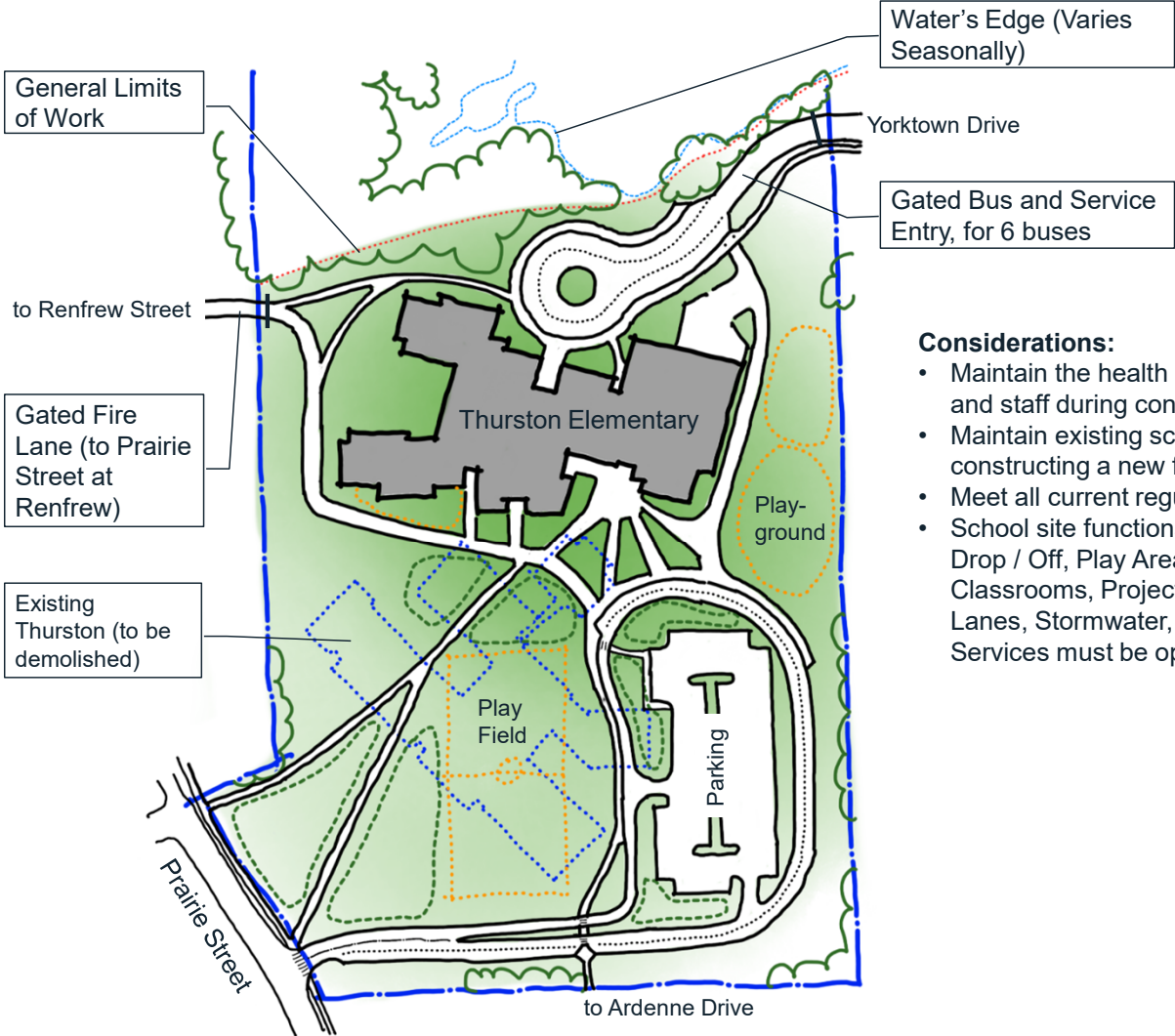


# Thurston Site Plan Adjustments

draft



# Thurston Site Plan, 07.23.24



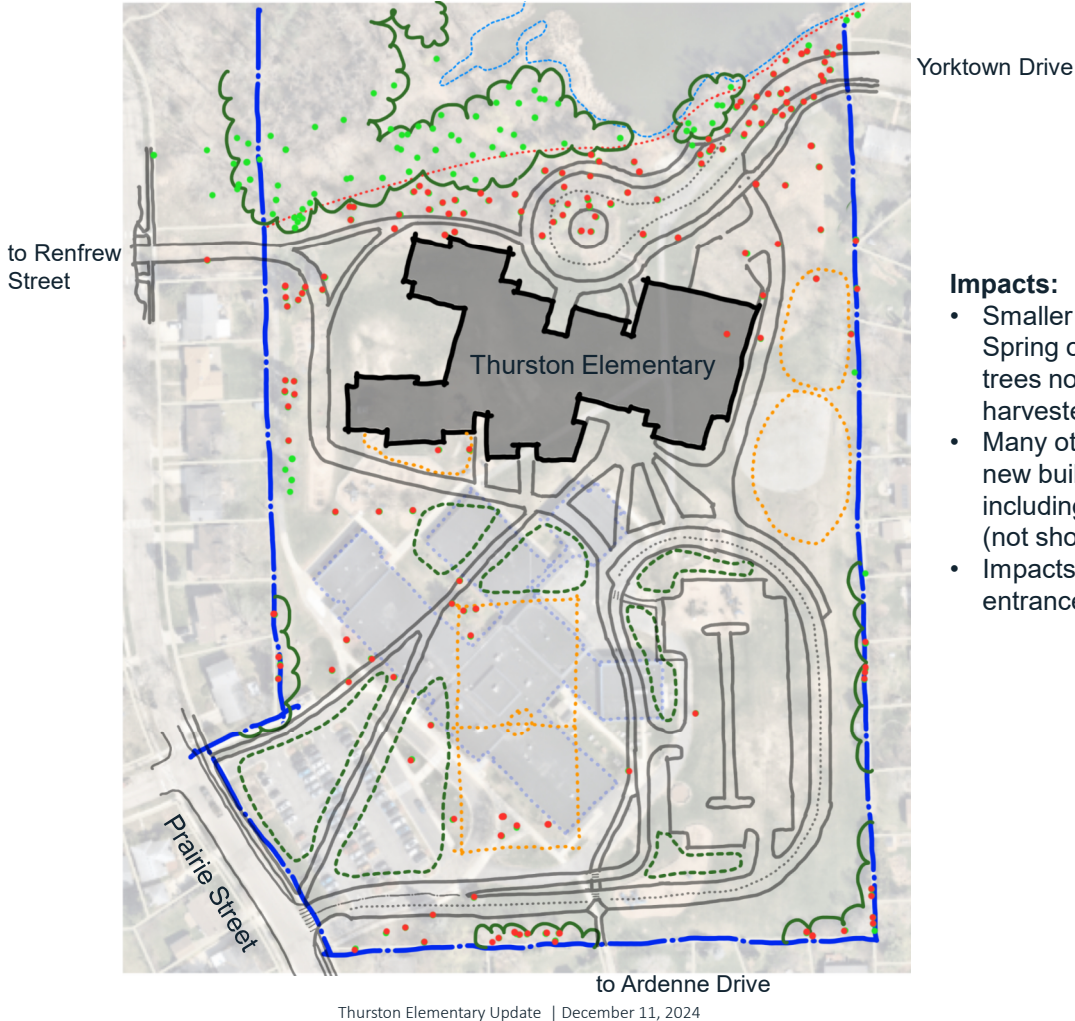
**Considerations:**

- Maintain the health and safety of all students and staff during construction.
- Maintain existing school operations while constructing a new facility.
- Meet all current regulatory requirements.
- School site functions, including Pick-Up / Drop / Off, Play Areas, Garden, Outdoor Classrooms, Project Terraces, Parking, Fire Lanes, Stormwater, and Utilities and Services must be optimized.

Invitees included representatives of the Thurston Nature Center Committee, Orchard Hills Athletic Club, and the Orchard Hills / Maplewood Homeowners Associations

# Thurston Site Plan, 09.03.24 (Tree Impacts)

Invitees included  
