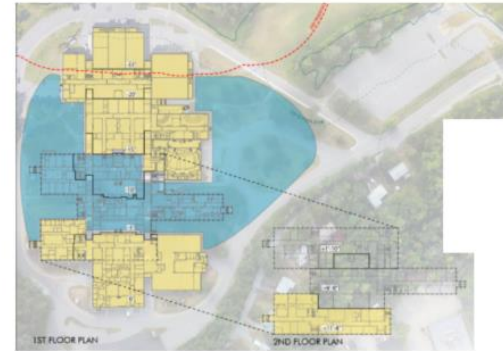
10. Appendix



STRATEGY 1 *RENO*



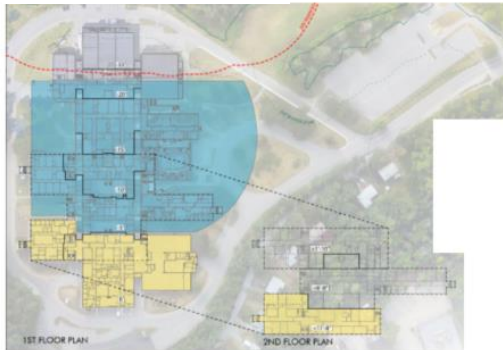
STRATEGY 2 *RENO + ADD*



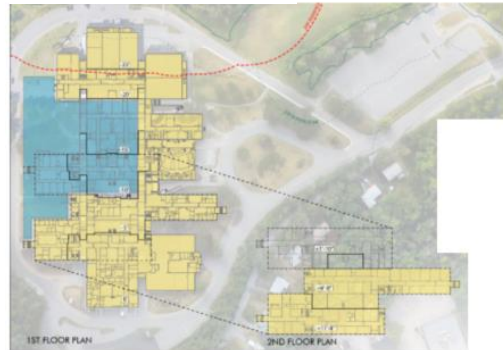
STRATEGY 3 *RENO + ADD*



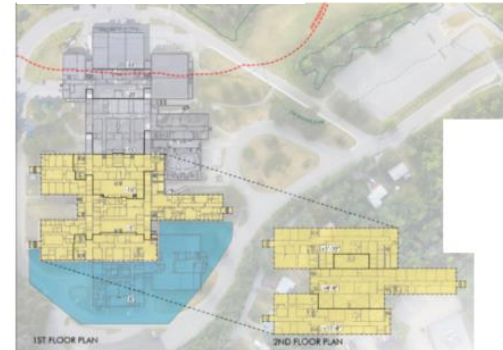
STRATEGY 4 *RENO + ADD*



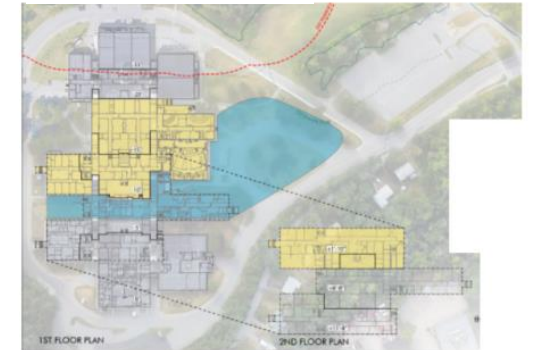
STRATEGY 5 *RENO + ADD*



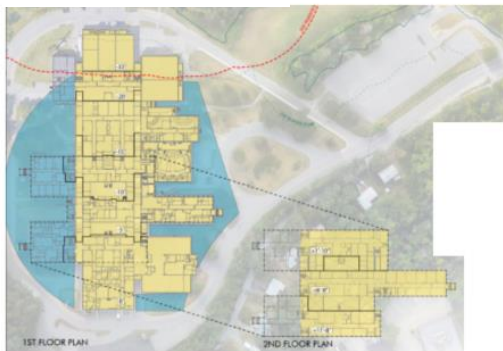
STRATEGY 6 *RENO + ADD*



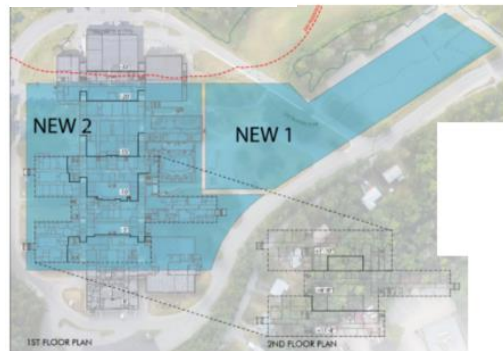
STRATEGY 7 *RENO + ADD*



STRATEGY 8 *RENO + ADD*

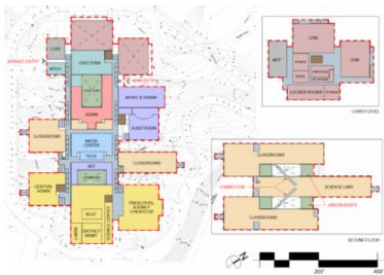


