



THE PUBLIC SCHOOLS OF BROOKLINE
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TO: Transportation Board
FROM: School Committee
Date: January 21, 2019
RE: Request to Approve Parking Plan for Baldwin School

Attachments:

- Baldwin School Building Project Program Statement
- Proposed Expansion of Parking Permit locations on Town Streets
- Building Layout Options for Structured Parking Level Considered by School Committee and Baldwin School Building Committee
- Comparison of existing approved School Employee Parking Plans
- Comparison of Available Parking at PSB Schools

Attached please find the parking plan request for the Baldwin School Expansion. This request comes at this time so the architect can plan for and design the school with the recommended amount of parking in the basement level of the building.

When the rebuilt and expanded Baldwin School opens in Fall 2022, it will have a staff of 86. The total need for staff parking will be 78 spaces which will make parking available to 90% of staff. This percentage is consistent with the method the School Department has used when working with the Transportation Department on other school staff parking plans

	Total Staff (including food service and custodial staff)	Total # of Staff Parking Spaces Needed
Projected Staff	86	78 (90% of total staff)

Parking Plan Options Considered by School Committee and the Baldwin School Building Committee

The School Committee and the Baldwin School Building Committee reviewed three options for staff parking onsite, under the building. Working with the Transportation Department, School Department staff presented three possible on-street staff parking plans that correspond with the three on-site parking options. The three parking options vary in the number of staff parking spots on school property, the number of staff parking spots on Town streets, and construction costs. The Baldwin design plans currently include a below grade parking lot under the building and a surface level lot on the Oak Street parcel that will have the gymnasium built above it. The Oak Street lot has a maximum of 15 spots that will be used for a combination of visitor, school drop-off, and staff parking. A final decision on how many of the Oak Street spaces will be used for staff parking has not been made yet. In addition, initial plans have 2 handicapped spots available on Heath Street with direct access to the main entrance to the school. The table below summarizes the three options considered by the committees. Attached maps show how the spaces are distributed for each plan.

Summary of Proposed Parking Plans

	Staff Parking Spaces Needed	# of Staff Parking Spaces under Building	# of Permits for Staff Parking on Town Streets	Estimated Longest Walk for Staff (mi)	Additional Parking Spots – Oak Street Lot and Heath St.
Option 1	78	13	65	0.6	15 + 2
Option 2	78	25	53	0.5	15 + 2
Option 3	78	45	33	0.5	15 + 2

Costs Associated with Parking Plan Options

During the Feasibility Phase in Fall 2018, Jonathan Levi Architects presented options and cost estimates for two different amounts of below grade staff parking to the School Committee, Select Board, Advisory Board, Transportation Board and Town Meeting. These early stage presentations and cost estimates have been refined into Option 1 and Option 3, and the cost estimates have been further refined leading to a reduction in the anticipated cost of Option 3. Option 2 was not presented during Town Meeting but was requested by the School Building Committee. The table below shows that the refined estimate for Option 1 has increased the number of parking spots to 13 without an increase in project cost. The refined estimate for Option 3 has decreased the anticipated project cost by \$400,000 while increasing the number of parking spaces to 45.

	Design Presented at Town Meeting – December 2018			Updated and Refined Design – January 2019		
	# of Below Grade Parking Spaces	Total Project Cost Estimate	Marginal Cost	# of Below Grade Parking Spaces	Schematic Design – Revised Project Cost Estimate	Marginal Cost
Option 1	10 spaces	\$72 – 76 M	\$0	13	\$72 - 76 M	\$ 0
Option 2	N/A	N/A	N/A	25 spaces	\$75.3 – 79.3 M	\$3.3 M
Option 3	40 spaces	\$78 – 82 M	\$6 M	45 spaces	\$77.6 – 81.6 M	\$5.6 M

As the using agency, the School Committee is responsible for identifying its preferred option for parking and other design elements. As an advisory board, the School Building Committee is charged with recommending a preferred parking plan option to the School Committee, Select Board, and Building Commission.