representatives of the  
Thurston Nature Center  
Committee, Orchard Hills  
Athletic Club, and the  
Orchard Hills / Maplewood  
Homeowners Associations

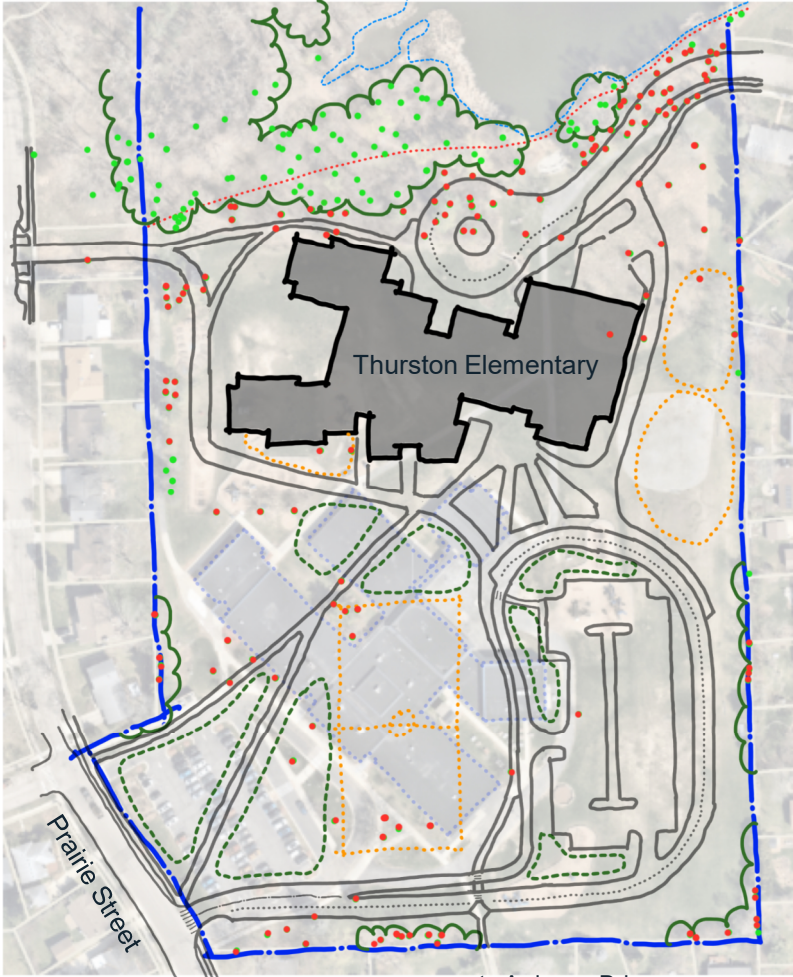


**Impacts:**

- Smaller trees can be transplanted Winter / Spring of 2025 and between 76 and 81 other trees north of the new building will be felled / harvested.
- Many other trees on campus, south of the new building, will also be felled / harvested, including those which are less than 6" dbh (not shown to the left).
- Impacts 0.02 acre Wetland Buffer at new entrance from Yorktown Drive.

# Thurston – Conceptual Site Plan, 09.03.24 Alt. 1

to Renfrew Street



Yorktown Drive

**Considerations:**

- Compresses the Bus Entrance Plaza.