STRATEGY 9 *RENO + ADD*



NEW CONSTRUCTION

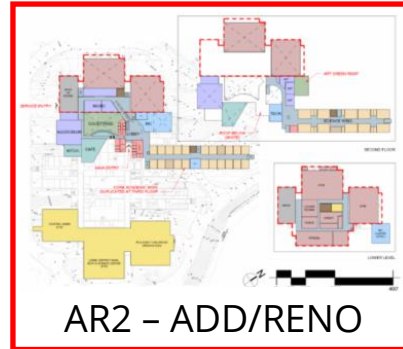
10. Appendix



R1 - RENO



AR1 - ADD/RENO



AR2 - ADD/RENO



AR3 - ADD/RENO



AR4A - ADD/RENO



AR4B - ADD/RENO



AR5 - ADD/RENO



AR6 - ADD/RENO



AR7 - ADD/RENO



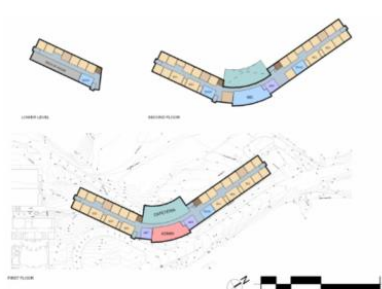
AR8 - ADD/RENO



AR9 - ADD/RENO



NC1 - NEW



NC2 - NEW



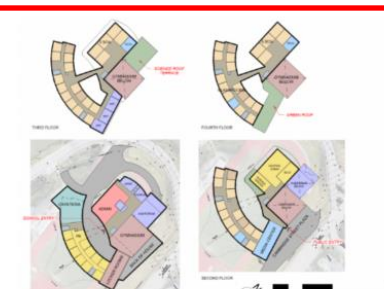
NC3 - NEW



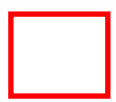
NC4 - NEW



NC5A - NEW



NC5B - NEW

