

9th School Site Selection



PUBLIC HEARING

SEPTEMBER 22, 2016



Tonight's Presentation

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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

Why does Brookline need a new K-8 elementary school?



**DRAMATIC AND ONGOING ENROLLMENT
GROWTH**

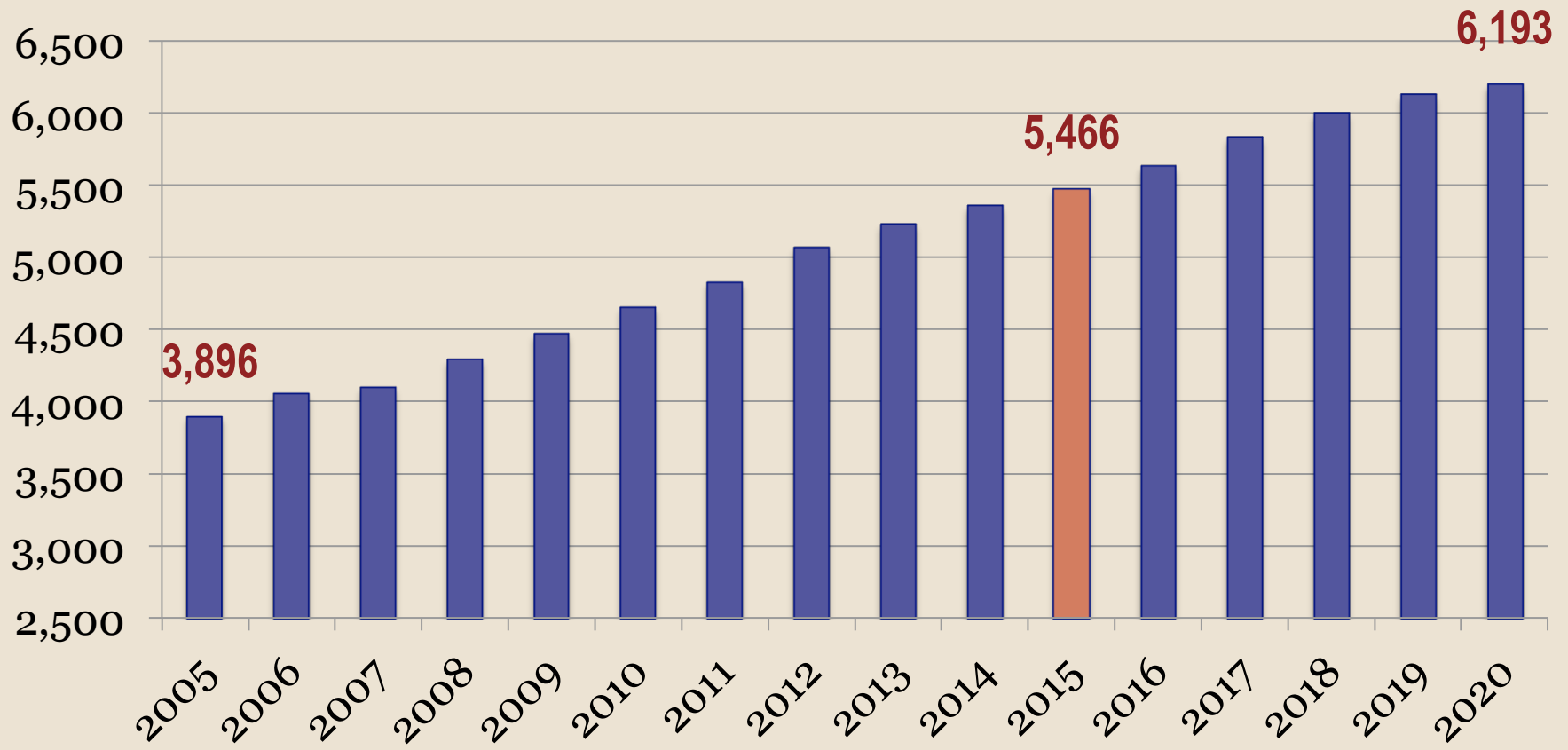


Dramatic Enrollment Growth

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K-8 Enrollment





Impact of “No-Decision”

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Class Size Continues to Increase

