

BROOKLINE
DRISCOLL SCHOOL EXPANSION

School Committee
January 30, 2020



Agenda

New Driscoll School Parking

1. Project Overview
2. Parking Decisions to Date
3. New Parking Alternatives
4. Decision on Underground Parking

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New Driscoll School Parking

1. Project Overview



Town Meeting and Town-Wide Vote

On November 19, 2019 Brookline Town Meeting formally voted that the town appropriate \$115.3M to reconstruct the Driscoll School, subject to town vote approval. The authorized budget is to include fossil fuel free design, and exclude the addition of new central administrative space. The warrant suggests potential elimination of structured parking to accommodate budget changes due to escalation since the previous Town vote.

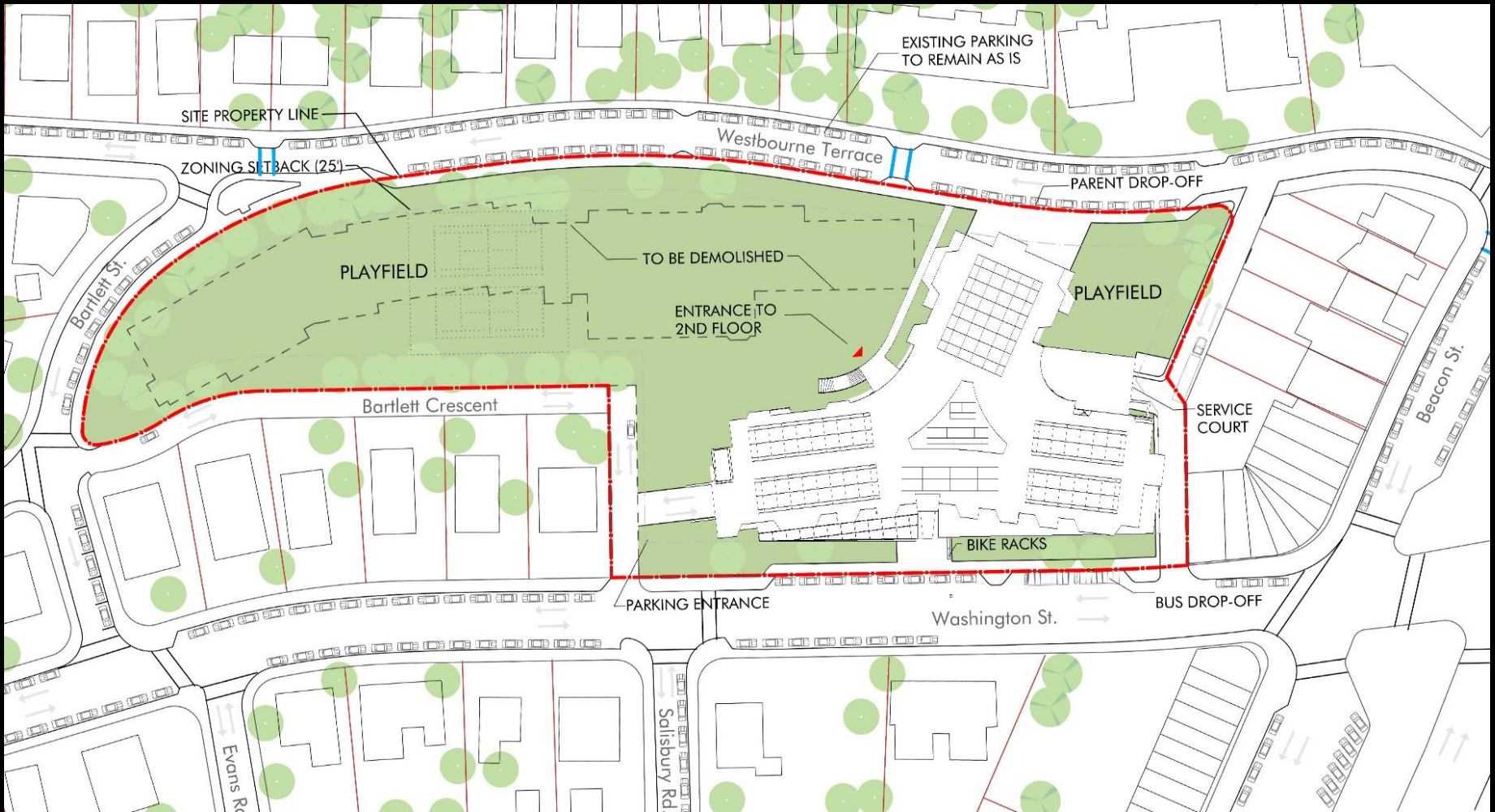
Town wide vote approved the appropriation on December 10, 2019