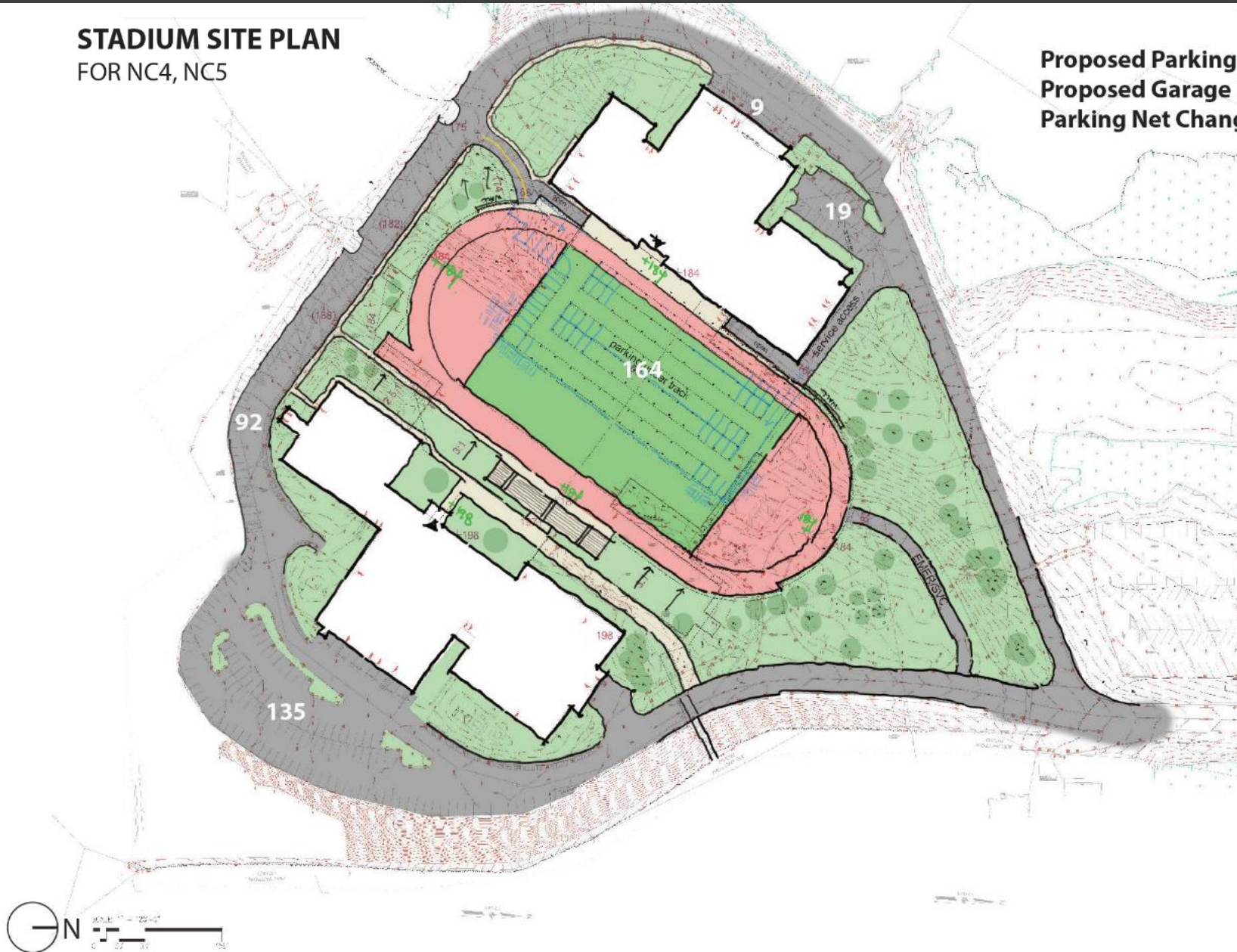


OPTIONS SELECTED TO FURTHER STUDY

10. Appendix

STADIUM SITE PLAN FOR NC4, NC5

Proposed Parking Space without Garage: 255
Proposed Garage Parking Space: 164
Parking Net Change: +138



10. Appendix

ADDITION RENOVATION OPTION AR2

PROS

- PRESERVES EXISTING GYMS FOR HIGH SCHOOL
- SEPARATE PUBLIC AND PRIVATE SPACES (SECURITY)
- MAINTAINS EXISTING STUDENT LOT & VARIETY FIELD
- LAYOUT ALLOWS FOR CLASSROOM "PODS" BY GRADE OR SUBJECT
- SIMPLIFIED/ DIRECT CIRCULATION BETWEEN CORE ACADEMICS AND SPECIAL EDUCATION

