

BROOKLINE HIGH SCHOOL

BUILDING EXPANSION COMMITTEE MEETING
January 10, 2018



AGENDA

- **Approval of Minutes**
- **Executive Level Master Schedule Update** including Architects Work Plan
- **Design Update**
 - Report from Intensive Design Process 4 with BHS Staff (Dec 14 & 15, 2017)
 - Report from Brington Road Neighbors' Meeting (Dec 20, 2017)
 - Connecting BHS Expansion Project to Education Plan
 - Design Response and Building Organization
 - A. Cypress Street Building
 - B. STEM Wing
 - C. Main Building - 3rd Floor Renovation
 - D. Tappan Athletic Complex
- **Status of Traffic / Parking Analysis** including meeting with Transportation Board on December 18, 2017
- **Status of MBTA Outreach / Coordination**
- **Old and New Business**
- **Adjourn**

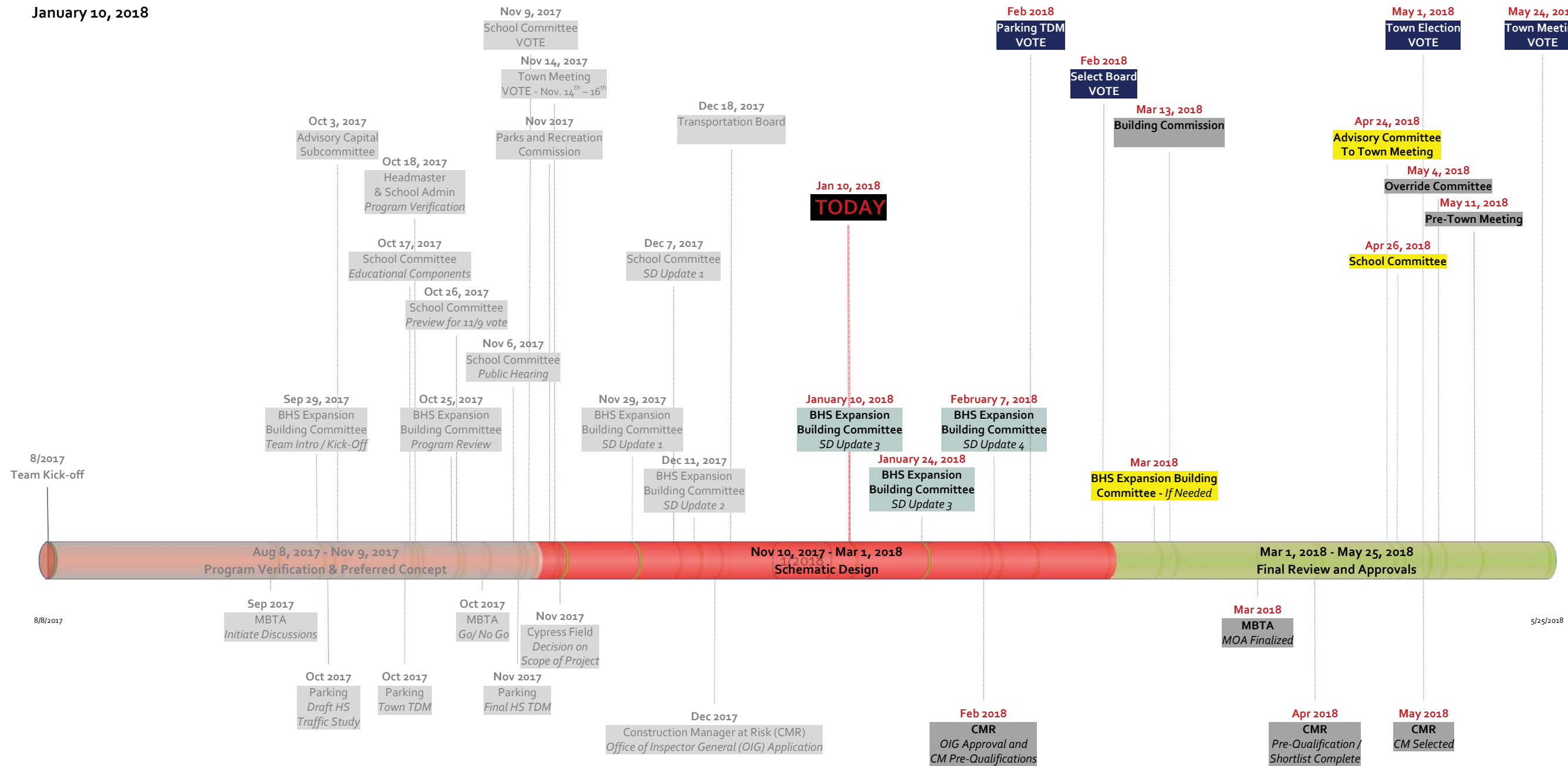


OVERVIEW OF EXECUTIVE LEVEL MASTER SCHEDULE

Brookline High School Expansion Project



January 10, 2018



Key Milestone Dates for Votes

- School Committee – Vote on Pedagogy, Program and Space Summary
- Town Meeting – Vote on Acquisition of 111 Cypress
- Parking TDM – Vote on TDM for School and Town
- Board of Selectmen – Vote on Article for Ballot for Election
- Town Election – Vote on Budget Override
- Town Meeting – Vote for the Project

Other Key Milestones

- MBTA GO / NO GO
- Office of the Inspector General (OIG) Approval
- MBTA MOA Finalized
- Construction Manager at Risk (CMR) Selected

- End of October, 2017
- Early February, 2018
- March 30, 2018
- Mid-May 2018

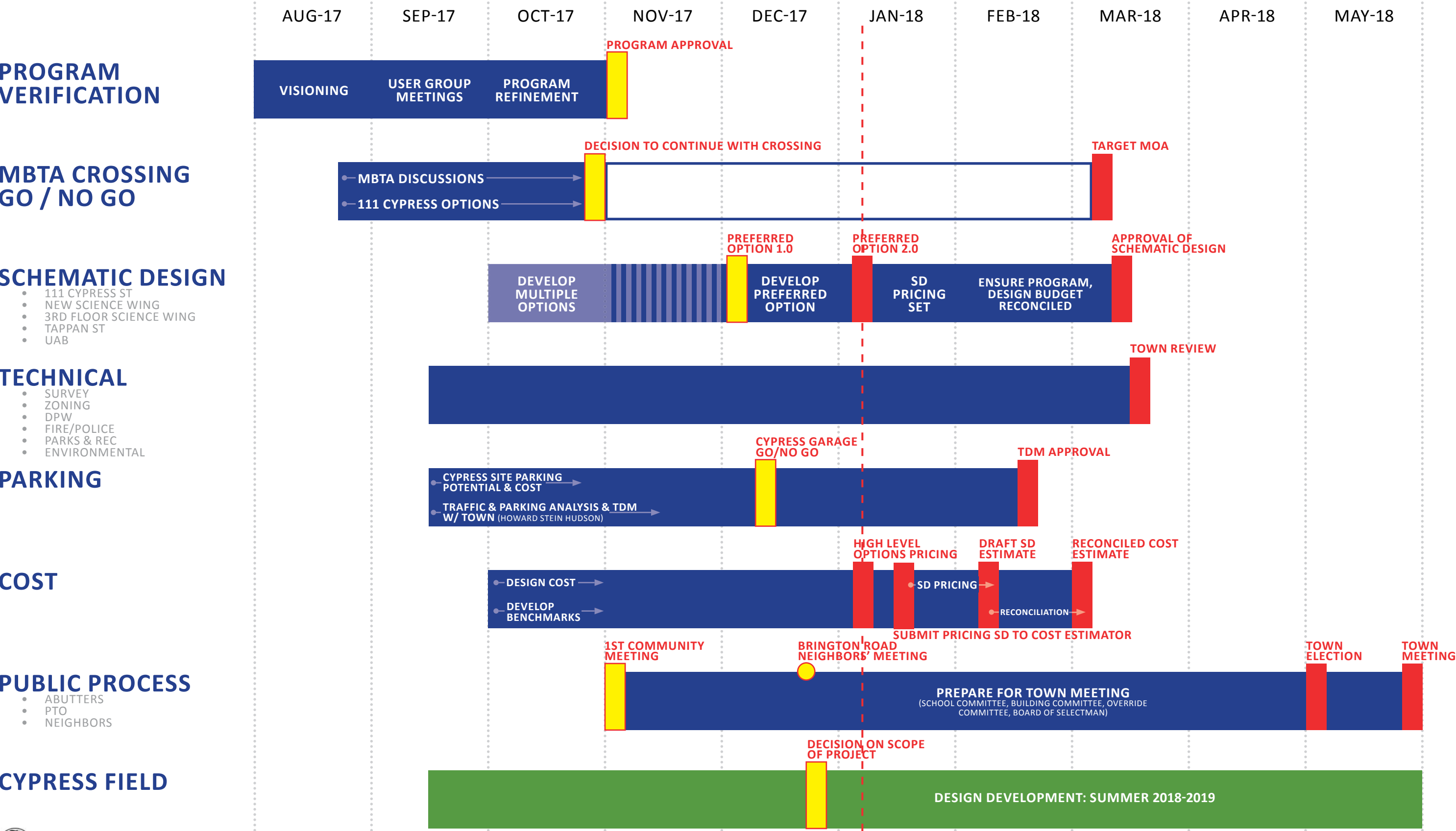
LEGEND	BHS Expansion Building Committee Meetings	School Committee Meetings	All Other Milestones	Votes Taken	Other Potential Meetings	Completed Milestones
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WILLIAM RAWN ASSOCIATES WORK PLAN: SUMMARY

8 PARALLEL TRACKS

SCHEDULE ON TRACK - MILESTONES MET SHOWN IN YELLOW:



DESIGN UPDATE

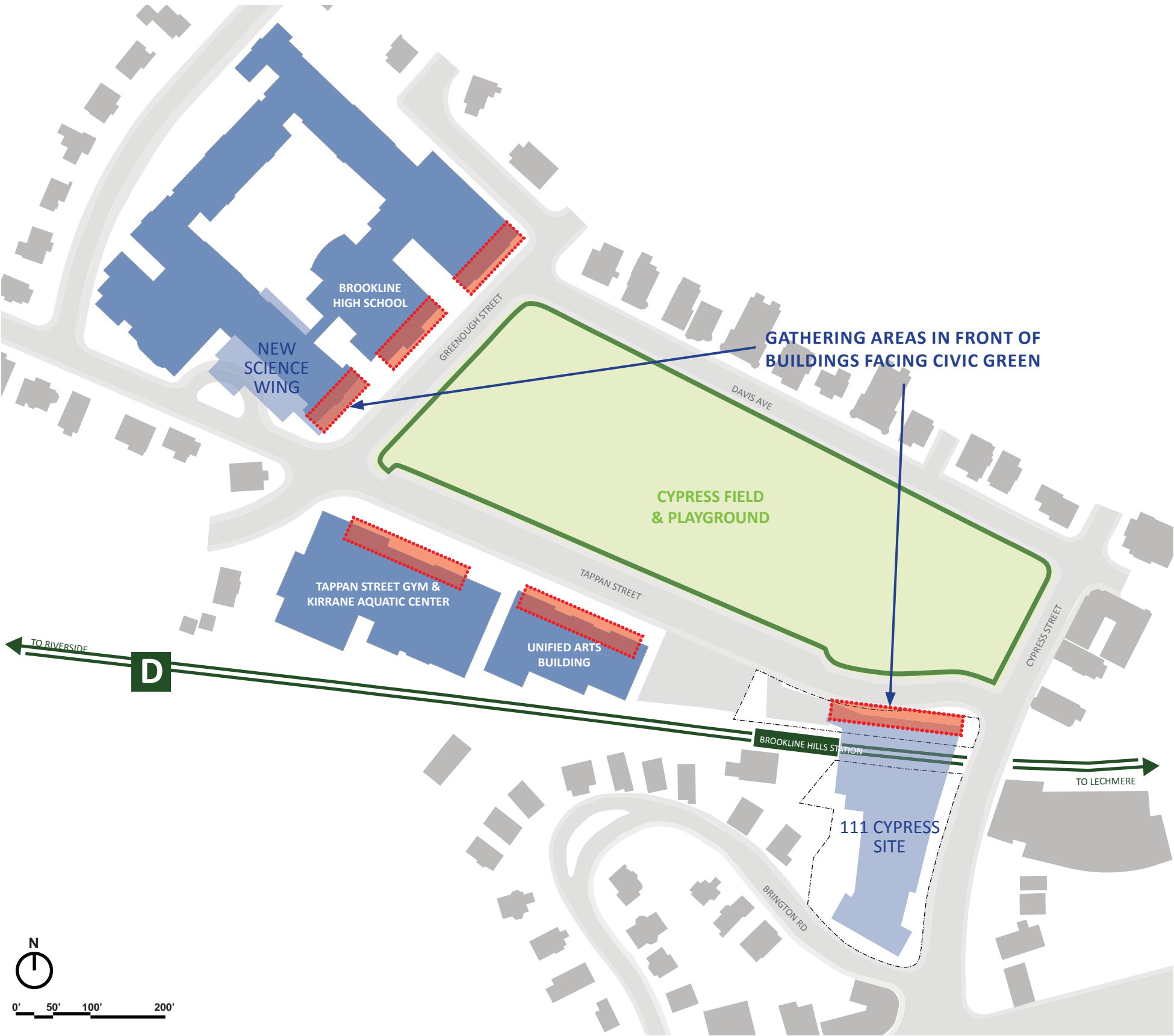


This map illustrates the proposed 111 Cypress Site, highlighted in orange, located near Brookline Hills Station. The site is situated between Tappan Street and Cypress Street, adjacent to a large green area labeled 'CYPRESS FIELD & PLAYGROUND'. Surrounding the site are several existing buildings: Brookline High School, a New Science Wing, Tappan Street Gym & Korrane Aquatic Center, and a Unified Arts Building. A red line with arrows indicates a proposed transit route connecting these buildings to the 111 Cypress Site. A green line with arrows shows the transit route from Brookline Hills Station towards Riverside and Lechmere. A scale bar (0' to 200') and a north arrow are provided in the bottom left corner.