Driscoll Aerial

Driscoll Site Plan



Site Plan



Comments and Responses

What we heard:

Comment:

Response:

Cafeteria Layout

Tables for 3-seating lunch provided

Central Stairwell

Open areas reduced

Bathroom Location

Toilets moved to more central location

Media Center Location

Alternate provided to locate Media Center on other floors

MakerSpace / Fabrication Lab Location

Alternate location provided

Music / Multi-purpose Space Adjacency

Alternate location provided

Too Many Entrances – Security and CC School

Alternate entry layout to be provided

Guidance to be separate from

Alternate location to be provided

Top Comments and Responses - Staff

Comment:

Response:

Sinks inside Classrooms not just in Bathrooms

Sinks are inside all Classrooms

Teacher Lounge for Community building – not a workroom

A 300sf Staff Lunch Room is included in the approved Space Summary and may be fit out accordingly

Distance to central toilets for First and Second Grades is too far for youngest students

Teacher Planning Rooms at First and Second Grades may be converted to toilet rooms to minimize travel distances

Open Stairs

Open to below areas at central stairs reduced/modified

Top Comments and Responses - Staff

Comment:

Cafeteria acoustics

Response:

The design team works closely with Acoustical Engineers to successfully address sound control.

Teacher Planning Rooms K-2
vs 3-8

Teacher Planning Rooms at Grades K-2 proposed as toilet rooms for reduced travel distances for younger students.

Grades K-2 Classrooms prefer direct access doors rather than operable partitions between Classrooms.

Access doors will be provided between Classrooms instead of operable partitions.

Top Comments and Responses - Community

Comment:

Safe access for pedestrians,
bikes, sidewalks

Response:

The design team works with
Town's Transportation department,
Safe Streets, and Traffic
Consultant to provide safe access
through all phases

Environmentally designed,
Ecologically friendly, Energy
efficient

The building is to comply with the
Town's Fossil Fuel Free guidelines

Play Space during construction

Play space to be provided during
construction

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2. Parking Decisions to Date



Transportation Board Reviews to Date

January 28, 2019:

On-site parking alternatives for 0, 25, and 50 on-site spaces were presented. The T Board voted to allow 88 on-street parking permits for Driscoll staff, implying 25 spaces on-site given projected needs.

March 18, 2019:

Improvements to adjacent streets and sidewalks for pedestrians, cyclists, and vehicular safety were approved.

