



Brookline School Site Study

October 22, 2015

CivicMoxie
experts in place

UrbanFocus LLC

NEW ATLANTIC
DEVELOPMENT

Goals

Goals for Meeting

- › Introduce School Site Study to public
- › Review charge, process, results
- › Overview of six finalist sites
- › Answer questions

- › Success?:
 - › Understanding of the study approach
 - › Understanding of six finalist sites
 - › Set up next steps – everyone clear on process

Goals

The Team

CivicMoxie with

Urban Focus

New Atlantic Development

Skills/Expertise:

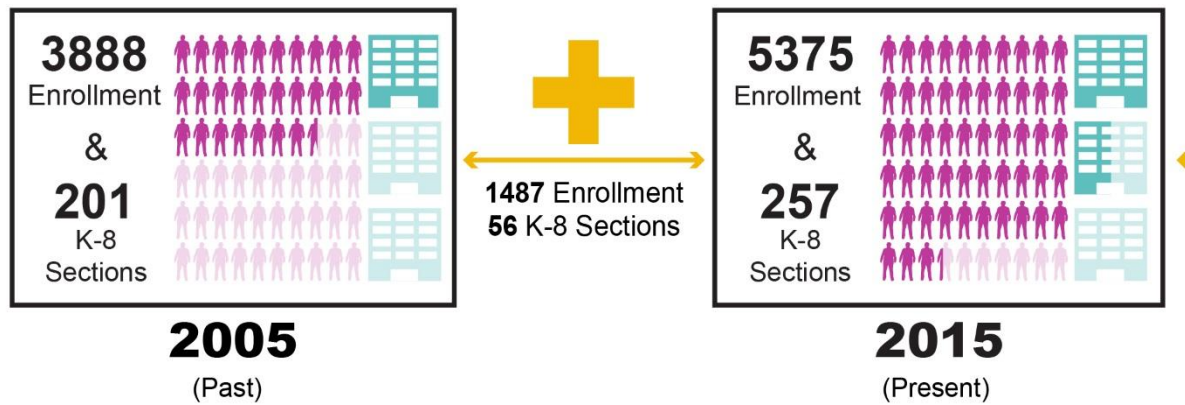
- › Land planning
- › Real estate development
- › Urban design
- › Architecture

Agenda

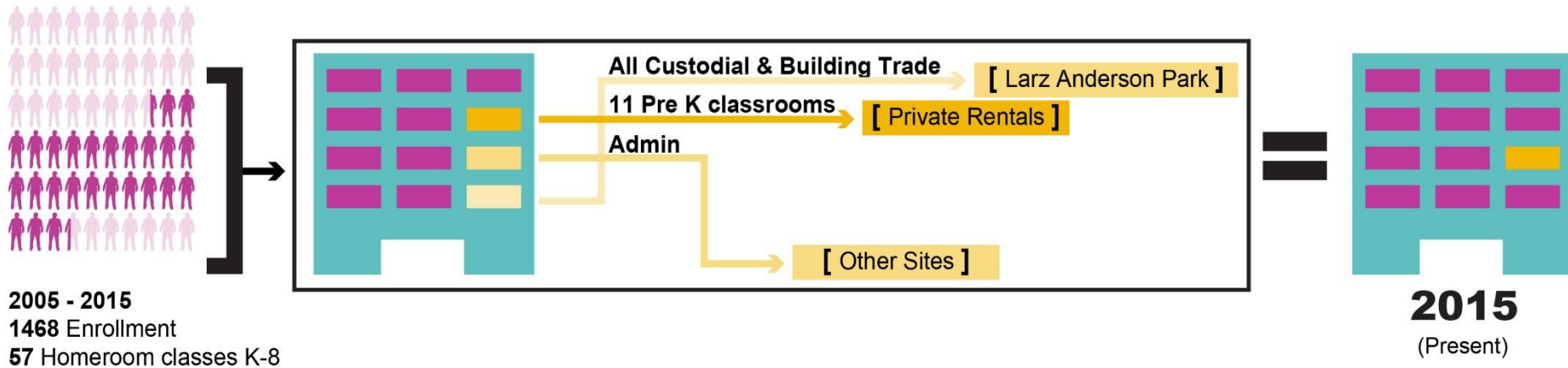
- › Enrollment trends and what has been done to date
- › Six from 26 - The six finalist sites in brief
- › Charge to consultants
- › Approach
- › Criteria for site selection
- › Student-school assignment models
- › Initial 9th school target areas and challenges
- › Beyond the traditional school model
- › The first cut – 26 locations
- › The six finalists – why these?
- › Walking through the choices
 - › Site plan, Parcels uses, conceptual development costs, challenges
- › Questions
- › Next steps

Brookline School Site Study

Enrollment Trends



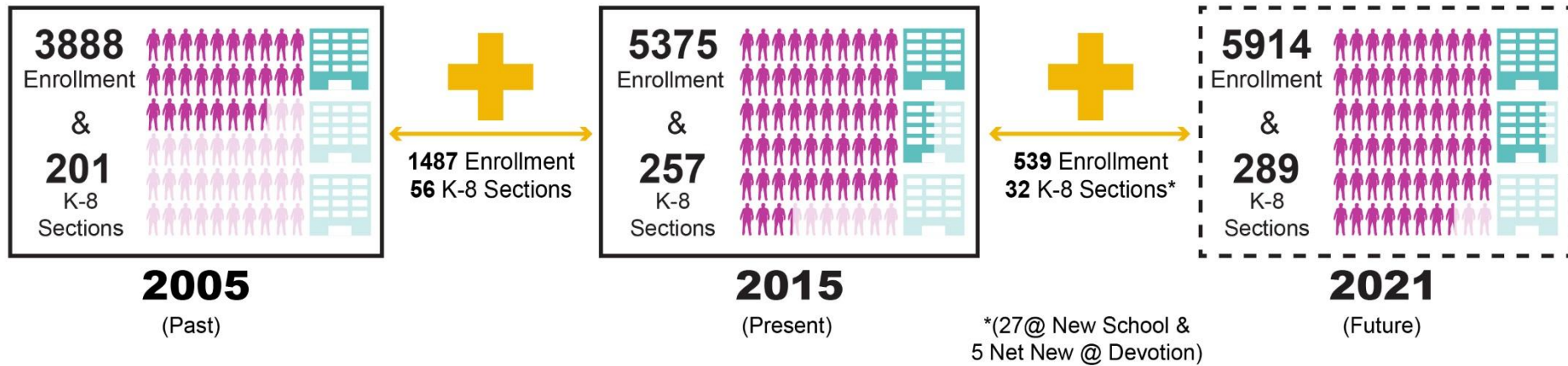
Meeting the Challenge to Date



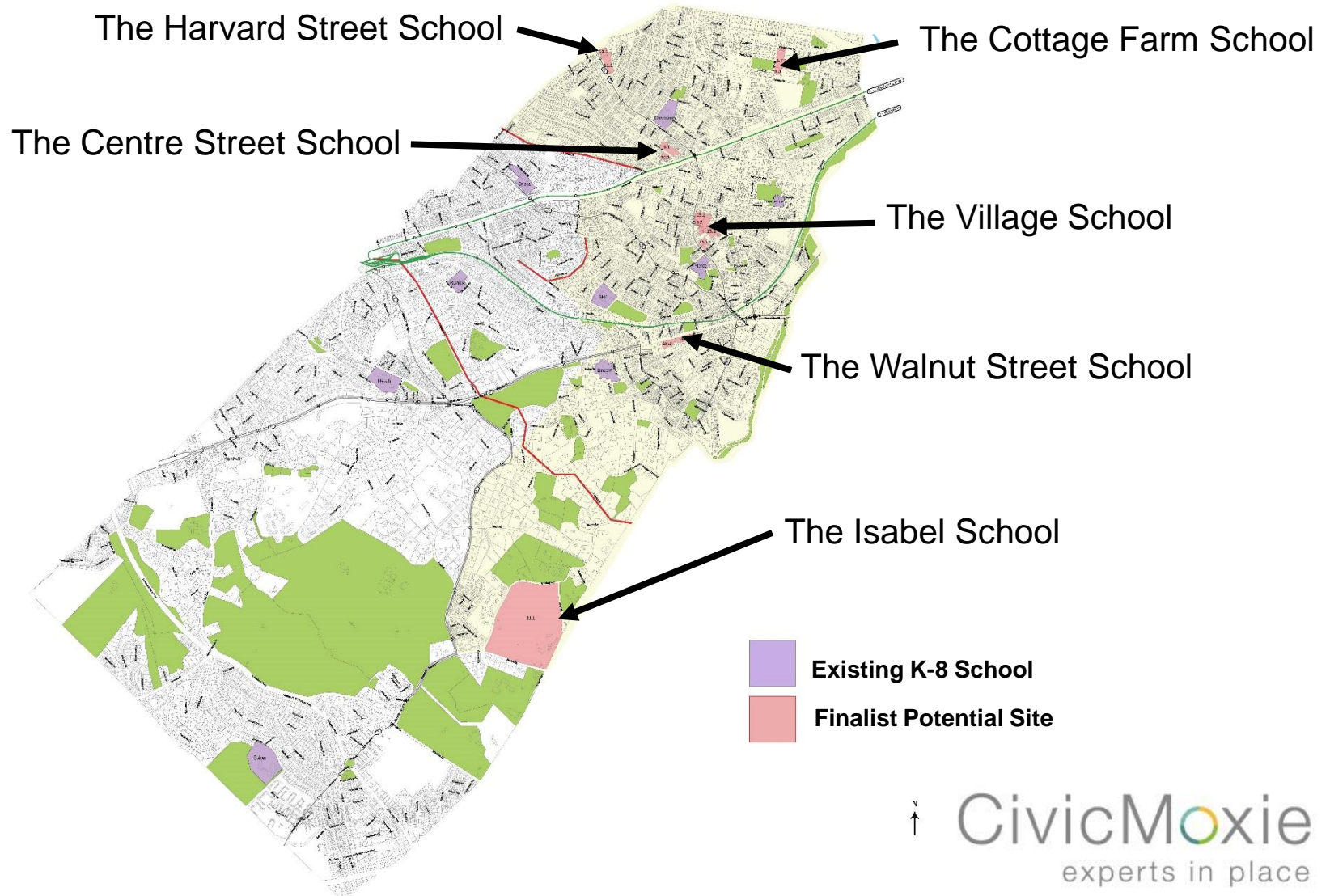
Brookline School Site Study

The Future...