- World Languages (Main Building)
- Electives (UAB/Main Building)
- Health & Fitness (Tappan)

- Optional courses:
 - Creative Writing
 - Social & Racial Justice
 - Sagamore (student newspaper)
- AP Physics
- Possible Multi-use whitebox
 - Drama, Dance, Music
 - Guest Speakers for other Classes
 - Interdisciplinary Work

OVERALL DESIGN OBJECTIVES: FRONTING A CIVIC GREEN



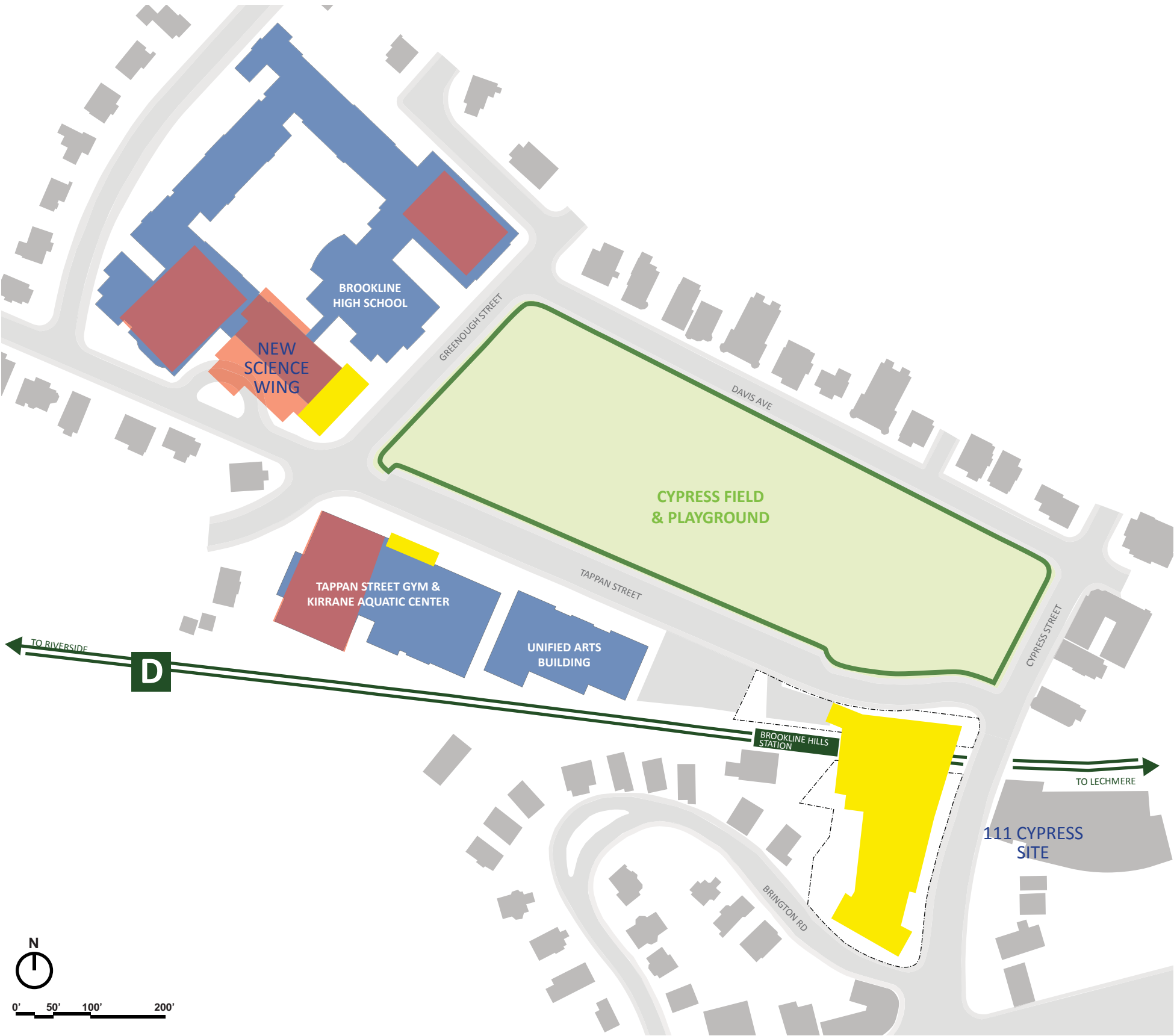
Strengthen sense of civic institution around Cypress Field

- STEM Wing: Create gracious New Entry to Main Building campus
- Tappan Gym: Unite Gym and Pool with New Lobby
- 111 Cypress: Lean-in toward Cypress Field

FRESHMAN CONVOCATION & PROCESSION ON GREENOUGH STREET



OVERALL DESIGN OBJECTIVES: SPACES BENEFITTING BHS & THE COMMUNITY

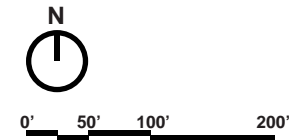


Connect major building entrances with programs that serve both the school and the community.

- Cypress: Cafeteria & White Box
- STEM Wing: Culinary Arts Cafe and generous new entrance connected to the existing Auditorium
- Tappan Gym: Unite Gym and Pool with New Lobby & possible Fitness Room for the Recreation Department

EXISTING

NEW



RECENT KEY MEETINGS

- **Intensive Design Process (IDP) 4: December 14 & 15, 2017**
- **Brington Road Neighbors' Meeting: December 20, 2017**



CONNECTING BHS EXPANSION PROJECT TO EDUCATION PLAN

Key Education Plan Goals

1. Create a Unified Campus

- Big School; Small Feel
- Engage campus as a whole to serve educational mission

2. Engage Students Deeply

- Explore connections between fields and subjects
- Increase flexibility in scheduling, instruction, course offerings, and curriculum
- Foster faculty collaboration

3. Serve All Students

- Build connection between adults and students, and among classmates
- Intimate feel - find your niche



111 CYPRESS BUILDING

DESIGN GOALS

- ESTABLISH A CIVIC PRESENCE ALONG TAPPAN STREET
- MAJOR PUBLIC SPACES FRONTING CYPRESS FIELD
- “THE QUILT”: INTERDISCIPLINARY CLASSROOM ORGANIZATION



111 CYPRESS: INTENSIVE DESIGN PROCESS (IDP) 4

2 DAYS, 17 MEETINGS, 21 GROUPS

What we heard from BHS faculty and staff:

- Adult Presence distribution (location of Deans offices & Guidance Councilor Offices)
- Physics neighborhood: Labs on two floors organized around a double height collaboration space
- Collaboration space organization: Wider hallways preferred over individual collaboration rooms connected to classrooms
- Have classrooms near Nurse's Office



111 CYPRESS: BRINGTON ROAD NEIGHBORS' MEETING (DEC 20, 2017)

Areas for further study:

- Possibility of stepping massing down along Brington Road
- Location of loading dock
- Pedestrian connection to MBTA station
- Possible Entry along Cypress Street
- Amount of landscape screening possible on west side
- Ensuring the west facades do not feel like a “back”



111 CYPRESS: RESPONDING TO EDUCATION PLAN

1. Create a Unified Campus

- Civic Presence on Cypress Field
- Main Door facing West toward rest of Campus
- Upper class students will take classes in 111 Cypress
- 9th Grade students will take classes in UAB, Tappan and Main Building

2. Engage Students Deeply

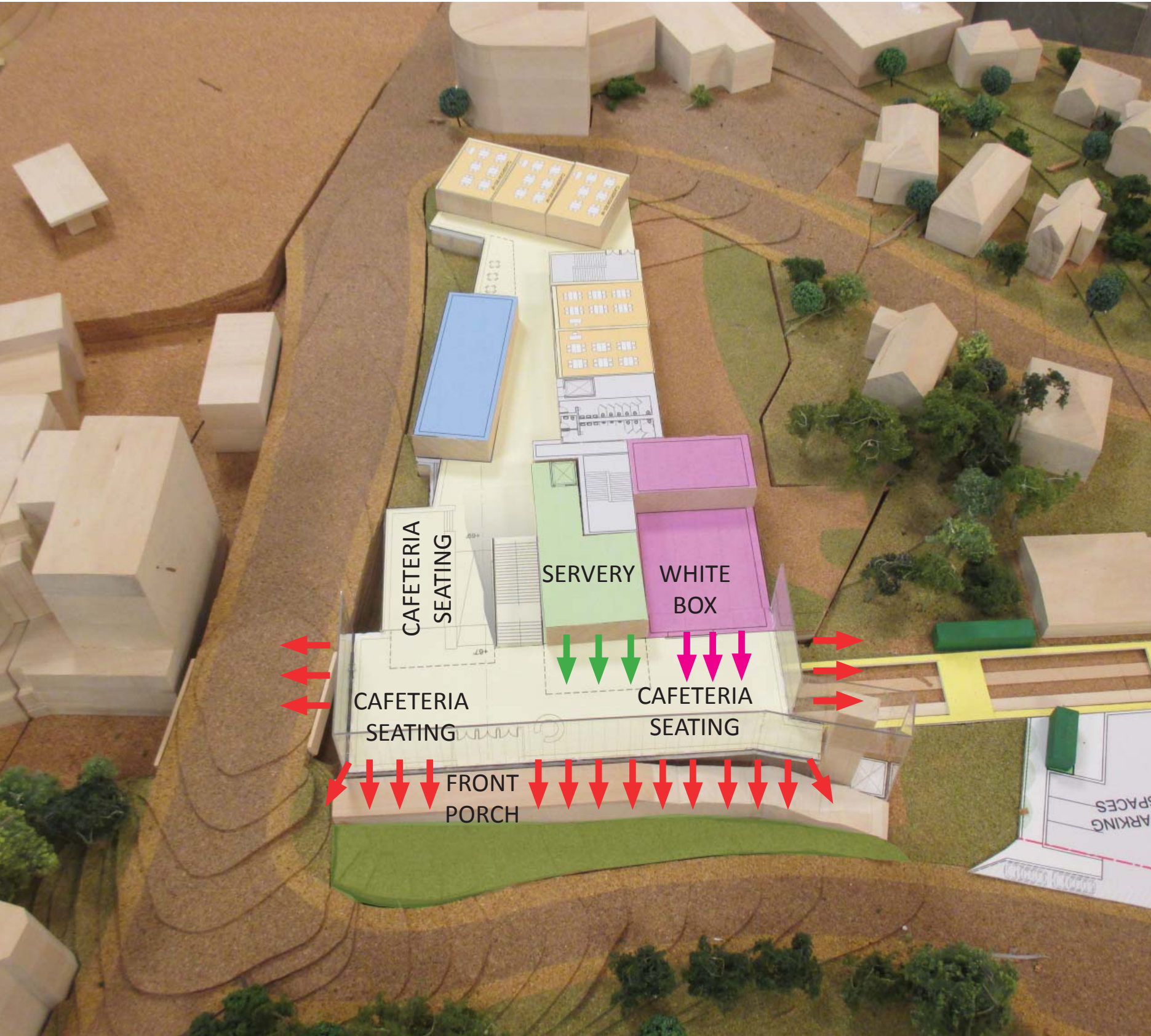
- Interdisciplinary Quilt organization
- Flexible classroom seating and teaching arrangements
- Integrated breakout spaces
- “Front Porch” on Tappan: a place like Greenough Street for after school gathering
- See & Be Seen at Cafeteria

