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Town of Concord Zoning Board of Appeals

141 Keyes Road
Concord, MA 01742

RE: Special Permit with Site Plan Review, Additional support Documentation

Applicant: Concord Academy, Don Kingman

West Campus

3. Proposed Project:

Project Narrative

Concord Academy is seeking approval for their West Campus Project. This project consists of multiple building and site projects to enhance the use, quality, and aesthetic of the campus for Concord Academy as well as the greater Concord Community. The centerpiece of this project is the new Centennial Arts Center, which will enhance and expand educational programs on campus for Performing Arts and Music.

The existing Performing Arts Center (PAC) was built in 1968 and was not designed for the current use as a main stage theatrical production area and music performing space. There is limited fly space with almost no wing or back stage space, and the site lines and acoustics are far from ideal. Rigging for scenery and lights plots is difficult at best due to floor layout and the height of the space. The future intended use for this space is its continued use as an assembly space for lectures, assemblies, and all school meetings or other school wide large gatherings with the theatrical and music functions moving to the proposed Centennial Arts Center.

The proposed Centennial Arts Center (CAC) will house our Performing Arts Dept functions to include music practice rooms and a music hall, a playhouse for theater (along with support functions), and a Visual Arts interdisciplinary space (P3) along with faculty offices. The theater has permanent seats for 175 audience members and will be used as both a teaching and performance space. The music hall will be a teaching/performance space that is acoustically designed for an intimate audience of 125, as the playhouse is not acoustically designed for music performances. Currently, due to our academic schedule the school performances take place in the evenings or on weekends, and we don't see this changing in the near term.

Concord Academy is proud to be part of the vibrant Concord Center Cultural District and will continue to be a good neighbor and will support local arts organizations by occasionally offering the space for other artists to display or produce their work. Based on past experiences, availability of space within Concord Academy for outside groups is extremely

limited due to our own internal uses. Any outside use that would occur would be during down times of our academic schedule.

We continue to collaborate and coordinate with Emerson Umbrella and the Concord Public Library around the scheduling of large events to limit any impact any of us may have on the surrounding neighborhood. In the past we have shared calendar information and parking resources and we do not see this changing in the future.

This project also includes the creation of a residential village on the west side called Academy Village. Academy Village will house school adults in three buildings. 220 Main Street and Ides Cottage are existing adult apartments on campus that will be relocated to Academy Village in order to make way for the Centennial Arts Center. 238 Main Street is an existing adult residence where the oversized garage and storage space within the original building envelope will be renovated for an additional facility unit. Academy Village will have an outdoor common area for use by families located in these buildings.

Many site components will also be included in this project including removing large areas of paved tennis courts and parking. New parking areas will be created to accommodate the program located in the West Campus. Additional information and figures are included in the parking narrative.

Additional enhancements to the site include restoration of a former athletic field to a pollinator meadow on the North side of the Centennial Arts Center near the Sudbury River. The Academy Garden, adjacent to the Chapel, will also be renovated to restore it to a more formal garden area for outdoor gathering. A new West Lawn will be created in front of the Centennial Arts Center. Today this area is an asphalt parking area.

Gross Floor Area (GFA)

	220 Main Street	Ides Cottage	238 Main Street	Centennial Arts Center
Existing	4,223sf	1,125sf	4,892sf	0sf
Additional Proposed	60sf	0sf	0sf	36,825sf
Removed	1,368sf	662sf	0sf	0sf
Total Proposed	2,915sf	1,125sf	4,892sf	36,825sf

Breakdown of Proposed use(s) by GFA

	220 Main Street	Ides Cottage	238 Main Street	Centennial Arts Center
Faculty Residence	2,915 SF	1,125sf	4,892sf	
Educational (Music, Theater, Scene Shop)				23,696sf
Faculty Offices				1,151sf
Lobby/Circulation				6,863sf
Mechanical /Support				5,115sf

Describe in terms of any other units of measurement the use of occupancy of the building(s) such as maximum

seating capacity, number of employees, number of tables, etc...

Academy Village will house 5 families which is the same number 220 Main Street, Ides Cottage, and 238 Main Street house today. there is no change to the number of adult housing units on campus.

Concord Academy has 155 boarding and 245 day students. To support this student population there are 61 full time adults and 127 part time employees on an academic year schedule. The part time employees are primarily in the faculty and music instruction area, or as coaches, and it varies due to the athletic season or the music instruction time.

During the summer months there are 122 seasonal employees.

The Centennial Arts Center has four major performing spaces, the occupancy capacity of these spaces are below.

Music Hall (Max 128):

- b) 4 Wheelchair accessible
- c) 39 Loose (30 of which are upstage)

Theater (Max 215):

- b) 4 Wheelchair accessible
- c) 21 Fixed (at mezzanine)
- d) 58 Loose (17+7+30 @mezz side)

Large Ensemble (Max 49)

P3 Process, Performance, Presentation (103 Max)

Effect of the project on public services, such as water, sewer, schools, police, fire, waste disposal, and recreational facilities:

The project will not have a significant impact to the Town's public services. The project will connect to existing infrastructure on site for connection to the municipal sewer and water services. The project does not represent an increase in the School's student or staff and is not expected to result in additional water or sewer usage nor an increase in fire or police services. The School expects to review the campus water and sewer usage with DPW prior to the start of construction. The solid waste and recycling will continue to be serviced by the School's vendor.

Concord Academy has grass pave areas on campus functioning for fire equipment access since 2017. Since then we have successfully worked cooperatively with the fire dept on appropriate markings and signage indicating it's a fire dept access point, and, in developing our operations and maintenance plan for winter conditions. The internal winter operation plan is reviewed before each winter season and identifies areas of grass pave that plows should not be used due to the damage they may cause. The plan calls for use of a tractor mounted blower for light snow and a rotary brush attachment for heavier snow accumulations. When snowfall is the heaviest, we have a tractor mounted snow blower that can be height adjusted so as not to damage the grass pave system. With a number of winter seasons experience behind us we feel we have the ability to properly remove snow from all surfaces that have the grass pave system.