

9th School Site Selection



SITE SELECTION STUDY UPDATE

JULY 26, 2016



Tonight's Presentation

PUBLIC SCHOOLS of
BROOKLINE

1. Why does Brookline need a new PK-8 elementary school?
2. What has Brookline been doing to address enrollment growth?
3. Recent Progress and Current Timeline
4. Site Selection Study Update: Jonathan Levi Architects
5. Discussion
6. Next Steps & Upcoming Meetings

Presentation available online at
www.brookline.k12.ma.us/capitalprojects2

Why does Brookline need a new K-8 elementary school?



**DRAMATIC AND ONGOING ENROLLMENT
GROWTH**

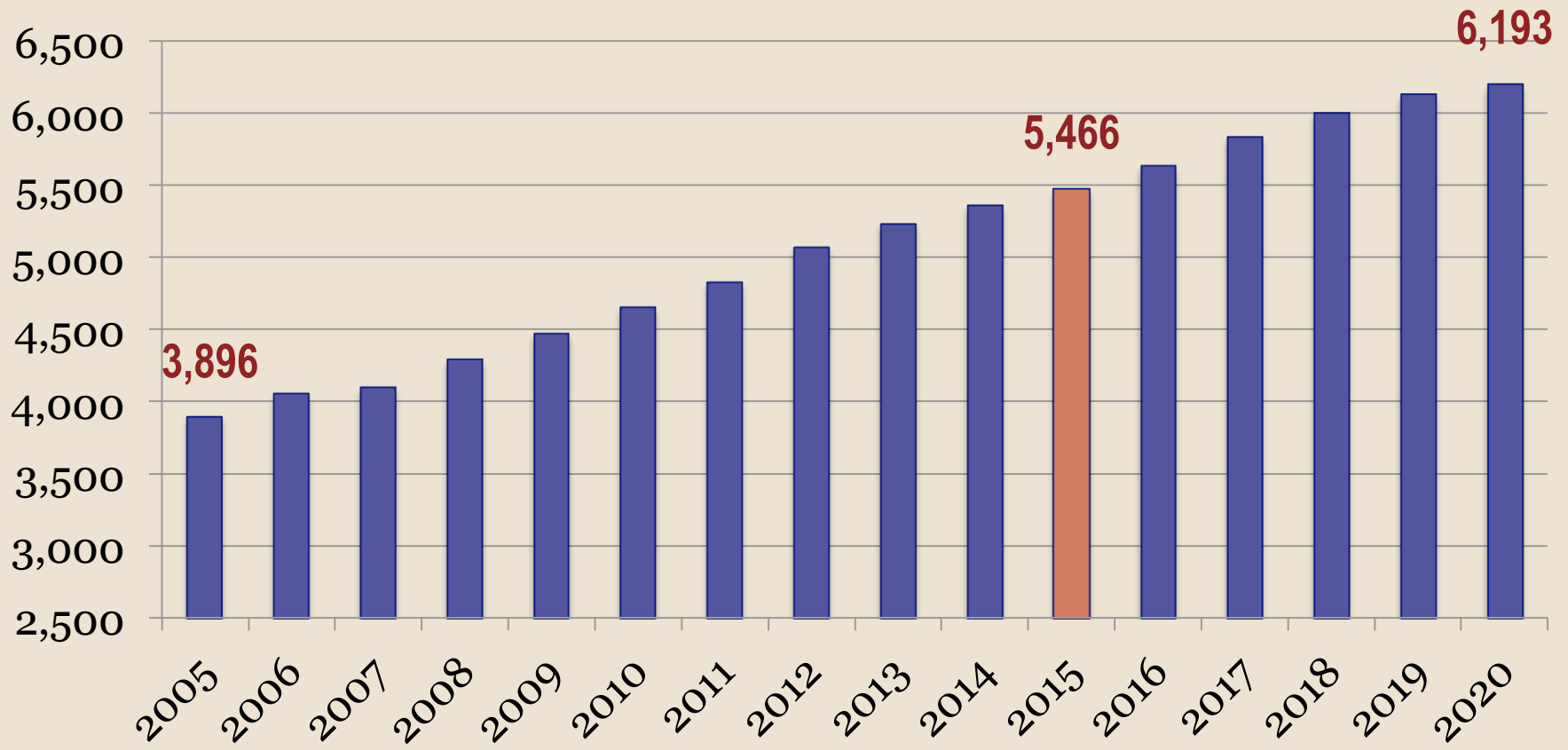


Dramatic Enrollment Growth

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K-8 Enrollment





The Public Schools of Brookline

K-8 Enrollment 2005-2021

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School Year	K-8 Enrollment	5 Year Enrollment Growth	% Change from 2005 - 2006
2005-06	3,896	---	---
2010-11	4,652	+ 756	
2015-16	5,466	+ 814	
2020-21	6,193	+ 727	
10 Year Growth – 2005 - 2015		+ 1,570	40%
15 year Growth – 2005 - 2020		+ 2,297	59%

Since 2005: K-8 Enrollment Increase = the size of Baker School + Pierce School

In the next 5 years: K-8 Enrollment Increase = the size of Lawrence School



Impact of “No-Decision”



What will happen if we don't build a new elementary school?

- A shortage of 27 to 30 classrooms across the district at the K-8 level
- Undersized cafeterias will result in all K-8 schools starting lunch before 10:30 a.m. (2 schools do this now, and 2 more start before 11.)
- Inadequate core facilities such as gymnasiums and libraries will not be addressed
- Expand the use of expensive, short-term solutions such as modular classes and rental space.
- Class sizes continue to increase



Impact of “No-Decision”



Class Size Continues to Increase

	2015-16	2020-21
Total K-8 Enrollment	5,466	6,193
Total Rooms Available	254	260
K-8 Class Size Average	21	24
Number of K-8 classes with 25 or more students	7	75+
Range in K-8 class size	17 to 27 students	18 to 30 students

What has Brookline been doing to address expanding enrollment?





Studies and Plans



- 2009 Facilities Master Plan created by MGT
 - ❖ Updated in 2011 with by MGT
- 2013 Brookline School Population and Capacity Exploration (B-SPACE) Committee
 - ❖ Included 2013 Feasibility Study by HMFH Architects
 - ❖ Resulted in recommitment to “Expand-in-Place” Strategy
- 2014 Override Study Committee Report – included demographic projections done by MIT team
- Dec 2014 – Civic Moxie commissioned to identify possible locations for 9th elementary school



Expanding in Place: 2008 - 2015

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54 classrooms added through the “**Expand-in-Place**” strategy since **2008** including but not limited to:

6 classrooms built at **Heath**

4 classrooms built at **Lawrence**

2 modular classrooms added at **Baker**

11 BEEP classes moved out of K-8 buildings into rental space

3 classrooms in rental space for **Pierce**

1 brand new school will be built at **Devotion** to add 12 classrooms



Expanding in Place: 2008 - 2015

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- **Relocated** administrative offices from school buildings into rental space
- **Created** new classrooms by dividing larger ones
- **Converted** hallways, locker rooms, and small rooms into substandard classroom spaces and administrative office space
- **Expanded** and utilized buffer zones to distribute enrollment increases across all schools to balance overcrowding
- **Reclaimed** classrooms dedicated to Extended Day and other programs
- **Spending \$1 million annually** for rental space for classroom and administrative offices

Recent Progress and Current Timeline



**AIMING FOR A NEW ELEMENTARY SCHOOL TO
BE BUILT BY FALL 2020**



Recent Progress 2015-2016

October 2015

- Civic Moxie Report identified 26 possible sites with 6 identified as most promising;
- Board of Selectmen and School Committee voted:
 - Construction of a new elementary school as the preferred solution to address the ongoing enrollment growth; and
 - Staff to complete further due diligence on two of the six sites

November and December 2015

- Neighborhood Association Meetings with members of BOS and BSC
- Two Open House Presentations with Q&A
- Public Hearing
- Joint BOS and BSC public meeting

January – March 2016

- Two more joint BOS and BSC public meetings
- BOS, BSC, and Advisory Committee all vote to forego MSBA partnership to allow for greater flexibility on cost, design and timeline.
- Neighborhood Association Meetings continued
- Based on public input from October through January, Boards voted on further study of 3 sites : Village School, Beverly Road, and Baldwin/Soule



Recent Progress 2015-2016

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Collaborative Effort Across Town Departments and Commissions

- ❖ Planning Board
- ❖ Building Commission
- ❖ Park and Recreation Commission
- ❖ Advisory Committee and related subcommittees
- ❖ Preservation Commission
- ❖ Conservation Commission



Ongoing Interdepartmental Work

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- Interdepartmental team will continue internal planning. For example:
 - ❖ Eminent domain/Legal acquisition
 - ❖ Land restrictions
 - ❖ Funding pathway
 - ❖ Continuing public input and feedback
 - ❖ Demographic and enrollment updates



Path Towards Site Selection

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April - August 2016: Site Selection Study

- Architectural firm selected for Site Study
- **May 18:** School Committee hosted public meeting at Pierce School on Site Selection Study
- **June 14:** School Committee hosting public meeting to provide input to JLA
- **July 26:** Joint School Committee/Board of Selectmen meeting – JLA shares progress update
- **August:** Study continues – development of cost estimates, further refinement of site concepts, identification of site constraints and related costs
- **August 16:** BOS/BSC Executive Session on site costs



Path Towards Site Selection

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September-October 2016: Site Selection Final Public Input

- **September 8:** School Committee/Board of Selectmen joint meeting for JLA presentation on completed Site Selection Study findings
- **September 14:** Open House on Site Selection Study – brief presentation followed by discussion at stations
- **September 22:** Public Hearing on Site Selection Study
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Best Case Scenario Timeline

Set by BOS/BSC in December 2015

November 2016 – April 2017

- Feasibility Study phase
- Public presentations and hearings

• May 2017 – October 2017

- Schematic Design phase
- Public presentations and hearings

• Winter 2017

- Proposed Town Meeting & Debt Exclusion Override for Construction Funding

• Fall 2017 to June 2018

- Construction Drawings phase

• October 2018

- Construction begins

• September 2020 – New School Opens

Site Selection Study: Update



JONATHAN LEVI ARCHITECTS

REPRESENTED BY:

JONATHAN LEVI & PHILIP GRAY

Town of Brookline, Massachusetts

Land Use

Land Use Description

- Single Family
- Two Family
- Three Family
- Four-Eight Family
- >Eight Multi Family
- Non Transient Lodging
- Mixed Use
- Vacant Land
- Retail
- General Office
- Other Commercial
- Gas Station and other Car Related
- Public Recreation and Open Space
- Private Recreation and Open Space
- Agriculture and Recreation Land
- Other State/Federal Land and Facilities
- Municipal Facilities
- Charities, Nursing Homes and Hospitals
- Educational/Museum/Other
- Religious Affiliation
- Condo Parking
- Residential Land used for Parking
- Water Body
- Town Boundary
- Street Edge

DATA SOURCES

Land Use: Based on Parcel Tax Codes determined by Town of Brookline Assessor's Department.

Zoning: This data layer was developed in-house by BrooklineGIS staff. It is based upon street centerlines, parcel, and the zoning below from the Planning and Community Development Dept. Originally created in 03/1998. Modified in 2004.

Town Boundary: Boston Edison Company. Updated by Camp Dresser and McKee, Inc. and its associated Boston Assessor's Map sheets 03/1998.

Parcel: This data layer was developed by the Town's GIS Consulting firm Camp Dresser & McKee, Inc. in 1990 based upon the Boston Edison Company's street network data and the Town's DPW maintained Assessor's map sheets. BrooklineGIS staff set up a weekly update routine to link the parcel geographic data with the Assessor's Computer Assisted Map Appraisal (CAMA) database.

Roads and Parks: Boston Edison Company.

Building Footprint: Developed originally by Boston Edison Company, modified by Brookline GIS Staff.

DATA DISCLAIMER

The Town of Brookline makes no claims, no representations, and no warranties, express or implied, concerning the validity, accuracy or reliability, the reliability or the accuracy of GIS data and GIS data products furnished by the Town, including the implied validity of any uses of such data.