Brookline Schools Growth K-8



From 26 to 6 Locations



CivicMoxie Charge

- Use Town-generated selection criteria
- Focus on private property but look at both private and public
- Identify & analyze sites for a new K-8 school site
- Organize information for clear understanding and sound decision-making



Photos courtesy of the Brookline Historical Society

Approach to the Work

1. Review and refine Town's school program and site selection criteria
2. Research case studies for traditional and concept schools
3. Conduct a broad search of property and review data on sites
4. Prepare a town-wide map of possible sites
5. Create a matrix of sites and apply criteria
6. Test sites against Town-generated student-school assignment GIS models
7. Narrow initial list from 26 to 6 with input from Town staff and Board chairs
8. Develop schematic site layouts to test suitability of the six sites
9. Prepare conceptual-level development cost estimates



Criteria for Selection Process – Neighborhood School

1. Access/Location

- Minimizes walking distances
- Good pedestrian/bike access
- Good vehicular access
- Proximity to public transportation
- Central to student density and growth



Criteria for Selection Process – Neighborhood School

2. Site Characteristics

- Site or combined site size (target of 3-3.5 acres or compact)
- Topography
- Environmental issues/wetlands
- Can accommodate playing fields or adjacent to same
- Possible reuse of any existing buildings
- Shape of parcel or combined parcels can accommodate traditional or other school
- Parking – 60% of staff and zoning



Criteria for Selection Process – Neighborhood School

3. Legal and Regulatory

- Deed restrictions
- Open space (Article 97)
- Relocation of existing uses
- Historic District (local and/or national)
- Historic buildings
- Conservation land



Criteria for Selection Process – Neighborhood School

4. Ownership

- Ownership
- Politically sensitive
- Potential property swaps
- Possible integration of complimentary uses
- Other Town needs



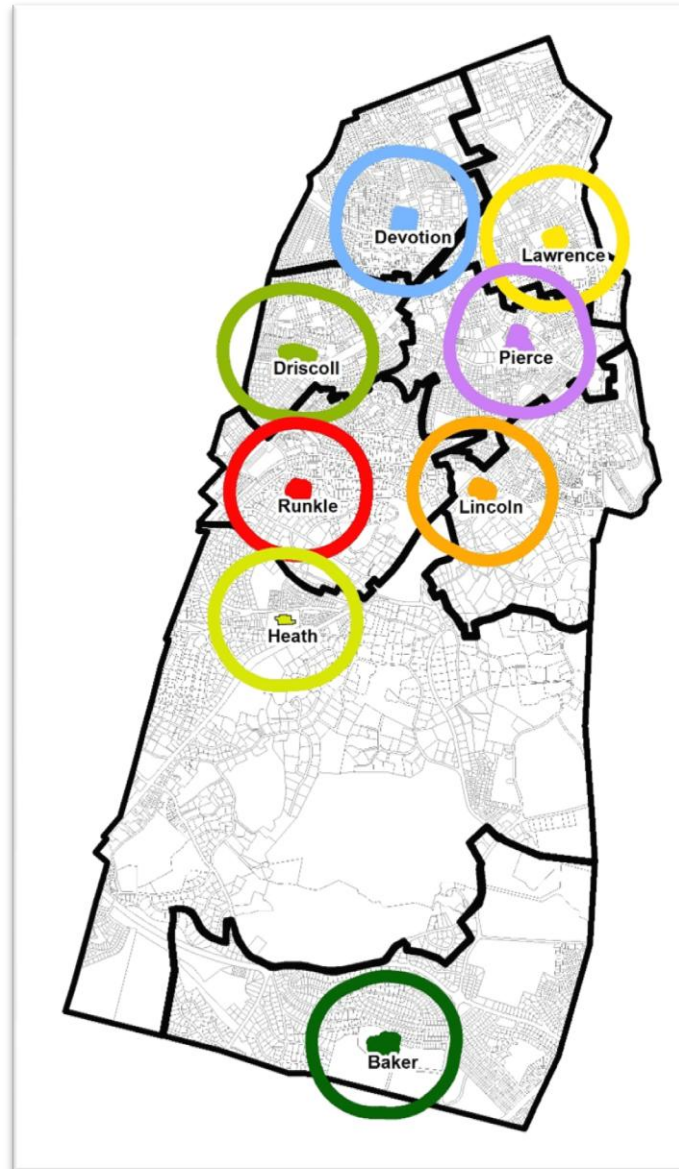
Student-School Assignment Models

To keep in mind:

- Any construction or creation of a 9th Elementary School will require changes to the student-school assignments
- These changes will effect those with children not yet in system through 2nd grade. Older students will be in BHS or beyond by 2021.

Current School District Map

- Today, 40% of school enrollment lives within $\frac{1}{4}$ mile of the school they attend



Initial Target Neighborhood School Locations

Town of Brookline, Massachusetts
Census Tract Map
(Based upon 2000 census)



Legend

- Census Tract
- 3001 Census Block/Number

Notes regarding potential new K-8 site based on geographical location only, per K. Brewton 12/31/14:

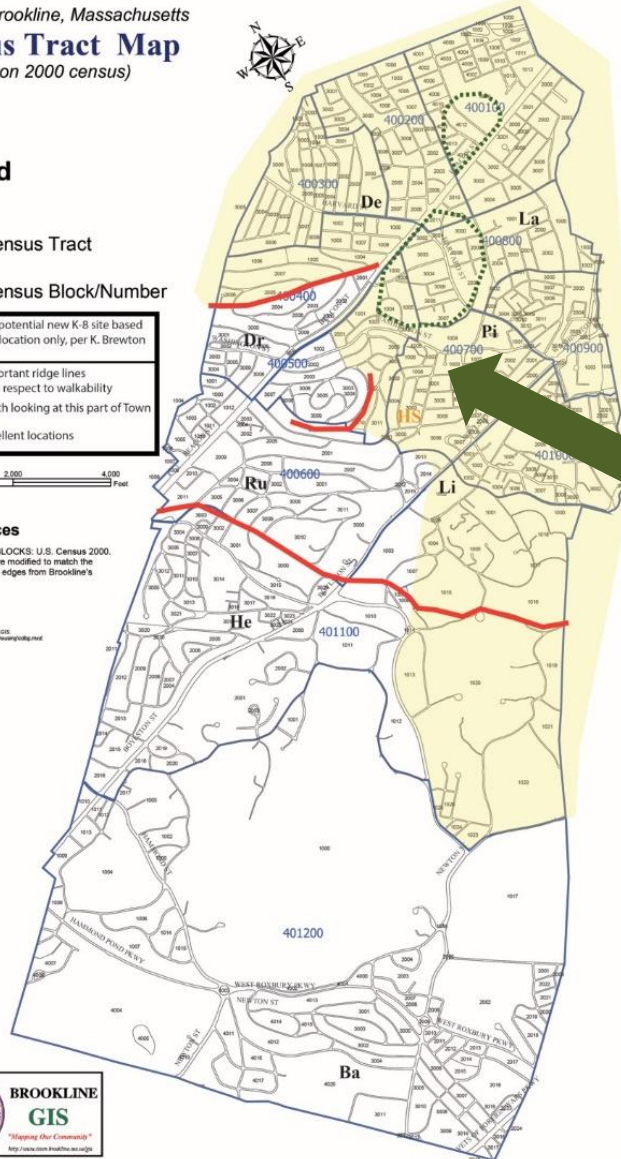
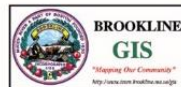
- important ridge lines with respect to walkability
- worth looking at this part of Town
- excellent locations

0 1,000 2,000 4,000 Feet

Data Sources

CENSUS TRACTS/BLOCKS: U.S. Census 2000.
The TIGER lines were modified to match the more accurate street edges from Brookline's GIS database.

Map created by Town of Brookline GIS.
Map date: 1/18/2015 10:00:00 AM





Beige area is general target area (also looked beyond)




Initial Target Neighborhood School Locations

Town of Brookline, Massachusetts
Census Tract Map
(Based upon 2000 census)

Legend

-  Census Tract
-  3001 Census Block/Number

Notes regarding potential new K-8 site based on geographical location only, per K. Brewton 12/31/14:

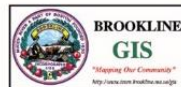
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-  excellent locations

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Target sites within the larger focus area

The Challenge: a 3.5 Acre Site



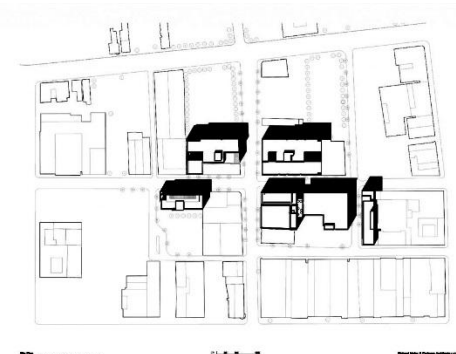
Searching Beyond the Traditional School Model

Typologies

- Traditional Neighborhood School
 - 3-3.5 acre site
 - Site includes structure and playgrounds/recreational areas/parking
- Mixed-Use
 - School and other uses (retail/commercial/research/other Town uses)
 - Shared facilities
 - Ground floor retail
 - Smaller site footprint with shared program areas
 - Share recreation facilities with nearby public and/or private parks
- Concept/Theme-based School (“Alternative”)
 - STEM, STEAM, or other curriculum focus
 - Different classroom and learning experiences

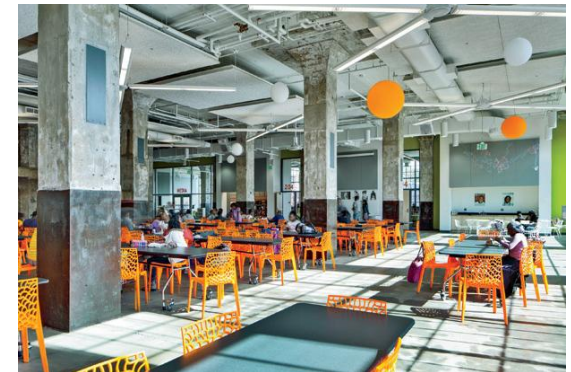
Mixed-Use School Case Study

- Teachers Village
 - Newark, NJ
 - Village is a mixed use development:
 - houses 2 charter schools within 90,000 sq ft
 - total of 1,000 students
 - ground floor retail
 - The project received \$40 million in tax credits from the state Economic Development Authority, \$60 million in Federal New Markets tax credits, and Qualified School Construction bonds along with private investment.



Concept/Theme-based School Case Study

- Baltimore Design School
 - 115,000 sq ft school that serves 700 students in grades 6-12
 - Adaptive reuse project housed in an abandoned factory
 - Creates a collaborative and progressive educational environment with galleries, studios, classrooms, media center, fabrication facilities and computer labs
 - Potential for community sharing and use of facilities



Criteria for Selection Process – Concept/Theme-based School

1. Access/Location

- ~~Minimizes walking distances~~
- Good pedestrian/bike access
- Good vehicular access
- Proximity to public transportation
- Central ~~to student density and growth~~ as a whole – geographical/overall density
- Proximity to other uses that might support concept programmatically?



Criteria for Selection Process – Concept/Theme-based School

2. Site Characteristics

- ~~Site or combined site size (target of 3-3.5 acres or compact)~~
- Topography
- Environmental issues/wetlands
- ~~Can accommodate playing fields or adjacent to same~~
- Possible reuse of any existing buildings
- Shape of parcel or combined parcels can accommodate ~~traditional or~~ other school
- Parking – 60% of staff and zoning



The First Cut – 26 Locations



- Bus Routes
- Green Line
- - - Ideal Locations
- Important Ridge Lines with Respects
- Schools
- Potential Sites

Getting from 26 to 6

Applying the Criteria:

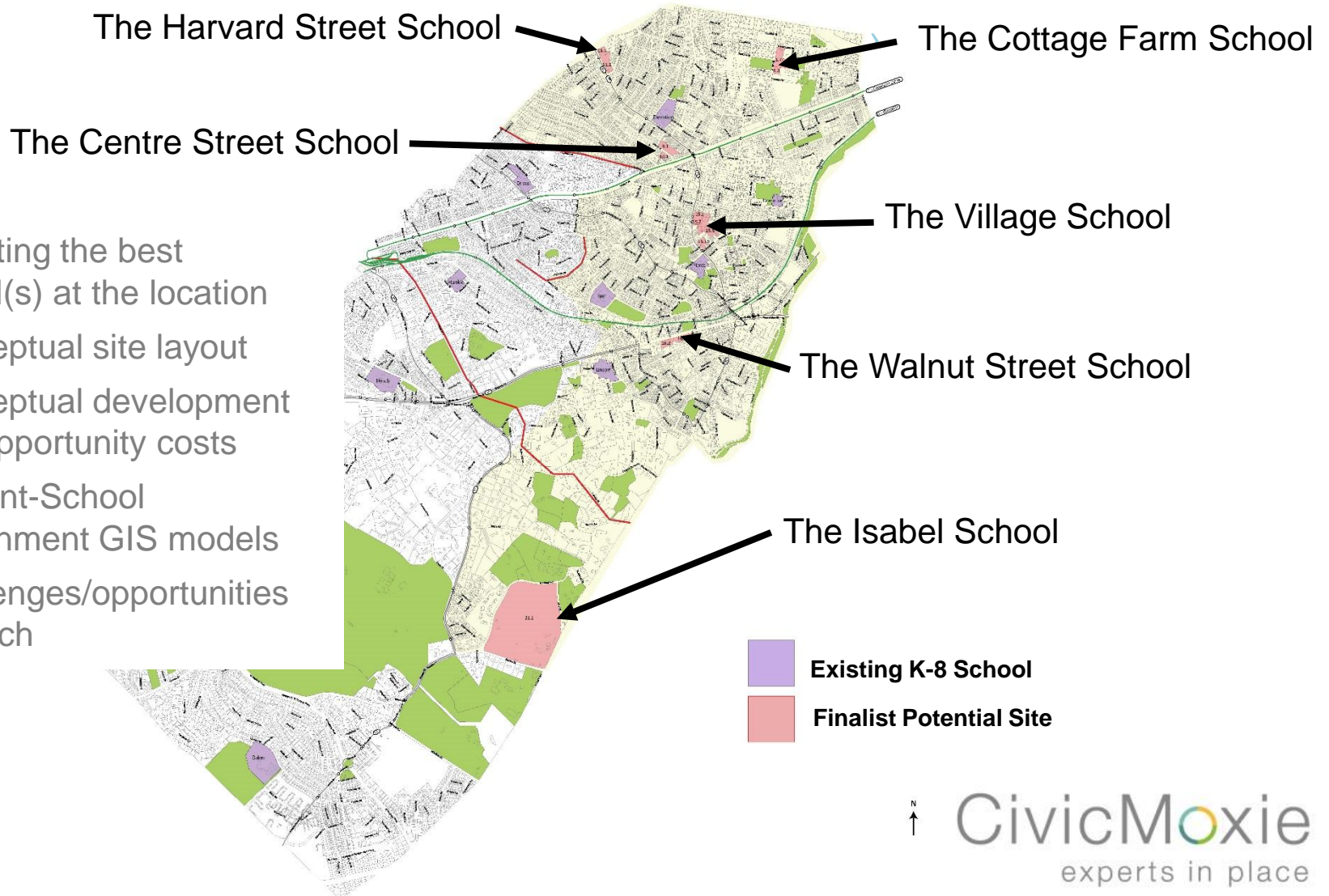
- Are most of the criteria met, and if not, are other criteria met in a way that justifies choosing a less desirable location?
- Is there publically-owned land near a desirable privately-owned parcel and what, if anything, outweighs using the public property?
- Is Town open space with Article 97 restrictions the only option, and what justifies using it and addressing the regulatory and political challenges?
- Is the site simply too inaccessible to be practical for a school, when weighed against other criteria?