CONS

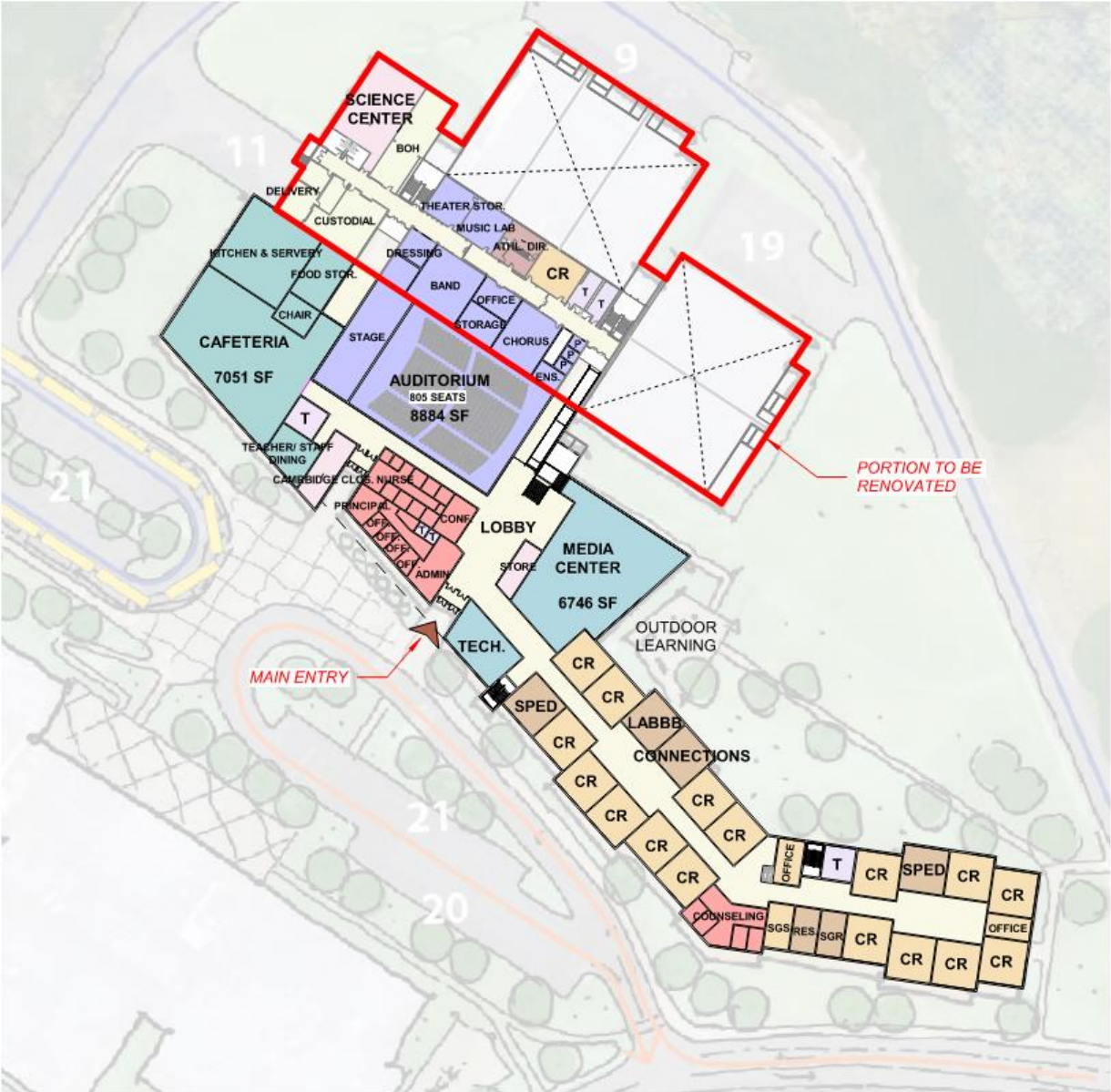
- MOST DISRUPTIVE CONSTRUCTION PHASING AUDITORIUM IS OFF SITE DURING CONSTRUCTION.
- LOSS OF MUSIC CLASSROOMS, CAFETERIA AND BECC DURING CONSTRUCTION. BECC TO BE OFFSITE UNLESS LUNCH OPERATIONS ARE ADJUSTED FOR 12-15 MONTH DURATION.
- NEW MUSIC & DRAMA ROOMS DO NOT HAVE EXTERIOR VIEWS
- LEVEL CHANGES THROUGHOUT
- CONGESTED CIRCULATION & FAR TRAVEL DISTANCES TO GYM & PERFORMANCE ARTS
- SEPARATION OF CLASSROOMS & PUBLIC SPACE SUPPRESS SENSE OF COMMUNITY
- UNFAVORABLE ORIENTATION (EAST/WEST FACING)