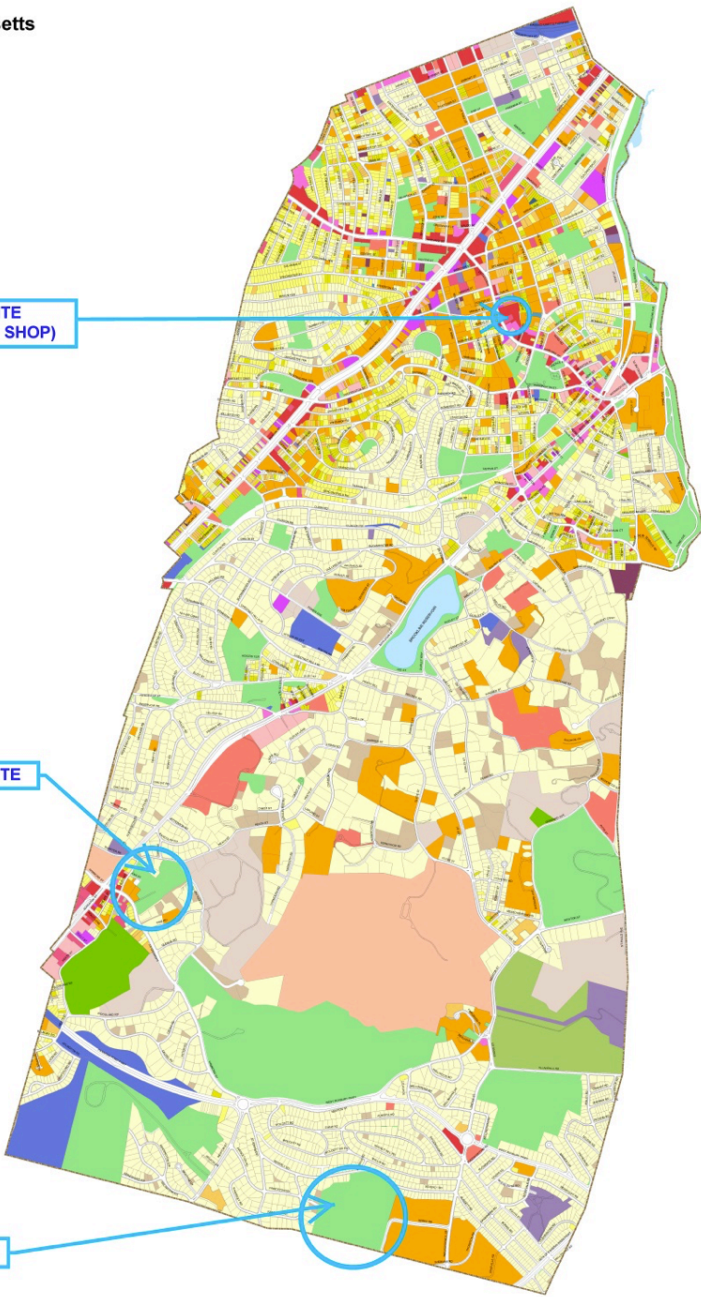
Map created by Brookline GIS on 10/18/08 and modified on 02/20/09
Map file: StandardMapBrookline081008.mxd



VILLAGE SITE
(STOP AND SHOP)

BALDWIN SITE

BAKER SITE



Comments from June 14, 2016 Brookline 9th Elementary School Site Selection Study Kickoff Meeting

General Comments:

- What is purpose of feasibility study? To confirm through further study that chosen site is still appropriate.
- What is policy response to increased student population?
- How will finances work?
- Is there coordination with affordable housing? Yes.
- Have River Road and Gateway East been taken into consideration?
- Is Lincoln School an option for a middle school?
- Unpopular vote would have political repercussions.
- Will evaluation data be publicly available? Yes.
- Is there a height limit?
- Risk of a safety issue if alternative designs not fully studied.
- Need public community center.
- Use empty commercial space.
- Compare damage caused by each school option.
- Compare eminent domain costs for all options.
- Extended day program should be included in program in same location.
- Who at MIT did study?
- Can we have 35 kids in classrooms?
- Propose other sites – Amory, behind Devo, southern half of TJ Maxx parking lot.
- If eminent domain available, why not on town land? Process must be transparent.

- Support to let process play out – let architect study how site may be improved.
- Village Site already close to 3 schools – how about Lynch, Hebrew Academy, Hebrew College, Prescott Street?

Village (Stop and Shop) Site:

Stop and Shop Comments:

- Community needs Stop and Shop.
- Stop and Shop serves full range of residents, and delivers, how long would it be closed if a mixed use solution is to proceed at the site?
- Stop and Shop also has good prices.
- Grocery stores need to be available without need for a car.
- Large concentration of seniors around Stop and Shop. Removal would limit their freedom.
- Affordable groceries are a needed resource.
- Concern about even temporary closing of Stop and Shop. Can an answer on Stop and Shop be made more quickly?
- How will Town make up loss of commercial tax revenue producing use?
- How much would parking be reduced by school?
- Will Stop and Shop be allowed to expand after project?
- Stop and Shop has supported Brookline community, donated to food pantry, removing it would

be a tragedy for elderly and residents on a budget.

- Is Stop and Shop amenable to this?
- Removal of Stop and Shop would harm entire community – old and young.

Other Village Site Comments:

- Coolidge corner already has several schools.
- Remove Village Site from consideration.
- We don't need a cluster of 4 schools – traffic a concern. Already overburdened

Baker Site:

- Baker site a mixed use possibility?
- If Baker, not 2 competing schools on same property. Preserve open space. Traffic and parking a concern; emergency egress planning is necessary.
- Baker should be considered with Hancock Village as part of study, benefit of open space, access, and distance from other schools.

Baldwin Site:

- No Comments

BROOKLINE 9TH ELEMENTARY SCHOOL SITE SELECTION STUDY

Site Research Topics

1) Location Factors

- Traffic Impacts – Site, local, Town-wide
- Safe Access for Walking/ Biking
- Access to Public Transportation
- Central to Student Density and Growth
- Compatibility with School System Portfolio
- Community Use
- Townscape Improvement
- Sustainability

2) Site Size and Configuration

- School Footprint/ Educational Goals
- Playgrounds, Recess and Fields
- Drop-off/Pick-up Cueing
- Bus Access
- Service Access-Deliveries, Refuse
- Separation of Pedestrians and Vehicles
- Overall Student Safety
- Security
- Topography
- Impact to Neighbors
- Community Access/Use – Indoor and Outdoor

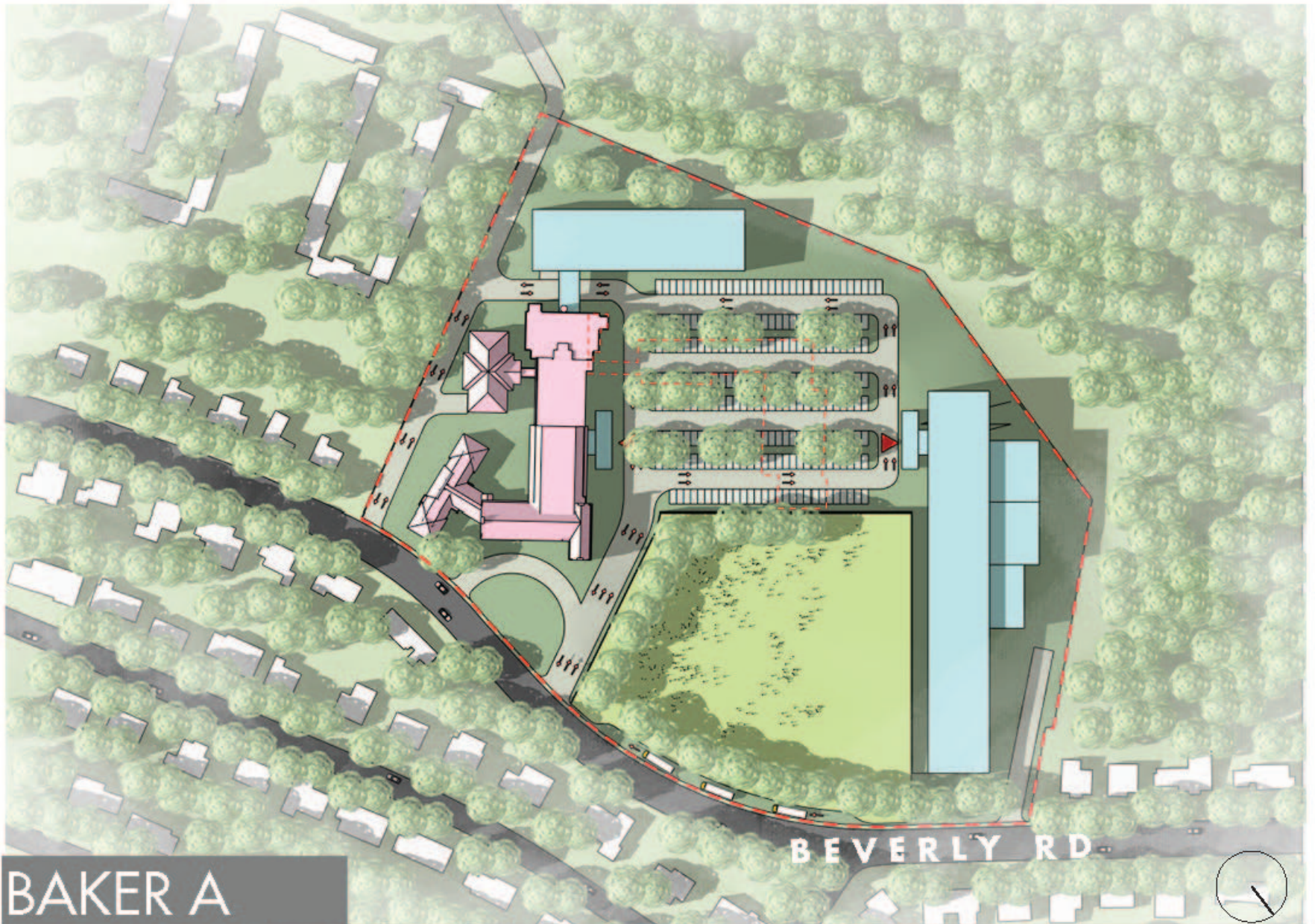
- Existing Building Potential For Adaptive Reuse
- Wetlands
- Underground Obstacles
- Hazardous Materials
- Landscape Conservation
- Run-off
- Sustainability-Daylighting/Orientation

3) Cost

- Construction Cost Premiums/Savings
- Moving Costs
- Temporary Occupancy Costs
- Total Project Cost
- Long Term Operating Costs
- Long Term Maintenance/Repair