Parking Summary

Presented at 1/28/19 T Board Meeting



PUBLIC SCHOOLS of
BROOKLINE

Driscoll Parking Plan Options

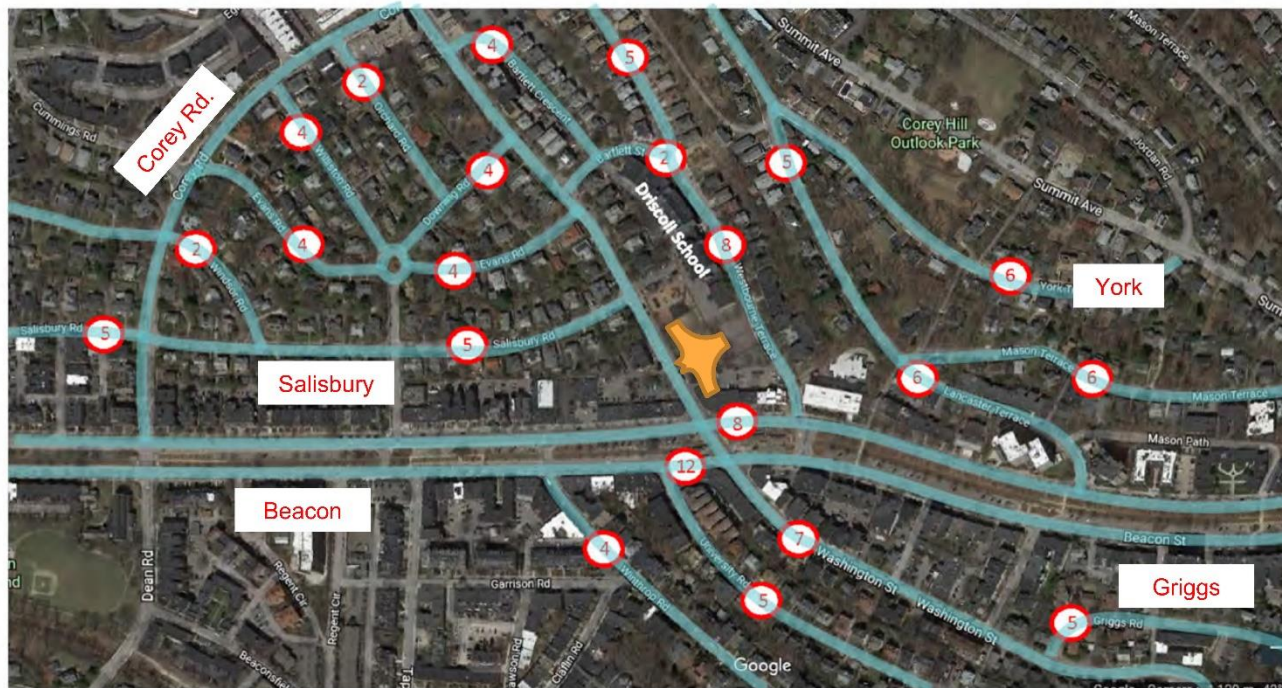


	Staff	# of Staff Parking Spaces
Current	107	105 (52 on site)
Projected	125	113 (90% of staff)

	Total # of Staff Parking Spaces Needed	# of Staff Parking Spaces on School Property (change)	# of Staff Parking Spaces on Town Streets (change)	Estimated Longest Walk for staff (mi)
Option A	113	0 (-52)	113 (+60)	0.5
Option B	113	25 (-27)	88 (+35)	0.4
Option C	113	50 (-2)	63 (+10)	0.3
Current	105	52	53	0.3

Option A

Presented at 1/28/19 T Board Meeting



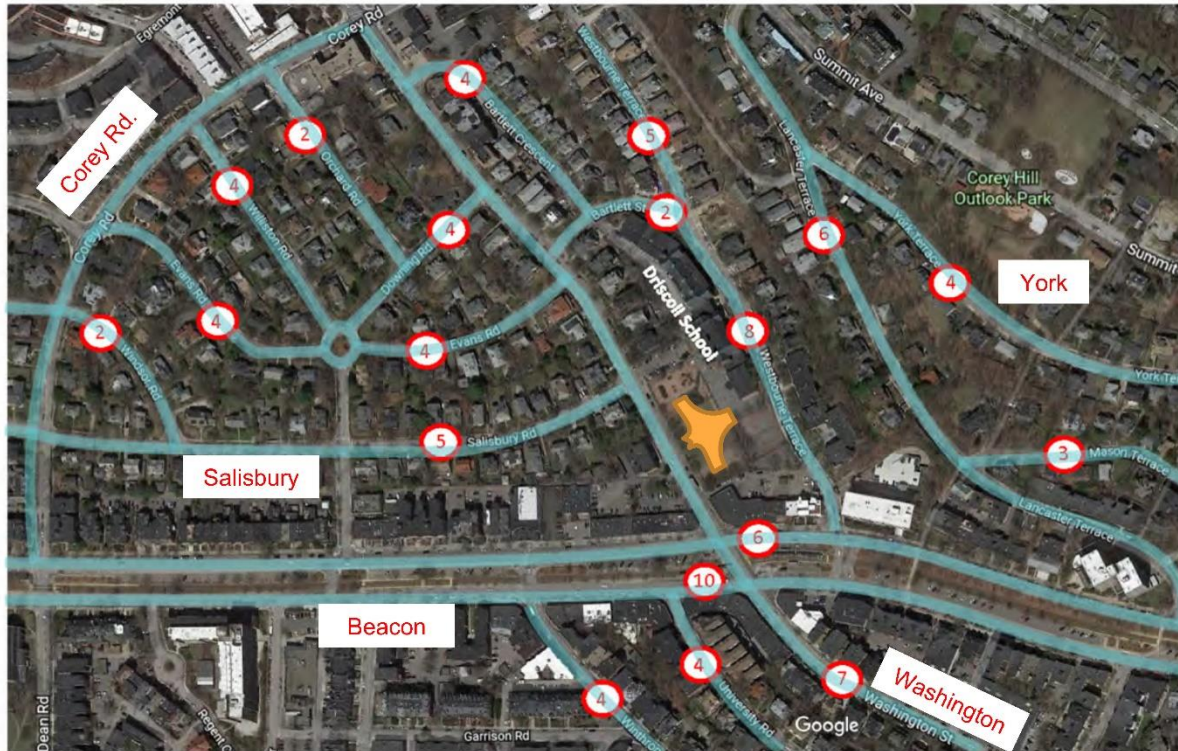
Proposed New Driscoll
1/15/2019 - Parking Update