HIGH SCHOOL PROGRAM GSF	
Name	Area

RENO LOWER LEVEL	54154 SF
RENO FIRST FLOOR	21432 SF
NEW FIRST FLOOR	82516 SF
NEW SECOND FLOOR	47871 SF
NEW THIRD FLOOR	38582 SF
Grand total	244555 SF

NON-HS RENO GSF	
Name	Area

NON-HS MAIN FLOOR	68034 SF
NON-HS SECOND FLOOR	28258 SF
Grand total	96292 SF



FIRST FLOOR

10. Appendix

ADDITION RENOVATION OPTION AR2



10. Appendix

ADDITION RENOVATION OPTION AR8

PROS

- PRESERVES EXISTING GYMS FOR HIGH SCHOOL
- MAINTAINS EXISTING STUDENT LOT & VARIETY FIELD
- CONTINUED USE OF AUDITORIUM DURING MOST OF CONSTRUCTION
- EASIER TRANSITION FOR BECC

CONS

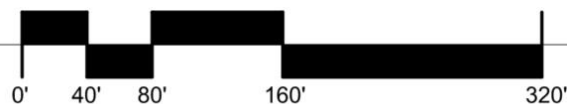
- DISRUPTIVE CONSTRUCTION
- EXISTING AUDITORIUM REQUIRES RENOVATION TO BE MADE ACCESSIBLE
- LEVEL CHANGES THROUGHOUT
- POOR CIRCULATION / FAR TRAVEL DISTANCES
- SINGLE STORY CAFETERIA
- EXTENSIVE SITE WORK
- FOUR STORIES
- COURTYARD MAINTENANCE
- UNFAVORABLE ORIENTATION (EAST/WEST FACING)
- ISOLATED LOWER LEVEL CLASSROOM POD
- MINIAL DOUBLE HEIGHT SPACES

HIGH SCHOOL GSF*	
Name	Area

RENO EXIST. BASEMENT/ GYM LEVEL	54518 SF
NEW LOWER LEVEL	30240 SF
RENO LEVEL ONE	52684 SF
NEW LEVEL ONE	46072 SF
NEW LEVEL TWO	42623 SF
NEW LEVEL THREE	41837 SF
Grand total	267975 SF

