

Canal Street School Parking & Stormwater Improvements

How the addition of a rain garden allowed an important parking lot project located in a highly confined place come to fruition.



Client: Windham Southeast School District

Status: Completed, August 2025

Project: #2406 - Canal Street School Parking

The WSESD is revitalizing the historic Canal Street Schoolhouse to be the first public pre-k school in Brattleboro. The school was built in 1892 before automobiles and sits on a hill with very little room for parking. The project goal was to provide as much parking as possible for the 20 staff identified by School leadership that would be employed to support the pre-k program.

The Town's regulatory requirements for stormwater treatment presented an additional challenge to the project beyond the site constraints around the school. Options for stormwater mitigation were explored during a simple feasibility study, and provided the added value of identifying ways to improve student safety during drop-off.



TOP: COMPLETED PARKING LOT

ABOVE LEFT: RAIN GARDEN - BEFORE

RIGHT: RAIN GARDEN - AFTER

BELOW: SITE PLAN



A pre-application review with the Town zoning administrator was conducted by SBC and the opportunity to "off-set" the stormwater impacts of the new parking lot location by treating the same size impervious area in a different location behind the school. This allowed all of the available land to be utilized for new parking.

Ultimately, infiltration testing was completed and a rain

garden was designed and constructed in an area that did not compromise the school's outdoor programming space. The construction of a rain garden in lieu of expensive underground stormwater chambers allowed the project to be constructed within the School District's budget.

The project cost was \$74,500 and had zero dollars in change orders. It was completed before the students first day of school. ●