3. Serve All Students

- Adult presence on each floor
- Find your Niche: variety of places to gather, study in groups, seek help, get engaged- library, library porch, science collaboration zone, south stair



111 CYPRESS: MAJOR PUBLIC SPACES FRONTING CYPRESS FIELD (1ST FLR)



WHITE BOX - MULTIPLE USES



LECTURES / MEETINGS

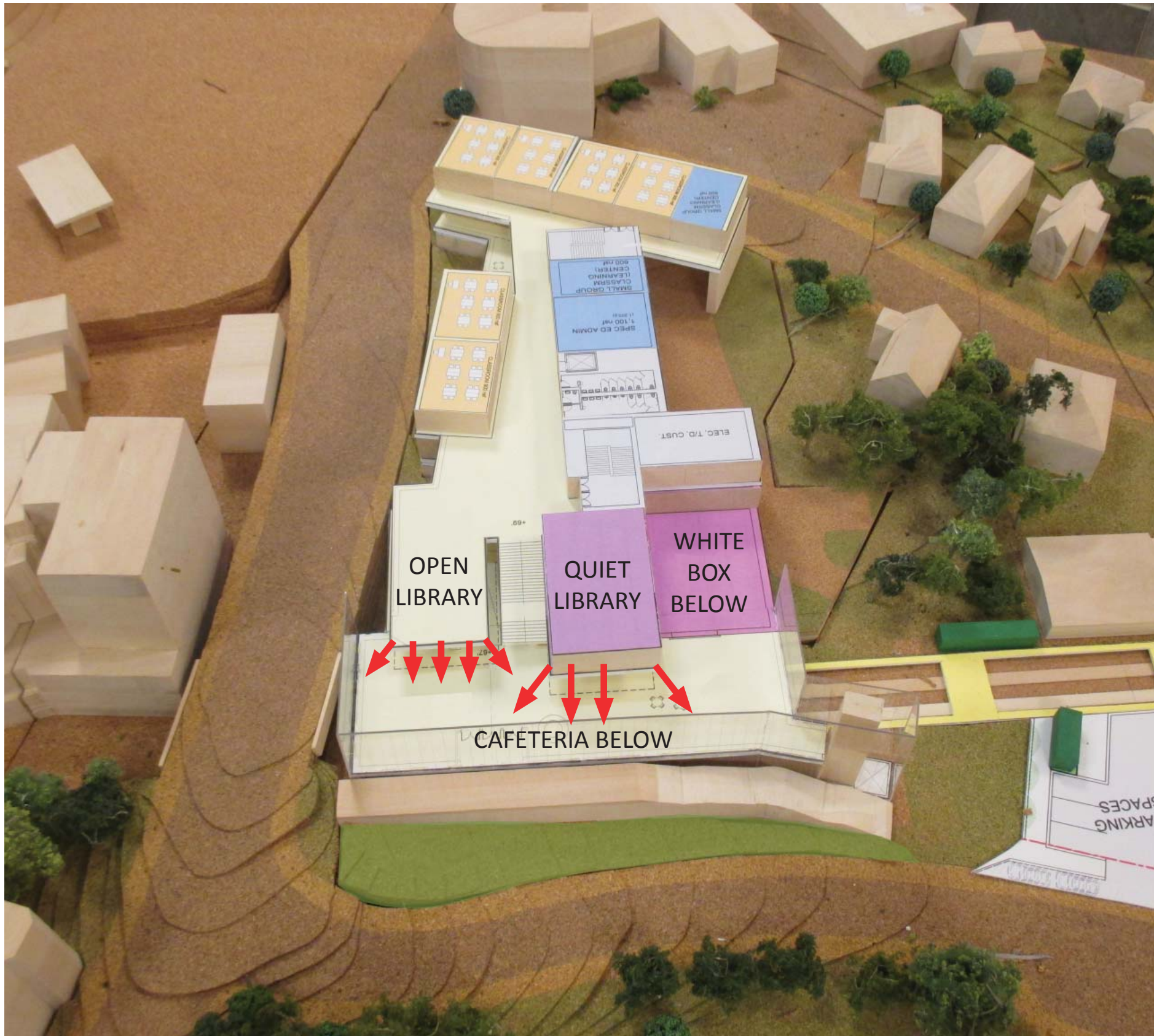


CLASSES



PERFORMANCE

111 CYPRESS: MAJOR PUBLIC SPACES FRONTING CYPRESS FIELD (2ND FLR)



Library Porch Precedent: Concord Carlisle High School



Library Reading Room Precedent: Noble & Greenough Academic Inquiry Center (Under Construction)

111 CYPRESS: INTERDISCIPLINARY CLASSROOM ORGANIZATION

Building organization supports interdisciplinary collaboration

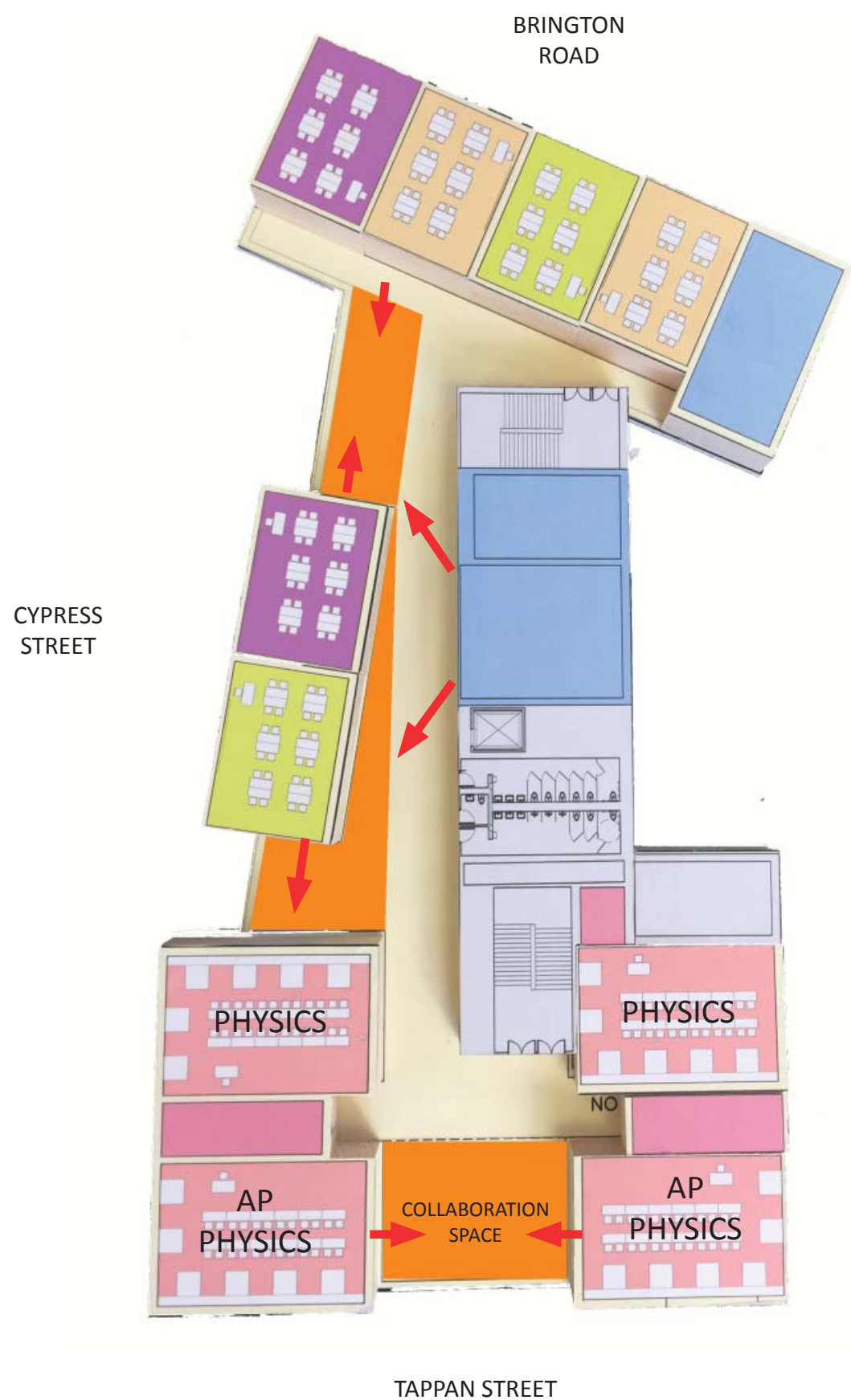
- Collaboration spaces adjacent to classrooms
- Widened corridors with seating
- Classrooms design with flexibility in mind