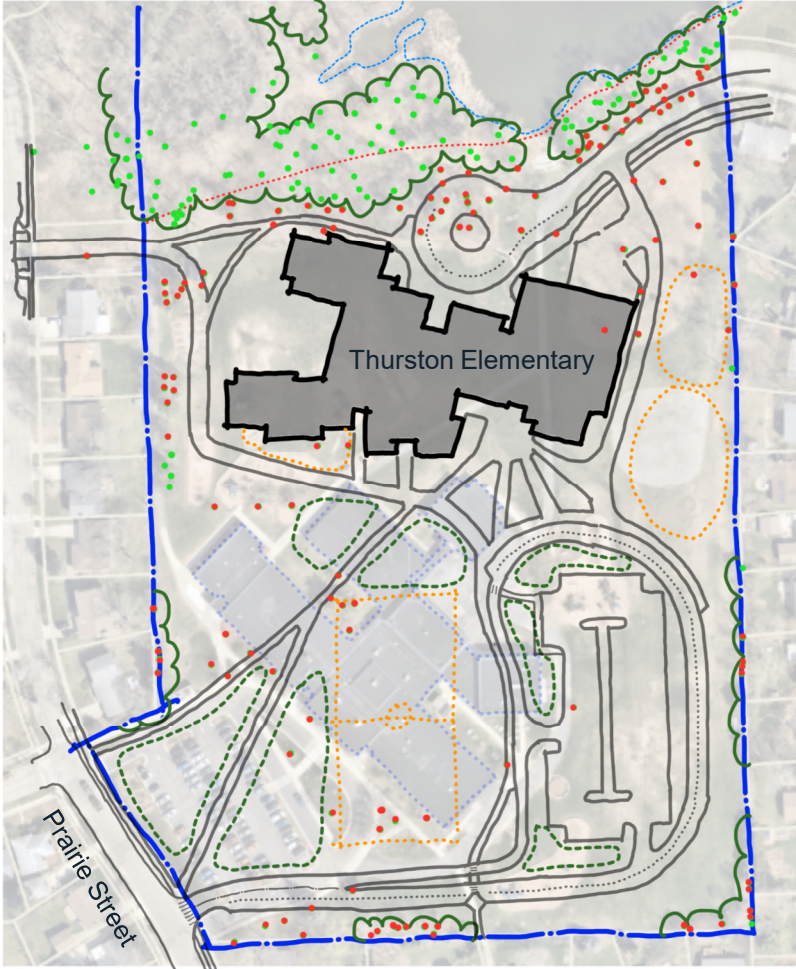
**Impacts:**

- Between 9 and 12 trees north of the new building will remain unaffected, as compared to original conceptual plan.
- All else remains the same.

to Ardenne Drive

# Thurston – Conceptual Site Plan, 09.03.24 Alt. 2

to Renfrew Street



Yorktown Drive

**Considerations:**

- Requires acquisition of neighboring residence on Yorktown Drive.

**Impacts:**

- Between 9 and 11 trees north of the new building will remain unaffected, as compared to original conceptual plan.
- Note: Alternates 1 and 2 could be combined, resulting in between 18 and 23 trees north of the new building remaining unaffected, as compared to original conceptual plan.
- All else remains the same.

to Ardenne Drive

# Thurston – Conceptual Site Plan, 09.03.24 Alt. 3



### Considerations:

- Moves Bus Entrance south of the new building, requiring temporary bus access for a year, and placing access to the school for bus riders at a greater distance than in the original conceptual plan.
- Moves Service Drive access to the Parent Drop-Off Loop, increasing vehicle traffic near Play Areas.
- Creates a Fire Lane to the north of the new building, which will double as a Community Space.

### Impacts:

- Between 50 and 55 trees north of the building remain unaffected, as compared to July, 2024 conceptual plan.
- Eliminates the 0.02 acre Wetland Buffer impact

# Thurston Site Plan, 09.03.24, 09.26.24, and 10.15.24

09.03.24 Invitees included representatives of the Thurston Nature Center Committee, Orchard Hills Athletic Club, and the Orchard Hills / Maplewood Homeowners Associations.

09.26.24 Invitees included anyone living within 0.5 mile of the school.

10.15.24 was a presentation to the Thurston PTO at their request.



### Building:

- **Present Enrollment:** 525
- **Max Enrollment in the Past Decade:** 526
- **Projected Growth:** fewer than 20 Students
- **Target Design Enrollment:** 552, plus 2 pK
- **Target Max Enrollment:** 624, plus 2 pK
- **Number of Stories:** 2

### Site:

- **On-Site Queuing Length:** Sized to avoid regular back-ups on adjoining streets.
- **Parking Capacity:** Staff plus Visitors
- **Setback from Adjacent Residences:** ~80' in one location, exceeding 100' elsewhere.

### Timeline:

- **Construction Start:** Spring, 2025
- **Occupancy Date:** Fall, 2027
- **Phase 2:** Through Spring, 2028

# Thurston Site Plan, 11.20.24



Invitees included representatives of the Thurston PTO, the Thurston Nature Center Committee, and the Orchard Hills Athletic Club



