

BROOKLINE

Preferred Schematic Report
Brookline 9th Elementary School, Town of Brookline, Massachusetts



5 Appendix - Presentation Materials

- 5.1 December 14, 2016 - School Building Committee Meeting
- 5.2 January 4, 2017 - Community Meeting
- 5.3 January 9, 2017 - Community Meeting
- 5.4 January 10, 2017 - School Building Committee Meeting
- 5.5 January 24, 2017 - School Building Committee Meeting
- 5.6 February 2, 2017 - School Committee Workshop
- 5.7 February 14, 2017 - School Building Committee Meeting
- 5.8 February 28, 2017 - School Building Committee Meeting
- 5.9 March 6, 2017 - Community Open House
- 5.10 March 28, 2017 - School Building Committee Meeting
- 5.11 April 4, 2017 - Parks and Recreation Commission Meeting

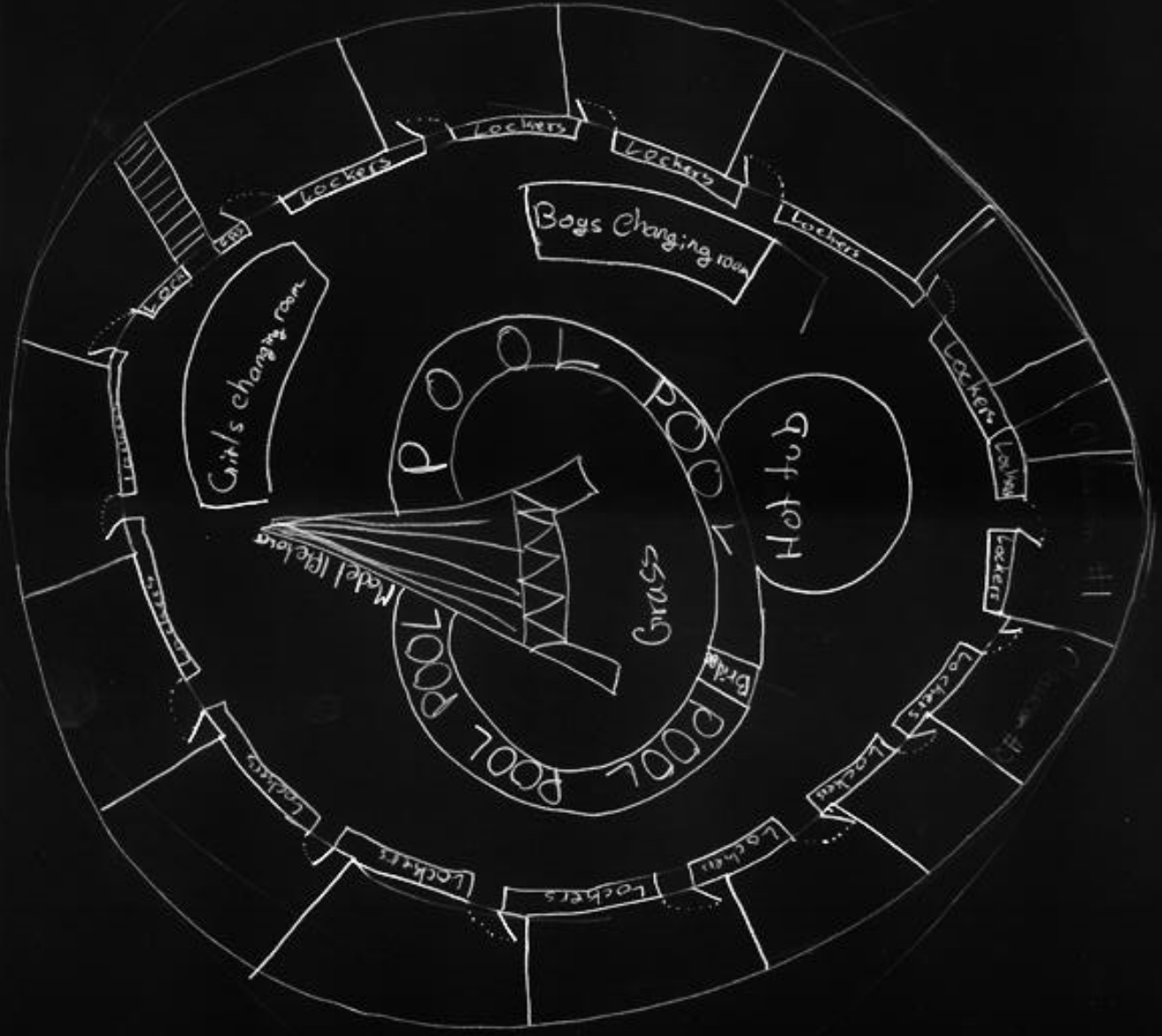
5.1 December 14, 2016 - School Building Committee Meeting

BROOKLINE
9TH ELEMENTARY SCHOOL
FEASIBILITY STUDY

*“Three things we have left of
paradise: the stars, the flowers and
children.”*

- attributed to Dante Alighieri

Spina

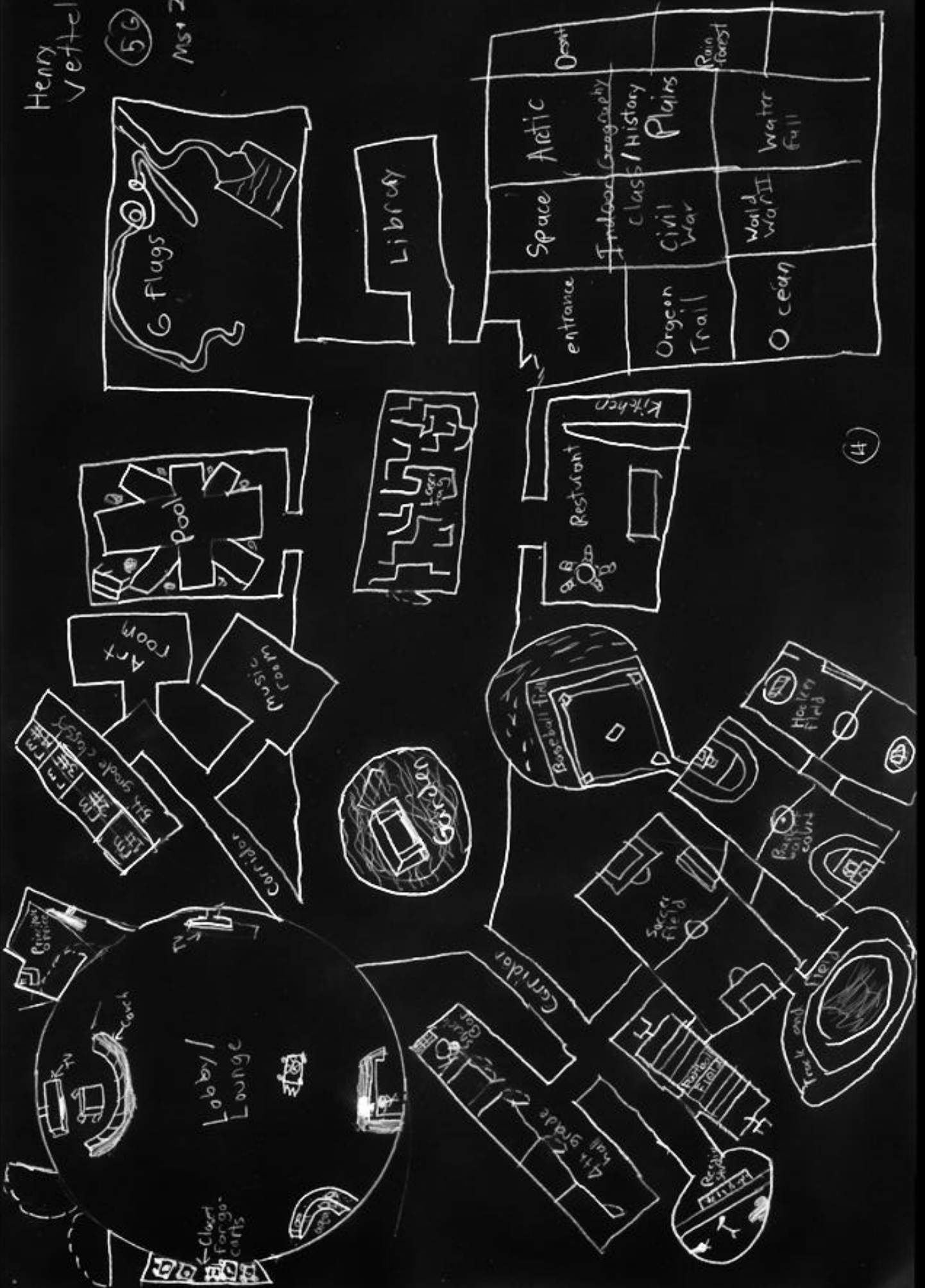


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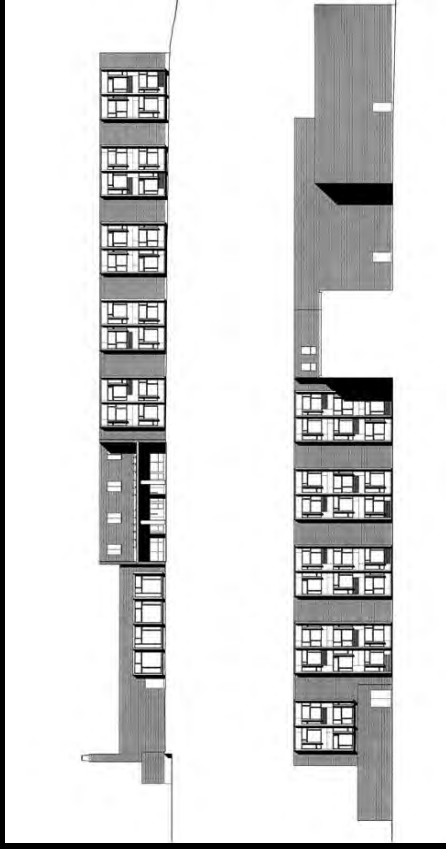
Henry Vettel

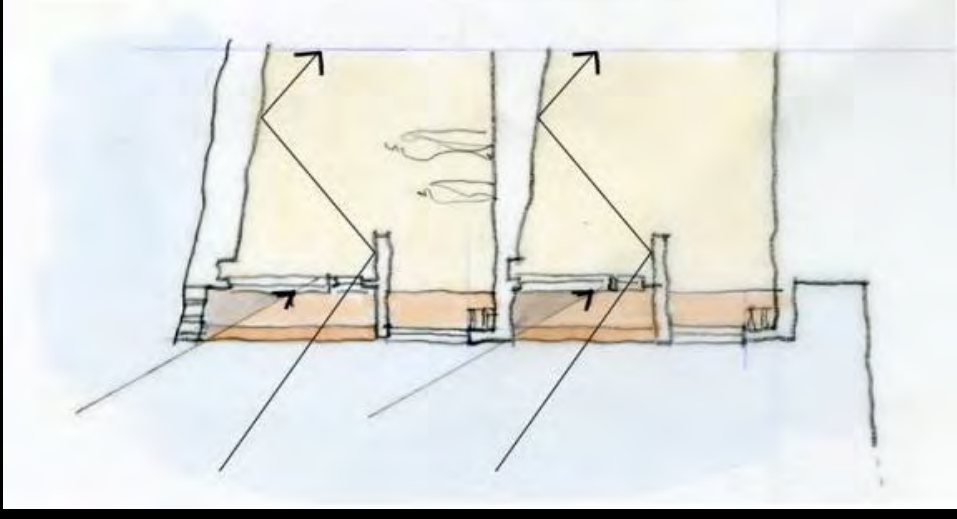
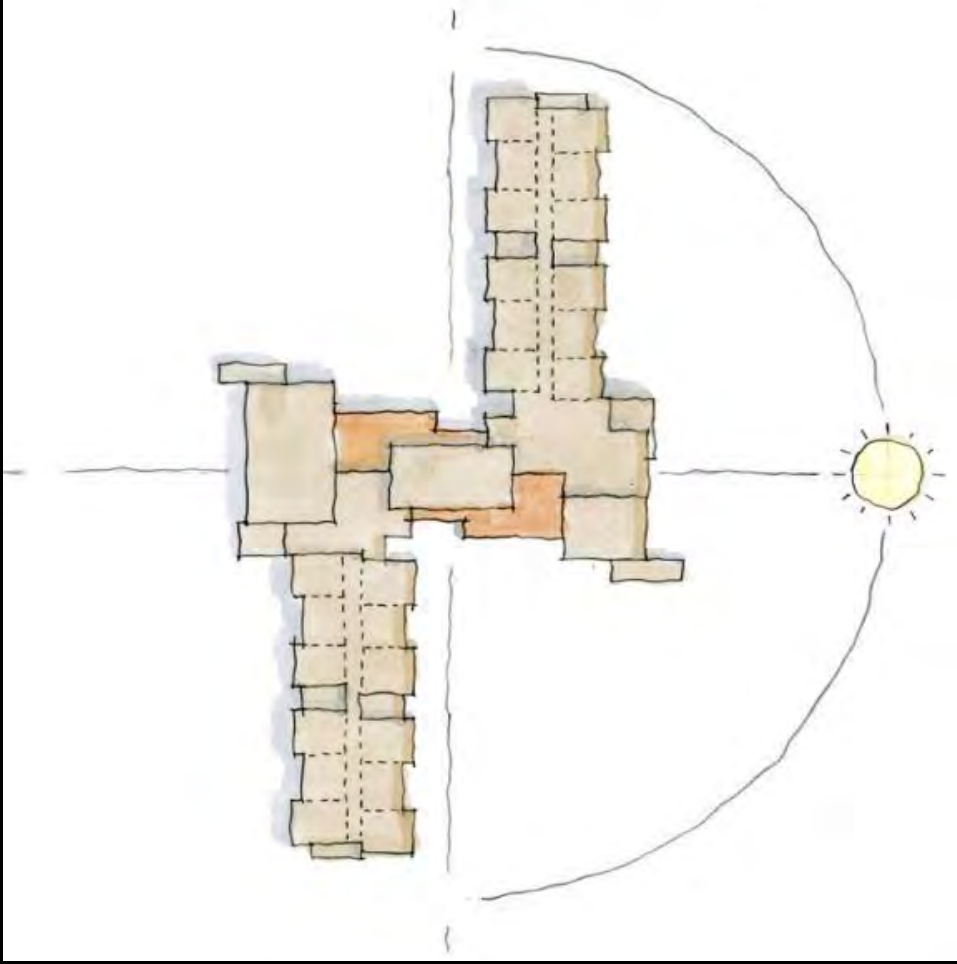
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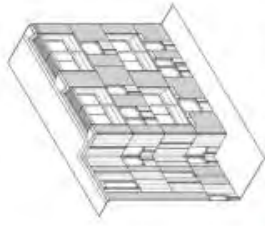
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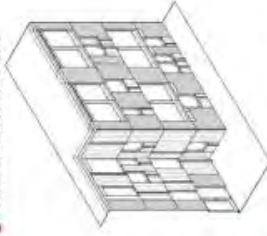
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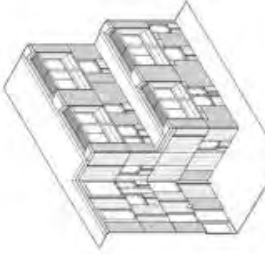




2 SOUTH FACING INTERMEDIATE SCHOOL



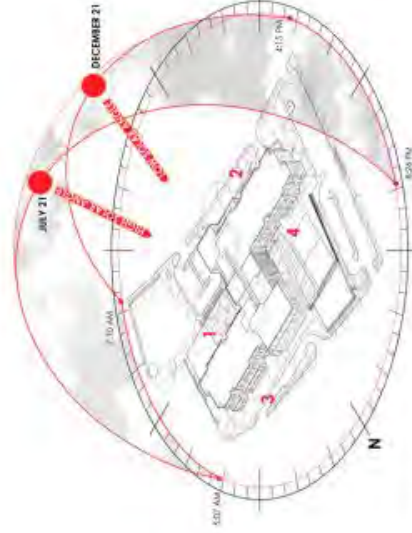
4 NORTH FACING INTERMEDIATE SCHOOL



1 SOUTH FACING LOWER SCHOOL

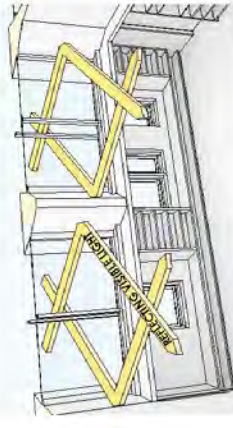
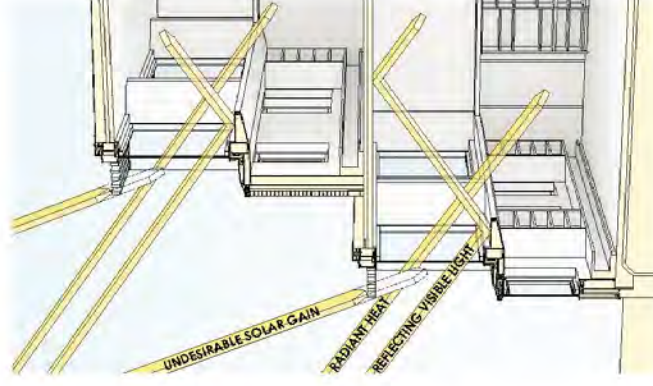


3 NORTH FACING LOWER SCHOOL



- 1 SOUTH FACING LOWER SCHOOL
ENLARGED GROUND FLOOR CLASSROOM, RECESSED WINDOWS, EXTERIOR LIGHT SHELF, SUNSCREEN
- 2 SOUTH FACING INTERMEDIATE SCHOOL
TYPICAL DEPTH CLASSROOM, RECESSED WINDOWS, EXTERIOR LIGHT SHELF, SUNSCREEN
- 3 NORTH FACING LOWER SCHOOL
ENLARGED GROUND FLOOR CLASSROOM, FLUSH WINDOWS, INTERIOR LIGHT SHELF, NO SUNSCREEN
- 4 NORTH FACING INTERMEDIATE SCHOOL
TYPICAL DEPTH CLASSROOM, FLUSH WINDOWS, INTERIOR LIGHT SHELF, NO SUNSCREEN

Above Top, Façade Differentiation
Above Bottom, Classroom Wing Solar Orientation
Right, South Facing Intermediate School Wing

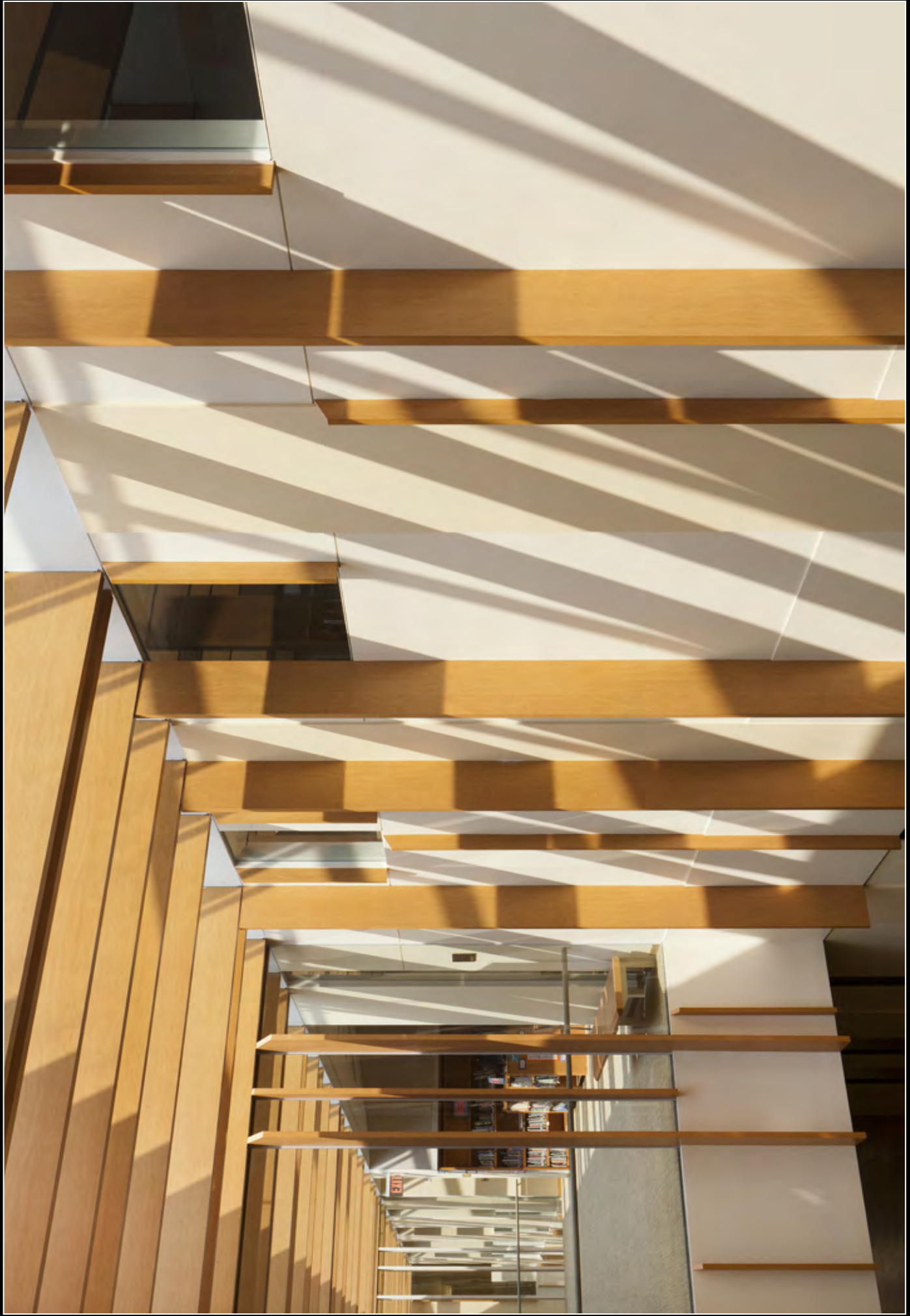


Left, Solar Control and Harvesting Envelope of Classrooms
Above, Light Reflecting Jambas
Right, Porch-type Classroom

DAYLIGHT



DAYLIGHT



DAYLIGHT



RESIDENTIAL SCALE



RELATION TO OUTDOORS



RELATION TO OUTDOORS



CO-CREATION COMMONS



By 2020, 1/3 of employees will no longer work at an office

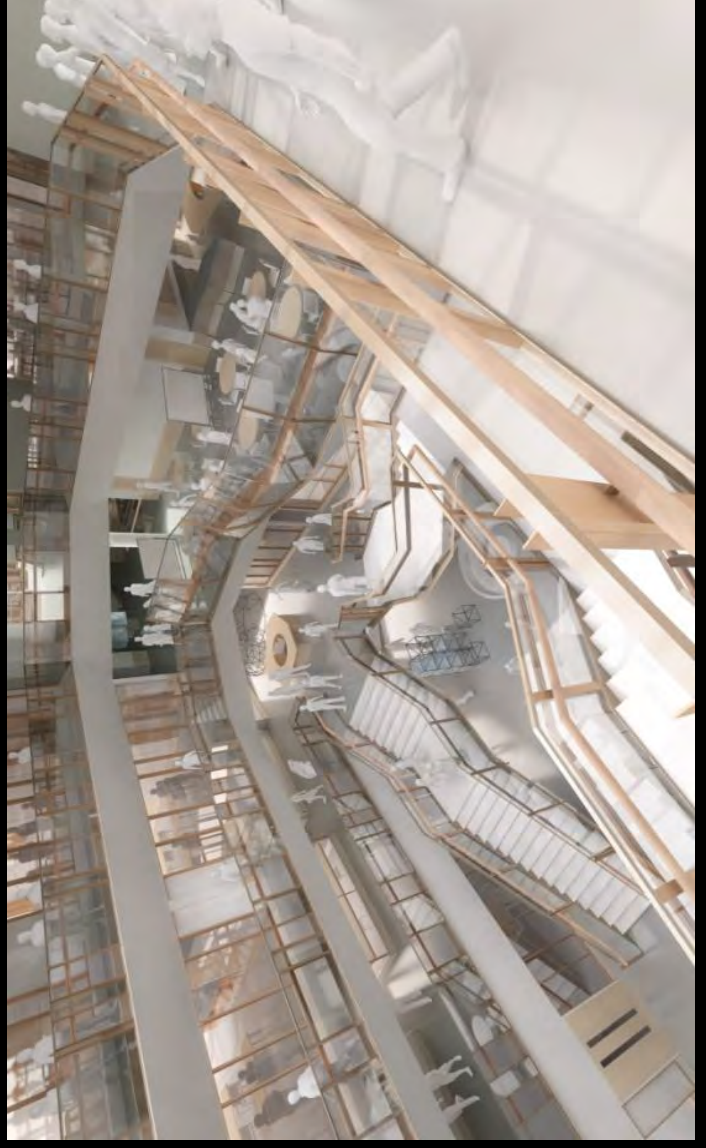
Office space will be reduced by 7% in the next two years, by 16% in 2020

By 2020, 6 desks will be shared by every 10 workers

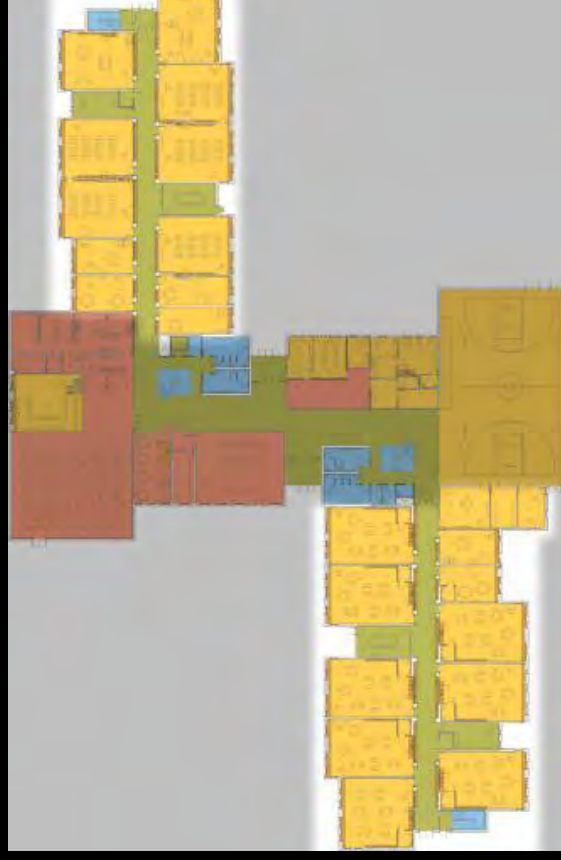
CO-CREATION COMMONS



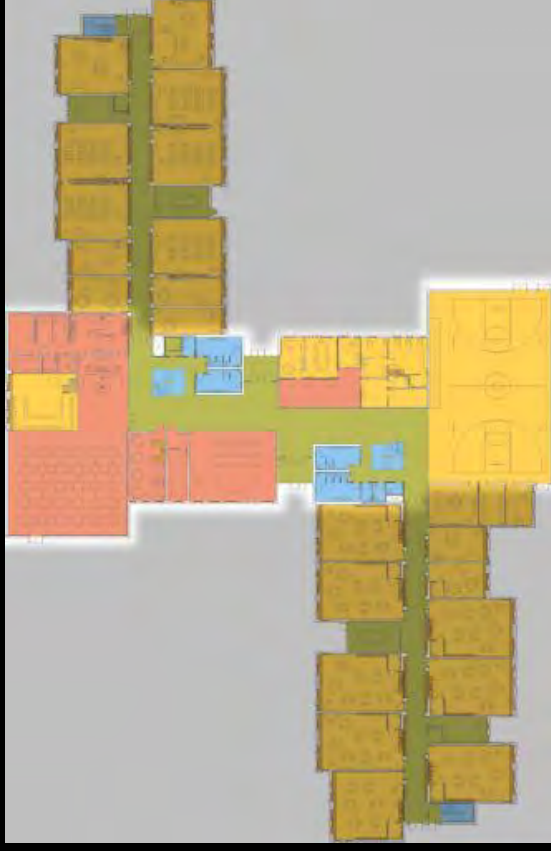
CO-CREATION COMMONS



MULTI-MODAL



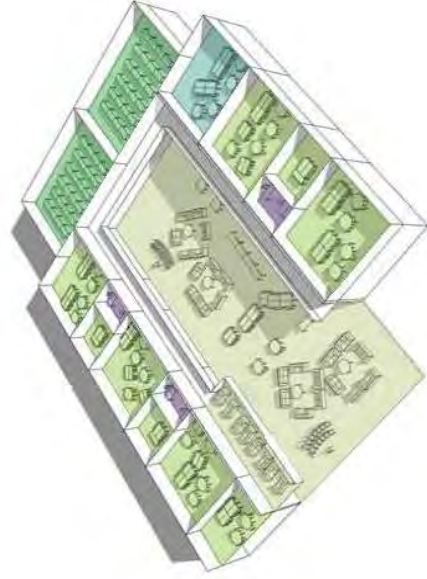
MULTI-MODAL



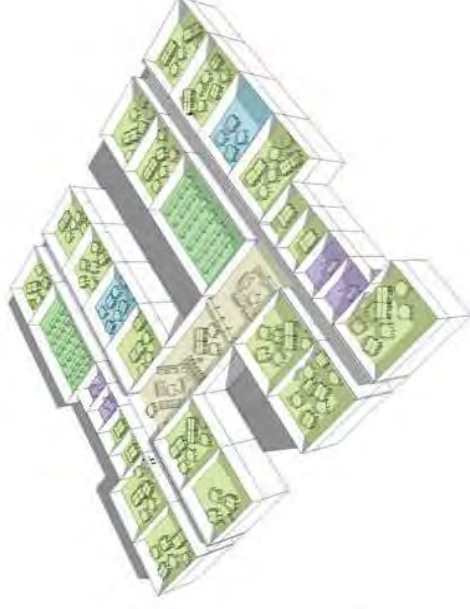
COLLABORATION + TECHNOLOGY

CO-CREATIVE
INTER-DISCIPLINARY
PROJECT-BASED
IMPROVISATORY
FLEXIBLE
OPEN TO CHANGE
GROUP THINK!

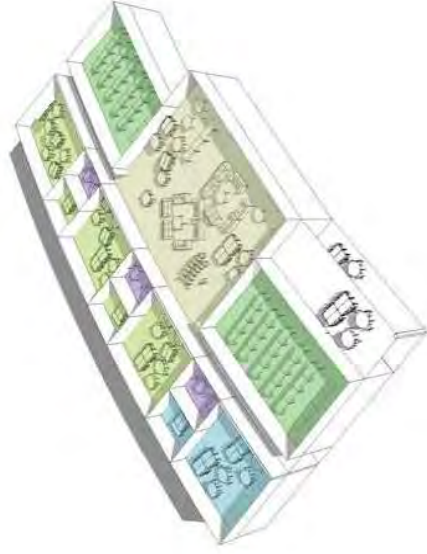
PROJECT BASED CLUSTERING



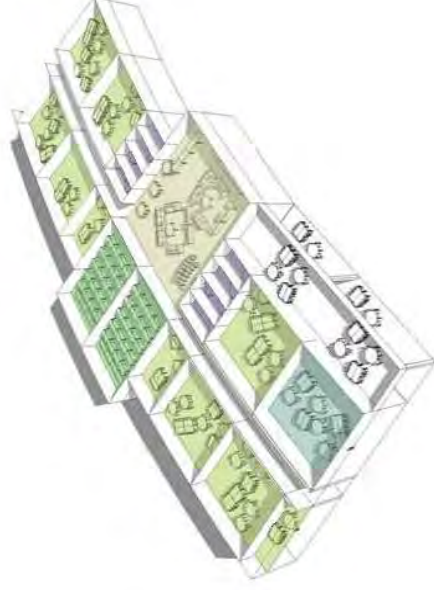
CLASSROOM CLUSTERING CONCEPT SCHEME 'A'



CLASSROOM CLUSTERING CONCEPT SCHEME 'B'



CLASSROOM CLUSTERING CONCEPT SCHEME 'C'



CLASSROOM CLUSTERING CONCEPT SCHEME 'D'

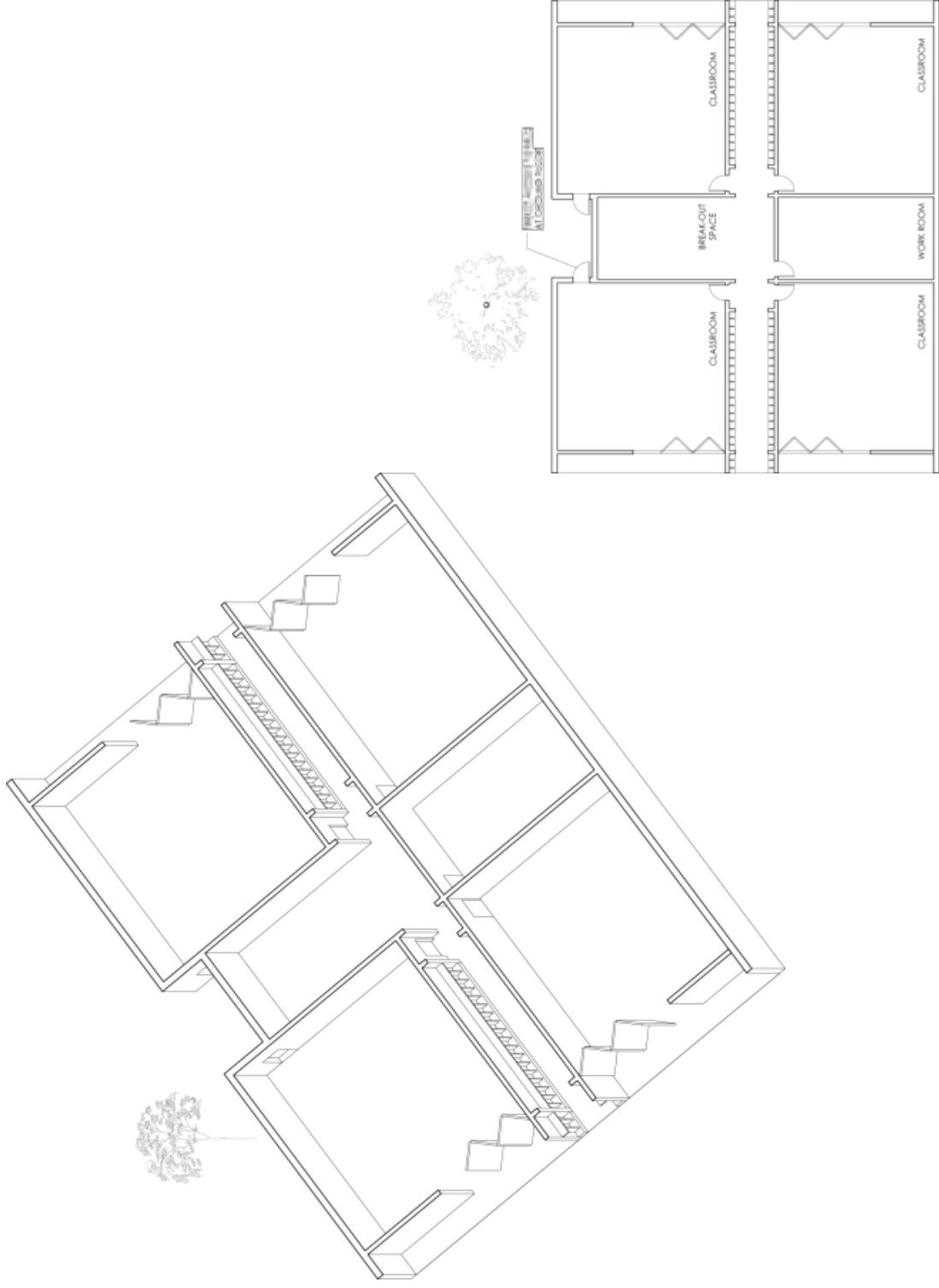
PROJECT BASED CLUSTERING



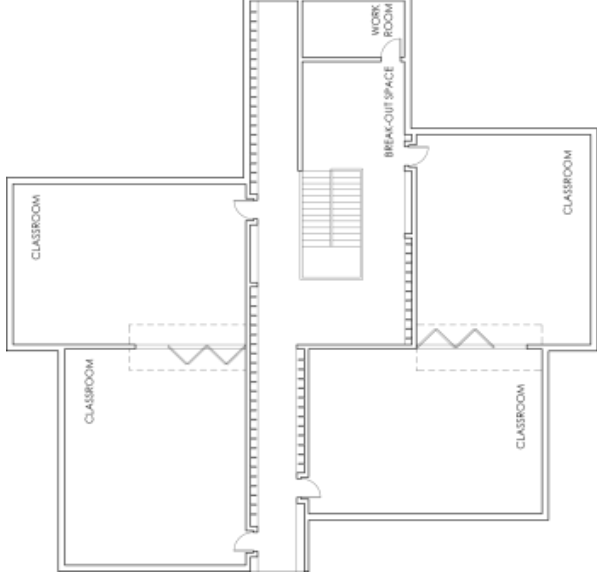
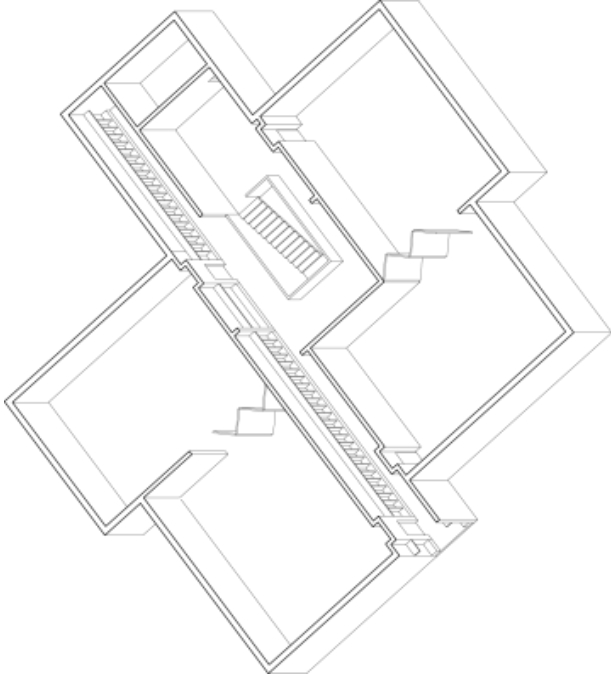
PROJECT BASED CLUSTERING



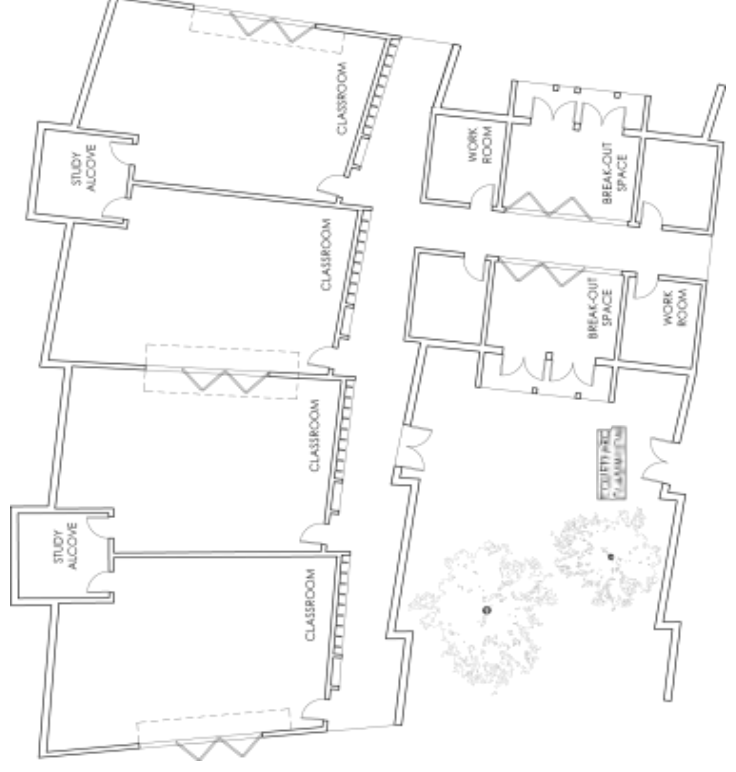
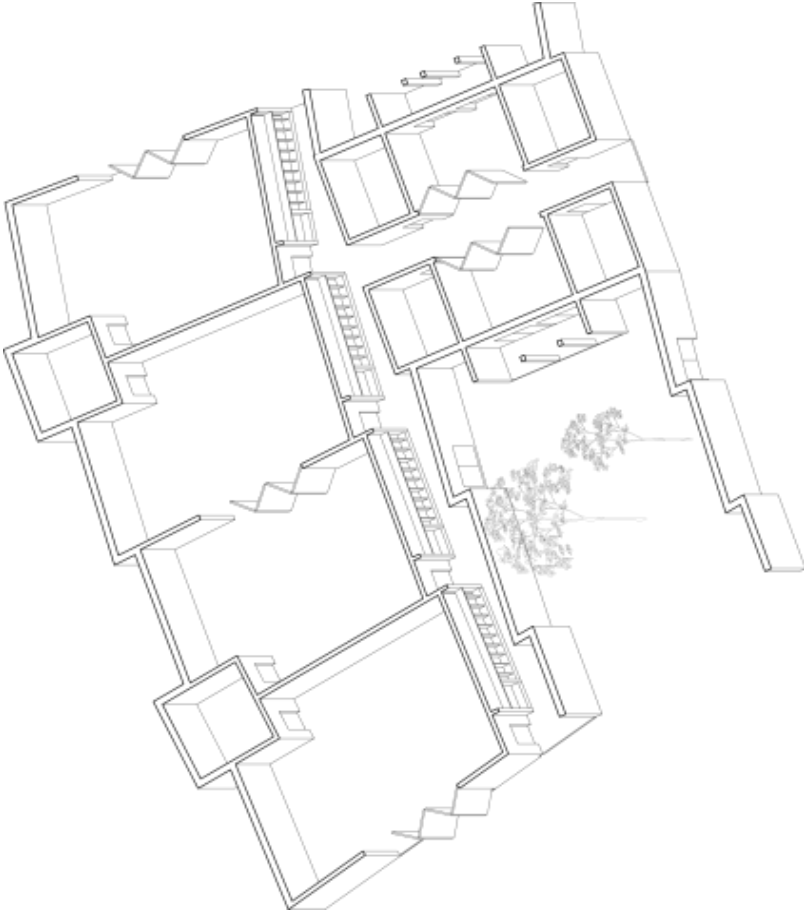
COLLABORATION AND BREAK-OUT SPACE



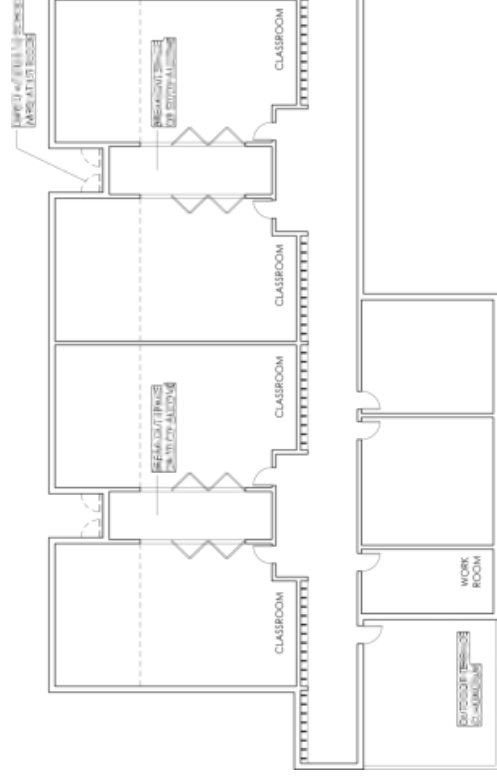
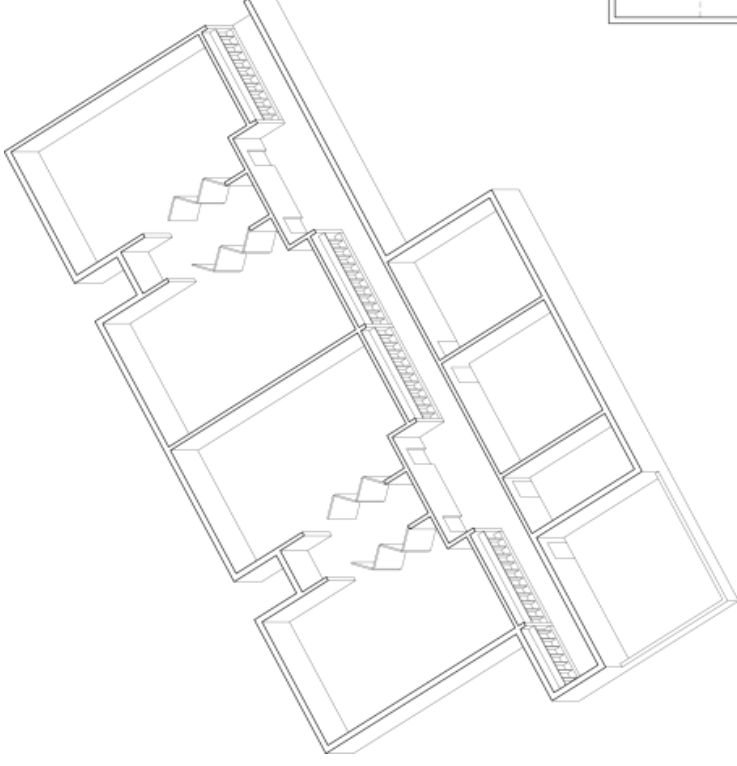
COLLABORATION AND BREAK-OUT SPACE