4	SS	SCIENCE	ENGLISH	MATH	BRIDGE LEVEL
3	ENGLISH	SS	MATH	SCIENCE	
2	MATH	ENGLISH	SCIENCE	SS	
1	SCIENCE	MATH	SS	ENGLISH	

C INTERDISCIPLINARY QUILT



111 CYPRESS: INTERDISCIPLINARY CLASSROOM ORGANIZATION

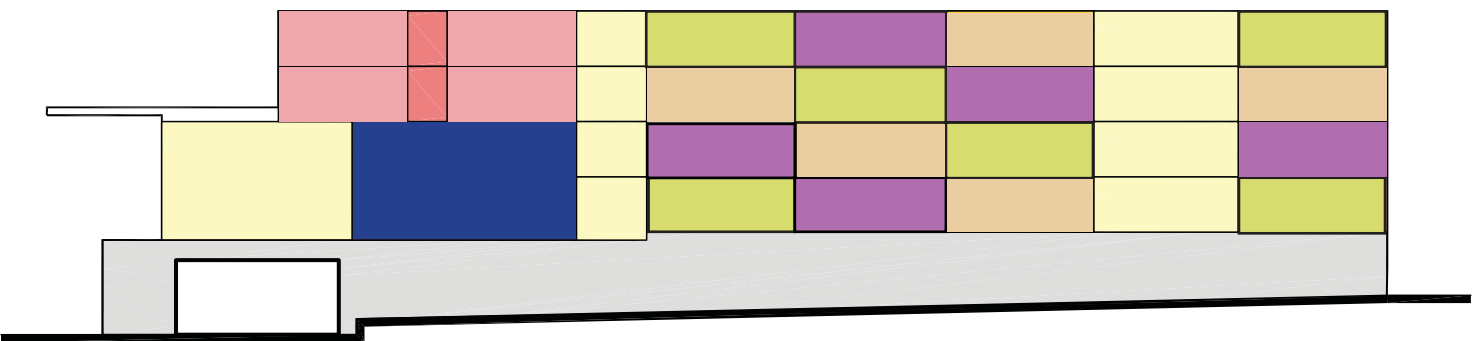


PURPOSE BUILT PROGRAM

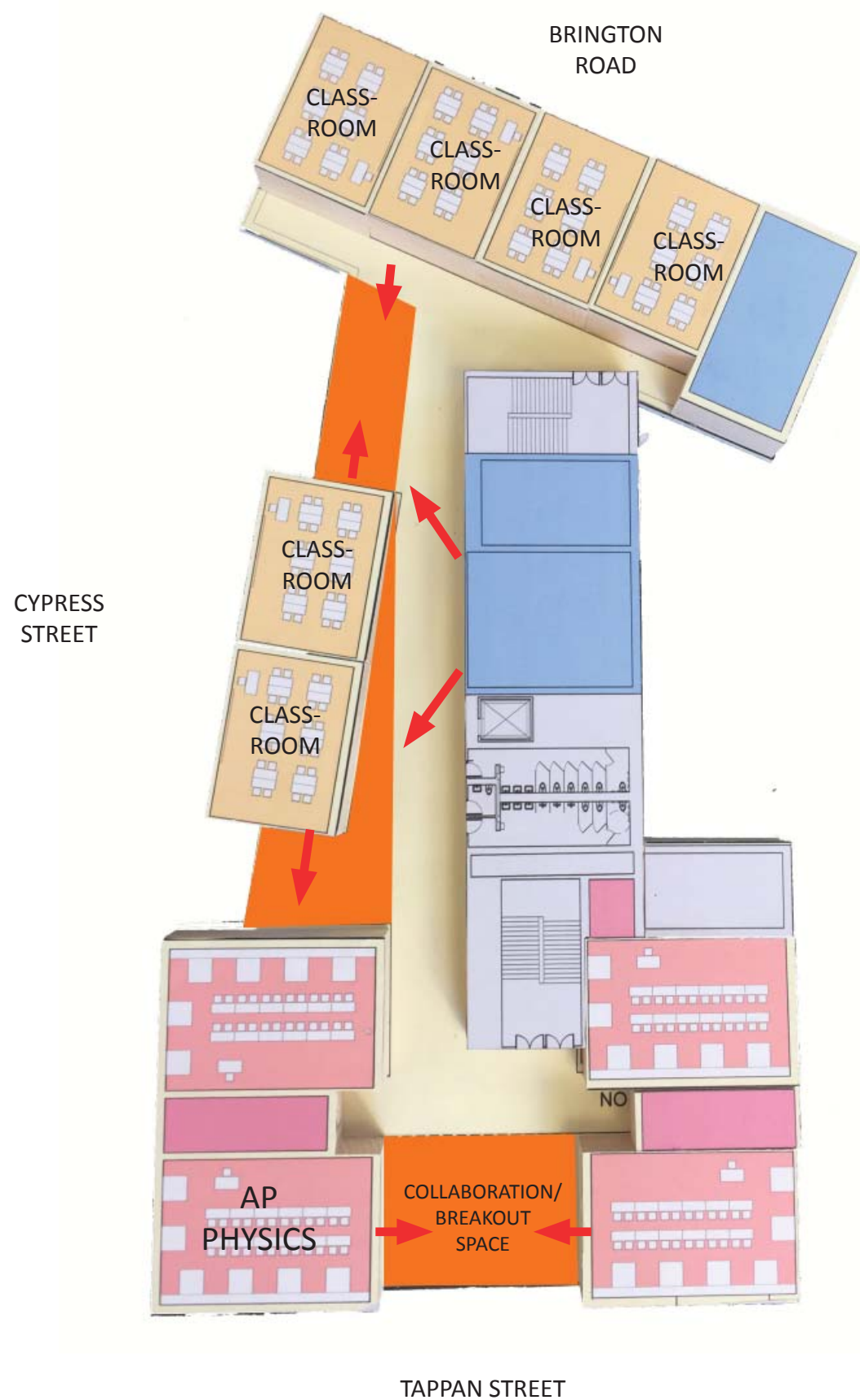
- PHYSICS
- GUIDANCE / SPEC ED.

FLEXIBLE USE PROGRAM

- MATH
- SOCIAL STUDIES
- ENGLISH
- COLLABORATION SPACE



111 CYPRESS: 3RD & 4TH FLOOR PLANS COLLABORATION / BREAKOUT SPACES

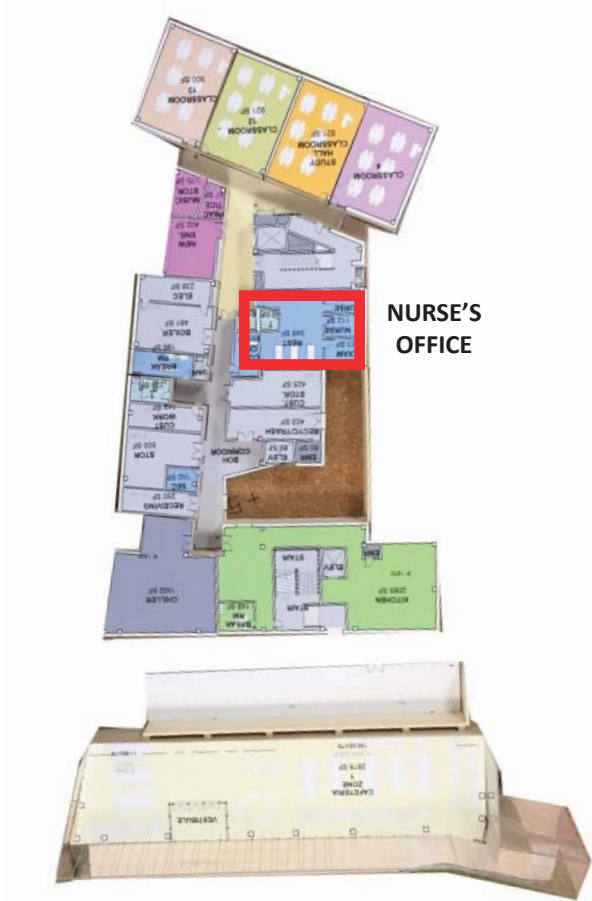


Collaboration Haven

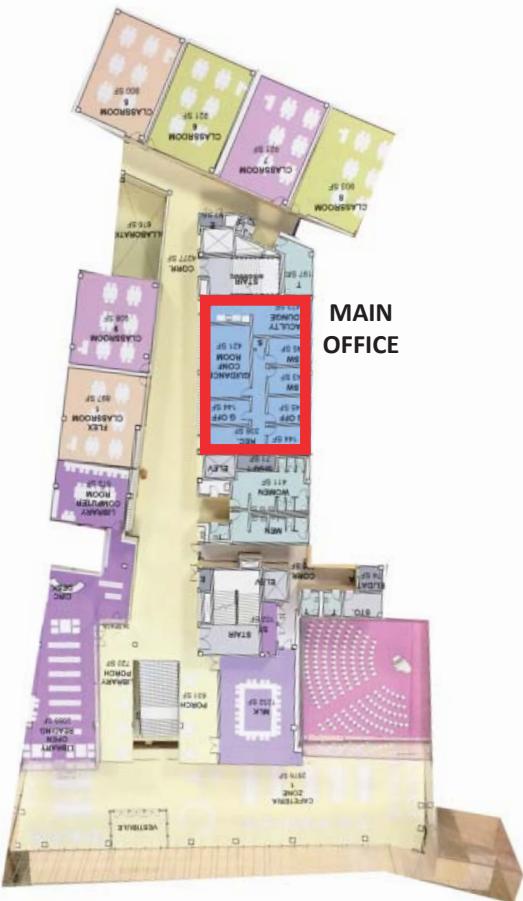


Garage doors can connect Physics class/labs to the collaboration space

111 CYPRESS: ADULT PRESENCE ON EACH FLOOR



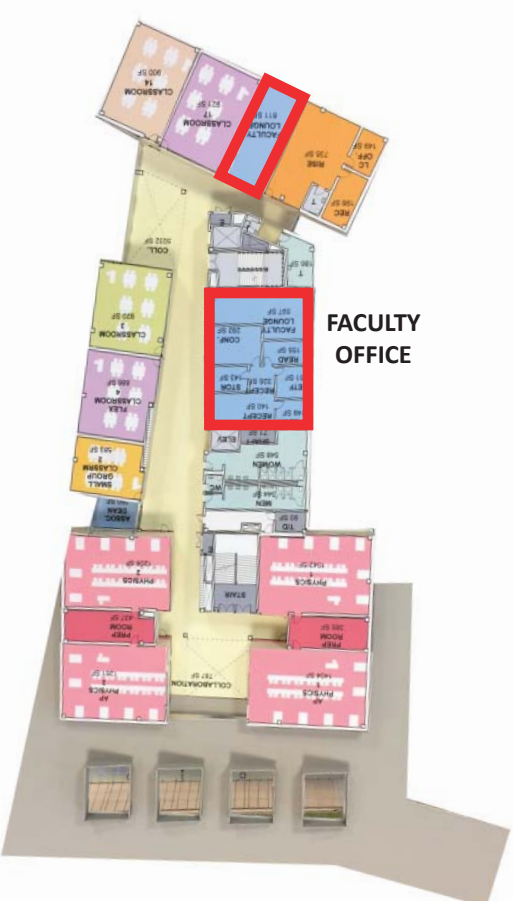
LEVEL B



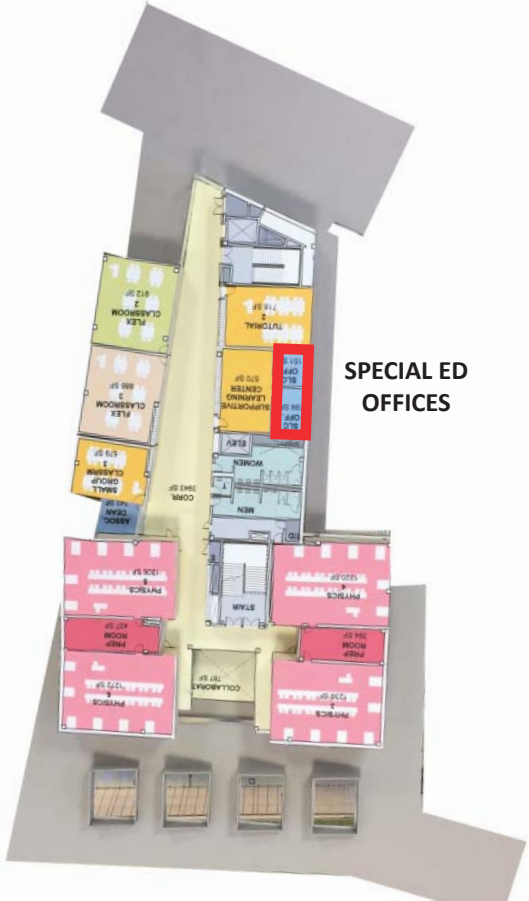
LEVEL 1



LEVEL 2



LEVEL 3



LEVEL 4

111 CYPRESS: LANDSCAPE PLAN



STEM WING

DESIGN GOALS

- CREATE A MAJOR HIGH SCHOOL ENTRANCE
- EXPAND THE EXISTING NETWORK OF GATHERING SPACES
- STRENGTHEN CONNECTION TO THE QUAD
- INCORPORATE COLLABORATION / BREAKOUT SPACES
- WEAVE SCIENCE INTO DAILY PATTERNS OF SCHOOL



STEM WING: INTENSIVE DESIGN PROCESS (IDP) 4

2 DAYS, 17 MEETINGS, 21 GROUPS

What we heard from BHS faculty and staff:

- STEM Wing interdisciplinary building organization: chemistry & biology share floors
- Importance of prep room between chemistry classrooms, central storage for biology department
- Collaboration space organization: Eddies along hallway preferred over individual collaboration rooms connected to classrooms
- Culinary Arts Cafe as community hub at front of building
- Makerspace more visible at center of plan on ground floor
- Science resource center as academic hub on second floor



STEM WING: RESPONDING TO EDUCATION PLAN

1. Create a Unified Campus

- New Entry to Main Building at corner of Tappan & Greenough
- Strong visual connection and accessibility to courtyard
- Direct access to staircase connections floors 2 and 3, toward auditorium & library