Option A
0 spaces on site

Projected staff	125	Proposed new spaces	
Spots needed	113	Bartlett Street	2
% of staff parking	90%	Beacon Street EB	12
		Beacon Street WB	2
Spaces breakdown		Griggs Road	5
On school property	0	Lancaster Terrace North	5
On street parking	113	Lancaster Terrace South	6
		Mason Terrace	6
Currently approved spaces	53	Salisbury Road West	5
		University Road	5
		Windsor Road	2
		Winthrop Road	4
		York Terrace	6

Option B

Presented at 1/28/19 T Board Meeting



Proposed New Driscoll Option B 25 spaces on site

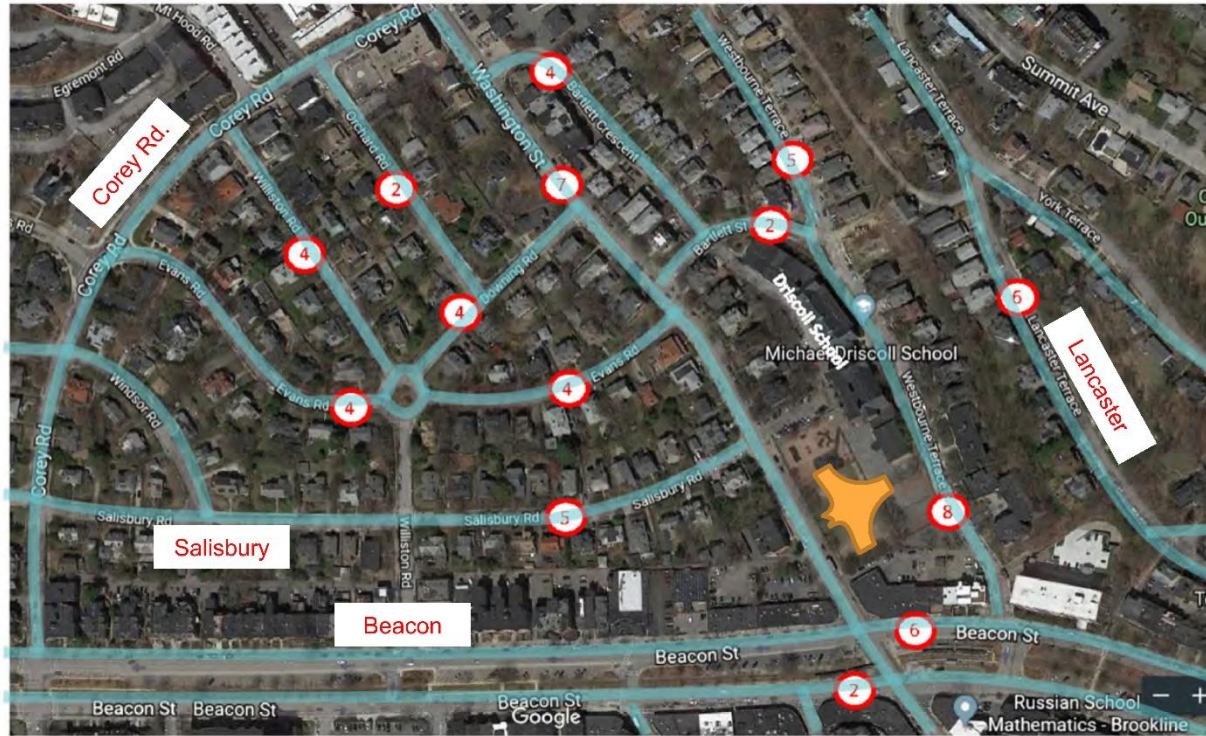
Recommended by
School Committee

