9th School Site Selection

REPORT OF THE 9TH SCHOOL SITE SELECTION STUDY

SEPTEMBER 8, 2016

Tonight's Presentation

PUBLIC SCHOOLS of BROOKLINE

1. Why does Brookline need a new PK-8 elementary school?
2. What has Brookline been doing to address enrollment growth?
3. Highlights of Current Site Selection Process
4. Site Selection Study: Jonathan Levi Architects
5. Board Discussion
6. Next Steps for Public Input & Upcoming Meetings

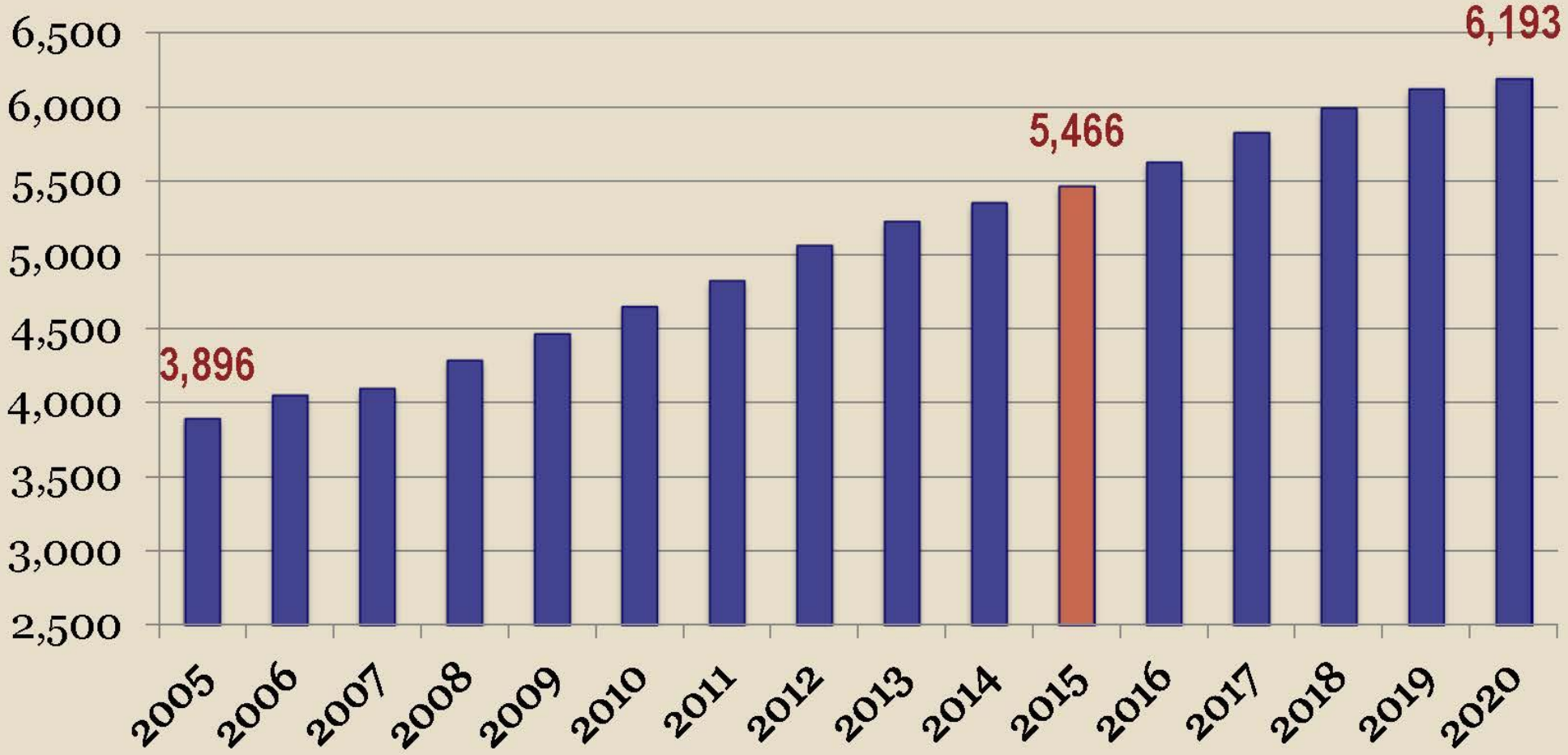
Presentation available online at
www.brookline.k12.ma.us/school9

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

DRAMATIC AND ONGOING ENROLLMENT GROWTH

Dramatic Enrollment Growth

PUBLIC SCHOOLS of BROOKLINE



The Public Schools of Brookline
K-8 Enrollment 2005-2021

PUBLIC SCHOOLS of BROOKLINE

School Year	K-8 Enrollment	5 Year Enrollment Growth	% Change from 2005 - 2006
2005-06	3,896	---	---
2010-11	4,652	+ 756	
2015-16	5,466	+ 814	
2020-21	6,193	+ 727	
10 Year Growth – 2005 - 2015		+ 1,570	40%
15 year Growth – 2005 - 2020		+ 2,297	59%

Since 2005: K-8 Enrollment Increase = the size of Baker School + Pierce School

In the next 5 years: K-8 Enrollment Increase = the size of Lawrence School

Impact of "No-Decision"

PUBLIC SCHOOLS of BROOKLINE

What will happen if we don't build a new elementary school?

- A shortage of 27 to 30 classrooms across the district at the K-8 level
- Undersized cafeterias will result in all K-8 schools starting lunch before 10:30 a.m. (2 schools do this now, and 2 more start before 11.)
- Inadequate core facilities such as gymnasiums and libraries will not be addressed
- Expand the use of expensive, short-term solutions such as modular classes and rental space.
- Class sizes continue to increase

Impact of "No-Decision"

PUBLIC SCHOOLS of BROOKLINE

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

PUBLIC SCHOOLS of BROOKLINE

- 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

PUBLIC SCHOOLS of BROOKLINE

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

Expanding in Place: 2008 - 2015

PUBLIC SCHOOLS of BROOKLINE

- **Relocated** administrative offices from school buildings into rental space
- **Created** new classrooms by dividing larger ones
- **Converted** hallways, locker rooms, and small rooms into substandard classroom spaces and administrative office space
- **Expanded** and utilized buffer zones to distribute enrollment increases across all schools to balance overcrowding
- **Reclaimed** classrooms dedicated to Extended Day and other programs
- **Spending $1 million annually** for rental space for classroom and administrative offices

Current Site Selection Process 2015-2016

AIMING FOR A NEW ELEMENTARY SCHOOL TO BE BUILT BY FALL 2020

Current Site Selection Process 2015-2016

PUBLIC SCHOOLS of BROOKLINE

Highlights since October 2015

- Civic Moxie Report identified 26 possible sites with 6 identified as most promising;
- Board of Selectmen and School Committee voted construction of a new elementary school as the preferred solution to address the ongoing enrollment growth;
- 14 public meetings including Joint Board Meetings, Public Hearings, Selectmen Meetings, School Committee Meetings, Open Houses, Community Meetings, Parks & Recreation Commission Meeting Two Open House Presentations with Q&A
- BOS, BSC, and Advisory Committee all vote to forego MSBA partnership to allow for greater flexibility on cost, design and timeline.
- Based on public input from October through January, Boards voted on further study of 3 sites: Village School, Beverly Road, and Baldwin/Soule

