9th School Site Selection

PUBLIC HEARING

SEPTEMBER 22, 2016
Tonight’s Presentation

1. Why does Brookline need a new PK-8 elementary school?
2. What has Brookline been doing to address enrollment growth?
3. What has the community been telling us? A snapshot of public input to date
4. Site Selection Study Update: Traffic Studies
5. Public Comment
6. Board Discussion
7. Next Steps for Public Input & Upcoming Meetings

Presentation available online at
[www.brookline.k12.ma.us/school9](http://www.brookline.k12.ma.us/school9)
Why does Brookline need a new K-8 elementary school?

**Dramatic and ongoing enrollment growth**
Dramatic Enrollment Growth

K-8 Enrollment

- 2005: 3,896
- 2006: 4,250
- 2007: 4,575
- 2008: 4,900
- 2009: 5,196
- 2010: 5,300
- 2011: 5,400
- 2012: 5,446
- 2013: 5,466
- 2014: 5,466
- 2015: 6,193
- 2016: 6,193
- 2017: 6,193
- 2018: 6,193
- 2019: 6,193
- 2020: 6,193

Total enrollment growth from 2005 to 2020:
- Initial enrollment: 3,896
- Final enrollment: 6,193
- Enrollment growth: 6,193 - 3,896 = 2,297

The dramatic enrollment growth is evident from 2005 to 2020.

Note: The year 2014 is highlighted, indicating a significant increase in enrollment.
# Impact of “No-Decision”

## Class Size Continues to Increase

<table>
<thead>
<tr>
<th></th>
<th>2015-16</th>
<th>2020-21</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total K-8 Enrollment</td>
<td>5,466</td>
<td>6,193</td>
</tr>
<tr>
<td>Total Rooms Available</td>
<td>254</td>
<td>260</td>
</tr>
<tr>
<td>K-8 Class Size Average</td>
<td>21</td>
<td>24</td>
</tr>
<tr>
<td>Number of K-8 classes with 25 or more students</td>
<td>7</td>
<td>75+</td>
</tr>
<tr>
<td>Range in K-8 class size</td>
<td>17 to 27 students</td>
<td>18 to 30 students</td>
</tr>
</tbody>
</table>
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**
54 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

3 classrooms in rental space for Pierce

1 brand new school will be built at Devotion to add 12 classrooms
Current Site Selection Process 2015-2016

16 Public and Open Meetings since October 2015

- 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 15, 2016
- May 18, 2016
- June 7, 2016
- June 14, 2016
- July 26, 2016
- September 8, 2016
- September 14, 2016
Additional Public Meetings

Recent Meetings of Town Boards and Commissions related to 9th School Site Selection

- Building Commission – September 13
- Park and Recreation Commission – September 13
- Advisory Committee (and subcommittees) – Sept 13, 20
- Conservation Commission – September 20
- Planning Board – September 21
Public Input and Participation
Summary of Public Participation

- 350 comments collected via the town website and shared with the Board of Selectman and School Committee.
- 97 written comments collected during September 8 and September 14 public meetings and shared with the Board of Selectman and School Committee.
- 75 written comments collected at public meetings in June and July
- Numerous emails sent directly to individuals on both boards since October 2015
- July 26 – More than 120 attended joint board meeting; summary of public input shared by JLA
- June 14 – more than 100 people attended and 30+ community members spoke at Site Selection Study kickoff meeting
- June 7 – 50 people attended Joint Board Meeting
- May 18 – more than 100 parents, guardians and community members attended public meeting at Pierce School
- December 3, 2015 Public Hearing – More than 150 community members attended and 51 made public comment
Snapshot of Public Input – Village Site

**Positives –**
- Location and walkability;
- Sustainability/smart growth site;
- Addresses overcrowding in North Brookline

**Concerns –**
- Do not want to lose grocery store;
- Impact on grocery store, abutters, and traffic;
- Safety of children on a mixed-use site;
- Health concerns for children related to exhaust from cars and delivery trucks as well as limited play space;
- Cost;
- Complexity of site acquisition and eminent domain;
- Proximity to existing schools;
- Students playing on an above ground field
Snapshot of Public Input - Beverly Road Site