Projected staff	125
Spots needed	113
% of staff parking	90%
Spaces breakdown	
On school property	25
On street parking	88
Currently approved spaces	53

Proposed new spaces	
Bartlett Street	2
Beacon Street EB	10
Lancaster Terrace	6
Mason Terrace	3
University Road	4
Windsor Road	2
Winthrop Road	4
York Terrace	4

Option C

Presented at 1/28/19 T Board Meeting



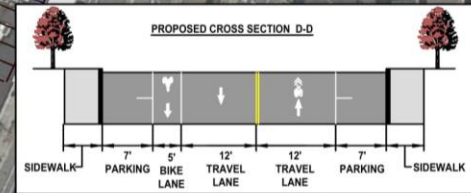
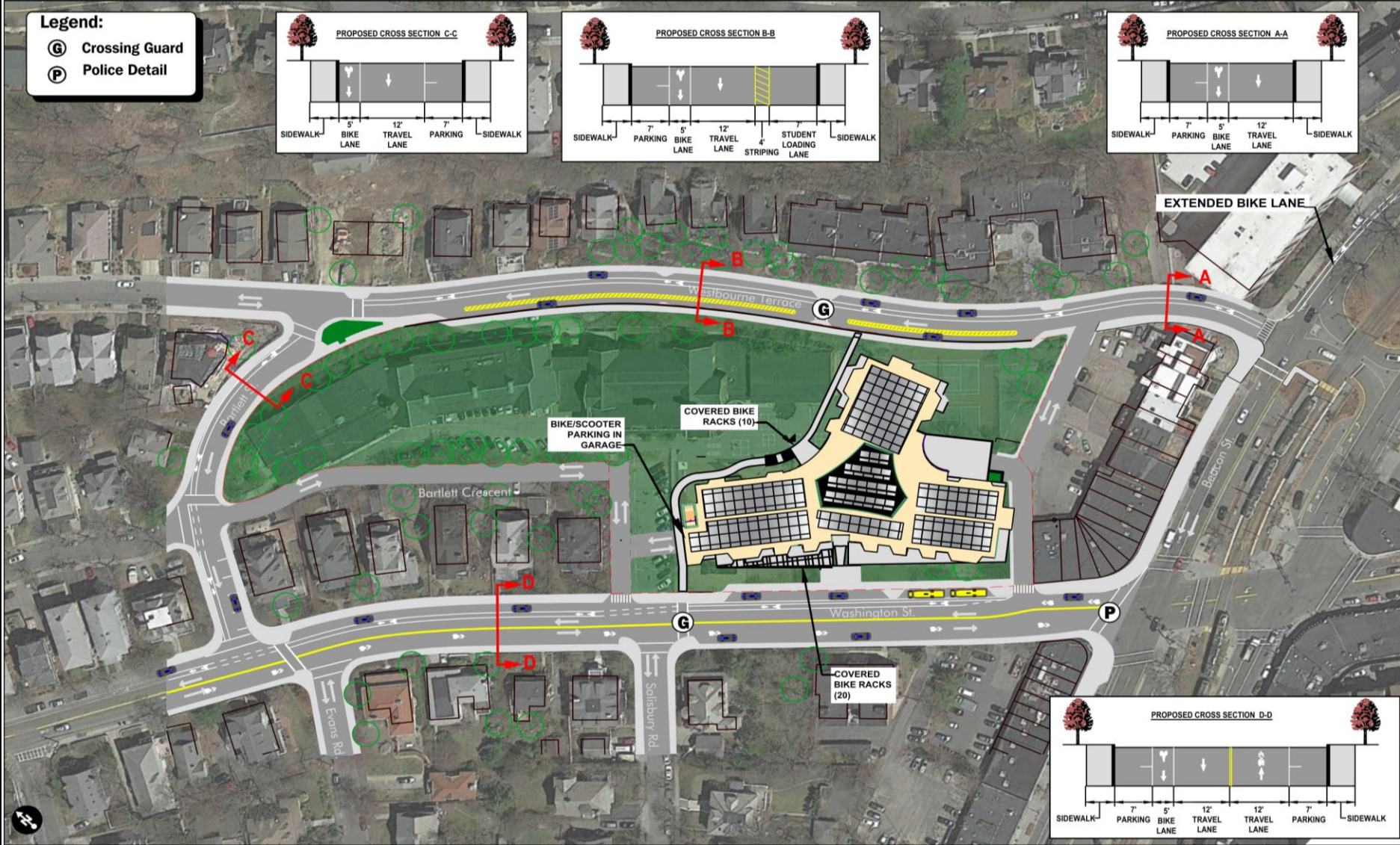
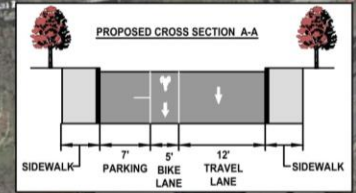
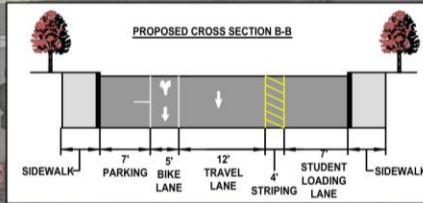
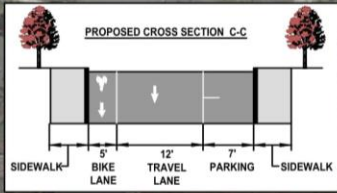
Proposed New Driscoll
1/15/2019 - Parking Update