Current Site Selection Process 2015-2016

PUBLIC SCHOOLS of BROOKLINE

14 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

Current Site Selection Process 2015-2016

PUBLIC SCHOOLS of BROOKLINE

Collaborative Effort Across Town Departments and Commissions

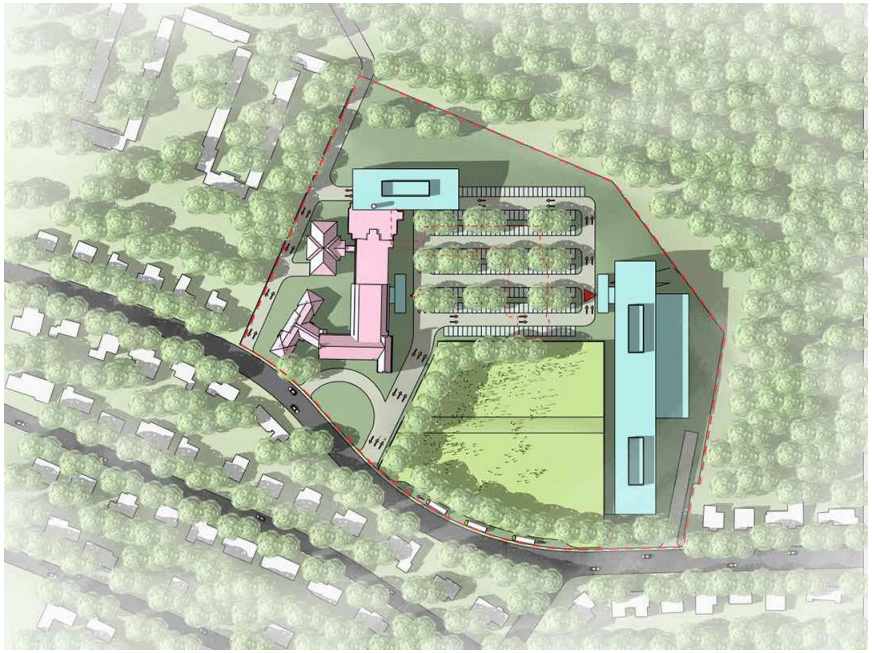
- Planning
- Building
- Park and Recreation
- Advisory Committee and related subcommittees
- Preservation Commission
- Conservation Commission

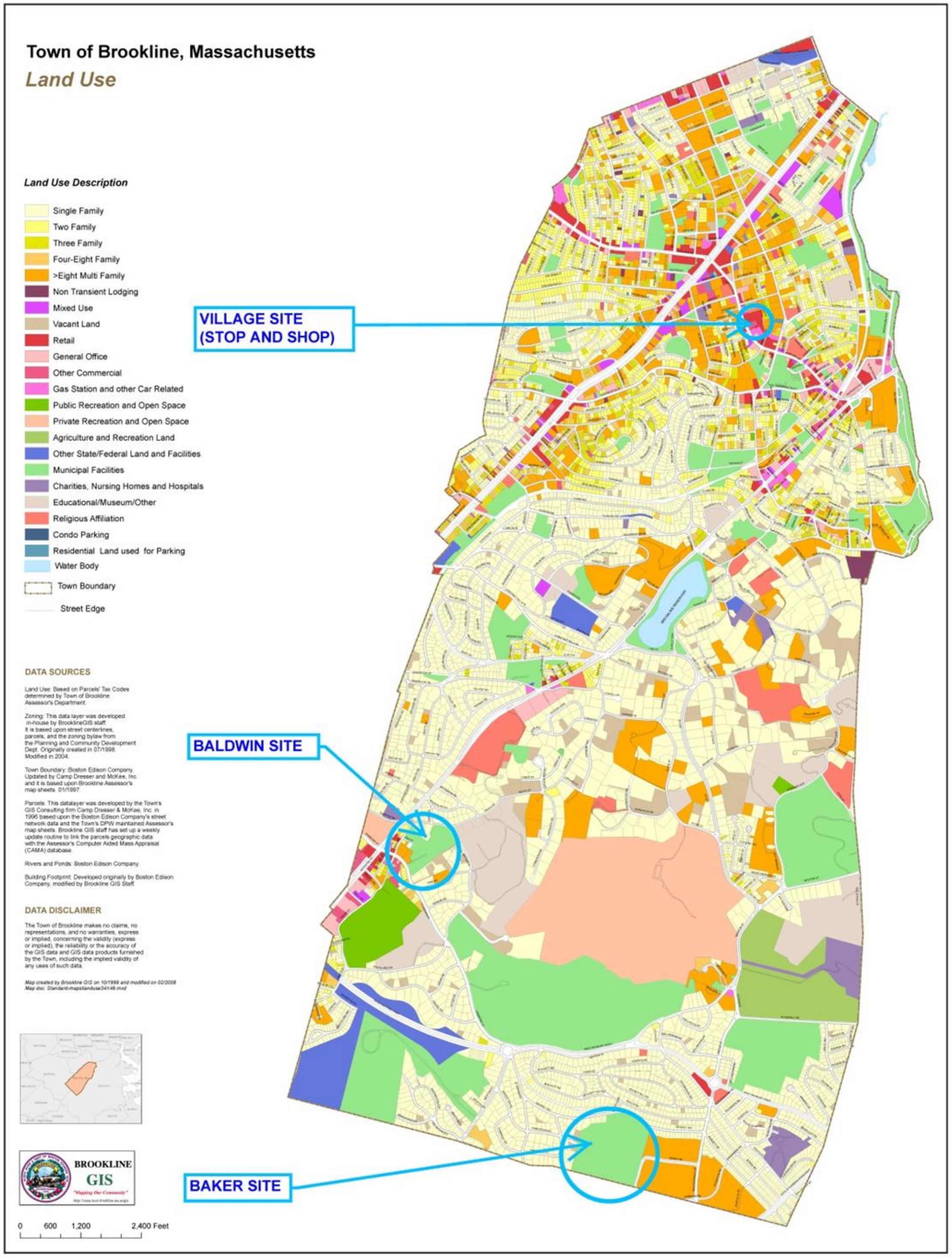
Site Selection Study: Update

JONATHAN LEVI ARCHITECTS

REPRESENTED BY:

JONATHAN LEVI & PHILIP GRAY




Town of Brookline, Massachusetts
Land Use
Land Use Description
Single Family
Two Family
Three Family
Four-Eight Family
>Eight Multi Family
Non Transient Lodging
Mixed Use
Vacant Land
Retail
General Office
Other Commercial
Gas Station and other Car Related
Public Recreation and Open Space
Private Recreation and Open Space
Agriculture and Recreation Land
Other State/Federal Land and Facilities
Municipal Facilities
Charities, Nursing Homes and Hospitals
Educational/Museum/Other
Religious Affiliation
Condo Parking
Residential Land used for Parking
Water Body
Town Boundary
Street Edge
DATA SOURCES
Land Use: Based on Parcels' Tax Codes determined by Town of Brookline Assessor's Department.
Zoning: This data layer was developed in-house by BrooklineGIS staff. It is based upon street centerlines, parcels, and the zoning bylaw from the Planning and Community Development Dept. Originally created in 07/1998. Modified in 2004.
Town Boundary: Boston Edison Company. Updated by Camp Dresser and McKee, Inc and it is based upon Brookline Assessor's map sheets. 01/1997.
Parcels: This datalayer was developed by the Town's GIS Consulting firm Camp Dresser & McKee, Inc. in 1996 based upon the Boston Edison Company's street network data and the Town's DPW maintained Assessor's map sheets. Brookline GIS staff has set up a weekly update routine to link the parcels geographic data with the Assessor's Computer Aided Mass Appraisal (CAMA) database.
Rivers and Ponds: Boston Edison Company.
Building Footprint: Developed originally by Boston Edison Company, modified by Brookline GIS Staff.
DATA DISCLAIMER
The Town of Brookline makes no claims, no representations, and no warranties, express or implied, concerning the validity (express or implied), the reliability or the accuracy of the GIS data and GIS data products furnished by the Town, including the implied validity of any uses of such data.
Map created by Brookline GIS on 10/1999 and modified on 02/2008
Map doc: Standard-maps\landuse34X46.mxd
VILLAGE SITE
(STOP AND SHOP)
BALDWIN SITE
BAKER SITE
BROOKLINE
GIS
0 600 1,200 2,400 Feet