	2015-16	2020-21
Total K-8 Enrollment	5,466	6,193
Total Rooms Available	254	260
K-8 Class Size Average	21	24
Number of K-8 classes with 25 or more students	7	75+
Range in K-8 class size	17 to 27 students	18 to 30 students

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



Expanding in Place: 2008 - 2015

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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

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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

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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

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- 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

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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

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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

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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

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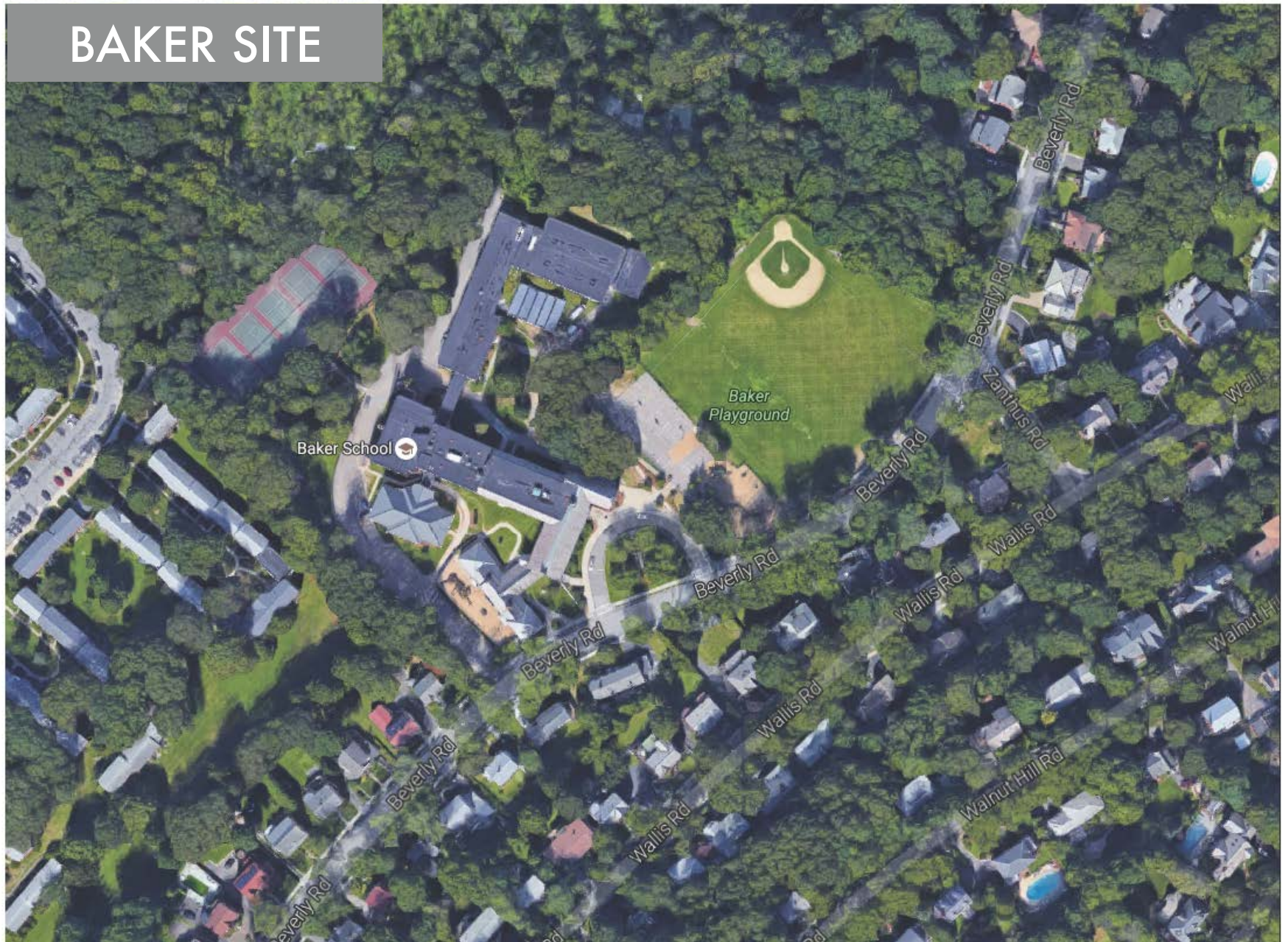


- What about a hybrid plan – smaller school at one of these sites and an expansion at another existing school?
- Questions/comments about the matrix; level of detail available at this point;
- Smart growth considerations are very important in siting a new school
- Concern about traffic studies – Surrounding 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