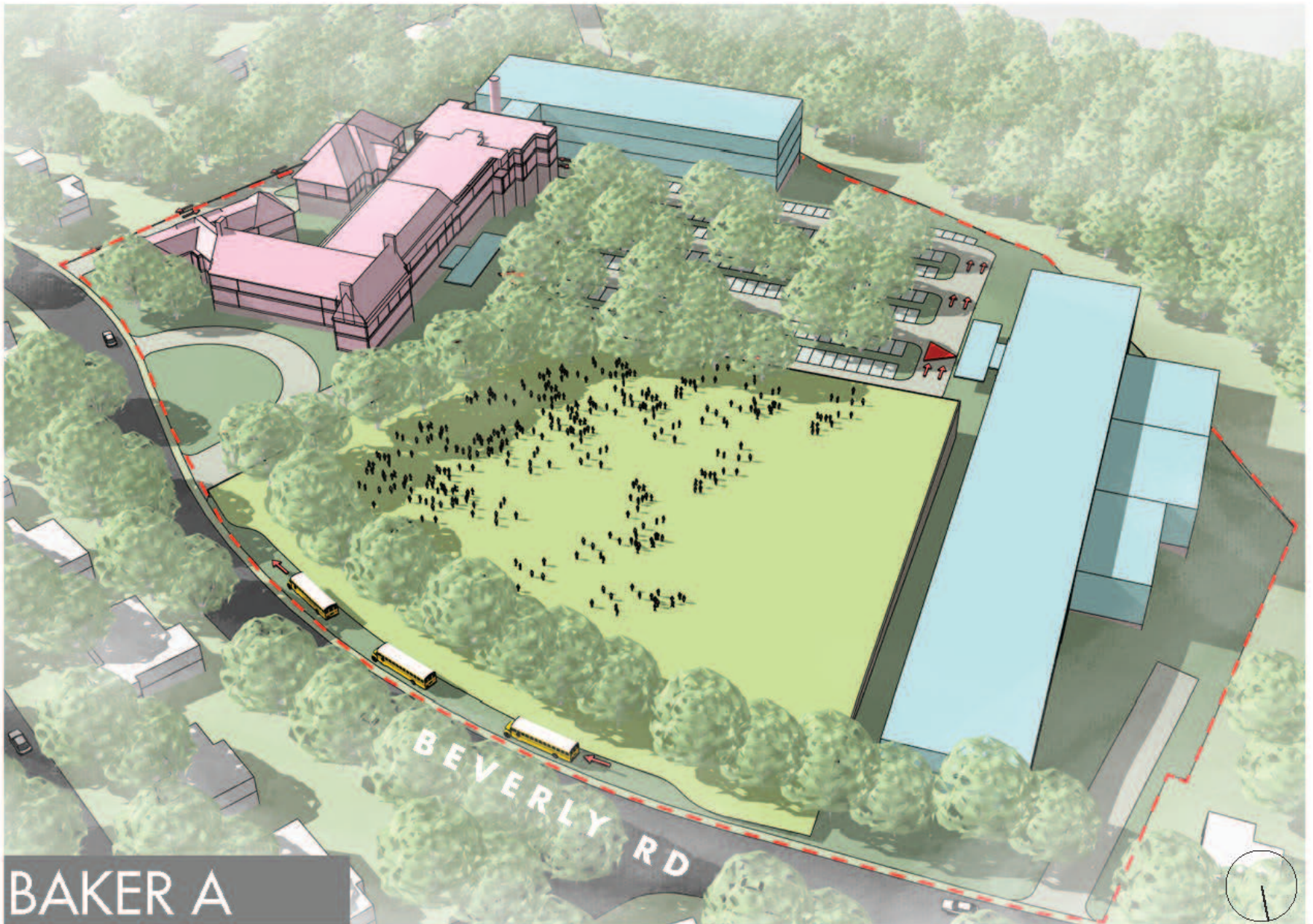
4) Schedule and Cost Risk Factors

- Hazardous Material Removal
- Construction Phasing
- Construction Schedule
- Acquisitions
- Deed Restrictions
- Permitting