# Thurston Site Plan, 12.11.24



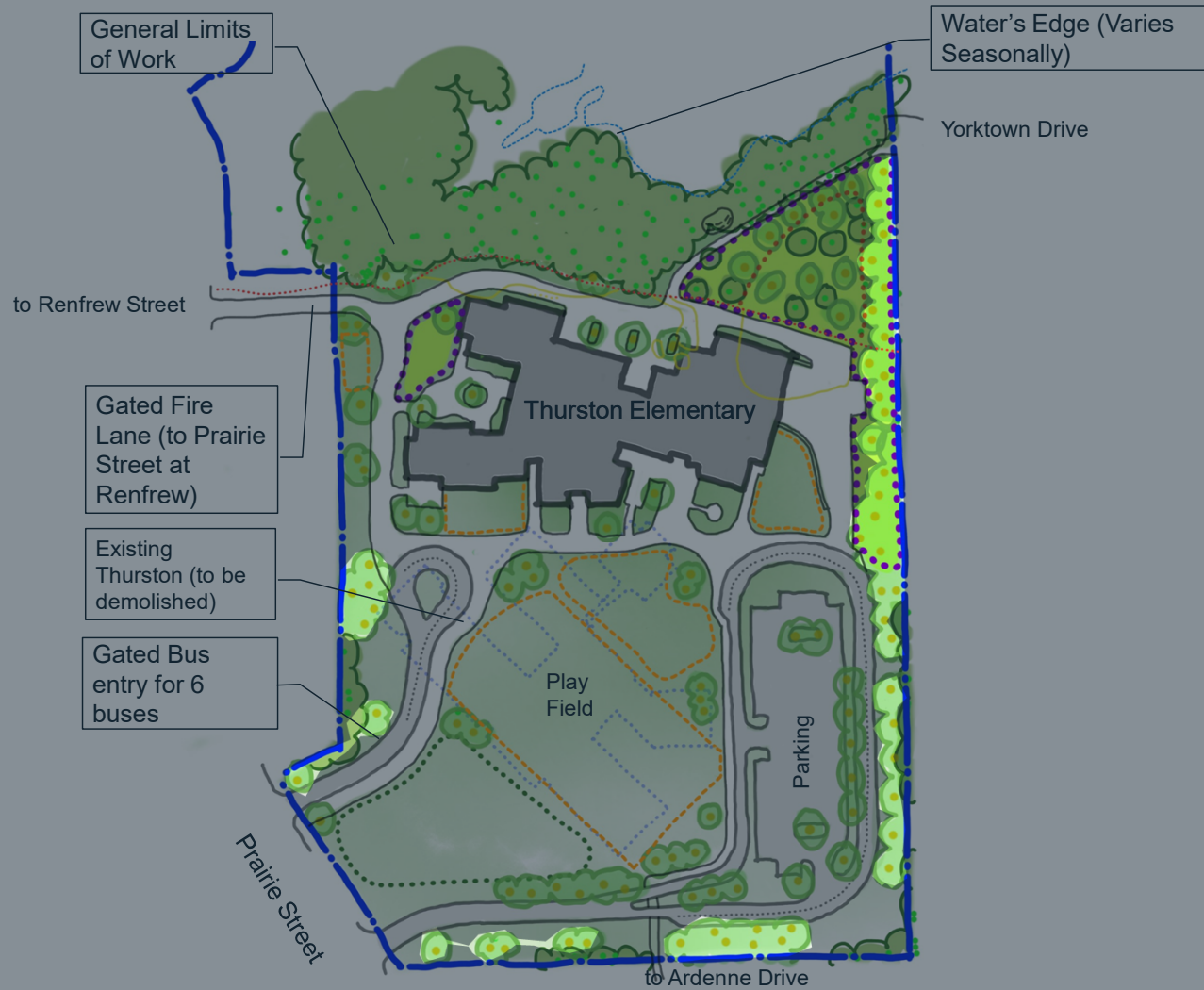
# Thurston Setbacks and Natural Buffers



# Thurston Setbacks, (unchanged)



# Thurston Natural Buffer, 12.11.24



# Thurston Habitat



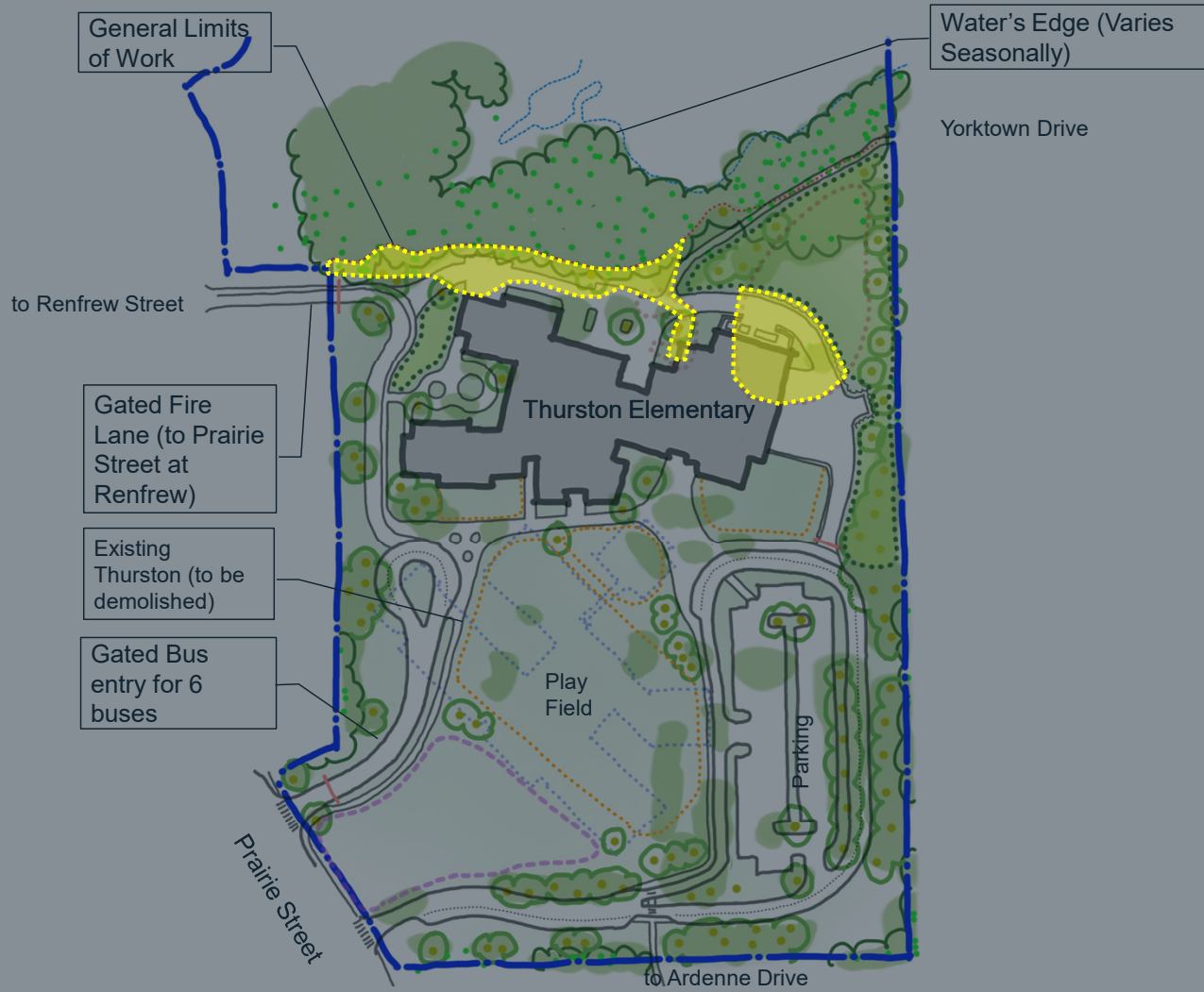