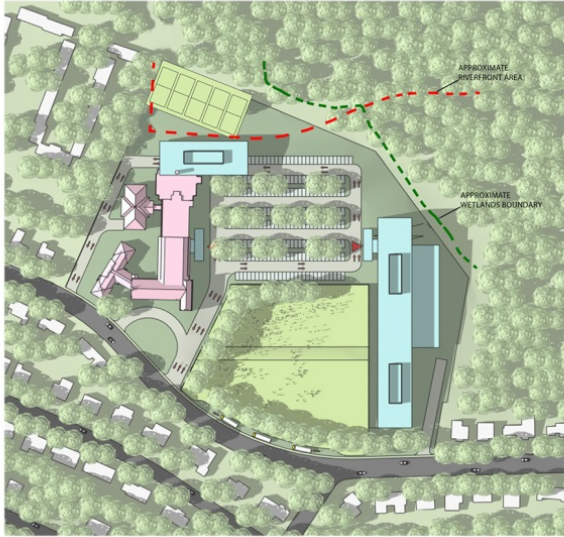
JLA Update and Traffic Study



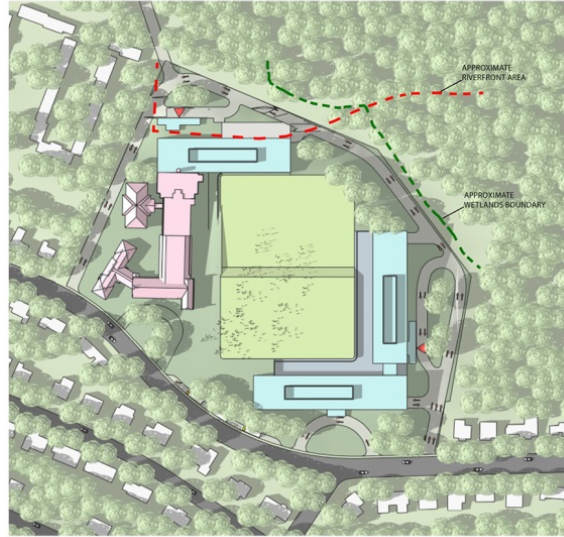
BAKER SITE



BAKER A



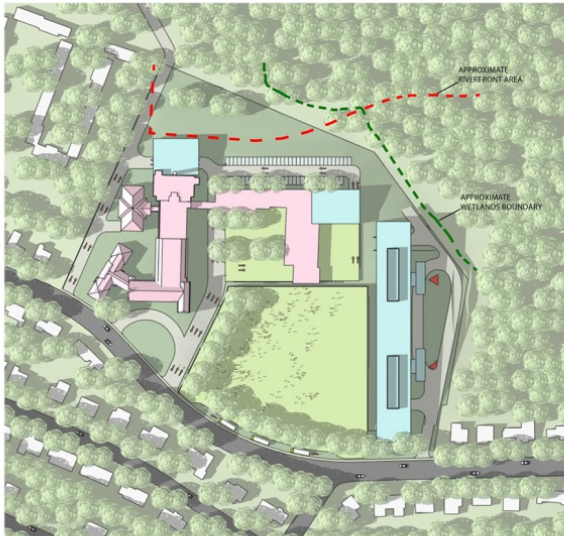
BAKER B



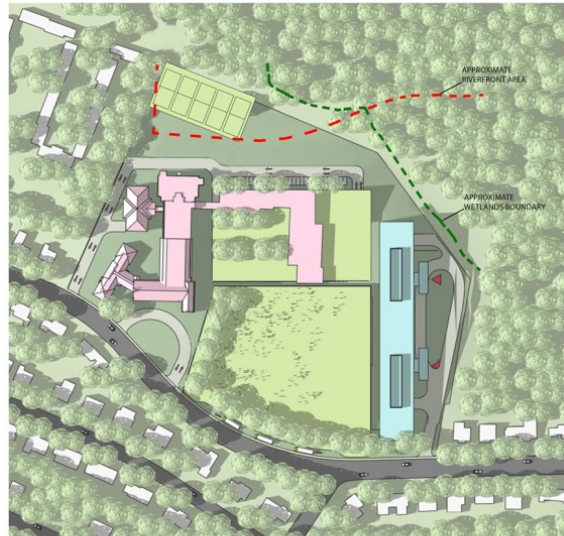
BAKER C



BAKER D



BAKER E



BAKER SITE

TRIP GENERATION SUMMARY

Morning Period				
Direction	Drop-Off On-Street	Teachers Lot	School Driveway	Total
Entering	58	53	101	212
Exiting	58	9	87	154
Total	116	62	188	366