Evaluating in Locational Groupings:

- North Brookline
- Coolidge Corner/North Harvard Street
- Brookline Village and Nearby

The Six Finalists – The Details

- Selecting the best parcel(s) at the location
- Conceptual site layout
- Conceptual development and opportunity costs
- Student-School Assignment GIS models
- Challenges/opportunities for each



Conceptual Development Costs – the Big Picture

COST ANALYSIS (ALL SITES)

Acquisition Cost

- Site costs
- New Construction (school)
- Building Renovation (school)
- Parking Costs
- Parking Costs (by others)
- Building Costs (by others)

Subtotal Hard Costs

- General Conditions
- General Requirements
- Phasing Premium
- Bond
- Insurance
- Fee
- GMP Contingency
- Escalation

Total Hard Costs

Total Soft Costs

Total Development Costs

We included →

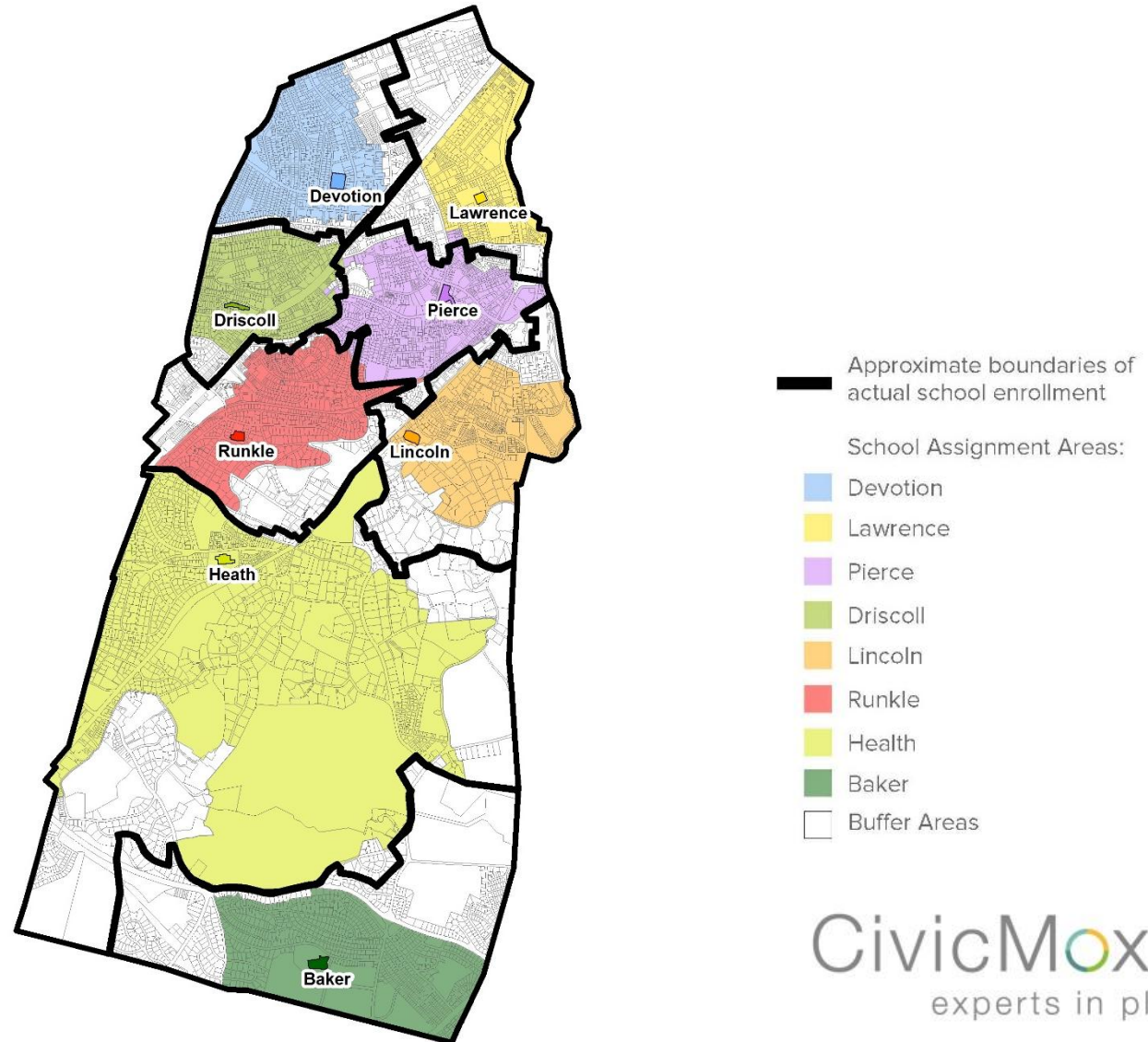
Student-School Assignment GIS Models– the Big Picture

Assumptions for all models:

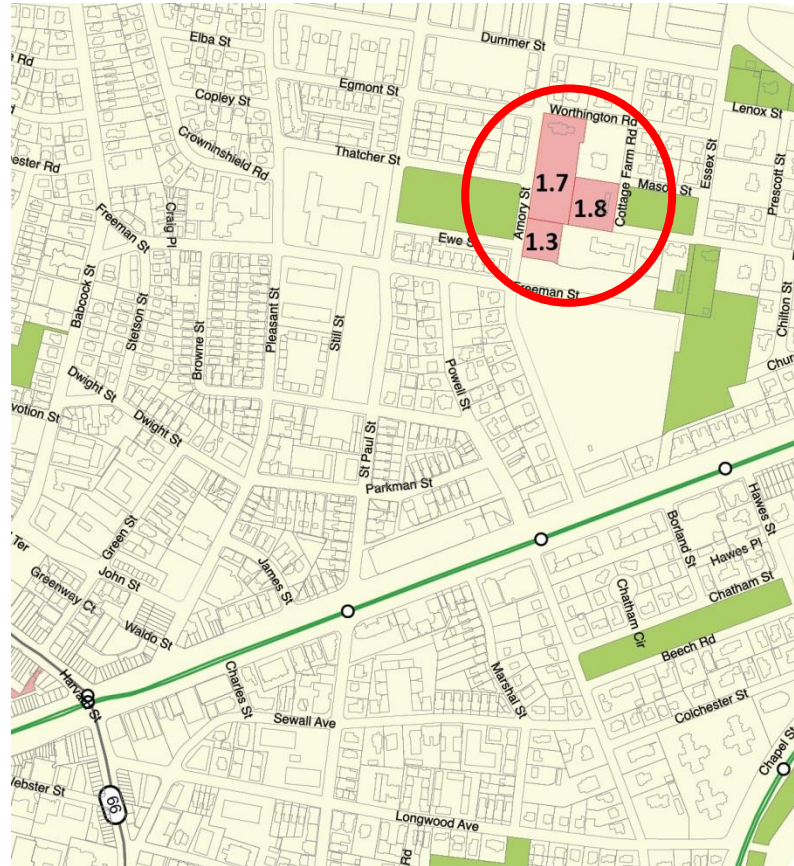
1. No additional building capacity other than 9th school (550 children)
2. Include growth assumptions from new developments permitted or in process, including Hancock Village
3. All students within 1/4 mile radius of a school site were assigned to that school
4. Schools were then assigned the closest students to them proportionally, up to capacity
5. In some cases, assignments of modeled students were balanced in order to take into account significant geographical features impacting walkability, as well as to approximate current distribution of out of district and free lunch students



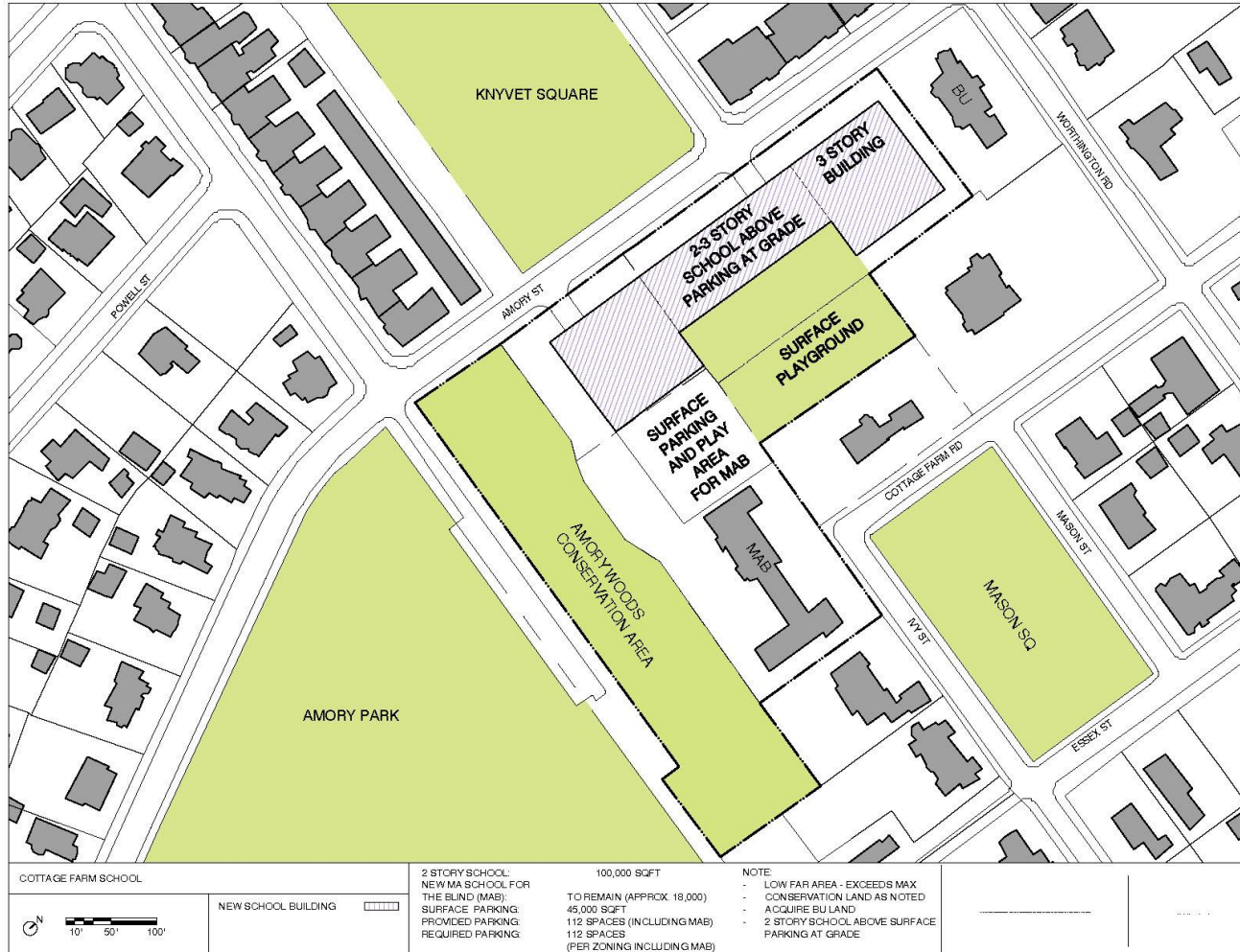
Student-School Assignment GIS Models– the Big Picture