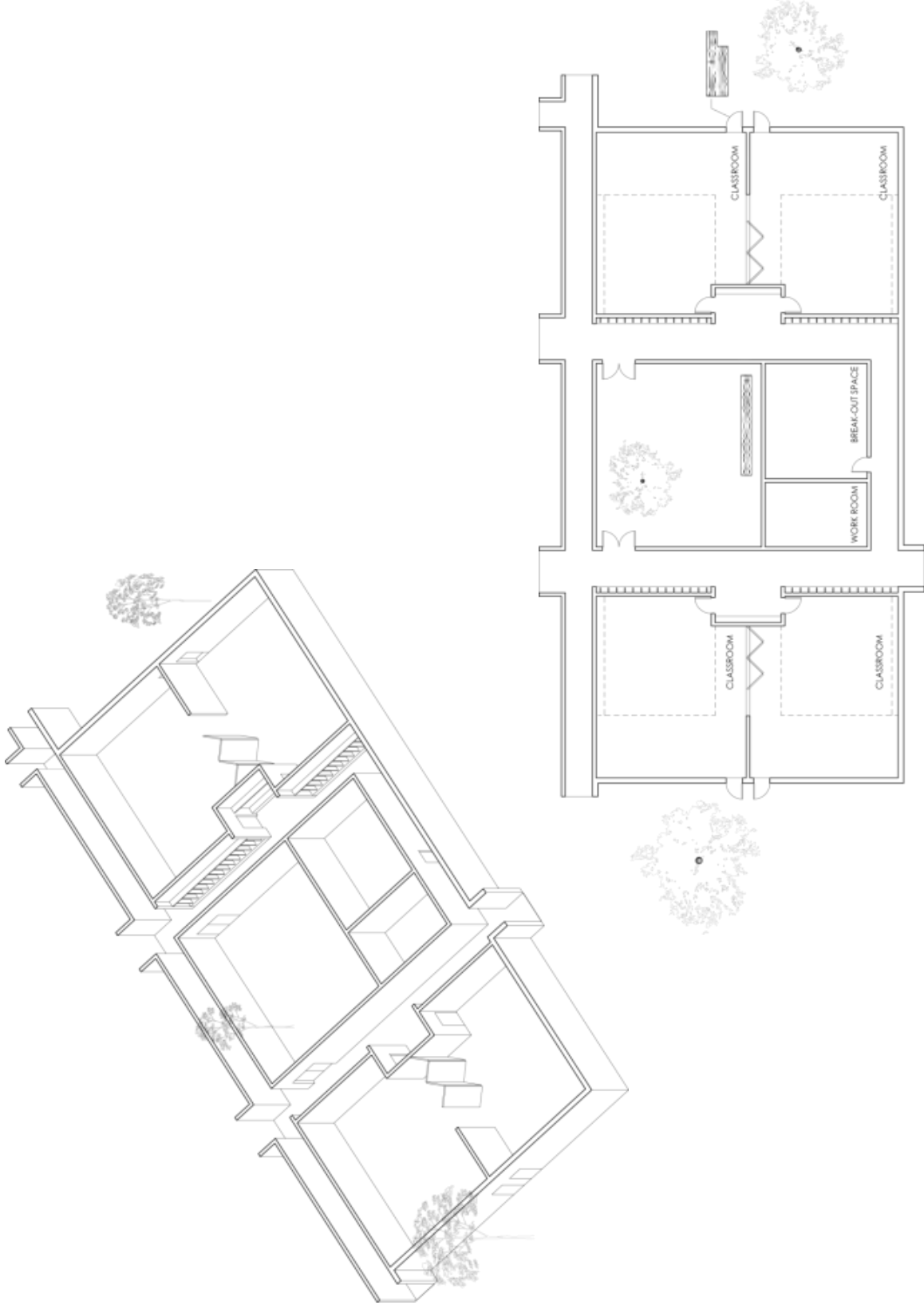
COLLABORATION AND BREAK-OUT SPACE



COLLABORATION AND BREAK-OUT SPACE



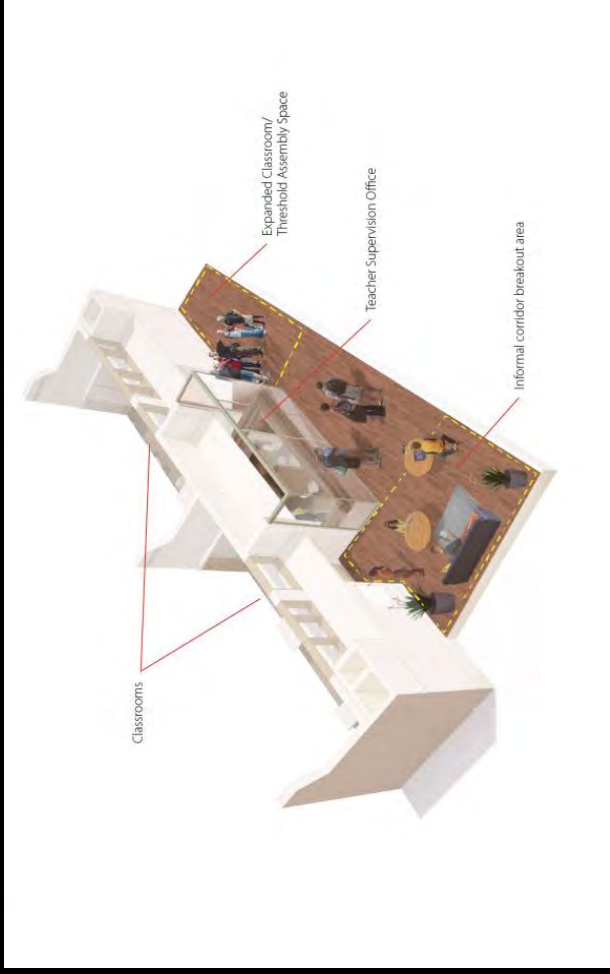
COLLABORATION AND BREAK-OUT SPACE



COLLABORATION AND BREAK-OUT SPACE



TEACHER PRESENCE



ACADEMIC CORRIDOR



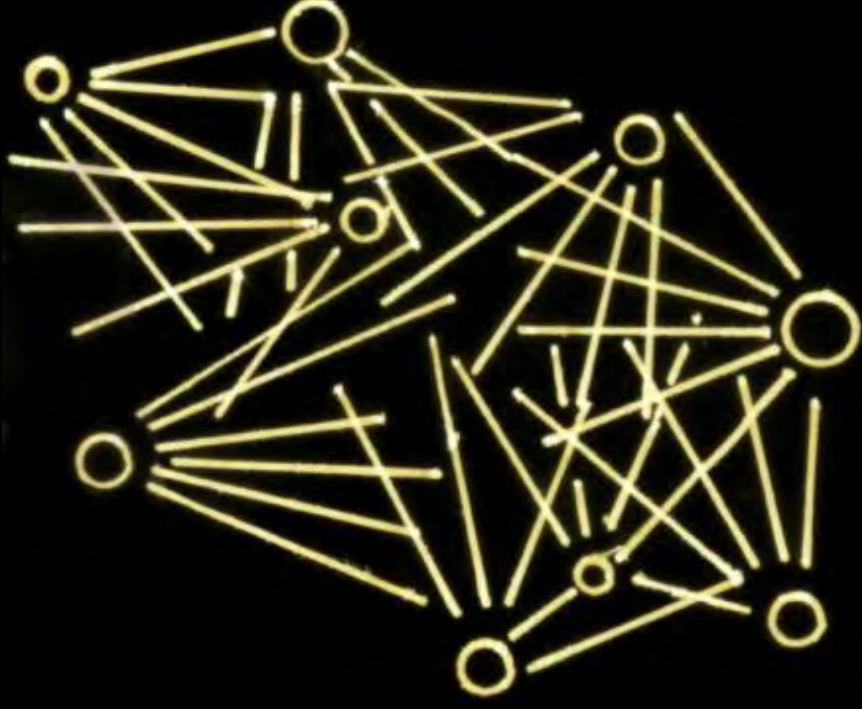
CO-CREATION PRECEDENTS



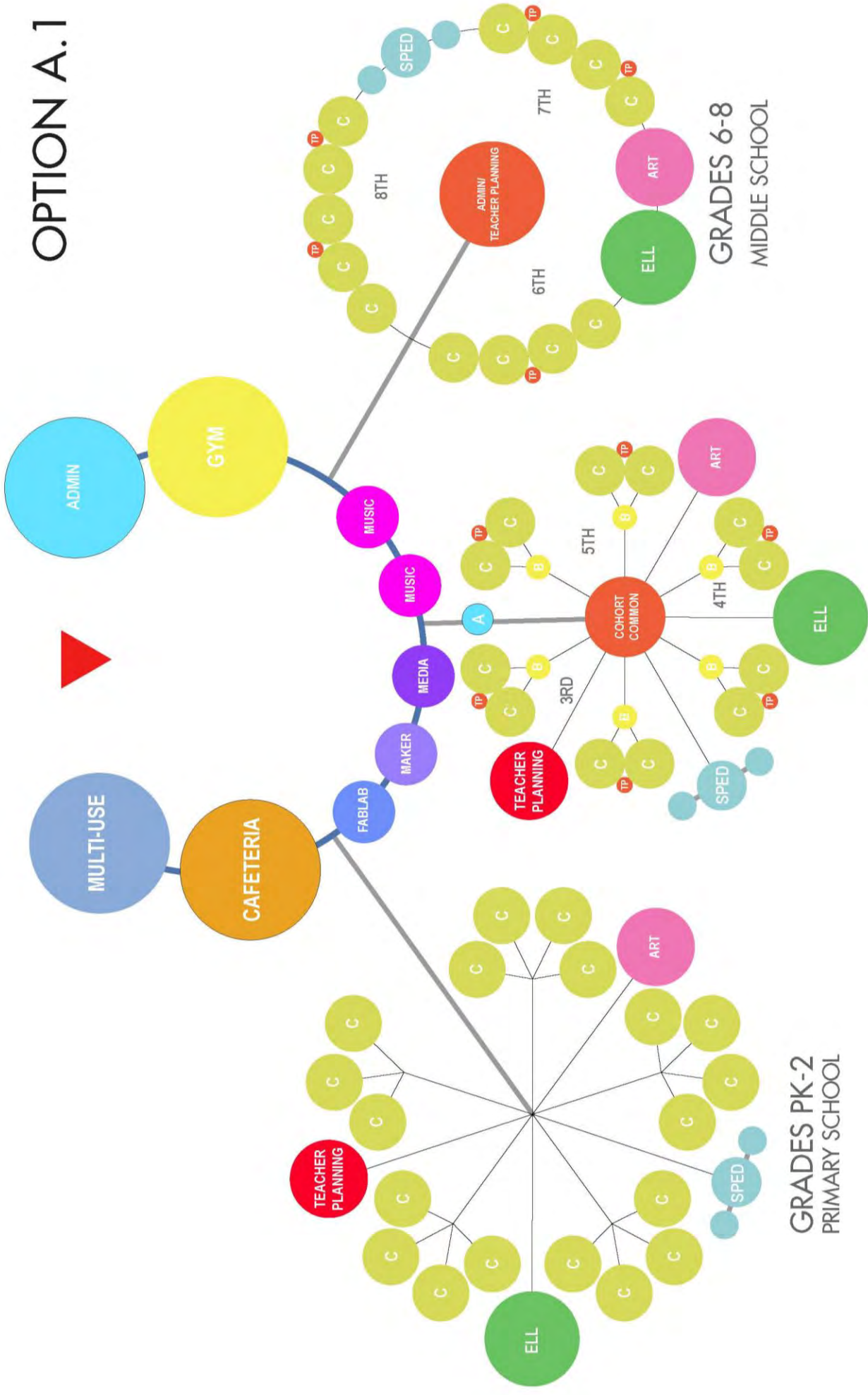
CO-CREATION AND TRANSPARENCY



TRANSPARENCY AND INTER-RELATION



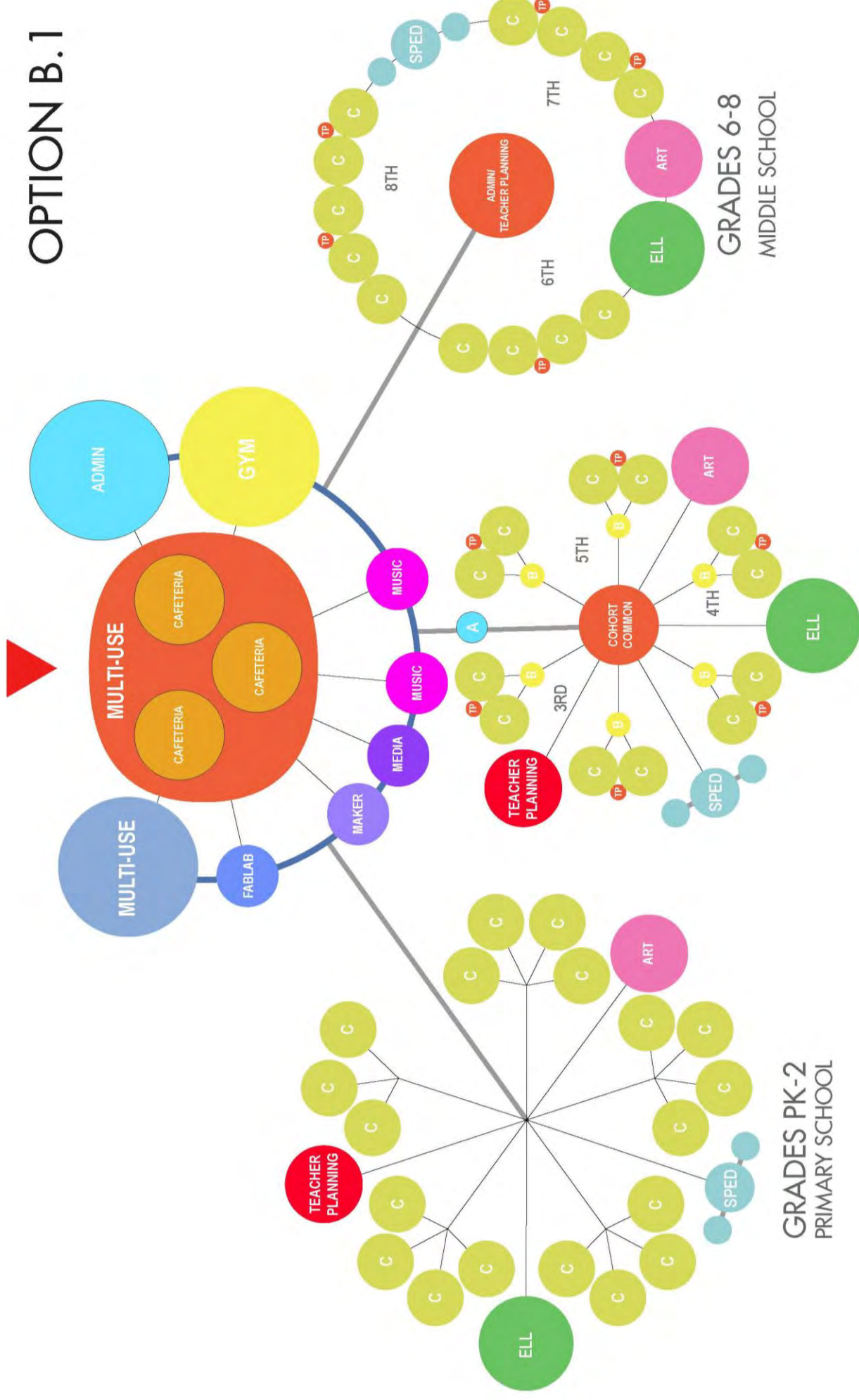
OPTION A.1



GRADES 3-5
ELEMENTARY SCHOOL

GRADES PK-2
PRIMARY SCHOOL

OPTION B.1

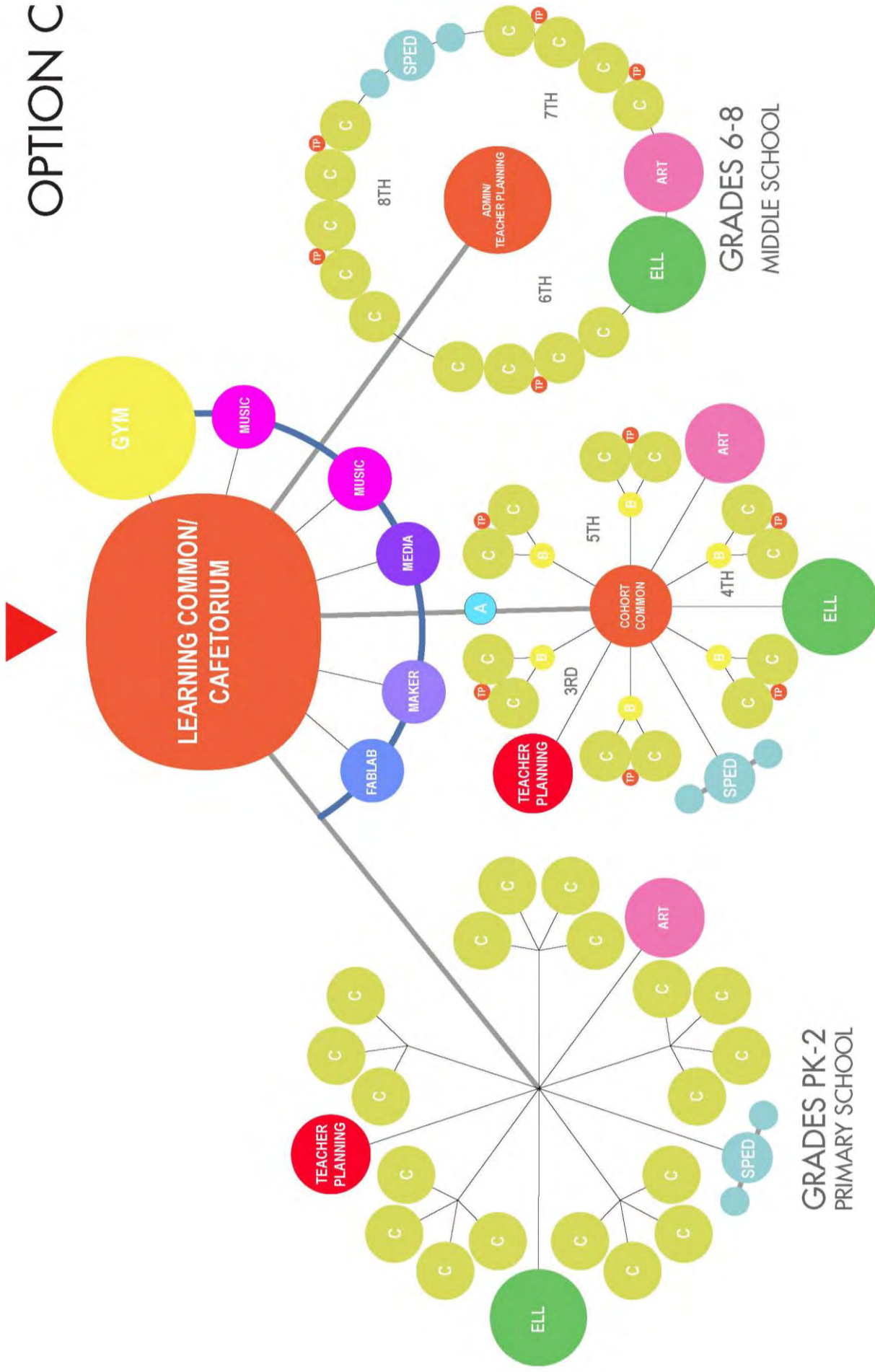


GRADES 3-5
ELEMENTARY SCHOOL

GRADES PK-2
PRIMARY SCHOOL

GRADES 6-8
MIDDLE SCHOOL

OPTION C.1

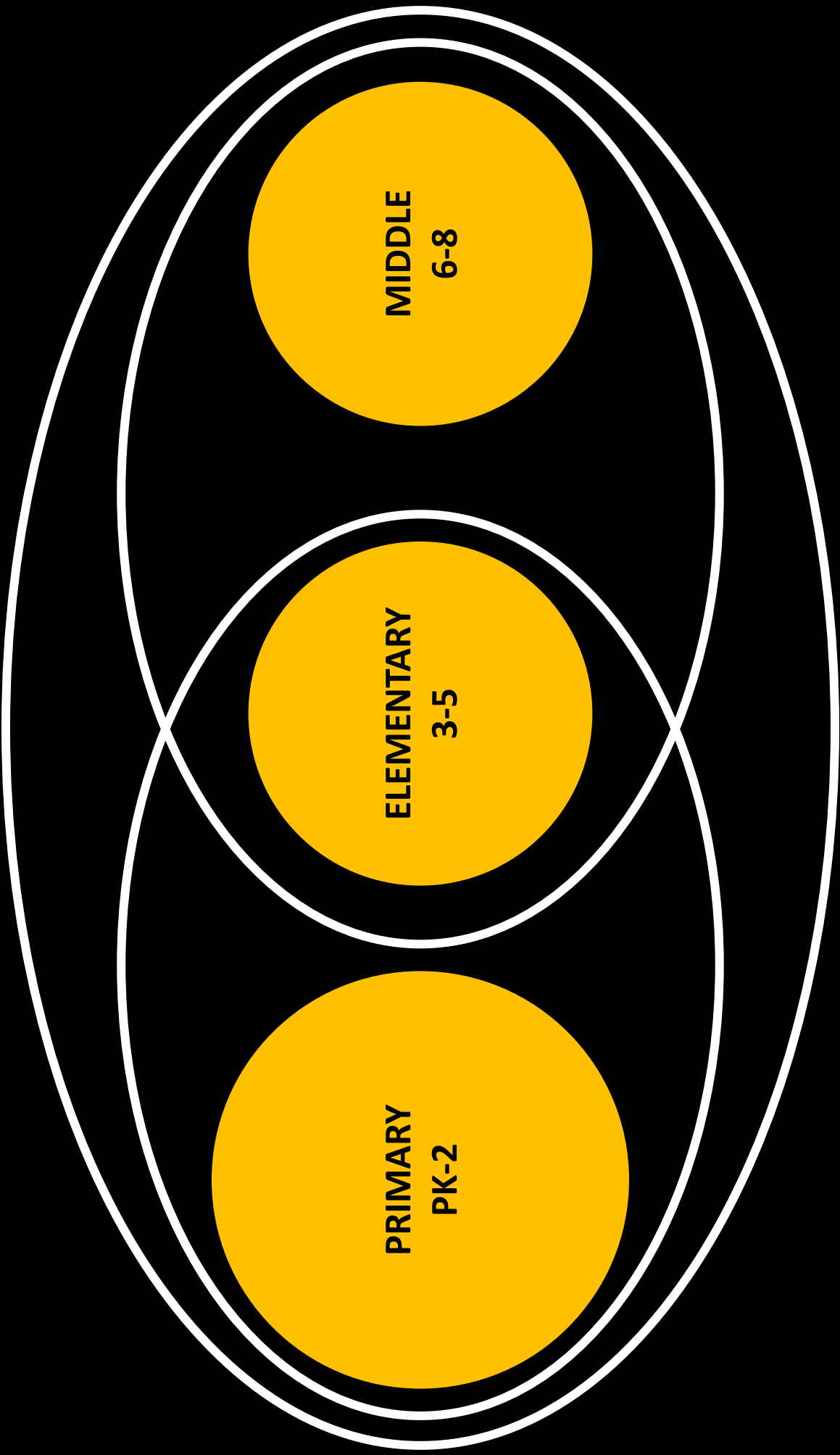


GRADES 3-5
ELEMENTARY SCHOOL

GRADES PK-2
PRIMARY SCHOOL

GRADES 6-8
MIDDLE SCHOOL

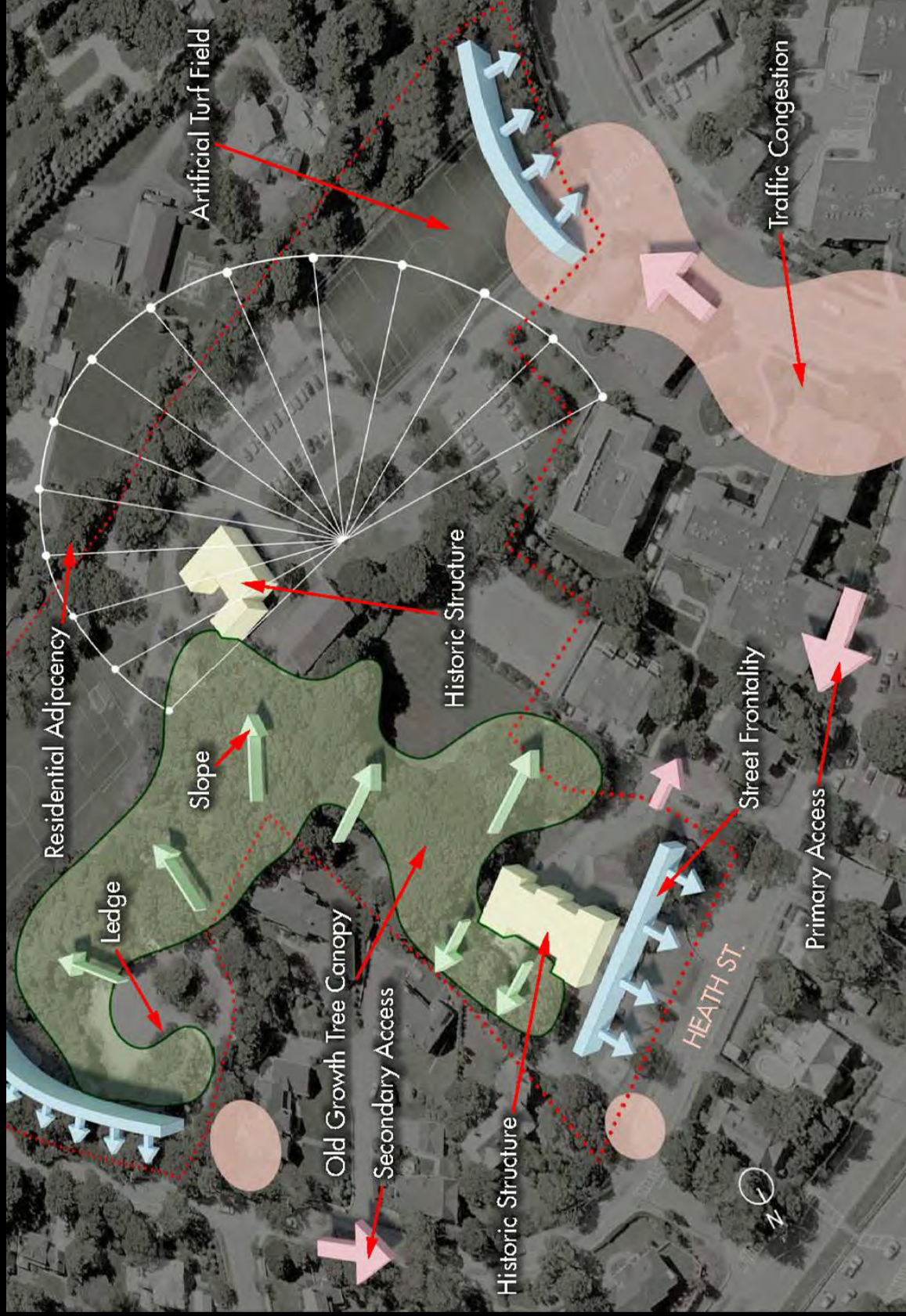
COHORT 'CLUSTERS'



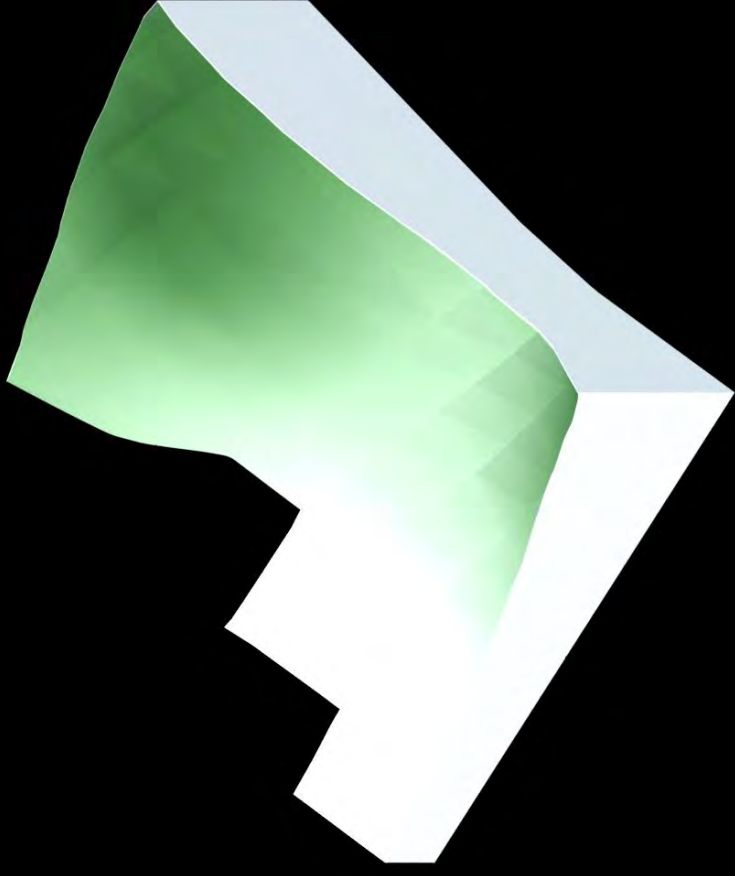
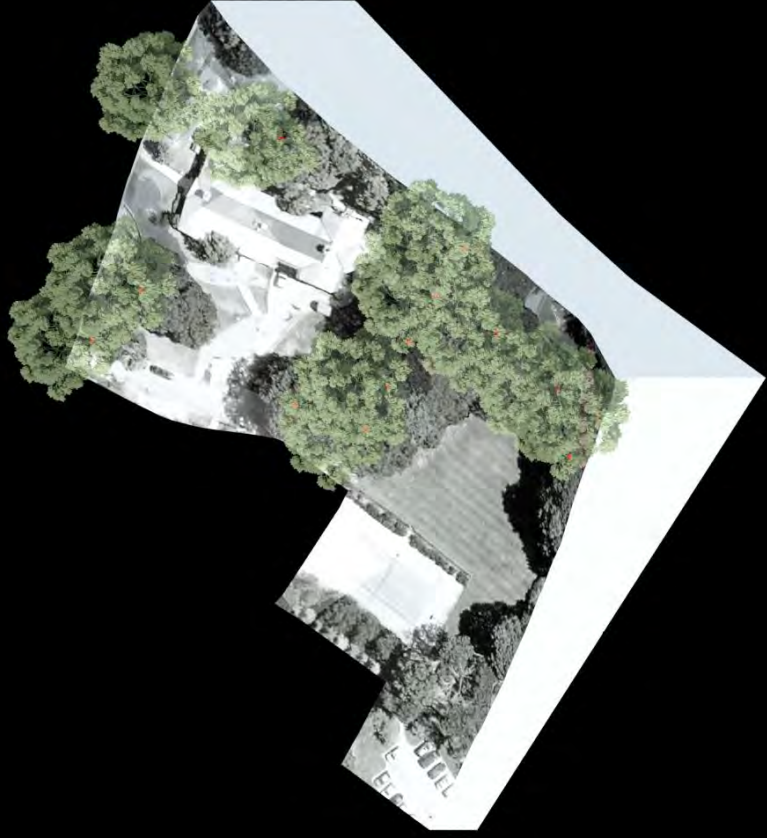
SITE ANALYSIS



SITE ANALYSIS



SITE ANALYSIS



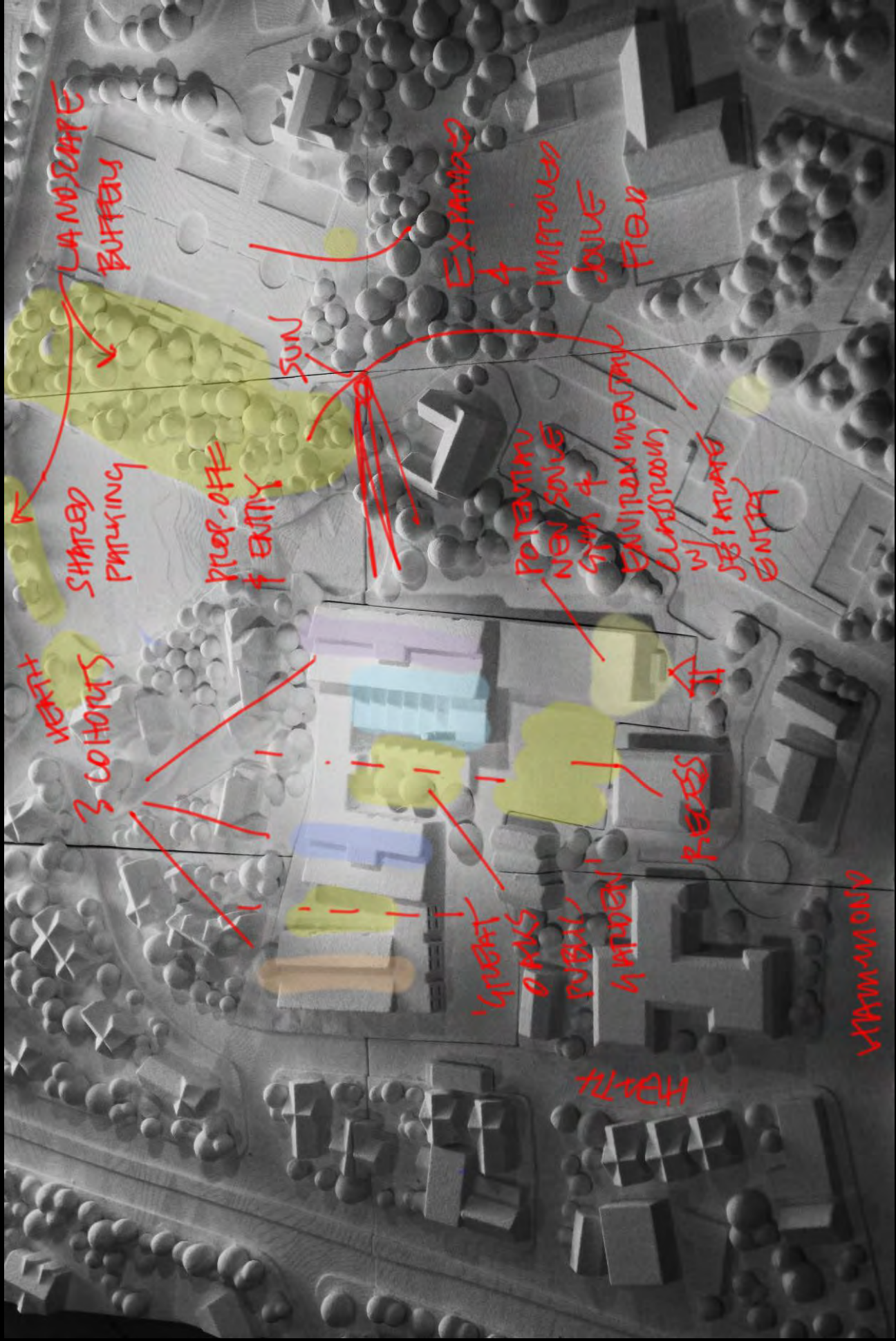
SITE ANALYSIS



OPTION A



OPTION A

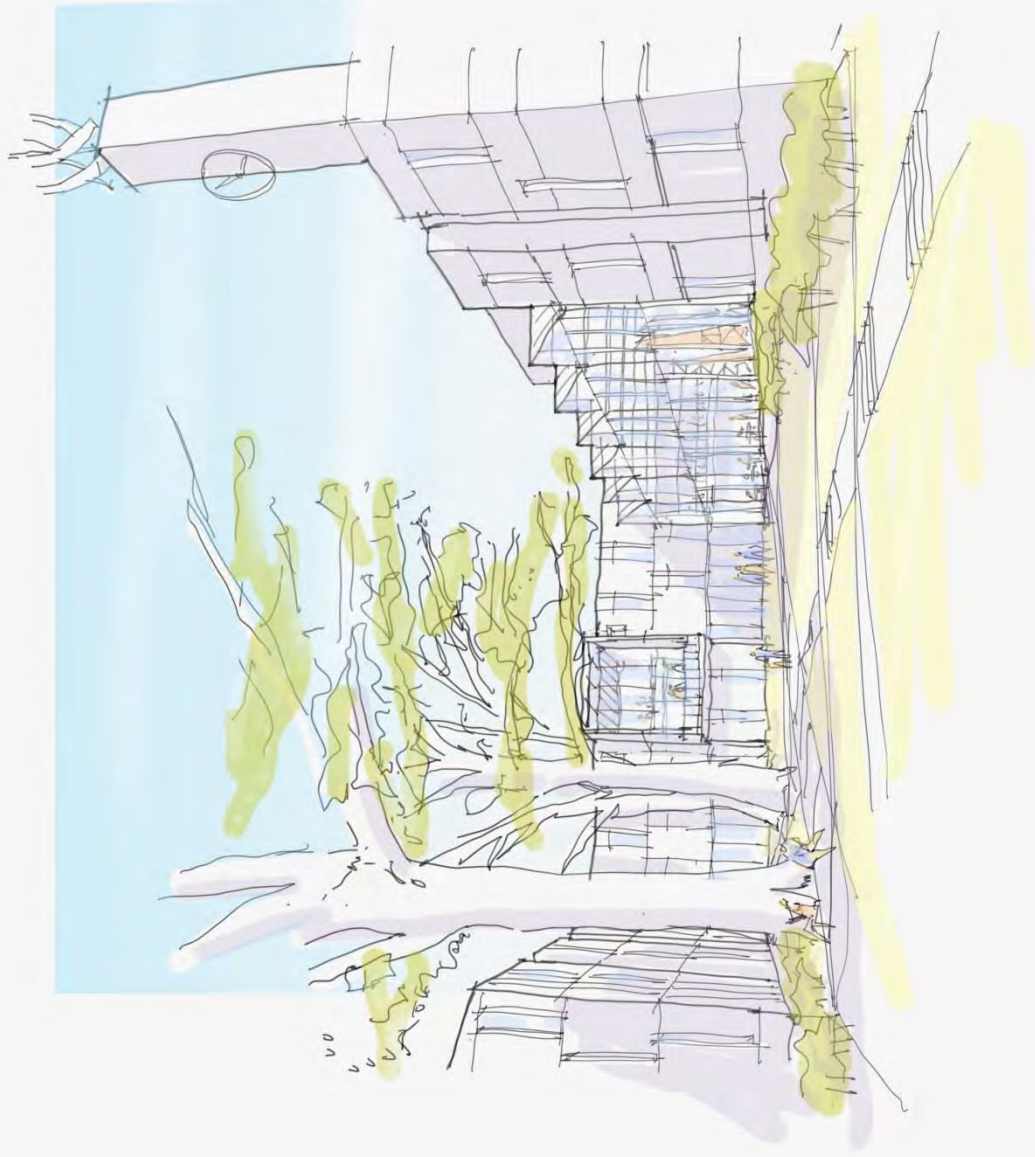


OPTION A





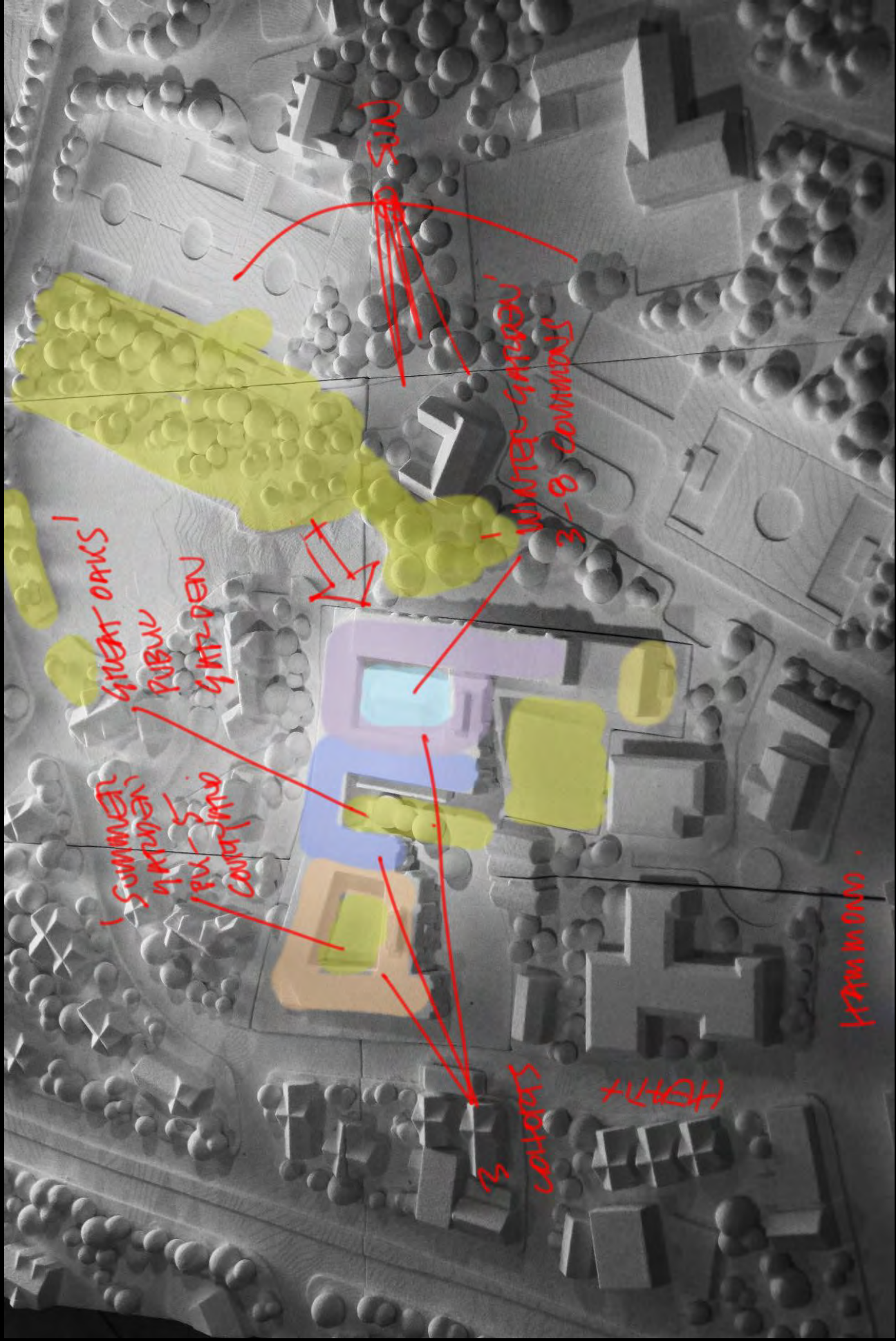
OPTION A



OPTION B



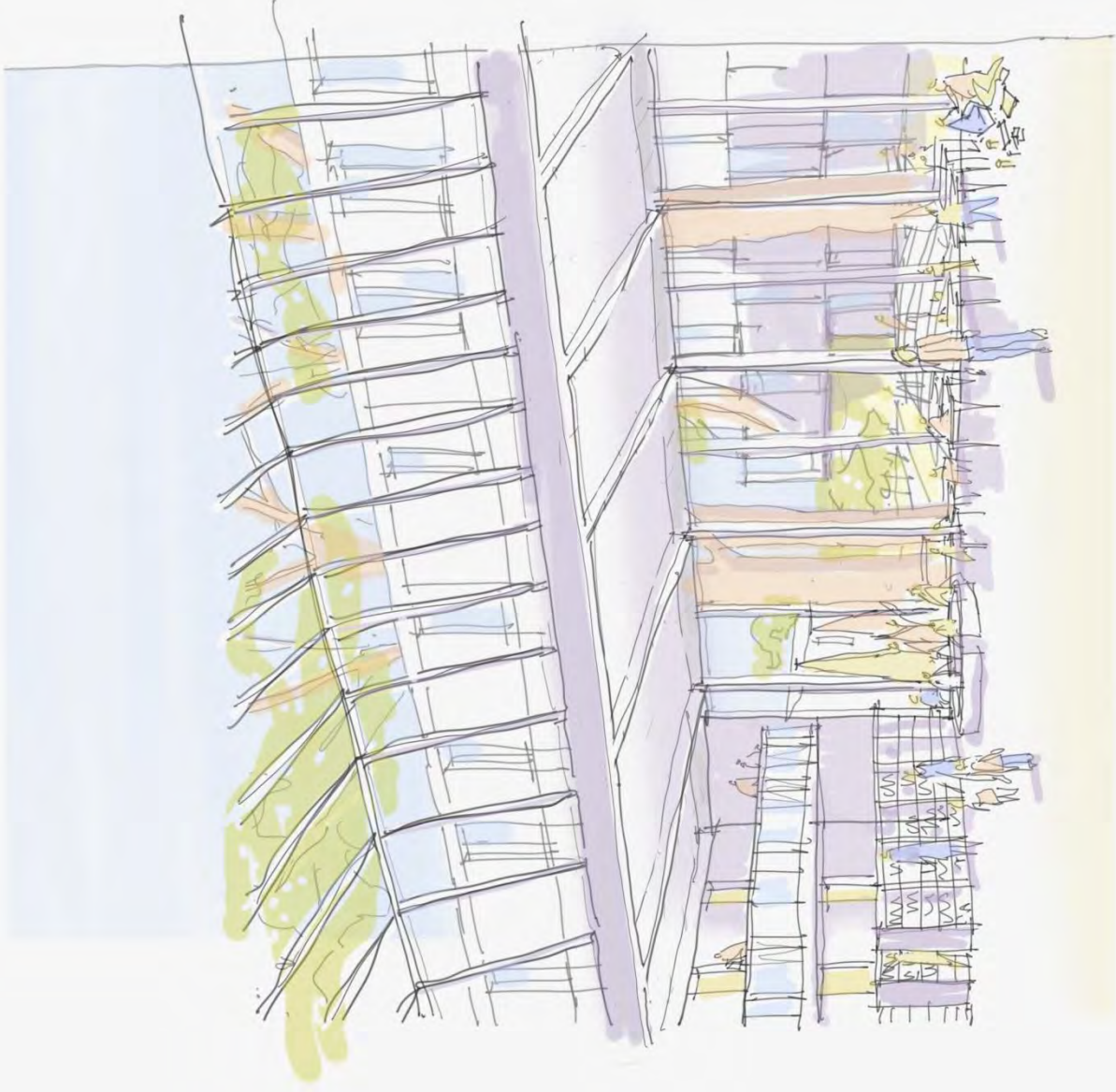
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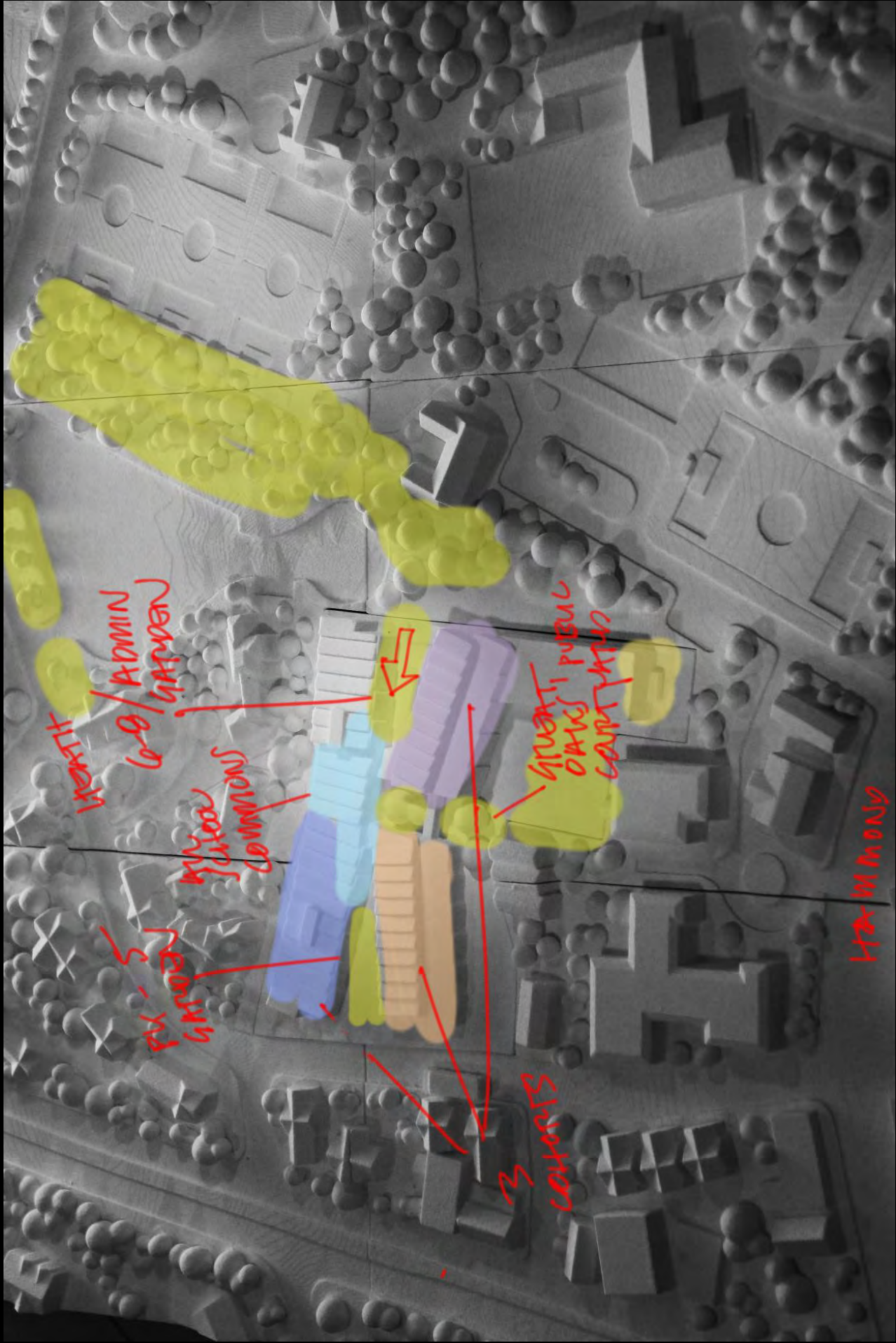
OPTION B