Afternoon Period				
Direction	Drop-Off On-Street	Teachers Lot	School Driveway	Total
Entering	42	15	7	64
Exiting	42	38	8	88
Total	84	53	15	152

BAKER SITE

PRELIMINARY

ZONING
SETBACK

6,000 SF GYM
ADDITION (OPEN
BELOW)

EXISTING BUILDING
TO REMAIN AS IS

EXISTING TENNIS
COURTS

PROPERTY LINE

PRELIMINARY
WETLANDS BOUNDARY

NEW PARKING
AND ROADWAY

1 1/2
STORY

28,500 SF
ADDITION

2 STORY

4 STORY
OVER
GARAGE

NEW
PLAYFIELD

NEW
PLAYFIELD

NEW RETAINING WALL
AND BLEACHER

4 STORY
OVER
GARAGE

ROOF PLAN
1/64" = 1'0"

PARKING SPACES - 300
TOTAL
PARENT QUEUING - 900 feet
BUS QUEUING - 360 feet

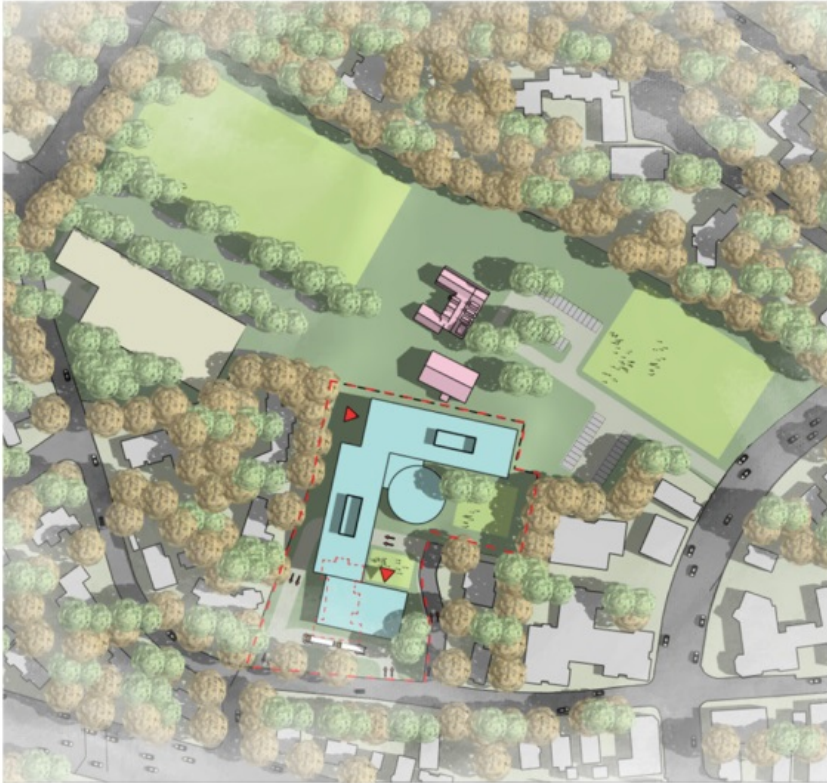
BEVERLY RD

BALDWIN SITE



BALDWIN

A



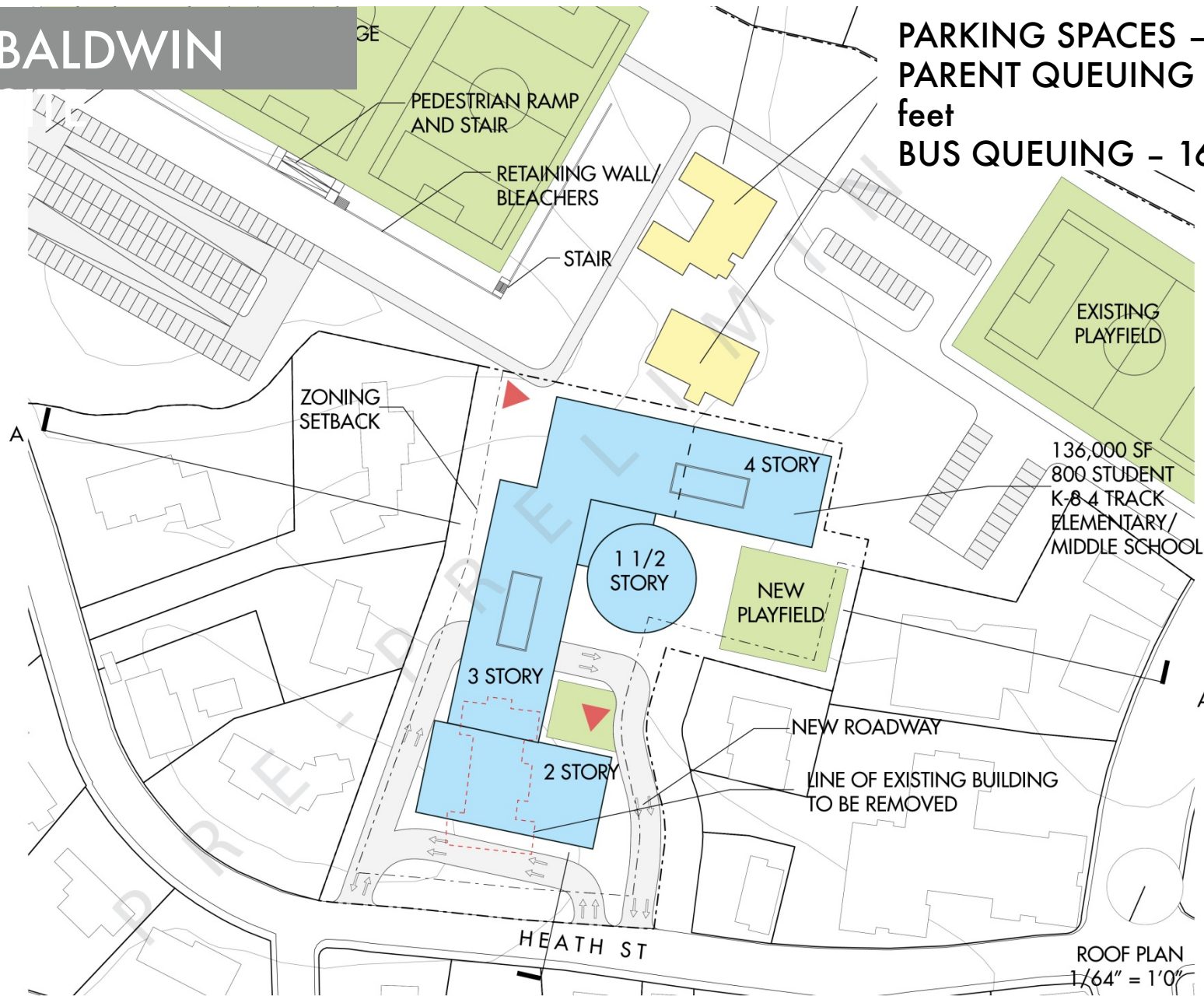
BALDWIN

B

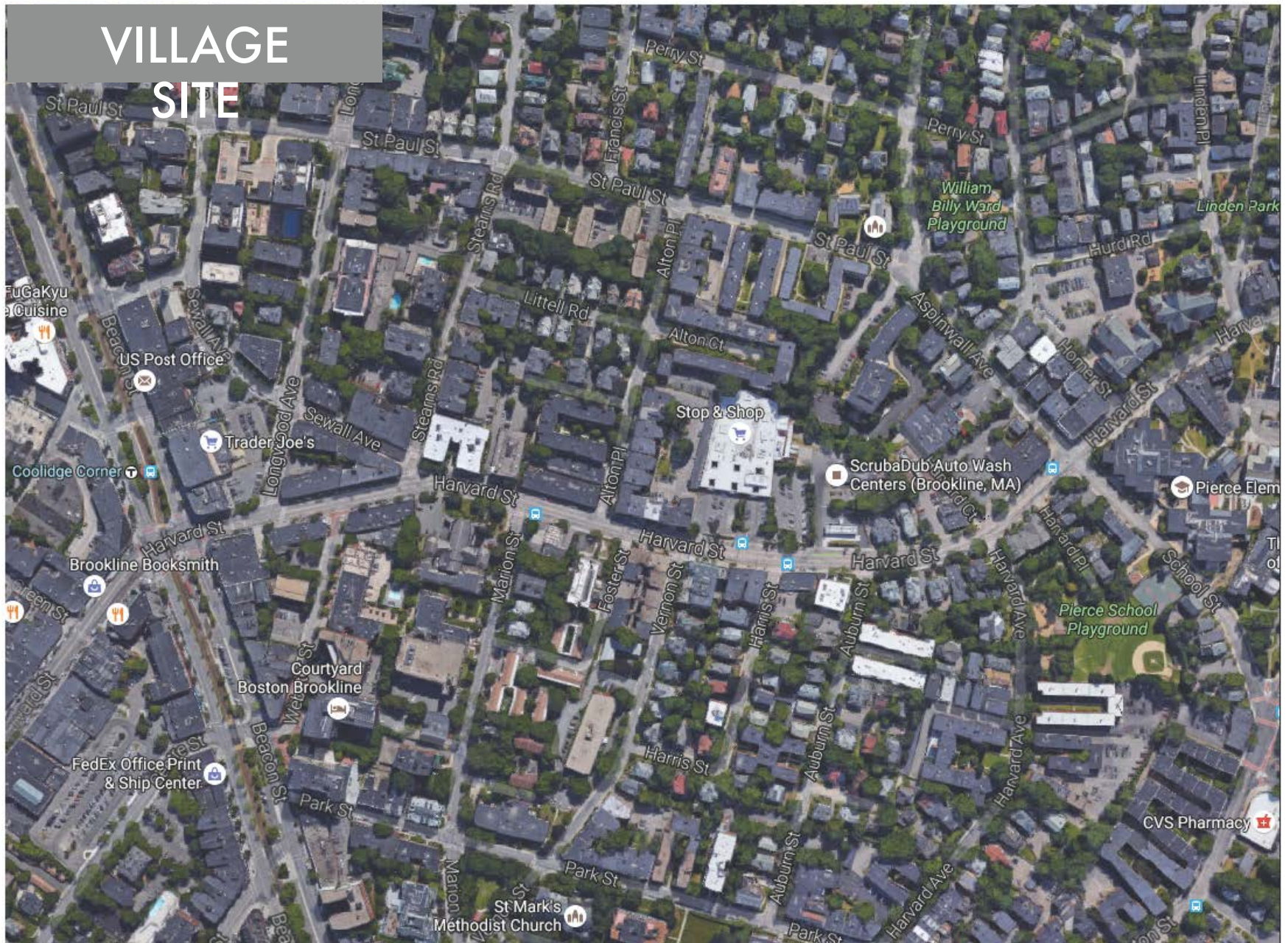


BALDWIN

PARKING SPACES – 120
PARENT QUEUING – 460
feet
BUS QUEUING – 160 feet



VILLAGE SITE



VILLAGE A.1