NON-HS RENO GSF	
Name	Area

NON-HS LEVEL 1	68034 SF
NON-HS LEVEL 2	28258 SF
Grand total	96292 SF



LEVEL ONE



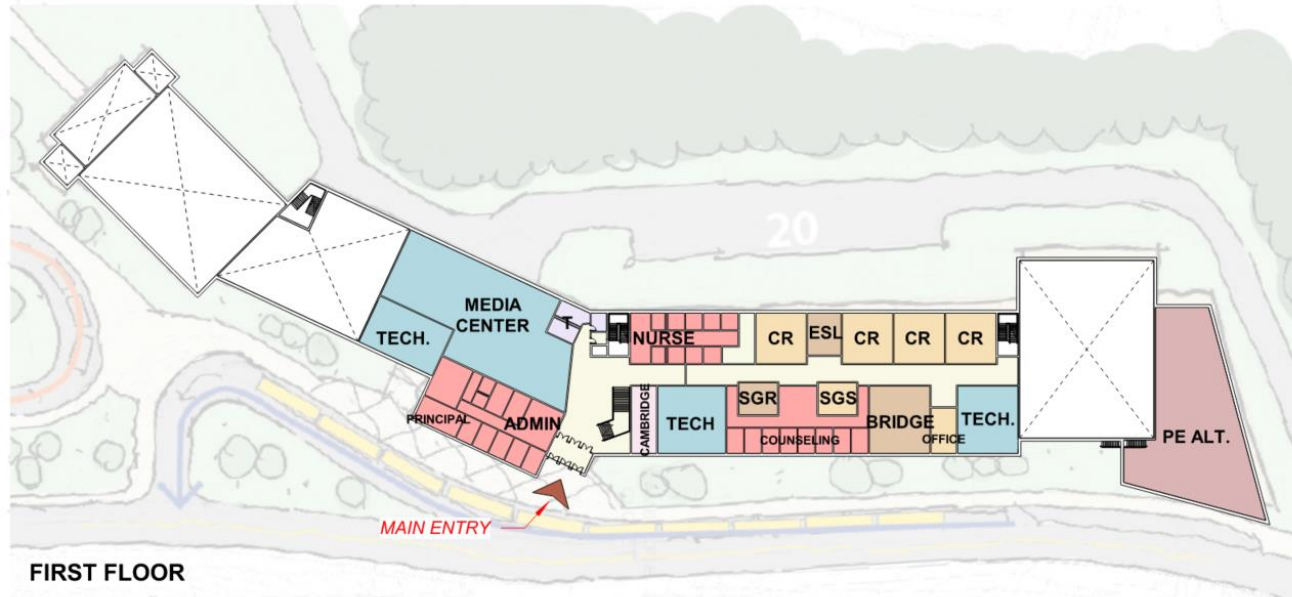
10. Appendix

ADDITION RENOVATION OPTION AR8

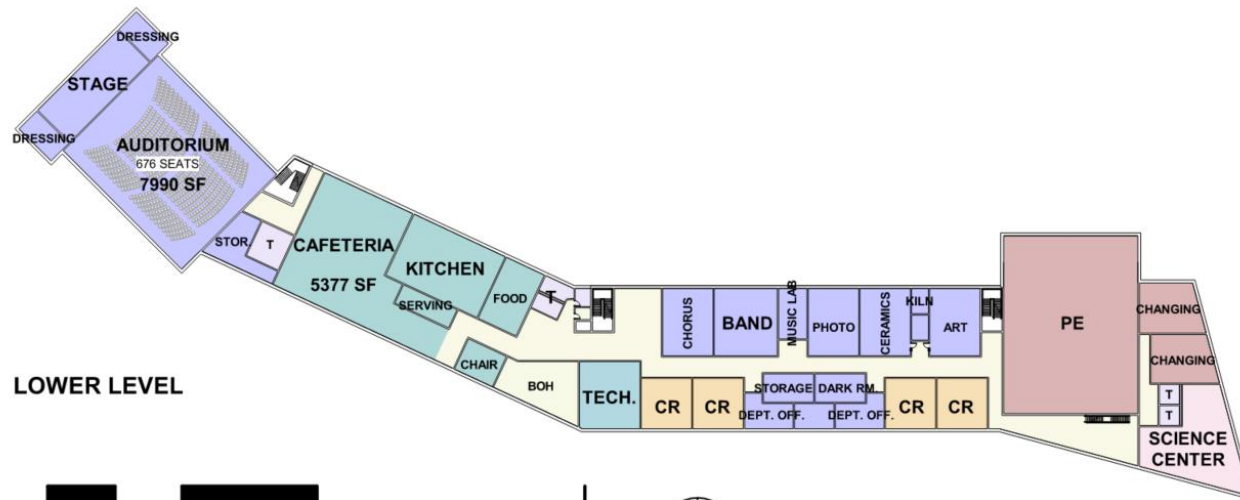


10. Appendix

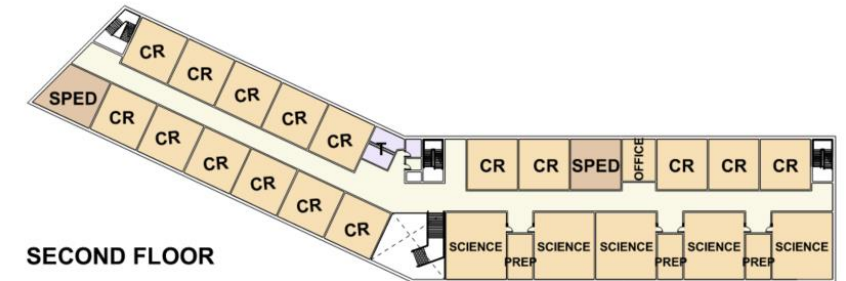
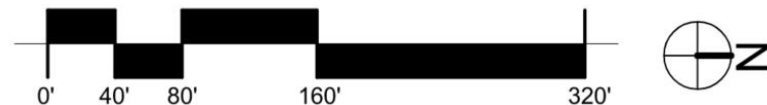
NEW CONSTRUCTION OPTION NC1