OPTION C



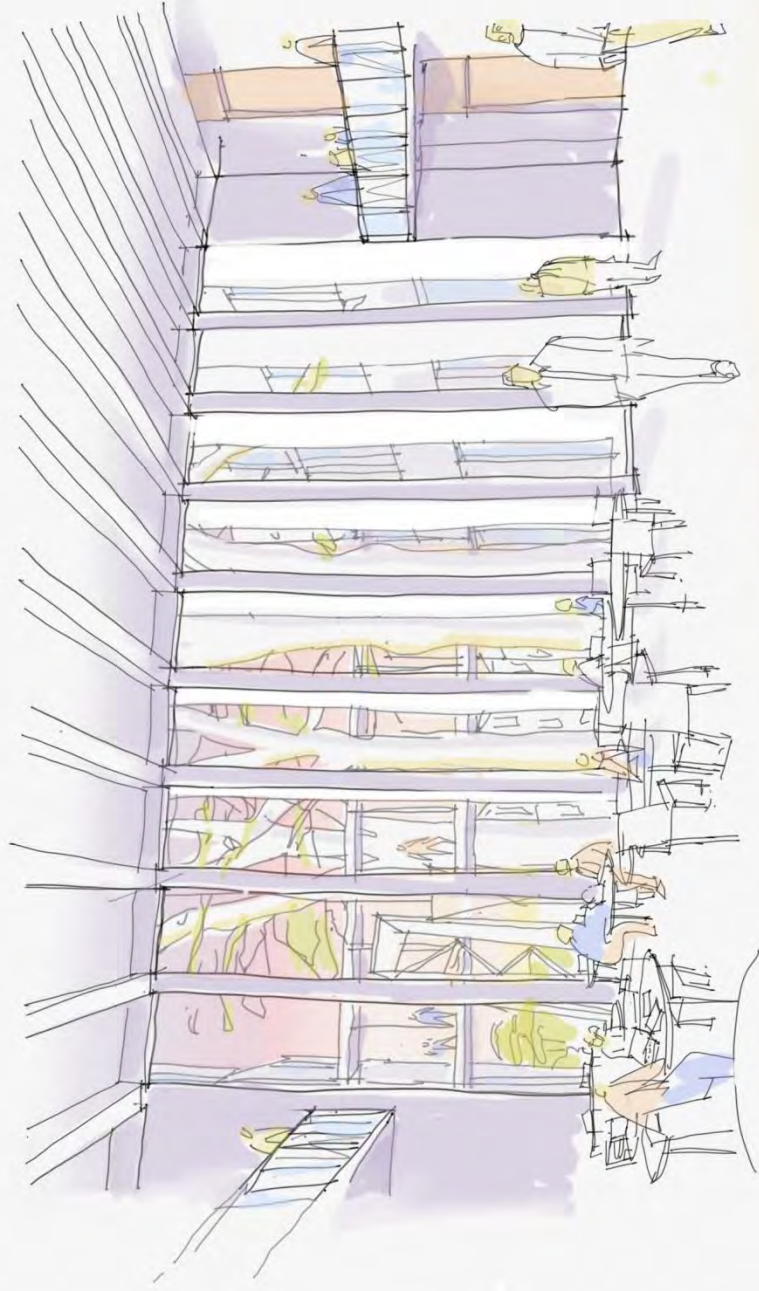
OPTION C







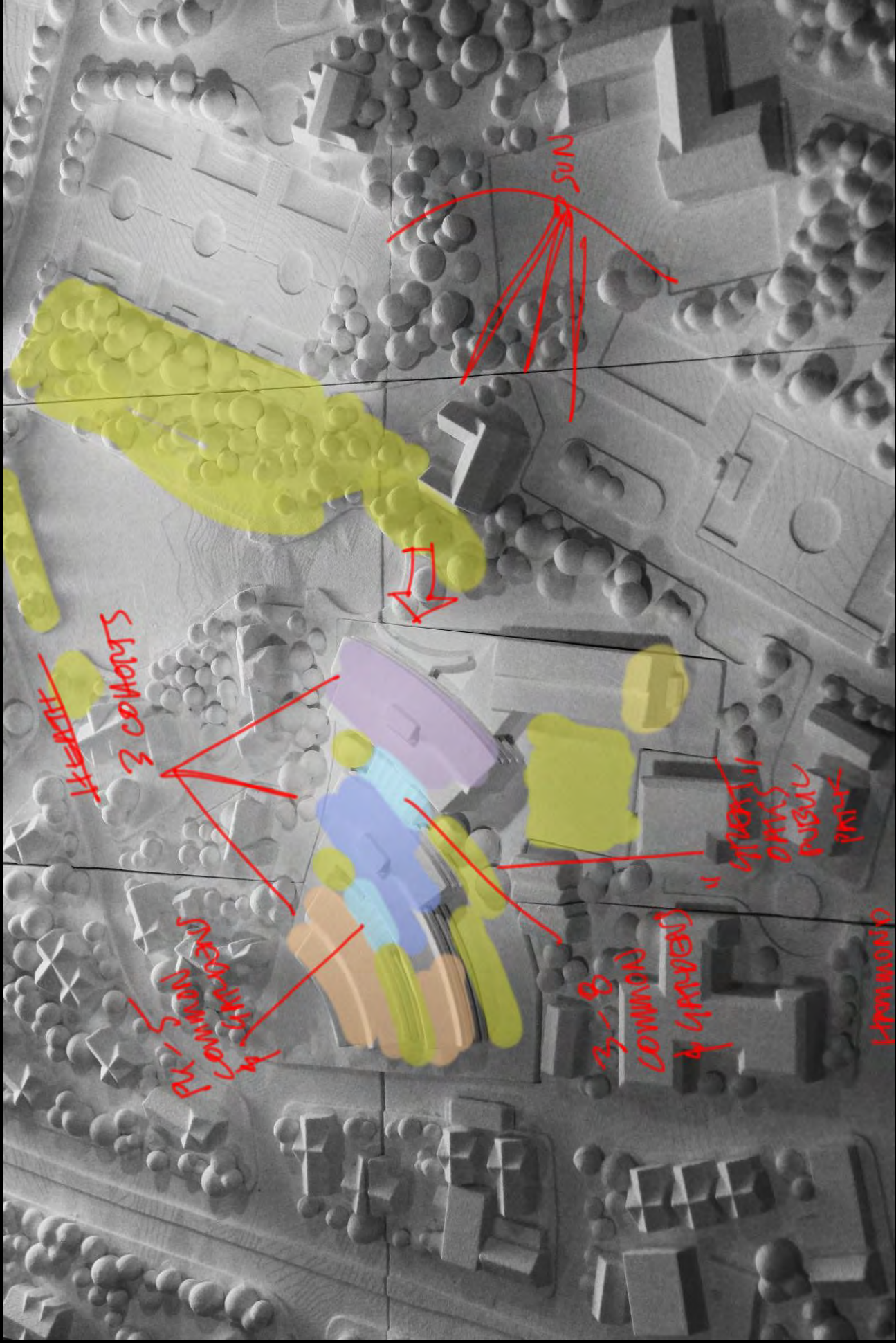
OPTION C



OPTION D



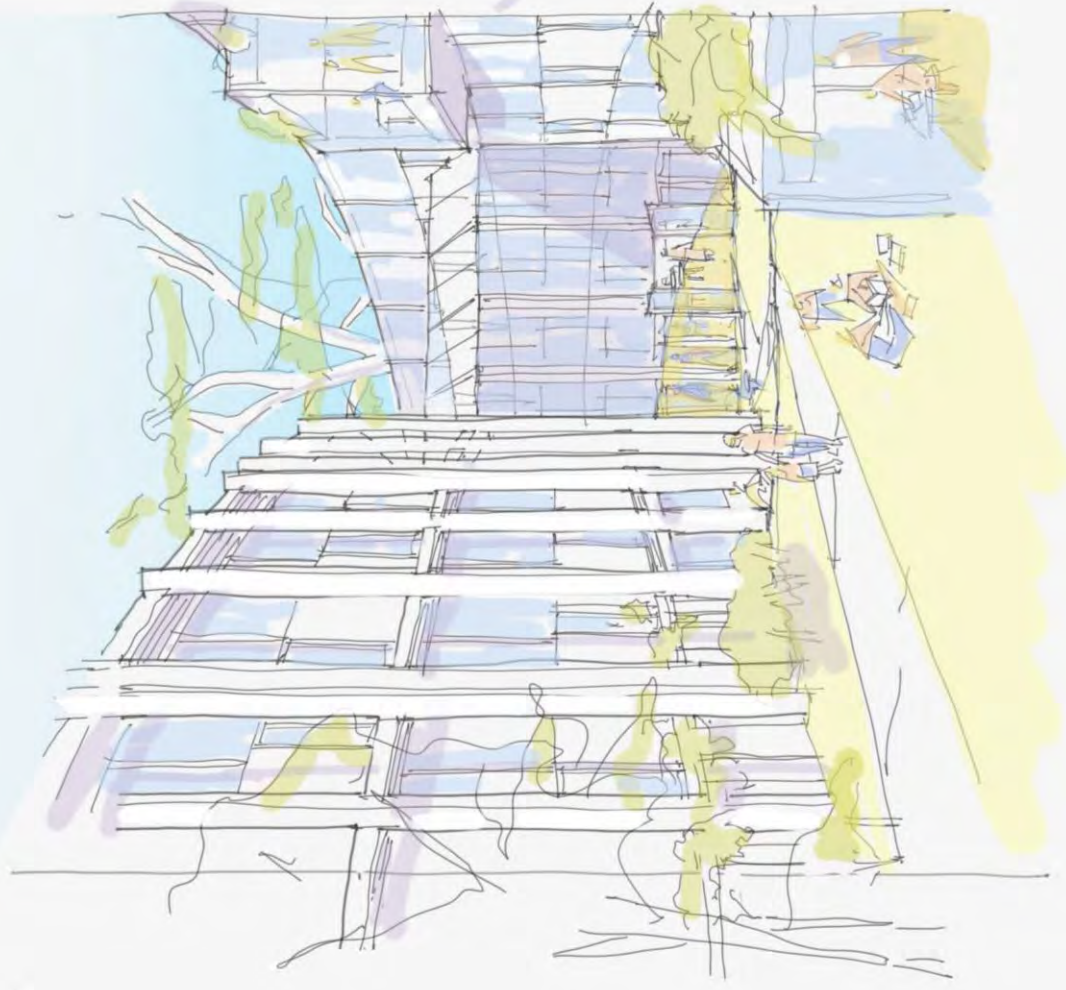
OPTION D



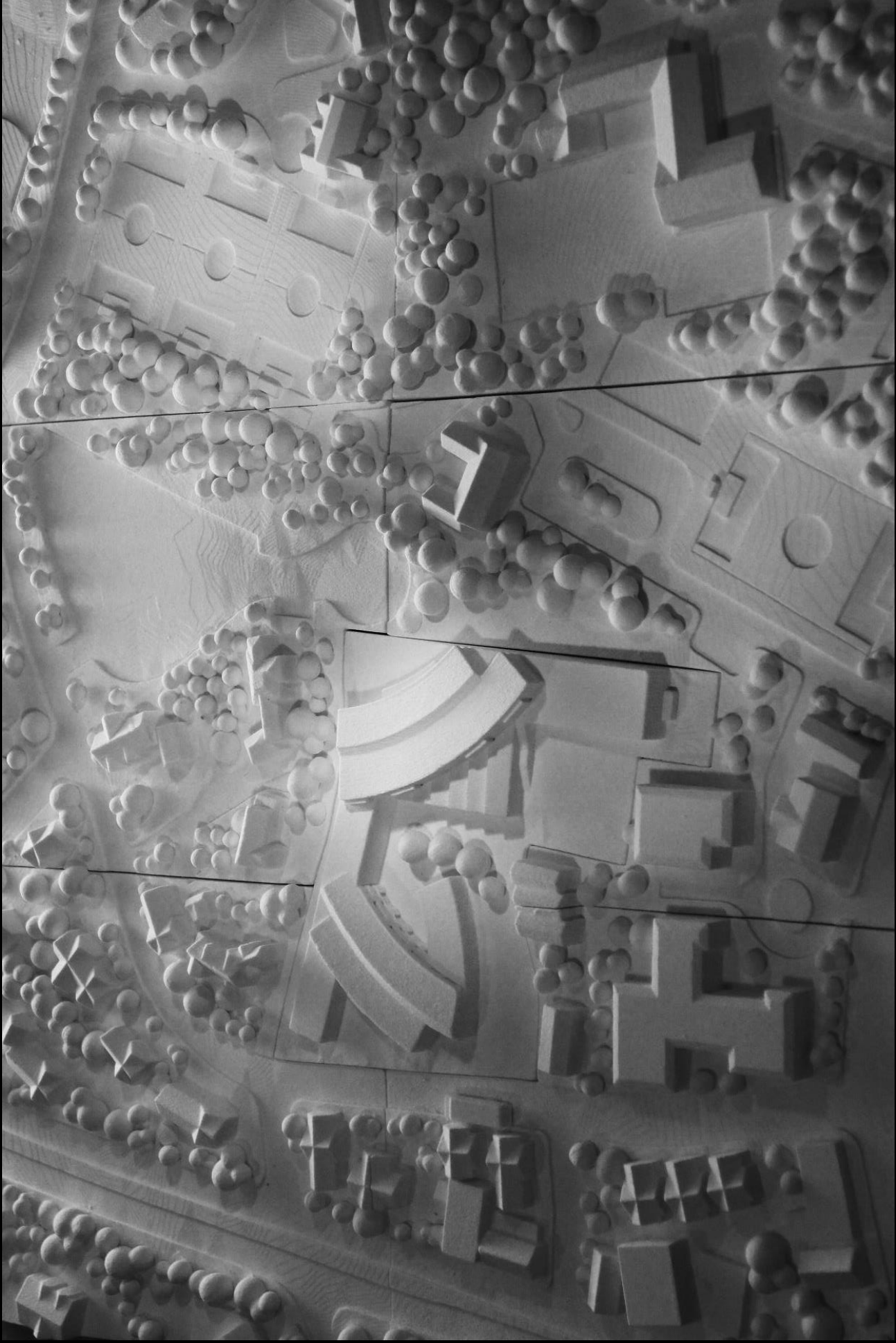




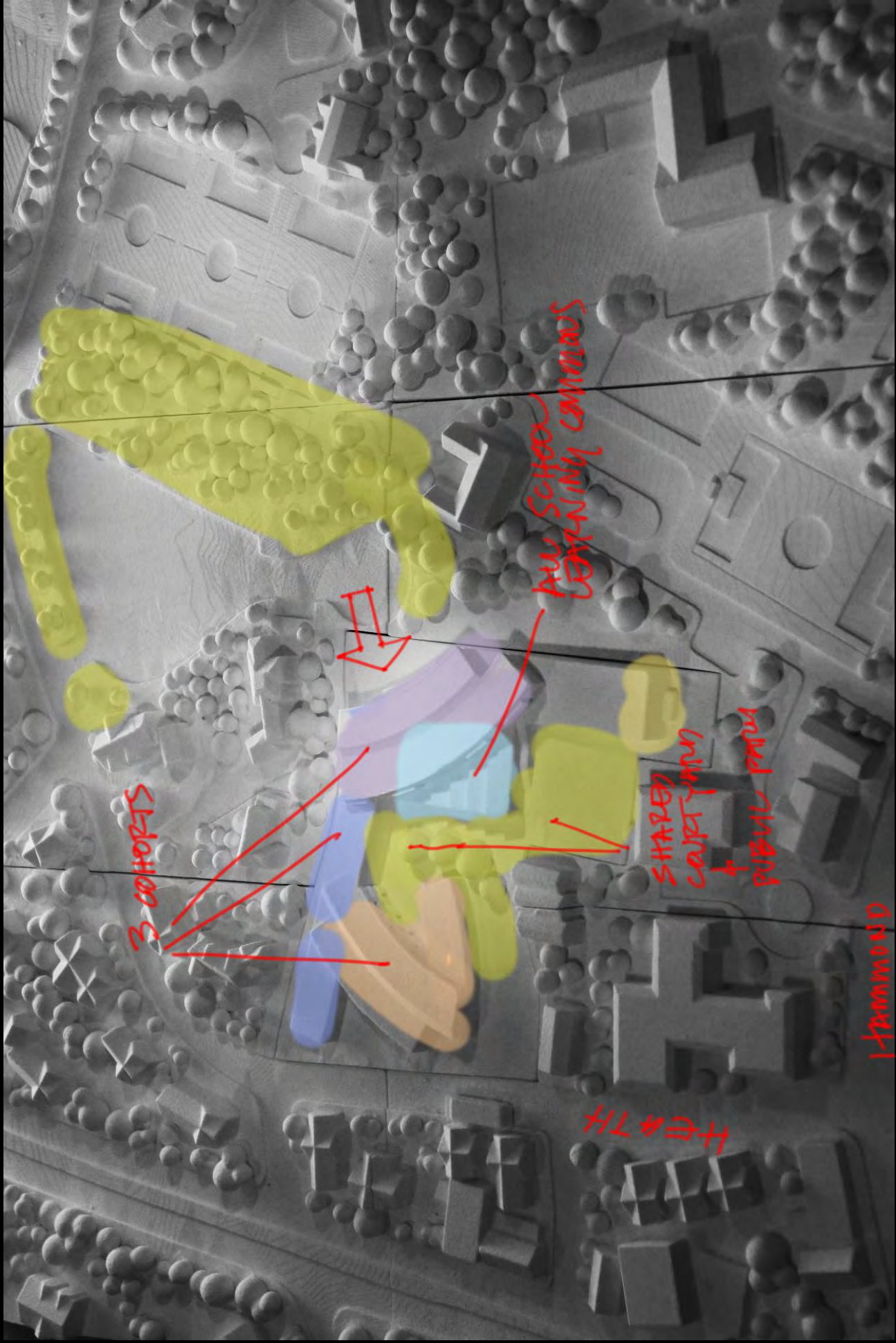
OPTION D



OPTION E



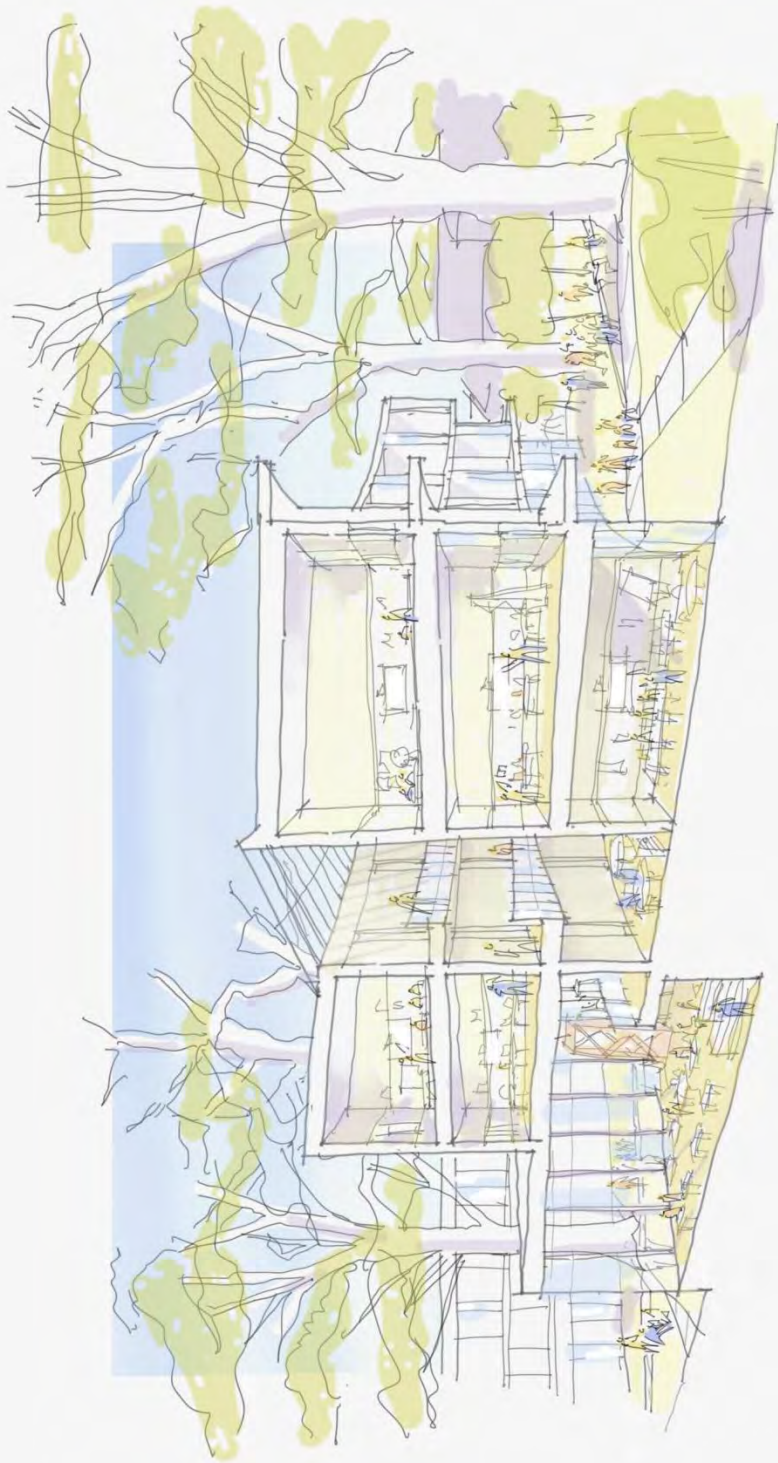
OPTION E







OPTION E



PRE-SCHEMATIC ALTERNATIVES EVALUATION

PROJECT EVALUATION CRITERION

TOTAL PROJECT COST
TRAFFIC
OPEN SPACE
IMPACT TO NEIGHBORS
SCHEDULE DURATION / RISK
EDUCATION PLAN ENHANCEMENT
CLASSROOM SHAPE AND ADJACENCIES
COHORT CONFIGURATION
NON-EDUCATION PROGRAM ACCOMMODATION
FLEXIBILITY OF USE - FUTURE USE
LEED /SUSTAINABILITY
BUILDING MASSING/SITE COVERAGE

EXTERIOR DESIGN
MEP ACCOMMODATION
ATHLETIC USE
CONSTRUCTION STAGING
COMMUNITY USE
DELIVERIES
CONTINGENCY RISK
SITE REMEDIATION
LONG TERM MAINTENANCE / REPAIR COST
HAZARDOUS MATERIAL REMOVAL
BIDDING AND PROCUREMENT
SECURITY

PRE-SCHEMATIC ALTERNATIVES EVALUATION

Sample Elementary School		Evaluation Matrix for Alternative Design Strategies	
KEY		+	Advantageous
		0	Neutral
		-	Disadvantageous
		- -	Very Disadvantageous
PROJECT CRITERION	Option A	Option B	Option C
1 Total Project Cost	+	-	-
2 Traffic	-	-	-
3 Open Space	+	0	+
4 Impact to Neighbors	0	0	0
5 Schedule Duration / Risk	-	-	-
6 Education Plan Enhancement	0	0	0
7 Classroom Shapes and Adjacencies	-	-	-
8 Cohort Configuration	0	0	0
9 Non-Education Program Accommodation	-	0	0
10 Flexibility of Use - Future Use	-	0	-
11 LEED /Sustainability	0	0	0
12 Building Massing/Site Coverage	0	0	0
13 Exterior Design	+	+	+
14 MEP Accommodation	-	-	-
15 Athletic Use	0	0	-
16 Construction Staging	0	-	-
17 Community Use	0	0	0
18 Deliveries	+	+	+
19 Contingency Risk	-	-	-
21 Site Remediation	0	0	0
22 Long term Maintenance / Repair Cost	0	0	0
23 Hazardous Material Removal	0	0	0
24 Bidding and Procurement	0	0	0
25 Security	-	+	0

*“To marvel is the beginning of all
knowledge”*

- ancient greek proverb

5.2 January 4, 2017 - Community Meeting

SCHEDULE OF MILESTONES 9TH ELEMENTARY SCHOOL

NOTICE TO PROCEED 10/18/16

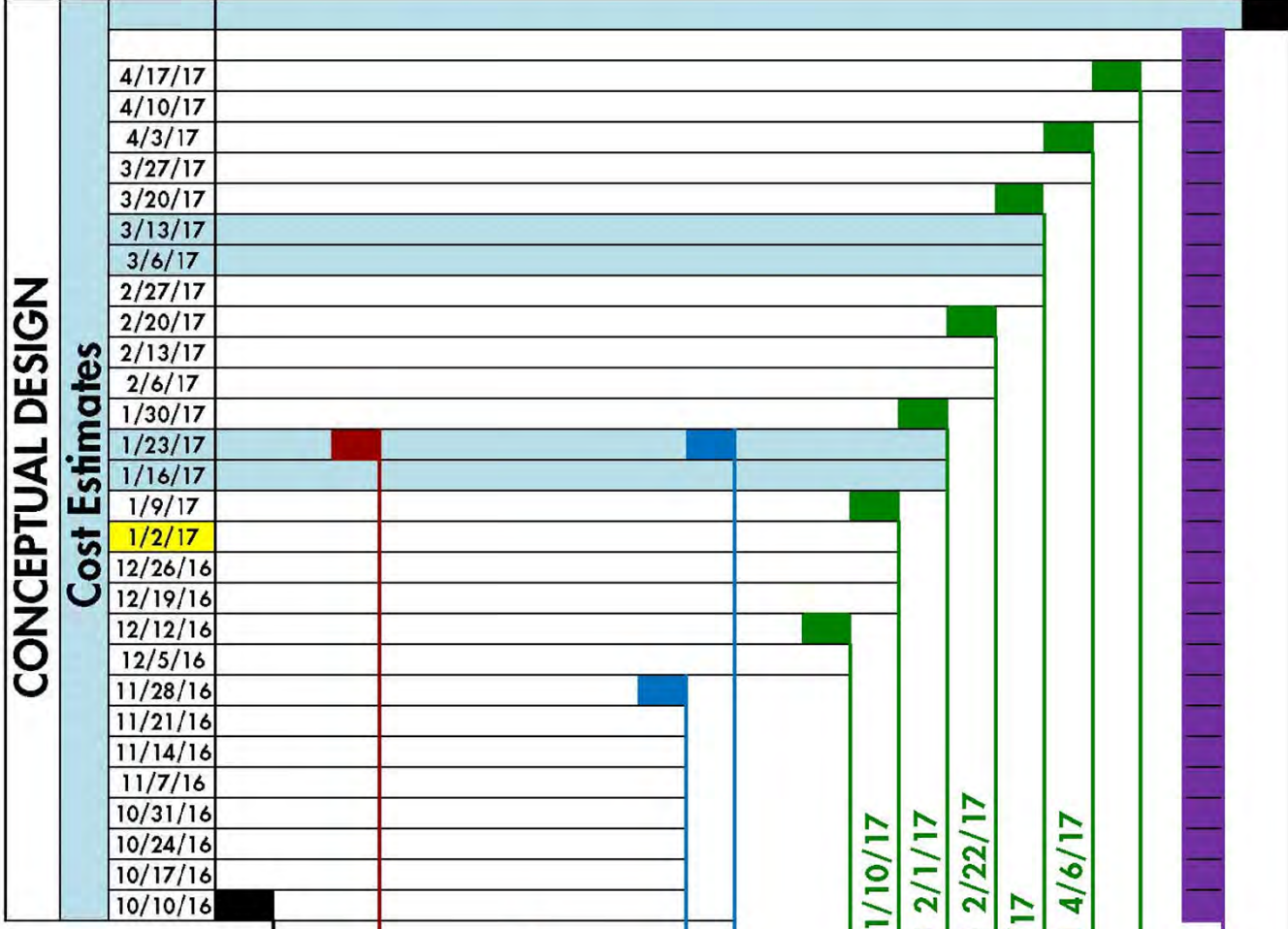
TASK 1: DATA COLLECTION AND DISCOVERY
IDENTIFY SITE CONSTRAINTS, REGULATORY RISKS, SCHEDULING, TRAFFIC, COMPLEXITY AND COST FACTORS. INCLUDE SURVEY, UTILITY ANALYSIS, GEOTECHNICAL REPORT, PHASE 1 SITE ASSESSMENT, AND HAZMAT ASSESSMENT

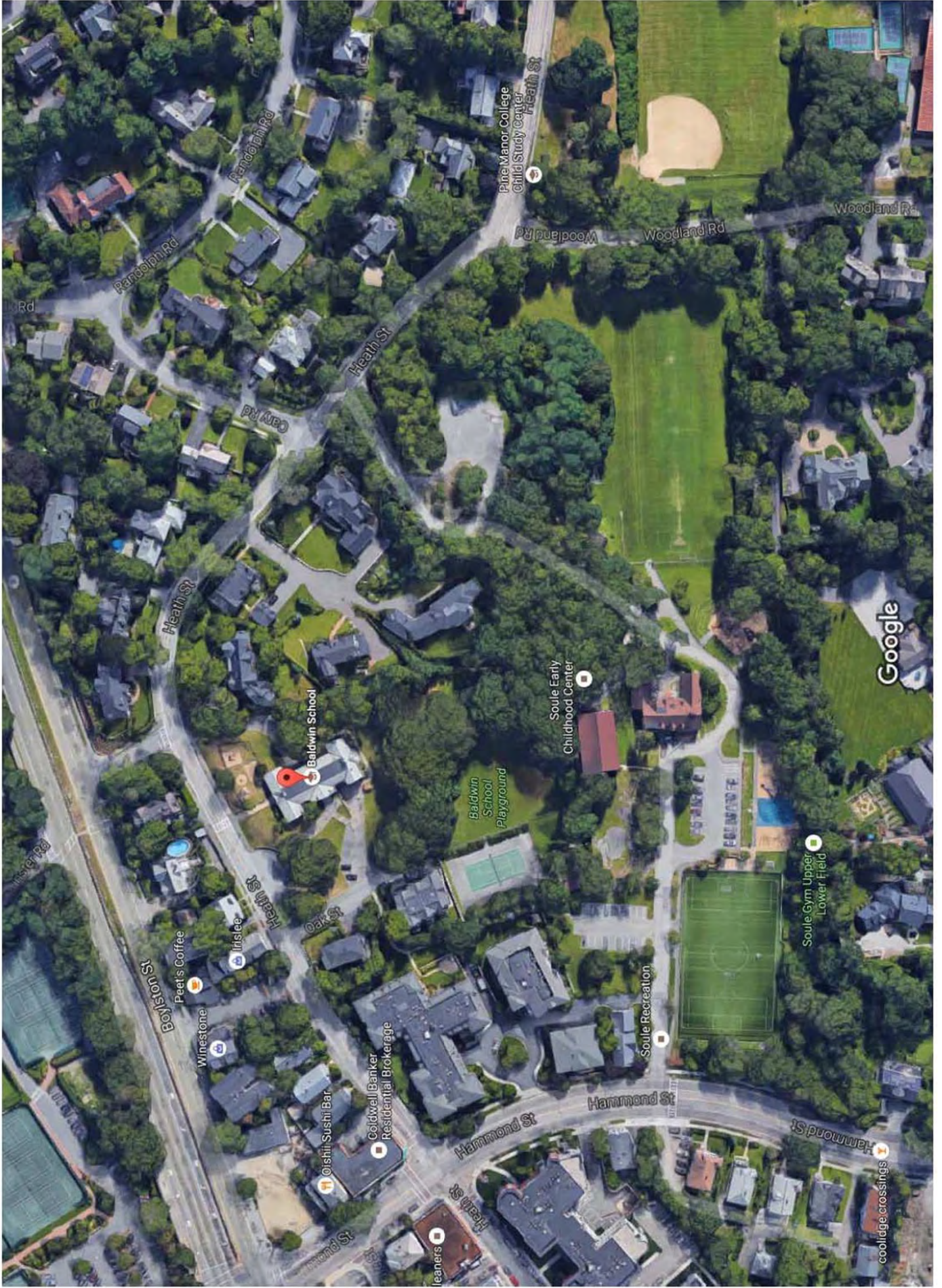
TASK 2: VISIONING AND PROGRAMMING
EDUCATION PLAN SUBMISSION 12/1/16
SPACE SUMMARY SUBMISSION 1/25/16

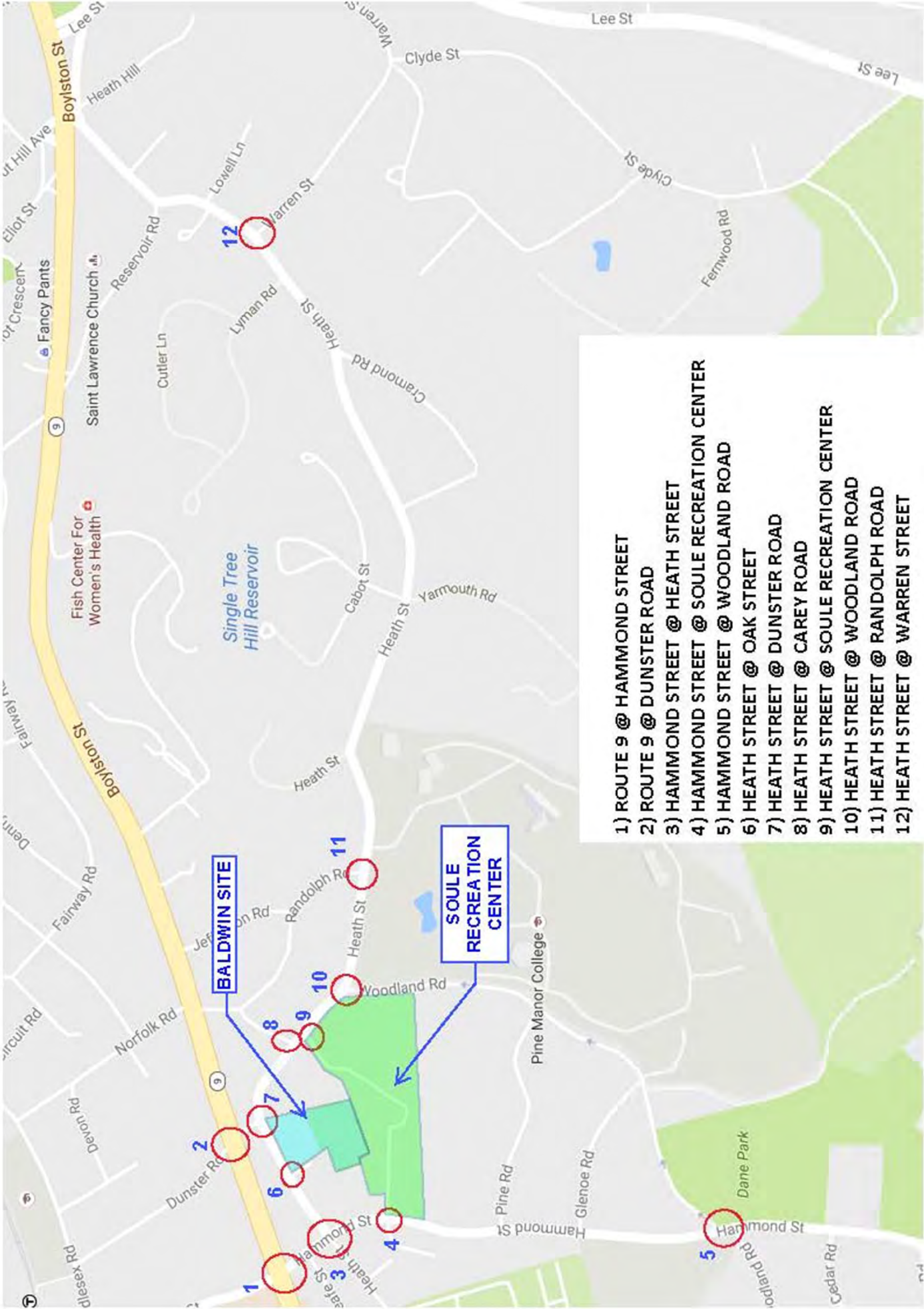
TASK 3: CONCEPTUAL DESIGN ALTERNATES
DEVELOP 3 ALTERNATIVE DESIGN STRATEGIES
PRELIMINARY EVALUATION OF ALTERNATIVE DESIGN 1/10/17
ADDITIONAL EVALUATION OF REVISED ALTERNATIVES 2/1/17
ADDITIONAL EVALUATION OF REVISED ALTERNATIVES 2/22/17
RECOMMENDATION OF PREFERRED SOLUTION 3/22/17
SCHOOL COMMITTEE VOTE ON PREFERRED SOLUTION 4/6/17
ISSUE PREFERRED SCHEMATIC REPORT 4/20/17

TASK 4: COMMUNITY ENGAGEMENT AND REVIEW

PRESENTATION TO TOWN MEETING MAY 2017







- 1) ROUTE 9 @ HAMMOND STREET
- 2) ROUTE 9 @ DUNSTER ROAD
- 3) HAMMOND STREET @ HEATH STREET
- 4) HAMMOND STREET @ SOULE RECREATION CENTER
- 5) HAMMOND STREET @ WOODLAND ROAD
- 6) HEATH STREET @ OAK STREET
- 7) HEATH STREET @ DUNSTER ROAD
- 8) HEATH STREET @ CAREY ROAD
- 9) HEATH STREET @ SOULE RECREATION CENTER
- 10) HEATH STREET @ WOODLAND ROAD
- 11) HEATH STREET @ RANDOLPH ROAD
- 12) HEATH STREET @ WARREN STREET

PROPOSED TRAFFIC STUDY AREA LOCATIONS

COUNTS PERFORMED THURSDAY 11/17/16 7:00 TO 9:30 AM AND 2:00 TO 5:00 PM

Map data ©2016 Google 500 ft

Transportation Impact Assessment

- **Will be Completed in Consultation With the Town**
 - Safety for Children is Priority
 - Adequate Drop-Off / Circulation / Parking
 - Minimize Impacts to Area

- **Elements Of Traffic Study**

- Existing Conditions**

- Traffic Counts

- Safety Review**

- Speed Studies
 - Accident Review
 - Sight Distances

- Traffic Generation**

- Based on additional Students and Staff

- Future Conditions**

- Conditions With and Without School

- Recommendations**

- Safety
 - Access
 - Minimize Impact

5.3 January 9, 2017 - Community Meeting

9th Elementary School at Baldwin Feasibility Study



COMMUNITY KICKOFF MEETING

JANUARY 9, 2017



Tonight's Agenda

1. Welcome
2. Why does Brookline need a new elementary school?
3. Feasibility Study – Overview from Jonathan Levi Architects
4. Public Comments and Questions
5. Next Steps and Upcoming Public Meetings

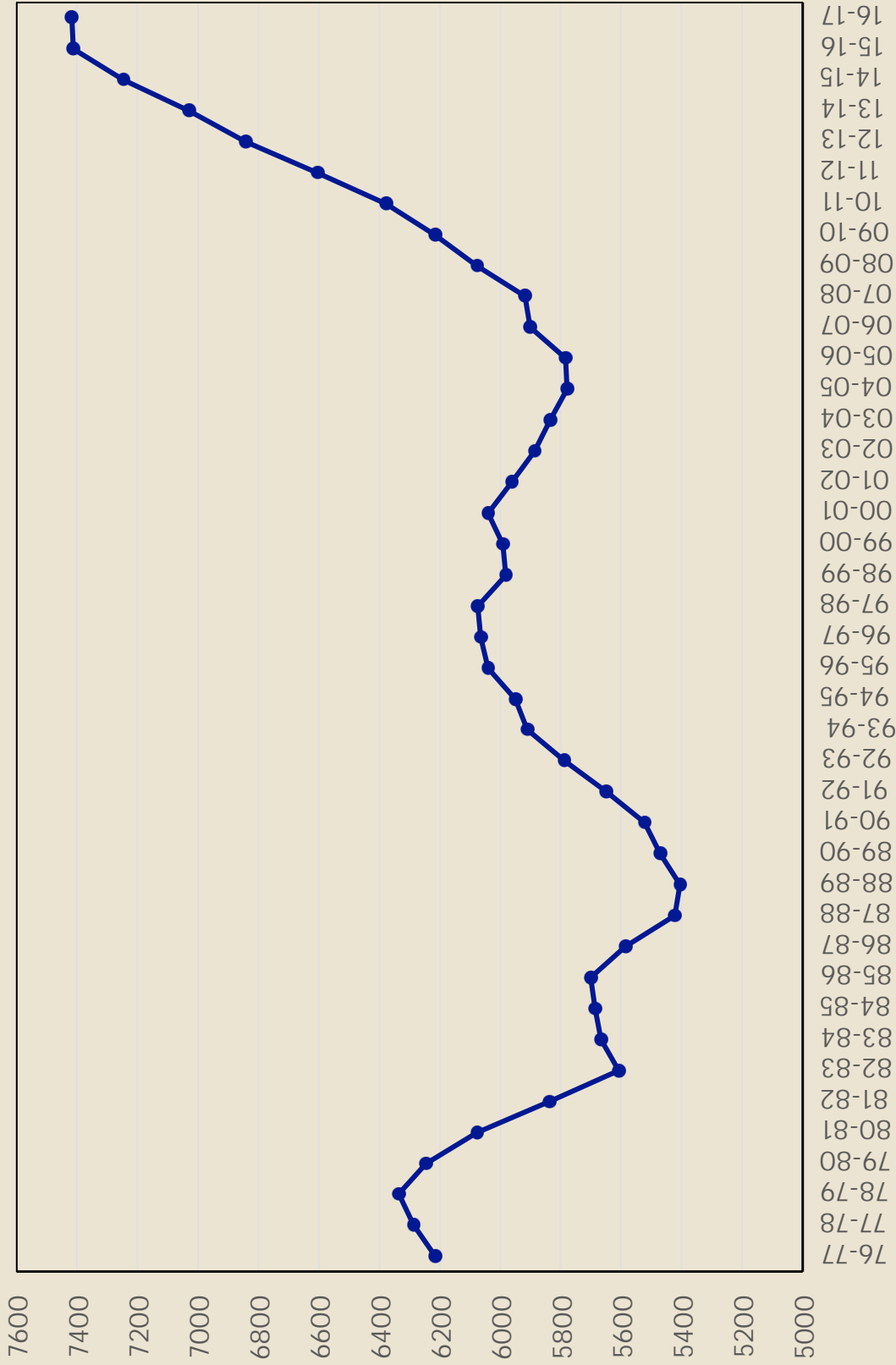
Presentation available online at
www.brookline.k12.ma.us/school9