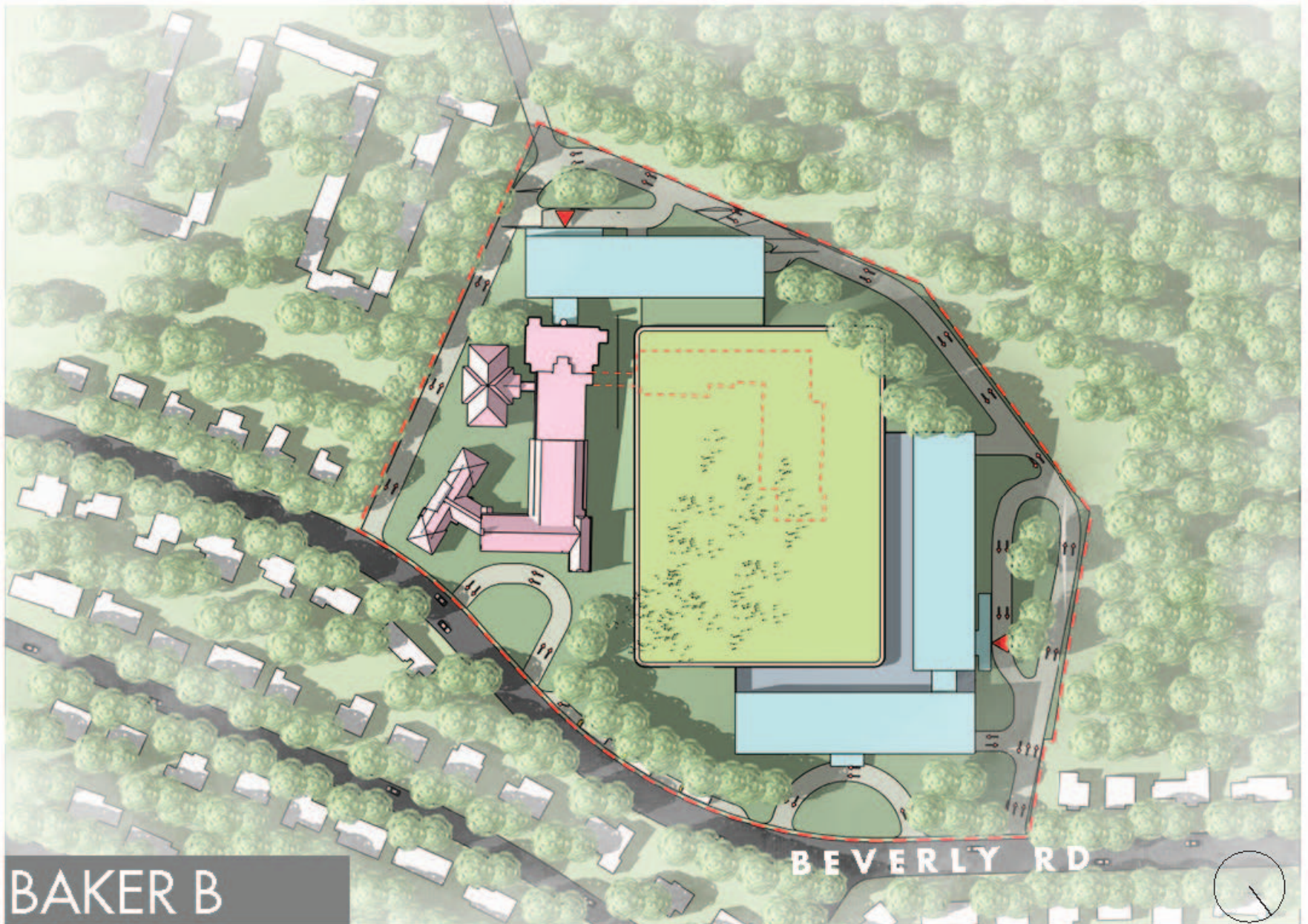


BAKER A

2 K-8 SCHOOLS WITH SHARED SURFACE PARKING

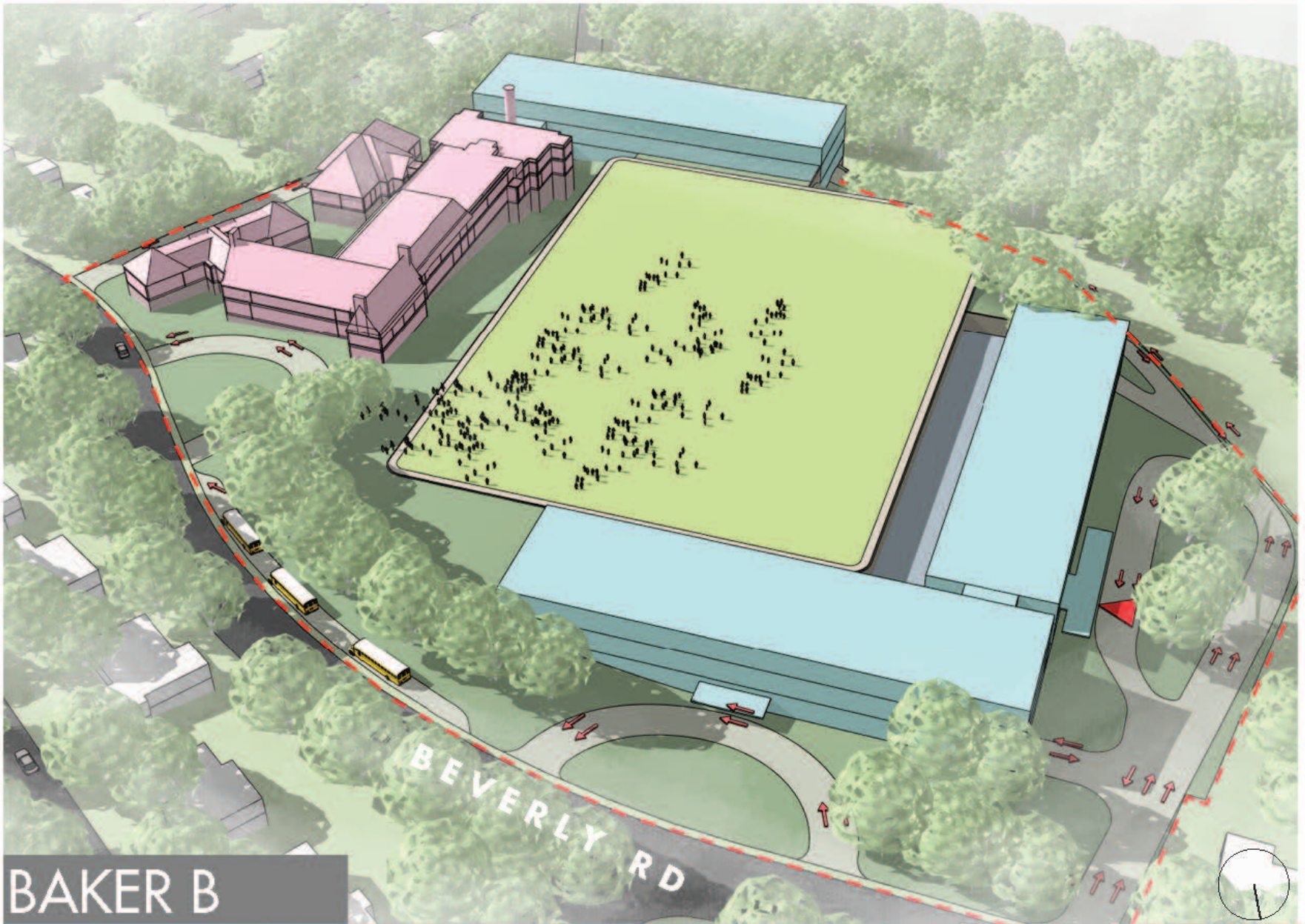


BAKER A
2 K-8 SCHOOLS WITH SHARED SURFACE PARKING



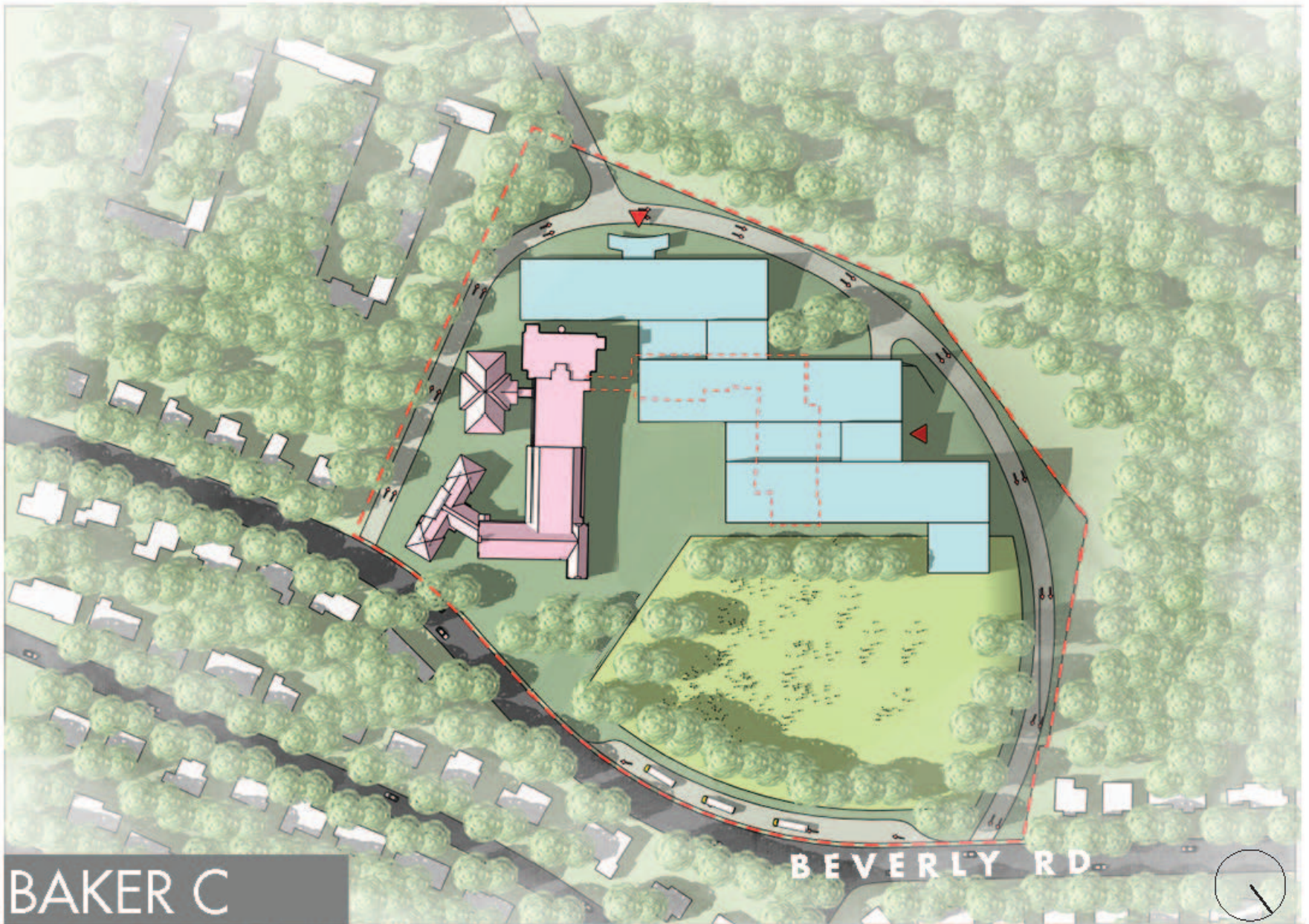
BAKER B

2 K-8 SCHOOLS WITH INDEPENDENT STRUCTURED PARKING



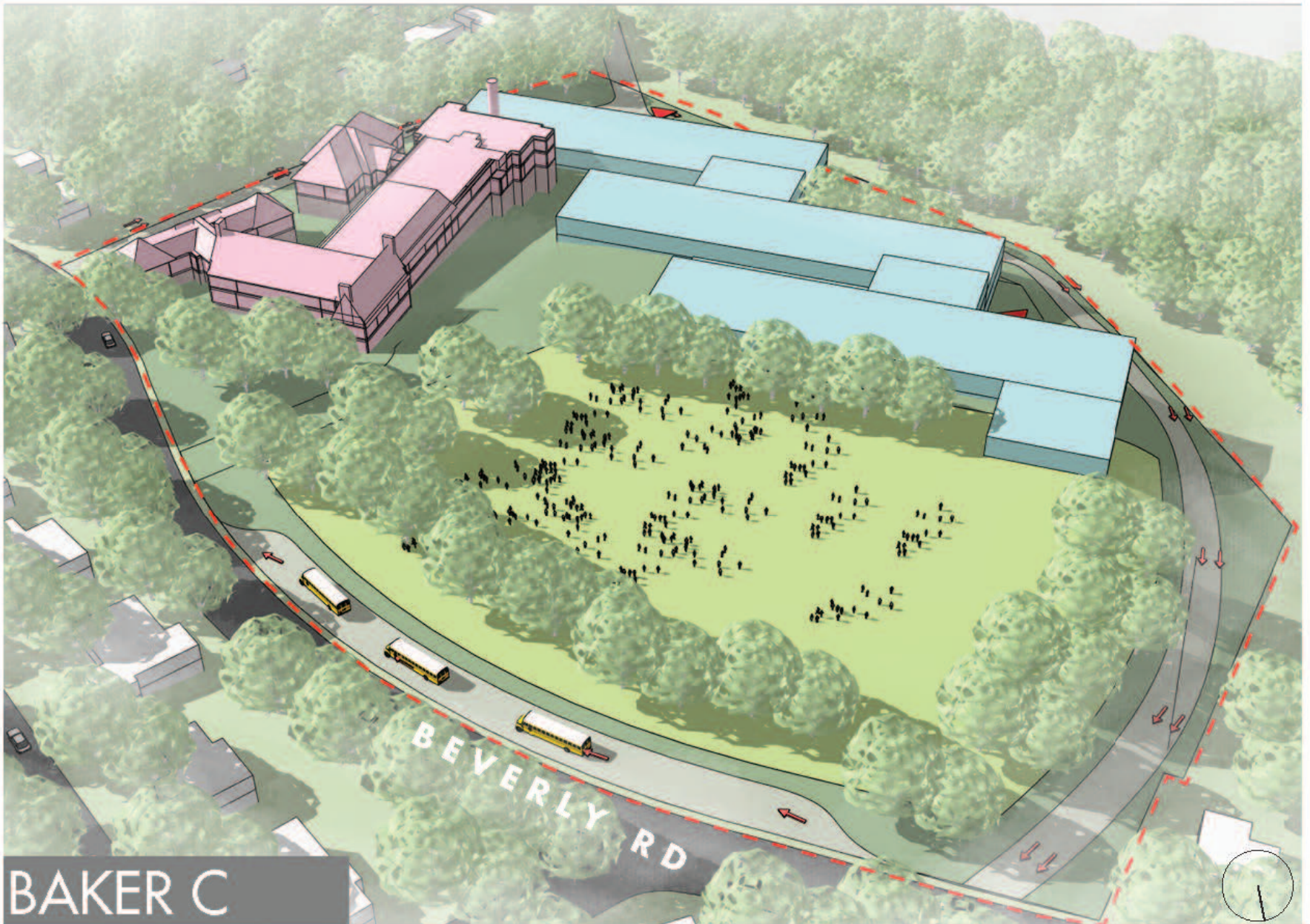
BAKER B

2 K-8 SCHOOLS WITH INDEPENDENT STRUCTURED PARKING