2. Engage Students Deeply

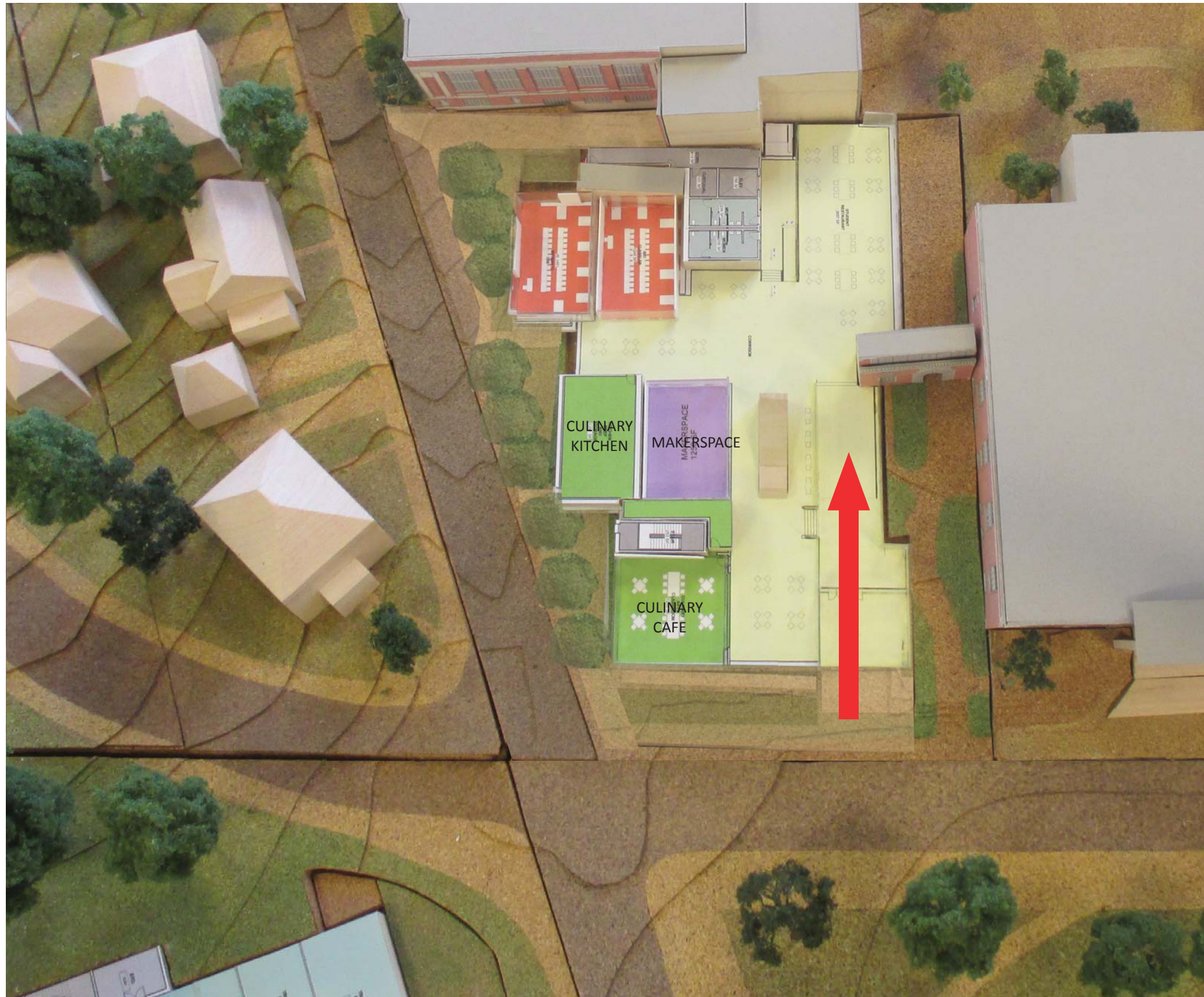
- Science Resource Center serves as academic hub
- Chemistry and Biology classrooms share floors to encourage collaboration; see classes you'll take in subsequent years
- Movable furniture to facilitate diverse learning environments
- Multiple classrooms share breakout spaces with view to the outdoors

3. Serve All Students

- New 20' wide accessible entry
- Places to gather, study in groups: expanded network of collaboration zones in Main Building - STEM wing will have places all students will want to use
- Multi-use cafe space can be used for classes, cafe, community meetings, and adult education programs

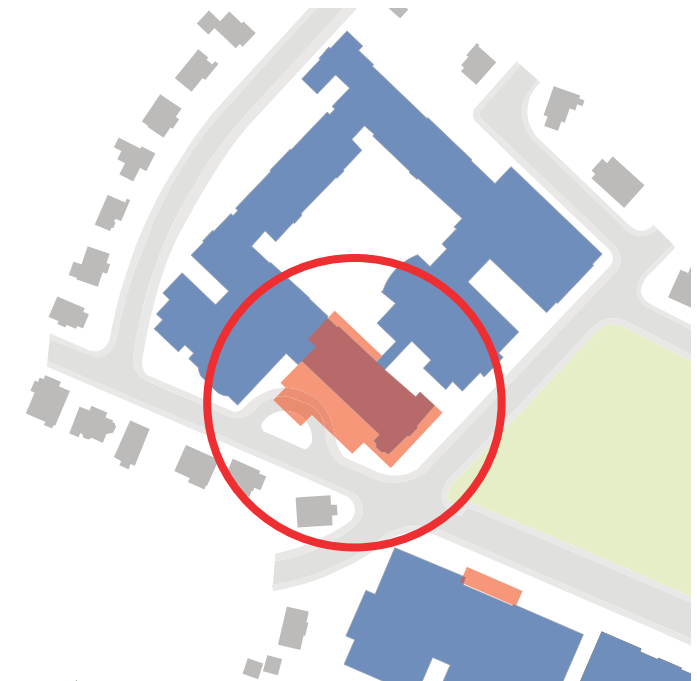


STEM WING: CREATE A MAJOR HIGH SCHOOL BUILDING ENTRANCE

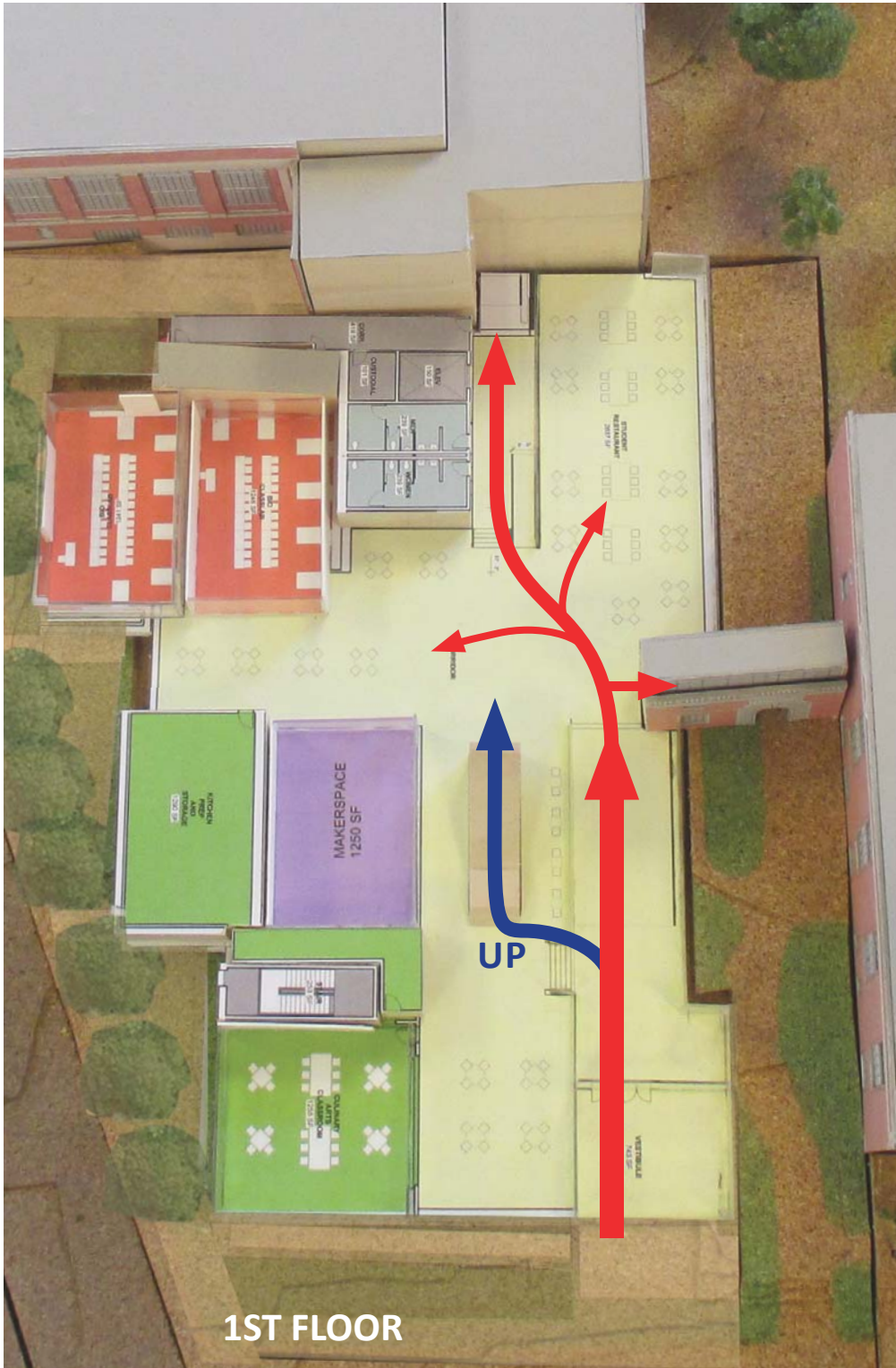


A major building entrance sized to maximize flow

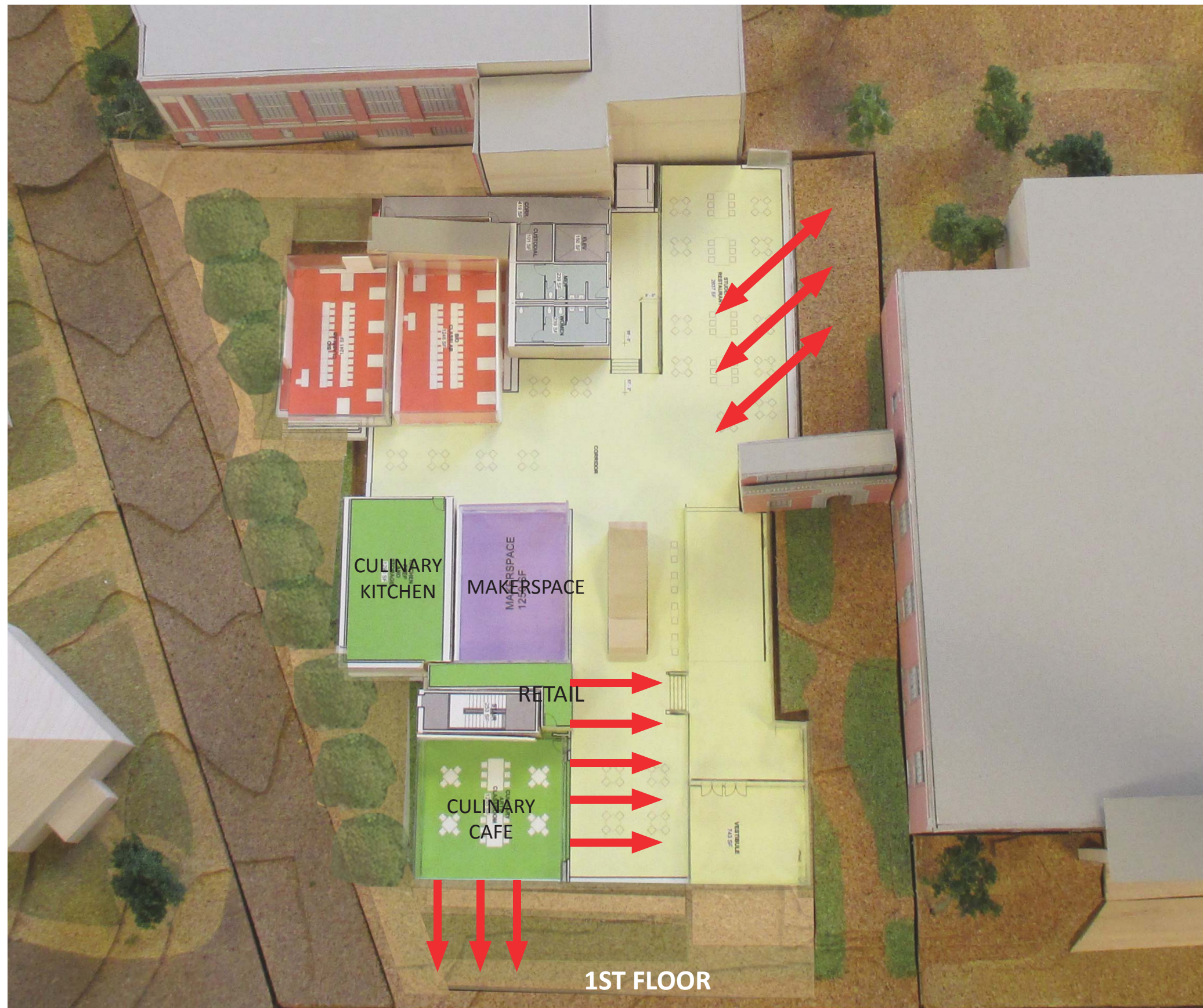
- 20' wide entry hallway
- Direct access to staircase connecting floors 2 & 3
- Accessible entrance



STEM WING: FACILITATE CIRCULATION THROUGH THE BUILDING



STEM WING: CONNECTING TO THE QUAD & BROOKLINE COMMUNITY



Connecting to the Quad

- New doorway to the Quad
- Abundant glazing for views to the Quad
- Gathering / seating area adjacent to the Quad

Connecting to Community: Culinary Cafe at Main Entry

- Multi-use Cafe space can be used for classes, cafe, community meetings, and adult ed programs.
- Retail area between the kitchen and the cafe will offer lunch time menu options for students and staff.

