

**South Portland High School  
Renovation & Addition Plan  
November 2, 2010 – Referendum Vote**

**Site Issues**

*Geographically, the site is well situated, central, and convenient. However, given the requirements / needs of a high school, the demands create site constraints which start to dictate the design solution.*

- **Bus congestion** on Mountain View Road; there is no designated student drop off separated from the bus drop off and pick up location.
- Determination to connect the three re-usable sections of the building.
- **Environmental issues** that have to be met – site has been vetted by Department of Environmental Protection: by 2005 DEP rules, storm water treatment requires treatment for quality as well as quantity. Storm water treatment for the Recreation Center’s area as well as the school area will need to be incorporated into this project.



**Figure 1 - Buses on street; no separation for student pick up and drop off**



**Figure 2 - Changing slope of terrain - 45' drop from high to low point**

- **Rolling topography** - many different levels on the site; the existing grade changes approximately 45 feet from the highest point to the lowest.
- **Poor soils** that require pile foundations systems; **Clay** under most buildings; Clay and **peat** under the parking lots; **Ledge** on parts of the site.

- High ground water levels and **high quantities of groundwater**.
- Existing structure **does not meet current seismic and wind loads**.
- Electrical feeds to the building come from four sources; the high school currently shares a meter with the SP Parks and Recreation – the bill gets split at City Hall.
- **Insufficient Parking:** There are currently 245 parking spaces on the school site. City parking ordinance requires approximately 800. The planning board has approved increasing parking to 380 spaces to correct current deficiencies as well as lessen the adverse impact on the neighborhood during events.