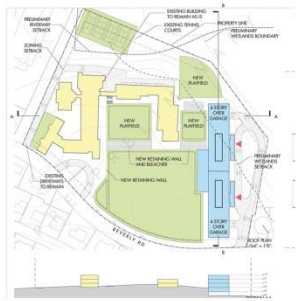
BAKER A

BAKER B

BAKER C

BAKER D

BAKER E



BALDWIN A

BALDWIN B

VILLAGE A1

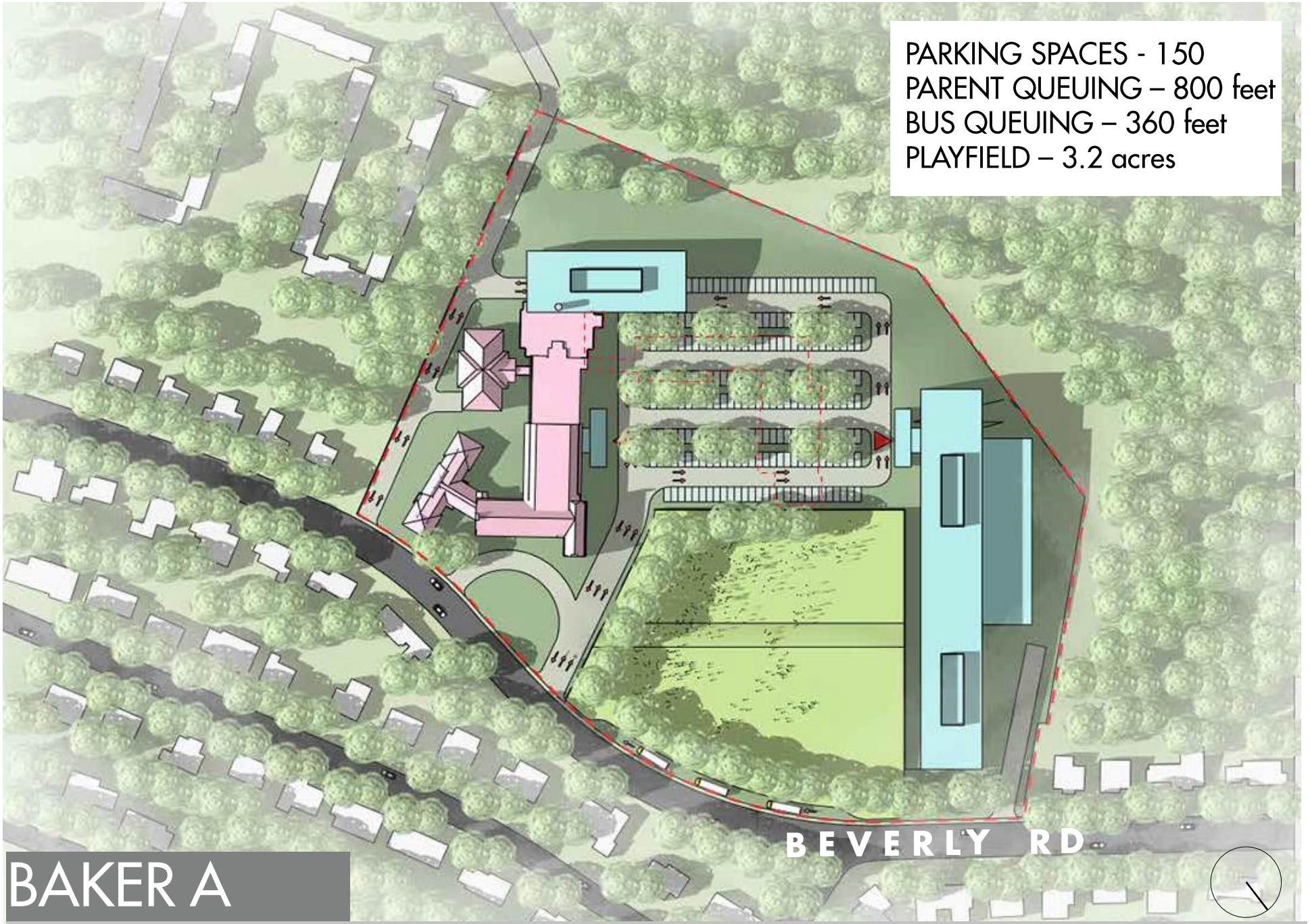
VILLAGE A2

VILLAGE B1

VILLAGE B2

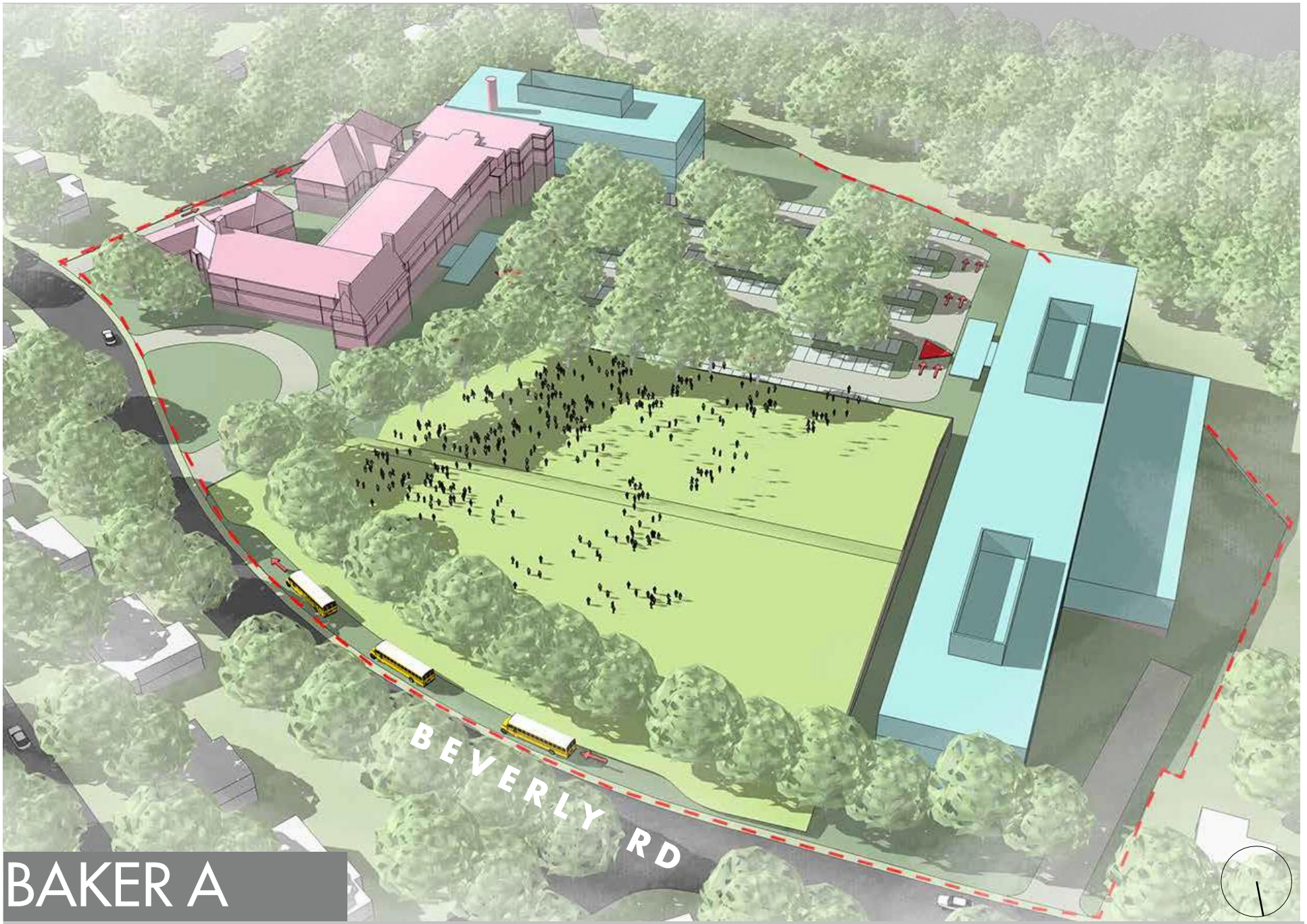
VILLAGE C1

VILLAGE C2



BAKER A