STEM WING: INCORPORATE COLLABORATION & BREAKOUT SPACE

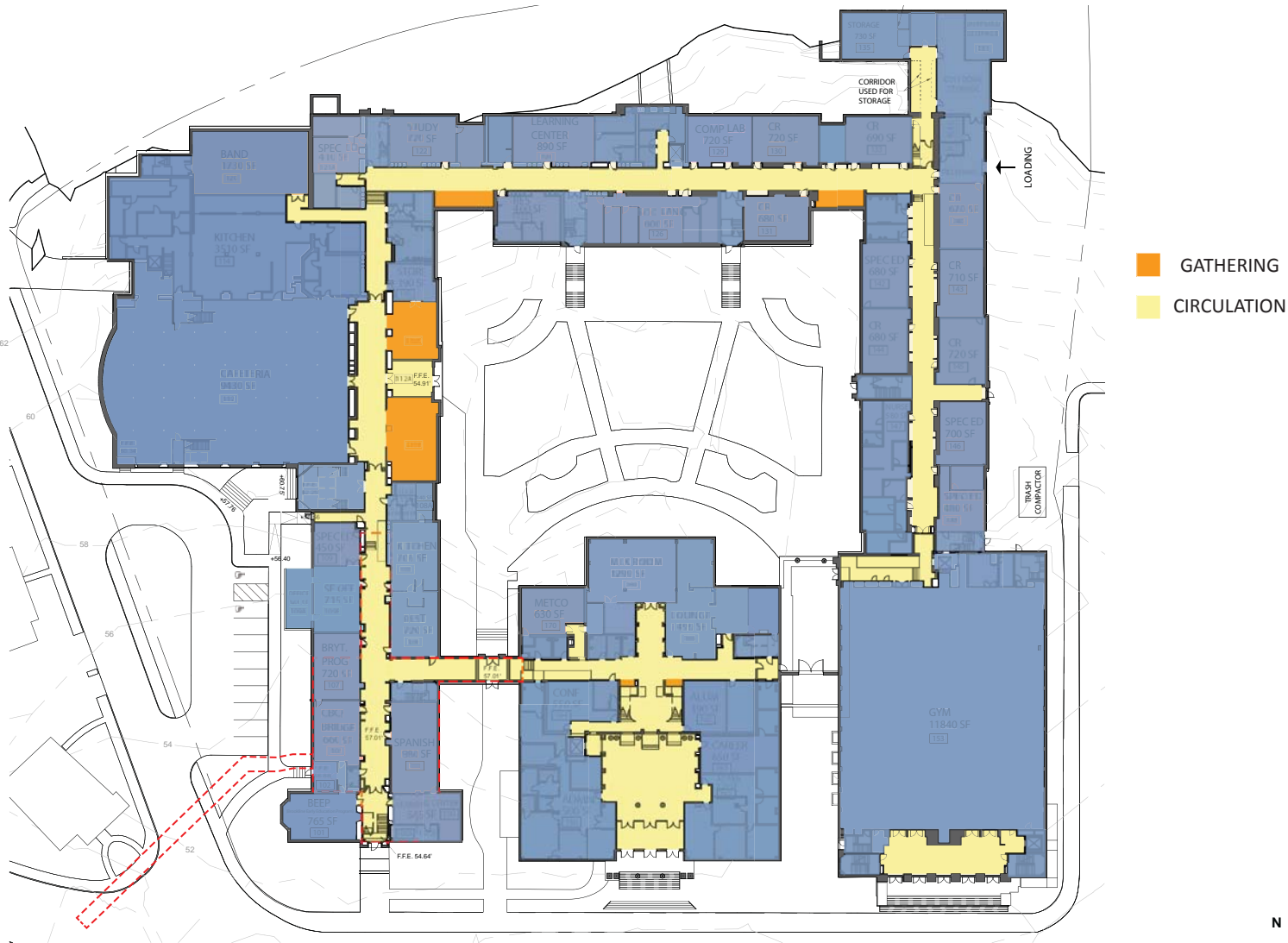


Collaboration & Breakout Space

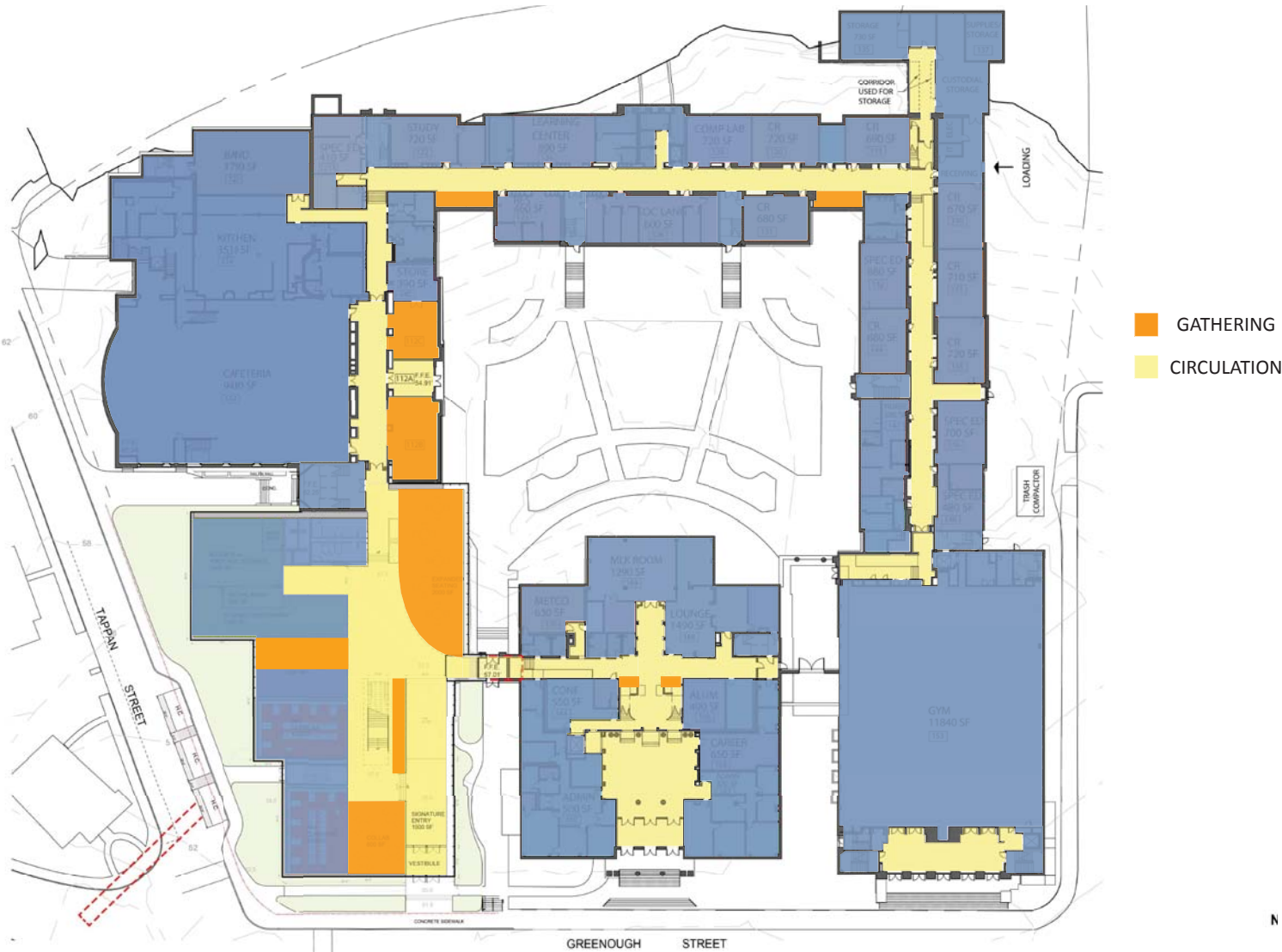
- Multiple classrooms share breakout space
- Located at the ends of corridors to provide views to the outdoors

STEM WING: EXPANDING A NETWORK OF CO-CURRICULAR GATHERING SPACES

EXISTING



PROPOSED



STEM WING: LANDSCAPE PLAN



MAIN BUILDING 3RD FLOOR



MAIN BUILDING 3RD FLOOR: INTENSIVE DESIGN PROCESS (IDP) 4

2 DAYS, 17 MEETINGS, 21 GROUPS

What we heard from BHS faculty and staff:

- Need for adult presence and collaboration spaces at main intersections
- Move ACE program to less isolated location