BAKER C

1 K-8 SCHOOL WITH 4 ACADEMIES, STRUCTURED PARKING



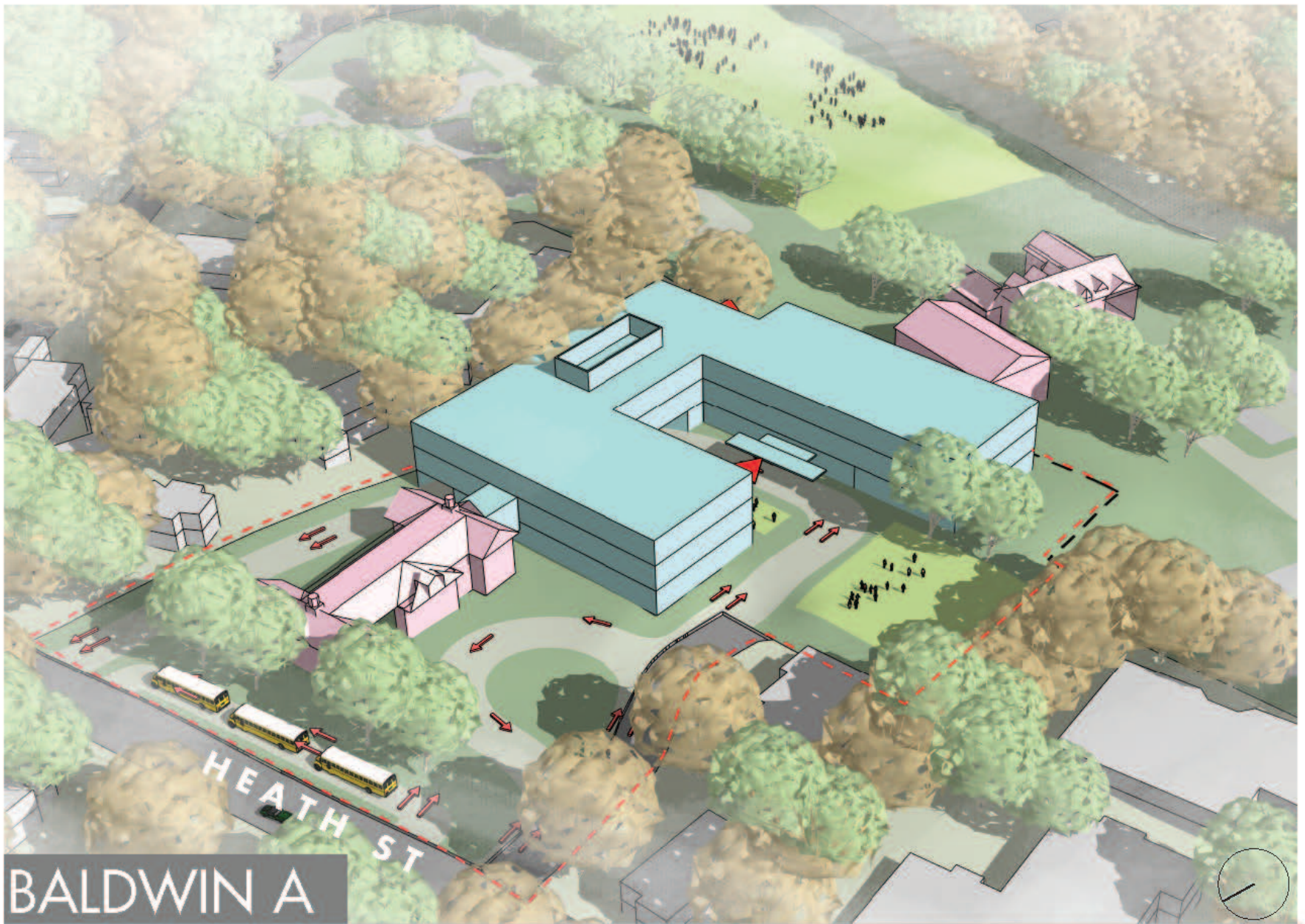
BAKER C

1 K-8 SCHOOL WITH 4 ACADEMIES, STRUCTURED PARKING



BALDWIN A

K-8 SCHOOL INCORPORATING EXISTING BALDWIN STRUCTURE



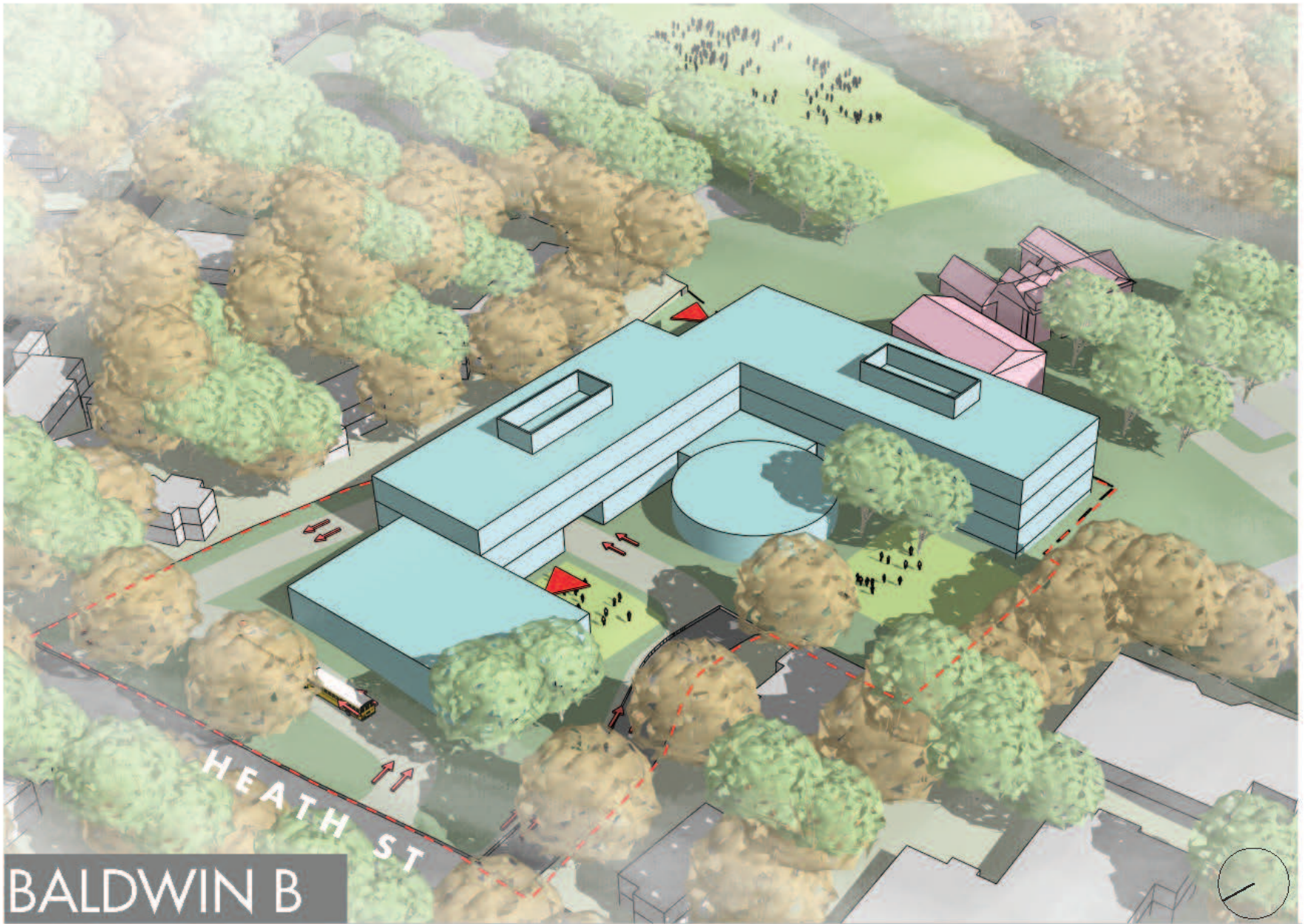
BALDWIN A

K-8 SCHOOL INCORPORATING EXISTING BALDWIN STRUCTURE



BALDWIN B