Option C
50 spaces on site

Projected staff	125	Proposed new spaces	
Spots needed	113	Bartlett Street	2
% of staff parking	90%	Beacon Street EB	2
		Lancaster Terrace	6
Spaces breakdown			
On school property	50		
On street parking	63		
Currently approved spaces	53		

Improvements for Walkers, Cyclists, and Vehicular Safety Presented at 3/18/19 T Board Meeting

- Legend:**
- (G)** Crossing Guard
 - (P)** Police Detail



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3. New Parking Alternatives

Driscoll - Alternates – Parking

Option 1:

25 Spaces of below grade structured parking.

Note: As \$4.4M was eliminated from the budget as a part of the Town vote, if the structured parking is kept in the project, \$4.4M of savings must come from elsewhere within the project.



Pros:

- Parking count already approved by Transportation Board

- No additional impact on adjacent streets

Cons:

- Potential scope reduction items:
 - Lowering the quality of finishes
 - Modifying the envelope, including utilizing more masonry and less glass.
 - This might affect the visual impact from the neighborhood.
 - The landscaping and quality of outdoor space could be impacted.
 - The program square footage would need to be reduced.
 - The BEEP program might need to be reduced or deleted.
 - Potential reduction of library, cafeteria, and/or Fab Lab.
 - Geothermal wells might need to be reduced or deleted.
 - This would impact operating costs.
- Program change within the building would require additional design time thus pushing out the schedule.

Driscoll – Alternates – Parking

Option 2:

Replace the 25 spaces of structured parking with 25 surface parking spaces

- Pros:**
- Parking count already approved by Transportation Board
 - No additional impact on adjacent streets
 - Would not impact program or schedule

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- Cons:**
- Reduced open space between drive and building



Driscoll – Alternates - Parking

Option 3:

Replace the 25 spaces of structured parking with 12 spaces of surface parking and additional parking on existing streets