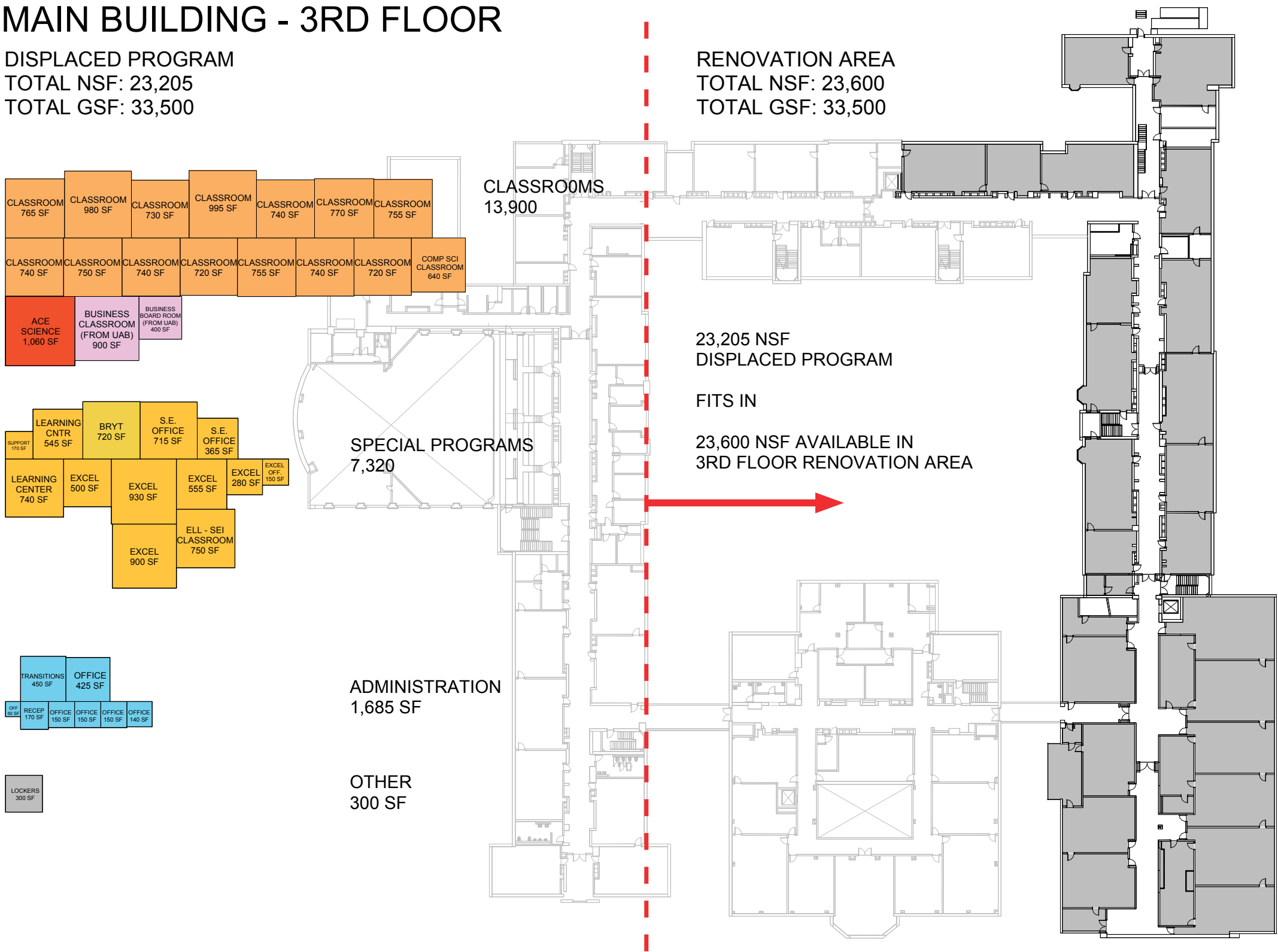


MAIN BUILDING - 3RD FLOOR

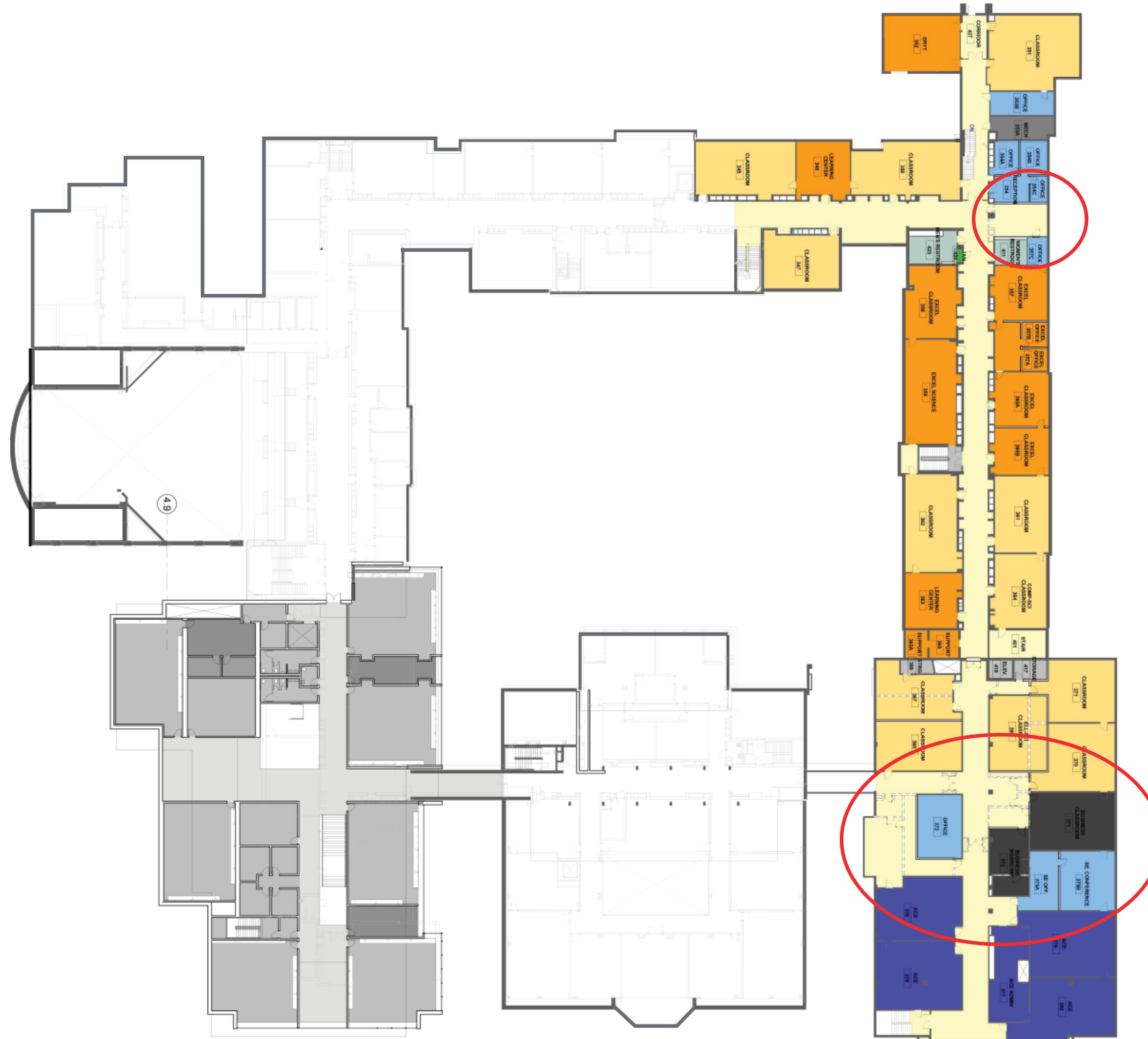
MAIN BUILDING - 3RD FLOOR

DISPLACED PROGRAM
TOTAL NSF: 23,205
TOTAL GSF: 33,500

RENOVATION AREA
TOTAL NSF: 23,600
TOTAL GSF: 33,500



MAIN BUILDING - 3RD FLOOR



- ACE program makes use of existing science classroom
- Establish new collaboration hub featuring current “greenhouse” space and business classrooms
- Distribute adult presence adjacent to collaboration spaces
- EXCEL classrooms grouped together close the restrooms

TAPPAN ATHLETIC COMPLEX



TAPPAN ATHLETIC COMPLEX: INTENSIVE DESIGN PROCESS (IDP) 4

2 DAYS, 17 MEETINGS, 21 GROUPS

What we heard from BHS faculty and staff:

- Spin room on the first floor
- Change Coaches' Locker rooms to general use Locker Rooms



TAPPAN ATHLETIC COMPLEX: RESPONDING TO EDUCATION PLAN

1. Create a Unified Campus

- Unite Gym and Pool with Possible New Lobby: could be visually similar to Cypress Building and STEM Wing entry to convey that all buildings are part of the bigger campus
- Possible Community Wellness Center for the Recreation Department

2. Engage Students Deeply

- New Health & Fitness classrooms used by students of all grades
- Gut renovation of lockers rooms to better serve current student needs

3. Serve All Students

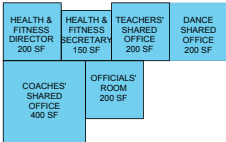
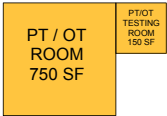
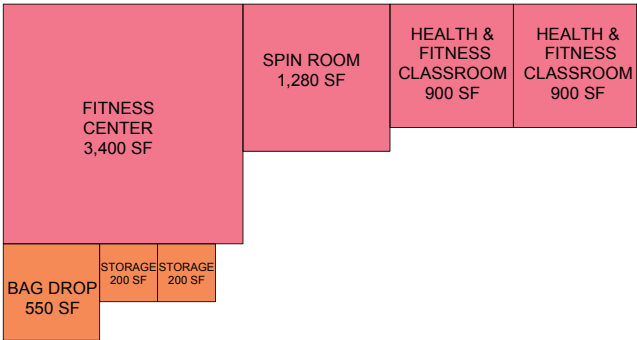
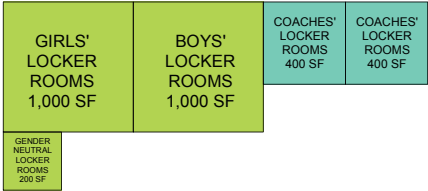
- New accessible entry
- Increased adult presence: administrative suite on ground floor