The Cottage Farm School

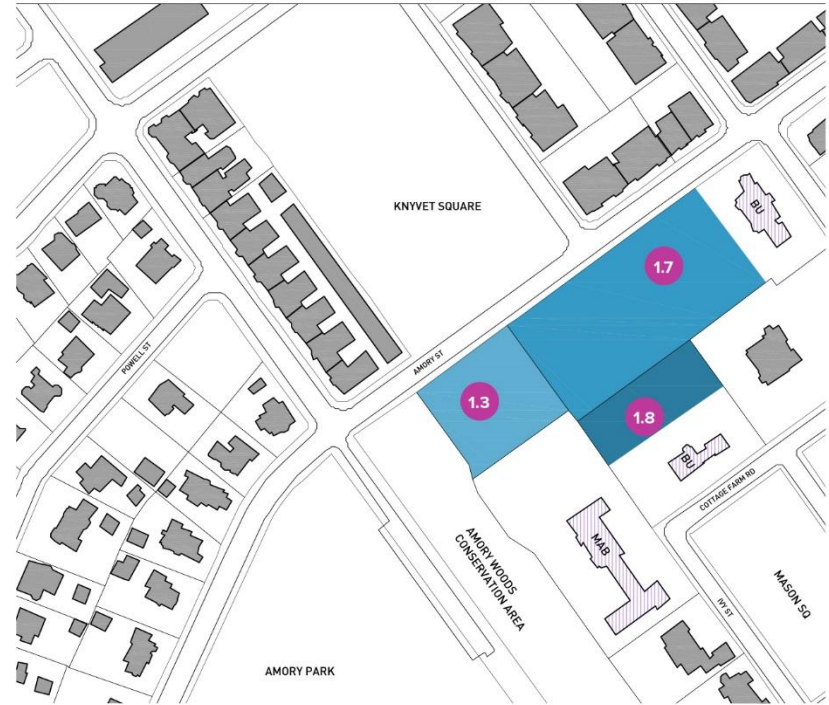
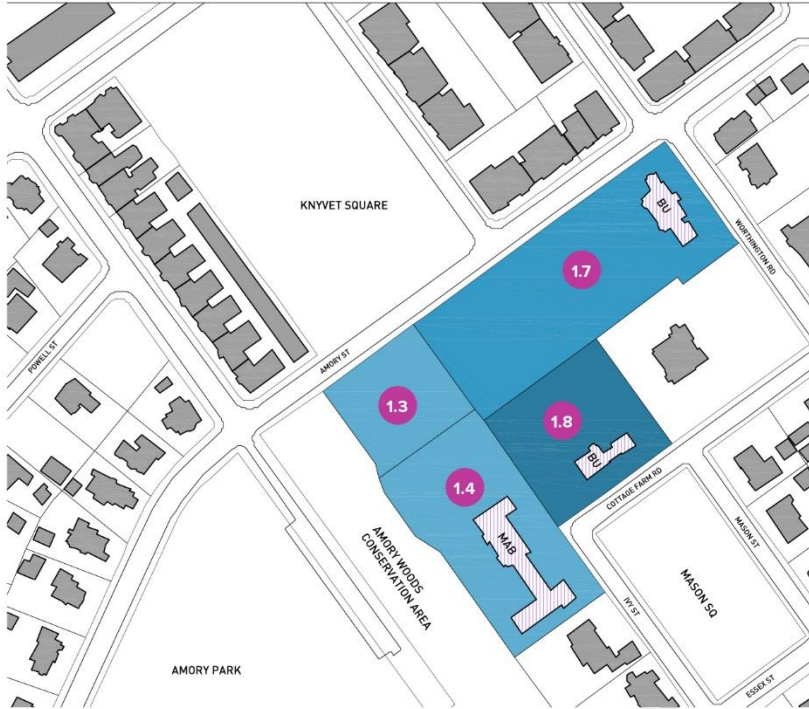


The Cottage Farm School



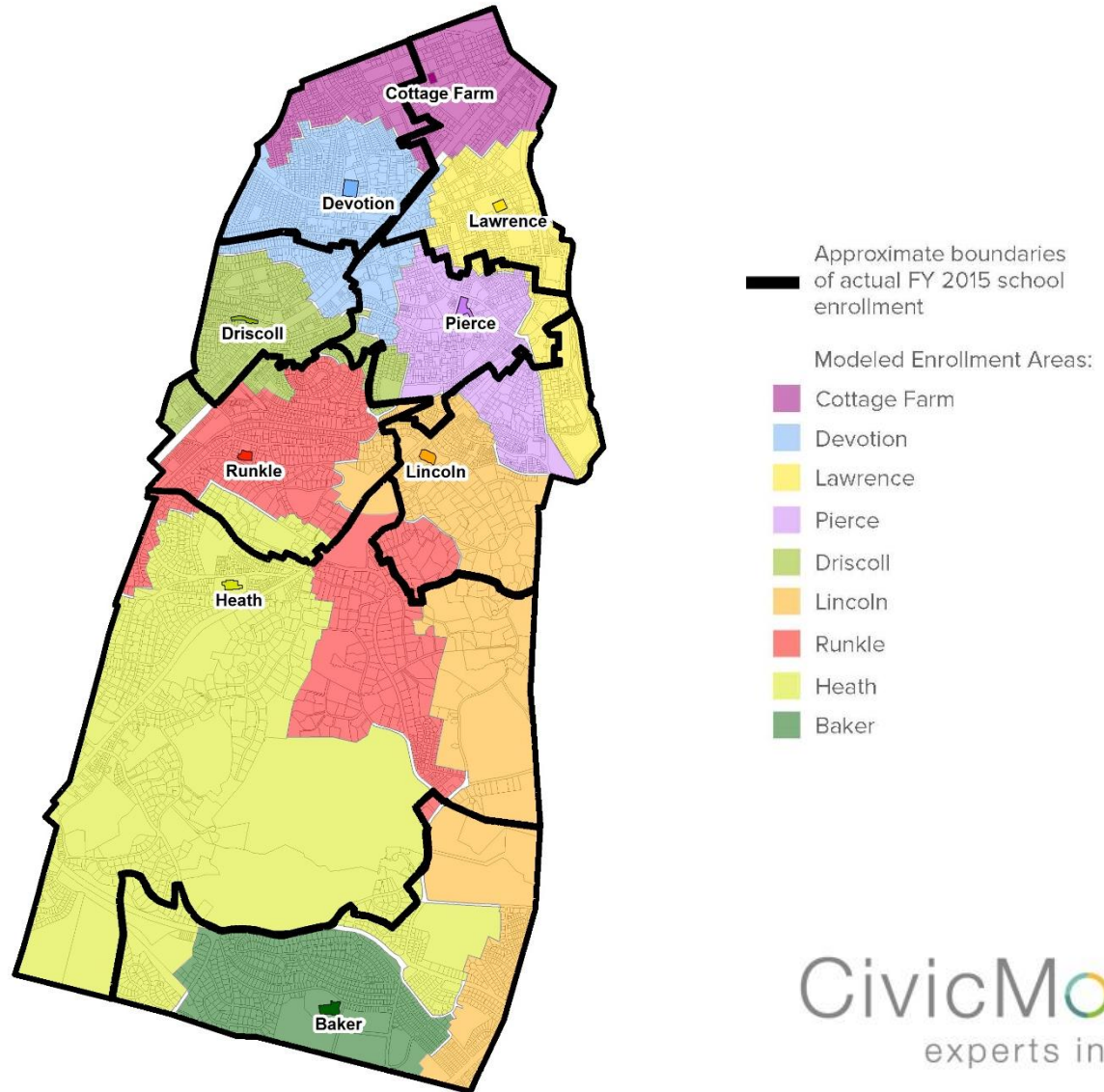
Brookline School Site Study

Cottage Farm School



Site Number	Owner	Address	Size of parcel/existing building	Existing use	Assessed value
1.3	Mass Association of Blind - Mason Square	0 Ivy Street	47,916.00	vacant lot	\$1,225,900
1.7	Boston University	50 Worthington Road	79,585.00	one family house	\$7,042,500
1.8	Boston University	10 Cottage Farm Road	39,705.00	one family house	\$3,739,100

Brookline School Site Study Cottage Farm School

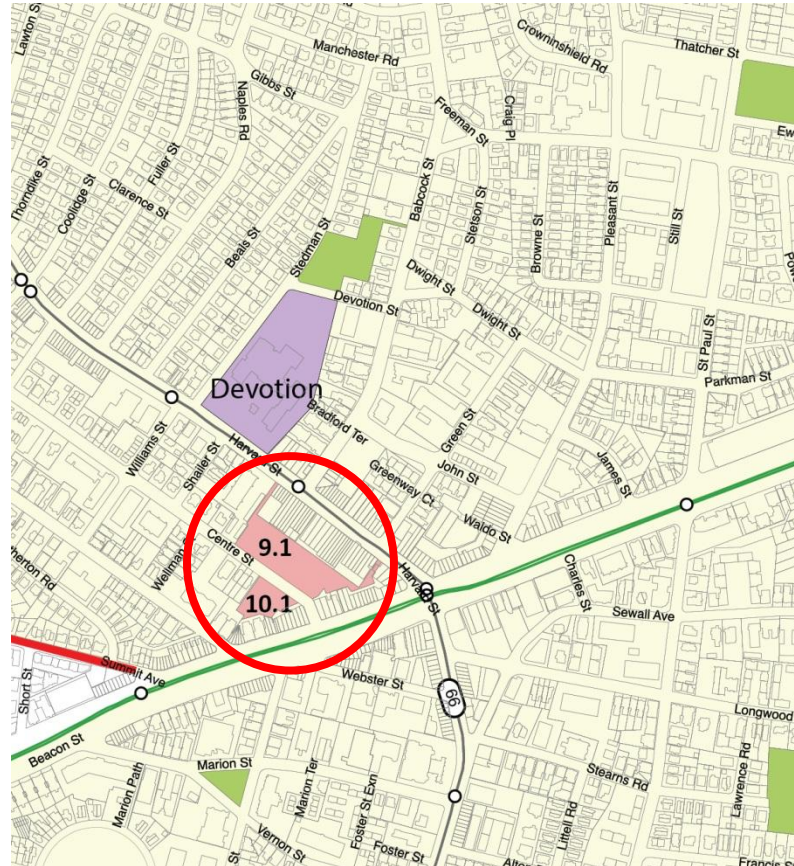


Cottage Farm School

- Information:
 - 2 story 100,000 sq ft school above surface parking
 - No acquisition of private buildings needed, only land
 - 49,000 sq ft of surface parking – 112 spaces (112 required by zoning)
- Discussion Points:
 - Adjacent Amory Park Playing Fields
 - Traditional school model
 - Constricted site improves political positioning but creates design constraints
 - No thru access of Amory Woods for school to use Playing Fields
 - Subject to Local Historic District Design oversight
 - Low FAR Area
 - 3 story building (50'+ in height) in residential neighborhood
 - Traffic patterning must be addressed on Amory St for pick up/drop off