2 K-8 SCHOOLS WITH SHARED SURFACE PARKING

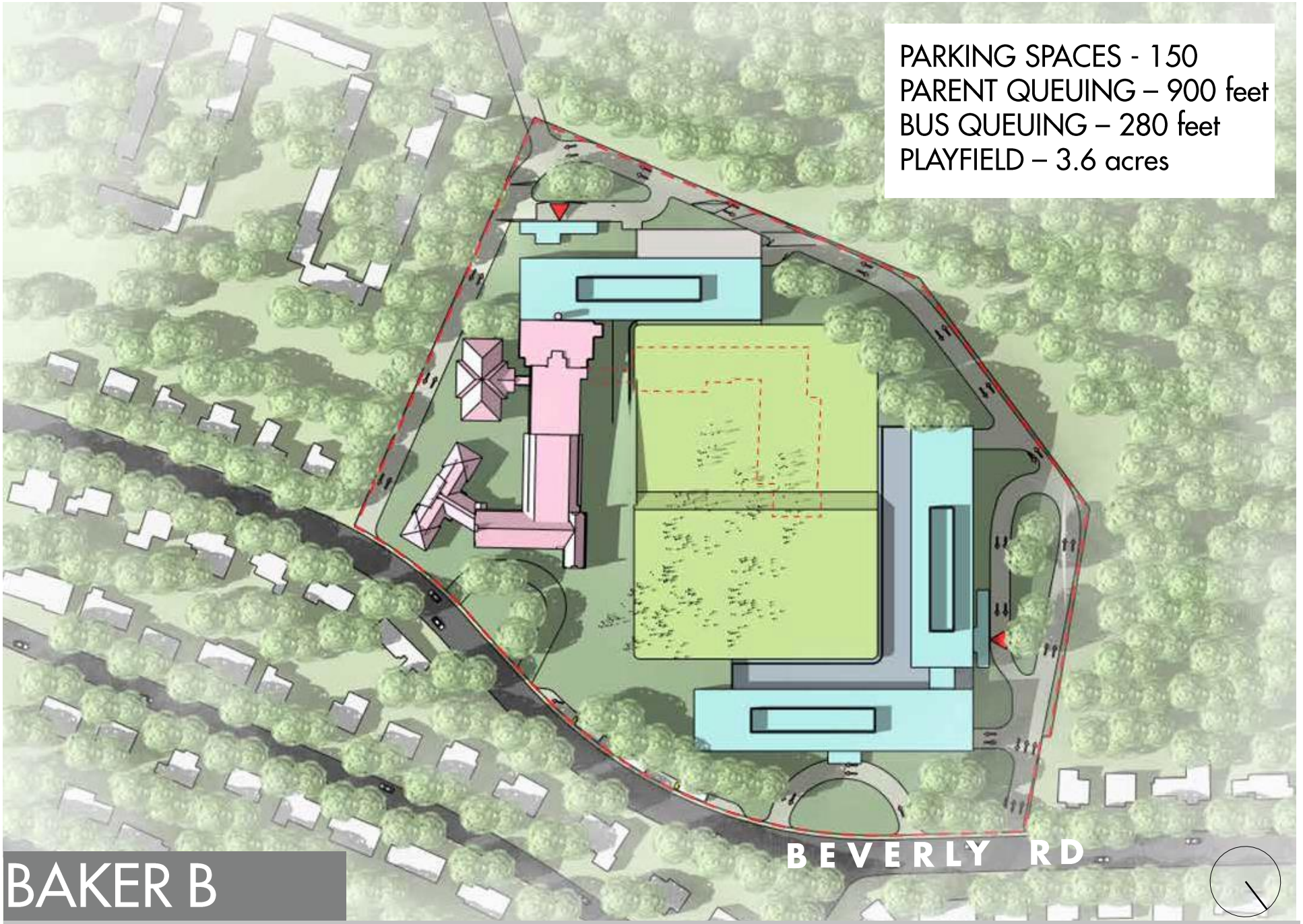


BAKER A

2 K-8 SCHOOLS WITH SHARED SURFACE PARKING

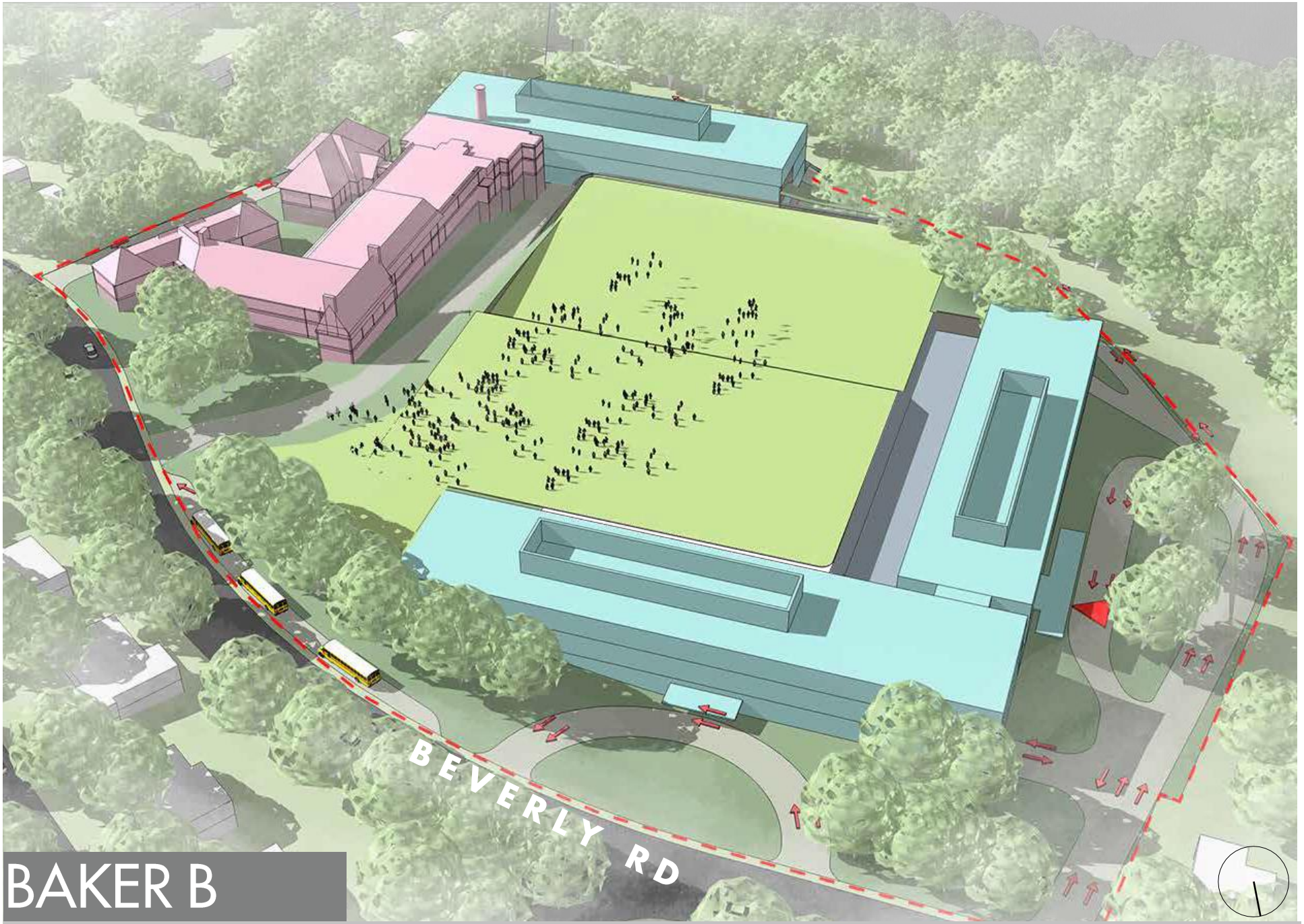
Jonathan Levi Architects

SEPTEMBER 8, 2016
BROOKLINE 9TH ELEMENTARY SCHOOL
SITE SELECTION STUDY (PRE-PRELIMINARY)