On January 17, the Baldwin School Building Committee reviewed Options 1, 2, and 3 and approved recommending Option 2 to the School Committee, Select Board, and Building Commission by a vote of 7 to 3. Of particular concern to the Building Committee was trying to balance the total cost of the project with the neighborhood’s desire to maximize on-site parking and minimize staff and family parking on Town streets during the morning student drop off and during school events. The Building Committee also discussed the impact on teachers and school staff, the potential impact of on-street parking on neighborhood traffic, the constrained nature of the site, and the need to create long term flexibility in building design.

On January 17, the School Committee deliberated on the same parking options and employee parking plans. The School Committee considered many of the same factors that the School Building Committee did during its deliberations and also compared the Baldwin options to existing employee parking plans in effect at other PSB schools. The School Committee’s discussion focused on the overall cost of the project and input from residents living in the immediate neighborhood that was shared during the Feasibility Design Phase. The School Committee noted that the project cost estimate does not yet reflect

Town Meeting’s directive to design and build a fossil fuel free school which is anticipated to increase total costs by \$3 million to \$5 million. The School Committee acknowledged that the 0.5 mile maximum distance between staff parking spots and the school in Option 2 is comparable to the 0.5 mile distance staff must walk after parking for Baker, Coolidge Corner, and Brookline High School. The School Committee also acknowledged that the current school design allows for the possibility of additional staff parking on site depending on how it ultimately decides to use the 15 spots on the Oak Street lot.

After careful consideration of the factors cited above and the input from neighbors, the School Committee voted 6 to 3 in favor of Option 2. As a result of recommending Option 2, the School Department is seeking a total of 53 parking permits for school employees which is 33 fewer cars parking on neighborhood streets than were in the draft plan originally presented to the Transportation Board in Fall 2018. These spots would be allocated as follows:

- | | |
|---------------------------|---------------------------|
| Jefferson Road – 2 spaces | Randolph Road – 8 spaces |
| Glennie Road – 10 spaces | Woodland Road – 23 spaces |
| Pine Road – 10 spaces | |

As a reminder, the School Committee has set the expectation that School Department staff participate in the Town’s planning and implementation for all Town of Brookline employees to have access to Transportation Demand Management (TDM) strategies, incentives, and goals. The School Building Committee has also requested bike parking in the garage and adult showers to be accessible to employees. Electric Charging stations similar to Coolidge Corner School are under consideration; however, there is an operating budget impact to these stations as regulations that will have to be studied further. The School Committee members continue to be concerned that as our school enrollment/staffing shifts demographically, that including any hard cap on the number of parking spaces at any of our schools could be problematic for the recruitment and retention of employees who do not have any other means of getting to work. The School Committee is committed to the TDM and understands that leveraging parking options is a means of inducing employees to take advantage of car free incentives.

Summary

Baldwin Elementary School Building Project - Employee Parking Plan Request

- 1) Baldwin Elementary School Expansion and Renovation
 - a) Opening September 2022

78	Spaces Requested: 86 Staff (working more than 3 hours) less 9 who do not require parking; 92% need parking
25	Proposed onsite Parking Lot Spaces
0	Currently approved T-Board Neighborhood Spaces
53	Proposed Neighborhood Spaces for T-Board Review
86	Parking Spaces Identified that do not include crossing Rt. 9.
53	On Street Parking for Drivers/employees needing spaces to be good neighbor

School Type	2 Section; Pre-K-8
Expanded Services	Pre-K and Early Education (BEEP), Special Education (RISE - Reaching for Independence Through Structured Education), English Learner Education (ELE), Native Language Support Program
Number of Students	450
Size of School	108,250 Sq. Ft (Final)
Total Number of Core (K-8) Classrooms	18
Busing	3 Buses 9 Vans
Staffing	86, including Kitchen and Custodial
Hours of Facilities Availability	7:00am - 10:00pm
Auxiliary Public Use	Recreation; Extended Day ; Community
Annual Operating costs	Consumable Supplies - \$90,000 Staff - \$6,880,000 Bussing - TBD Grounds - TBD
Annual Maintenance Costs	Electric \$0.153/ft ² = \$16,600 Outside Services \$1.19/ft ² =\$129,000
Maintenance Personnel	1.6 Tradesperson= \$105,000
Sustainable Goals (Town Meeting Resolutions)	Net Zero (Net Zero Ready) LEED Goal - Platinum (Minimum Silver) LEED Energy - 16 (Minimum 13) EUI – 25 (minimum 30) Roofs- PV Ready Fossil Fuel Free (STM, Nov 2018)