Brookline School Site Study

The Centre Street School



The Centre Street School



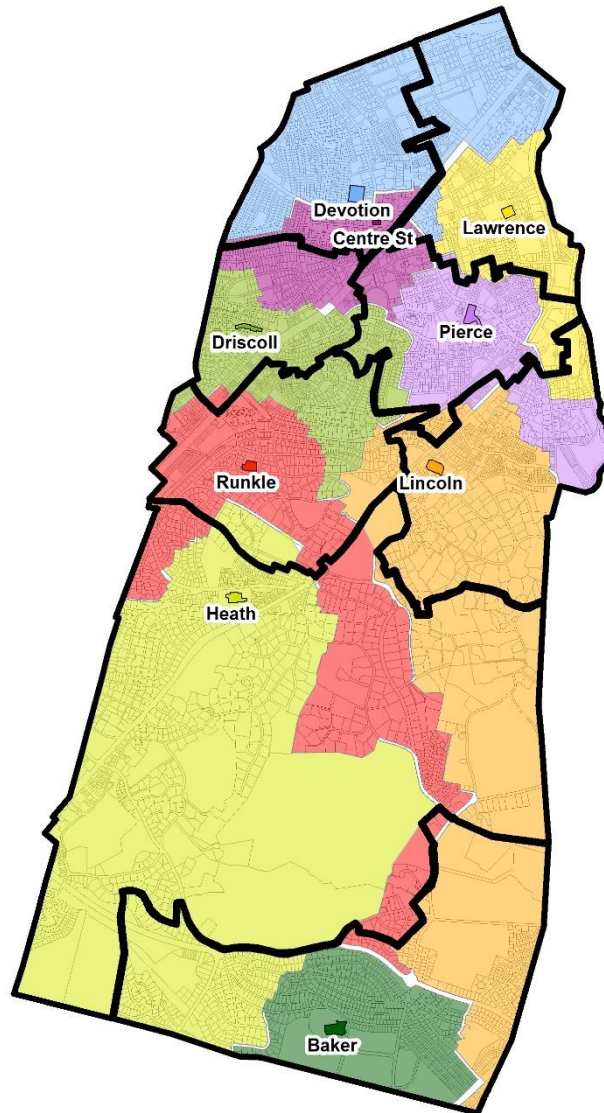
Brookline School Site Study

Centre Street School



Site Number	Owner	Address	Size of parcel/existing building	Existing use	Assessed value
9.1	Town of Brookline	Centre Street North Parking Lot	81,912.00	lot	\$0
10.1	Town of Brookline	Centre Street South Parking Lot	81,892.80	lot	\$0

Brookline School Site Study
Centre Street School



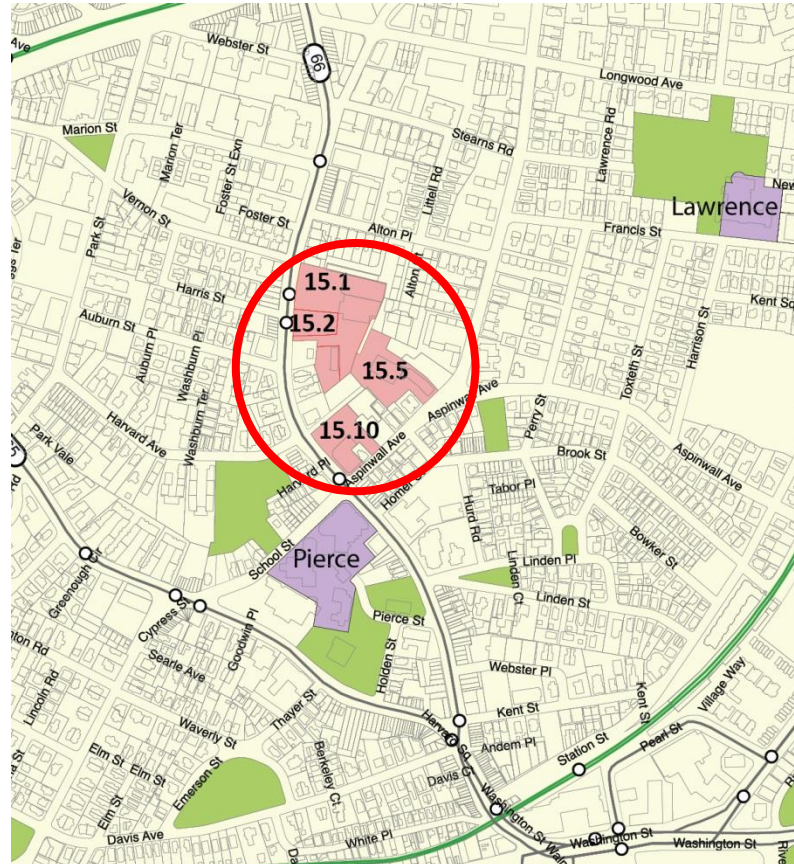
- Approximate boundaries of actual FY 2015 school enrollment
- Modeled Enrollment Areas:
- Centre St
 - Devotion
 - Lawrence
 - Pierce
 - Driscoll
 - Lincoln
 - Runkle
 - Heath
 - Baker

Centre Street School

- Information
 - 3 story, 100,000 sq ft school
 - 3 level, 54,000 sq ft, parking structure with 60,000 sq ft of surface and underground parking: 179 replacement spaces, 74 spaces for the school
 - Harvard Street retail to remain
 - No land acquisition needed – school on Town-owned land
- Discussion Points
 - No traditional playgrounds but has rooftop recreation space
 - Tight construction
 - Traffic patterns need to be addressed
 - Phase1 – 3 level parking garage to be built first to address public parking needs
 - Improvement of Centre Street public realm
 - Close to Devotion

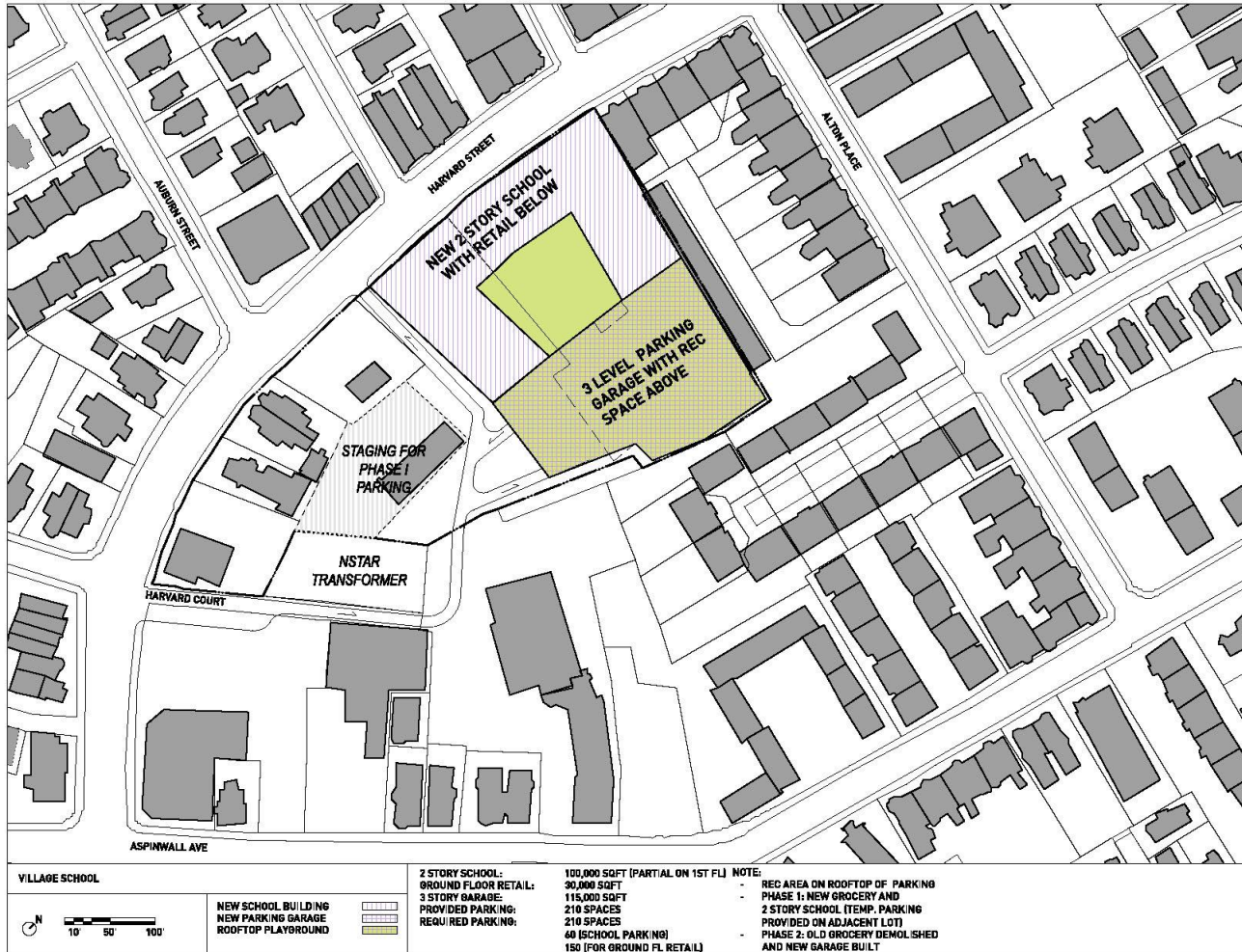
Brookline School Site Study

The Village School



Brookline School Site Study

The Village School



Brookline School Site Study

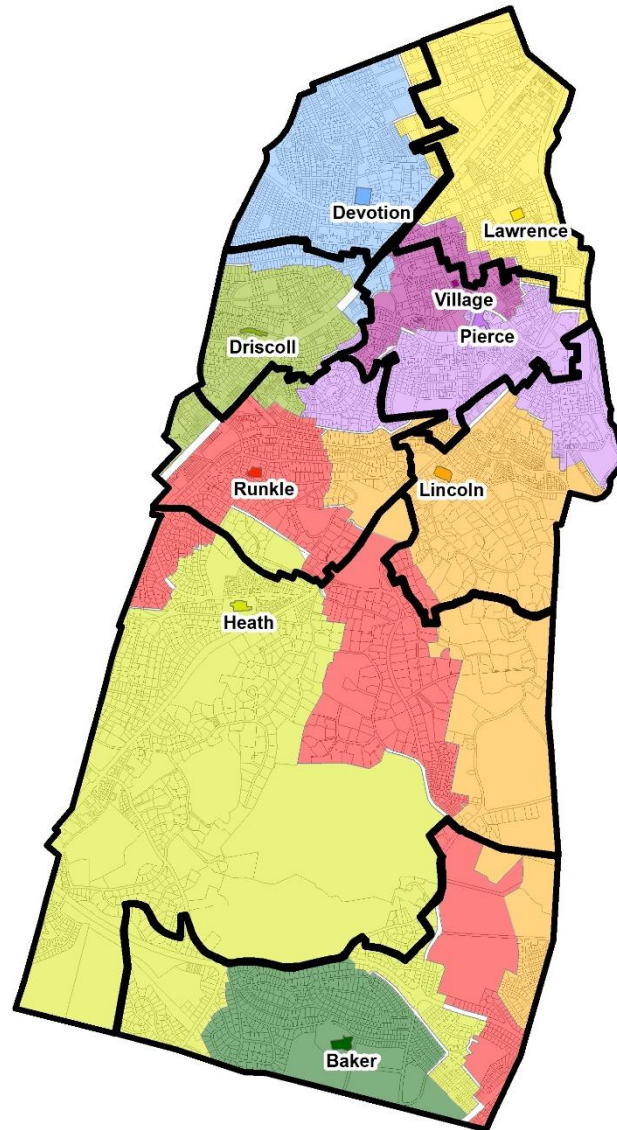
The Village School



Site Number	Owner	Address	Size of parcel/existing building	Existing use	Assessed value
15.1	Sachs H Sons, Inc.	155 Harvard Street	93,864.00	Stop&Shop	\$8,469,600
15.2	Coakley, Mary	149 Harvard Street	19,984.00	Parking Lot	\$1,596,800
15.5	various owners	2-14 St. Paul Street (rear yard)	11,633.00	13 parking spaces	
15.10	Sullivan, Eugene	99 Harvard Street	43,119.00	Walgreens (pkg)	\$5,544,400