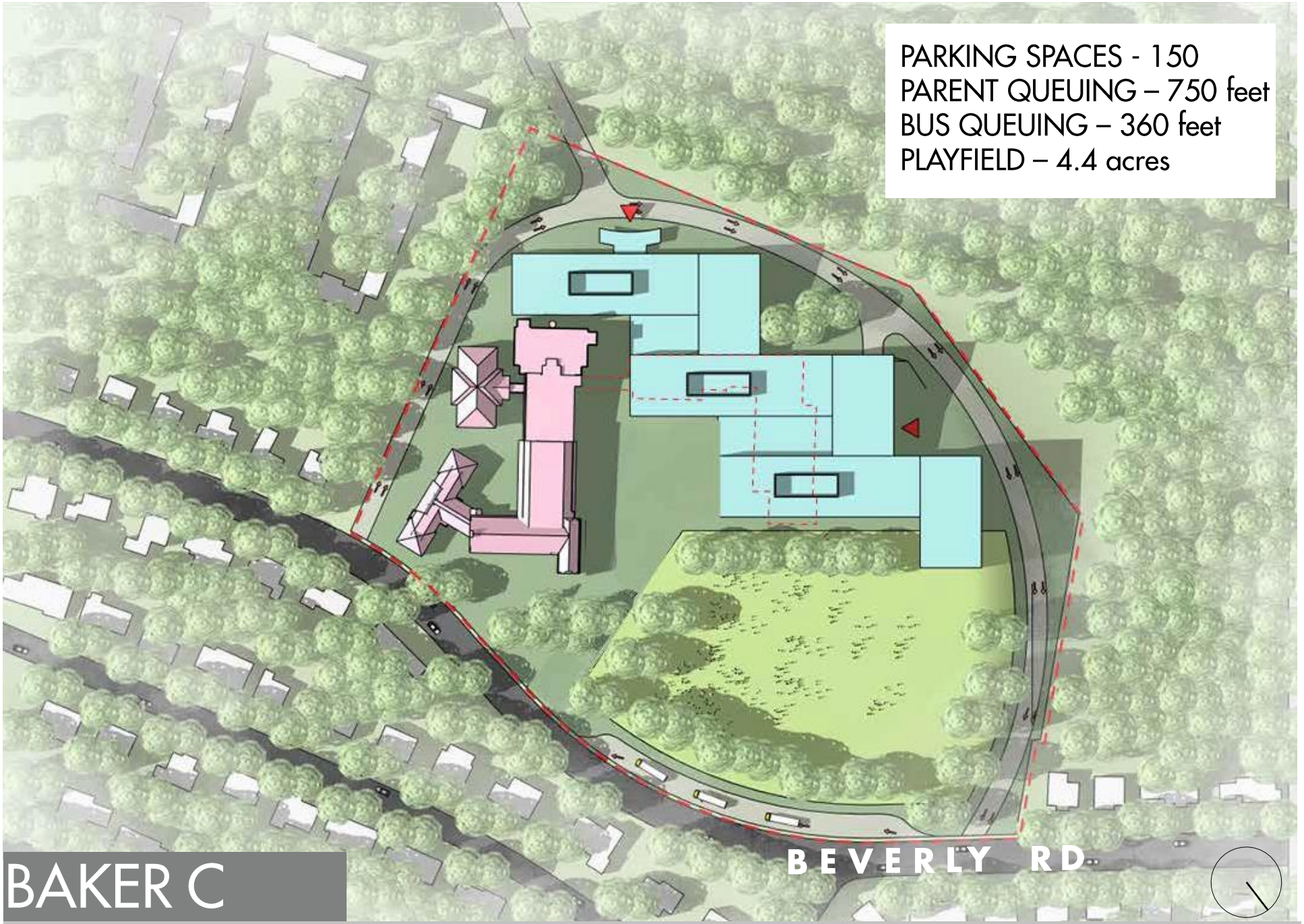
BAKER B

2 K-8 SCHOOLS WITH INDEPENDENT STRUCTURED PARKING



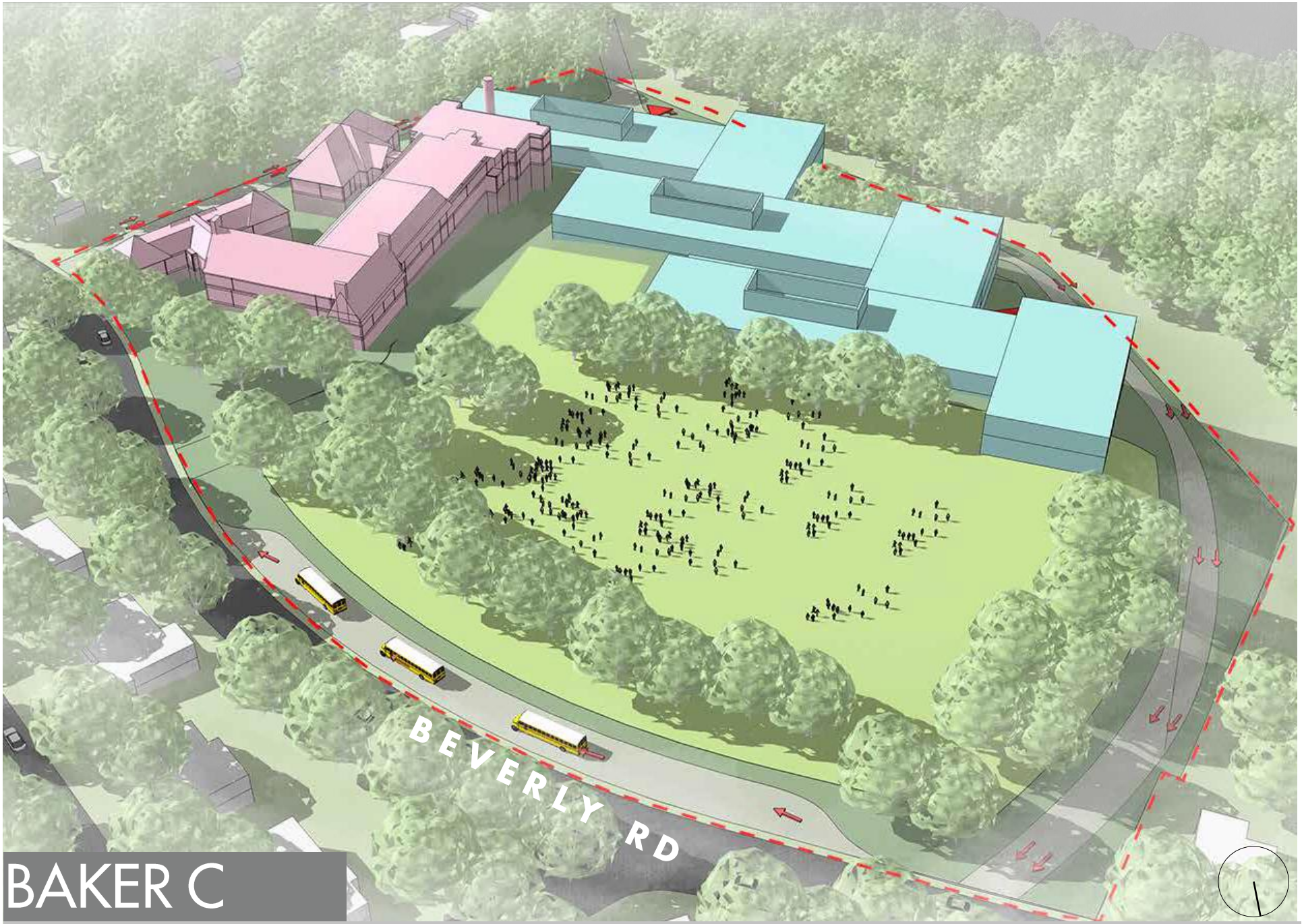
BAKER B

2 K-8 SCHOOLS WITH INDEPENDENT STRUCTURED PARKING



BAKER C

1 K-8 SCHOOL WITH 4 ACADEMIES, STRUCTURED PARKING