**Positives –**
- Need for school in South Brookline; Many students would walk or bike;
- Strong possibility for “green” attributes including solar energy;
- “Baker should definitely be considered”;
- Site is the largest of all sites being considered and is large enough for two schools;
- Would like to make smaller addition to Baker while building a new school somewhere else;
- Interest in a smaller new school on this site and correction of parking and queuing challenges;

**Concerns –**
- Impact on existing Baker School and its school community and culture;
- Proximity of two large schools;
- Impact on redistricting; traffic, parking, and drop off and impact of them on local neighborhood;
- Sufficient outdoor play space?;
- Possible drawbacks of two schools on one site;
- Child safety relative to traffic;
- Parking for evening and after school events;
- Concerns about boundaries and how students get apportioned to each school and between Baker and a new school at Baldwin
Snapshot of Public Input - Baldwin School Site

**Positives** –
- Need for school in South Brookline;
- Better distribution of students across schools;
- Seems like better South Brookline site; most cost-effective;
- The opportunity to create something new and not impact already existing schools;
- Draws students from both north and south Brookline;
- Many positive comments about going with Baker

**Concerns** –
- Existing traffic concerns at Hammond and Heath will be exacerbated;
- Few families within walking distance;
- Will public lose access to Soule fields?;
- Do not want to add more housing growth in this neighborhood;
- Impact on abutters
- Concerns about boundaries and how students get assigned between Baker and a new school at Baldwin
Additional Questions and Comments

- What about a hybrid plan – smaller school at one of these sites and an expansion at another existing school?
- Questions/comments about the matrix; level of detail available at this point;
- Smart growth considerations are very important in siting a new school
- Concern about traffic studies – Surrounding intersections, timing, weather and winter etc.
- Traffic should not be the #1 concern
- Would like to know what principles will be used when creating new boundary lines
- Desire to see school assignment maps with new boundary lines
- Desire for elected officials to state their criteria for decision and also post it on the website
- Need more staff during drop-off to guide young children
- Could be a good opportunity to improve how we drop off students and also push for more walking, biking and bussing
- Upgrades to existing streets including adding dedicate drop-off lane could help traffic situation
- Proximity to public transportation is irrelevant. Few people get to school this way
- Need a clear vision for the future of the building and space needs
JLA Update and Traffic Study
## Trip Generation Summary

### Morning Period

<table>
<thead>
<tr>
<th>Direction</th>
<th>Drop-Off On-Street</th>
<th>Teachers Lot</th>
<th>School Driveway</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entering</td>
<td>58</td>
<td>53</td>
<td>101</td>
<td>212</td>
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<tr>
<td>Exiting</td>
<td>58</td>
<td>9</td>
<td>87</td>
<td>154</td>
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<tr>
<td>Total</td>
<td>116</td>
<td>62</td>
<td>188</td>
<td>366</td>
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</table>

### Afternoon Period

<table>
<thead>
<tr>
<th>Direction</th>
<th>Drop-Off On-Street</th>
<th>Teachers Lot</th>
<th>School Driveway</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entering</td>
<td>42</td>
<td>15</td>
<td>7</td>
<td>64</td>
</tr>
<tr>
<td>Exiting</td>
<td>42</td>
<td>38</td>
<td>8</td>
<td>88</td>
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<tr>
<td>Total</td>
<td>84</td>
<td>53</td>
<td>15</td>
<td>152</td>
</tr>
</tbody>
</table>
Baker Site

Parking Spaces – 300
Total
Parent Queuing – 900 feet
Bus Queuing – 360 feet
PARKING SPACES - 120
PARENT QUEUING - 460 feet
BUS QUEUING - 160 feet

BROOKLINE 9TH ELEMENTARY SCHOOL SITE SELECTION PUBLIC HEARING
SEPTEMBER 22, 2016
Village

Parking Spaces - 60
Parent Queuing - 900 feet
Bus Queuing - 200 feet
### Brookline 9th Elementary School - Site Selection Study
#### Evaluation Matrix