# Thurston Habitat Impact, 07.23.24



# Thurston Site Plan, 09.03.24, 09.26.24, and 10.15.24

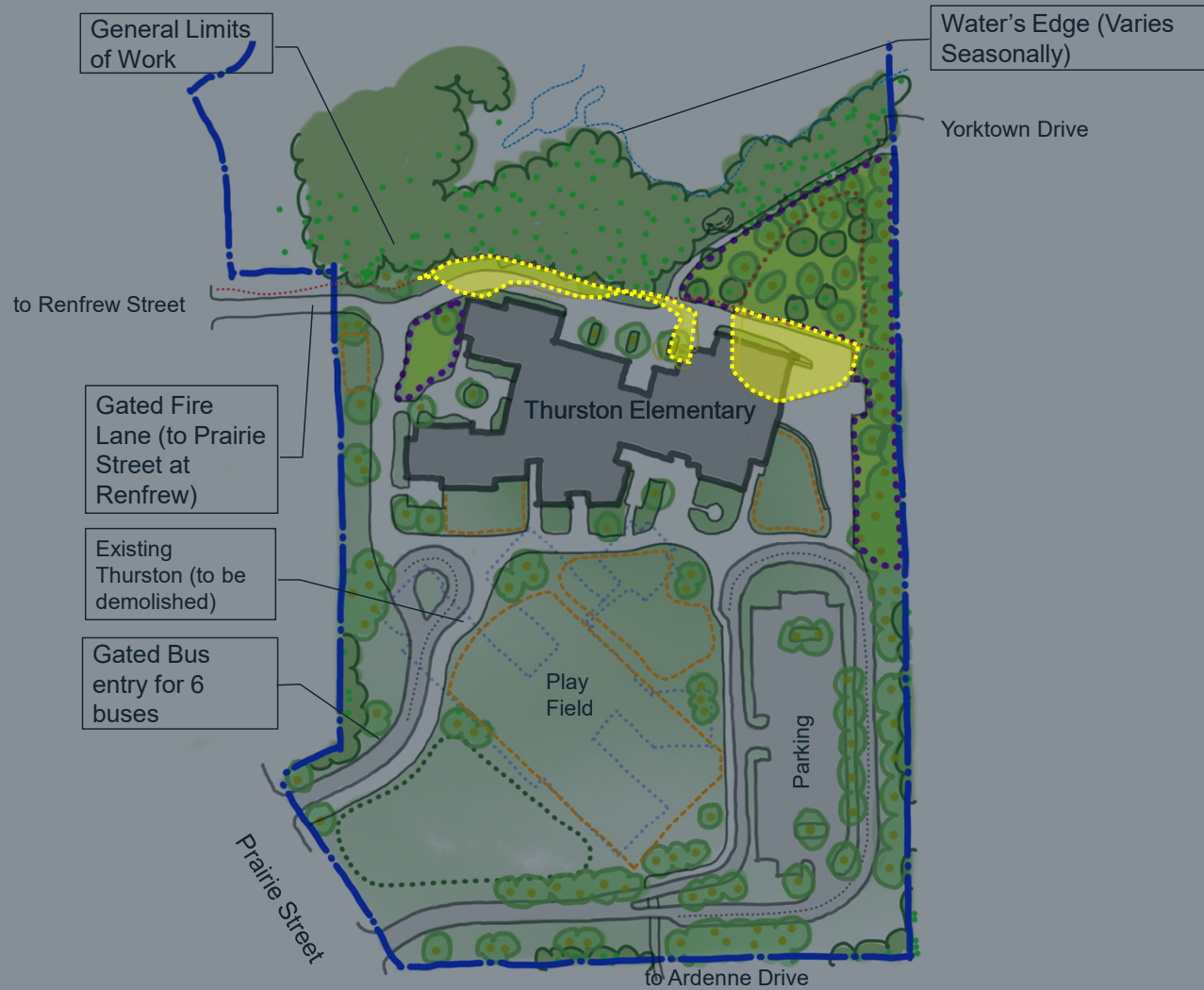


# Thurston Habitat Impact, 11.20.24





# Thurston