Baldwin School Building Project - Proposed Parking Plans.

Option 2 – Requested by School Committee

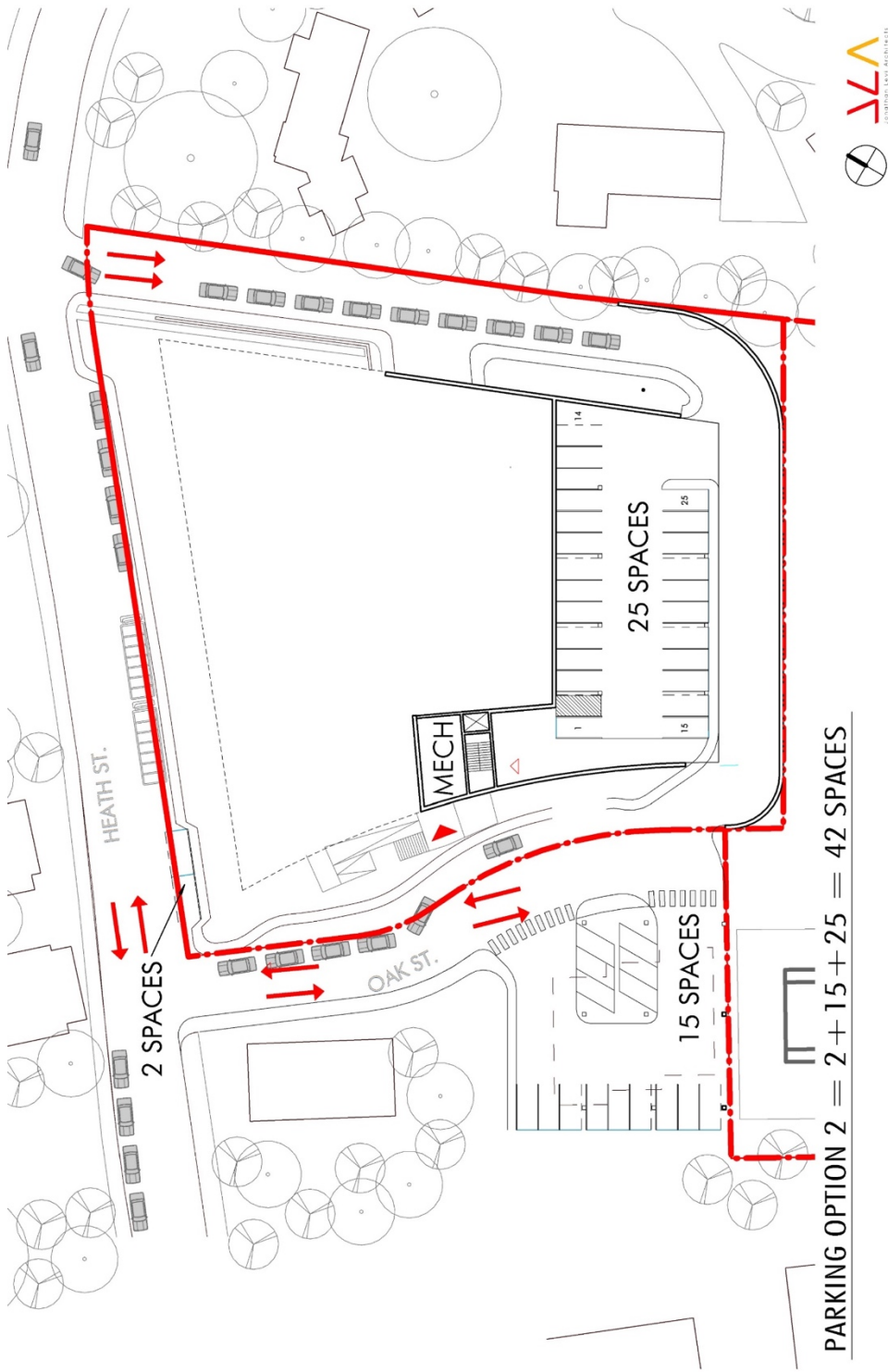


53 on-street spaces
 23 Woodland Rd
 8 Randolph Rd
 10 Pine Rd
 10 Glenside Rd
 2 Jefferson Rd

Option 2
 78 Parking Spaces Needed
 25 Parking Lots Spaces
 53 On Street Spaces Requested