K-8 SCHOOL - ALL NEW CONSTRUCTION

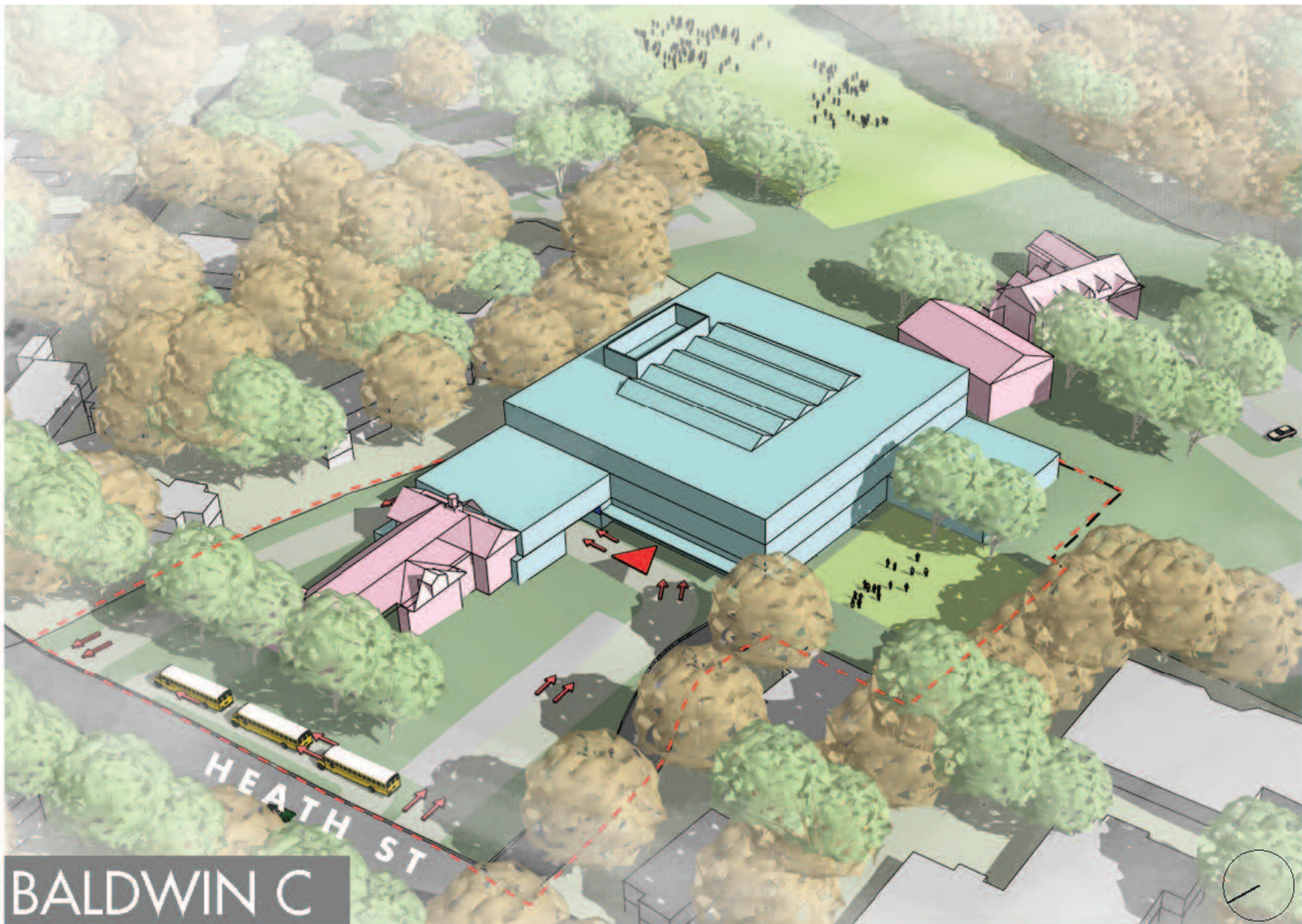


BALDWIN B
K-8 SCHOOL - ALL NEW CONSTRUCTION



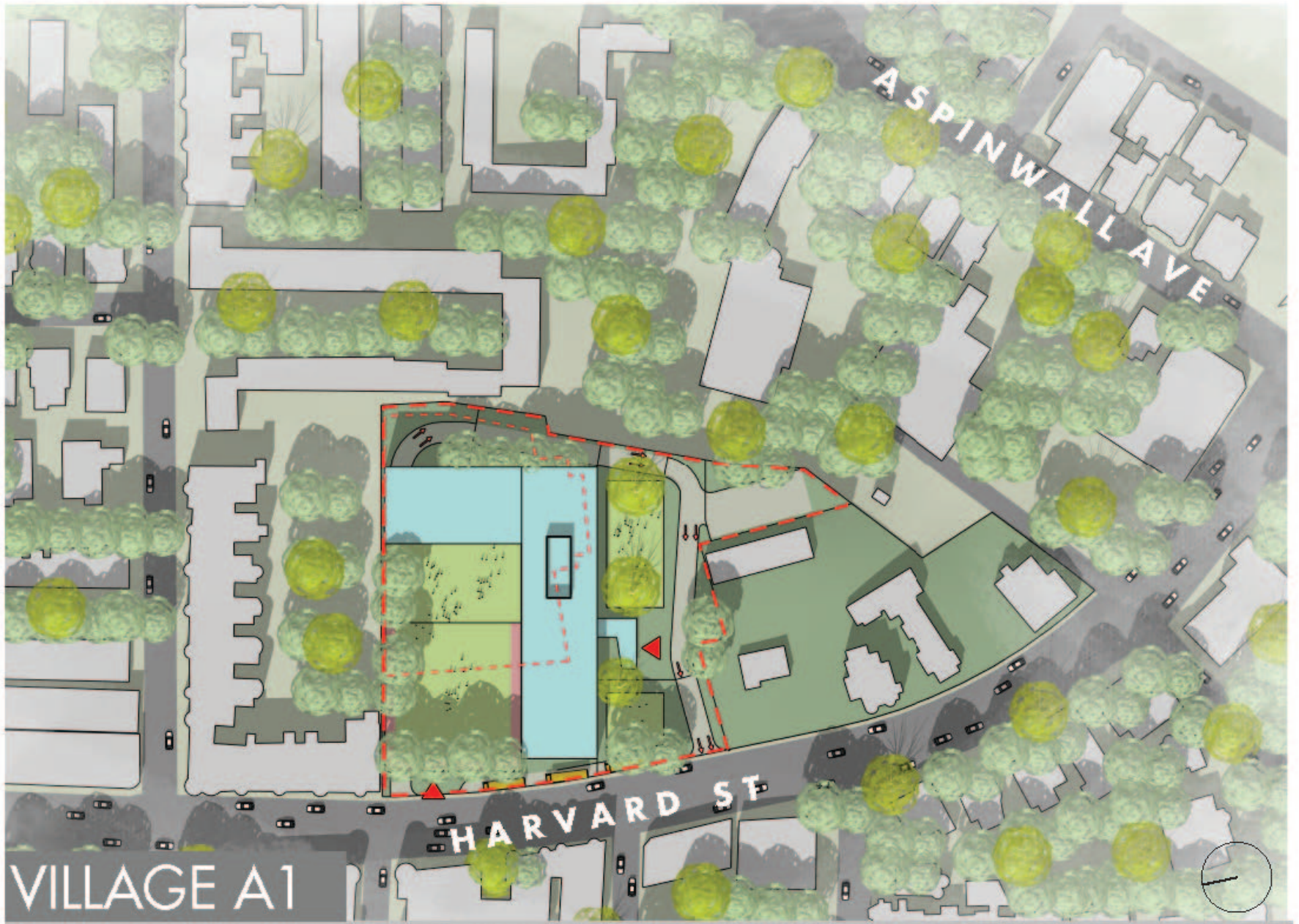
BALDWIN C

SATELLITE HIGH SCHOOL INCORPORATING EXISTING BALDWIN STRUCTURE



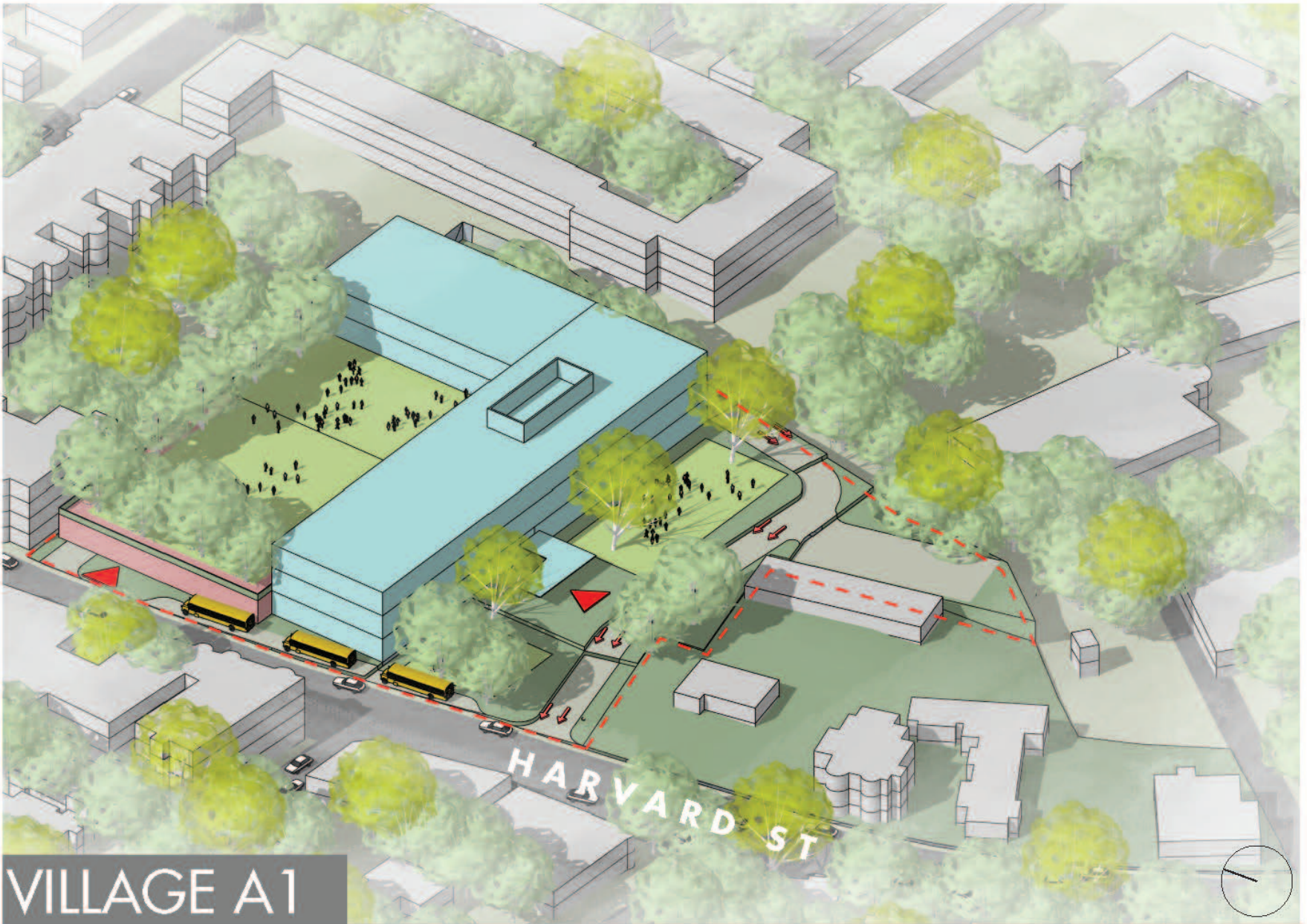
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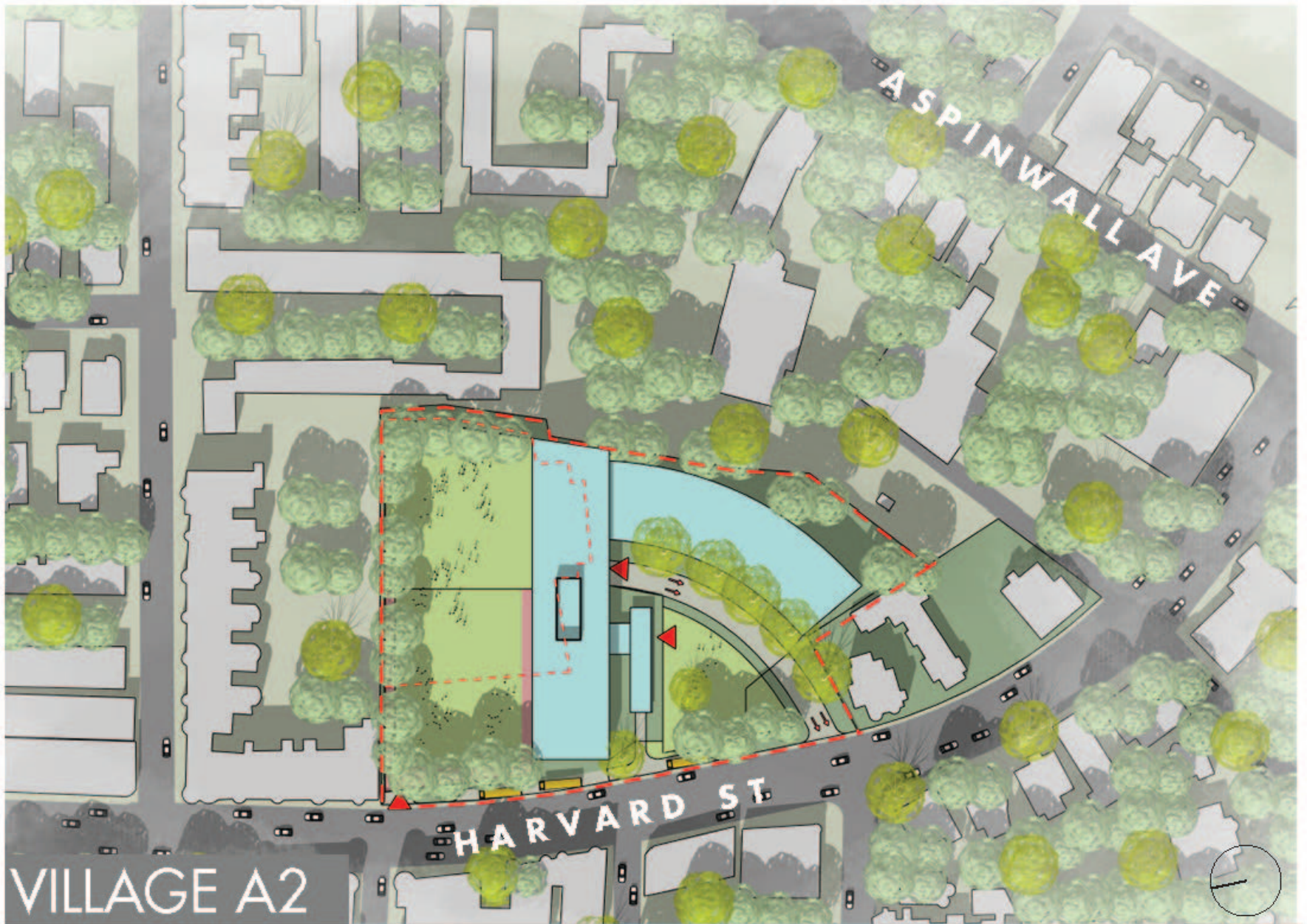
VILLAGE A1