Habitat Impact, 12.11.24

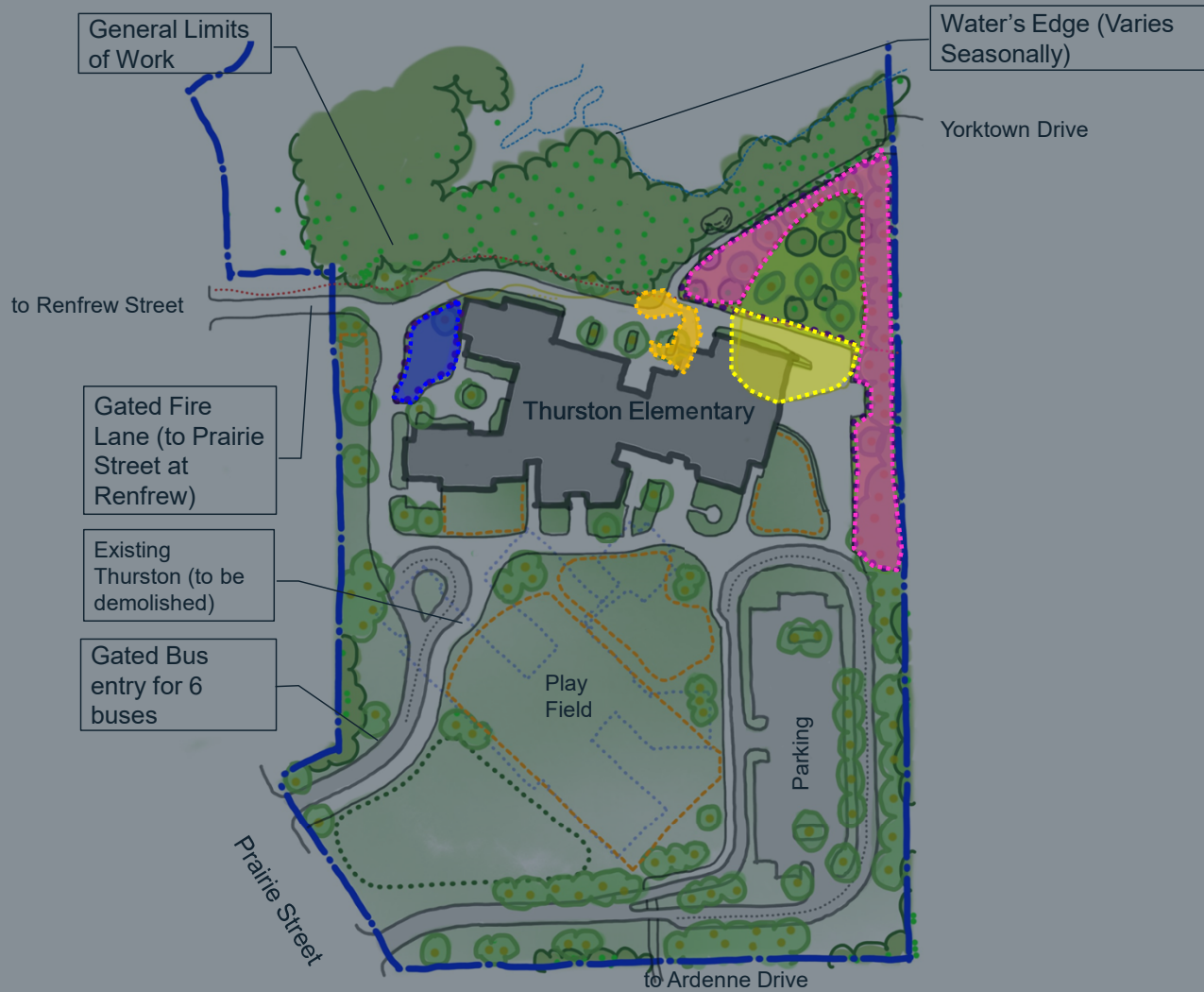


Thurston  
Oak  
Savannah  
and  
Butterfly  
Garden





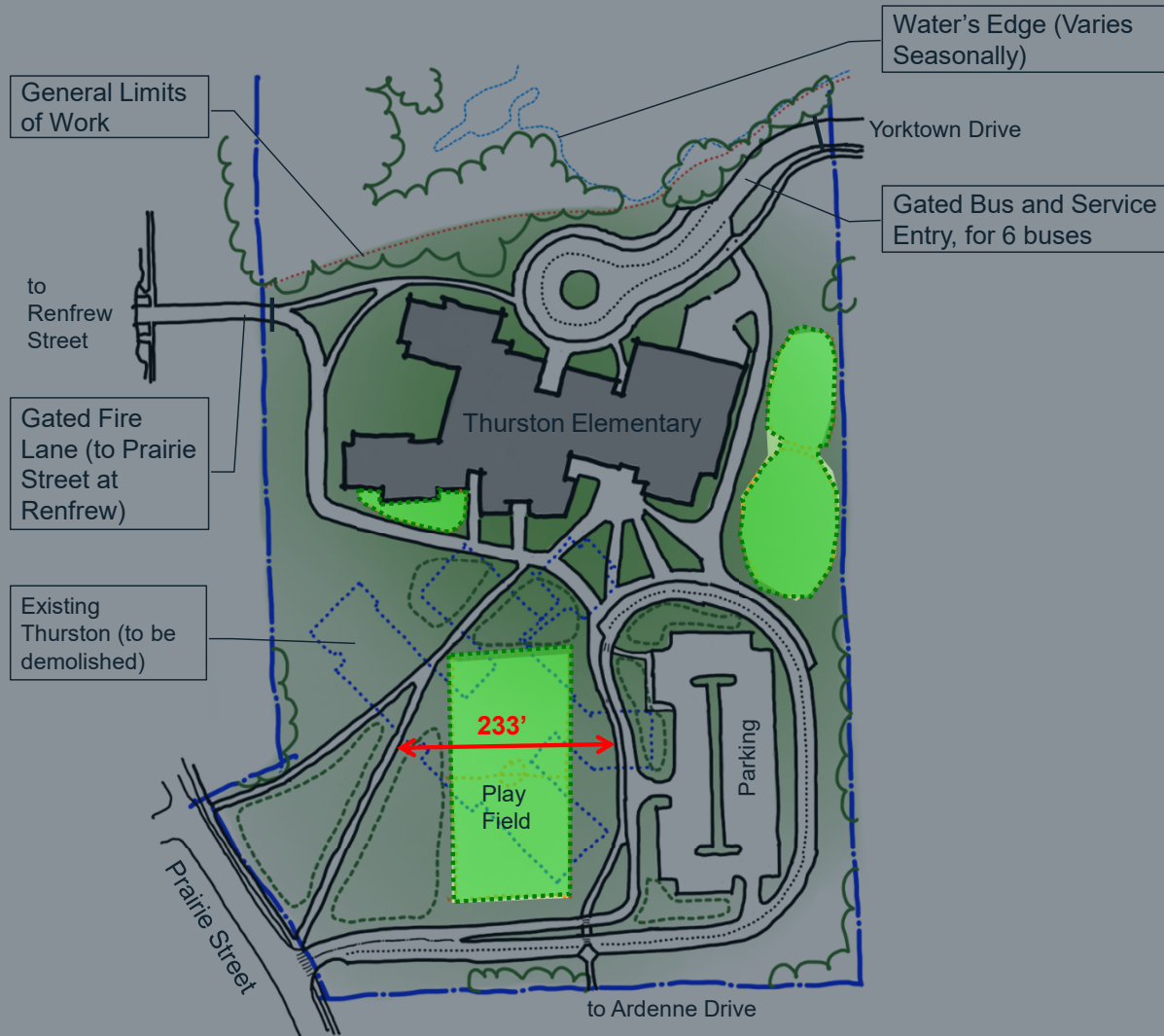
# Thurston Oak Savannah and Butterfly Garden, 12.11.24