1/16/2019 – Parking
 Proposed for School
 Committee and
 Transportation Board

Preferred Schematic Design - Parking Options Option 2



Baldwin School Building Project - Proposed Parking Plans.

Option 1



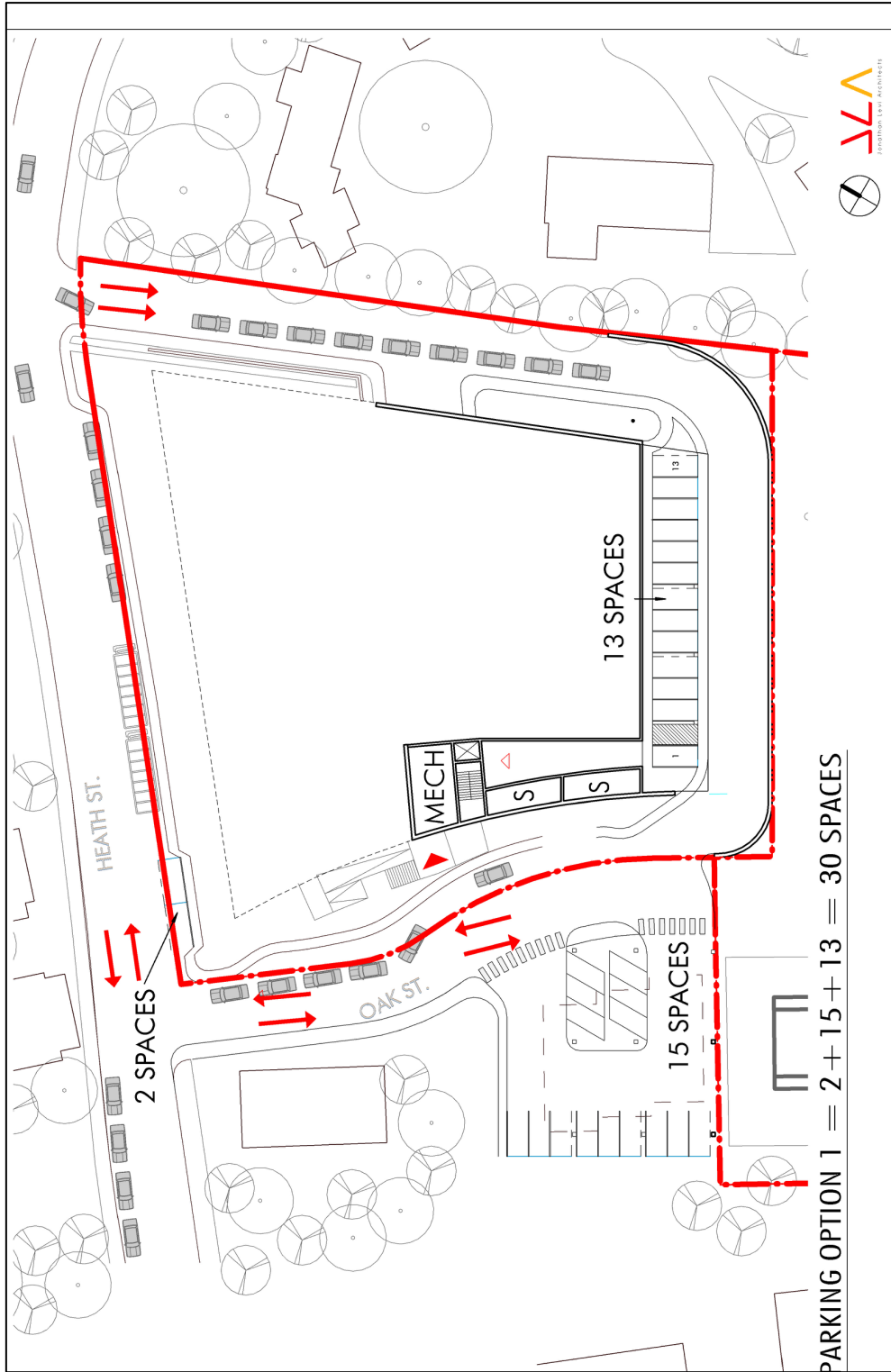
65 on-street spaces
25 Woodland Rd
11 Randolph Rd
11 Pine Rd
11 Glencoe Rd
4 Jefferson Rd
3 Cary Rd