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

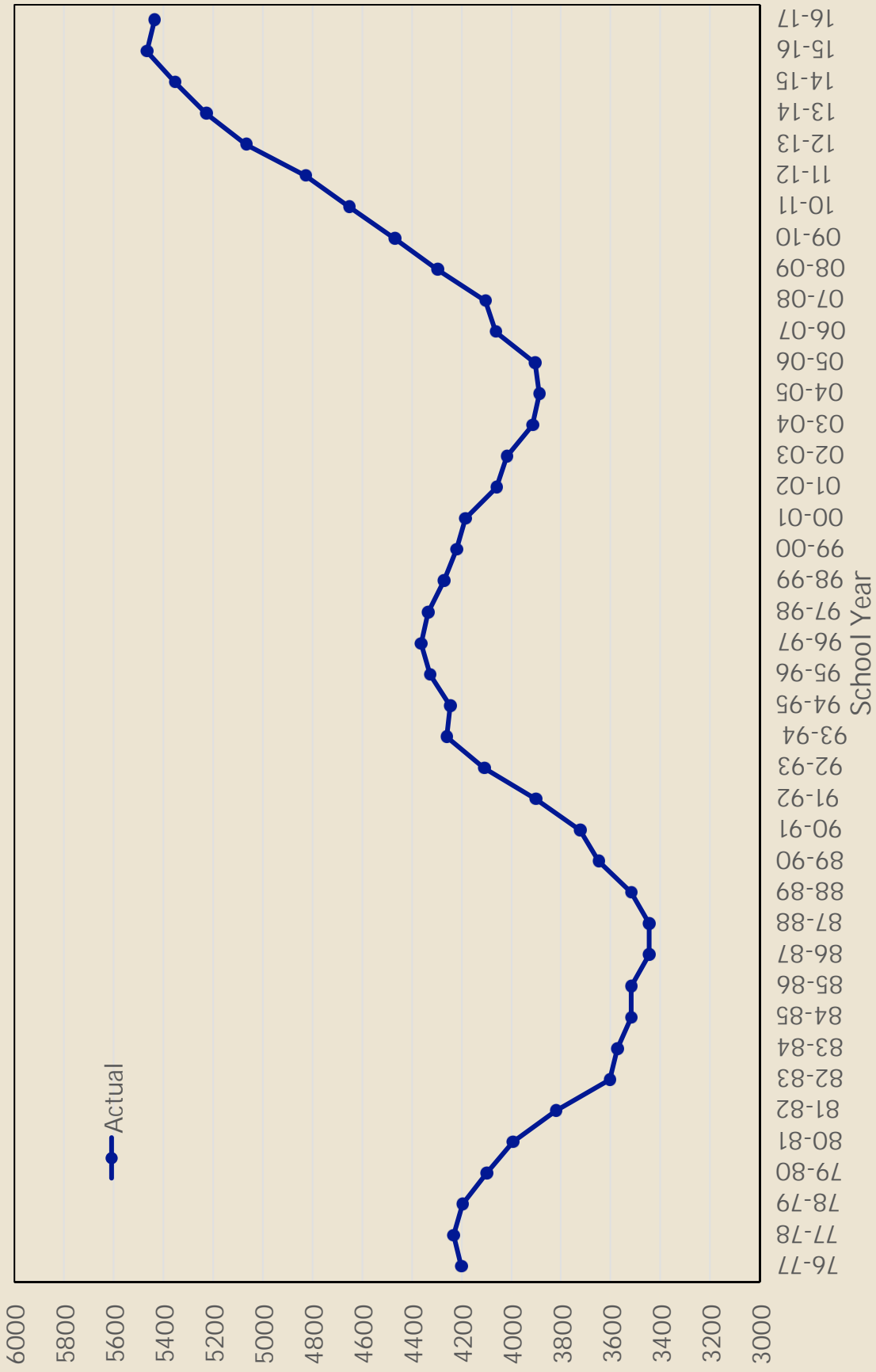


DRAMATIC AND ONGOING ENROLLMENT
GROWTH

PSB K-12 Total Enrollment Actual Enrollment: 1976 – 2016



PSB K-8 Elementary Enrollment Actual Enrollment: 1976 – 2016

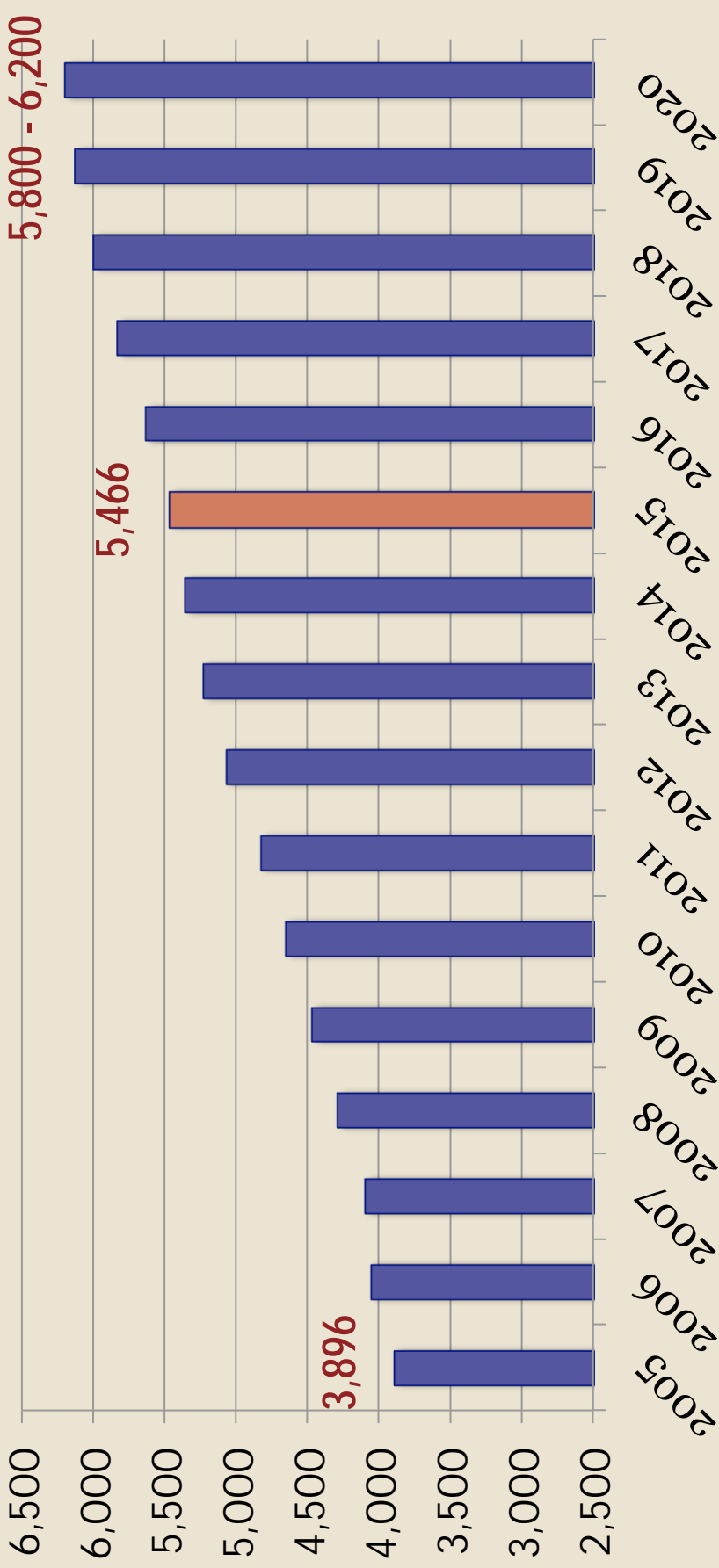




Projected Enrollment Growth -- 2015 Data



K-8 Enrollment in Brookline



****Projections will be updated upon completion of 2017 Enrollment Report that is currently being finalized**



The Public Schools of Brookline

K-8 Enrollment 2005-2021 – 2015 Data



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	
Increase in Students 2005 - 2015		+ 1,570	40%

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

****Projections will be updated upon completion of 2017 Enrollment Report that is currently being finalized**

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



Our Schools Have Already Grown

PUBLIC SCHOOLS of
BROOKLINE



School	Intended Size	Current Size
Baker	3 sections (3 classes per grade)	4 1/2 sections per grade
Devotion	4 sections	5 sections (when it reopens)
Driscoll	2 sections	3 sections
Heath	2 sections	3 sections
Lawrence	3 sections	4 sections
Lincoln	2 sections	3 sections
Pierce	3 sections	4 1/2 sections
Runkel	2 sections	3 sections
Totals	21 sections	30 sections

One section in a school equals one classroom per grade or typically 9 classrooms



Expanding in Place: 2008 - 2015

PUBLIC SCHOOLS of
BROOKLINE



- 55** 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
 - 4** classrooms in rental space for **Pierce**
 - 1** brand new school will be built at **Devotion** to add 12 classrooms



Expanding in Place: 2008 - 2015

PUBLIC SCHOOLS of
BROOKLINE



- **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



Children are Learning in Substandard Spaces

A Sampling of the Substandard Spaces in Our Schools

- Elementary and middle grades classrooms typically between 100 sq. ft. and 300 sq. ft. below MSBA guidelines
- Special education and resource room areas typically 25%-50% below guidelines for recommended size.
- Undersized cafeterias are 1,500 square feet below MSBA guidelines
- Gyms typically undersized by 2,000 square feet
- Classrooms and learning support areas created out of storage rooms have no windows



Impact of Not Building a 9th School



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

****Projections will be updated upon completion of 2017 Enrollment Report that is currently being finalized**



Impact of Not Building a 9th School



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

Public Process To Date





Site Selection Process 2015-2016

More than 20 Public and Open Meetings between October 2015 and October 2016

- October 22, 2015
- November 3, 2015
- November 12, 2015
- December 3, 2015
- December 15, 2015
- January 21, 2016
- February 4, 2016
- February 23, 2016
- February 25, 2016
- March 3, 2016
- March 15, 2016
- May 18, 2016
- June 7, 2016
- June 14, 2016
- July 26, 2016
- September 8, 2016
- September 13, 2016
- September 14, 2016
- September 20, 2016
- September 22, 2016
- September 28, 2016
- October 13, 2016

Feasibility Study Overview



BROOKLINE
9TH ELEMENTARY SCHOOL
FEASIBILITY STUDY

Neighborhood Presentation
09 January 2017

SCHEDULE OF MILESTONES

FEASIBILITY STUDY

NOTICE TO PROCEED 10/18/16

1/23/17	
1/16/17	
1/9/17	
1/2/17	
12/26/16	
12/19/16	
12/12/16	
12/5/16	
11/28/16	
11/21/16	
11/14/16	
11/7/16	
10/31/16	
10/24/16	
10/17/16	
10/10/16	

**TASK 1: DATA COLLECTION AND DISCOVERY
IDENTIFY SITE CONSTRAINTS, REGULATORY RISKS,
SCHEDULING, TRAFFIC, COMPLEXITY AND COST
FACTORS. INCLUDE SURVEY, UTILITY ANALYSIS,
GEOTECHNICAL REPORT, PHASE 1 SITE ASSESSMENT,
AND HAZMAT ASSESSMENT**

SCHEDULE OF MILESTONES

Notice to Proceed 10/18/16

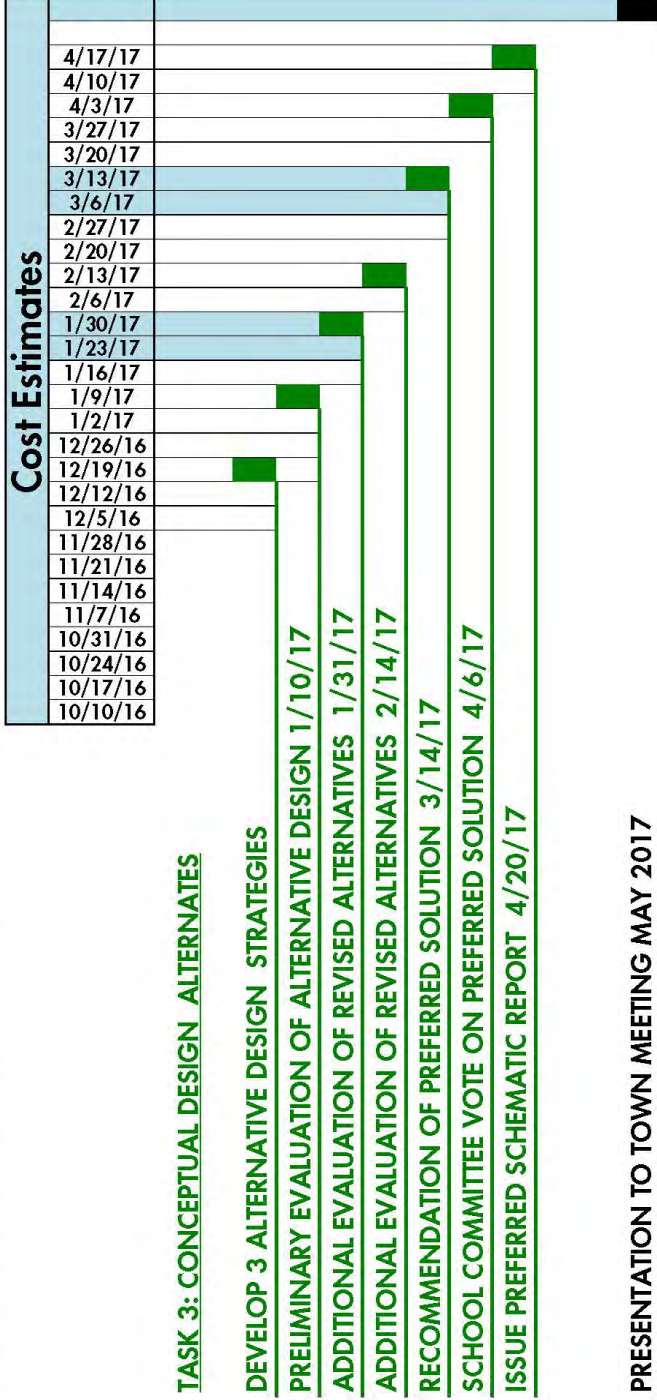
TASK 2 VISIONING AND PROGRAMMING

EDUCATION PLAN SUBMISSION 12/1/16

SPACE SUMMARY SUBMISSION 1/25/16

1/23/17	
1/16/17	
1/9/17	
1/2/17	
12/26/16	
12/19/16	
12/12/16	
12/5/16	
11/28/16	
11/21/16	
11/14/16	
11/7/16	
10/31/16	
10/24/16	
10/17/16	
10/10/16	

SCHEDULE OF MILESTONES



PRESENTATION TO TOWN MEETING MAY 2017

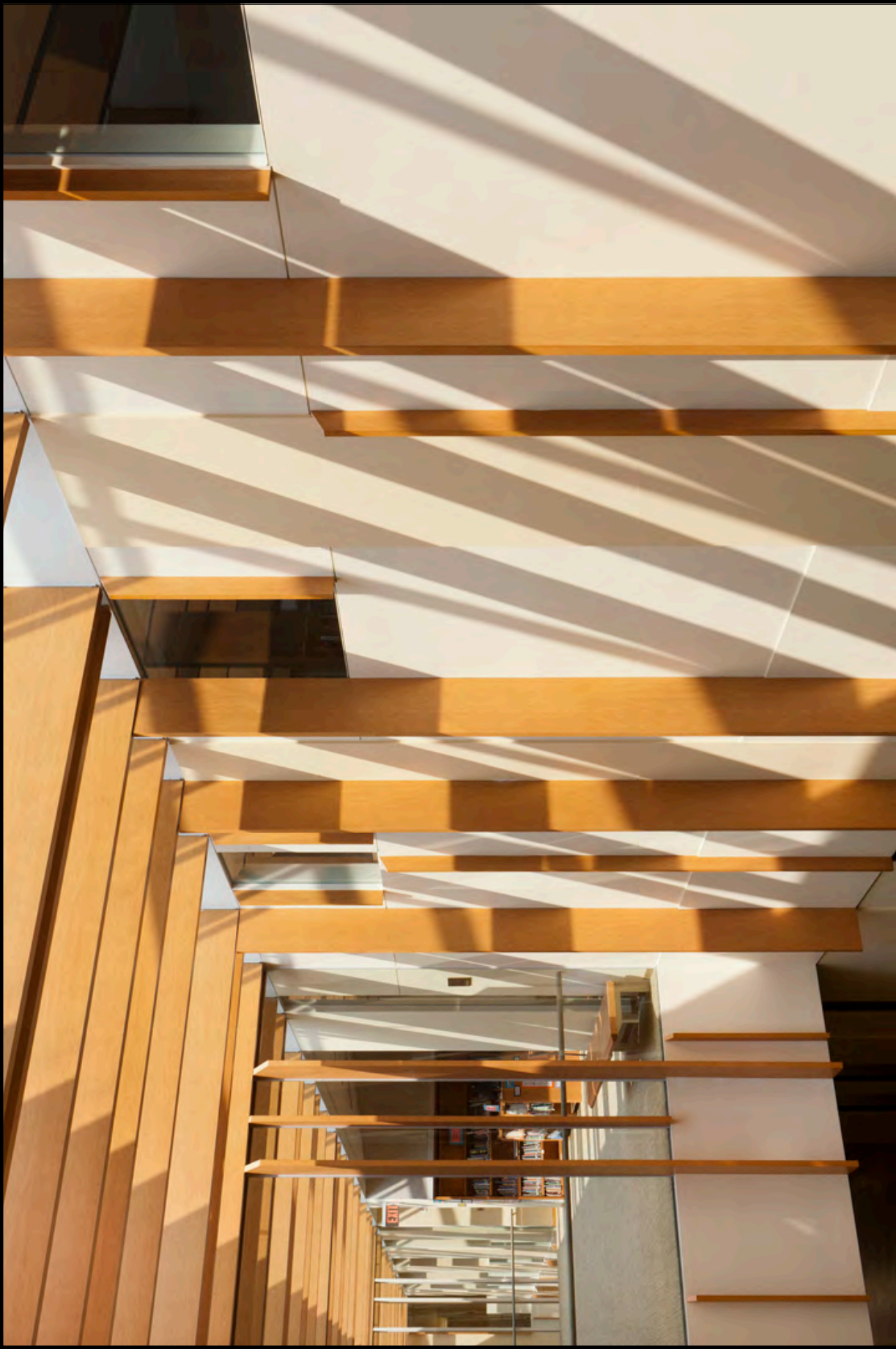
*“Three things we have left of
paradise: the stars, the flowers and
children.”*

- attributed to Dante Alighieri

DAYLIGHT



DAYLIGHT



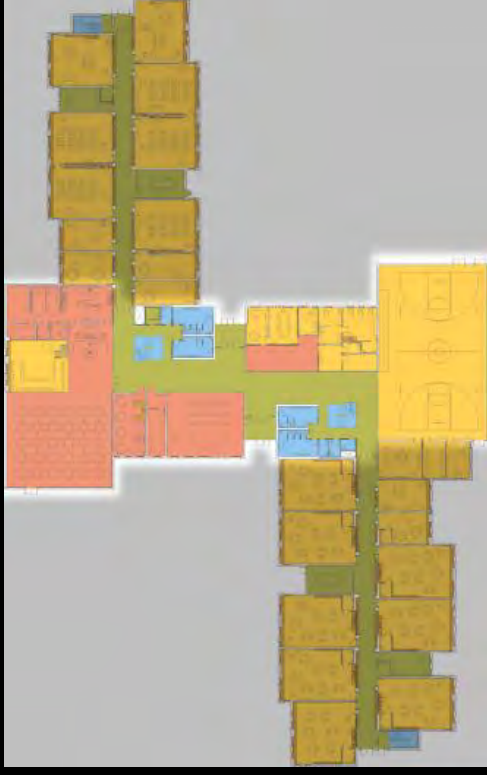
RESIDENTIAL SCALE



RELATION TO OUTDOORS



MULTI-MODAL

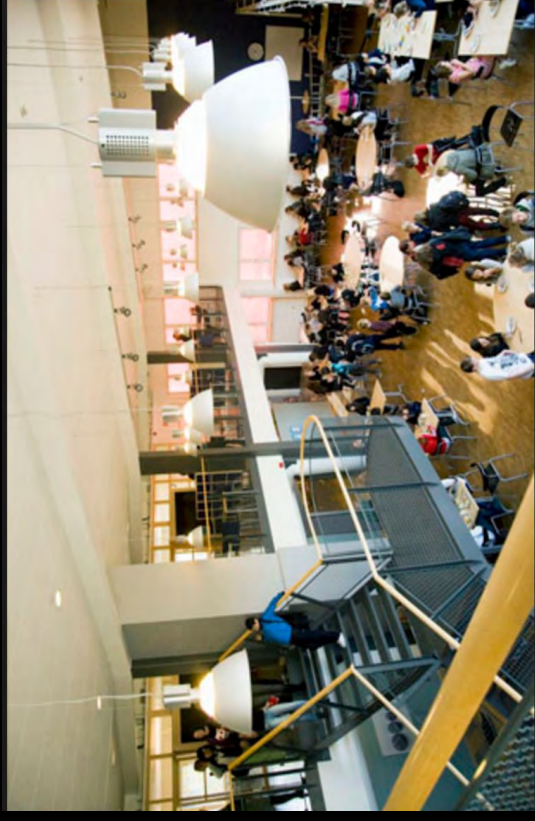


Second Floor Plan

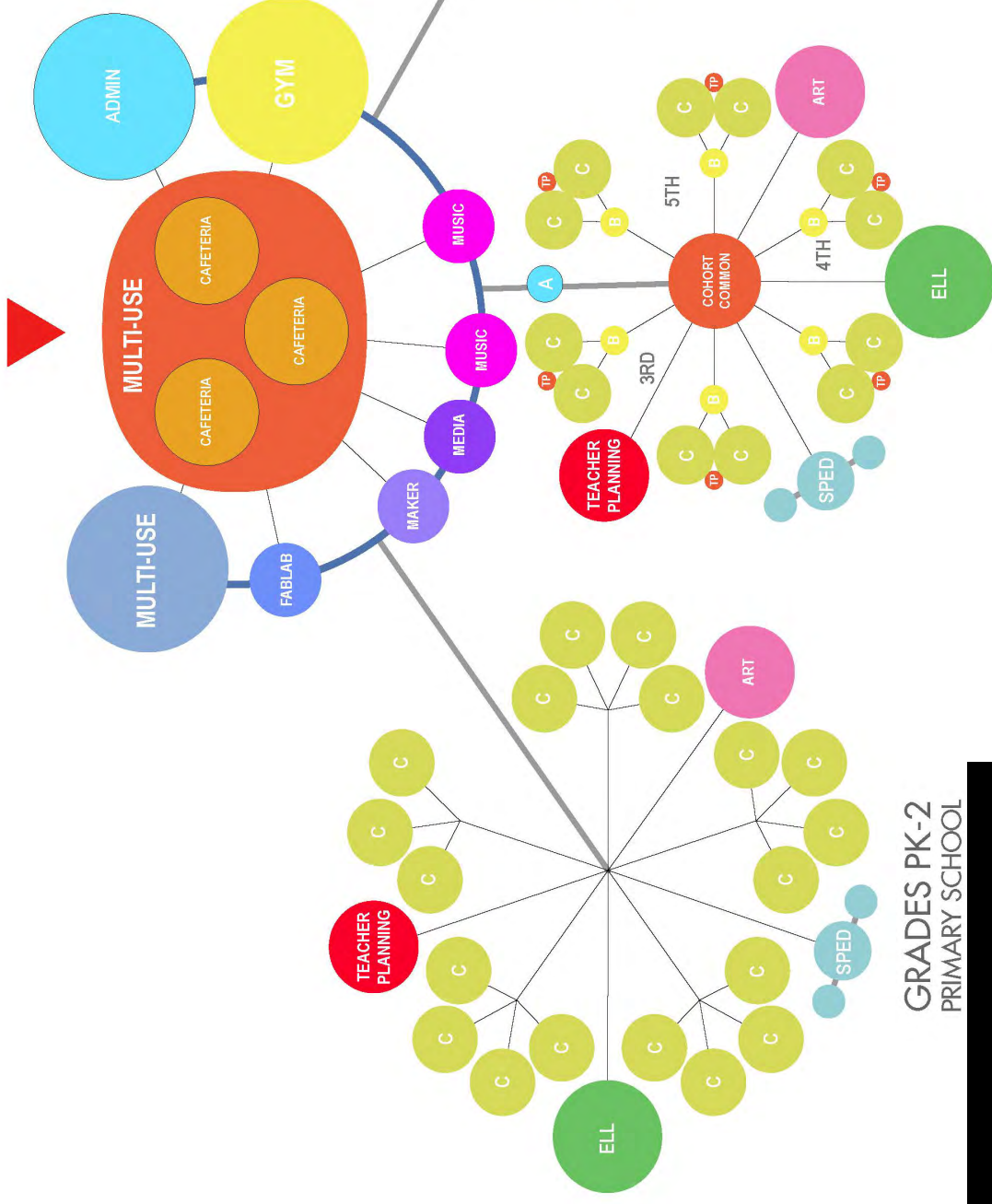
COLLABORATION AND BREAK-OUT SPACE



CO-CREATION PRECEDENTS



OPTION B.1



GRADES 3-5
ELEMENTARY SCHOOL

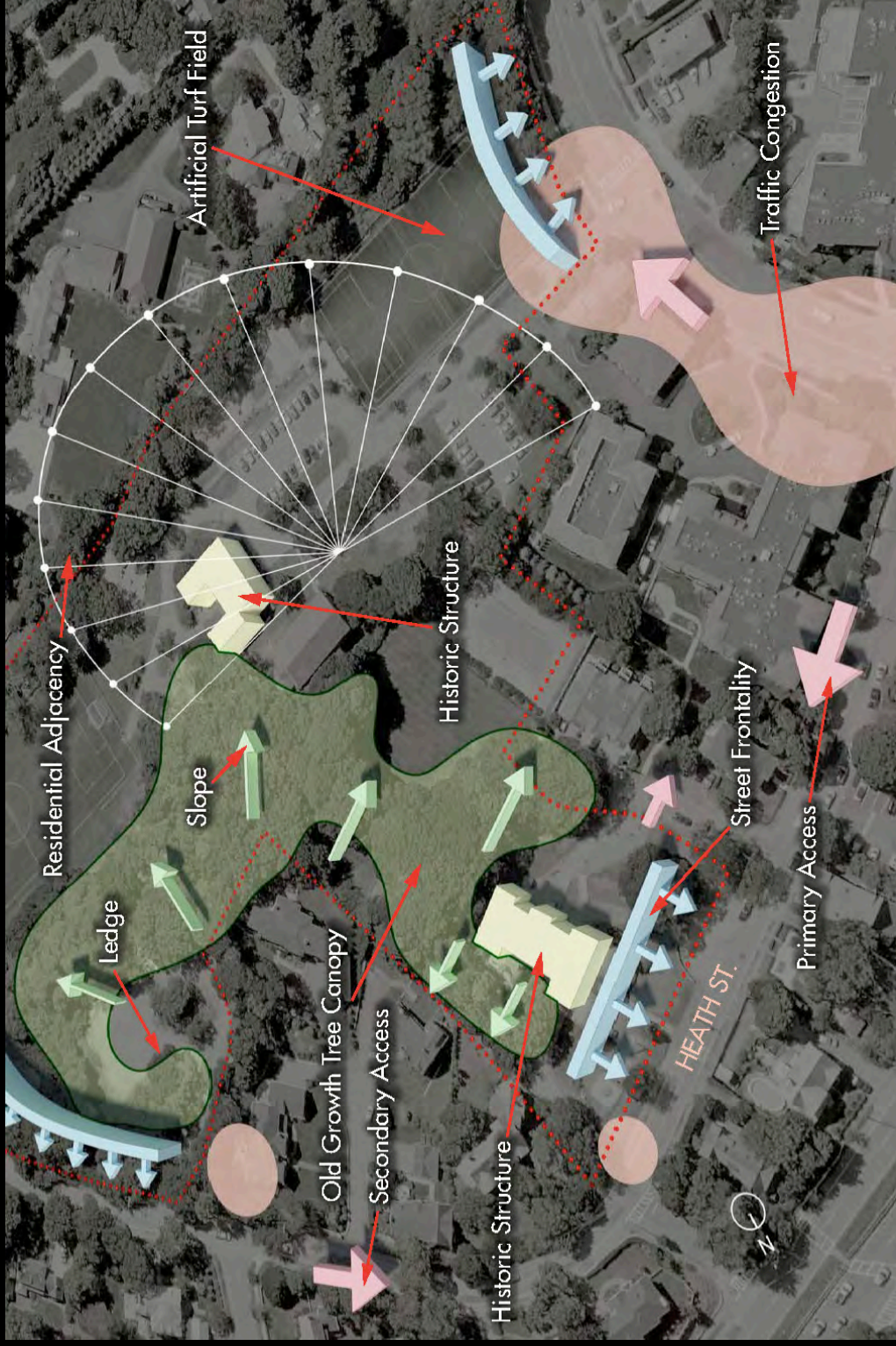
GRADES PK-2
PRIMARY SCHOOL

GRADES 6-8
MIDDLE SCHOOL

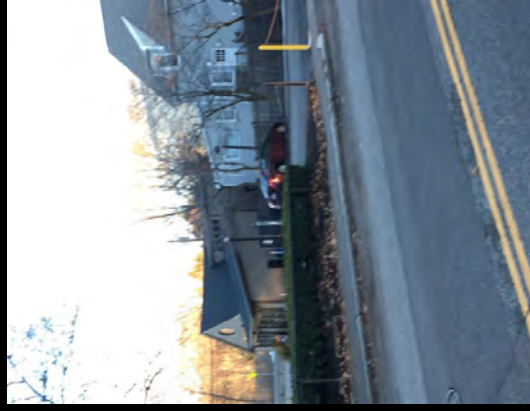
SITE ANALYSIS



SITE ANALYSIS



SITE ANALYSIS



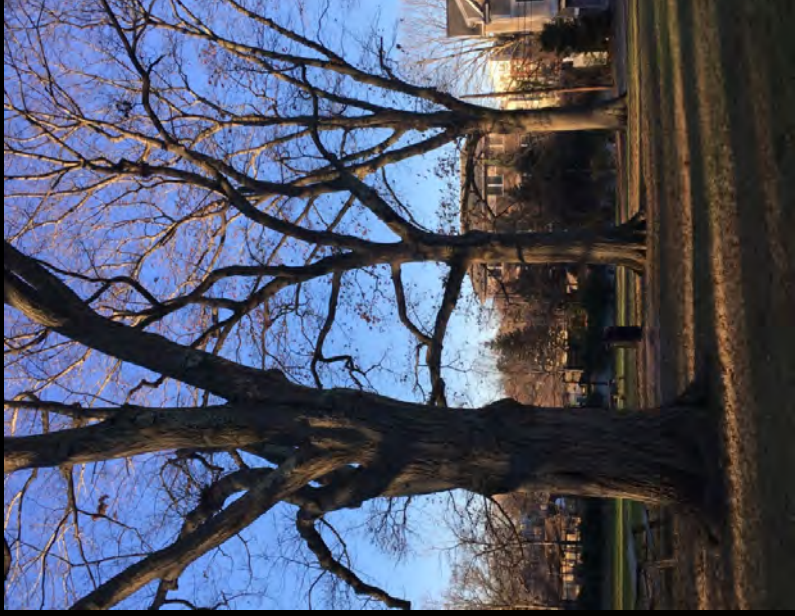
SITE ANALYSIS



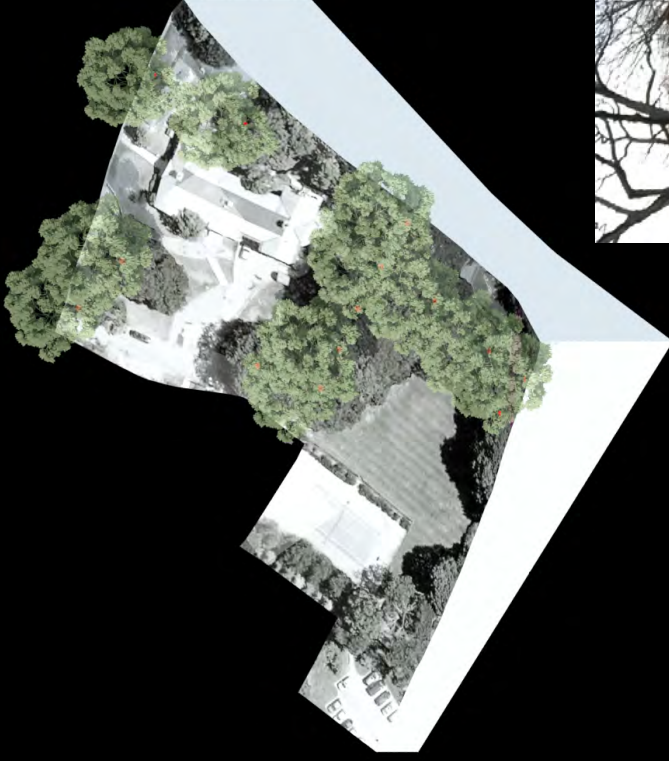
SITE ANALYSIS



SITE ANALYSIS



SITE ANALYSIS





OPTION A



OPTION B



OPTION C



OPTION D



OPTION E

PRE-SCHEMATIC ALTERNATIVES
EVALUATION

PROJECT EVALUATION CRITERION

TOTAL PROJECT COST
TRAFFIC
OPEN SPACE
IMPACT TO NEIGHBORS
SCHEDULE DURATION / RISK
EDUCATION PLAN ENHANCEMENT
CLASSROOM SHAPE AND ADJACENCIES
COHORT CONFIGURATION
NON-EDUCATION PROGRAM
ACCOMMODATION
FLEXIBILITY OF USE - FUTURE USE
LEED /SUSTAINABILITY
BUILDING MASSING/SITE COVERAGE

EXTERIOR DESIGN
MEP ACCOMMODATION
ATHLETIC USE
CONSTRUCTION STAGING
COMMUNITY USE
DELIVERIES
CONTINGENCY RISK
SITE REMEDIATION
LONG TERM MAINTENANCE / REPAIR COST
HAZARDOUS MATERIAL REMOVAL
BIDDING AND PROCUREMENT
SECURITY

PRE-SCHEMATIC ALTERNATIVES EVALUATION

Sample Elementary School Evaluation Matrix for Alternative Design Strategies				
KEY		+	0	-
	Advantageous			
	Neutral			
	Disadvantageous			
	Very Disadvantageous			
PROJECT CRITERION	Option A	Option B	Option C	
1 Total Project Cost	+	-	-	
2 Traffic	-	-	-	
3 Open Space	+	0	+	
4 Impact to Neighbors	0	0	0	
5 Schedule Duration / Risk	-	-	-	
6 Education Plan Enhancement	0	0	0	
7 Classroom Shapes and Adjacencies	-	-	-	
8 Cohort Configuration	0	0	0	
9 Non-Education Program Accommodation	-	0	0	
10 Flexibility of Use - Future Use	-	0	-	
11 LEED /sustainability	0	0	0	
12 Building Massing/Site Coverage	0	0	0	
13 Exterior Design	+	+	+	
14 MEP Accommodation	-	-	-	
15 Athletic Use	0	0	-	
16 Construction Staging	0	-	-	
17 Community Use	0	0	0	
18 Deliveries	+	+	+	
19 Contingency Risk	-	-	-	
21 Site Remediation	0	0	0	
22 Long term Maintenance / Repair Cost	0	0	0	
23 Hazardous Material Removal	0	0	0	
24 Bidding and Procurement	0	0	0	
25 Security	-	+	0	

Public Process & Community Engagement



9TH SCHOOL FEASIBILITY STUDY



Role of the Building Committee

Charge of the Committee

- The Building Committee shall advise and support the Building Commission, Board of Selectmen and School Committee in connection with their authority and responsibilities for the construction and alteration of town buildings and structures under Article 3.7 of the General By-Laws of the Town of Brookline.
- **The Building Committee shall also be the main body responsible for engaging and informing the public on the project.**
- The Building Committee shall work with the Project Manager and consultants in support of the project. The Project Manager shall attend all the meetings of the Building Committee and serve as the Committee's staff person.
- The Building Committee shall be concerned with all aspects of the project including budget, schedule, safety, public relations, coordination of town agencies, logistics, and contract compliance.
-



Our Approach to Outreach & Engagement

Inform -- make sure stakeholders have access to information, materials, plans, and are aware of meetings, decision, and deadlines

Include -- make sure stakeholders are aware of and attend community meetings, building committee meetings, and other board meetings where BHS expansion is being discussed

Engage -- at defined stages, seek input from stakeholders in a variety of ways and at a variety of venues (public hearings, in person meetings, small groups, large groups, electronically, via website forms, email, etc.)



Primary Vehicles for Outreach

Getting the Word Out

- ❖ District and Town websites
- ❖ Social Media (Facebook and Twitter)
- ❖ Email lists (Notify Me) – Sign up on Town/Schools website
- ❖ Newspapers - TAB, Boston Globe, Sagamore
- ❖ Building Committee Member outreach
- ❖ Town Meeting Member listserve
- ❖ Principal Newsletters
- ❖ PTO newsletters
- ❖ Occasional mailings when feasible



Our Websites are your Main Source for Information



What information will we have on the Town and School District websites?

- ❖ Meeting Announcements and Agendas
- ❖ Meeting Summaries and Minutes
- ❖ Building Committee members
- ❖ Current Materials - Education Plan, presentations, design alternatives, timeline
- ❖ Summary of Feasibility Study process
- ❖ Frequently Asked Questions
- ❖ Background Materials - prior reports, prior processes, etc



Upcoming Public Meetings



Inform, Include, and Engage community members and staff

January: Two Community Meetings; meetings with Heath, Baker, and Lincoln PTOs; Ongoing updates via websites, email and social media

February: Public Meetings to get input on Design Alternatives

March: Public Meetings to get input on proposed Preferred Solution

April: Stakeholder meetings and meetings with town boards/commissions on Preferred Solution leading up to May Town Meeting

Next Steps





What are the steps from here?



- Feasibility Study: December 2016 - April 2017
- November – December: Evaluation of Existing Conditions:
 - December - January: Finalize Educational Program:
 - January – February: Development and Evaluation of Design Alternatives
 - February – April: Development and Evaluation of Preferred Solution
 - May: Town Meeting considers proposal for Schematic Design Funding (requires 2/3 vote to approve funding)



Open and Public Process

9th Elementary School at Baldwin Building Committee –

- Regular meetings scheduled for second and fourth Tuesday of every month; 8:00 a.m. to 10:00 a.m. at Town Hall in Room 103
- January 10, 24; February 14, 28; March 14, 28; April 4, 25

Community Meetings to Provide Input on Design Options

- Anticipated in February, March, and April

Additional Board and Commission Meetings Anticipated in January, February, and March

- Parks and Open Space
- Transportation
- Planning
- Preservation
- Advisory Committee



Aspirational Timeline

- May 2017
- Present project to Town Meeting to attain funding for Schematic Design and begin process for obtaining funding for Design and Construction
- Phases
- October 2017
- Complete Schematic Design
 - Public presentations and hearings
- Winter 2017-8
- Debt Exclusion Override to fund Construction Drawings & Construction
- September 2018
- Groundbreaking for construction. Duration = 24 months
- September 2020
- School Opens



Sign up to receive email Updates and Meeting Announcements

www.brookline.ma.gov/list.aspx
(look for 9th School Building Committee)

For ongoing updates and to
provide written input
www.brookline.k12.ma.us/school19
Look for “email a question or comment” link

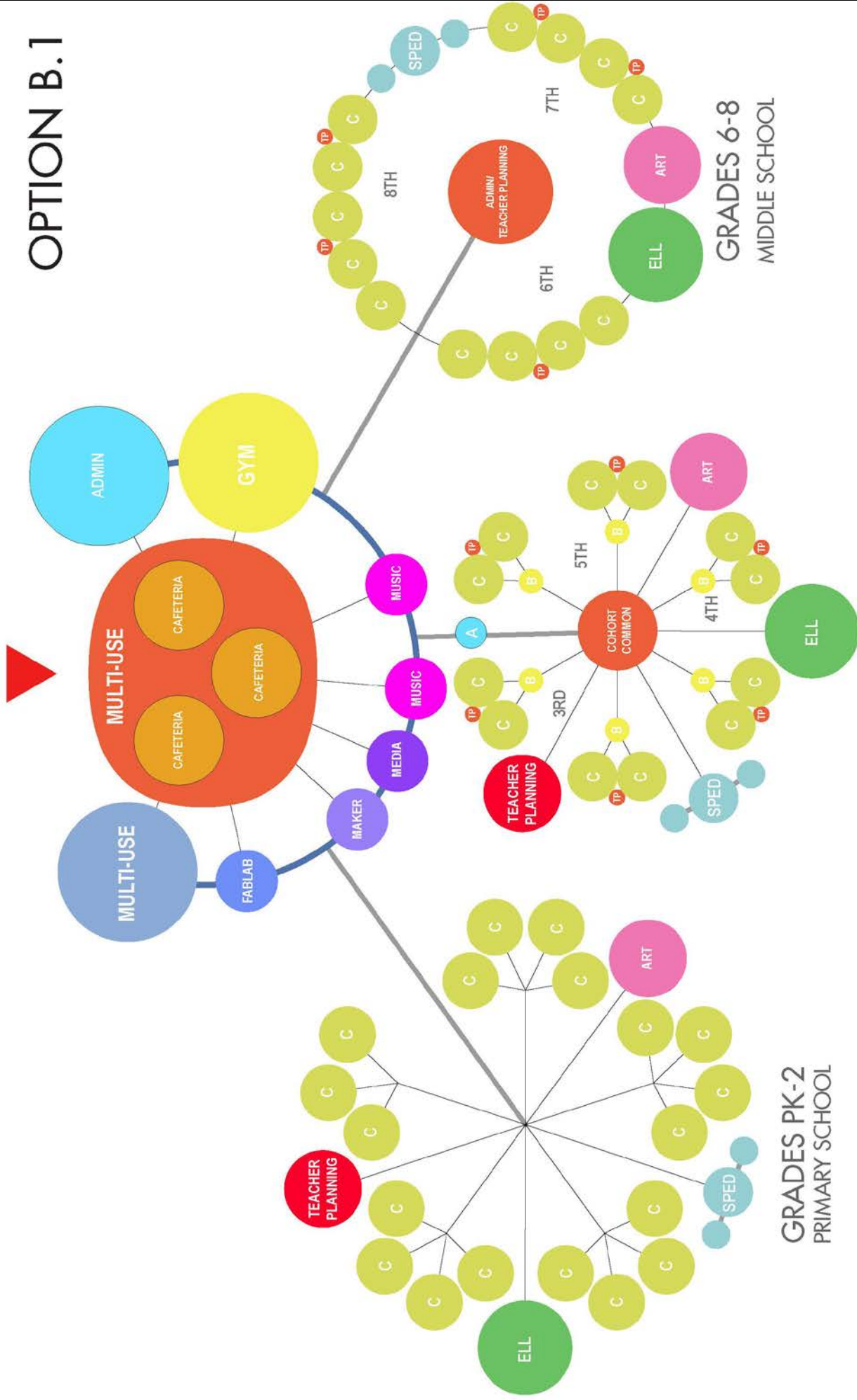
5.4 January 10, 2017 - School Building Committee Meeting