K-8 SCHOOL WITH STOP AND SHOP ON BASE SITE



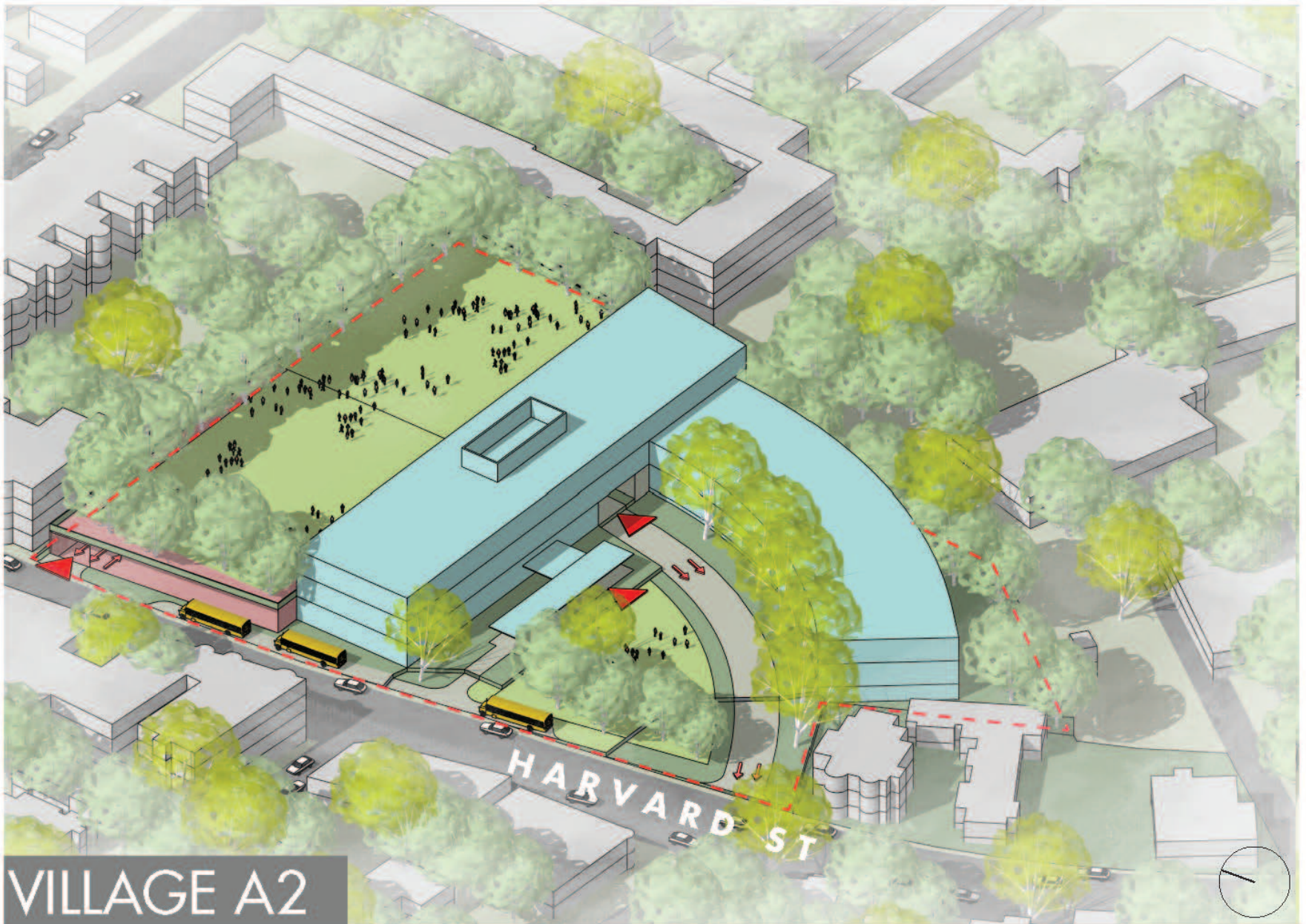
VILLAGE A1

K-8 SCHOOL WITH STOP AND SHOP ON BASE SITE



VILLAGE A2

K-8 SCHOOL WITH STOP AND SHOP ON EXPANDED SITE



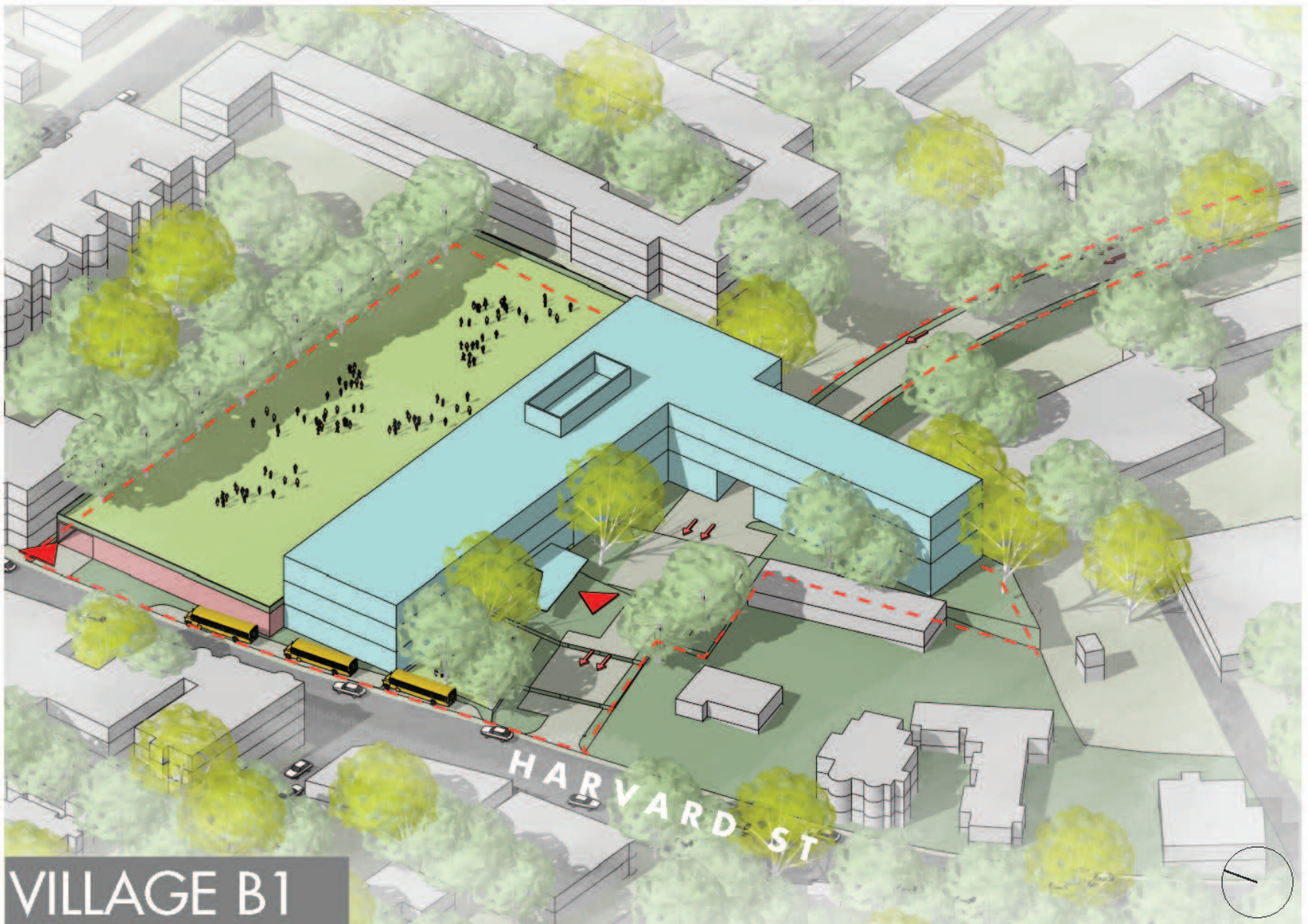
VILLAGE A2

K-8 SCHOOL WITH STOP AND SHOP ON EXPANDED SITE



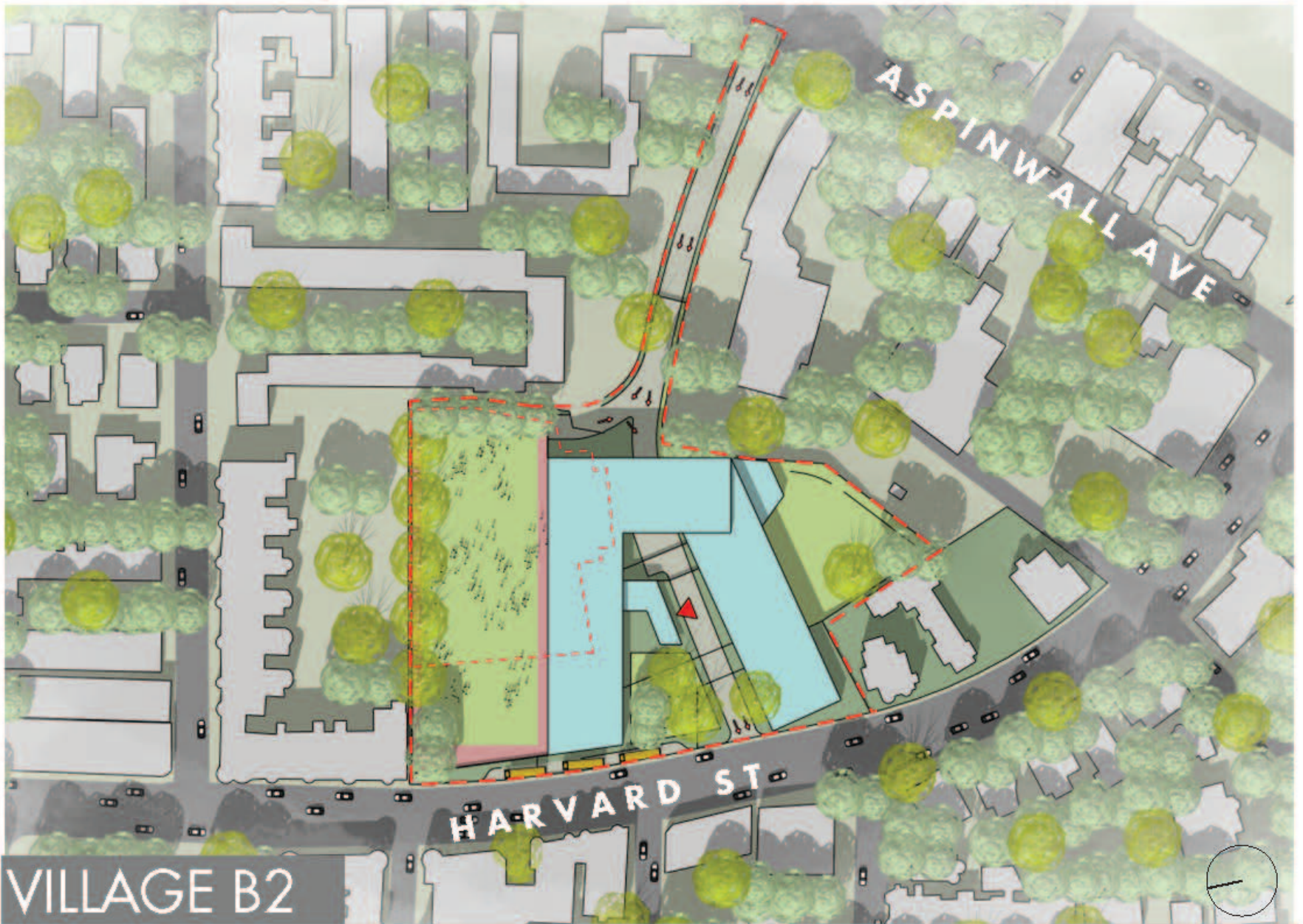
VILLAGE B1

K-8 SCHOOL WITH STOP AND SHOP ON BASE SITE WITH ASPINWALL ACCESS



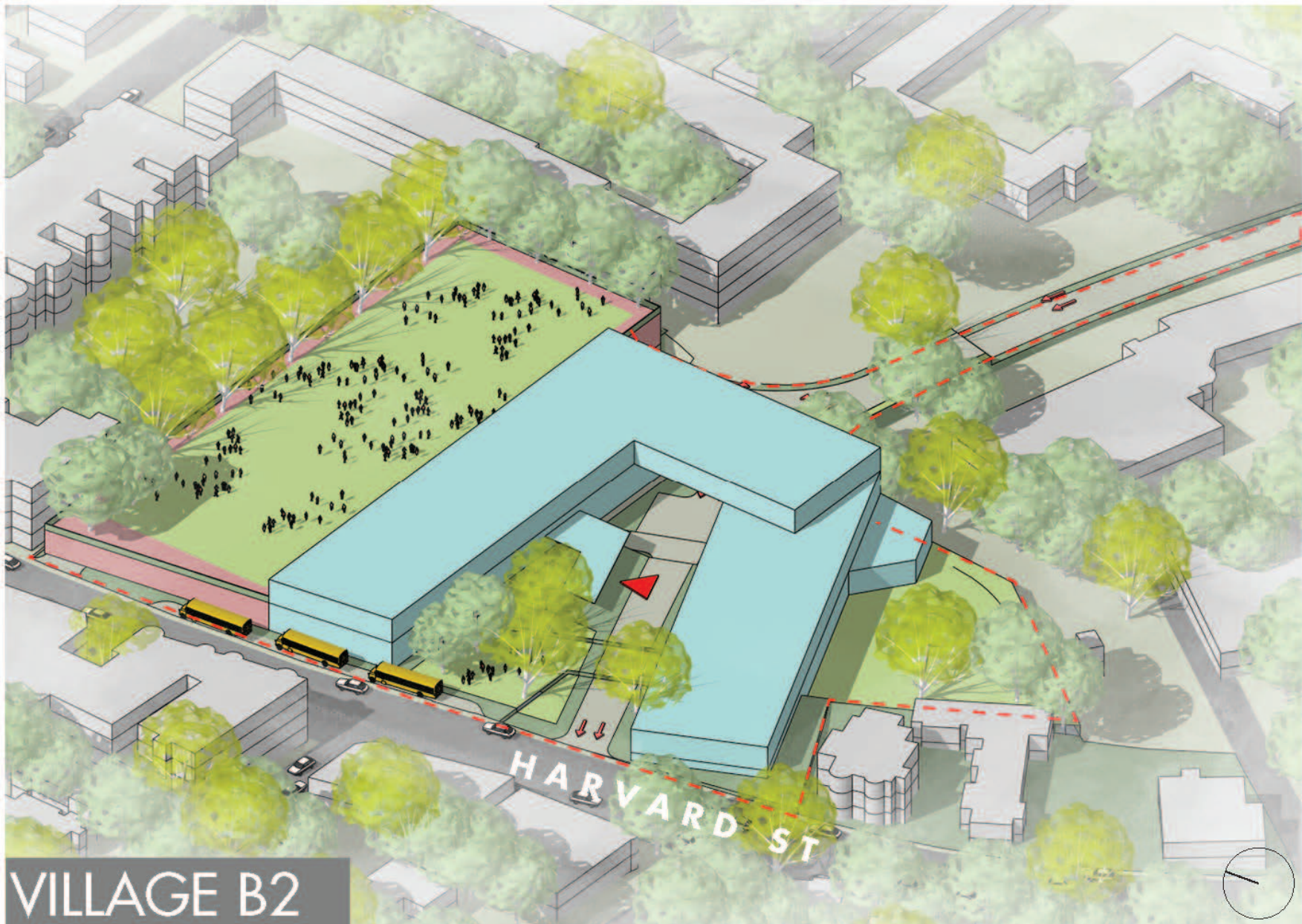
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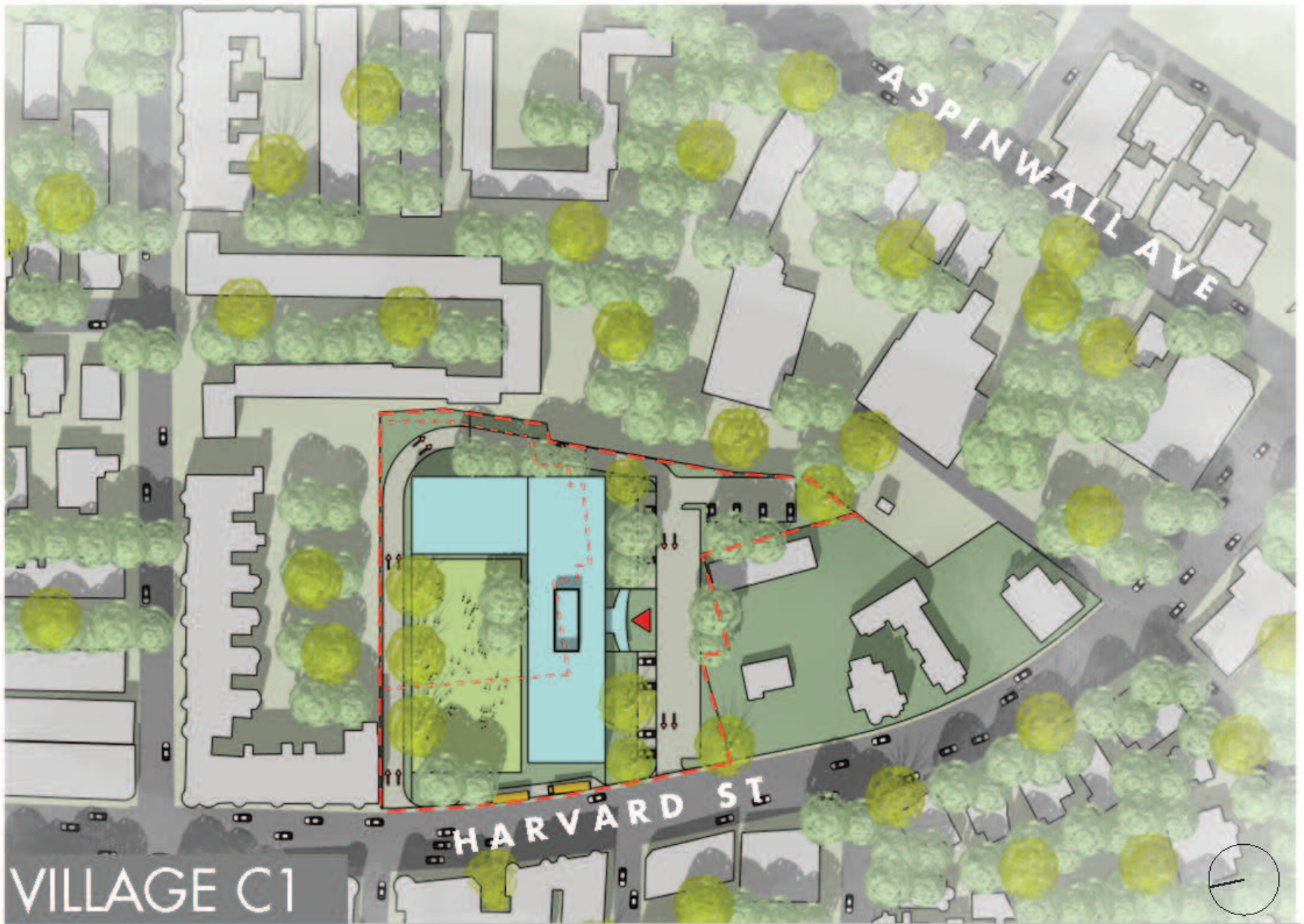
VILLAGE B2