Option 1
86 Staff Projected
78 Parking Spaces Needed (90% of staff)
13 Parking Lots Spaces
65 On Street Spaces Requested

Baldwin School

1/16/19 – Parking
 Proposed for School Committee
 and Transportation Board

Preferred Schematic Design - Parking Options Option 1



Baldwin School Building Project - Proposed Parking Plans.

Option 3



33 on-street spaces
15 Woodland Rd
2 Randolph Rd
7 Pine Rd
7 Glencoe Rd
2 Jefferson Rd

Option 3

86 Staff Projected
78 Parking Spaces Needed
 (90% of staff)

45 Parking Lots Spaces
33 On Street Spaces Requested

1/16/19 – Parking
 Proposed for School Committee
 and Transportation Board

Preferred Schematic Design - Parking Options Option 3



Preferred Schematic Design

Floor Plan showing Gymnasium over Oak Street Parking Lot



PSB Staff Parking Plans

	Total # of Staff Parking Spaces	# of Staff Parking Spaces on School Property	# of Staff Parking Spaces on Town Streets	Estimated Longest Walk for staff (mi)	% of Staff Parking On-Site	% of Staff Parking on Town Streets
Brookline High	225	25	200	0.6	11%	89%
Baker	132	64	68	0.5	48%	52%
Coolidge Corner	175	65	110	0.5	37%	63%
Driscoll	105	52	53	0.3	50%	50%
Heath	68	32	36	0.3	47%	53%
Lawrence	102	0	102	0.3	0%	100%
Lincoln	102	69	33	0.2	68%	32%
Pierce	135	85*	50	0.2	63%	37%
Runkle	120	0	120	0.3	0%	100%
BEEP @ Lynch	26	20	6	N/A	77%	23%
BEEP @ <u>Putterham</u>	40	0	40	0.4	0%	100%
Baldwin - Option 1	78	13	65	0.6	17%	83%
Baldwin - Option 2	78	25	53	0.5	32%	68%
Baldwin - Option 3	78	45	33	0.5	58%	42%

On-Site Parking at PSB Schools

	Staff	Families	School Day Visitors
Baker	On Site + Street	None	Limited to Circle
Coolidge Corner	On Site + Street	None	Limited to Circle
Driscoll	On Site + Street	None	None
Heath	On Site + Street	None	Limited to small off street lot
Lawrence	Street	None	None
Lincoln	On Site + Street	None	Limited to Circle
Pierce	On Site + Street	None	None
Runkle	Street	None	None
Brookline High	On Site + Street	None	None
BEEP	On Site + Street	None	None
Baldwin (Proposed)	On Site + Street	17 spaces available on-site during drop off	17 spaces On-Site