Brookline School Site Study

The Village School



— Approximate boundaries of actual FY 2015 school enrollment

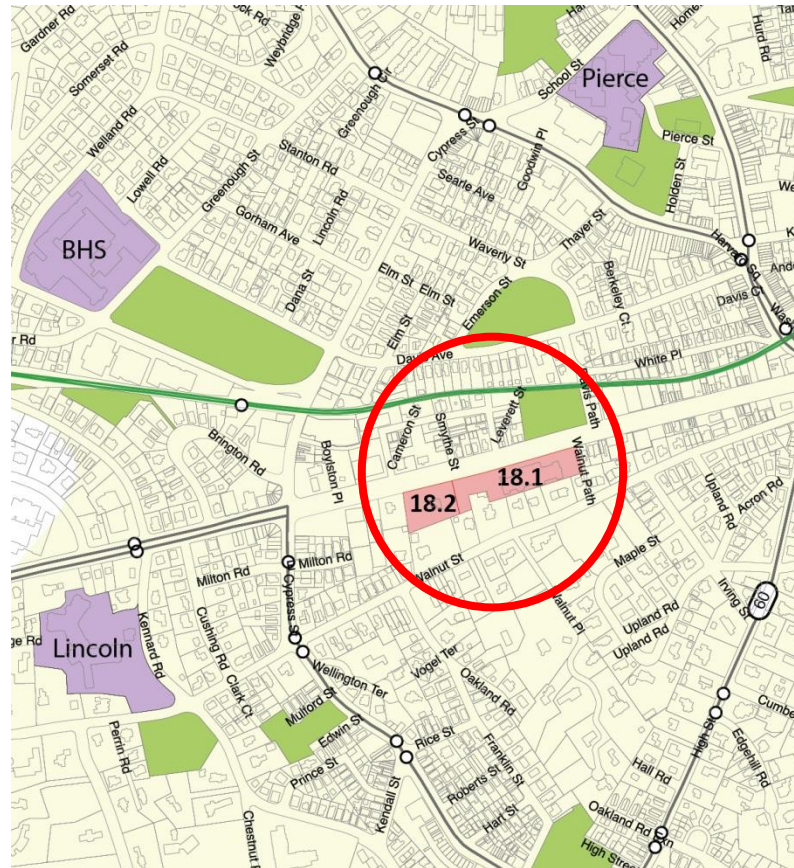
Modeled Enrollment Areas:

- Village
- Devotion
- Lawrence
- Pierce
- Driscoll
- Lincoln
- Runkle
- Heath
- Baker

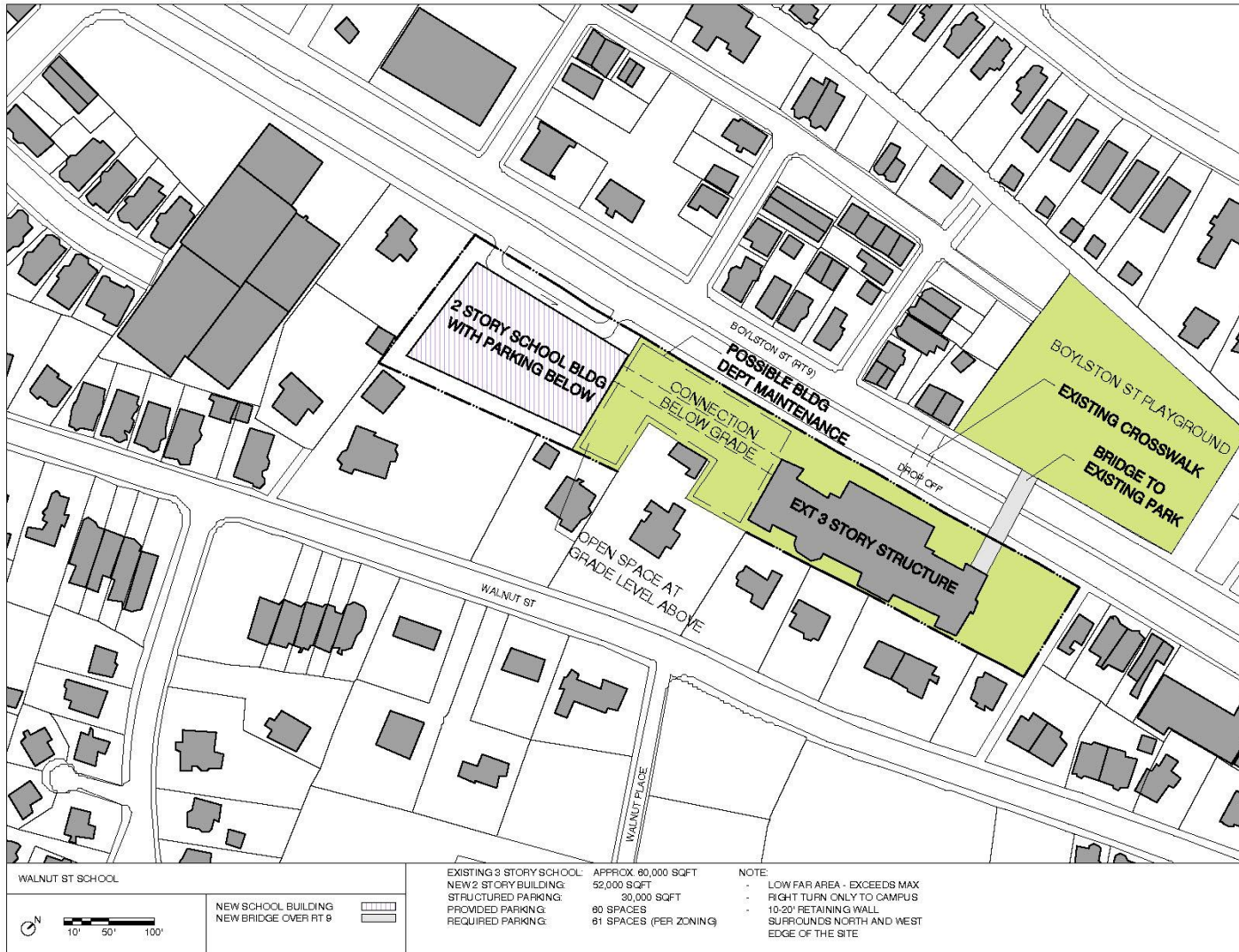
The Village School

- Information
 - 2 story, 100,000 sqft school with access at grade, above 30,000 sq ft of ground floor retail
 - 289 parking spaces in a 115,000 sq ft parking garage (224 required by zoning)
 - Existing grocery store to remain in phase one and will be moved into new ground floor retail space during phase two to allow for construction of a new parking garage
- Discussion Points
 - Phasing is difficult:
 - Stop & Shop needs parking during phase one

The Walnut Street School



The Walnut Street School

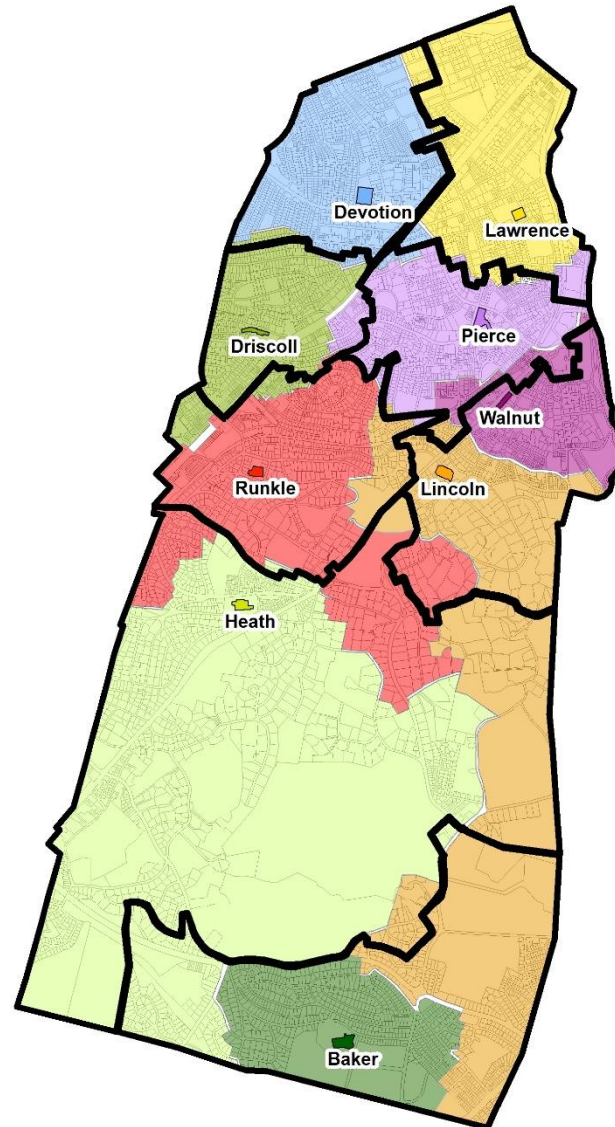


The Walnut Street School



Site Number	Owner	Address	Size of parcel/existing building	Existing use	Assessed value
18.1	Town of Brookline	194 Boylston St	63,660.00	Education Improved	\$0
18.2	U-Haul Real Estate Co	270 Boylston St	36,744.00	Sales and Service	\$3,301,600

The Walnut Street School



— Approximate boundaries of actual FY 2015 school enrollment

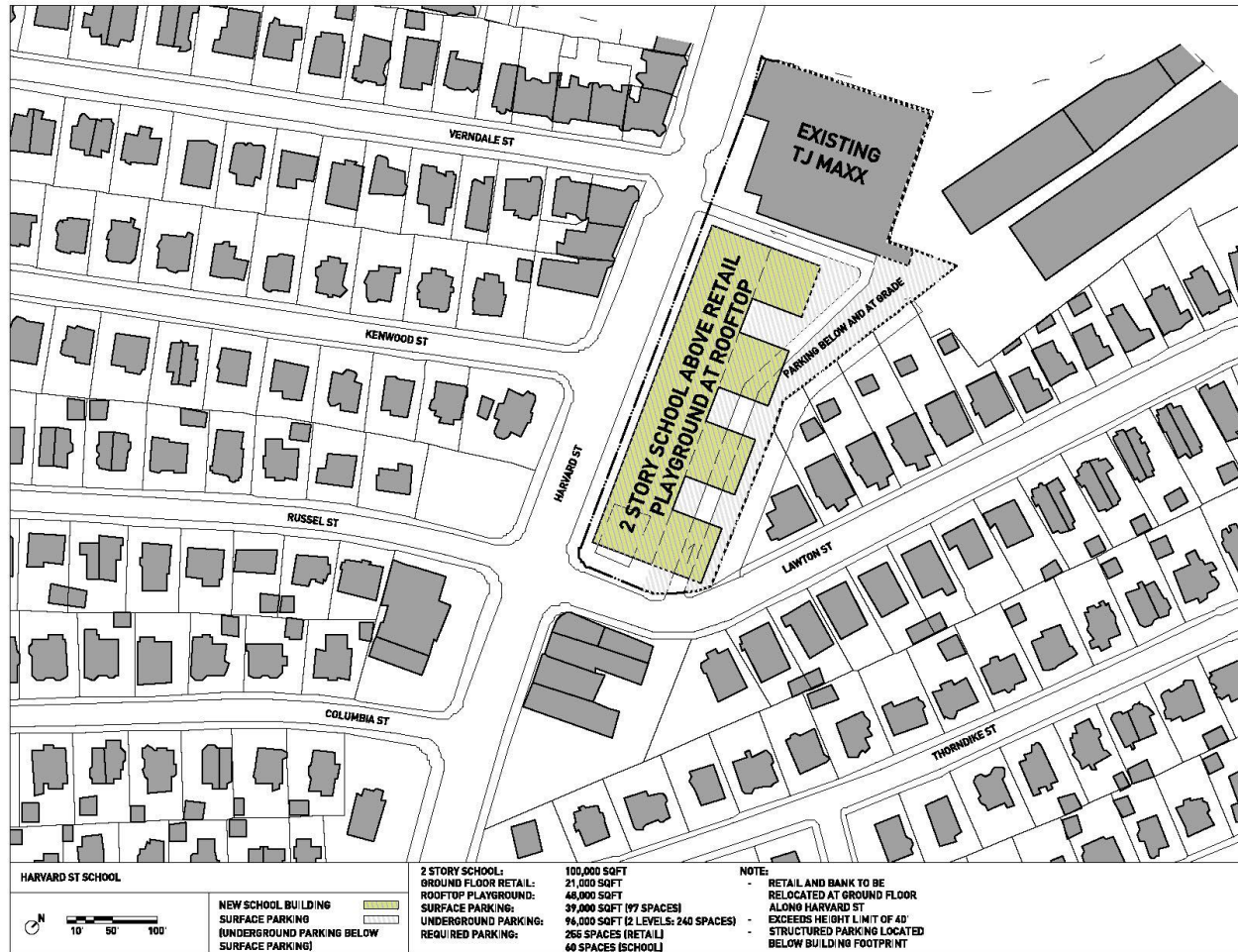
Modeled Enrollment Areas:

- Walnut
- Devotion
- Lawrence
- Pierce
- Driscoll
- Lincoln
- Runkle
- Heath
- Baker

The Walnut Street School

- Information
 - Existing 60,000 sq ft school to remain
 - New 2 story 45,000 sq ft building
 - 24,700 sq ft of surface parking with 61 spaces (74 required by zoning)
- Discussion Points
 - FAR exceeded
 - 10'-20' ledge wall surrounds North and West edge of the site
 - Access from Route 9 East only
 - May require bridge across Route 9

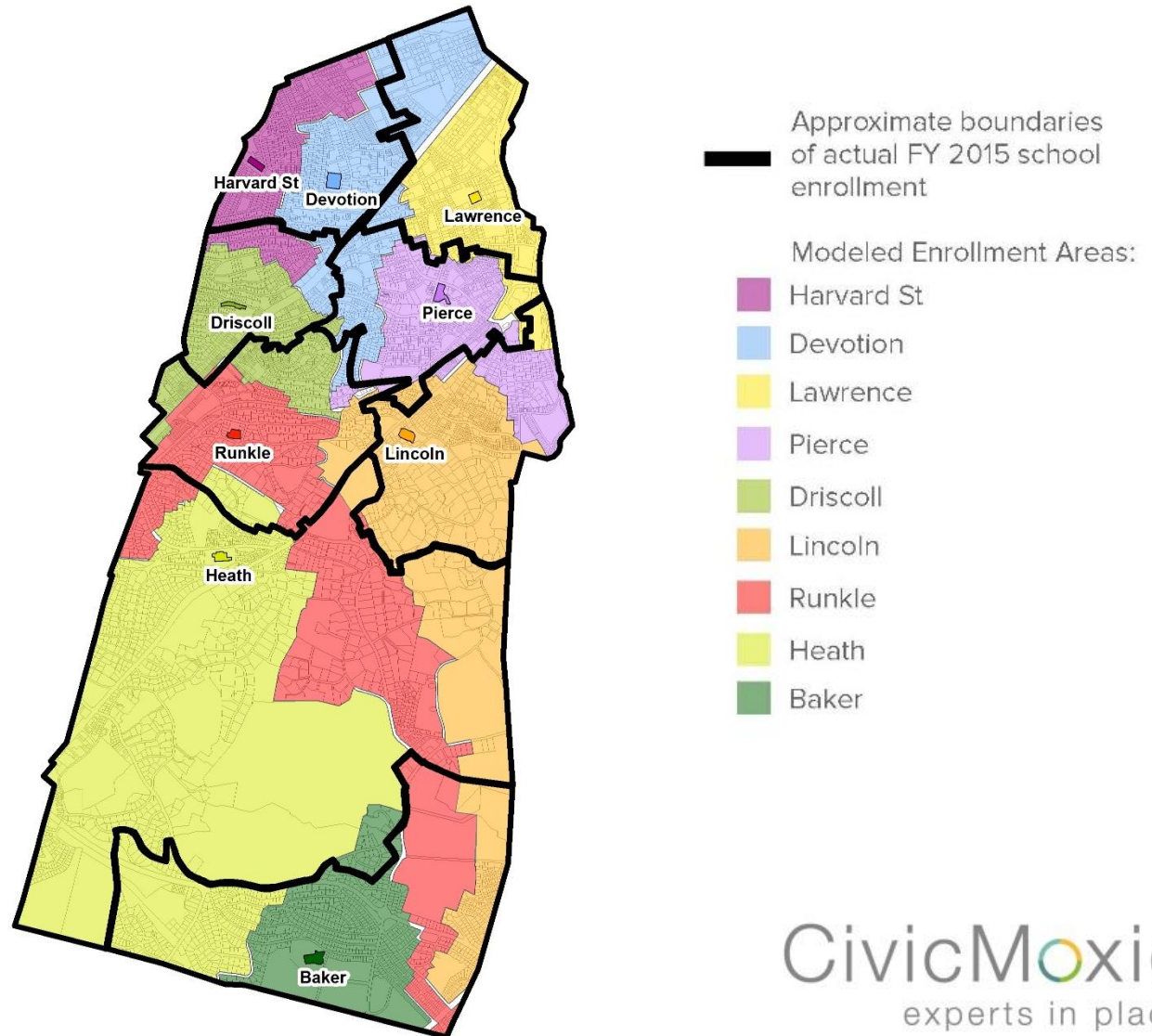
The Harvard Street School



The Harvard Street School



The Harvard Street School



The Harvard Street School

- Information

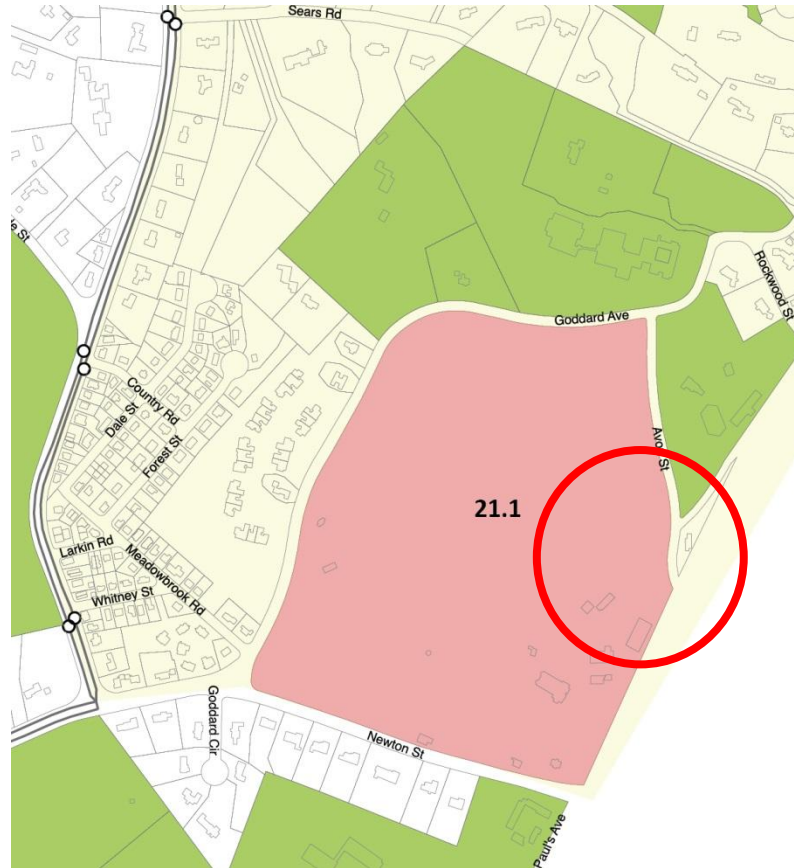
- New 2 story 100,000 sq ft school with 21,000 sq ft of ground floor retail
- 39,000 sq ft of surface parking (under western half of building and along north edge) – 97 spaces
- 96,000 sq ft of underground parking (2 levels under entire building footprint) – 240 spaces
- Required spaces per zoning
 - 255 for retail
 - 74 for school
- Rooftop play area
- Existing TJ Maxx store to remain

- Discussion Points

- Phasing challenges: need offsite parking for TJ Maxx during construction
- Must relocate bank or provide temporary facility during construction