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1 K-8 SCHOOL WITH 4 ACADEMIES, STRUCTURED PARKING

Jonathan Levi Architects

SEPTEMBER 8, 2016
BROOKLINE 9TH ELEMENTARY SCHOOL
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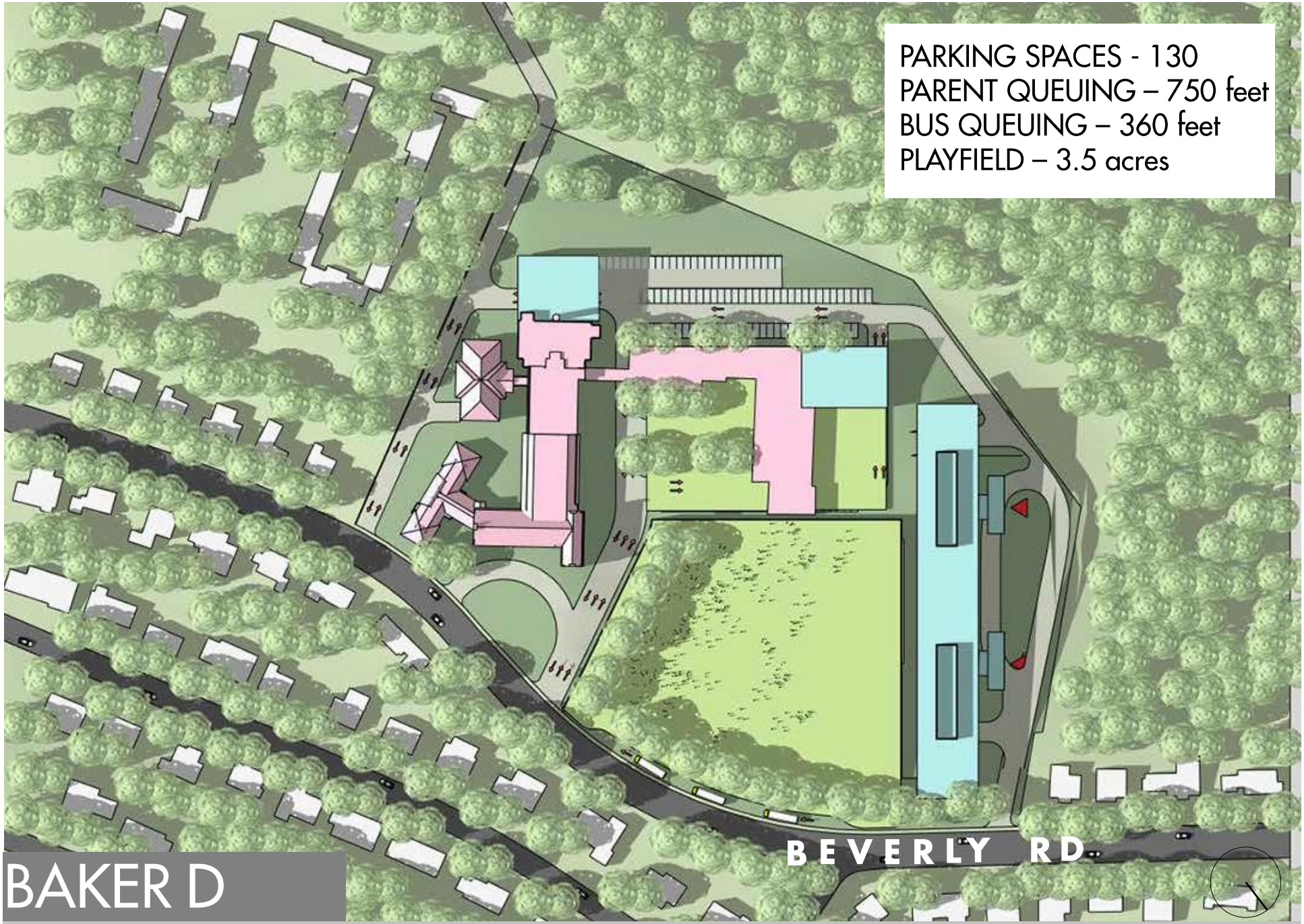
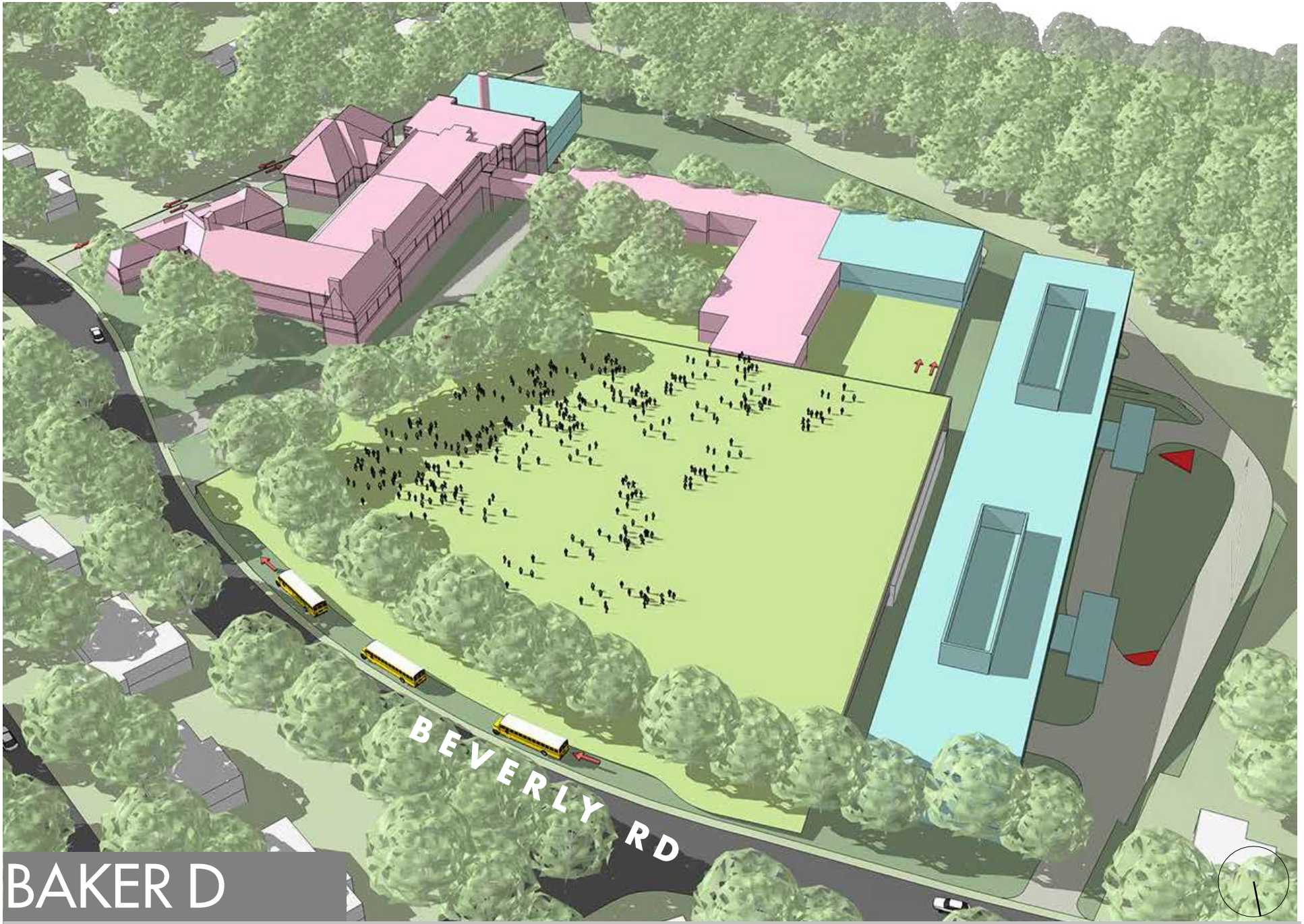