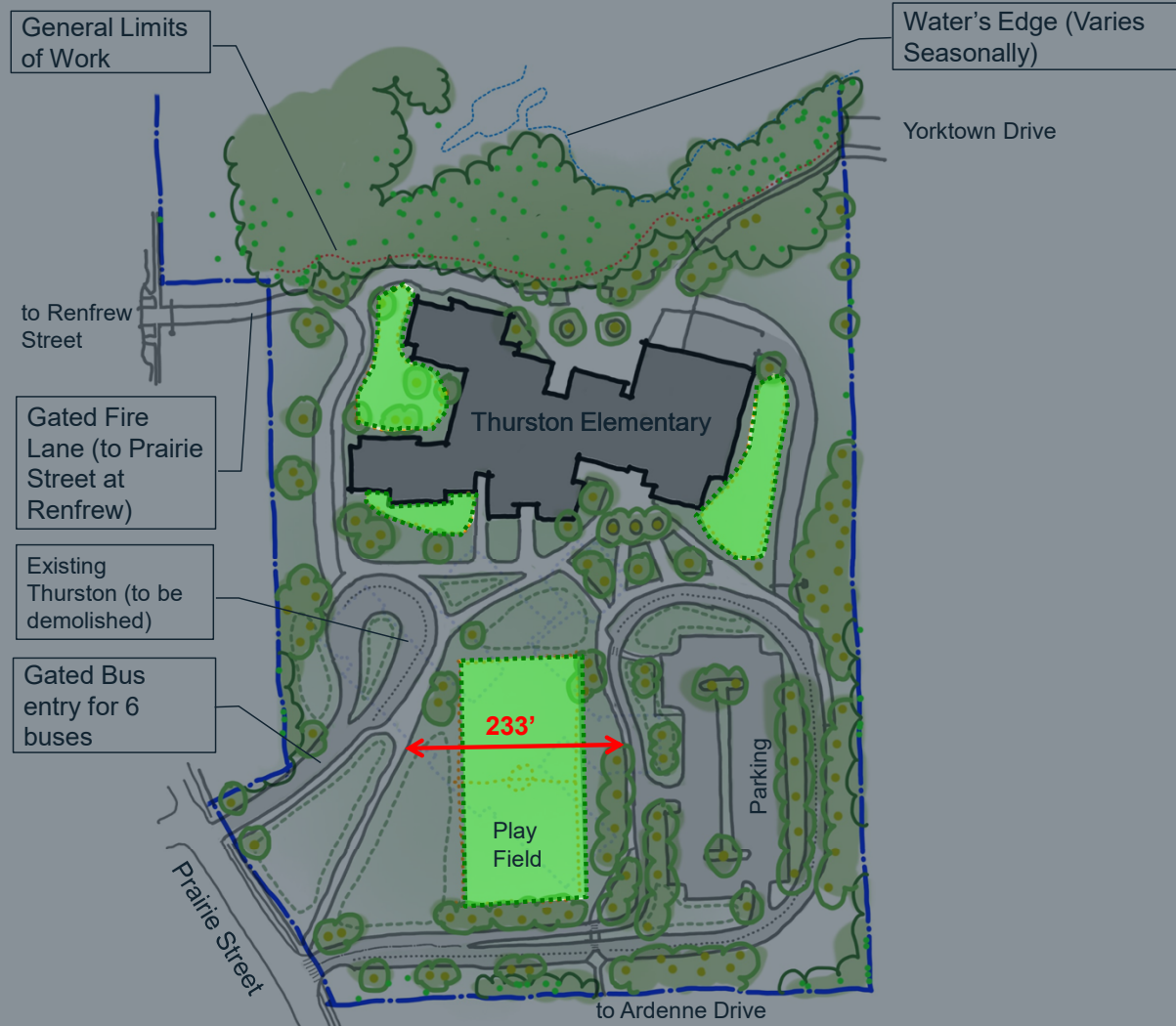
# Thurston Playspaces



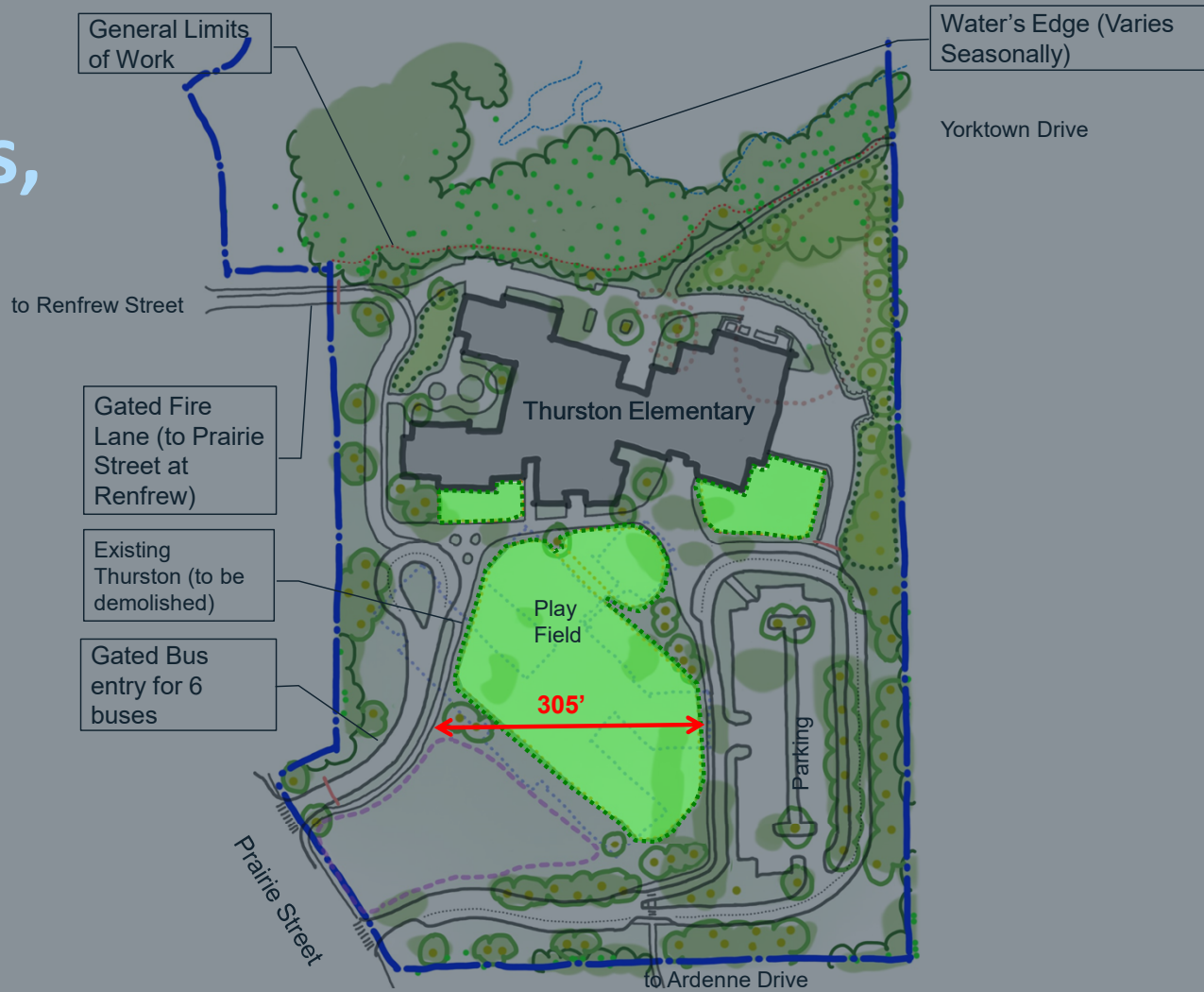
# Thurston Playspaces, 07.23.24



# Thurston Playspaces, 09.03.24, 09.26.24, and 10.15.24



# Thurston Playspaces, 11.20.24

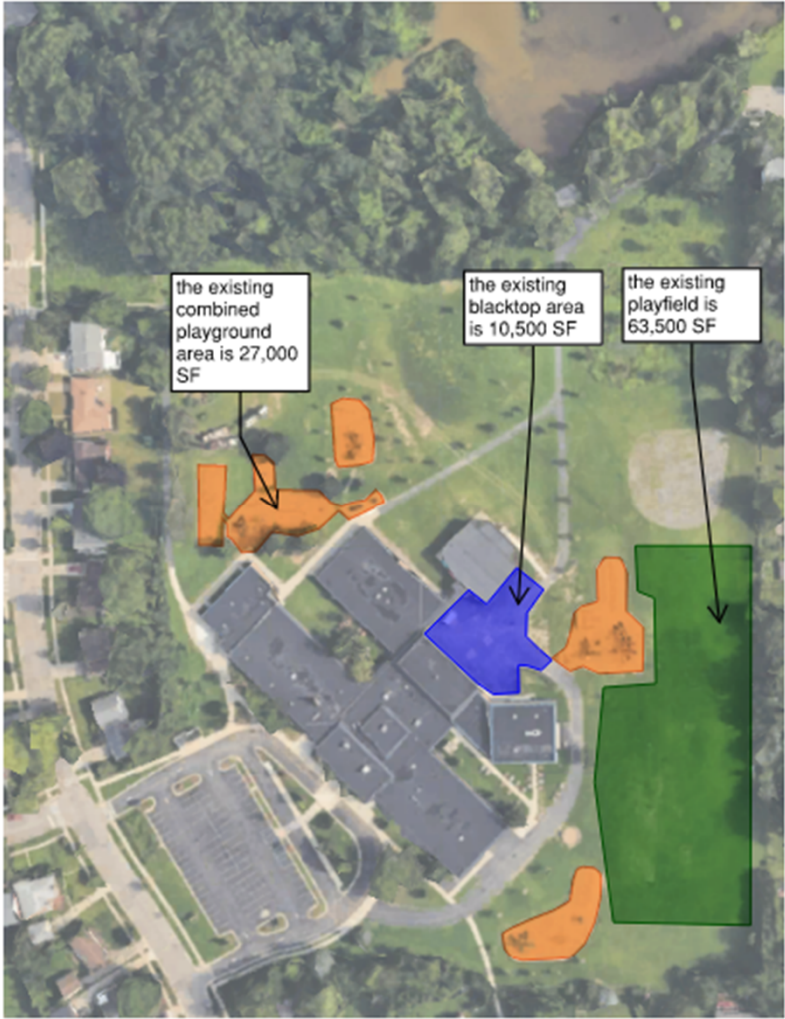




# Thurston Playspaces, 12.11.24



# Thurston Playspaces, Today



# Thurston Playspaces, As Planned



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# Thank You!

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