

BROOKLINE
NEW DRISCOLL SCHOOL

Brookline Zoning Board of Appeals
November 5, 2020



Agenda

1. Project Overview
2. Site Improvements
3. Elevations
4. Requested Zoning Relief



Project Overview

On December 10, 2019 Town wide vote approved the appropriation of \$115.3M to design and build a new 4 story fossil fuel free Driscoll School. Included in the appropriation are funds to create a new Driscoll Park and Playground once the new school is built and the existing school is removed.

The new Driscoll is being designed for 800 students, Pre-K through 8th Grade. The proposed design has been informed by over 50 formally posted public meetings

School Building Advisory Committee

6 SBAC Public Meetings in Schematic Design

8 SBAC Public Meeting to Date in Detailed Design Phase

Heather Hamilton	Co-Chair (Select Board)
Susan Wolf Ditkoff	Co-Chair (School Committee)
Mel Kleckner	Town Administrator
Daniel Bennett	Building Commissioner
Karen Breslawski	Building Commission
David Lescohier	Town Meeting Advisory Committee
Ali Tali	Transportation Board
Nancy O'Connor	Parks and Recreation
Linda Monach	Special Education Parent Advisory Council
Ben Lummis	Interim School Superintendent
Dr. Nicole Gittens	Deputy Superintendent, Teaching and Learning
Mary Ellen Normen	Deputy Superintendent Admin and Finance
Dr. Suzie Talukdar	Driscoll School Principal
Robert Mullin	School Dept Project Manager
Tony Guigli	Building Dept Project Manager
Dan Deutsch	Community Representative
Victor Kusmin	Community Representative
Arjun Mande	Community Representative
Lakia Rutherford	Parent / Metco Representative
Sara Stoutland	Community Representative)

Park and Playground Design Review Committee:

4 Public Meeting in Design Development

Susan Wolf Ditkoff - Co-Chair (School Committee)

Nancy O'Connor - Co-Chair (Parks & Recreation)

Helen Charlupski (School Committee)

Clara Batchelor (Parks & Recreation)

Derek Hatchett (Neighborhood Representative)

Sam Ditzion (Neighborhood Representative)

Victor Kusmin (Neighborhood Representative)

Lakia Rutherford (Parent Liaison) [non-voting member]

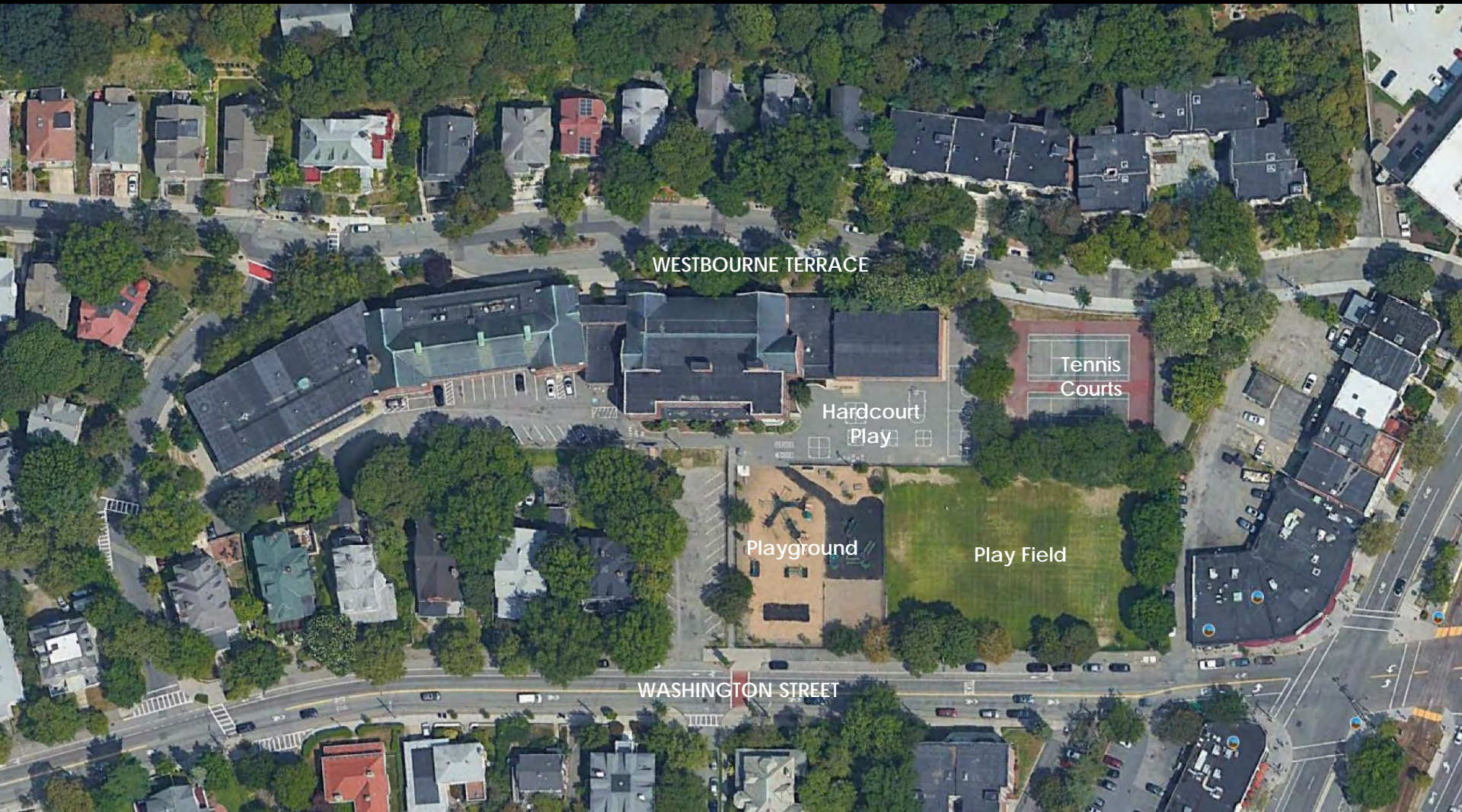
Linda Monach (SEPAC Liaison) [non-voting member]

