

GREEN ES revised grades April 2014

Pros:

- Removing exit drive near Snelling addresses City of Raleigh site plan review comment concerning minimum distance requirements for driveway spacing
- Adding turn around and tying into new driveway improves carpool exiting by providing longer exit stacking lengths
- Turn-around facilitates improved parking options for ADA and visitors
- Removing parallel parking from Snelling adds space to entrance area. Parallel parking lost is relocated on-site along car pool exit drive
- Turn-around opens main entry space creating activity hub with plaza area with grand entrance staircase
- Architectural elements, detailing and two-story building create strong visual presence of school from public roads despite lowering finish floor
- Grade change from Snelling to building entrance mimics current conditions to which users and public are accustomed
- Lowering building reduces the number and heights of site retaining walls
- Lowering building and site reduces slopes of delivery truck access to loading dock
- Lowering building lowers site and reduces slopes of grassy play spaces thereby increasing play-able area
- Reduction of slopes increases visibility and supervision of play areas and staff parking lot adjacent to service court
- Water seepage concerns of lowered building will be addressed through grading and storm drainage structures located in driveway
- Lowering building reduces quantities of import soil required for site (lowers construction budget)
- Lowering import soil requirements reduces impact of construction on adjacent roadways with fewer trucks bringing fill to site

Cons:

- Grade change requires a wall with guardrail along parent loop parallel to Snelling along narrowest stretch
- Potential for negative perception with building entrance lower than street frontage
- Preliminary Site Plan permitting schedule lengthened by change (will not significantly increase length of overall permitting schedule)
- Layout revision does not completely eliminate the need for import fill.