K-8 SCHOOL WITH STOP AND SHOP ON EXPANDED SITE WITH ASPINWALL ACCESS



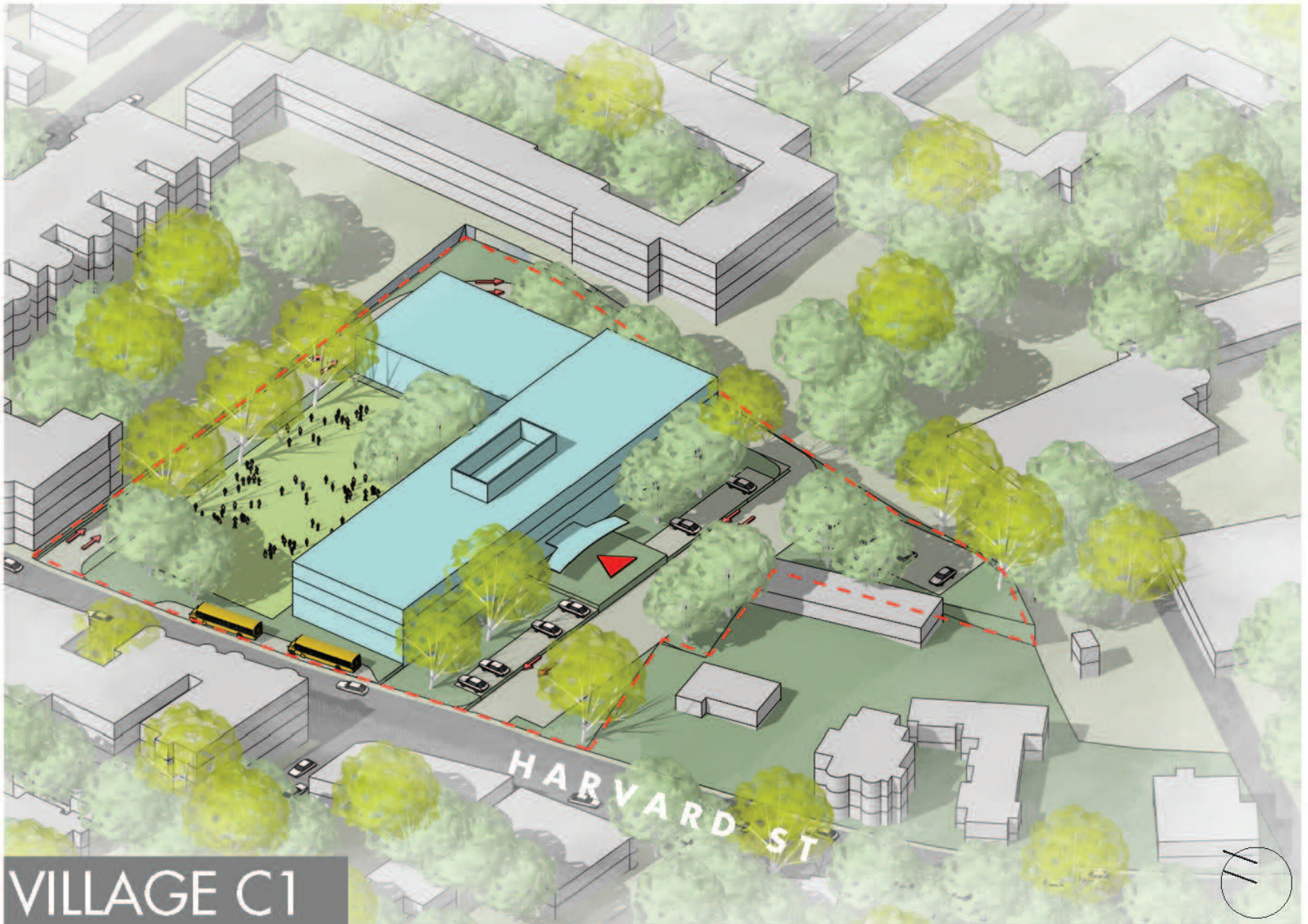
VILLAGE B2

K-8 SCHOOL WITH STOP AND SHOP ON EXPANDED SITE WITH ASPINWALL ACCESS



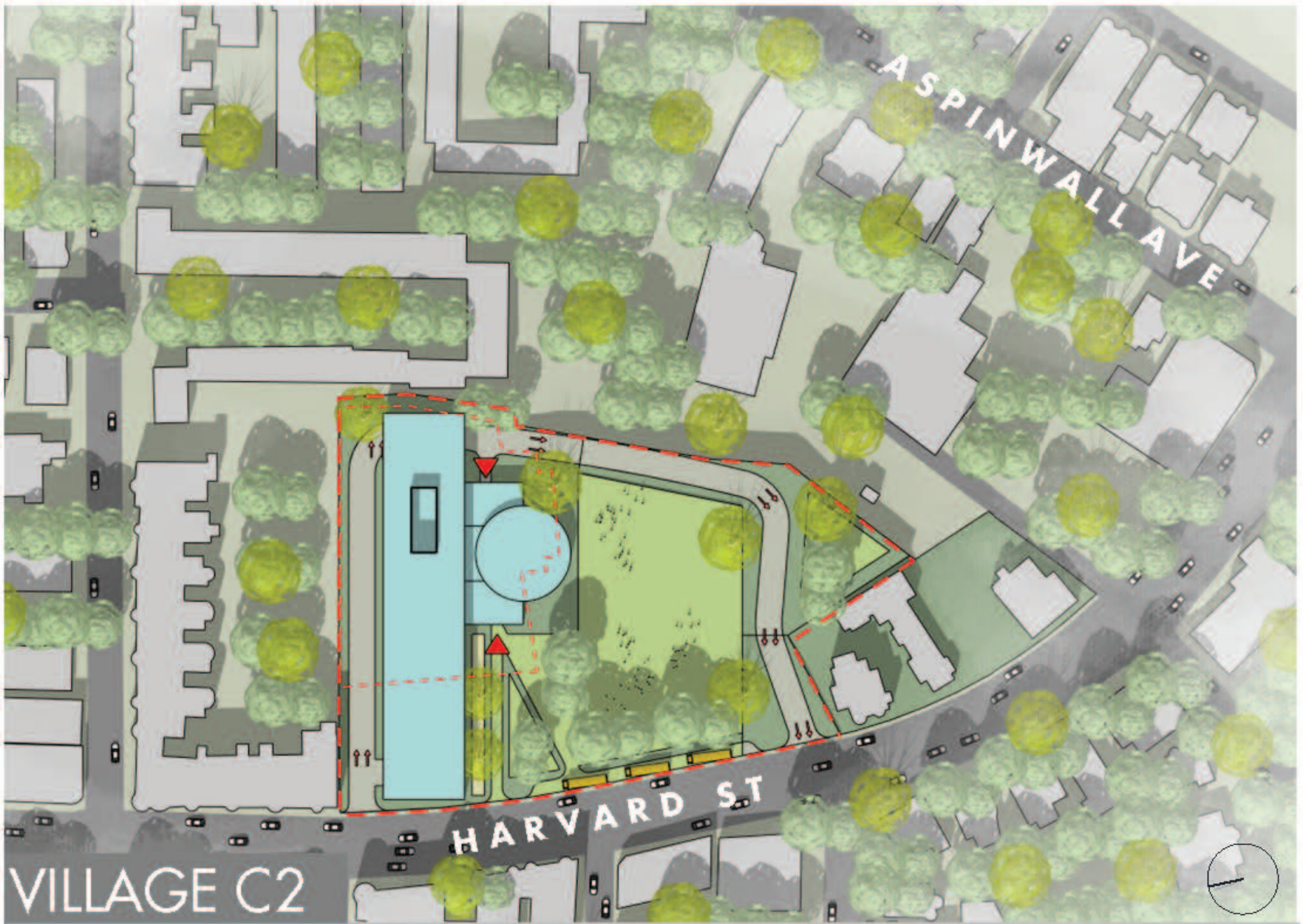
VILLAGE C1

K-8 SCHOOL ONLY ON BASE SITE



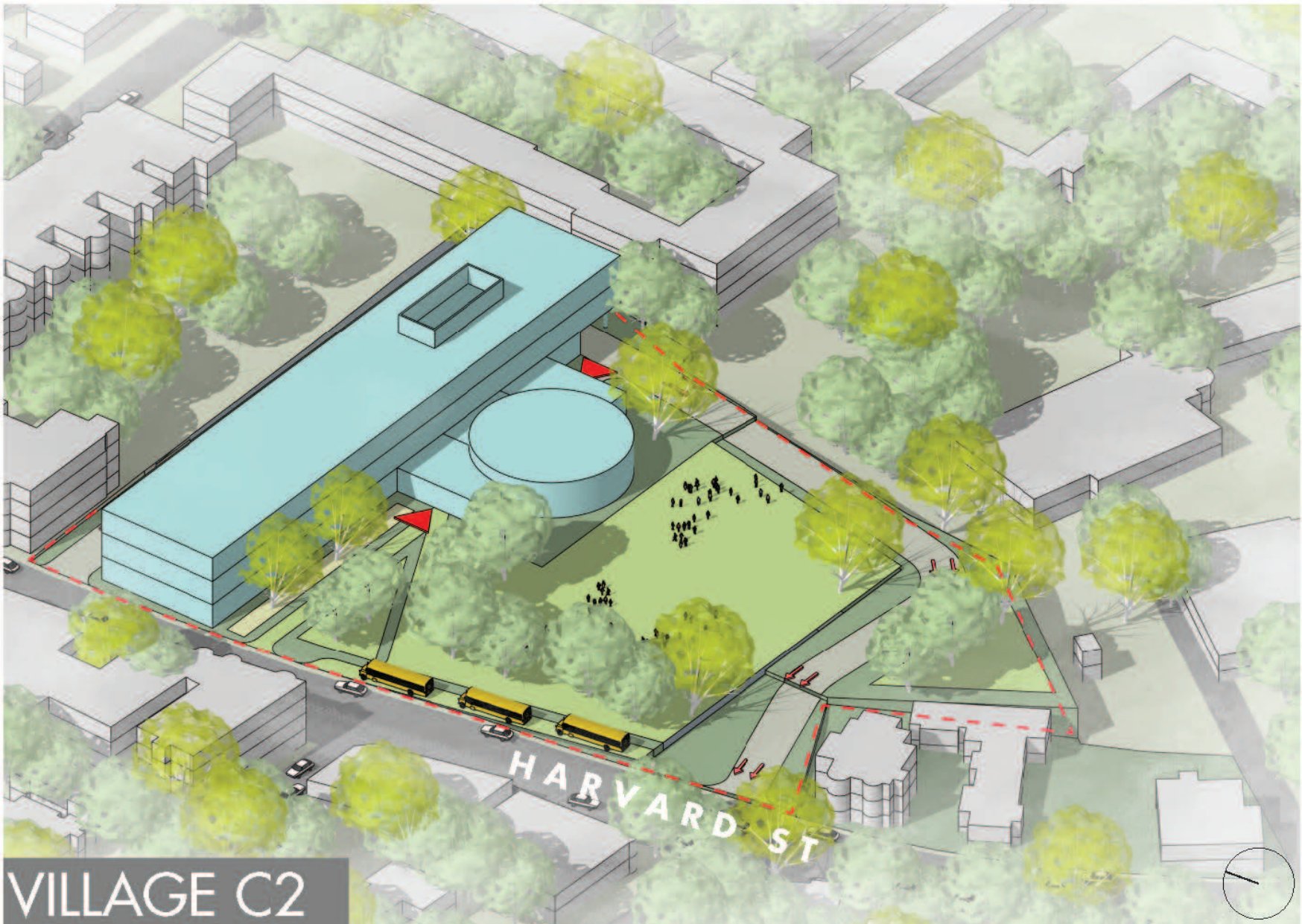
VILLAGE C1

K-8 SCHOOL ONLY ON BASE SITE



VILLAGE C2

K-8 SCHOOL ONLY ON EXPANDED SITE



VILLAGE C2

K-8 SCHOOL ONLY ON EXPANDED SITE

Next Steps



THE PATH TOWARDS FINAL SITE SELECTION



Upcoming Public Meetings

PUBLIC SCHOOLS of
BROOKLINE



September-October 2016: Site Selection Final Public Input

- **September 8:** School Committee/Board of Selectmen joint meeting for JLA presentation on completed Site Selection Study findings
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Next Public Meeting

September 8 – Joint Board Meeting –
Presentation of Site Selection Study

For ongoing updates

www.brookline.k12.ma.us/capitalprojects

To provide input

www.brookline.k12.ma.us/capitalprojects

Look for “email a question or comment” link

Upcoming Meetings

To be notified of upcoming School Committee meetings, sign up at
www.brooklinema.gov/list.aspx