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2. Site Improvements



Existing Aerial



Transportation Board Approvals

The Transportation Board has formally approved the proposed safety improvements for Pedestrians, Cyclists, and Vehicles, as well as up to 116 off-site parking permits for Driscoll staff. Safety improvements proposed by the project include:

- Organize vehicle traffic so cars, deliveries, and buses/vans have separate and distinct drop off areas with sufficient space that does not interfere with pedestrians
- Dedicated bike lanes
- Widen and upgrade sidewalks on Westbourne (both sides), and Washington (north side)
- New and Improved signage and crosswalks



Transportation Board Approved Plan



Site Plan

Current Site Design as reviewed and approved at the 6/8//20 Community Landscape Design Meeting

	School Building Footprint	Car / Truck Zone	Usable Open Space	Unoccupied Space	Total
Existing Site	39,500 SF	23,800 SF	80,700 SF	29,000 SF	173,000 SF
Proposed Design	38,200 SF	14,200 SF	97,800 SF	22,800 SF	173,000 SF



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Elevations in Context

NEW
DRISCOLL
SCHOOL

EXISTING
DRISCOLL
SCHOOL

HEIGHT OF BOTH EXISTING AND NEW SCHOOL:
74'-0"



WESTBOURNE TERRACE ELEVATION



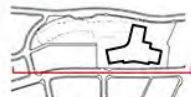
EXISTING
DRISCOLL
SCHOOL

NEW
DRISCOLL
SCHOOL

HEIGHT OF BOTH EXISTING AND NEW SCHOOL:
74'-0"



WASHINGTON STREET ELEVATION



Bid Alternate – With Sunshades



Bid Alternate – Without Sunshades



View from Washington Street



Entry Canopy



View from Westbourne Terrace



Park Entry from Westbourne Terrace



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Zoning Relief Summary

	Allowed/ Required	Proposed	Finding
Floor Area Ratio (% of allowed)	1.0	.93	Conforms
Floor Area (s.f.)	173,113	160,000	
Maximum Height Building Rooftop	35 feet 10 feet	59 feet 15 feet	Special Permit*
Front Setback	25 feet	20 feet (on Washington St.)	Special Permit*
Loading Bays	4	2	Special Permit*
Parking Spaces	118	36	Special Permit*

* Under **Section 5.08.2**, the Board of Appeals may waive dimensional requirements by special permit for educational uses (Use 10) and under **Section 6.0.2.4.C** may waive parking and loading requirements for educational uses (Use 10).