BROOKLINE
9TH ELEMENTARY SCHOOL
FEASIBILITY STUDY

*“Three things we have left of
paradise: the stars, the flowers and
children.”*

- attributed to Dante Alighieri

OPTION B.1



GRADES 3-5
ELEMENTARY SCHOOL

GRADES PK-2
PRIMARY SCHOOL

GRADES 6-8
MIDDLE SCHOOL

OPTION A



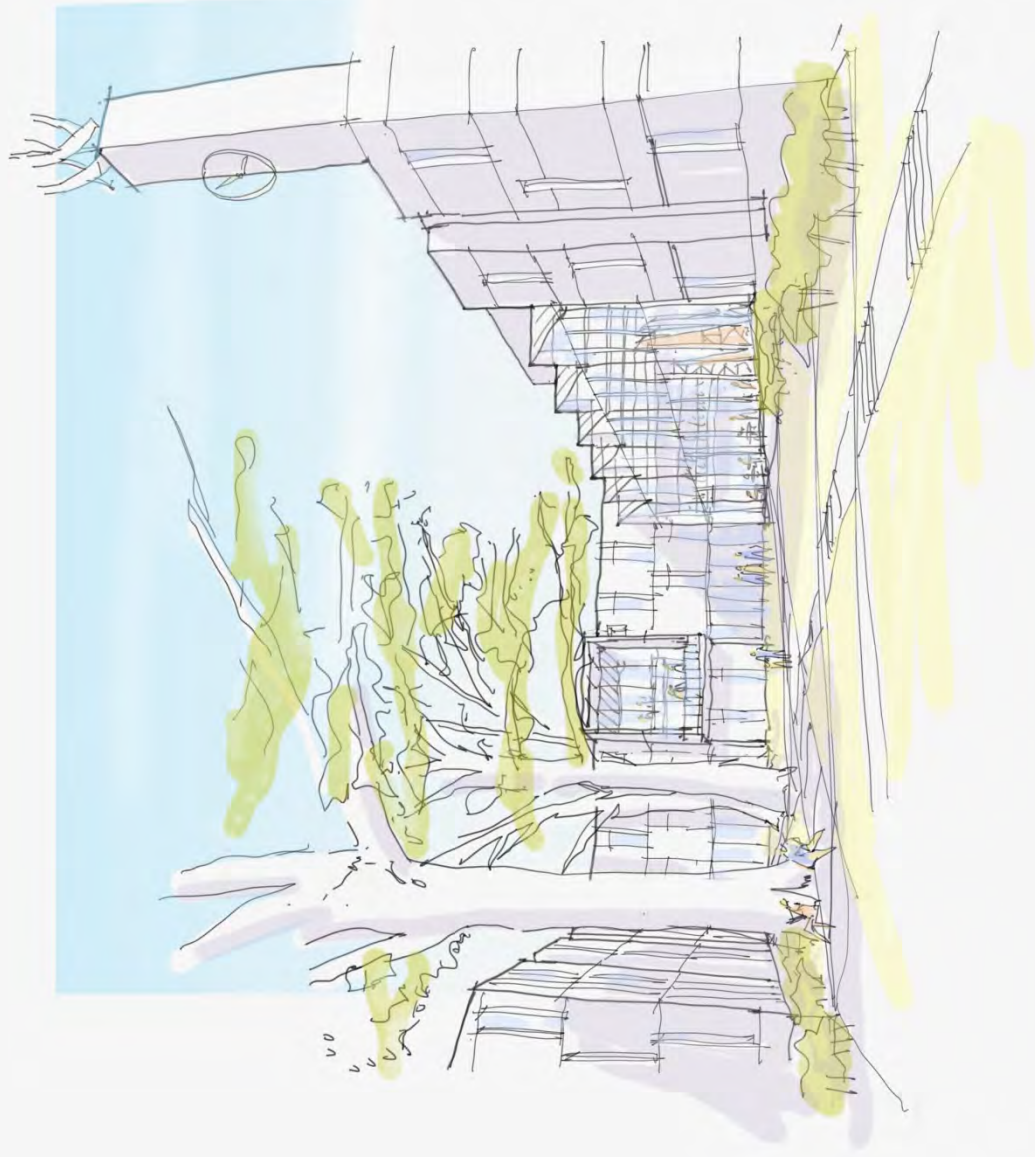
OPTION A



OPTION A



OPTION A

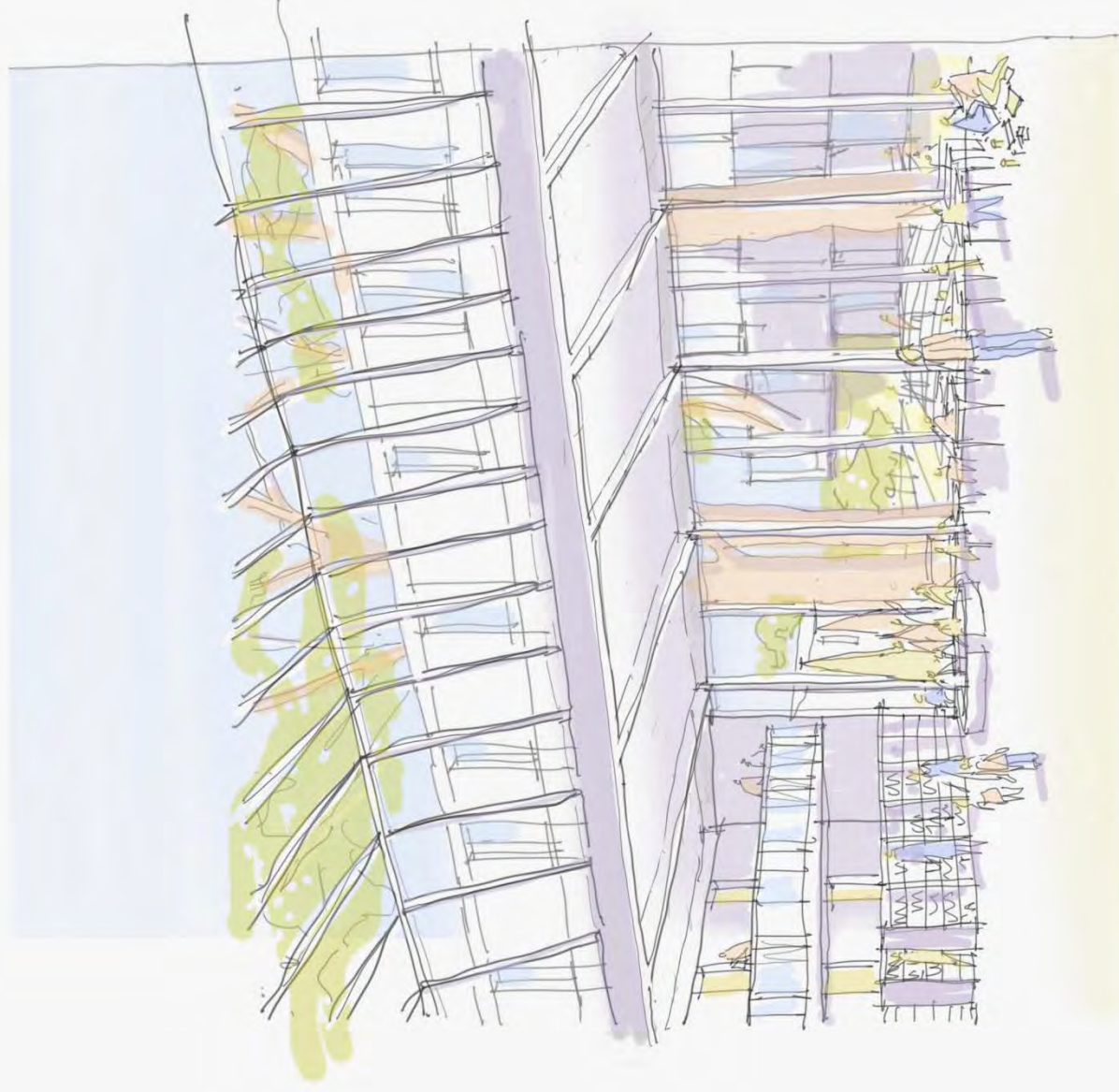








OPTION B

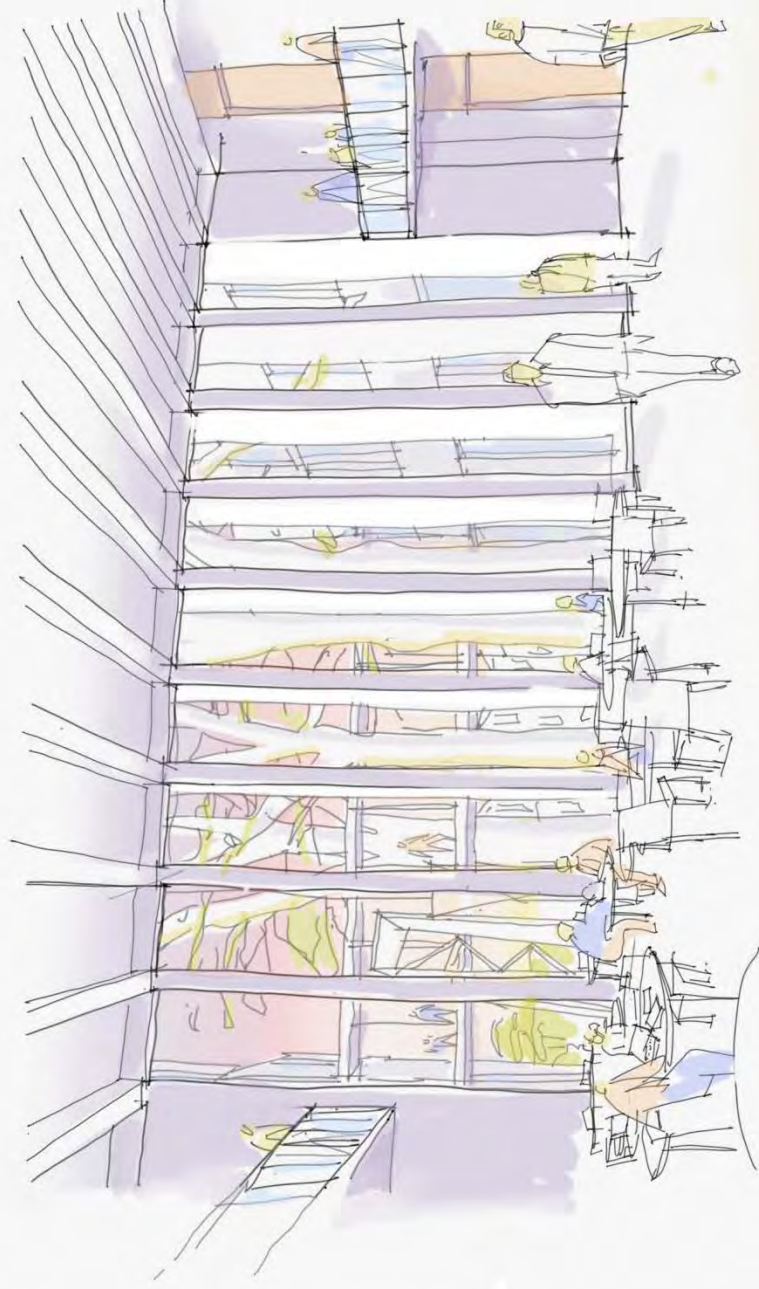








OPTION C



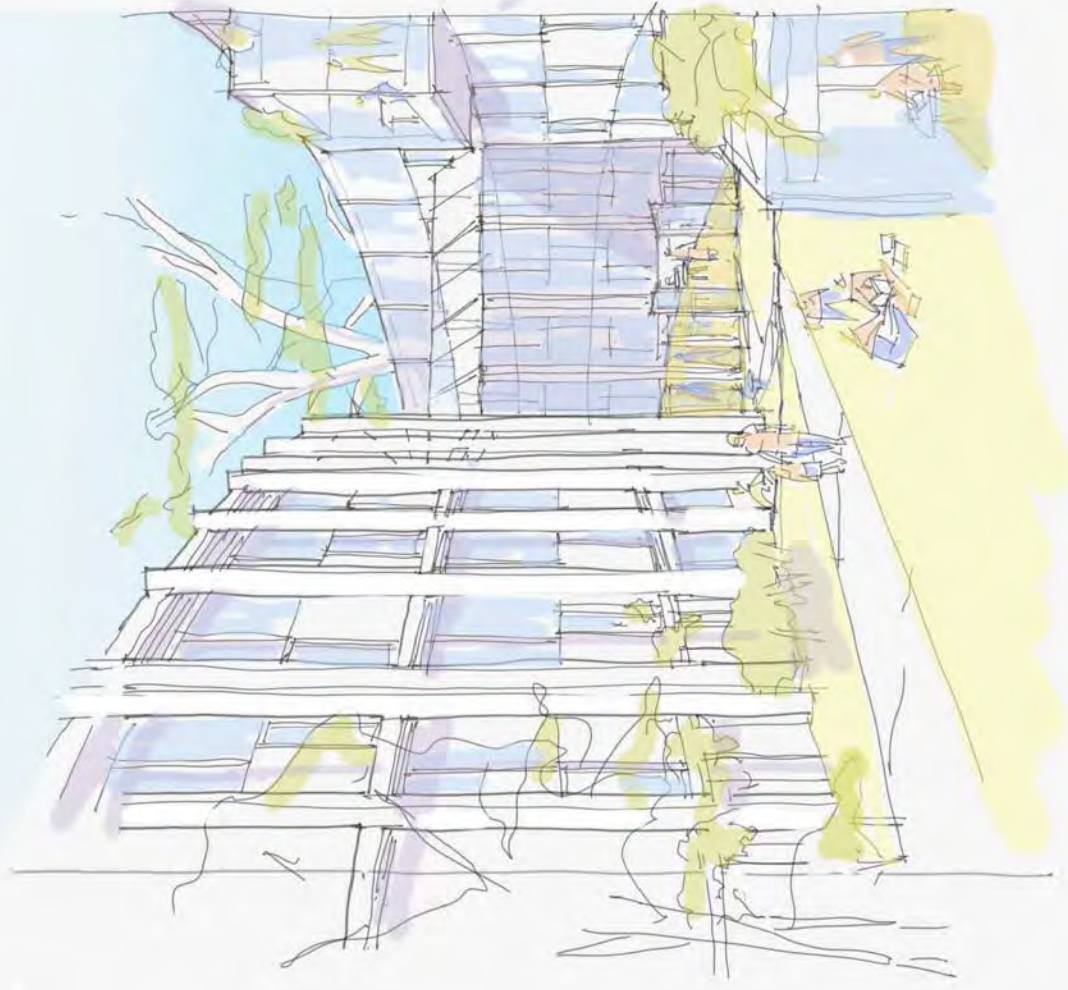


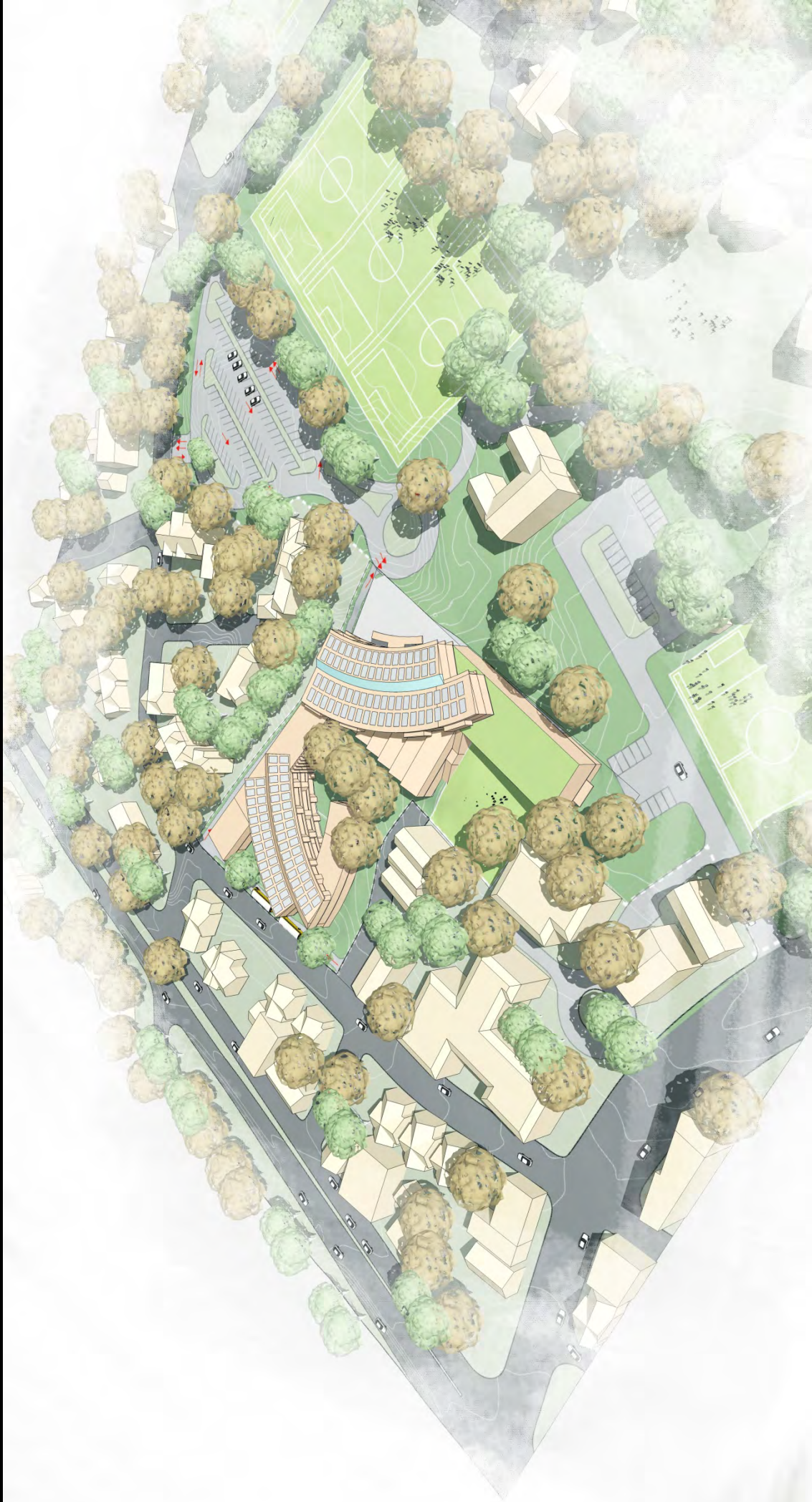
OPTION D





OPTION D





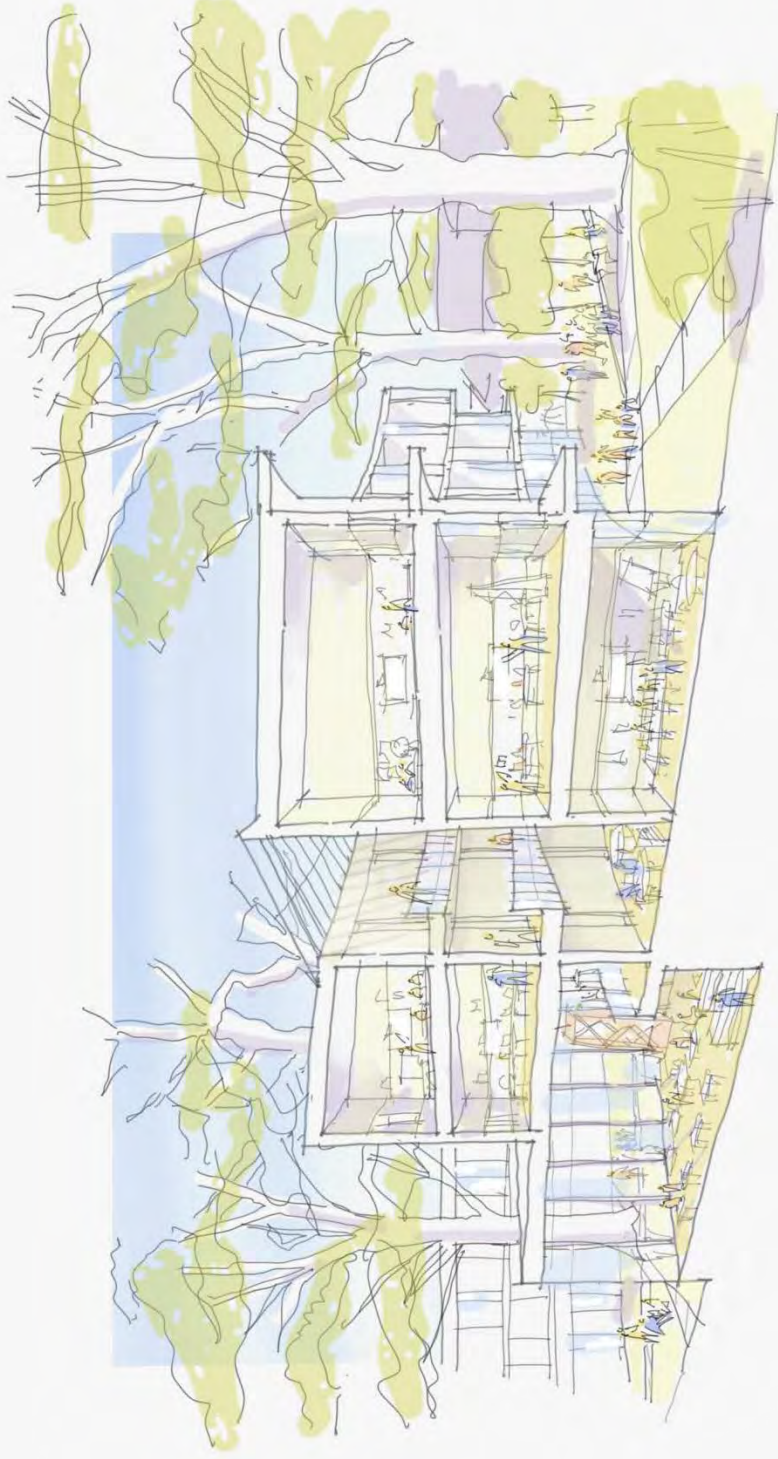
OPTION E



OPTION E



OPTION E



PRE-SCHEMATIC ALTERNATIVES EVALUATION

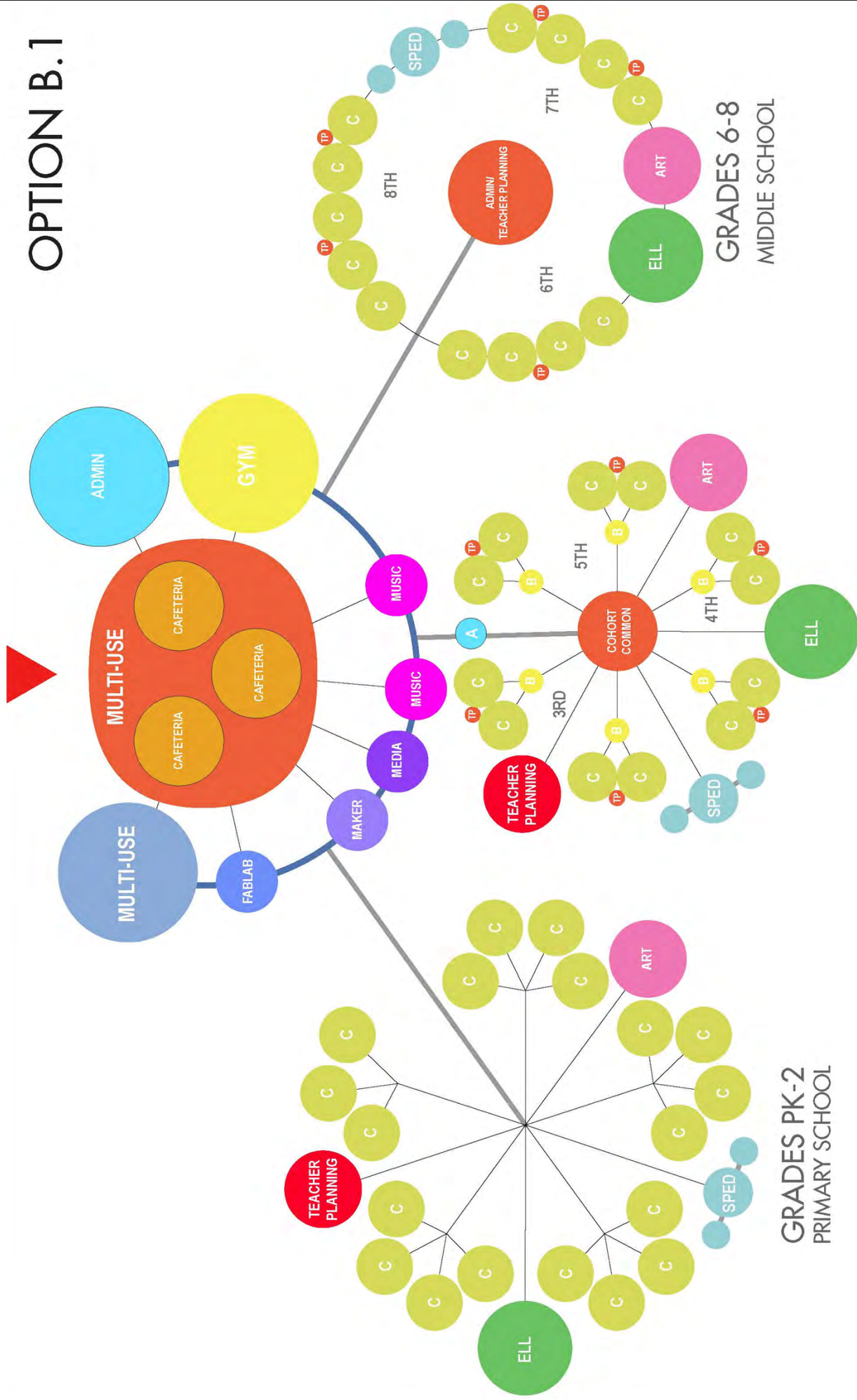
PROJECT CRITERION	Option A	Option B	Option C	Option D	Option E
1 Total Project Cost	TBD	TBD	TBD	TBD	TBD
2 Traffic	0	0	0	0	0
3 Open Space	0	-	+	+	0
4 Impact to Neighbors	0	0	0	+	+
5 Safety - Outside School Building	0	-	0	0	-
6 Security - Inside School Building	0	0	+	+	0
7 Education Plan Enhancement	0	0	0	+	0
8 Classroom Shapes and Adjacencies	+	0	+	+	+
9 Cohort Configuration	+	0	+	+	0
10 Beneficial Relationship with Soule	+	+	+	+	+
11 Community Use	+	+	+	+	+
12 Flexibility of Use - Future Use	0	0	0	0	0
13 LEED /Sustainability / Daylighting	+	0	-	+	0
14 Building Massing/Site Coverage	0	-	-	+	+
16 MEP Accommodation	0	-	0	+	0
17 Athletic Use	+	+	+	+	+
18 Deliveries	0	0	+	0	0
19 Schedule Duration / Risk	0	-	0	0	0
20 Site Remediation	0	0	0	0	0
21 Hazardous Material Removal	0	0	0	0	0
22 Long term Maintenance / Repair Cost	0	-	0	0	-
23 Operating Cost	0	-	-	+	0

KEY	Advantageous
+	Advantageous
0	Neutral
-	Disadvantageous
--	Very Disadvantageous