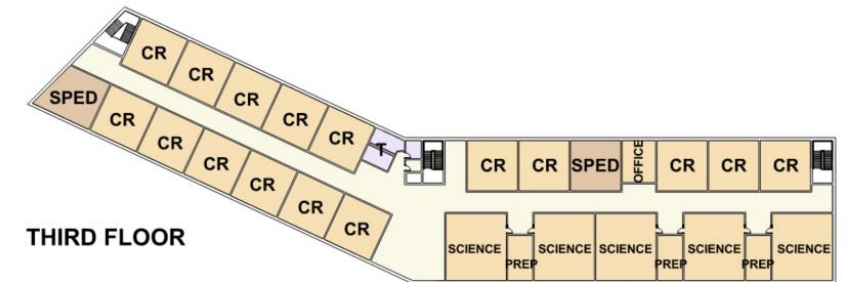
FIRST FLOOR



LOWER LEVEL



SECOND FLOOR



THIRD FLOOR

PROS

- MAINTAINS EXISTING VARSITY FIELD

CONS

- CONSTRAINED SITE DUE TO SURROUNDING WETLANDS
- LOSS OF STUDENT LOT DURING CONSTRUCTION
- FOUR STORIES
- GYM IS FOR PE ONLY
- SMALLER AUDITORIUM AND CAFETERIA
- UNDERSIZED SPACES
- LACK OF BREAK-OUT SPACES AND SMALL GROUP ROOMS

NON-HS RENO GSF	
Name	Area

FITNESS / MAIN FLOOR	21449 SF
GYMS / LOWER LEVEL	53105 SF
NON-HS MAIN FLOOR	67966 SF
NON-HS SECOND FLOOR	27014 SF
Grand total	169534 SF