<table>
<thead>
<tr>
<th>Location Factors</th>
<th>BAKER SITE</th>
<th>BALDWIN SITE</th>
<th>VILLAGE SITE</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>BASE</td>
<td>EXPANDED</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Site Size and Configuration</strong></td>
<td></td>
<td></td>
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<tr>
<td>S.1 School Footprint</td>
<td>11.4 Acres</td>
<td>2.6 Acres</td>
<td>2.7 Acres</td>
<td>3.3 Acres</td>
</tr>
<tr>
<td>S.2 Parity with Other 8 K-8 Schools</td>
<td>+</td>
<td>+</td>
<td>-</td>
<td>-</td>
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<tr>
<td>S.3 Makes Right-Sizing Baker More Efficient</td>
<td>-</td>
<td>-</td>
<td>+</td>
<td>-</td>
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<tr>
<td>S.4 Program Displacement</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>S.5 Playgrounds, Recess and Fields</td>
<td>-</td>
<td>-</td>
<td>+</td>
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<tr>
<td>S.6 Drop-off/Pick-up Queuing</td>
<td>-</td>
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<td>-</td>
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<tr>
<td>S.7 Bus Access / Drop-Off</td>
<td>+</td>
<td>-</td>
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<td>-</td>
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<tr>
<td>S.8 Service Access-Deliveries, Refuse</td>
<td>-</td>
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<tr>
<td>S.9 Separation of Pedestrians and Vehicles</td>
<td>+</td>
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<td>S.10 Overall Student Safety</td>
<td>-</td>
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<td>S.11 Security - Controlled Access to Students</td>
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<td>S.12 Topography</td>
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<td>S.13 Storm Drainage</td>
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<td>S.14 Proximity to Neighbors</td>
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<tr>
<td>S.15 Community Access/Use - Indoor and Outdoor</td>
<td>-</td>
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<tr>
<td>S.16 Underground Obstacles</td>
<td>-</td>
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<td>S.17 Landscape Conservation</td>
<td>-</td>
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<td>-</td>
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<tr>
<td>S.18 Sustainability-Daylighting/Orientation</td>
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### Schedule and Cost Risk Factors

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<td></td>
<td>Site size affects layout areas, constructability. Additionally, Village site would require extended schedule to relocate and maintain access to Stop and Shop.</td>
<td>Coordinating demo of existing Stop and Shop to limit down-time requires phasing.</td>
<td>Unknown complexity of demo Baldwin School, Stop and Shop, Gas Station, car wash.</td>
<td>Unknown extent of hazards in soil below grocery (originally a factory), gas station, car wash.</td>
<td>Unknown extent of hazards in Baldwin School, Stop and Shop, Gas Station, car wash.</td>
<td>Wetland adjacent to stream and wetlands. Baldwin has area of intermittent standing water.</td>
<td>Village site not owned by Brookline, expanded site owned by multiple parties.</td>
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<td>Village site not owned by Brookline, expanded site owned by multiple parties.</td>
<td>Baldwin Options require shared parking with Soule, which has Article 97 restrictions</td>
<td>Baldwin has restricted use of Parks and Rec land. Village eminent domain taking would not allow grocery use, so long term lease likely required. Village access to Aspinwall Ave likely problematic.</td>
<td>+</td>
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</tbody>
</table>

### Cost Range

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<thead>
<tr>
<th></th>
<th>$85M to $100M</th>
<th>$85M to $95M</th>
<th>$110M to $135M</th>
<th>$120M to $145M</th>
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</thead>
</table>
Upcoming Public Meetings

Board of Selectmen and School Committee
Site Selection Final Public Input

- **September 28**: Open House at Pierce School – 6:30 p.m.
  Town and School officials provide information, answer questions, and solicit input.

- **October 13**: Joint School Committee/Board of Selectmen meeting to make final site selection. BHS 8:00 p.m.
For ongoing updates/To Provide Written Input

www.brookline.k12.ma.us/school9
Look for “email a question or comment” link

Upcoming Meetings
To be notified of upcoming meetings, sign up at
www.brooklinema.gov/list.aspx