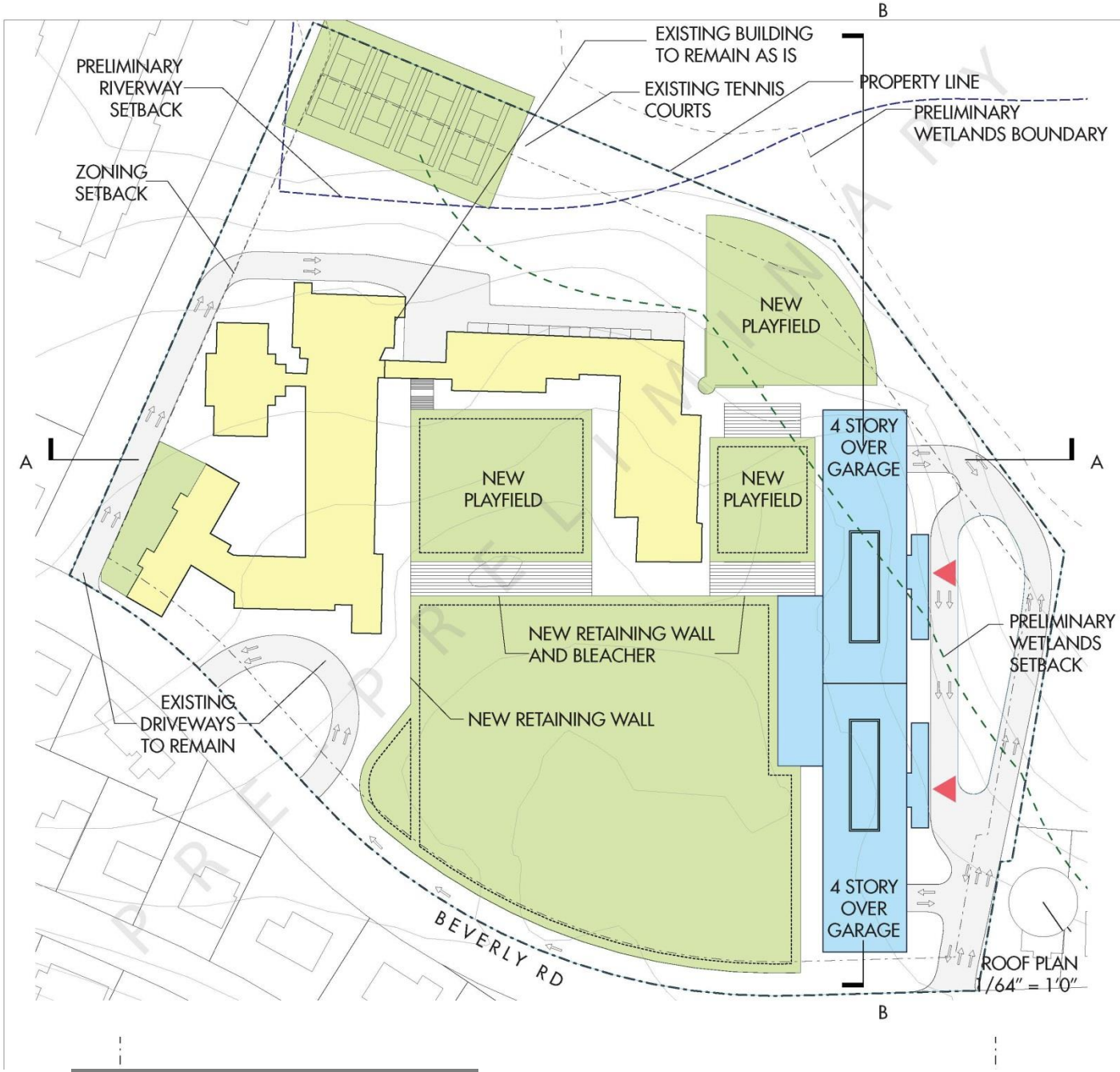
BAKER D

K-8 SCHOOL ADDITIONS WITH EXISTING BAKER STRUCTURE

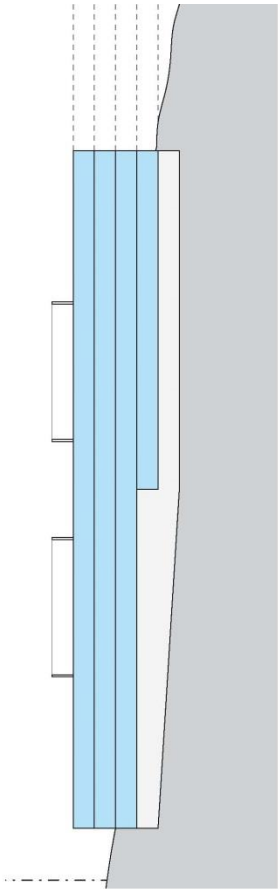


BAKER D

K-8 SCHOOL ADDITIONS WITH EXISTING BAKER STRUCTURE



PARKING SPACES - 130
PARENT QUEUING – 250 feet
BUS QUEUING – 360 feet
PLAYFIELD – 4.5 acres



i Architects

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PRE-CONCEPT CONSTRUCTION PHASING SUMMARY:

1. EXISTING BAKER AND MODULARS REMAIN FULLY IN OPERATION DURING CONSTRUCTION
2. CONSTRUCT NEW STRUCTURED PARKING
3. COMPLETE SITE WORK