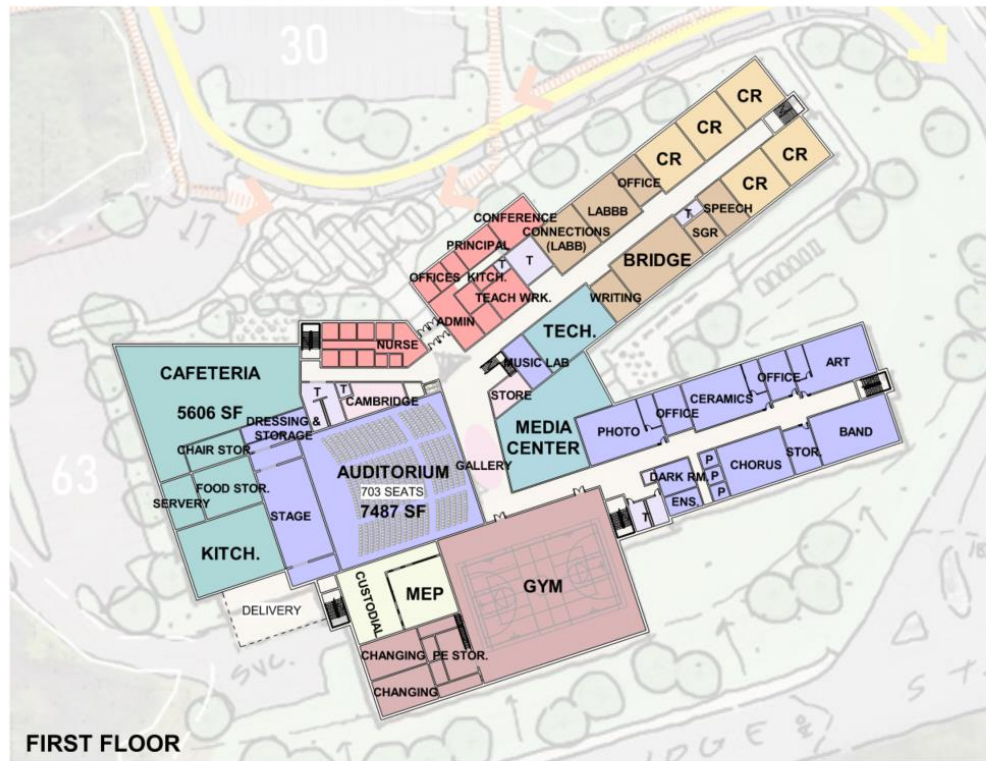
GSF	
Name	Area

FIRST FLOOR	42224 SF
LOWER LEVEL	66863 SF
SECOND FLOOR	37478 SF
THIRD FLOOR	38970 SF
Grand total	185534 SF



10. Appendix

NEW CONSTRUCTION OPTION NC4



HIGH SCHOOL GSF	
Name	Area

FIRST FLOOR	84375 SF
SECOND FLOOR	61589 SF
THIRD FLOOR	61627 SF
Grand total	207591 SF

NON-HS RENO GSF	
Name	Area

GYMS / LOWER LEVEL	53105 SF
FITNESS / MAIN FLOOR	21449 SF
NON-HS MAIN FLOOR	67966 SF
NON-HS SECOND FLOOR	27014 SF
Grand total	169534 SF



- PROS**
- LEAST DISRUPTIVE & QUICKER CONSTRUCTION
 - NEW SCHOOL
 - BETTER PROGRAM ADJACENCIES
 - LEVEL FLOOR PLATES
 - MAINTAINS STUDENT LOT
- CONS**
- RELOCATES VARIETY FIELD
 - POOR CIRCULATION BETWEEN WINGS



10. Appendix

NEW CONSTRUCTION OPTION NC5



FIRST FLOOR

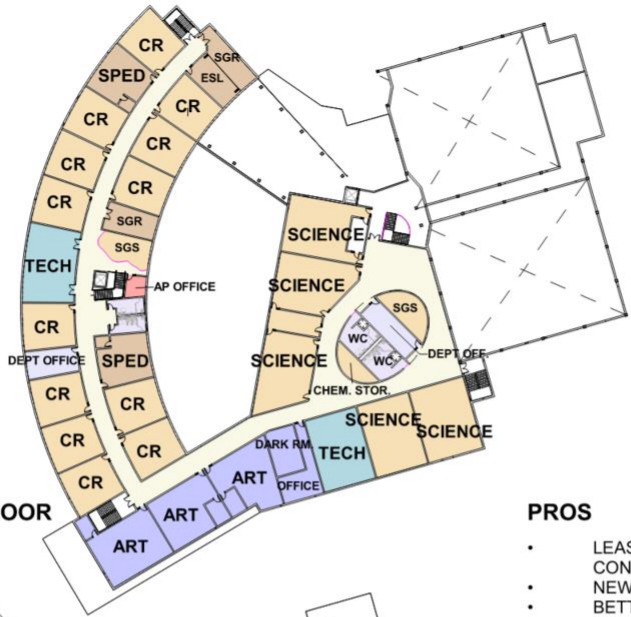
HIGH SCHOOL GSF	
Name	Area

FIRST FLOOR	84165 SF
SECOND FLOOR	56562 SF
THIRD FLOOR	48753 SF
Grand total	189480 SF

NON-HS RENO GSF	
Name	Area

GYM / LOWER LEVEL	53105 SF
FITNESS / MAIN FLOOR	21449 SF
NON-HS MAIN FLOOR	67966 SF
NON-HS SECOND FLOOR	27014 SF
Grand total	169534 SF

THIRD FLOOR



PROS

- LEAST DISRUPTIVE & QUICKER CONSTRUCTION
- NEW SCHOOL
- BETTER PROGRAM
- ADJACENCIES & CIRCULATION
- LEVEL FLOOR PLATES
- MAINTAINS STUDENT LOT
- OPTIMAL SOLAR ORIENTATION
- SEPARATION OF PUBLIC AND PRIVATE SPACES (SECURITY)
- COMMUNITY ACCESS VIA CAMBRIDGE ST.

CONS

- RELOCATES VARISTY FIELD

SECOND FLOOR