TAPPAN ATHLETIC COMPLEX

SCHOOL COMMITTEE APPROVED PROGRAM

BHS PROGRAM
TOTAL NSF: 15,230
TOTAL GSF: 25,130



NEW ENTRYWAY
2,000 SF

LOCKER ROOMS
3,000 SF

BOH
550 SF

ATHLETIC SPACES
+ CLASSROOMS
7,430 SF

SPECIAL EDUCATION
900 SF

OFFICES
1,350 SF

POSSIBLE PARKS AND RECREATION PROGRAM



TAPPAN ATHLETIC COMPLEX

EXISTING

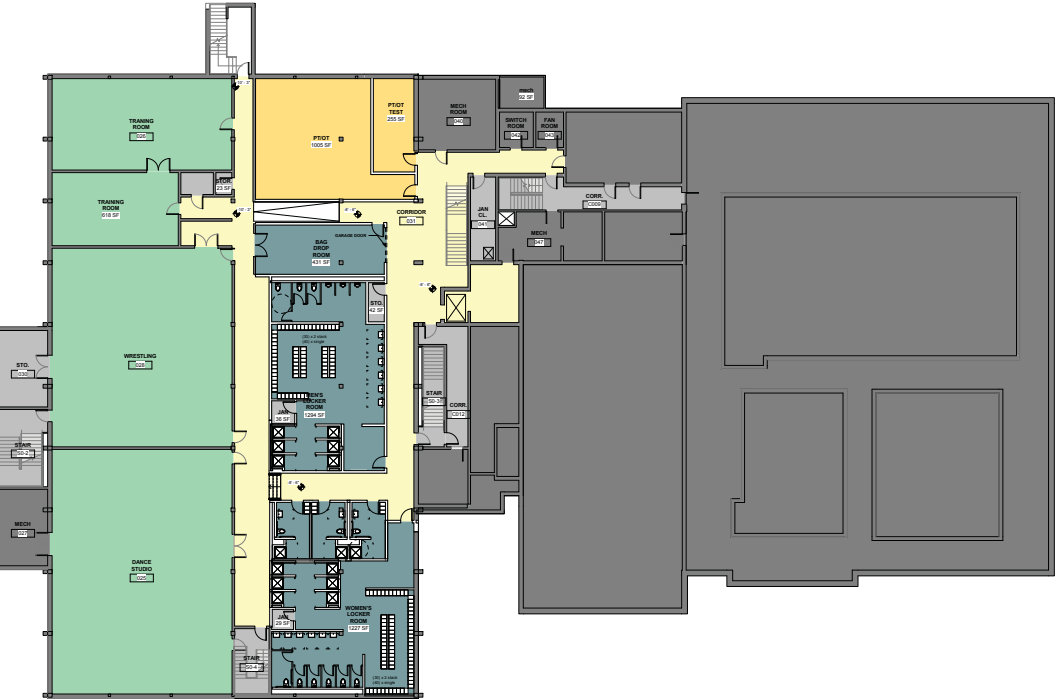


BASEMENT

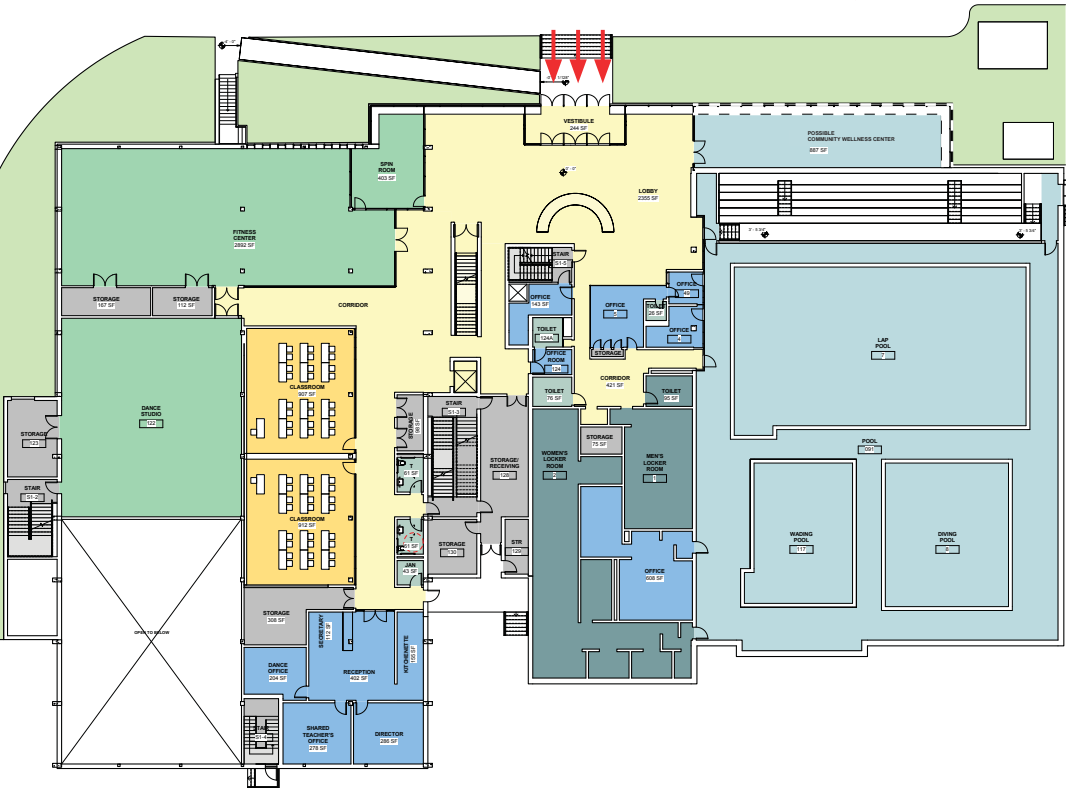


GROUND FLOOR

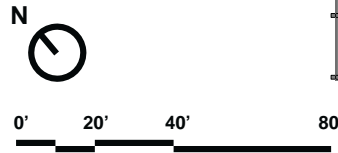
PROPOSED



BASEMENT

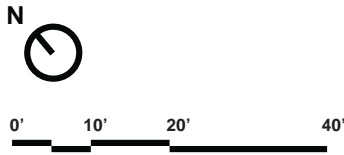
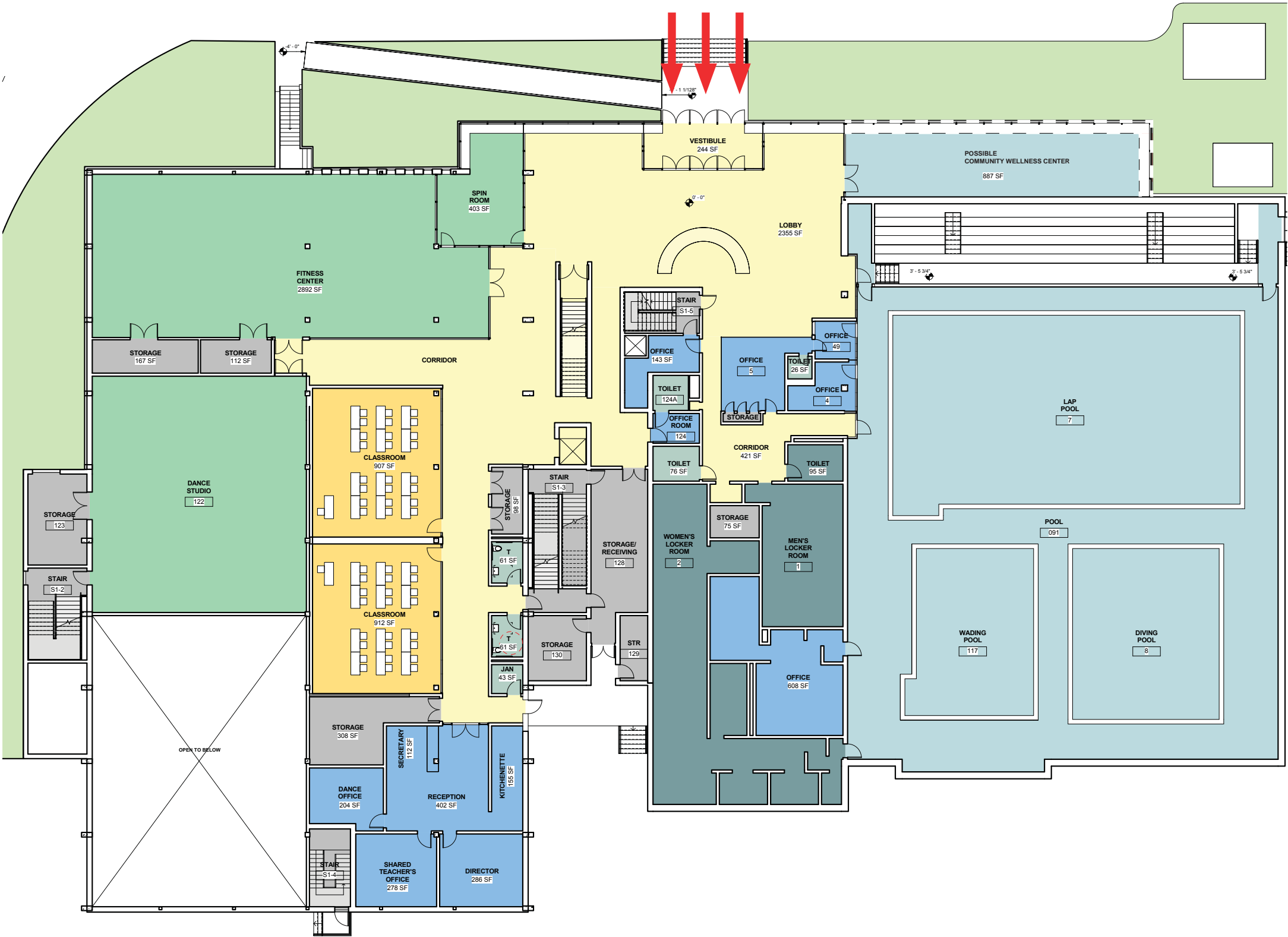


GROUND FLOOR



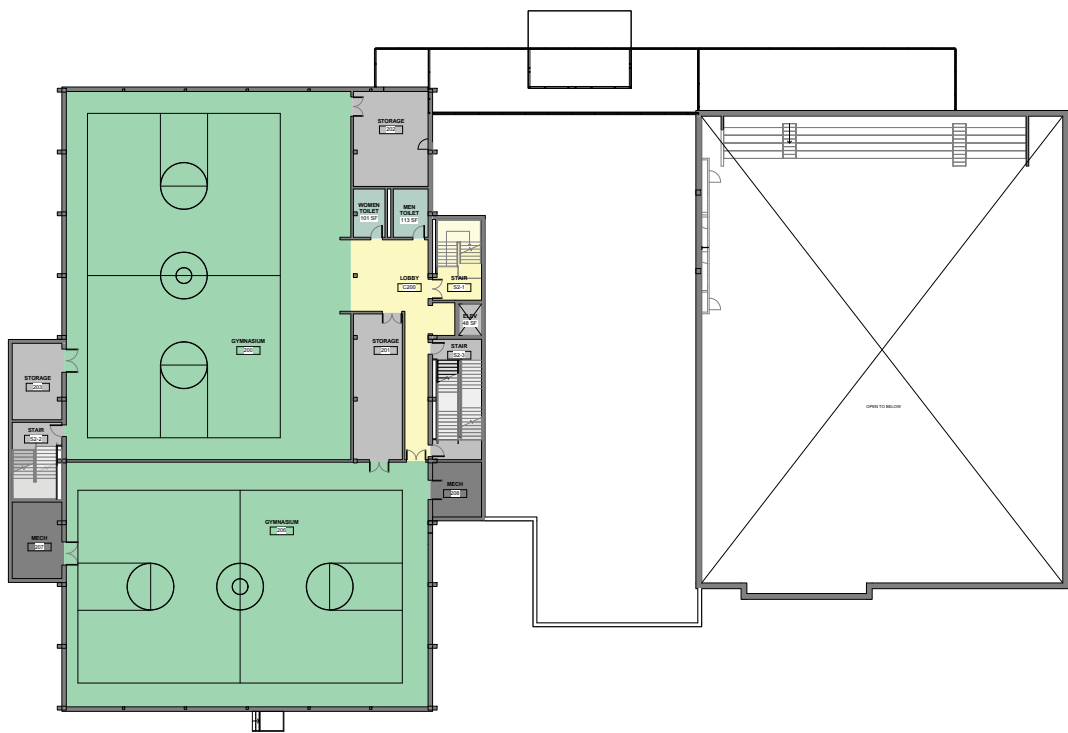
TAPPAN ATHLETIC COMPLEX

PROPOSED - GROUND FLOOR

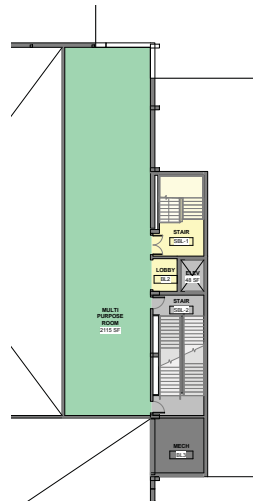


TAPPAN ATHLETIC COMPLEX

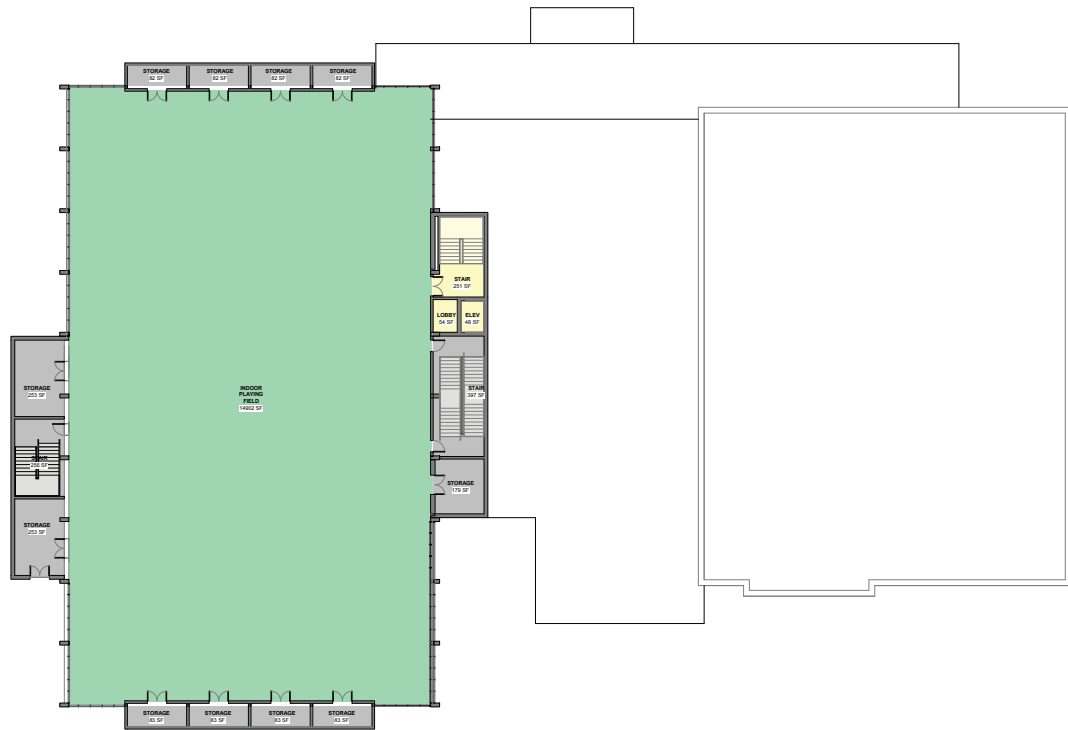
RENOVATION TO EXISTING UPPER FLOORS



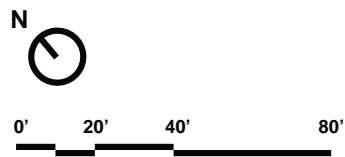
SECOND FLOOR



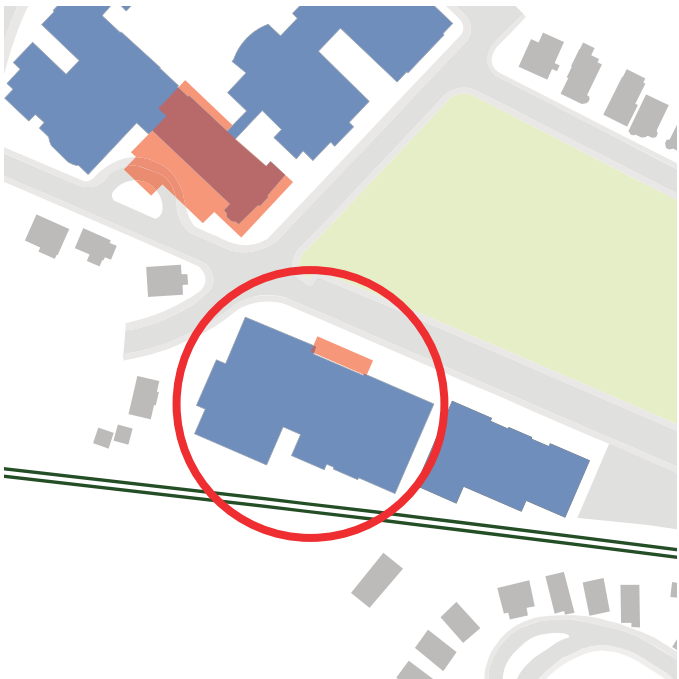
MEZZANINE



FOURTH FLOOR



TAPPAN ATHLETIC COMPLEX: MODEL PHOTO



NEXT STEPS

- Exterior materials & facade design
- More detailed cost model
- Next Building Expansion Committee Meeting: February 7, 2018



**PARKING:
UPDATE ON TRANSPORTATION BOARD MEETING (DEC 18, 2017)**



STATUS OF MBTA OUTREACH / COORDINATION



END