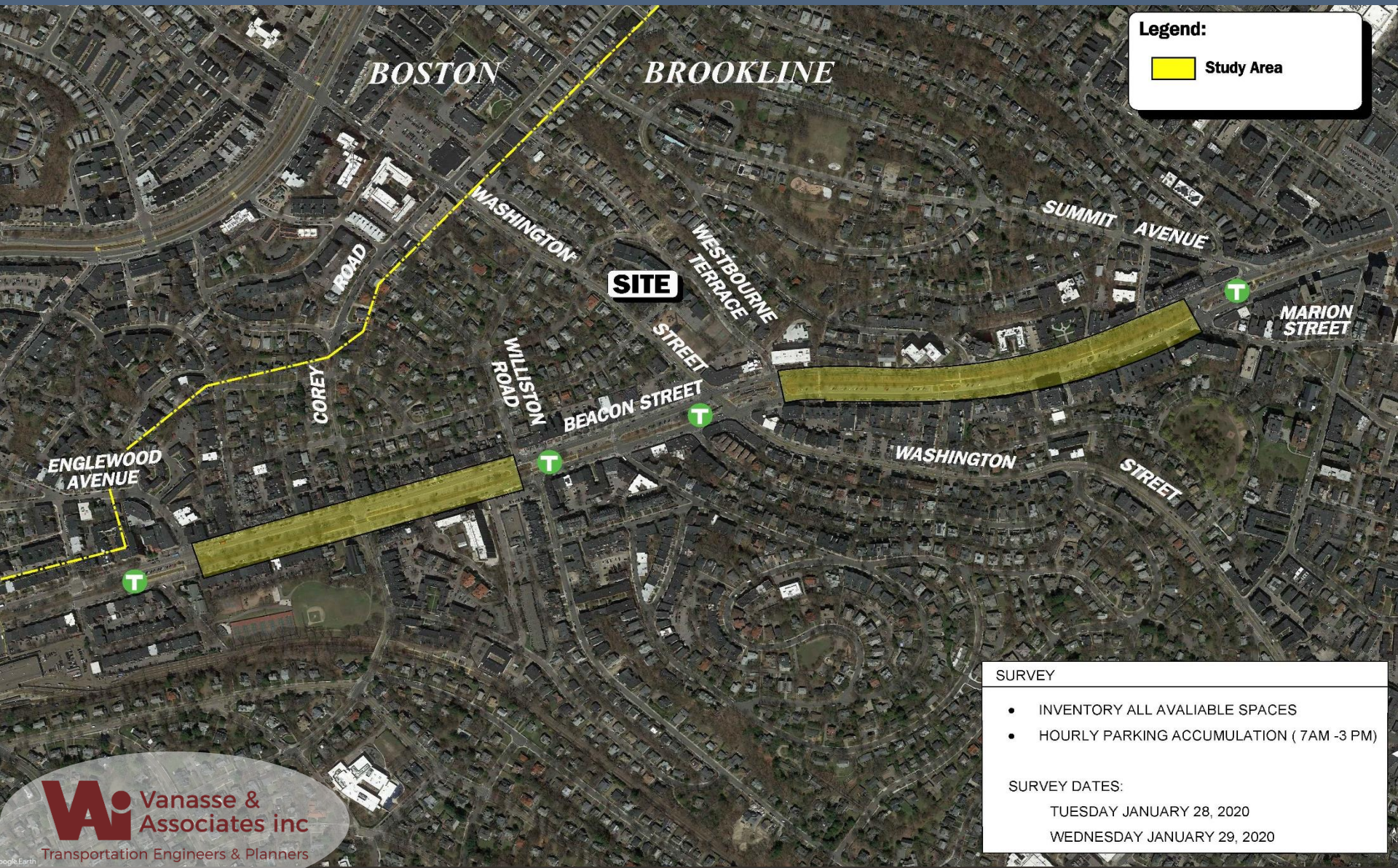
Pros:

- Would not impact program or schedule (assuming T Board approval)

Cons:

- Would require Transportation Board approval.
- Reduced open space between drive and building
- Would have additional impact on street parking

Driscoll School Expansion Beacon Street Parking Study



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Decision on Underground Parking

Decision for Consideration:

A) Underground Parking.

- Design team would work with School Building Committee to evaluate necessary scope and program SF reductions to reach \$4.4M in savings. Recommendations would be reviewed by the School Committee at future meeting.
- Once approved, the design team would evaluate extended schedule for redesign.

B) Surface / Street Parking

- Design team and Traffic Engineer would coordinate with School staff, Transportation Board, and School Building Committee to create alternatives to be reviewed by the School Committee at future meeting.
- No impact on schedule.