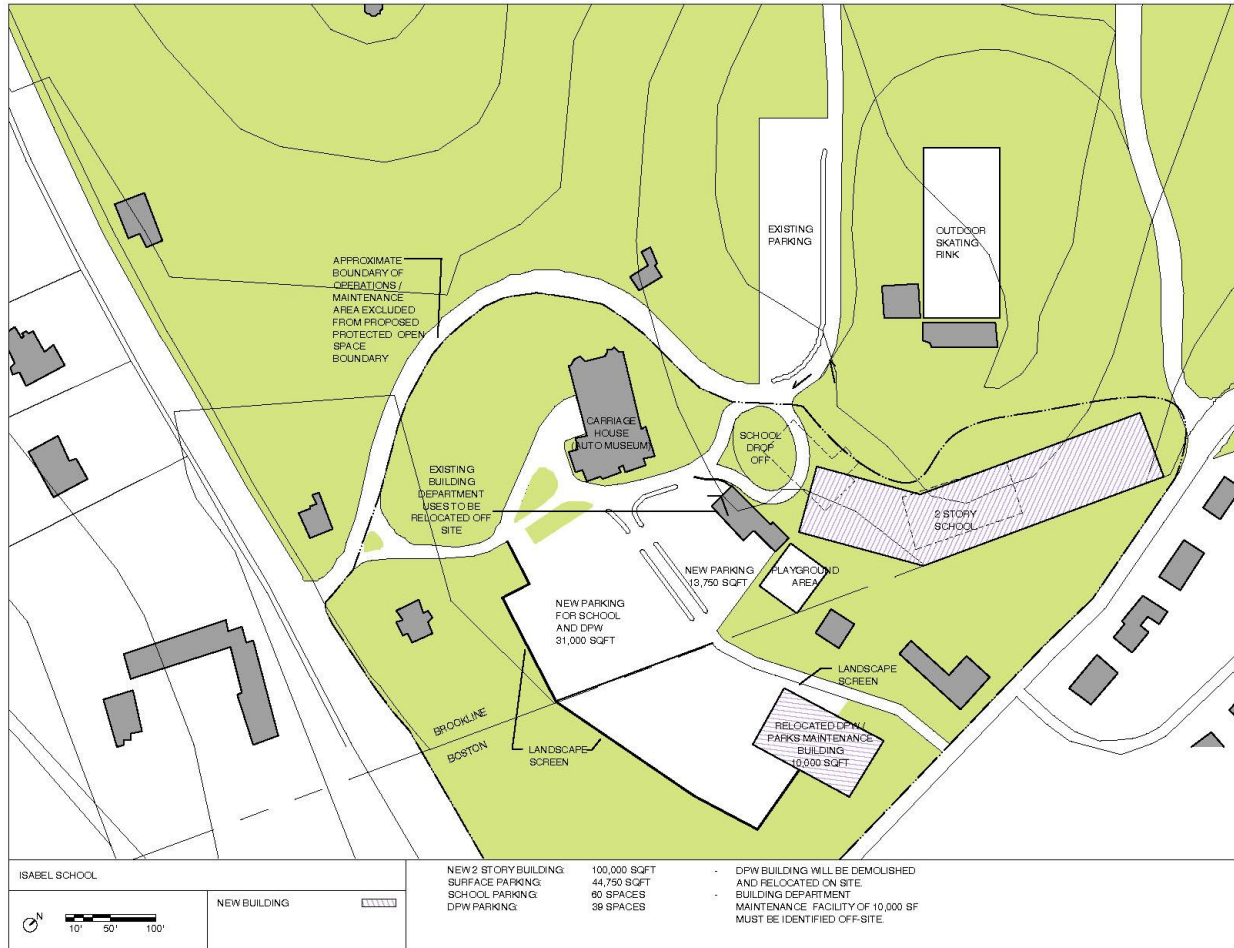
Brookline School Site Study

The Isabel School

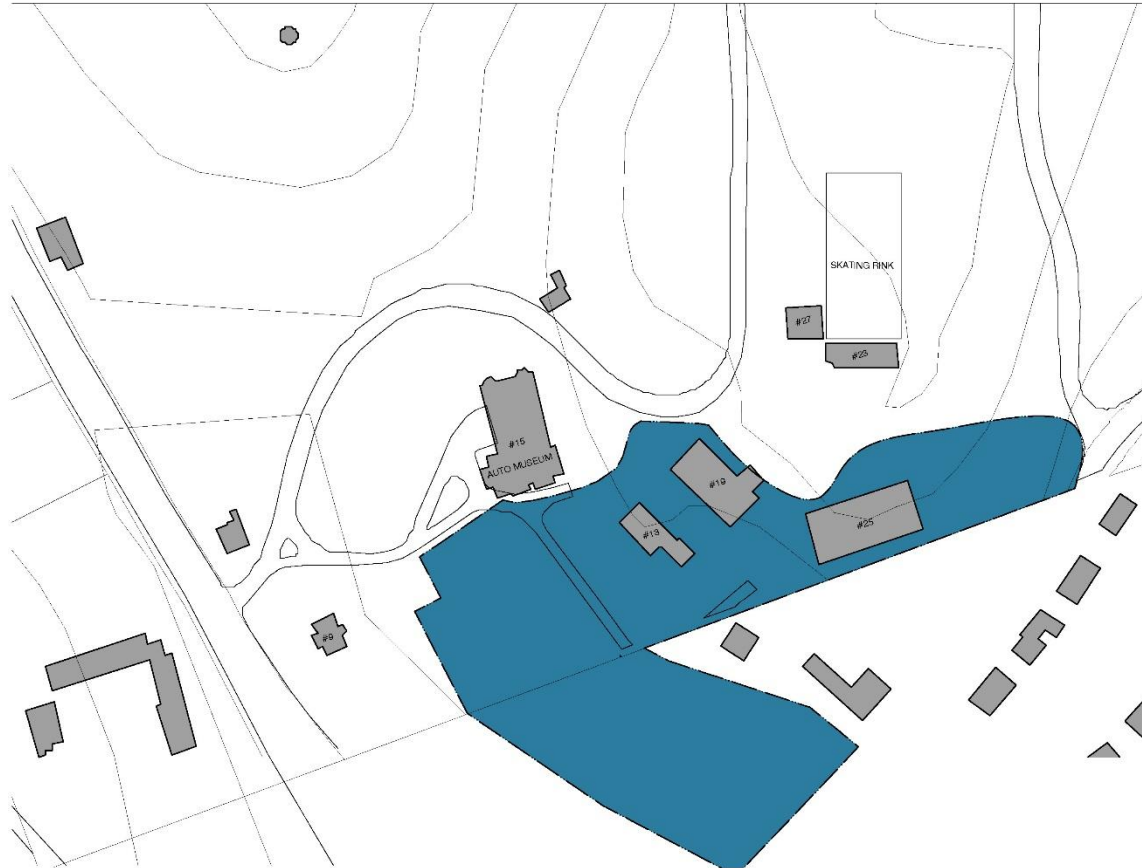


Brookline School Site Study

The Isabel School

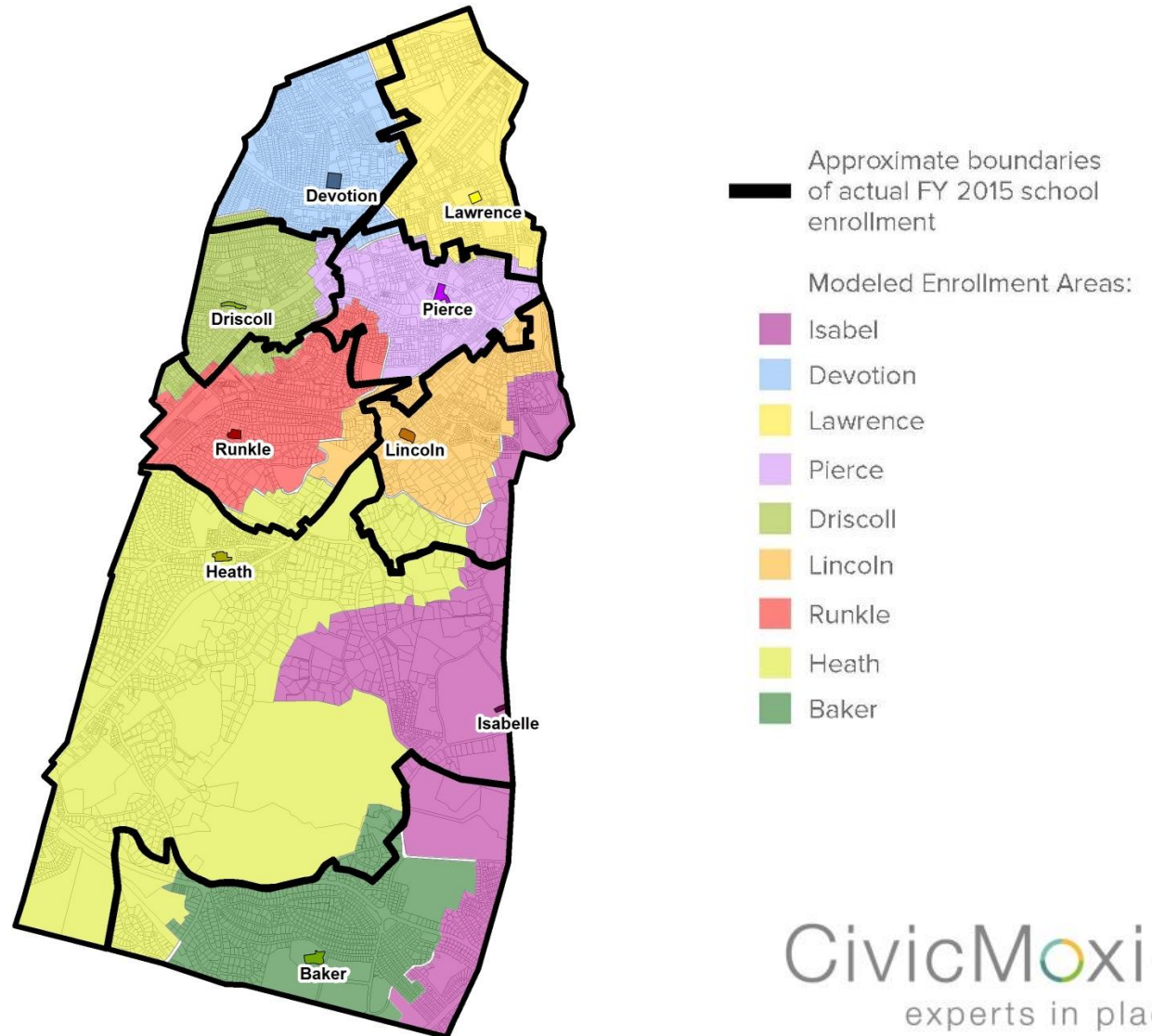


Brookline School Site Study
The Isabel School



Brookline School Site Study

The Isabel School



The Isabel School

- Information

- New 2 story 100,000 sq ft school
- 44,700 SF of surface parking
 - 60 spaces for school
 - 39 spaces for Department of Public Works building to be relocated/rebuilt on site
- School on Brookline property
- DPW Building relocated on Boston portion of the site (Brookline-owned)
- Utilize existing playgrounds and green space for recreation
- School sited in area excluded from proposed open space restricted area

- Discussion Points

- Must relocate Building Department facility off site
- Possibility to incorporate new skating rink into complex
- Possibility for restoration/enhancement of gardens and landscape

Next Steps

- Board of Selectmen & School Committee choose preferred option and define next steps: January 2016
- Commence Due Diligence & potentially state funding process: 2016
- Earliest Town Meeting action(s) would be Spring 2017
- Earliest School Opening: Fall 2020



9th School Study

OCT 22, 2015

Staff Recommendations

- ▶ Criteria to especially keep in mind
 - ▶ Adjacency to playground
 - ▶ Avoid relocations of uses if at all possible
 - ▶ Location that produces greatest percentage of walkable homes
 - ▶ If Concept School under consideration – most centralized location
- ▶ 2 of the 6 sites are best suited for 9th Elementary School, by process of elimination

Bottom of List: Complex Operations & Site Acquisition/Development

▶ Harvard Street School

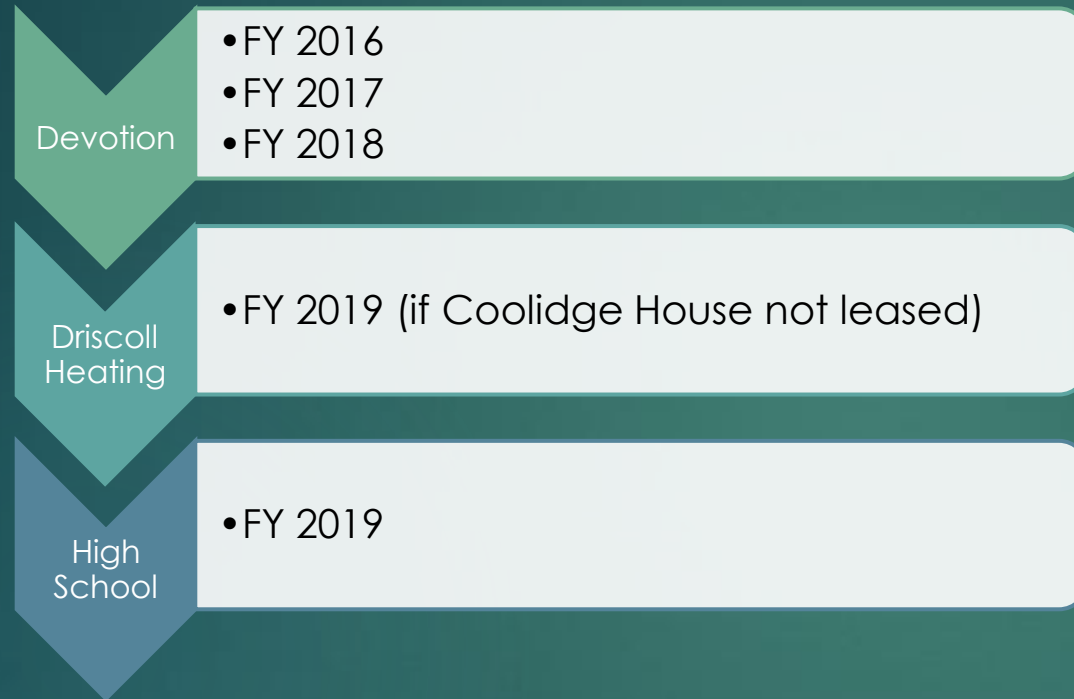
▶ Village School

Middle of List: Centre Street

- ▶ Very close to Devotion School
- ▶ No adjacent play area: rooftop play space would need to be considered
- ▶ Center of Commercial District: would need to provide replacement public parking while school and parking garage are constructed
- ▶ Concern of impacts on Coolidge Corner businesses and Farmers' Market

Middle of List: Old Lincoln School

- ▶ Provides swing space for Town & School facility projects



- ▶ Using Old Lincoln School permanently would shift the need to find additional space when swing space is needed (cost would be approximately \$560,000 plus any renovation costs of new private space)

Middle of List: Old Lincoln School

Past 20 Years Use

Heath School	1993
High School Renovations	1997-1999
Baker School	1999 - 2000
Police Department	February 2001 - February 2002
Lawrence School	Summer 2002 - Summer 2004
Health Department	September 2005 - July 2006
New England Institute of Art	September 2006 - December 2006
Town Hall	May 2007 - December 2008
American Repertory Theatre	July 2009 - March 2010
Runkle School	September 2011 - October 2012

Old Lincoln School Use Pattern over last 20 Years:



Middle of List: Old Lincoln School

Future Use Patterns

- ▶ Every 20-30 years, School and Town facilities are renovated:
 - ▶ **8 Elementary Schools (2-3 years each)**
 - ▶ **High School (3-4 years)**
 - ▶ **Baldwin, Soule, and Lynch Facilities (1 year)**
 - ▶ **Town Buildings (1-2 years each)**
 - ▶ Town Hall
 - ▶ DPW Maintenance Facility
 - ▶ Community Safety, Health, Recreation Buildings

Potential Old Lincoln School Use Pattern over next 30 Years:



Top of the List: Still Not Easy!

Cottage Farm School

- ▶ PRO: Most children in walking distance; aligns with Brookline's neighborhood school concept
- ▶ PRO: Field play area adjacency
- ▶ CON: Site is in Local Historic District, requiring additional public process, negotiation and support to proceed

Isabel School

- ▶ PRO: Likely to be the least disruptive of current school assignment areas, especially if/when Residences of South Brookline is built near Hancock Village
- ▶ CON: May need to remain on the table until High School expansion and/or other municipal uses are settled
- ▶ CON: Location of Building Services Relocation not fully identified