5.5 January 24, 2017 - School Building Committee Meeting

BROOKLINE
9TH ELEMENTARY SCHOOL
FEASIBILITY STUDY

OPTION B.1



GRADES 3-5
ELEMENTARY SCHOOL

GRADES PK-2
PRIMARY SCHOOL

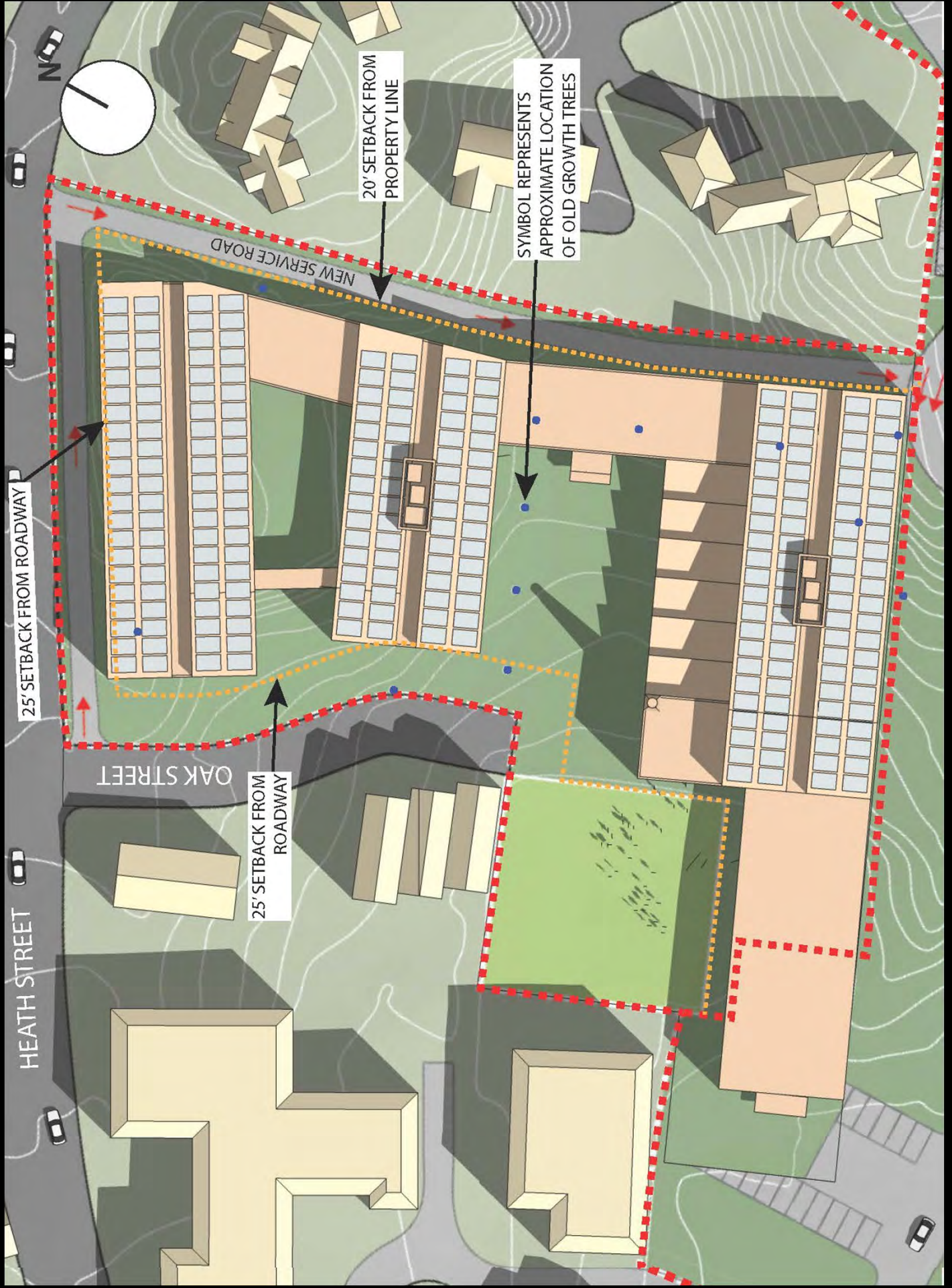
GRADES 6-8
MIDDLE SCHOOL







OPTION A1





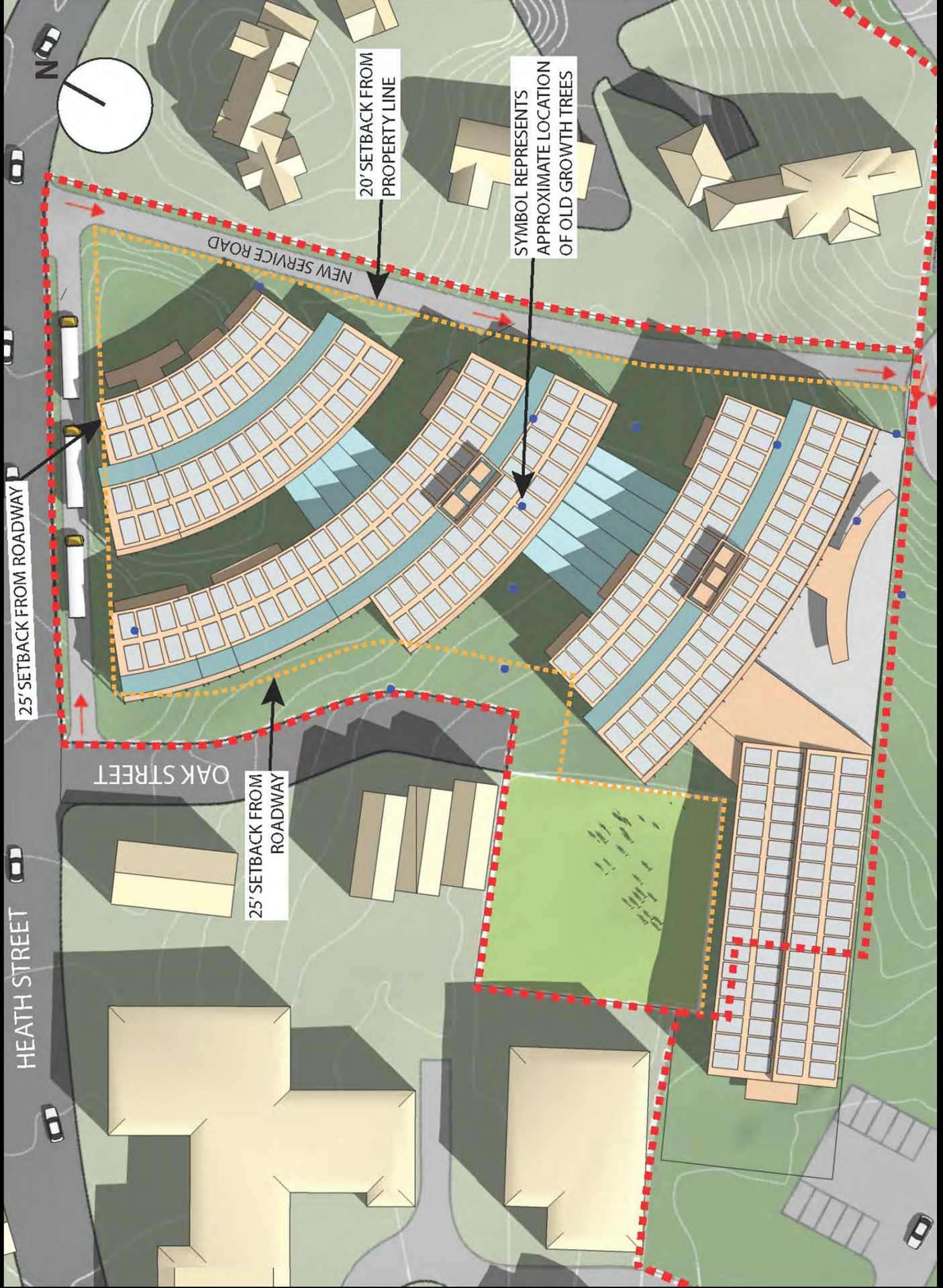


OPTION D

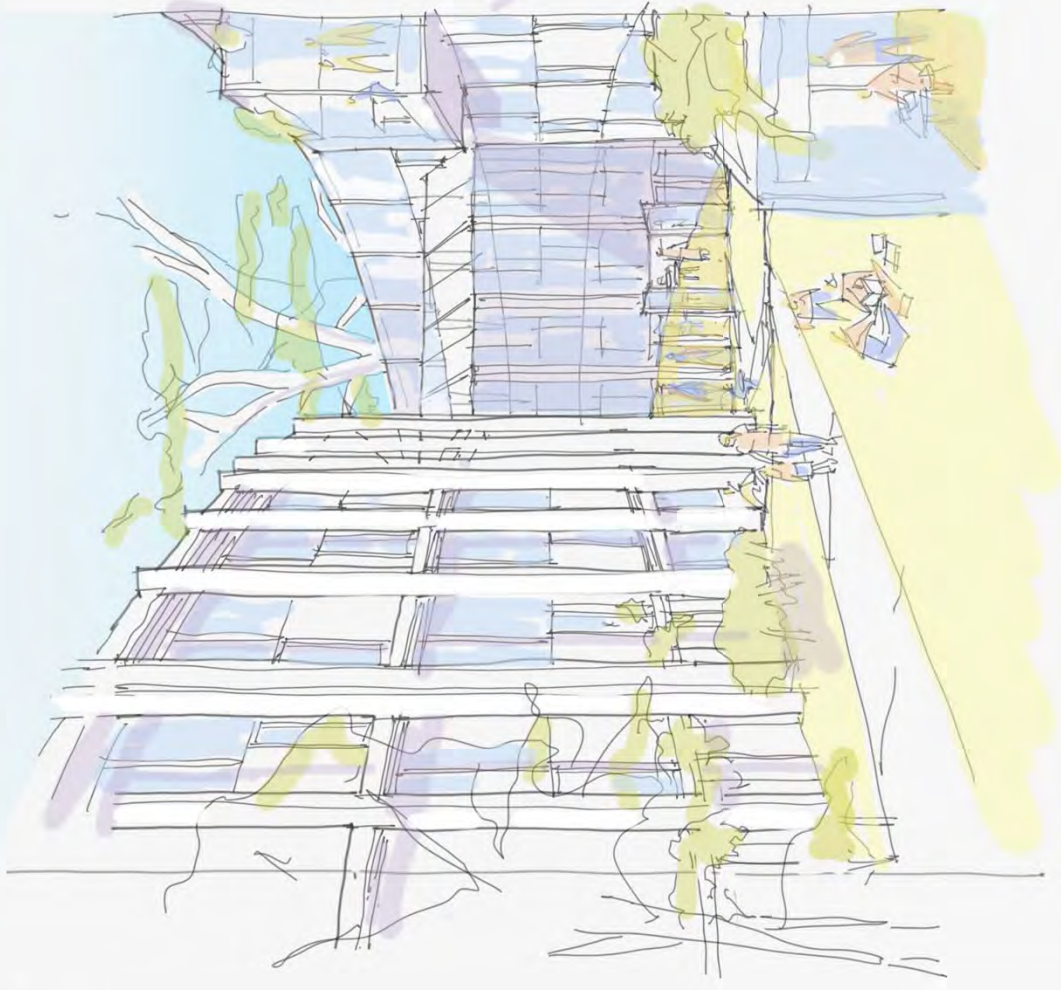


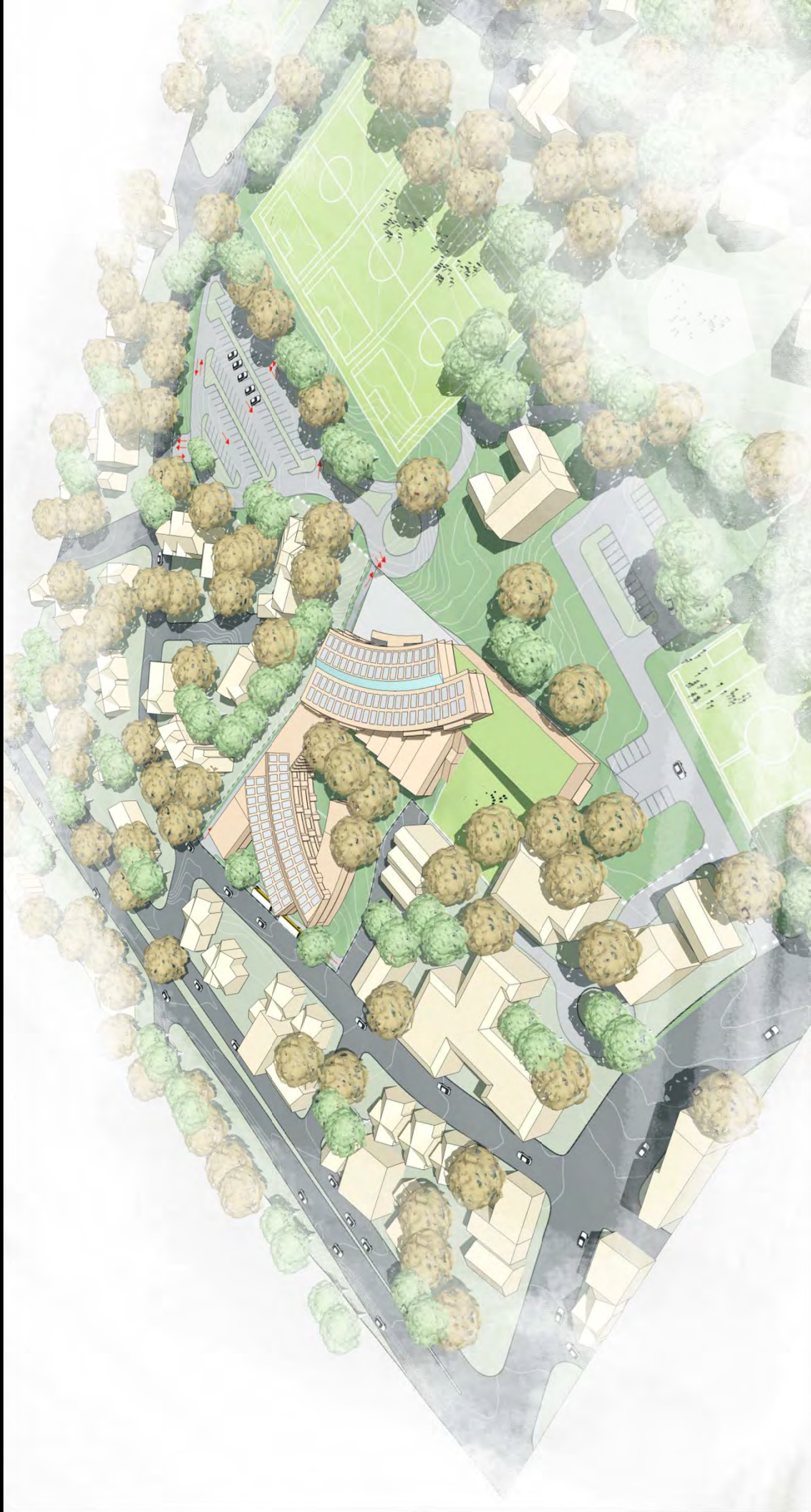


OPTION D



OPTION D





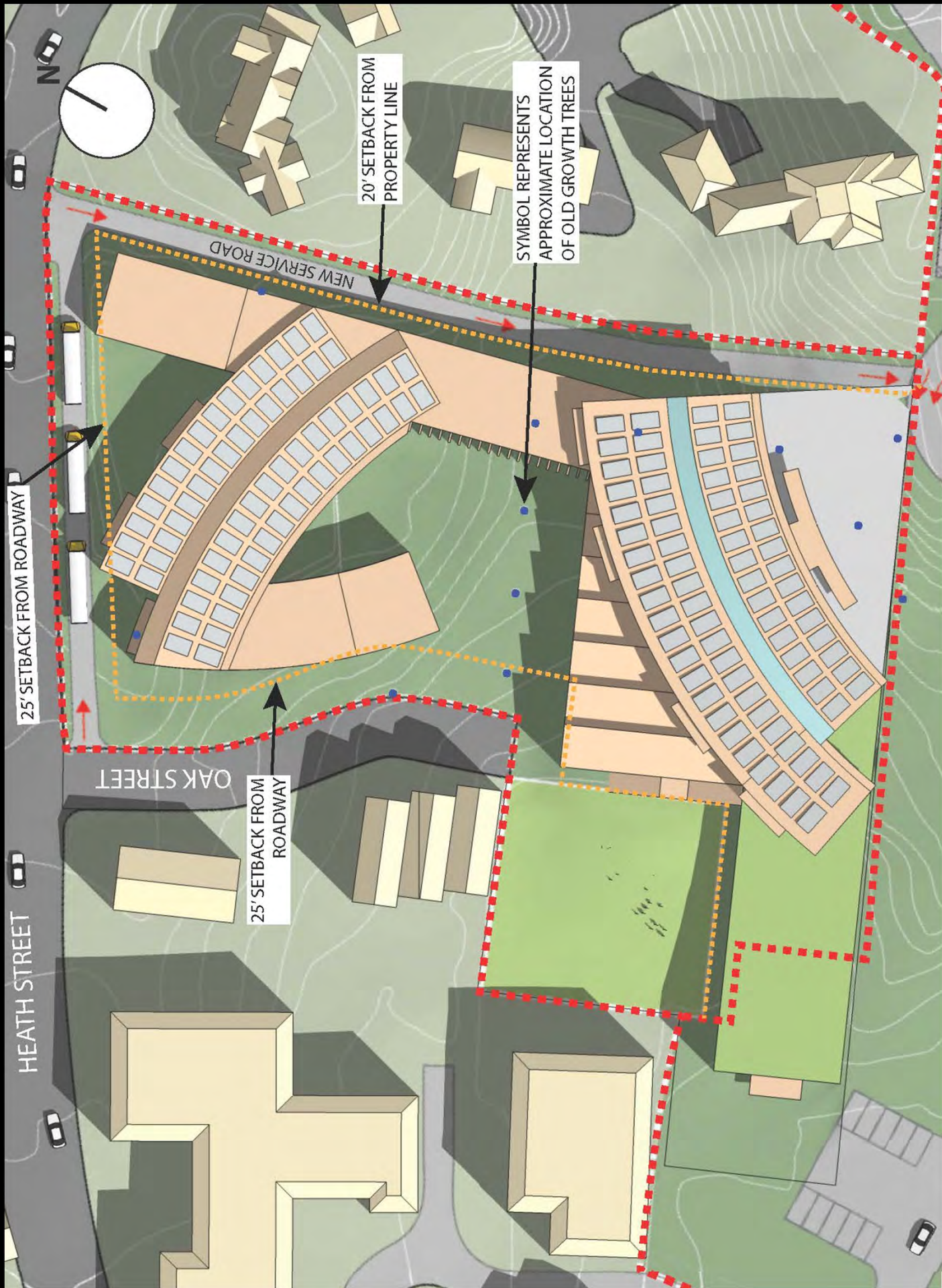
OPTION E



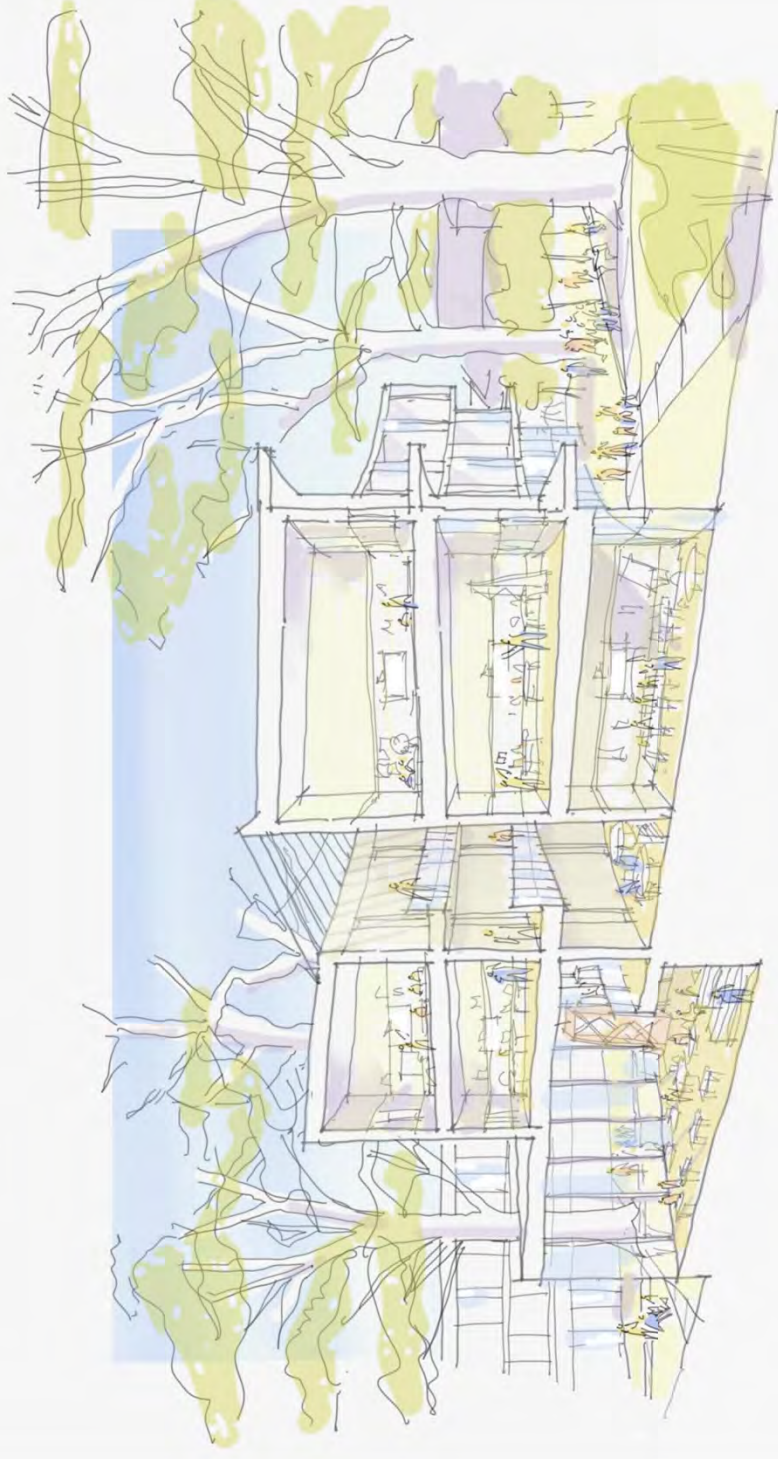
OPTION E



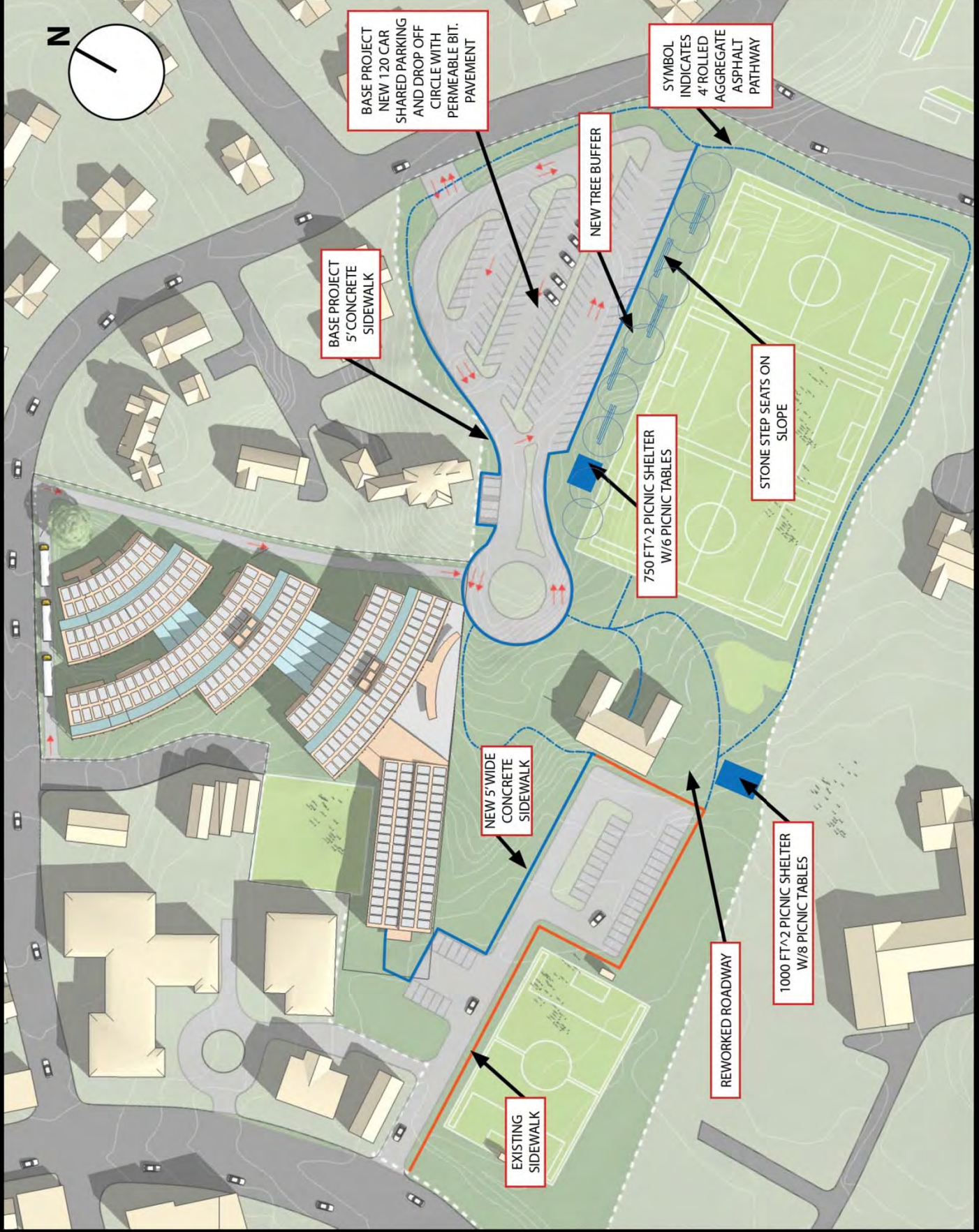
OPTION E



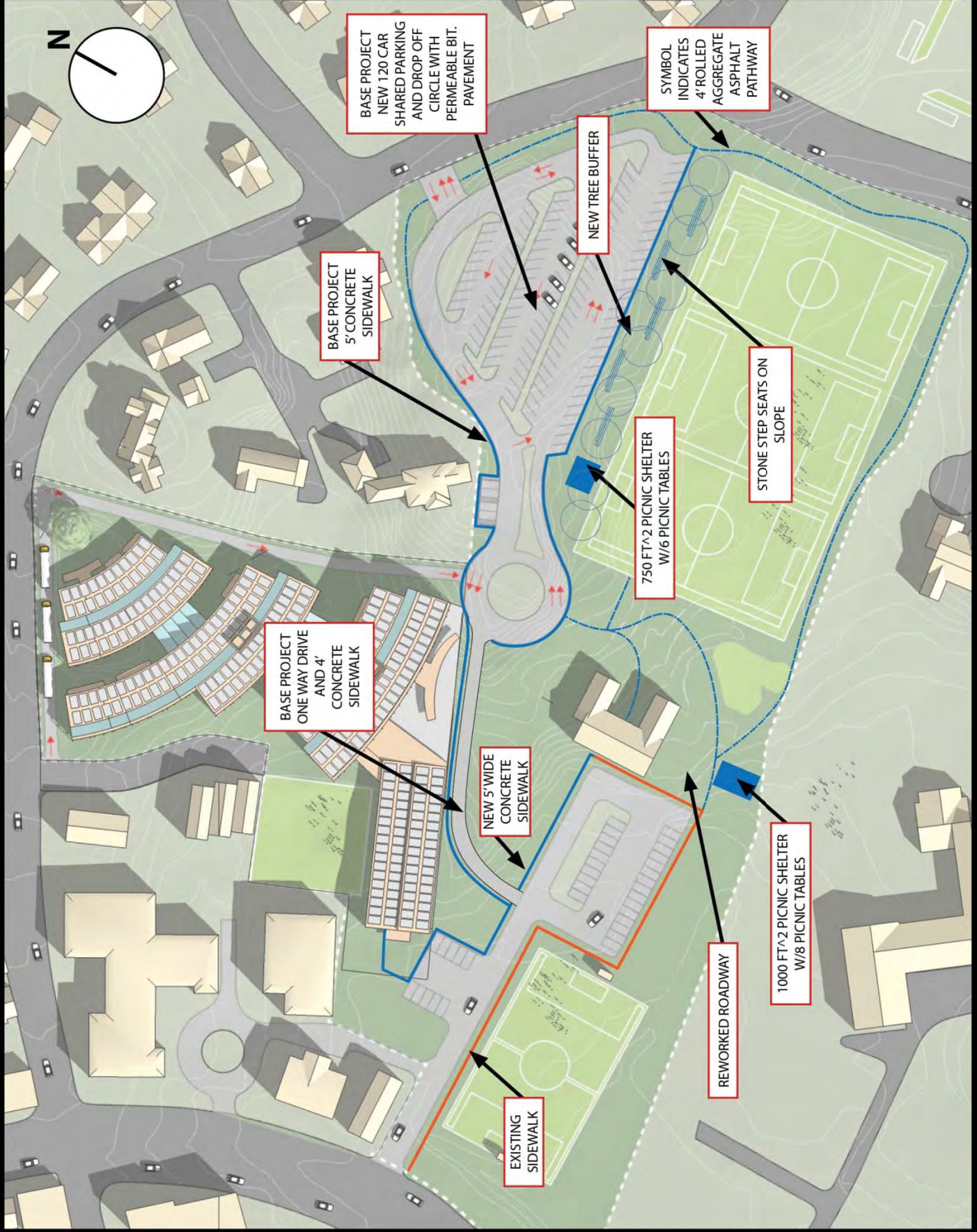
OPTION E



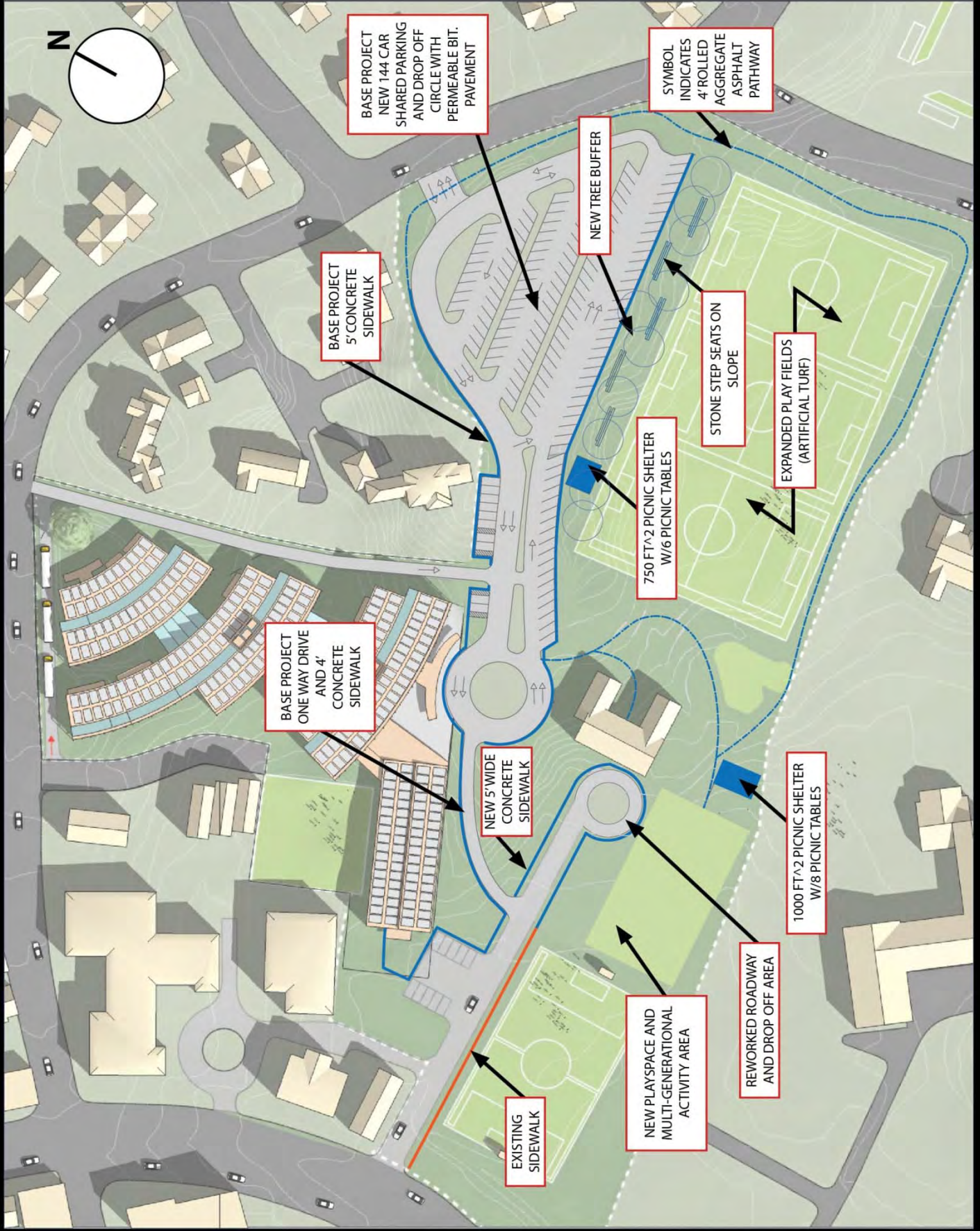
SOULE SITE WORK - ALTERNATIVE A



SOULE SITE WORK - ALTERNATIVE B



SOULE SITE WORK - ALTERNATIVE C



PRE-SCHEMATIC ALTERNATIVES EVALUATION

BROOKLINE 9TH ELEMENTARY SCHOOL

EVALUATION MATRIX FOR ALTERNATIVE DESIGN STRATEGIES

1/24/2017

KEY	+	Advantageous
	o	Neutral
	-	Disadvantageous

PROJECT EVALUATION CRITERIA	OPTION A	OPTION D	OPTION E	Comments
1 TOTAL PROJECT COST				INCLUDES WORK AT SOULE
801 STUDENT - TOTAL (MILLION)	\$88.8	\$89.9	\$89.4	
801 STUDENT - COST PER STUDENT (K)	\$111	\$112	\$112	
612 STUDENT - TOTAL (MILLION)	\$82.3	\$85.2	\$84.0	
612 STUDENT - COST PER STUDENT (K)	\$134	\$139	\$137	
2 TRAFFIC	o	o	o	ALL OPTIONS EFFECTIVELY IDENTICAL
3 OPEN SPACE	o	+	o	D HAS MOST OPEN SPACE
4 IMPACT TO NEIGHBORS	o	+	+	D AND E HAVE SMALLEST APPARENT MASSING, RESIDENTIAL SCALE FACING NEIGHBORS
5 SAFETY - OUTSIDE SCHOOL BUILDING	o	o	-	SOME E COURTYARD AREA NOT VISIBLE FROM EXTERIOR
6 SECURITY - INSIDE SCHOOL BUILDING	o	+	o	D HAS CLEAREST LINES OF SIGHT
7 EDUCATION PLAN ENHANCEMENT	o	+	o	2 GROUP COMMONS FACILITATE COLLABORATION
8 CLASSROOM SHAPES AND ADJACENCIES	o	o	o	ALL OPTIONS EFFECTIVELY IDENTICAL
9 COHORT CONFIGURATION	+	+	o	A AND D HAVE MOST CLEARLY DEFINED COHORTS
10 BENEFICIAL RELATIONSHIP WITH SOULE	+	+	+	ALL OPTIONS ENLARGE FIELDS, REBUILD CURRENTLY INACCESSIBLE GYM
11 COMMUNITY USE	+	+	+	ALL OPTIONS ALLOW COMMUNITY USE OF GYM AND AUDITORIUM
12 FLEXIBILITY OF USE - FUTURE USE	o	o	o	ALL OPTIONS EFFECTIVELY IDENTICAL
13 LEED /SUSTAINABILITY / DAYLIGHTING	+	+	o	A AND D HAVE BEST SOLAR ORIENTATION
14 BUILDING MASSING/SITE COVERAGE	o	+	+	D AND E MORE HUMAN SCALE
15 OUTDOOR PLAY AREA	o	o	o	ALL OPTION COMPARABLE
16 MEP ACCOMMODATION	+	+	o	SOLAR ORIENTATION IMPACTS ENERGY LOADS
17 ATHLETIC USE	+	+	+	ALL OPTIONS TO HAVE NEW FACILITIES AND ACCESS TO ENLARGED SOULE UPPER FIELDS
18 DELIVERIES	o	o	o	ALL OPTIONS EFFECTIVELY IDENTICAL
19 SCHEDULE DURATION / RISK	o	o	o	ALL OPTIONS EFFECTIVELY IDENTICAL
20 SITE REMEDIATION	o	o	o	ALL OPTIONS EFFECTIVELY IDENTICAL
21 HAZARDOUS MATERIAL REMOVAL	o	o	o	ALL OPTIONS EFFECTIVELY IDENTICAL
22 LONG TERM MAINTENANCE / REPAIR COST	o	o	-	E HAS MOST EXTERIOR SKIN
23 OPERATING COST	+	+	o	SOLAR ORIENTATION AND EXT SKIN QUANTITY IMPACT ENERGY LOADS

5.6 February 2, 2017 - School Committee Workshop

THE PUBLIC SCHOOLS OF BROOKLINE
OFFICE OF THE SCHOOL COMMITTEE
BROOKLINE, MASSACHUSETTS
Town Hall, 5th Floor, 333 Washington Street
Brookline, MA 02445
Telephone: 617-730-2430 Fax: 617-264-6451
www.brookline.k12.ma.us



Susan Wolf Ditkoff, Chairman
David Pollak, Vice Chairman
P.H. Benjamin Chang
Helen Charlupski
Michael Glover
Lisa Jackson
Julie Schreiner-Oldham
Barbara Scotto
Beth Jackson Stram

AGENDA
SCHOOL COMMITTEE WORKSHOP
THURSDAY, FEBRUARY 2, 2017
6:00 PM – 9:55 PM

WALSH SCHOOL COMMITTEE ROOM, 5TH FLOOR, TOWN HALL
STATUTORY NOTICE OF THIS MEETING HAS BEEN FILED WITH THE TOWN CLERK.
THE PUBLIC IS INVITED TO ATTEND.

NOTE: All times are approximate.

6:00 PM (5 minutes)

1. ADMINISTRATIVE BUSINESS/SCHOOL COMMITTEE ACTIONS

- a. Consent Agenda (Susan Wolf Ditkoff)
 - i. Past Record: January 5, 2017 School Committee Meeting
 - ii. Past Record: January 10, 2017 Joint Meeting of Selectmen and School Committee
 - iii. Past Record: January 10, 2017 School Committee Meeting
- b. Consideration and Possible Vote on the 1-Year Collective Bargaining Agreement with the Brookline Educators Union (BEU) Unit B, covering the period from September 1, 2015-August 31, 2016
- c. Consideration and Possible Vote on the 3-Year Collective Bargaining Agreement with the Brookline Educators Union (BEU) Unit B, covering the period from September 1, 2016-August 31, 2019

6:05 PM (1 hour)

2. REVIEW OF THE PROPOSED EDUCATIONAL PLAN AND PRELIMINARY SPACE PLAN SUMMARY FOR THE BROOKLINE HIGH SCHOOL EXPANSION (HMFH Architects)

7:05 PM (2 hours)

3. REVIEW OF THE PROPOSED EDUCATIONAL PLAN AND PROPOSED SPACE PLAN SUMMARY FOR THE 9TH ELEMENTARY SCHOOL AT BALDWIN (JLA Architects)

9:05 PM (20 minutes)

4. DISCUSSION OF POSSIBLE VOTE REGARDING UNDOCUMENTED STUDENTS

9:25 PM (30 minutes)

5. PROPOSED EXECUTIVE SESSION

For Purpose 3, to discuss strategy with respect to collective bargaining (Brookline Educators Union-Units A, B, and Paraprofessionals)

6. ADJOURNMENT



The Public Schools of Brookline
Brookline Town Hall
333 Washington Street, 5th Floor
Brookline, Massachusetts 02445
617.730.2401

Andrew J. Bott
Superintendent

TO: Brookline School Committee
FROM: Andrew J. Bott, Superintendent
DATE: February 2, 2017
RE: Recommendation for 9th Elementary School at Baldwin

In a joint vote held October 13, 2016, the Brookline Board of Selectmen and the Brookline School Committee selected the current Baldwin School site as the location for Brookline's new 9th Elementary School. I recommend the School Committee request a three section school, with three additional BEEP/early childhood classrooms and three additional classrooms for district-wide special education programming, to be built as Brookline's 9th Elementary School. I did not come to this recommendation easily. This recommendation balances the overall space needs of the Public Schools of Brookline with the project that is the right size for the 9th Elementary School at Baldwin site.

The need for a new elementary school results from the unprecedented enrollment growth experienced in Brookline over the past eleven years. In the SY 2005-2006, 3,904 students were enrolled in our elementary schools. For the current year, 5,437 students are enrolled, an increase of 1,533 students over these eleven years.

These increases in enrollment were absorbed into our existing K-8 schools using a strategy of expanding in place. Working closely with the building department, the Public Schools of Brookline added the equivalent of 55 classrooms into our existing infrastructure. These include:

- Six new classrooms built at Heath School
- Four new classrooms built at Lawrence School
- Two modular classrooms leased for Baker School
- Eleven BEEP classrooms moved out of K-8 buildings into rental space, with those eleven classroom being converted into K-8 classroom use
- Four classrooms leased for Pierce School
- Twelve new classrooms currently being built at the new Devotion School (anticipated opening September 2018)
- Sixteen classrooms built by dividing spaces within our existing K-8 schools

For the upcoming school year, an additional four elementary classrooms are needed to accommodate continued enrollment growth. One classroom each at Driscoll, Pierce, Devotion, and Lawrence will be added to Brookline’s existing building infrastructure.

Existing School Space Capacity

The combination of continued enrollment growth and the expand in place strategy has put significant strain on all of Brookline’s K-8 schools. In order to understand the extent of this strain, the school department undertook an in-depth space study of each K-8 school (excluding Devotion as it is currently under construction). This study was conducted November 2016 through January 2017. The goals of this assessment were threefold:

1. Physical measurements of all classrooms, instructional spaces, common spaces, offices and conference rooms.
2. A determination of whether these existing spaces are adequate and appropriate for current and future enrollment demands. For the purpose of this analysis, the current MSBA space guidelines were used as the benchmark to determine adequacy.
3. An assessment of existing school grounds and open spaces managed by Parks and Open Space and/or the School Department.

Using the current MSBA guidelines, this analysis shows a significant deficit of net space (classroom and instructional) across all Brookline schools.

School	Net Space Deficit (sq. ft.)
Baker	29,705*
Driscoll	20,632
Heath	25,557
Lawrence	22,061
Lincoln	21,731
Pierce	22,642**
Runkle	19,329
Total	161,657

**Includes the square footage of leased modular classrooms*

***Includes square footage of leased classroom space at 62 Harvard St*

Without any additional enrollment growth, the need for a 9th elementary school is clear. The expand in place strategy allowed eleven years of enrollment growth to be absorbed into our existing schools. This strategy, however, resulted in the Public Schools of Brookline having a space deficit larger than the space needed for a five section elementary

school. The total net space deficit across the system is 161,657 net square feet while the net square footage of the new Devotion School will be 131,180.

The construction of a new elementary school at the Baldwin School site adds capacity to the Public Schools of Brookline allowing for a portion of this space deficit to be addressed. The capacity of the 9th Elementary School at Baldwin to do this must be considered along with the ongoing Devotion School project and information on the number of students currently living in each of our K-8 districts.

Providing Relief to Schools in North and South Brookline

During SY 2015-2016, the following number of students lived in each of our K-8 districts.

K-8 District	Student Count (PK-8)
Lincoln	605
Pierce	876
Lawrence	572
Devotion	848
Driscoll	504
Runkle	600
Heath	486
Baker	867

These counts of students living in each of our K-8 districts differ from the enrollment in each of our K-8 schools. For example, student enrollment at Lawrence in February 2016 was 688; 116 students greater than the number of students living in the Lawrence District in SY 2015-2016. This difference between students in district and actual enrollment in each school is the result of two factors: each school facility having a specific capacity that is being fully utilized, and the assignment district buffer zones allowing flexibility in student assignment to maintain an average class size of 21 students throughout our school system. The opening of a renovated Devotion School, planned to accommodate 1,050 students including Pre-K, will relieve significant space pressures in North Brookline. A Devotion School that can accommodate all students living in the Devotion district with additional room for buffer assignments and anticipated new housing will provide relief to the Lawrence and Driscoll Schools. By providing relief to Lawrence and Driscoll, we then can address space pressures at Pierce by using buffer assignments in the Pierce/Driscoll and Pierce/Lawrence zones.

The 9th Elementary School at Baldwin will provide similar space relief in South Brookline. In SY 2015-2016, 867 students lived in the Baker District. As a 4+ section school with 762 students enrolled as of February 1, 2017, Baker is operating significantly over its building capacity and still students are being buffered from Baker to other schools. If Baker is operationalized as a four section school, the three classes above the four section total at Baker would be absorbed by the 9th Elementary School at Baldwin. Additionally, all students currently living in the Baker District could be assigned to either Baker or the 9th School at Baldwin. Similar to the Devotion School in North Brookline, the 9th Elementary School at Baldwin would also allow for student buffer zone assignments that could relieve some enrollment and space pressures at Heath, Runkle and Lincoln.

Additional Enrollment Growth Anticipated

In addition to the immediate space need resulting from the Town's expand in place strategy, the enrollment projections for the Public Schools of Brookline show continued enrollment growth in upcoming years. Including known new developments, more than 400 additional K-8 students will enroll by 2020. A significant portion of these students will live in South Brookline, with an anticipated 192 additional students moving into an expanded Hancock Village. This enrollment growth combined with the number of students currently living in the Baker district, the sections currently at Baker over a four section building capacity of 36 classes, and potential overcrowding relief in neighboring schools/districts provide support for building a three section school at Baldwin.

I recommend a three section 9th Elementary School with a total of 27 K-8 classrooms. In addition to these K-8 classrooms I recommend including three classrooms for BEEP/early childhood education in the 9th school. In a PK-8 district, it is educationally sound to program early childhood in our elementary school buildings. This vision guided Brookline's early childhood program from its inception until the unprecedented space constraints forced the Town to lease early childhood classrooms. The 9th School at Baldwin provides an opportunity for Brookline to reintegrate early childhood classrooms in our K-8 schools. With the space pressure relief provided by the 9th Elementary School at Baldwin, it is also possible that BEEP classes could return to Lincoln and remain at Runkle.

I also recommend including three classrooms for district-wide special education classes in the 9th Elementary School at Baldwin. The entire Reaching for Independence through Structured Education (RISE) program for students with Autism Spectrum Disorder is currently located at Runkle School; it serves 48 students in six classrooms. RISE has outgrown its current space at the Runkle School and current enrollment forecasts from BEEP/early childhood grades indicate continued and substantial growth in this program. Building three classrooms for RISE at the 9th School at Baldwin allows the PSB to continue meeting the needs of the growing number of students served by this specialized program. By building space for RISE at the 9th Elementary School at Baldwin and dividing the large RISE program into two sites, a minimum of two classrooms will open at Runkle providing additional space to address enrollment and capacity challenges in the district. By dividing the program into two sites, the district will be able to more fully support inclusive opportunities as the program continues to grow.

Based on current enrollment projections, the current Devotion School project, and the student population in each of our K-8 districts, I recommend the School Committee request a three section school, with additional space for both BEEP and RISE, for the 9th Elementary School at Baldwin. A three section school at this location will allow the Public Schools of Brookline to meet its projected enrollment needs and will allow for overcrowding relief for surrounding schools. While there is a need town-wide for four sections, putting all four at the Baldwin location places a portion of the additional capacity in a part of town where it is not needed. The Devotion School project, designed to enroll all the students currently living in the Devotion district with additional buffer capacity, allows the Public Schools of Brookline to address some of the existing overcrowding in North Brookline.

Brookline 9th Elementary - Proposed Space Summary

Change from MSBA Template
Renovation Space at Devo

ROOM TYPE	PROPOSED			Comments	DEVOTION (For Reference)			MSBA GUIDELINES (For Reference)		
	ROOM NFA ¹	# OF RMS	area totals		ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
3 Section School										
CORE ACADEMIC SPACES (List classrooms of different sizes separately)			37,020			55,710		31	28,960	
Pre-Kindergarten w/ toilet	1,200	3	3,600			1,225	2	2,450		
Kindergarten w/ toilet	1,200	3	3,600	1,100 SF min - 1,300 SF max		1,174	5	5,870	1,200	
General Classrooms - Grades 1-5	900	15	13,500	900 SF min - 1,000 SF max		890	25	22,250	950	
General Classrooms - Grades 6-8	900	9	8,100			891	15	13,370	950	
Teacher Planning Grades 3-8	50	18	900							
Science Classroom / Lab	1,200	2	2,400	1 period / day / student		1,193	3	3,580	1,200	
Prep room	120	1	120			133	3	400	80	
World Language Classrooms						850	2	1,700		
Small Group Rooms										
Small Group Rooms - Grades K-2						157	3	470		
Small Group Rooms - Grades 3-5						150	3	450		
Small Group Rooms - Grades 6-8						150	3	450		
Small Group Room / Literacy Specialists	150	8	1,200	Ed Plan Page 8						
Literacy and Math Specialist										
Literacy Specialist K-2						170	1	170		
Literacy Specialist 3-5						155	2	310		
Literacy Specialist 6-8						150	2	300		
Small Group/ Math Specialists										
Math Specialist K-2						215	2	430		
Math Specialist 3-5						155	2	310		
Math Specialist 6-8						0	0	0		
Enrichment Challenge Support						230	1	230		
ELL	400	3	1,200	Ed Plan Page 24		297	3	890		
Project Areas	400	6	2,400	Grade 3-8 Common Project Areas		231	9	2,080		
SPECIAL EDUCATION (List rooms of different sizes separately)			8,480					10,980	7,550	
SWD Classroom PK-8	900	3	2,700	1 per cluster					950	
SWD Classroom Teacher Planning	50	3	150							
SWD Classroom PK-8 toilet	60	3	180						60	
De-Escalation Room	50	3	150	De-Escalation Room (page 26)						
Learning Center	900	4	3,600	Ed Plan Page 26						
Learning Center Teacher Planning	50	4	200							
Therapeutic Learning Center Large Group K-2						450	1	450		
Therapeutic Learning Center Small Group K-2						190	2	380		
Therapeutic Learning Center Chill Out K-2						90	1	90		
Therapeutic Learning Center Relax K-2						80	1	80		
Comprehensive Learning Center K-2						380	1	380		
Comprehensive Learning Center Chill Out K-2						70	1	70		
Shared CLC/ LC Office K-2						100	1	100		
Therapeutic Learning Center Large Group 3-5						360	1	360		
Therapeutic Learning Center Small Group 3-5						200	2	400		
Therapeutic Learning Center Chill Out 3-5						80	1	80		
Therapeutic Learning Center Relax 3-5						100	1	100		
Comprehensive Learning Center 3-5						410	1	410		
Comprehensive Learning Center Chill Out 3-5						70	1	70		
Shared CLC/ LC Office 3-5						110	1	110		
Self-Contained SWD - Grades 1-5 toilet										
Self-Contained SWD - Grades K-2 toilet						60	1	60		
Self-Contained SWD - Grades 3-5 toilet						60	1	60		
Self-Contained SWD - Grades 6-8				8% of pop. in self-contained SWD						
Therapeutic Learning Center Large Group 6-8						360	1	360		
Therapeutic Learning Center Small Group 6-8						200	2	400		
Therapeutic Learning Center Chill Out 6-8						80	1	80		
Therapeutic Learning Center Relax 6-8						100	1	100		
Comprehensive Learning Center 6-8						400	1	400		
Comprehensive Learning Center Chill Out 6-8						70	1	70		
Shared CLC/ LC Office 6-8						110	1	110		
Self-Contained SWD - Grades 6-8 toilet						60	1	60		
Resource Room - Grades 1-5									500	
Learning Center K-2						470	2	940		
Learning Center 3-4						400	1	400		
Resource Room - Grades 6-8									500	
Learning Center 5-6						400	1	400		
Learning Center 7-8						450	1	450		
Small Group Room / Reading				1/2 size Genl. Clim.						
Speech	150	1	150	Ed Plan Page 27		147	3	440		
OT / PT	950	1	950	Ed Plan Page 27		1,090	1	1,090		
Special Ed Team Facilitator	150	1	150	Ed Plan Page 27		150	1	150		
Special Ed Team Clerk						100	1	100		
Special Ed Records						60	1	60		
Special Ed Waiting						390	1	390		
Special Ed Conference	250	1	250	Ed Plan Page 25		130	1	130		
Special Ed Conference						170	1	170		
BCBA						150	1	150		
TLC Social Worker						150	1	150		
Psychologist				Listed In Admin and Guidance		150	1	150		
Psychologist / Social Worker Conference						170	1	170		
Psychologist / Social Worker Safe Room						280	1	280		
Psychologist / Social Worker Testing						70	1	70		
Psychologist / Social Worker Waiting						80	1	80		
						430	1	430		
ART & MUSIC			10,310					13,990	7,225	
Art Classroom - Grades 1-5	1,000	1	1,000	assumed schedule 2 times / week / student		1,020	2	2,040	1,000	
Art Classroom - Grades 6-8	1,200	1	1,200			1,180	1	1,180	1,200	
Art Classroom w/ Storage & kiln	150	2	300	assumed use - 50% population 2 times / week		160	3	480	150	
Band / Chorus - 100 seats	1,500	1	1,500			1,810	1	1,810	1,500	
Music Classroom / Large Group - 25-50 seats	1,200	1	1,200	assumed schedule 2 times / week / student		1,185	2	2,370	1,200	
Music Practice - Grades 1-5	75	0	0			80	4	320	75	
Music Practice / Ensemble - Grades 6-8	200	1	200			280	1	280	200	
Multipurpose Room	3,200	1	3,200	Ed Plan page 17		3,780	1	3,780		
Stage	1,600	1	1,600			1,600	1	1,600	1,600	
Multipurpose Chair Storage	110	1	110			130	1	130		
VOCATIONS & TECHNOLOGY			2,350					2,970	3,200	
Tech Clim. - (E.G. Drafting, Business)	950	1	950	Fab Lab		910	1	910	1,200	
Tech Shop - (E.G. Consumer, Wood)	1,400	1	1,400	Maker Space		2,060	1	2,060	2,000	

Brookline 9th Elementary - Proposed Space Summary

 = Change from MSBA Template
 = Renovation Space at Devo

ROOM TYPE	PROPOSED			Comments	DEVOTION (For Reference)			MSBA GUIDELINES (For Reference)		
	ROOM NFA ¹	# OF RMS	area totals		ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
HEALTH & PHYSICAL EDUCATION			10,421				10,680			8,331
Gymnasium	6,000	1	6,000	6000 SF Min. Size			6,120	1	6,120	6,000
Gym Storeroom	210	1	210				210	1	210	150
Gym Storeroom	80	1	80				80	1	80	
Health Instructor's Office w/ Shower & Toilet	181	1	181				220	2	440	181
Locker Rooms - Boys / Girls w/ Toilets	400	0	0				420	2	840	1,000
Small Gym	3,000	1	3,000	Ed Plan Page 18			2,990	1	2,990	2,000
Fitness Classroom	950	1	950	Ed Plan Page 18						
MEDIA CENTER			3,610				5,170			3,571
Media Center/Reading Room	3,300	1	3,300				4,860	1	4,860	3,571
Media Center Office	140	1	140				140	1	140	
Media Book Room	170	1	170				170	1	170	
DINING & FOOD SERVICE			5,736				7,850			7,159
Cafeteria / Dining (2 seatings)				2 seatings - 15SF per seat						4,590
Cafeteria / Dining (3 seatings) / Multi-Use	3,060	1	3,060	Ed Plan Page 31			5,100	1	5,100	
Kitchen	1,912	1	1,912	1600 SF for first 300 + 1 SF/student Addtl			1,790	1	1,790	1,912
Kitchen Office	70	1	70				70	1	70	
Kitchen Storage	60	1	60				60	2	120	
Kitchen Toilet	200	1	200				200	1	200	
Kitchen Custodial	30	1	30				30	1	30	
Chair / Table / Equipment Storage	404	1	404	200 SF for first 300 + .333 SF/student Addtl			540	1	540	404
Staff Lunch Room	253	0	0	In Teacher's Work Room				0		253
MEDICAL			610				720			610
Medical Suite Toilet	60	1	60				100	1	100	60
Nurses' Office / Waiting Room	250	1	250				290	1	290	250
Examination Room / Resting	100	3	300				190	1	190	100
Examination Room / Resting							70	2	140	300
ADMINISTRATION & GUIDANCE			5,782				4,920			3,079
Principal's Office w/ Conference Area	375	1	375				350	1	350	375
Principal's Secretary / Waiting	125	0	0	In General Office				0		125
Assistant Principal's Office - AP1	129	1	129				140	2	280	129
Assistant Principal's Office - AP2	129	0	0				230	1	230	129
General Office / Waiting Room / Toilet	441	1	441	Includes Principal's Secretary			870	1	870	441
Conference room	281	1	281				300	1	300	281
Teachers' Mail and Time Room	100	1	100	Includes Duplicating Room			370	1	370	100
Duplicating Room	165	0	0	Included in Mail Room				0		165
Records Room	138	1	138				130	1	130	138
Supervisory / Spare Office	129	1	129				110	1	110	129
General Waiting Room	100	1	100				120	1	120	100
Guidance Office	150	4	600	2 Guidance, 1 Psych, 1 Soc. Worker			305	2	610	150
Guidance Storeroom	40	1	40				40	2	80	40
Professional Learning and Teacher Planning										
Teachers' Work Room	500	3	1,500	Ed Plan Page 29			1,010	1	1,010	456
Small Conference Room	250	3	750	Ed Plan Page 29						
Specialist Collaborative Workspace	250	3	750	Ed Plan Page 29						
World Language Office	150	2	300				310	1	310	
METCO Office	150	1	150				150	1	150	
CUSTODIAL & MAINTENANCE			2,223				4,920			2,173
Custodian's Office	120	1	120				120	1	120	150
Custodian's Toilet / Shower							90	1	90	
Custodian's Workshop	336	1	336				450	1	450	336
Custodian's Storage	375	1	375				470	1	470	375
Storeroom	408	1	408				668	4	2,670	408
Recycling Room / Trash	400	1	400				270	1	270	400
Receiving and General Supply	304	1	304				380	1	380	304
Network / Telecom Room	200	1	200				390	1	390	200
Outdoor Storage	80	1	80				80	1	80	200
OTHER			5,810				13,120			0
Other (specify)										
Extended Day Storage	420	1	420				420	1	420	
Extended Day Office	250	1	250				320	1	320	
PTO	60	1	60				360	1	360	
Staff Showers	90	2	180				90	2	180	
Mechanical / Emer Generator							11,820	1	11,820	
Life Skills Store	300	1	300	In Grossing Factor						
Soule Gym	3,800	1	3,800							
Soule Environmental Ed Center	800	1	800							
Total Building Net Floor Area (NFA)			92,353				(MSBA - 104,588)		131,030	71,858
Proposed Student Capacity / Enrollment			612						1,010	612
Total Building Gross Floor Area (GFA)²			136,682				(MSBA - 156,882)		196,979	107,787
Grossing factor (GFA/NFA)			1.48						1.50	1.50

Brookline 9th Elementary - Proposed Space Summary

 = Change from MSBA Template
 = Renovation Space at Devo

ROOM TYPE	PROPOSED			Comments	DEVOTION (For Reference)			MSBA GUIDELINES (For Reference)		
	ROOM NFA ¹	# OF RMS	area totals		ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
HEALTH & PHYSICAL EDUCATION			10,421							8,331
Gymnasium	6,000	1	6,000	6000 SF Min. Size						6,000
Gym Storeroom	210	1	210							150
Gym Storeroom	80	1	80							80
Health Instructor's Office w/ Shower & Toilet	181	1	181							181
Locker Rooms - Boys / Girls w/ Toilets	400	0	0							1,000
Small Gym	3,000	1	3,000	Ed Plan page 18						2,990
Fitness Classroom	950	1	950	Ed Plan page 18						2,990
MEDIA CENTER			4,510							4,498
Media Center/Reading Room	4,200	1	4,200							4,498
Media Center Office	140	1	140							140
Media Book Room	170	1	170							170
DINING & FOOD SERVICE			6,617							8,876
Cafeteria / Dining (2 seatings)				2 seatings - 15SF per seat						6,008
Cafeteria / Dining (3 seatings) / Multi-Use	4,000	1	4,000	Ed Plan page 31						2,101
Kitchen	1,790	1	1,790	1600 SF for first 300 + 1 SF/student Addtl						2,101
Kitchen Office	70	1	70							70
Kitchen Storage	60	1	60							60
Kitchen Toilet	200	1	200							200
Kitchen Custodial	30	1	30							30
Chair / Table / Equipment Storage	467	1	467	200 SF for first 300 + .333 SF/student Addtl						467
Staff Lunch Room	300	0	0							300
MEDICAL			710							710
Medical Suite Toilet	60	1	60							60
Nurses' Office / Waiting Room	250	1	250							250
Examination Room / Resting	100	4	400							100
Examination Room / Resting										100
ADMINISTRATION & GUIDANCE			6,133							3,419
Principal's Office w/ Conference Area	375	1	375							375
Principal's Secretary / Waiting	125	1	125	In General Office						125
Assistant Principal's Office - AP1	129	1	129							129
Assistant Principal's Office - AP2	129	1	129							129
General Office / Waiting Room / Toilet	535	1	535	Includes Principal's Secretary						535
Conference room	281	1	281							281
Teachers' Mail and Time Room	100	1	100							100
Duplicating Room	166	0	0							166
Records Room	138	1	138							138
Supervisory / Spare Office	129	1	129							129
General Waiting Room	100	1	100							100
Guidance Office	150	4	600	2 Guidance, 1 Psych, 1 Soc. Worker						150
Guidance Storeroom	40	1	40							40
Professional Learning and Teacher Planning										551
Teachers' Work Room	500	3	1,500	Ed Plan Page 29						551
Small Conference Room	250	3	750	Ed Plan Page 29						551
Specialist Collaborative Workspace	250	3	750	Ed Plan Page 29						551
World Language Office	150	2	300							551
METCO Office	150	1	150							551
CUSTODIAL & MAINTENANCE			2,412							2,362
Custodian's Office	120	1	120							150
Custodian's Toilet / Shower										150
Custodian's Workshop	336	1	336							336
Custodian's Storage	375	1	375							375
Storeroom	534	1	534							534
Recycling Room / Trash	400	1	400							400
Receiving and General Supply	367	1	367							367
Network / Telecom Room	200	1	200							200
Outdoor Storage	80	1	80							200
OTHER			5,810							0
Other (specify)										0
Extended Day Storage	420	1	420							420
Extended Day Office	250	1	250							320
PTO	60	1	60							380
Staff Showers	90	2	180							90
Mechanical / Emer Generator				In Grossing Factor						11,820
Life Skills Store	300	1	300							11,820
Soule Gym and gym storage	4,000	1	3,800							4,000
Soule Environmental Ed Center	800	1	800							800
Total Building Net Floor Area (NFA)			107,043							131,030
Proposed Student Capacity / Enrollment			801							801
Total Building Gross Floor Area (GFA)²			158,423							196,979
Grossing factor (GFA/NFA)			1.48							1.50

5.7 February 14, 2017 - School Building Committee Meeting

Transportation Impact Assessment

1) Goals

- Assess Traffic Impacts for Evaluation by School Building Committee
- Understand Current Conditions
- Provide Recommendation for:
 - Safety for Children
 - Adequate Drop-Off/ Circulation/ Parking
 - Minimize Impacts to Area

2) Work Performed

Existing Conditions

- Traffic Counts

Safety Review

- Speed Studies
- Accident Review
- Sight Distance

Traffic Generation

- Based Upon Students/Staff

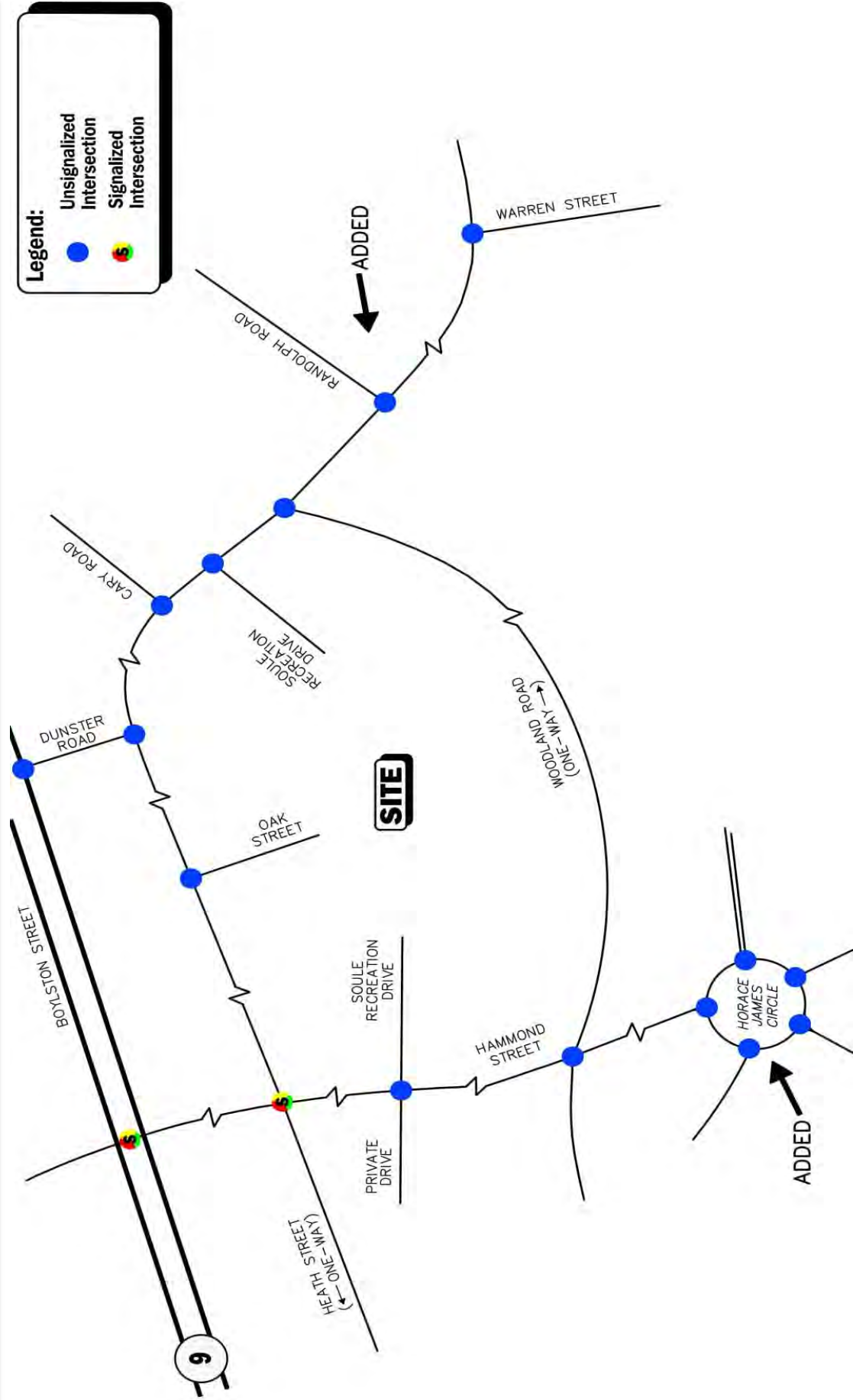
Future Conditions – Analysis

- Conditions With and Without School

3) Recommendations

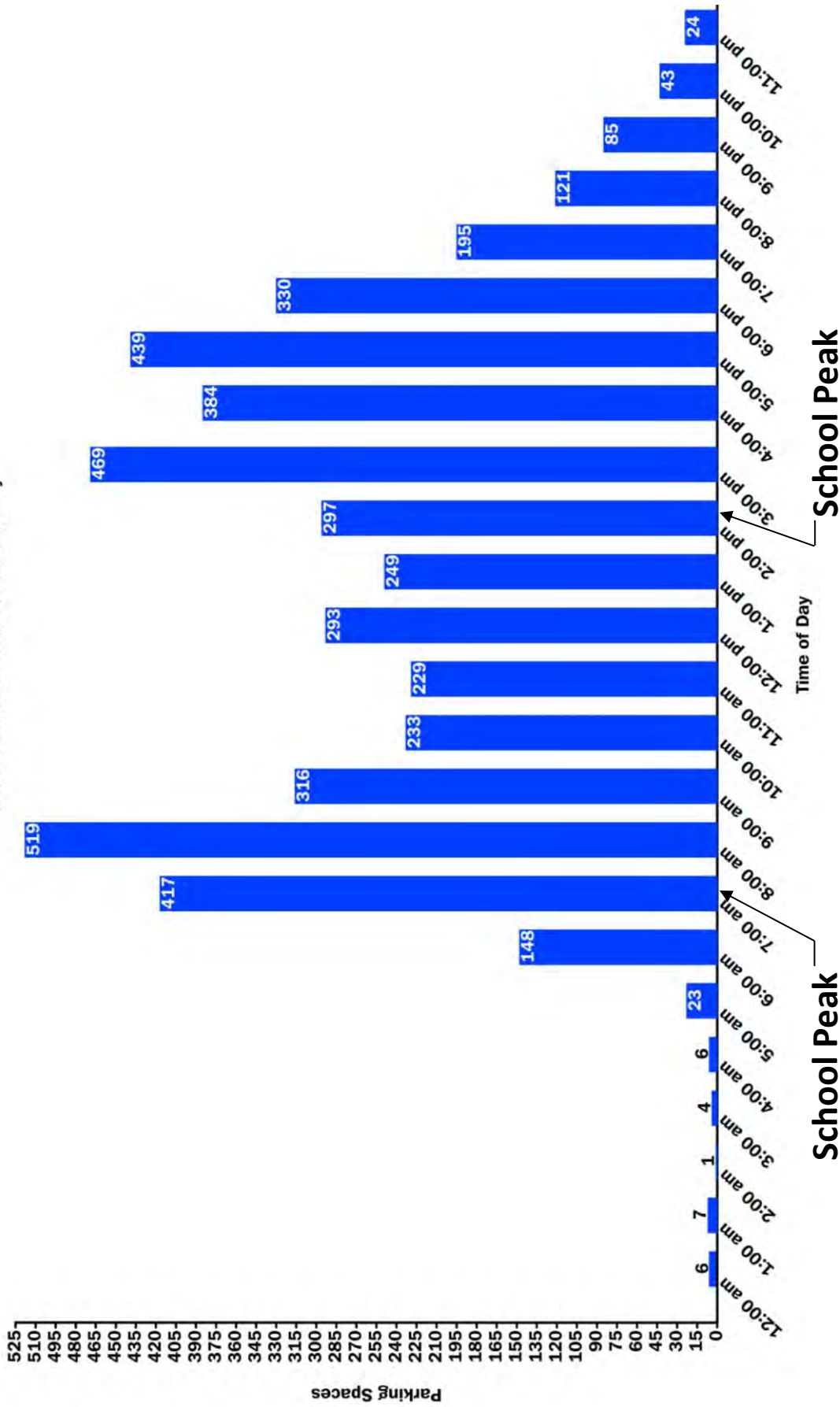
- Safety
- Access
- Minimize Impact

Study Area Intersection

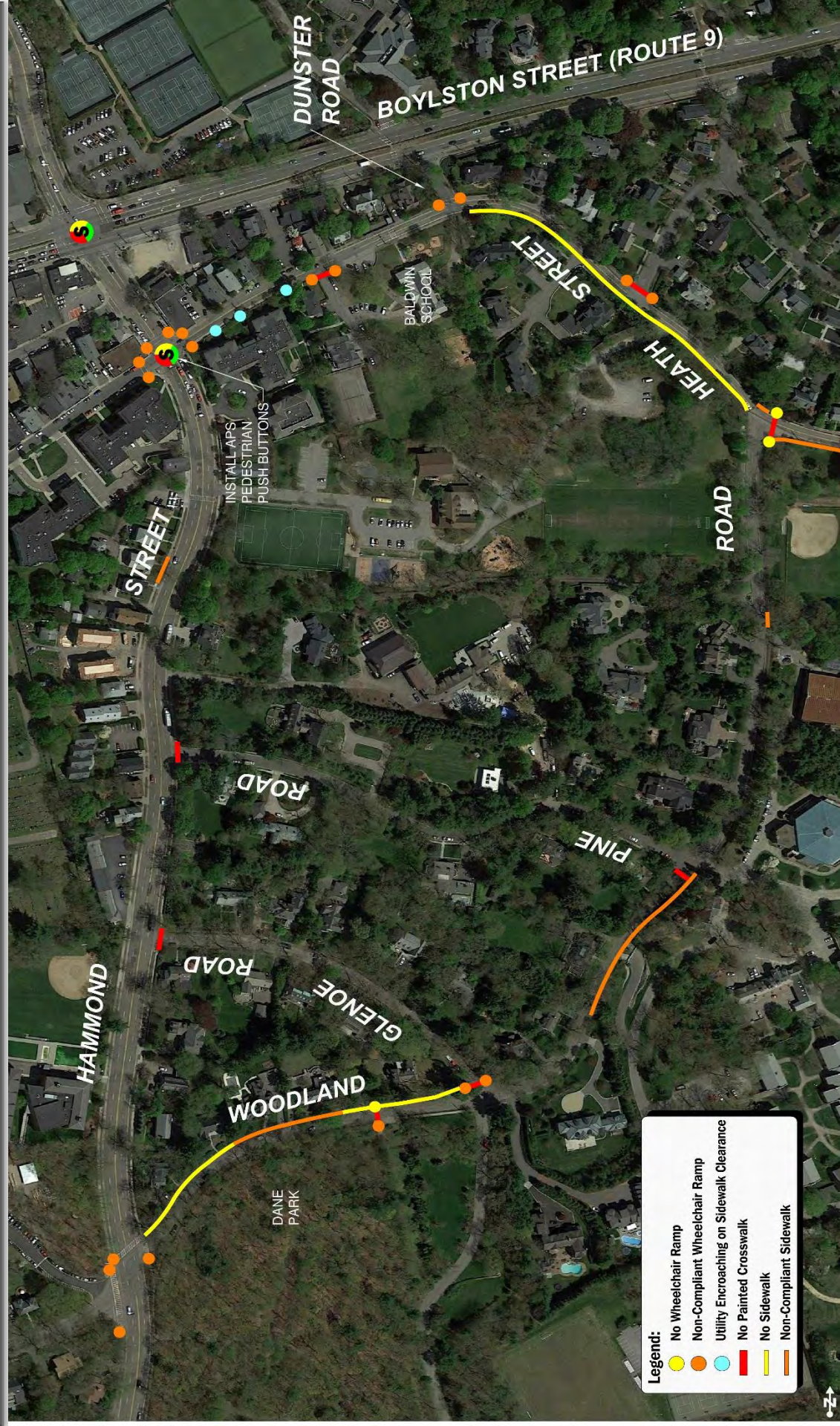


Heath Street Daily Traffic Count

Heath Street 24 - Hour Volume Two-Way



Pedestrian Facilities Deficiencies



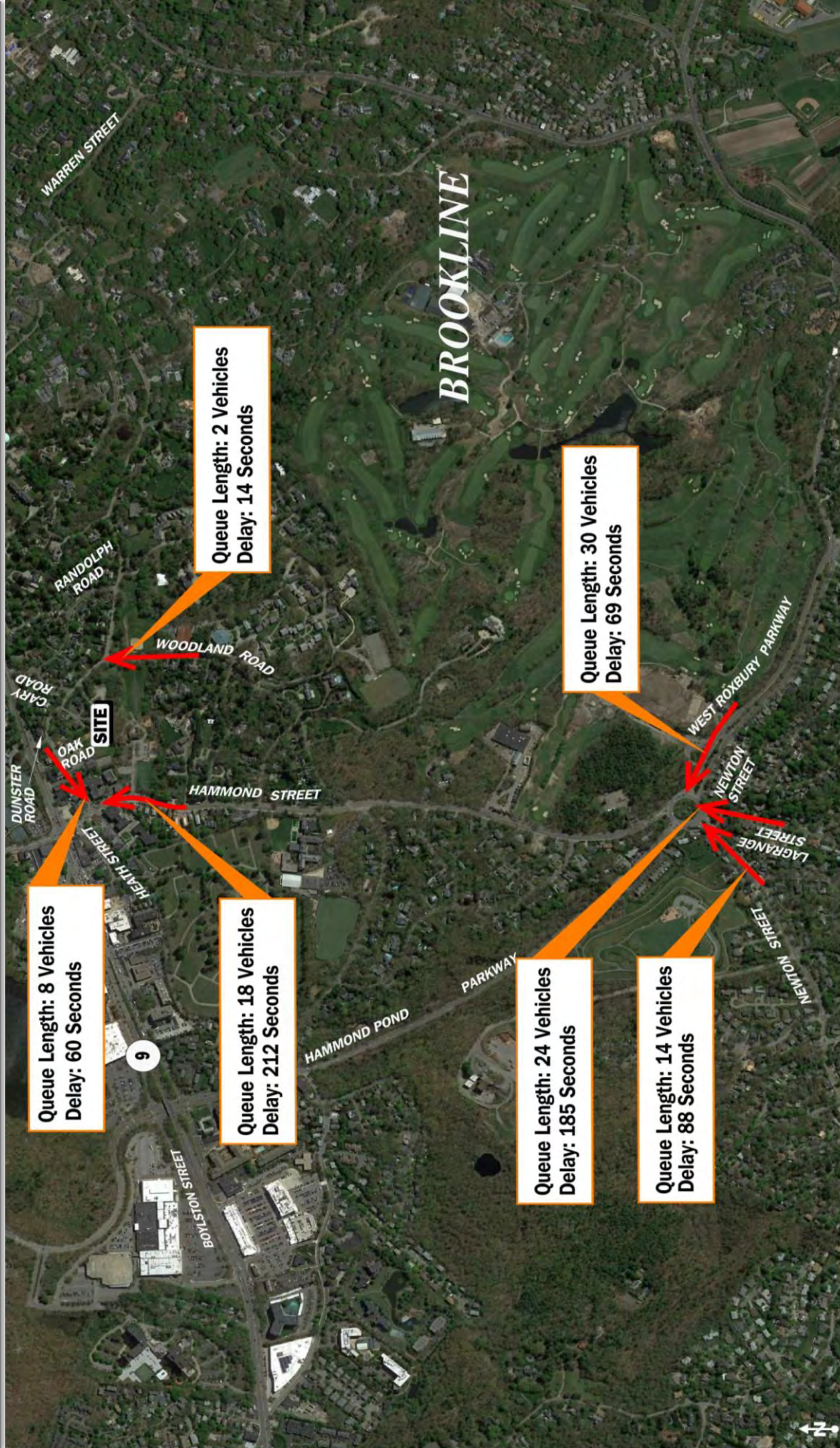
Legend:

- No Wheelchair Ramp
- Non-Compliant Wheelchair Ramp
- Utility Encroaching on Sidewalk Clearance
- No Painted Crosswalk
- No Sidewalk
- Non-Compliant Sidewalk



Vanasse & Associates, Inc.
Transportation Engineers & Planners

Existing Delay and Queue Length (7:30 – 8:00 AM)



Accident Data



Trip-Generation Summary

ASSUMPTIONS

- 800 Students
- 4% Daily absenteeism
- 15 Students carpool with staff
- 25 students bus with METCO
- 50 students walk
- 200 students bus
- Student car occupancy of 1.45 student/car
- Evening Traffic is 62% of Morning Traffic

Time Period/Direction	Staff	Buses	Drop-Off/		Total Trips
			Pick-Up		
Weekday Morning Peak Hour:					
Entering	98	9	330		437
Exiting	0	9	330		339
Total	98	18	660		776
Weekday Evening Peak Hour:					
Entering	0	9	207		216
Exiting	0	9	256		265
Total	0	18	463		481



Trip Generation Comparison

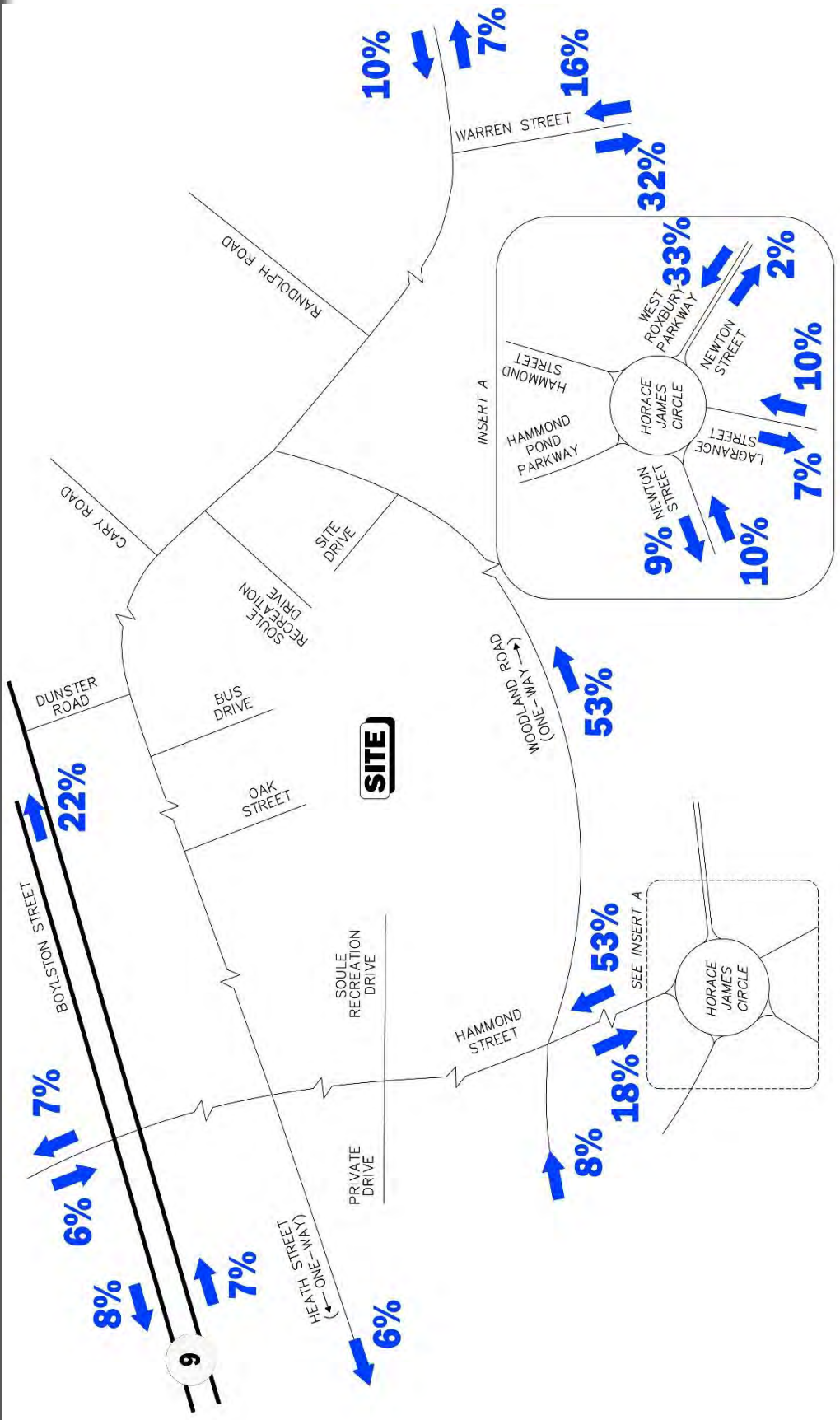
Time Period/Direction	Industry Standards (ITE)	Study Projection (VAI)	Increase
Weekday Morning Peak Hour:			
Entering	198	437	239
Exiting	162	339	177
Total	360	776	416
Weekday Evening Peak Hour:			
Entering	101	216	115
Exiting	123	265	142
Total	224	481	257

Note: VAI Projections are twice industry standards for a more accurate and conservative estimate

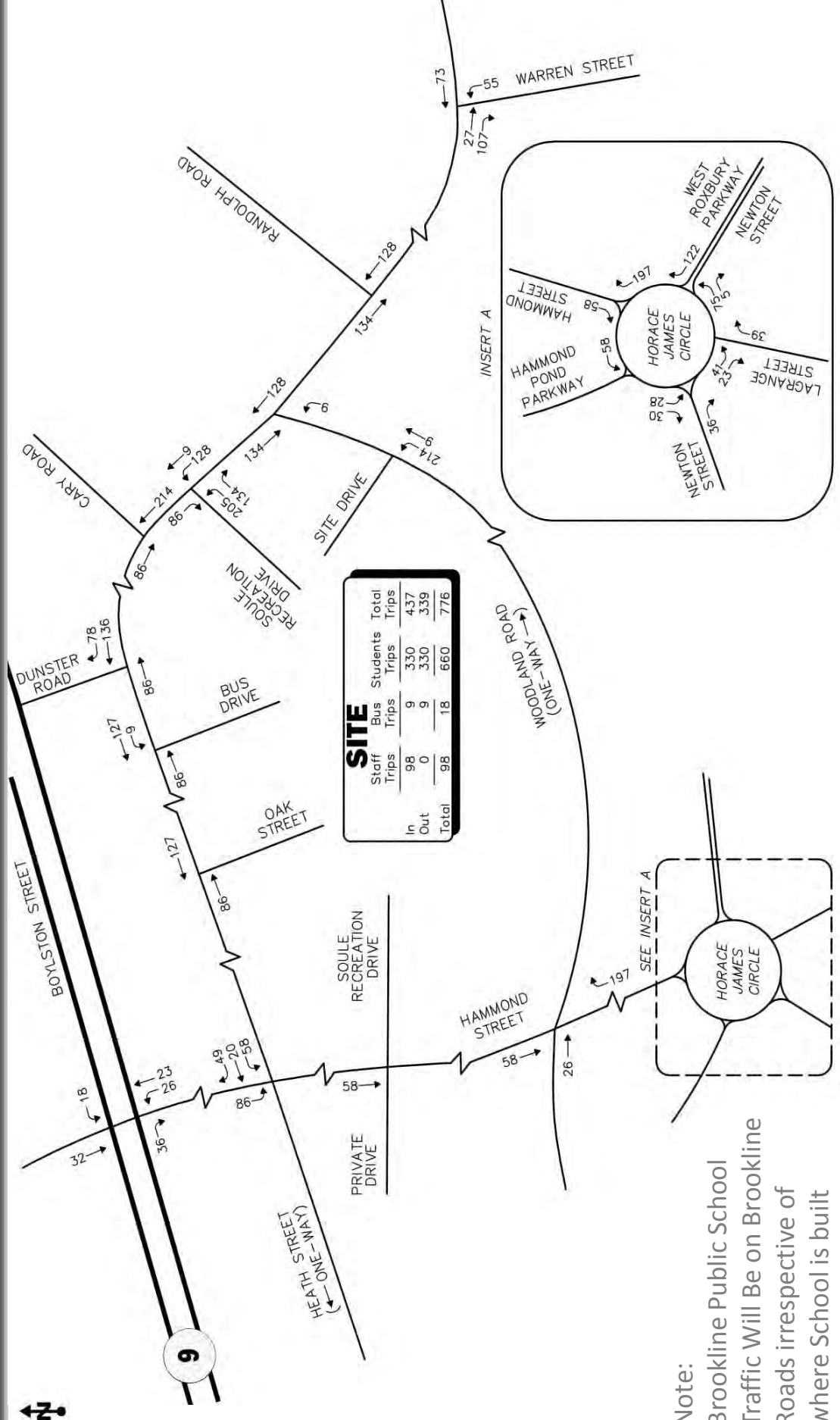


Trip Distribution

Student Drop-off – Weekday Morning



School Traffic – Weekday Morning



Note:
 Brookline Public School
 Traffic Will Be on Brookline
 Roads irrespective of
 where School is built



Delay Increase -- (7:45-8:05 AM)



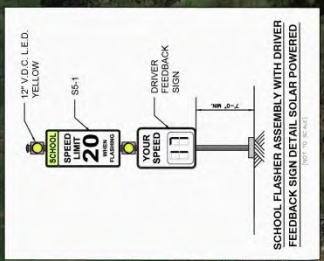
Recommendations

Pedestrian Access and School Signage Plan



SIGN LEGEND

R1-1	STOP	S5-2	END SCHOOL ZONE
R3-7RL	ONLY ONLY	W11-2	PEDESTRIAN
R5-1	DO NOT ENTER	W13-1P	20 M.P.H.
S1-1	PEDESTRIAN	W16-7P(V)	RAISED CURE/NO CAKE/NO
S4-3	SCHOOL	W16-7P(G)	
		W17-1	



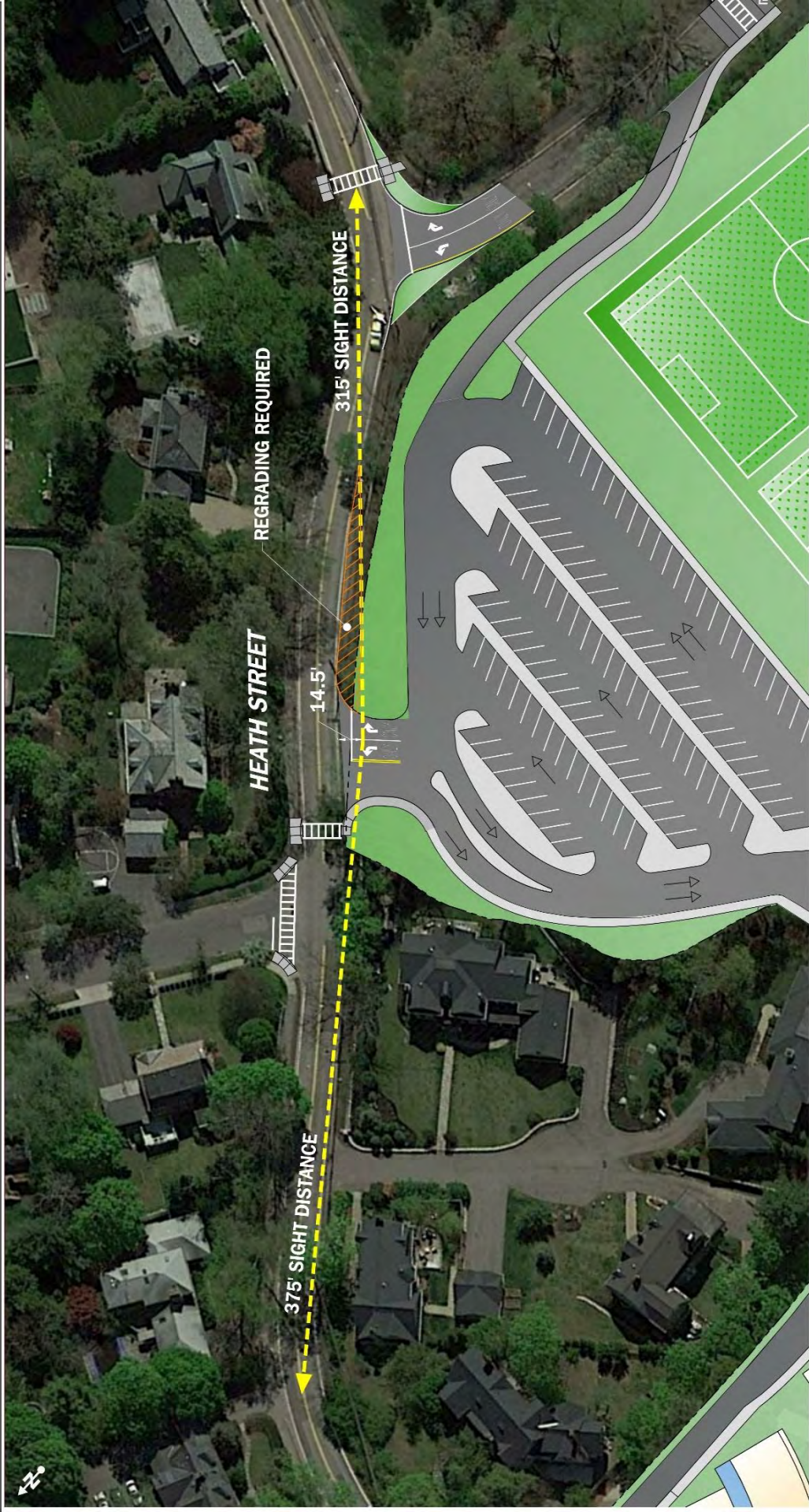
Transportation Impact Assessment

Recommendations

Heath Street At Woodland Road



Recommendations Site Distance Plan



Recommendations

Project Access

- The main driveway off Heath Street
- A left-turn entering only driveway is proposed off Woodland Road
- Woodland Road remains one way
- A bus/service driveway is proposed off Heath Street

Pedestrian Improvement

New crosswalks

- Heath Street
- Hammond Street
- Woodland Road

Sidewalks entering the site

- Heath Street drive
- Woodland Road drive
- Bus/service drive

Woodland Road traffic calming improvements

- A raised crosswalk at the new School driveway
- Bicycle lane considerations along Woodland Road
- Continuous sidewalk along the north side of Woodland Road.

Recommendations

Off-Site

Hammond Street at Route 9 and Hammond Street at Heath Street

- This intersection should be retimed and coordinated

Heath Street at Woodland Road

- This intersection should be realigned

Bicycle Considerations

Bicycle usage to the site will be limited

- Bicycle racks should be provided
- Bicycle consideration by the Town:
 - Heath Street
 - Woodland Road

Transit Usage

Transit usage will be limited to staff

- Promote staff usage

Busing

- 200 Students
- 25 METCO Students

Recommendations

School Drop-Off and Pick-Up Traffic Management Plan

- Police detail officer
- School staff should be stationed at the drop-off
- A designated drop-off/pick-up area
- A lane along the entryway will remain unobstructed
- Parents and caregivers will be given information on school drop-off and pick-up times and procedures

Construction Management Plan

A detailed Construction Management Plan should be prepared and reviewed by the Town

Traffic Monitoring

Within three months after school opening and annually

- Pedestrian safety
- Crossing guards
- Police detail
- Level of student busing

Summary

SUMMARY

- Safe environment can be maintained
- Delays and Queue - Limited to short Periods (20-25 Minutes)
- School Traffic Before Existing Peak
- Traffic Conditions Will be manageable

Qualitative Assessment: Good site for new School

5.8 February 28, 2017 - School Building Committee Meeting

EVALUATION MATRIX
ALTERNATIVE DESIGN STRATEGIES

2/28/2017

KEY	+	Advantageous
	o	Neutral
	-	Disadvantageous

PROJECT EVALUATION CRITERIA	OPTION A 3 Section	OPTION D 3 Section	OPTION E 3 Section	COMMENTS
1 TOTAL PROJECT COST (\$MILLION)	\$83.0	\$85.8	\$84.6	INCLUDES WORK AT SOULE
2 TRAFFIC	o	o	o	ALL OPTIONS EFFECTIVELY IDENTICAL
3 OPEN SPACE	o	o	o	ALL OPTIONS EFFECTIVELY IDENTICAL
4 IMPACT TO NEIGHBORS	o	+	o	D HAS SMALLEST APPARENT MASSING, RESIDENTIAL SCALE FACING NEIGHBORS
5 SAFETY - OUTSIDE SCHOOL BUILDING	o	o	-	SOME E COURTYARD AREA NOT VISIBLE FROM EXTERIOR
6 SECURITY - INSIDE SCHOOL BUILDING	o	+	o	D HAS CLEAREST LINES OF SIGHT
7 EDUCATION PLAN ENHANCEMENT	o	+	o	2 GROUP COMMONS FACILITATE COLLABORATION
8 CLASSROOM SHAPES AND ADJACENCIES	o	o	o	ALL OPTIONS EFFECTIVELY IDENTICAL
9 COHORT CONFIGURATION	+	+	o	A AND D HAVE MOST CLEARLY DEFINED COHORTS
10 BENEFICIAL RELATIONSHIP WITH SOULE	+	+	+	ALL OPTIONS ENLARGE FIELDS, REBUILD CURRENTLY INACCESSIBLE GYM
11 COMMUNITY USE	+	+	+	ALL OPTIONS ALLOW COMMUNITY USE OF GYM AND AUDITORIUM
12 FLEXIBILITY OF USE - FUTURE USE	o	o	o	ALL OPTIONS EFFECTIVELY IDENTICAL
13 LEED /SUSTAINABILITY / DAYLIGHTING	+	+	o	A AND D HAVE BEST SOLAR ORIENTATION
14 BUILDING MASSING/SITE COVERAGE	o	+	+	D AND E MORE HUMAN SCALE
15 OUTDOOR PLAY AREA	o	o	o	ALL OPTION COMPARABLE
16 MEP ACCOMMODATION	+	+	o	A AND D HAVE BEST SOLAR ORIENTATION - IMPACTS ENERGY LOADS
17 ATHLETIC USE	+	+	+	ALL OPTIONS TO HAVE ACCESS TO ENLARGED SOULE UPPER FIELDS
18 DELIVERIES	o	o	o	ALL OPTIONS EFFECTIVELY IDENTICAL
19 SCHEDULE DURATION / RISK	o	o	o	ALL OPTIONS EFFECTIVELY IDENTICAL
20 SITE REMEDIATION	o	o	o	ALL OPTIONS EFFECTIVELY IDENTICAL
21 HAZARDOUS MATERIAL REMOVAL	o	o	o	ALL OPTIONS EFFECTIVELY IDENTICAL
22 LONG TERM MAINTENANCE / REPAIR COST	o	o	-	E HAS MOST EXTERIOR SKIN
23 OPERATING COST	+	+	o	SOLAR ORIENTATION AND EXT SKIN QUANTITY IMPACT ENERGY LOADS

5.9 March 6, 2017 - Community Open House

**BROOKLINE
9TH ELEMENTARY SCHOOL
FEASIBILITY STUDY**

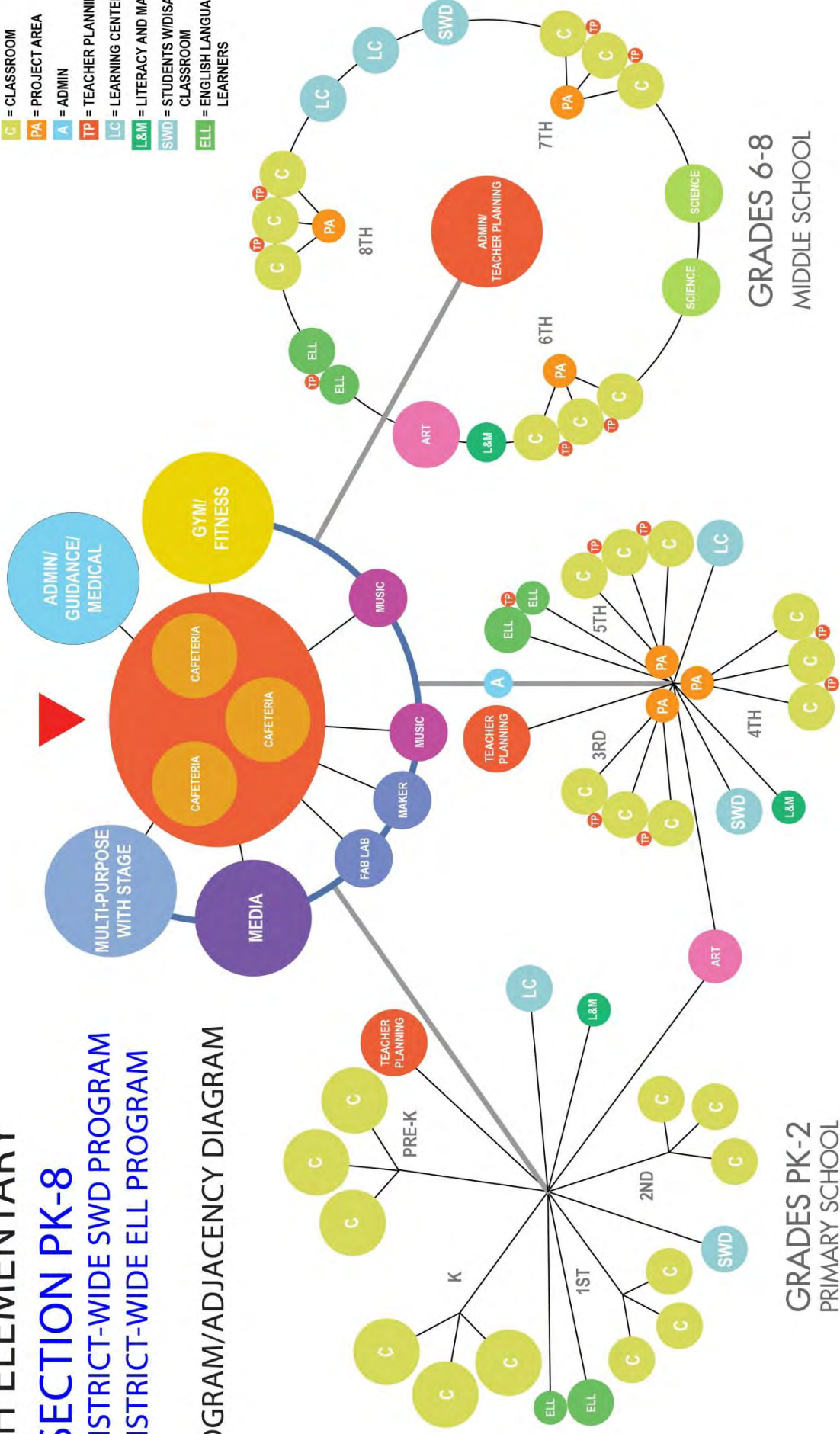
9TH ELEMENTARY

3 SECTION PK-8

- + DISTRICT-WIDE SWD PROGRAM
- + DISTRICT-WIDE ELL PROGRAM

PROGRAM/ADJACENCY DIAGRAM

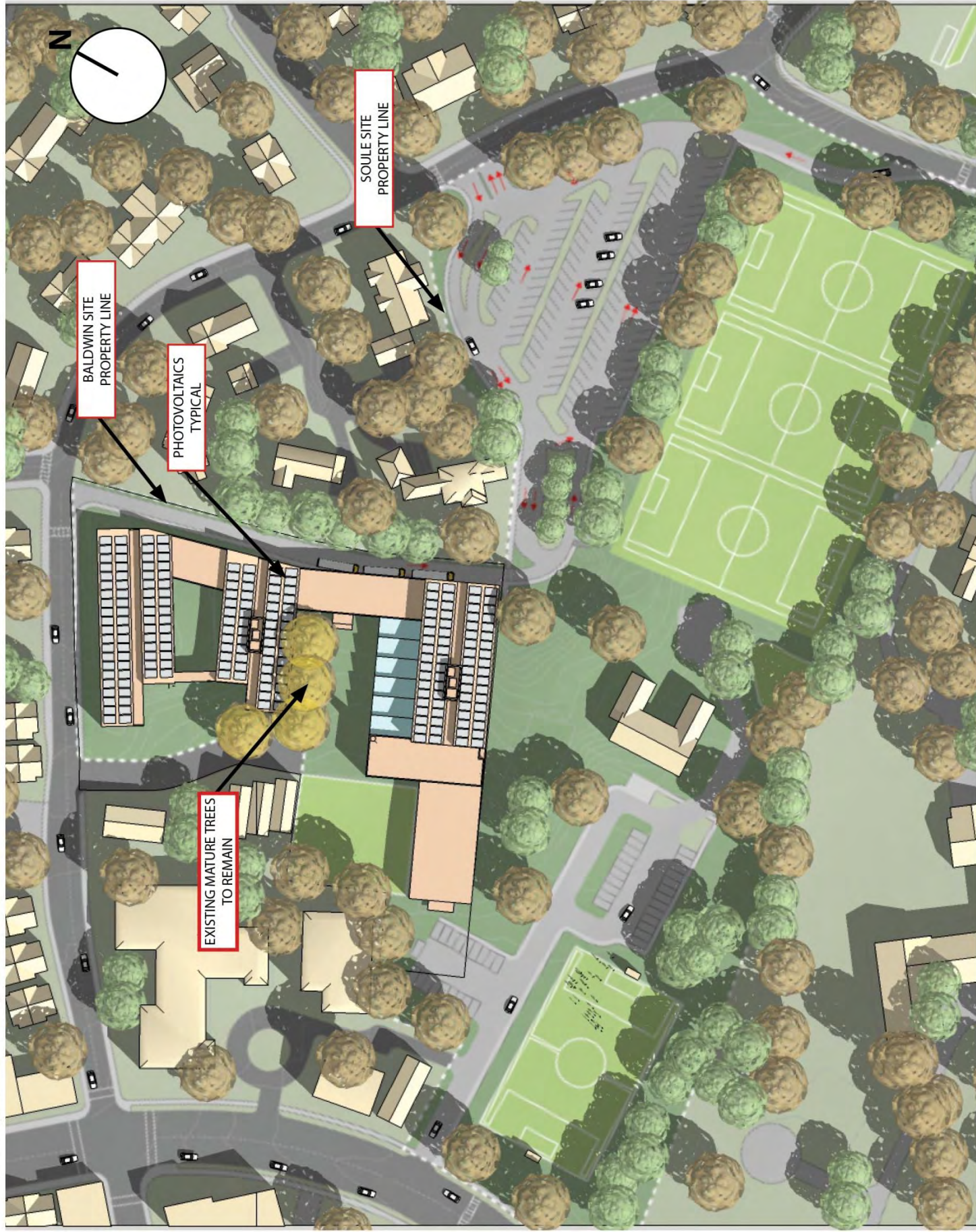
- LEGEND**
- C = CLASSROOM
 - PA = PROJECT AREA
 - A = ADMIN
 - TP = TEACHER PLANNING
 - LC = LEARNING CENTER
 - L&M = LITERACY AND MATH CLASSROOM
 - SWD = STUDENTS WITH DISABILITIES CLASSROOM
 - ELL = ENGLISH LANGUAGE LEARNERS

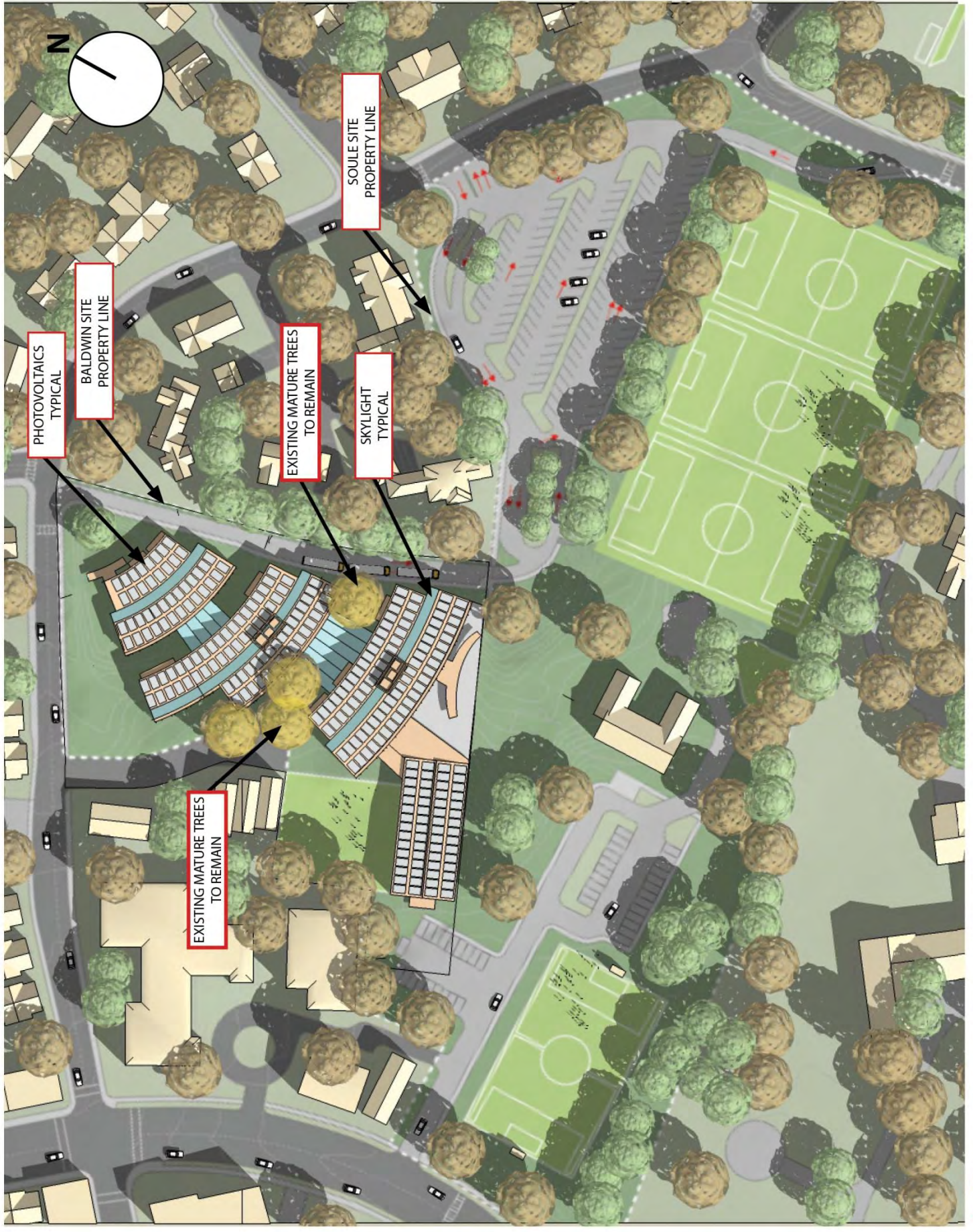


GRADES 3-5
ELEMENTARY SCHOOL

GRADES 6-8
MIDDLE SCHOOL

GRADES PK-2
PRIMARY SCHOOL







EVALUATION MATRIX
ALTERNATIVE DESIGN STRATEGIES

KEY	+	Advantageous
	o	Neutral
	-	Disadvantageous

PROJECT EVALUATION CRITERIA	OPTION A	OPTION D	OPTION E	COMMENTS
1 TOTAL PROJECT COST (\$MILLION)	3 Section \$83.0	3 Section \$85.8	3 Section \$84.6	INCLUDES WORK AT SOULE
2 TRAFFIC	o	o	o	ALL OPTIONS EFFECTIVELY IDENTICAL
3 OPEN SPACE	o	o	o	ALL OPTIONS EFFECTIVELY IDENTICAL
4 IMPACT TO NEIGHBORS	o	+	o	D HAS SMALLEST APPARENT MASSING, RESIDENTIAL SCALE FACING NEIGHBORS
5 SAFETY - OUTSIDE SCHOOL BUILDING	o	o	-	SOME E COURTYARD AREA NOT VISIBLE FROM EXTERIOR
6 SECURITY - INSIDE SCHOOL BUILDING	o	+	o	D HAS CLEAREST LINES OF SIGHT
7 EDUCATION PLAN ENHANCEMENT	o	+	o	2 GROUP COMMONS FACILITATE COLLABORATION
8 CLASSROOM SHAPES AND ADJACENCIES	o	o	o	ALL OPTIONS EFFECTIVELY IDENTICAL
9 COHORT CONFIGURATION	+	+	o	A AND D HAVE MOST CLEARLY DEFINED COHORTS
10 BENEFICIAL RELATIONSHIP WITH SOULE	+	+	+	ALL OPTIONS ENLARGE FIELDS, REBUILD CURRENTLY INACCESSIBLE GYM
11 COMMUNITY USE	+	+	+	ALL OPTIONS ALLOW COMMUNITY USE OF GYM AND AUDITORIUM
12 FLEXIBILITY OF USE - FUTURE USE	o	o	o	ALL OPTIONS EFFECTIVELY IDENTICAL
13 LEED /SUSTAINABILITY / DAYLIGHTING	+	+	o	A AND D HAVE BEST SOLAR ORIENTATION
14 BUILDING MASSING/SITE COVERAGE	o	+	+	D AND E MORE HUMAN SCALE
15 OUTDOOR PLAY AREA	o	o	o	ALL OPTION COMPARABLE
16 MEP ACCOMMODATION	+	+	o	A AND D HAVE BEST SOLAR ORIENTATION - IMPACTS ENERGY LOADS
17 ATHLETIC USE	+	+	+	ALL OPTIONS TO HAVE ACCESS TO ENLARGED SOULE UPPER FIELDS
18 DELIVERIES	o	o	o	ALL OPTIONS EFFECTIVELY IDENTICAL
19 SCHEDULE DURATION / RISK	o	o	o	ALL OPTIONS EFFECTIVELY IDENTICAL
20 SITE REMEDIATION	o	o	o	ALL OPTIONS EFFECTIVELY IDENTICAL
21 HAZARDOUS MATERIAL REMOVAL	o	o	o	ALL OPTIONS EFFECTIVELY IDENTICAL
22 LONG TERM MAINTENANCE / REPAIR COST	o	o	-	E HAS MOST EXTERIOR SKIN
23 OPERATING COST	+	+	o	SOLAR ORIENTATION AND EXT SKIN QUANTITY IMPACT ENERGY LOADS