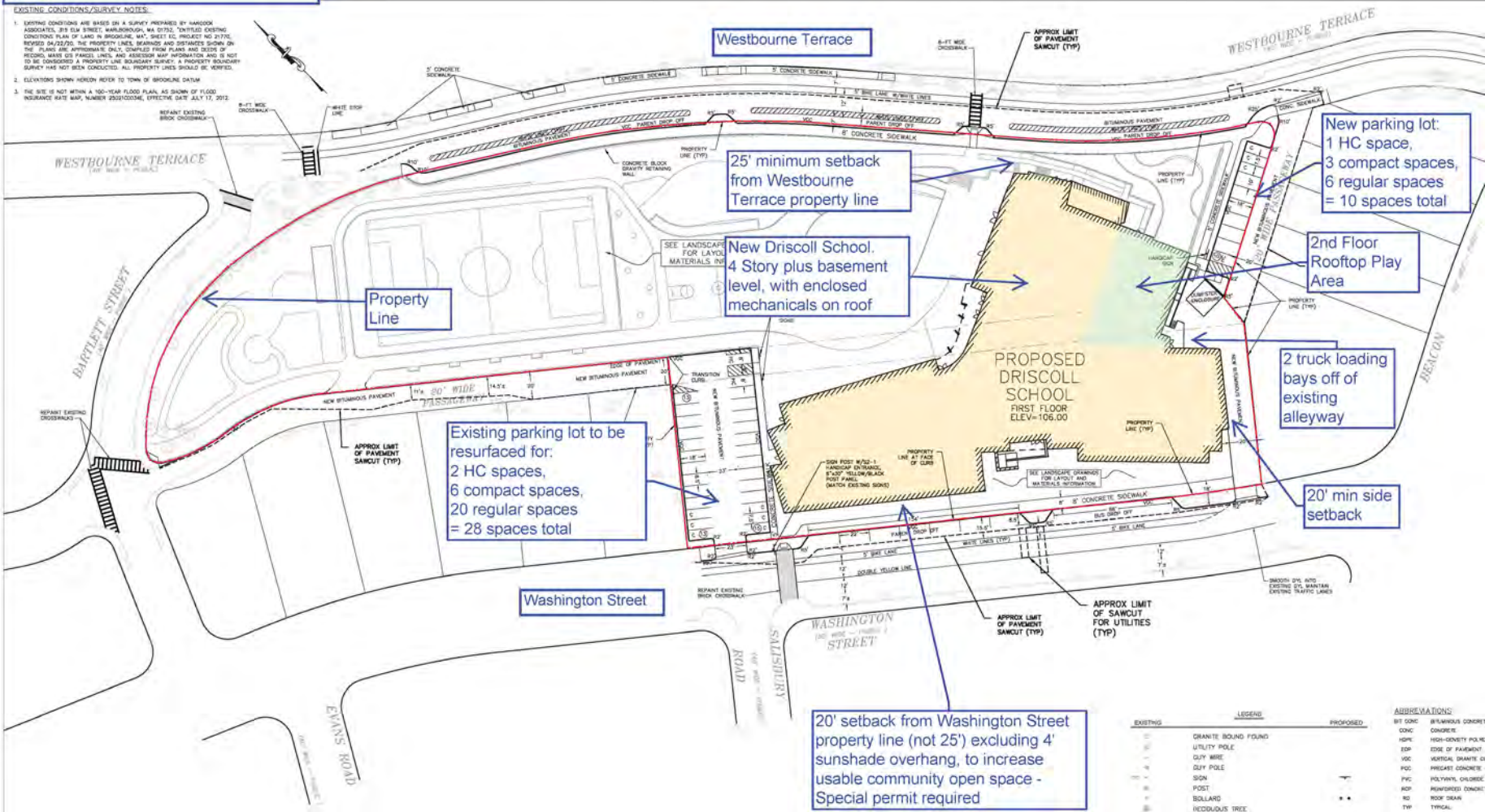


Zoning Relief Summary

New Driscoll School, Park, and Playground
Site Plan
10/15/20

EXISTING CONDITIONS/SURVEY NOTES:

- EXISTING CONDITIONS ARE BASED ON A SURVEY PREPARED BY HARDON ASSOCIATES, 288 GUN STREET, MARLBOROUGH, MA 01752. DATED: EXISTING CONDTIONS PLAN OF LAND IN BROOKLINE, MA. SHEET EC, PROJECT NO. 20170. REVISION: 04/23/20. THE PROPERTY LINES, BEARINGS AND DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE ONLY, COMPILED FROM PLANS AND DEEDS OF RECORD, MAPS OR PARCELS, LOTS AND ACREAGE MAP INFORMATION AND IS NOT TO BE CONSIDERED A PROPERTY LINE BOUNDARY SURVEY. A PROPERTY BOUNDARY SURVEY HAS NOT BEEN CONDUCTED. ALL PROPERTY LINES SHOULD BE VIEWED.
- THE SITE IS NOT WITHIN A 100-YEAR FLOOD PLAIN AS SHOWN OF FLOOD INSURANCE RATE MAP, NUMBER 2552/03304E, EFFECTIVE DATE: JULY 17, 2012.
- ELEVATIONS SHOWN HEREON REFER TO TOWN OF BROOKLINE DATUM.



Discussion