VILLAGE B.1



VILLAGE C.1



VILLAGE A.2



VILLAGE B.2

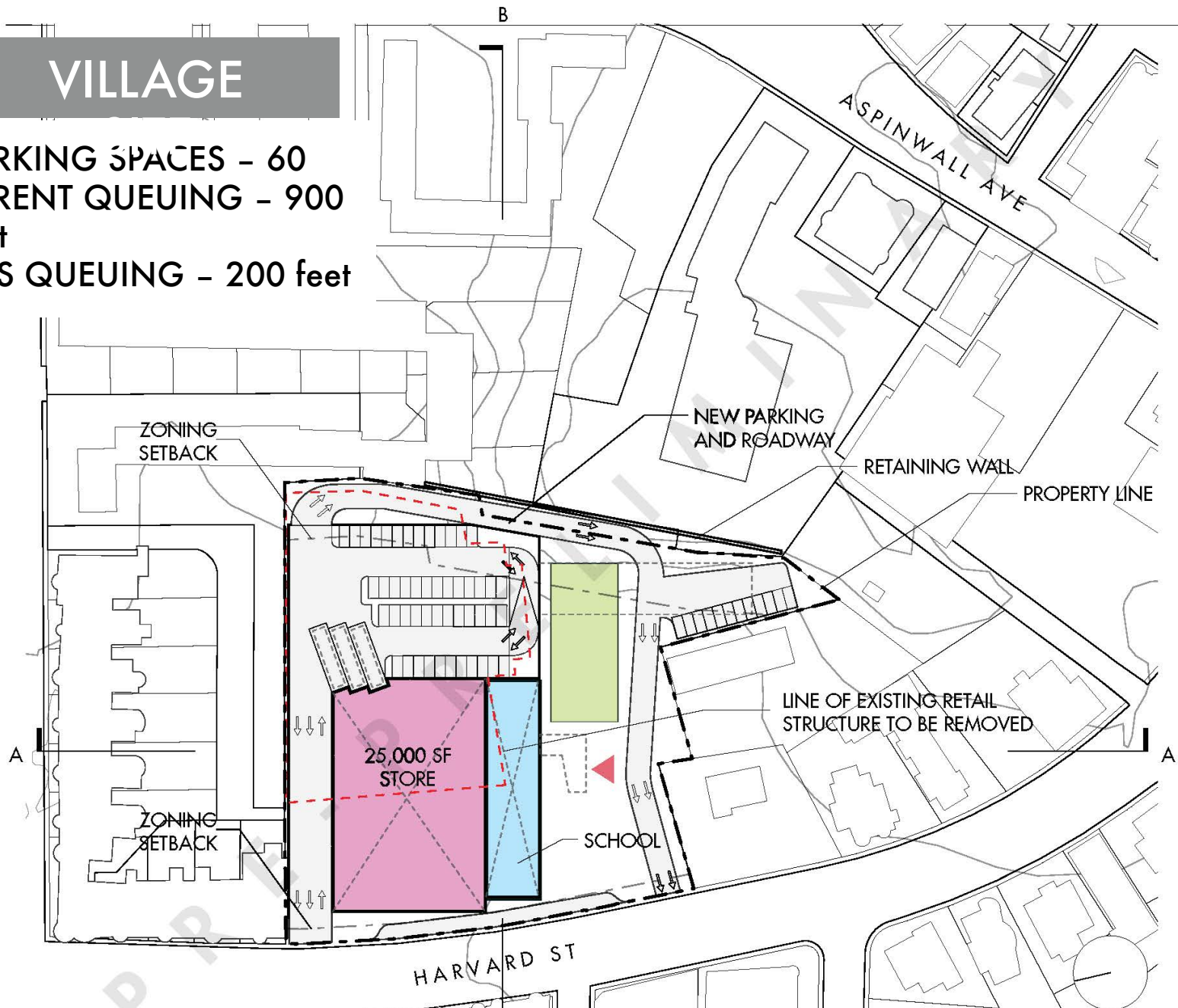


VILLAGE C.2



VILLAGE

PARKING SPACES – 60
PARENT QUEUING – 900
feet
BUS QUEUING – 200 feet



Brookline 9th Elementary School - Site Selection Study
Evaluation Matrix

9/22/2016

RELATIVE RATINGS:

+	Advantageous
-o-	Neutral
-	Disadvantageous
--	Very Disadvantageous / High Risk

		BAKER SITE	BALDWIN SITE	VILLAGE SITE		COMMENTS
				BASE	EXPANDED	
Location Factors						
L.1	Traffic Impacts – Site, Local, Town-Wide	+	--	-	-	Baker has ability to improve existing congestion on Beverly Road by providing vehicle queuing space for both new and existing schools within site and off roadway. Baldwin queuing would likely overflow to street at peak times. Village mix of supermarket and school vehicles undesirable.
L.2	Safe Access for Walking/ Biking	+	-o-	-	-	Route 9 and Harvard Street are very busy, and can be intimidating to cross.
L.3	Fire Department Response Time	-	-	+	+	Baker and Baldwin are further from Fire Station, with potentially more congested roadway access.
L.4	Community Use	-o-	+	+	+	Baldwin would improve Soule Rec parking. Expanded Village site trades gas station and car wash for public space.
L.5	Townscape Improvement	-o-	-o-	+	+	Village options would improve streetscape, Expanded option provides green space.
L.6	Sustainability - Carbon Footprint	-o-	-o-	+	+	Village site has largest percentage of pedestrian use.
L.7	Proximity to Public Transportation	-	-o-	+	+	Village site has best proximity to public transportation.
Site Size and Configuration		11.4 Acres	2.6 Acres	2.7 Acres	3.3 Acres	
S.1	School Footprint	+	-	-	-	Site size affects ideal layout - Baldwin and Village are smaller sites
S.2	Parity with Other 8 K-8 Schools	+	-o-	-	-	Baker site most open. Village most Urban.
S.3	Makes Right-Sizing Baker More Efficient	+	-o-	-o-	-o-	Existing Baker School currently serving larger population than originally designed for the building.
S.4	Program Displacement	-o-	-	-o-	-	Baldwin option would displace current SPED use in existing building. Expanded Village would displace gas station and car wash.
S.5	Playgrounds, Recess and Fields	-	+	--	-	Baker reduces current amount of open space per student. Village requires rooftop artificial turf and less sf of open space per student than any other K-8
S.6	Drop-off/Pick-up Queuing	+	--	-	-	Baldwin has insufficient driveway length available for all car queuing on site.
S.7	Bus Access / Drop-Off	-o-	--	-o-	-o-	Sufficient Bus drop off lane problematic at Baldwin.
S.8	Service Access-Deliveries, Refuse	+	-	-o-	-o-	Service vehicle separation problematic at Baldwin.
S.9	Separation of Pedestrians and Vehicles	+	-o-	-	-o-	More challenging on tight sites.
S.10	Overall Student Safety	+	+	-o-	-o-	Less urban/ congested sites are easier to monitor and control.
S.11	Security - Controlled Access to Students	+	-o-	-	-	Police Dept noted proximity of school and grocery store at Village is inherently less controlled for security (comparable to Pierce School). Village rooftop open space not visible from street.
S.12	Topography	-o-	-o-	-o-	-o-	All sites have sloped topography.
S.13	Storm Drainage	-o-	-	-o-	-o-	Baldwin would eliminate greatest percentage of existing permeable surface
S.14	Proximity to Neighbors	+	-	-	-	Baker comparatively far from neighbors, Baldwin and Village closer proximity to neighbors
S.15	Community Access/Use – Indoor and	-o-	+	-o-	+	Baldwin would add parking for Soule Rec, Village expanded would add new community green.
S.16	Underground Obstacles	-o-	-o-	-o-	-o-	All sites have ledge.
S.17	Landscape Conservation	-	-	+	+	Baker and Baldwin would remove existing trees.
S.18	Sustainability-Daylighting/Orientation	+	-o-	+	+	Ideal orientation is east-west.
Schedule and Cost Risk Factors						
R.1	Construction Duration	+	-	--	--	Site size affects layout areas, constructability. Additionally, Village site would require extended schedule to relocate and maintain access to Stop and Shop.
R.2	Construction Phasing	-o-	+	--	--	Coordinating demo of existing Stop and Shop to limit down-time requires phasing.
R.3	Existing Building Demo	-o-	-	--	--	Unknown complexity of demo Baldwin School, Stop and Shop, Gas Station, car wash.
R.4	Hazardous Material Soil Removal	-o-	-o-	--	--	Unknown extent of hazmats in soil below grocery (originally a factory), gas station, car wash.
R.5	Hazardous Materials in Existing Buildings	-o-	-	--	--	Unknown extent of hazmats in Baldwin School, Stop and Shop, Gas Station, car wash.
R.6	Wetland Concerns	-	-o-	+	+	Baker adjacent to stream and wetlands. Baldwin has area of intermittent standing water.
R.7	Development Process Complexity	+	+	-	--	Village site not owned by Brookline, expanded site owned by multiple parties.
R.8	Acquisitions - Schedule	+	+	-	--	Village site not owned by Brookline, expanded site owned by multiple parties
R.9	Acquisitions - Cost Certainty	+	+	-	--	Village site not owned by Brookline, expanded site owned by multiple parties.
R.10	Potential Article 97 Challenge	-o-	-	-o-	-o-	Baldwin Options require shared parking with Soule, which has Article 97 restrictions
R.11	Deed Restrictions	+	-	--	--	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.
R.12	Permitting - Zoning	-o-	-o-	-o-	-o-	Some zoning relief likely recommended for all sites.
Cost Range		\$85M to \$100M	\$85M to \$95M	\$110M to \$135M	\$120M to \$145M	

Next Steps





Upcoming Public Meetings

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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