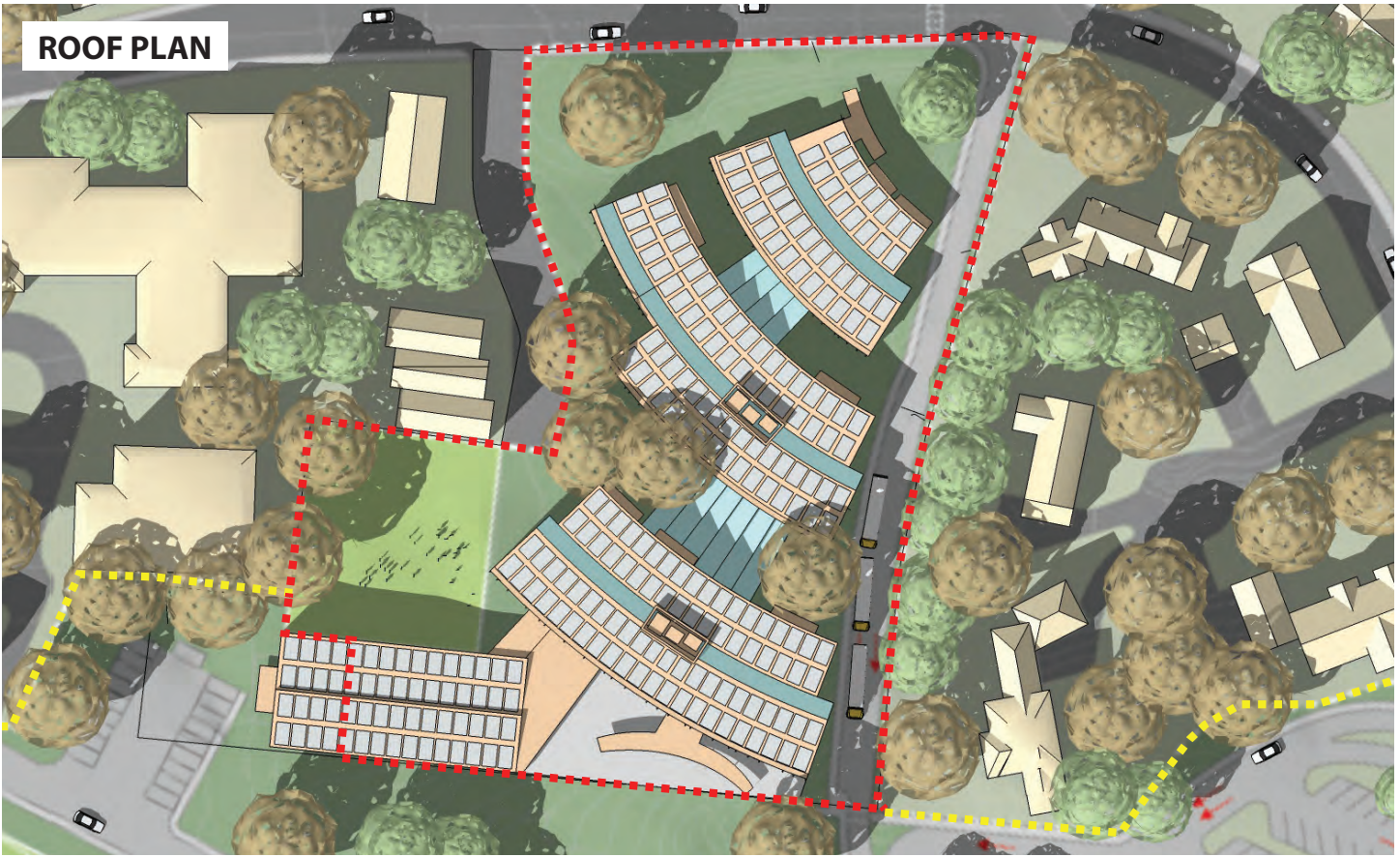
ROOF PLAN



AERIAL VIEW

**BROOKLINE 9TH ELEMENTARY
DESIGN ALTERNATIVES
OPTION A**

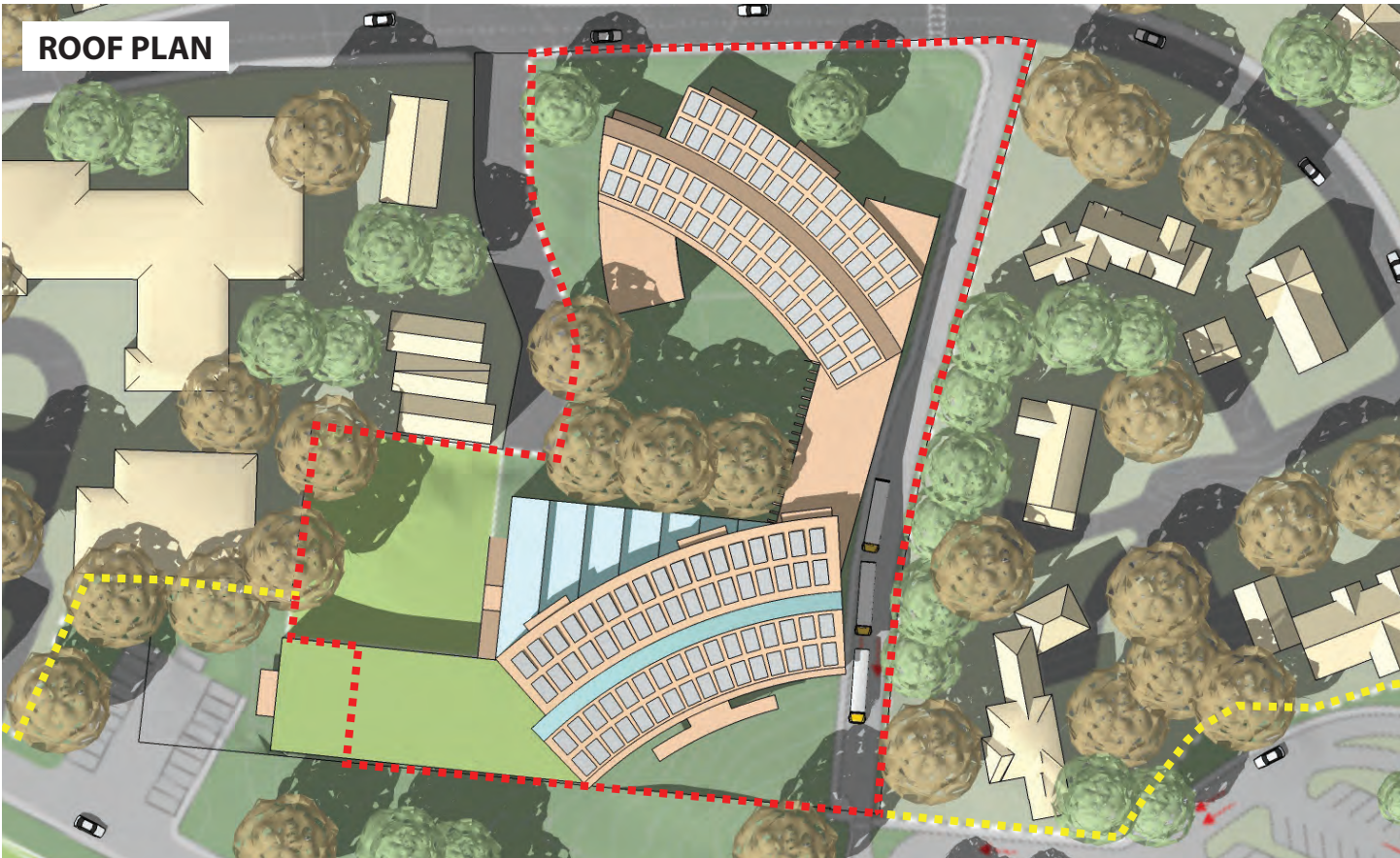
ROOF PLAN



AERIAL VIEW



**BROOKLINE 9TH ELEMENTARY
DESIGN ALTERNATIVES
OPTION D**

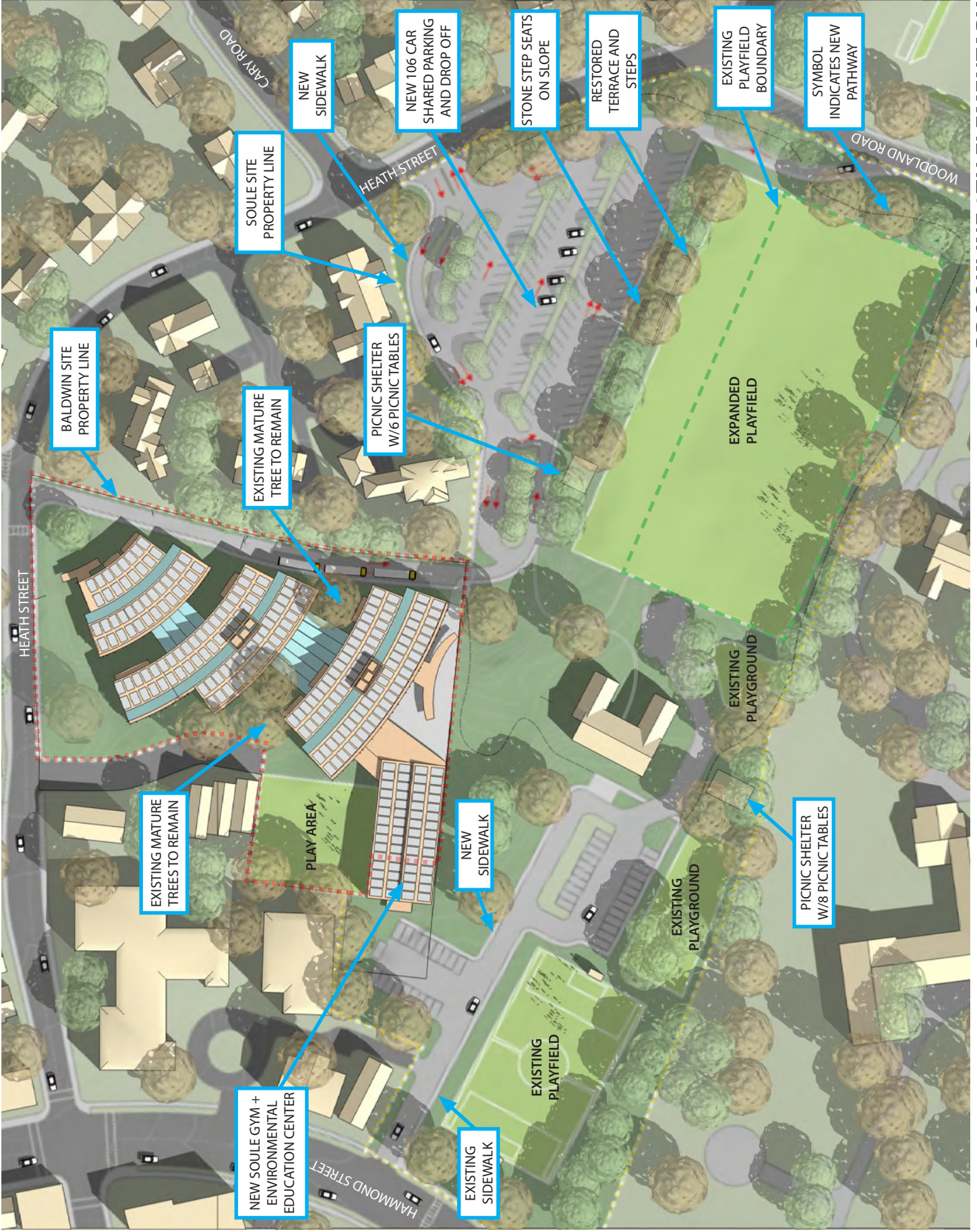


ROOF PLAN



AERIAL VIEW

**BROOKLINE 9TH ELEMENTARY
DESIGN ALTERNATIVES
OPTION E**



BROOKLINE 9TH ELEMENTARY
SOULE RECREATION IMPROVEMENTS

5.10 March 28, 2017 - School Building Committee Meeting

BROOKLINE
9TH ELEMENTARY SCHOOL
FEASIBILITY STUDY



Option A (645 Student) - Aerial View



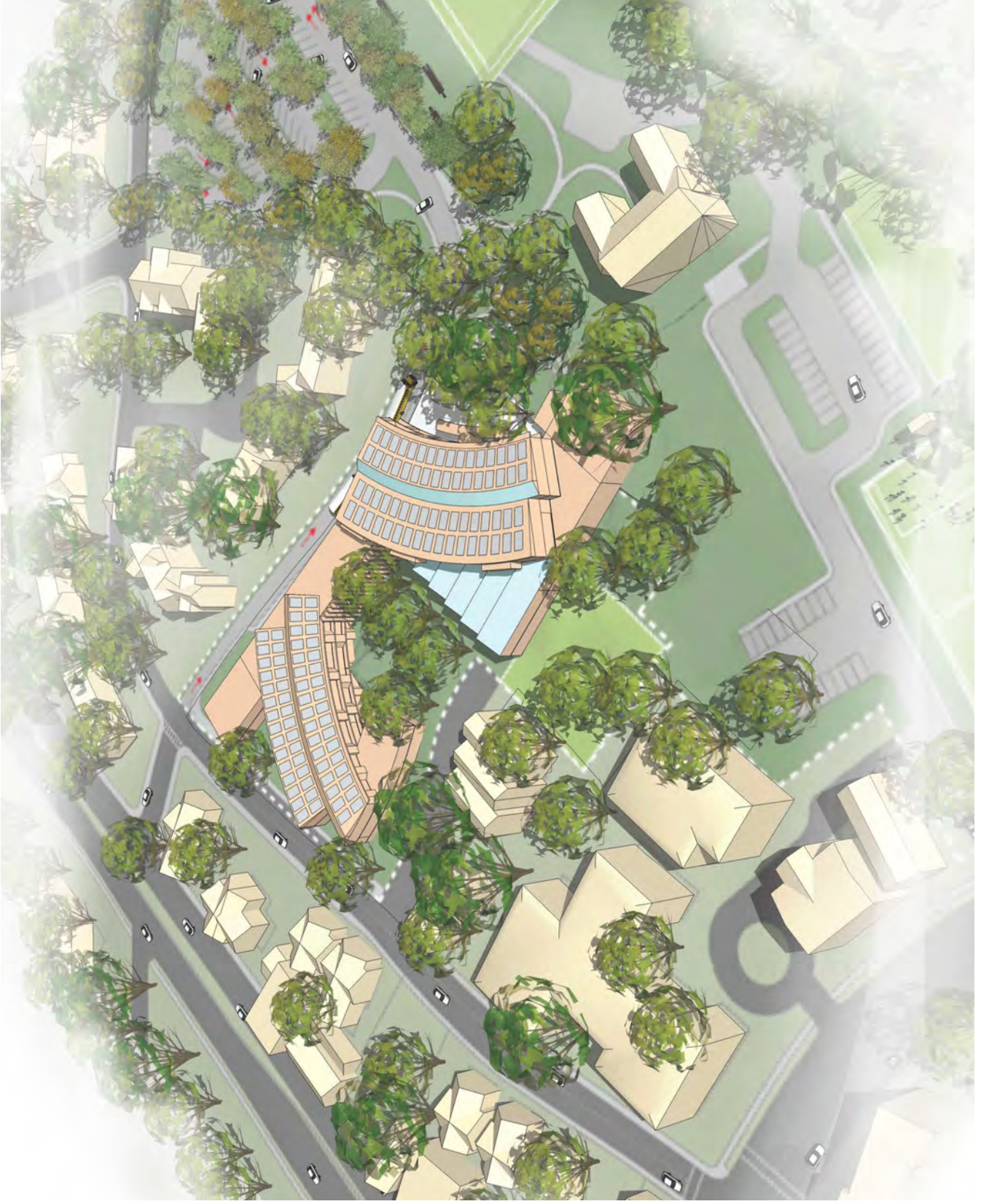
Option A (645 Student) - Site Plan



Option D (645 Student) - Aerial View



Option D (645 Student) - Site Plan

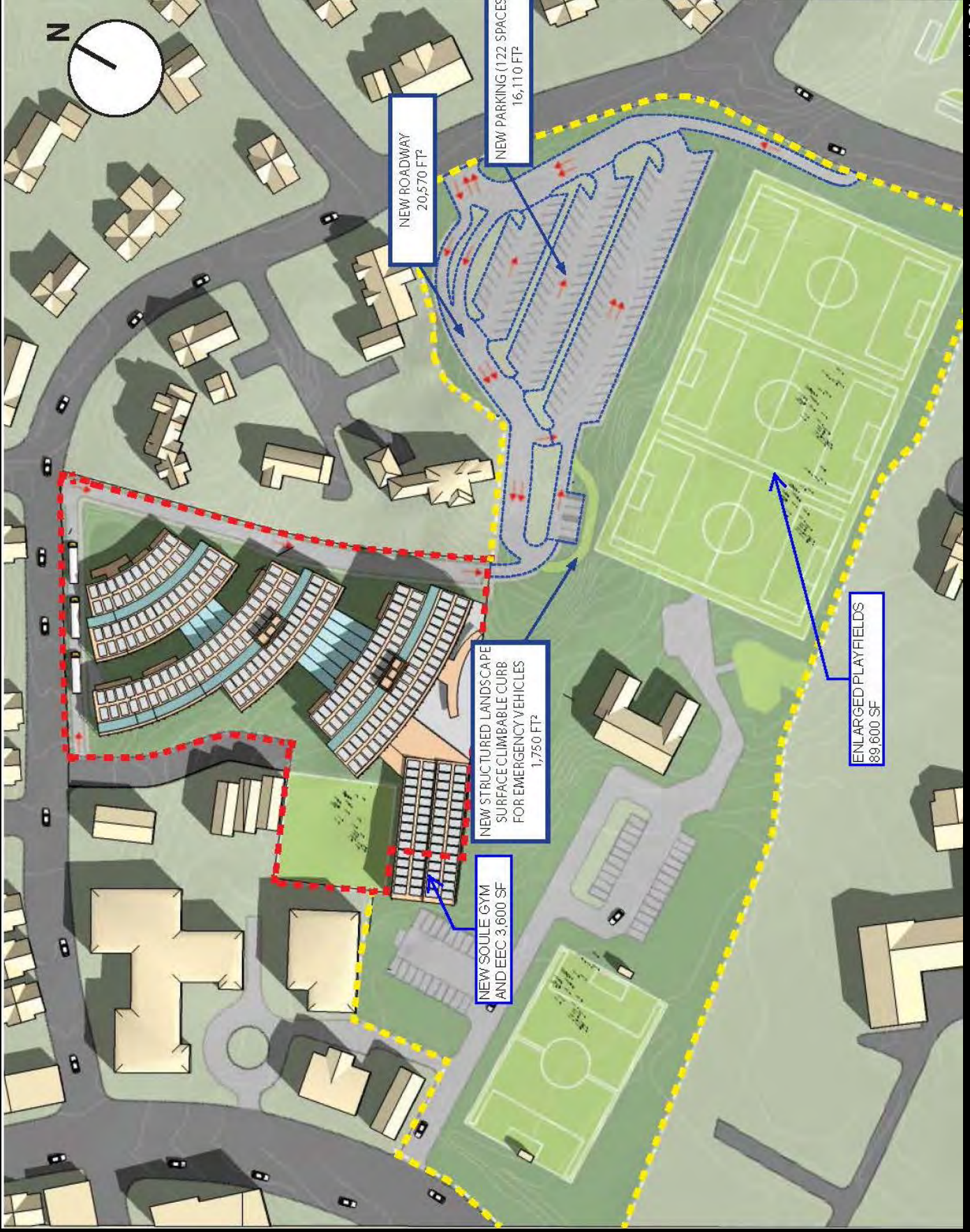


Option E (645 Student) - Aerial View

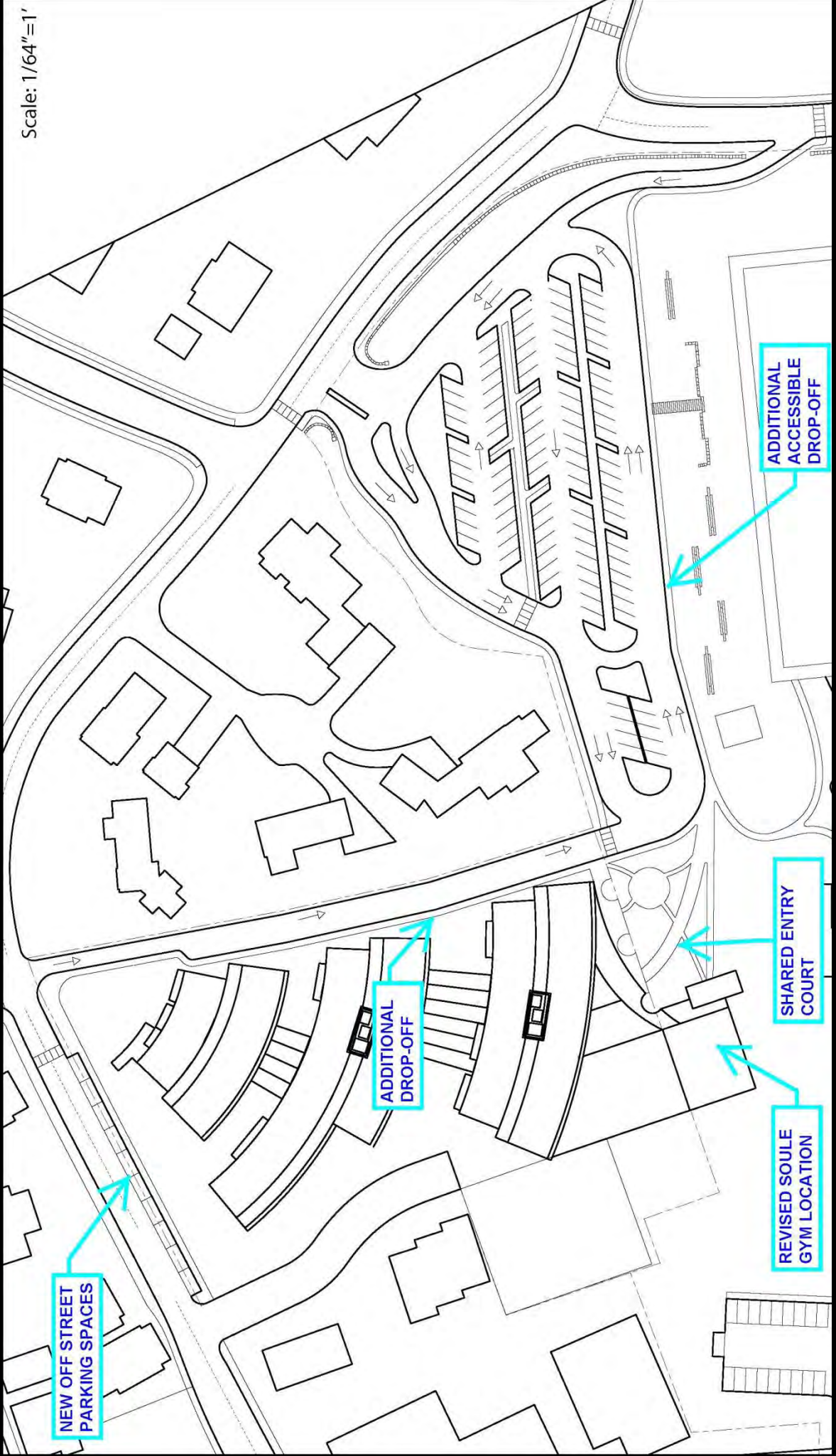


Option E (645 Student) - Site Plan

OLD DESIGN - 120 SPACES



DESIGN REVISIONS – 116 SPACES



Scale: 1/64"=1'

REVISED SITE PLAN



ANTICIPATED VEHICLE QUEUES – 7:50 am

Transportation Impact Assessment – Proposed Baldwin Elementary School – Brookline, Massachusetts

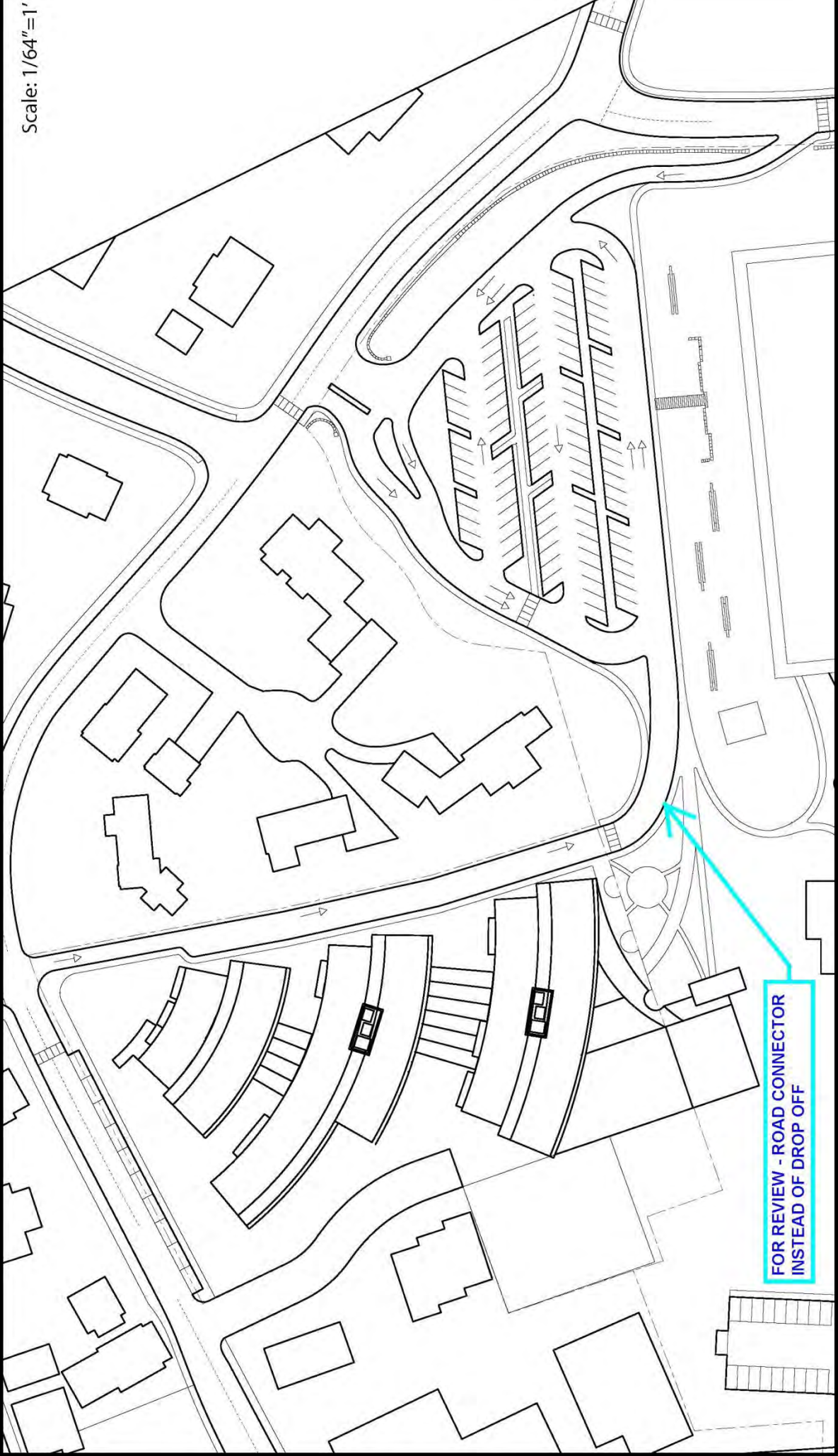


VAI
Vanasse & Associates, Inc.
 Transportation Engineers & Planners

Vehicle Queue Summary
 Alternative A - 7:50 AM

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FOR ADDITIONAL STUDY



Scale: 1/64" = 1'

**NEWMAN ELEMENTARY, NEEDHAM, 726 STUDENT Pre K – 5,
8:42 am, 3 MINUTES BEFORE START OF SCHOOL**

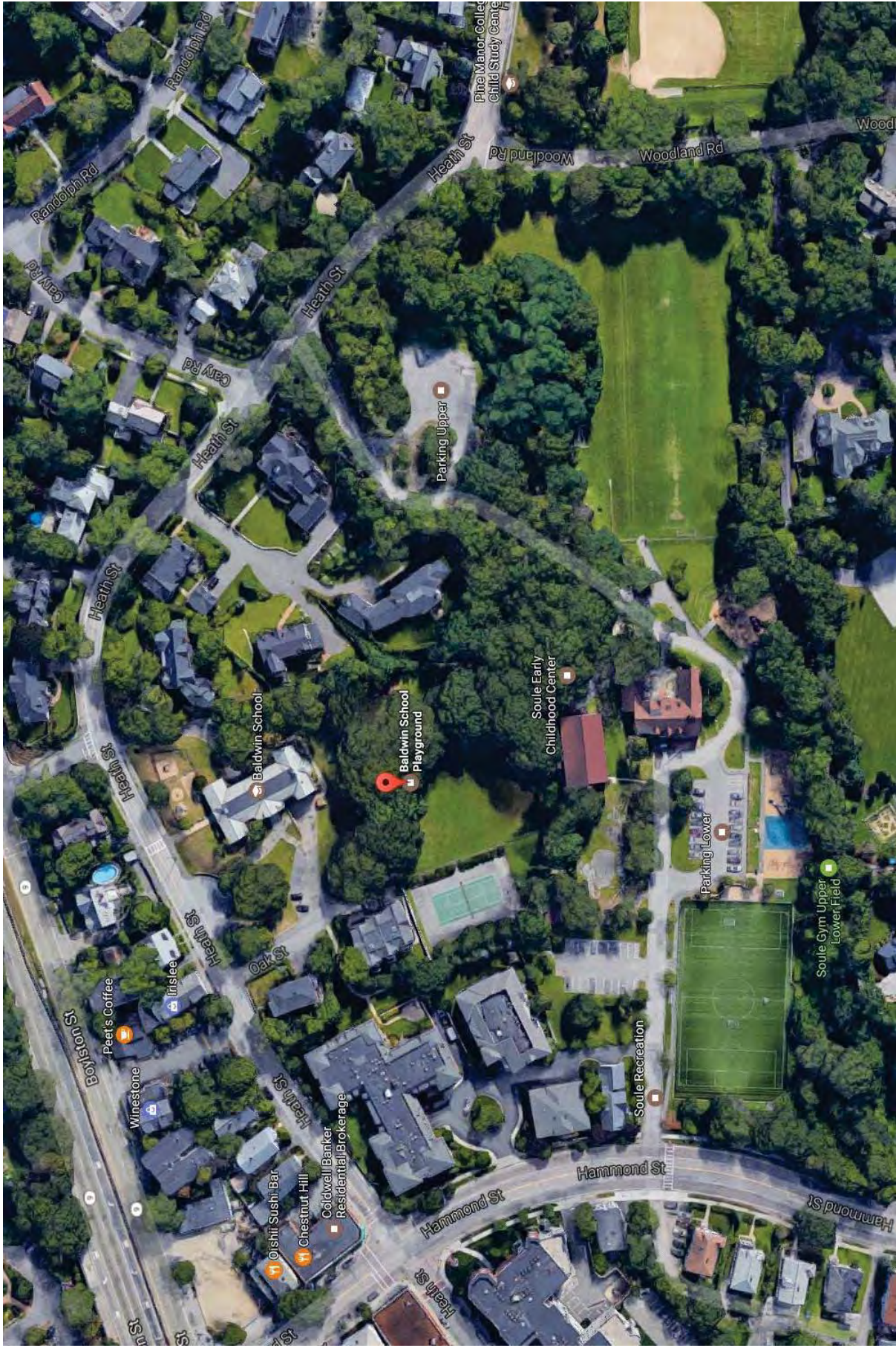


5.11 April 4, 2017 - Parks and Recreation Commission Meeting

**BROOKLINE
9TH ELEMENTARY SCHOOL
FEASIBILITY STUDY**

**PARKS AND RECREATION COMMISSION
UPDATE**

SITE ANALYSIS



SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



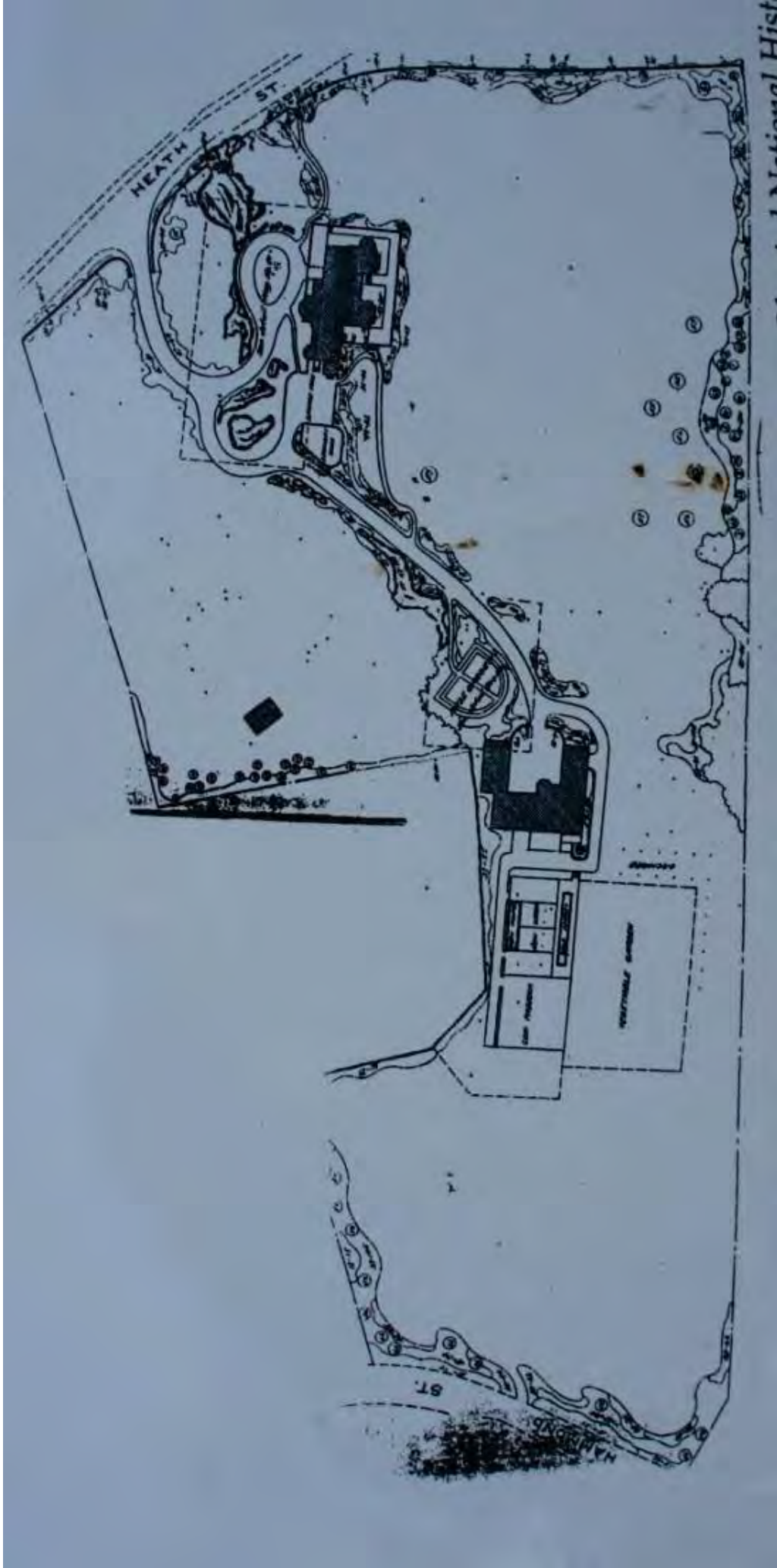
SITE PHOTOS



SITE PHOTOS



PRE- EXISTING PLANTING PLAN



OPTION 1

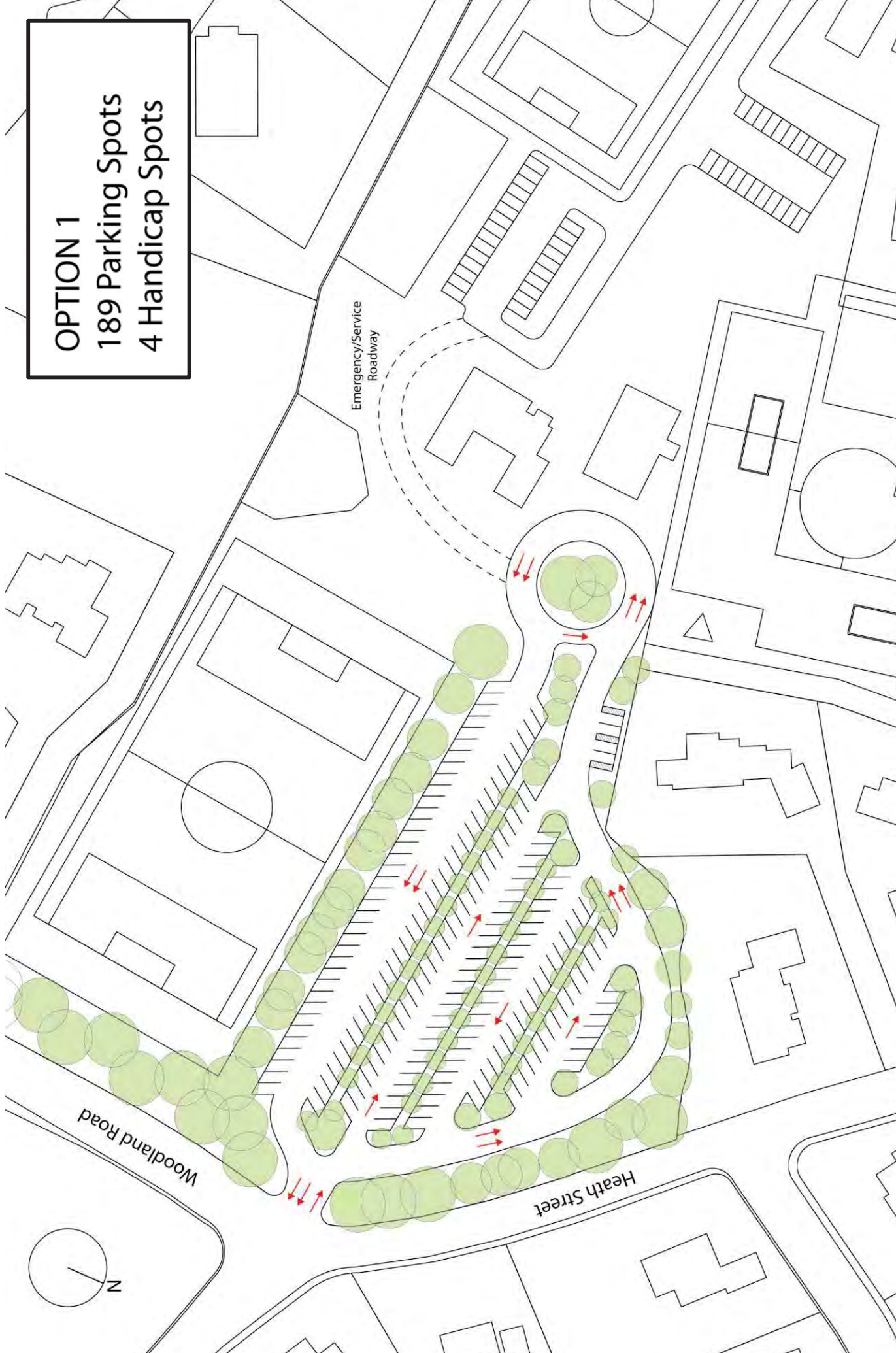
189 Parking Spots

4 Handicap Spots

Emergency/Service
Roadway

Woodland Road

Heath Street



A.1



APRIL 04, 2017
BROOKLINE SCHOOL

SOULE GYM AND EEC

NEW PICNIC
STRUCTURE, TYP.

A.2



APRIL 04 2017
BROOKLINE SCHOOL

B.1



SOULE GYM AND EEC

NEW PICNIC STRUCTURE, TYP.

B.2



APRIL 04 2017
BROOKLINE SCHOOL

SOULE GYM AND EEC

NEW PICNIC
STRUCTURE, TYP.



VIEW FROM HEATH ST

B

HEATH ST

VIEW FROM INTERSECTION

C

WOODLAND RD

VIEW FROM WOODLAND RD

E

section

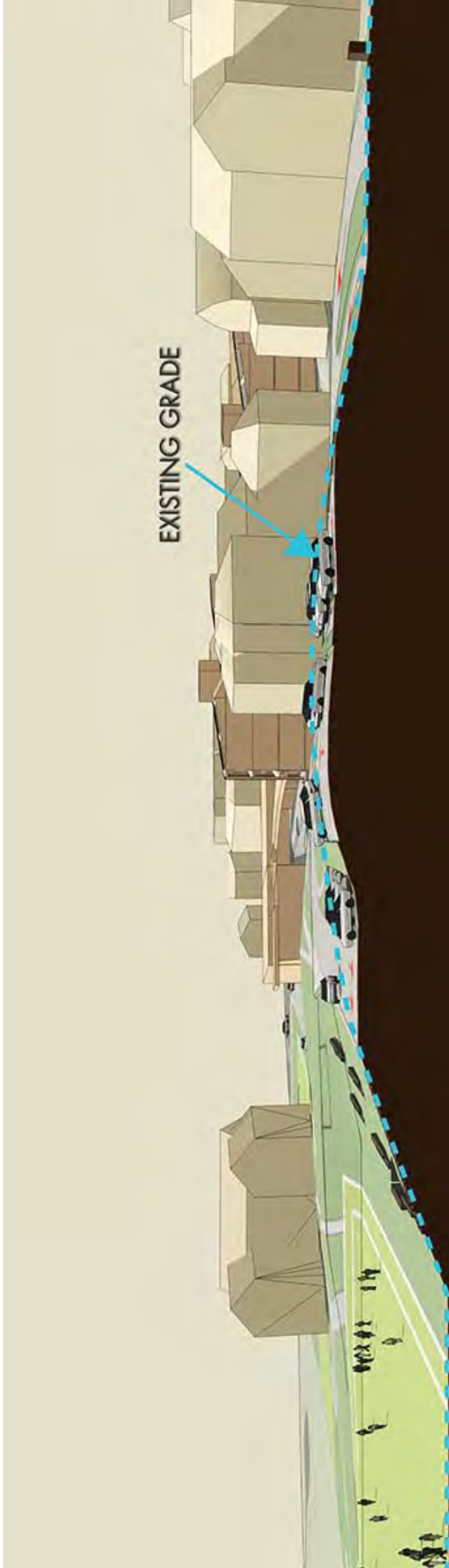
VIEW FROM PLAYFIELD

D

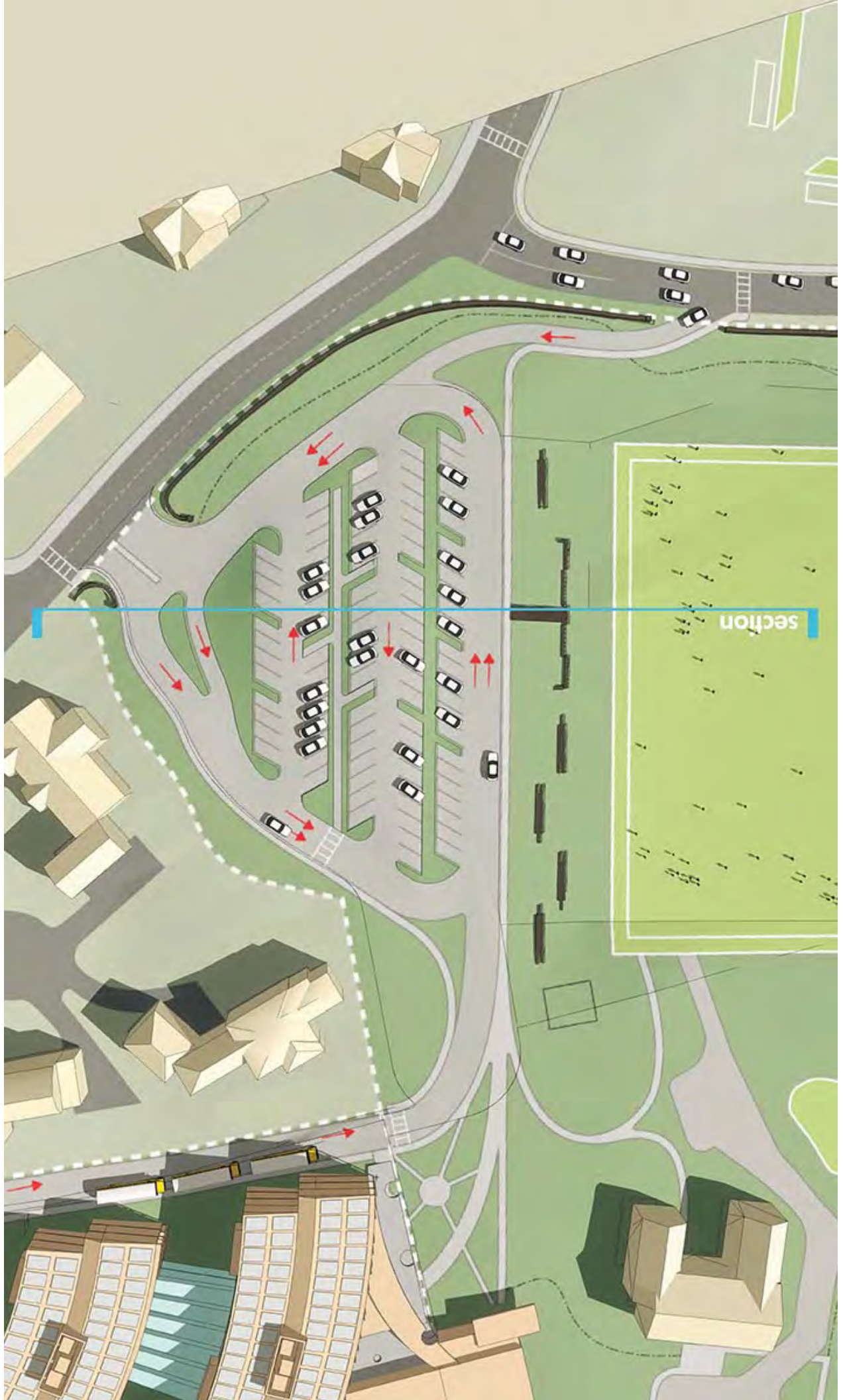
A

SOULE GYM VIEW

EXISTING GRADE



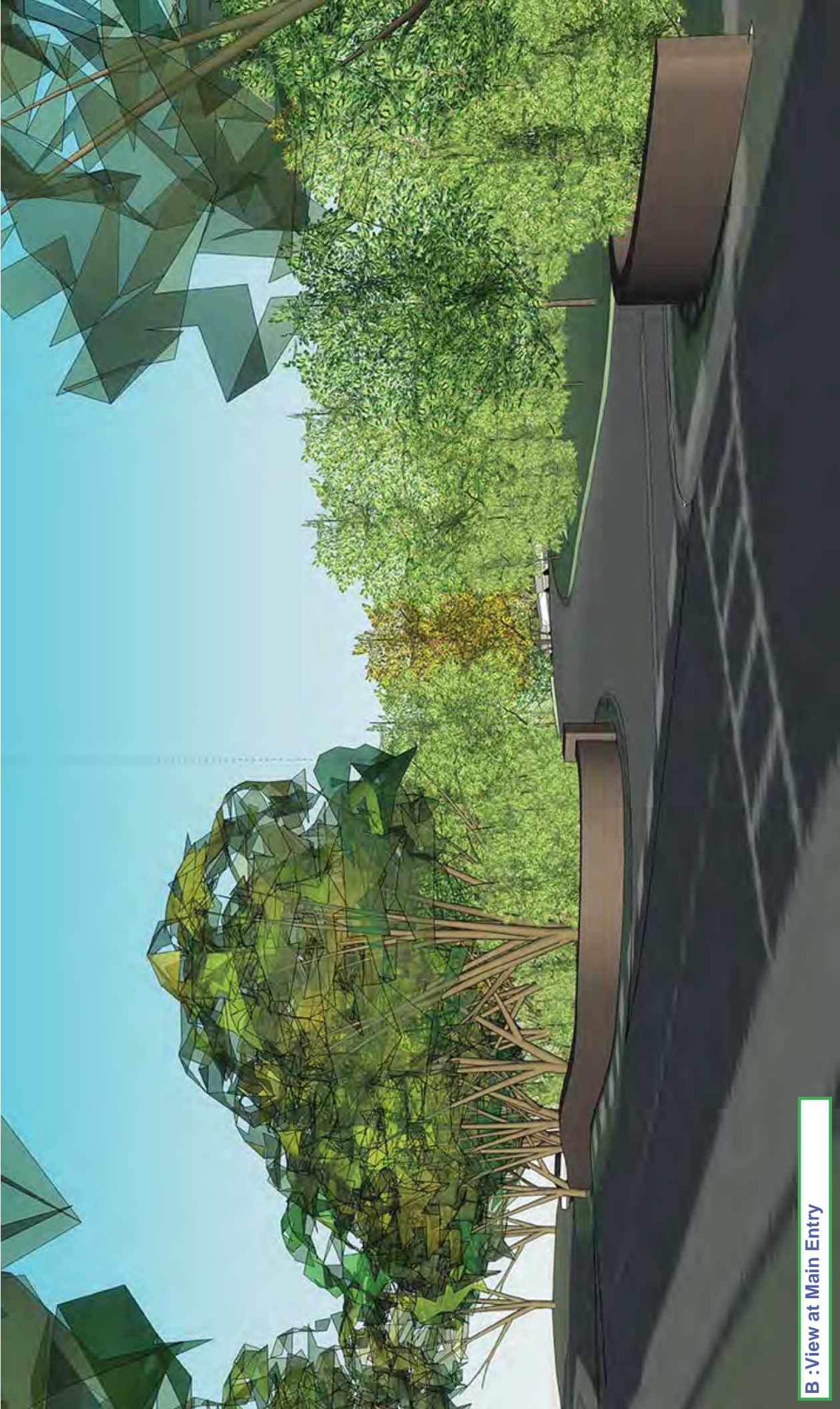
Section through Parking Area



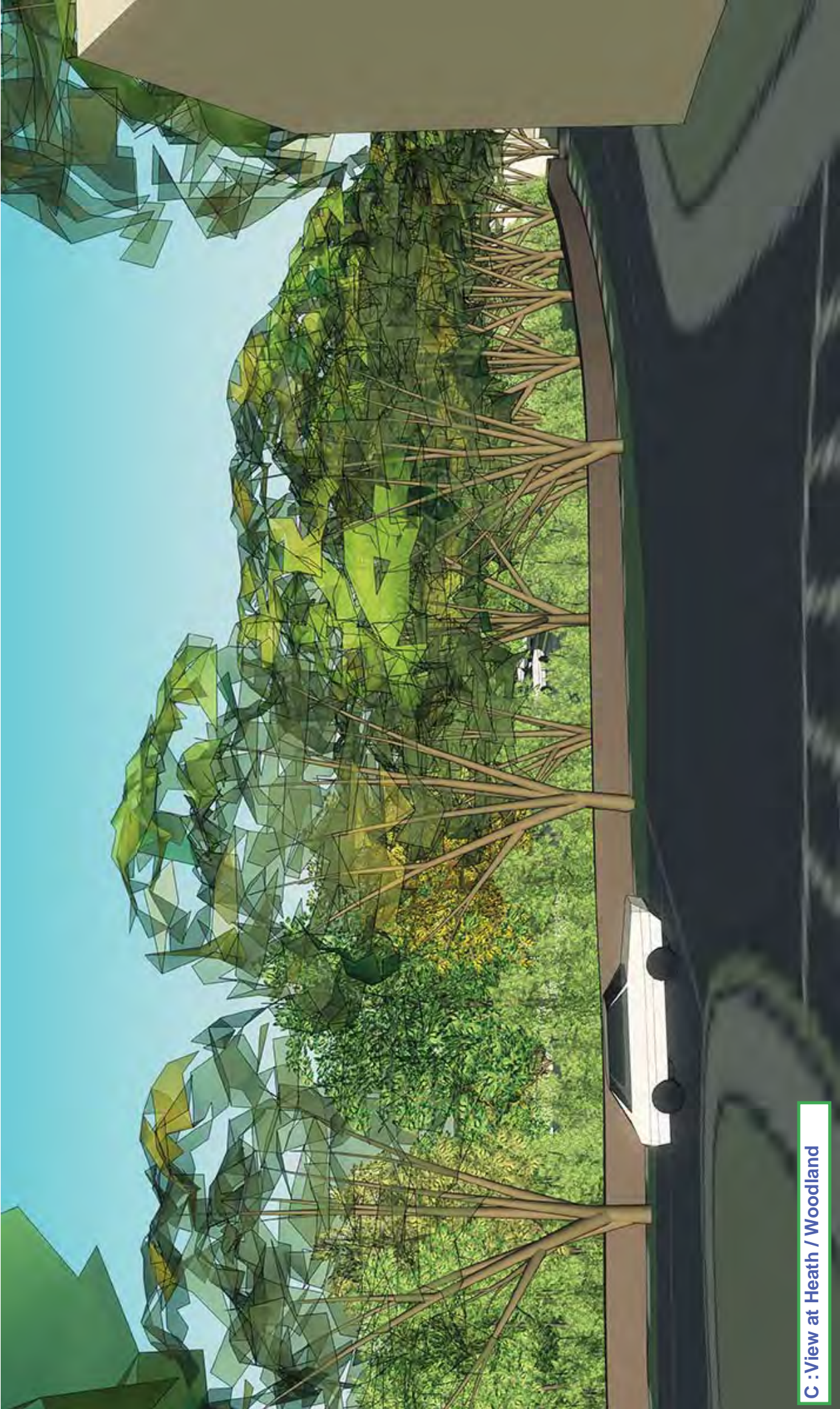
section



A: View Toward Soule Gym Entrance



B : View at Main Entry



C : View at Heath / Woodland



D : View from Playfield toward parking



E: View at Woodland Entry

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