BROOKLINE
SITE SELECTION STUDY

AUGUST 30, 2016

BAKER E

K-8 SCHOOL ADDITIONS WITH EXISTING BAKER STRUCTURE

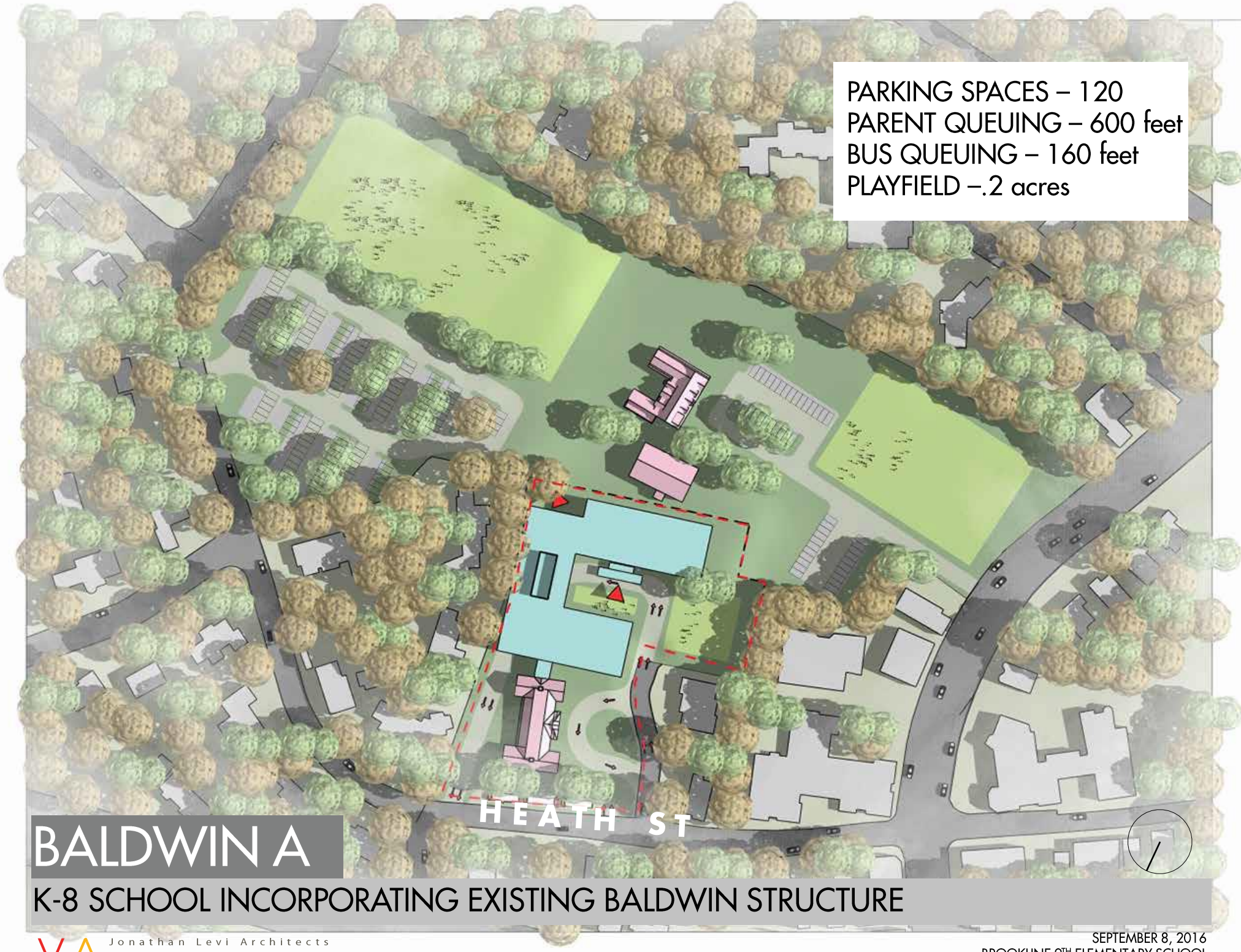
Jonathan Levi Architects

SEPTEMBER 8, 2016
BROOKLINE 9TH ELEMENTARY SCHOOL
SITE SELECTION STUDY (PRE-PRELIMINARY)

RELATIVE RATINGS:

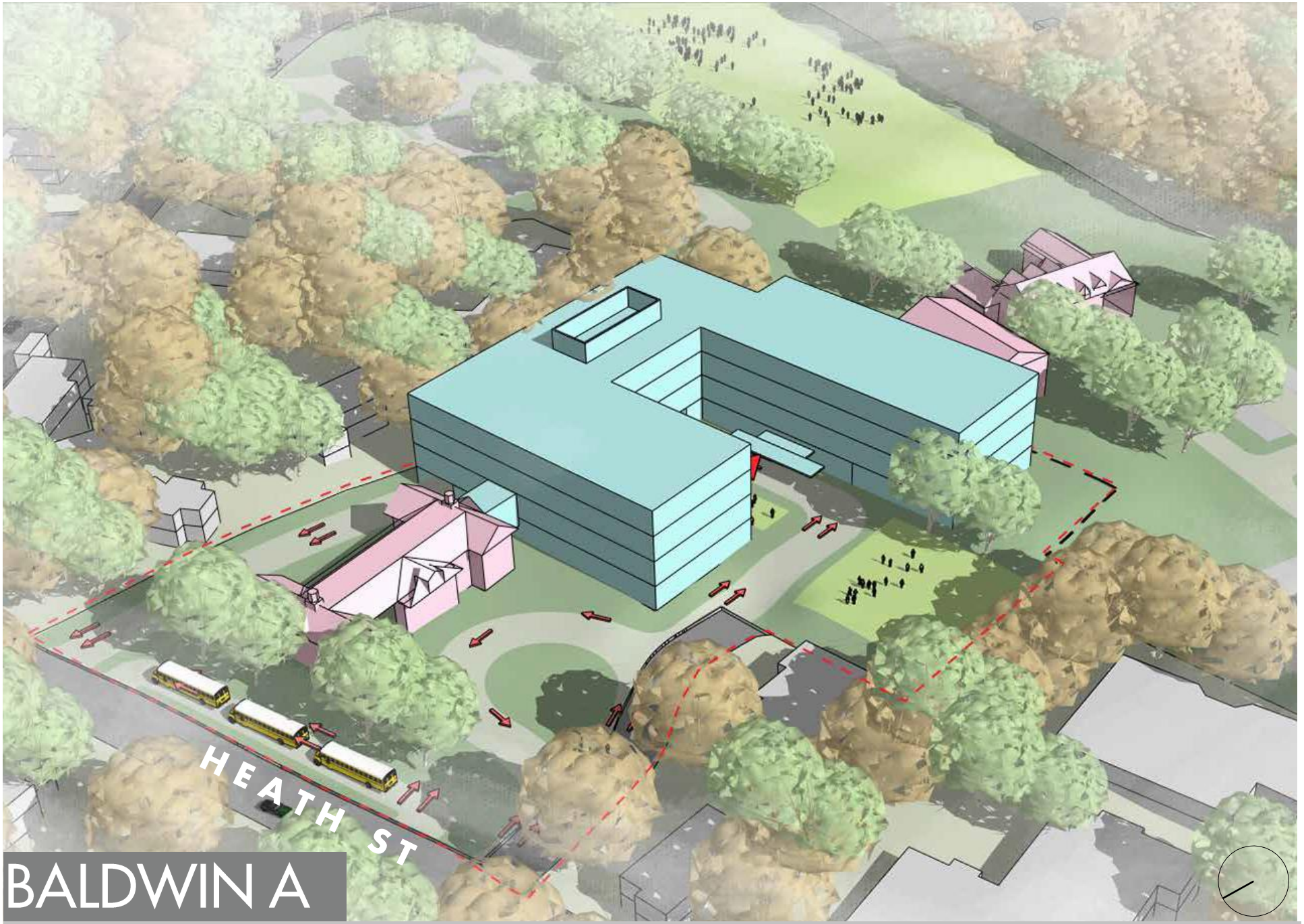
+	Advantageous
-o-	Neutral
-	Disadvantageous
- -	Very Disadvantageous

		BAKER SITE	BAKER SITE COMMENTS
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.
L.2	Safe Access for Walking/ Biking	+	Comparatively small roadways with slower vehicular speeds
L.3	Fire Department Response Time	-	Baker is comparatively far from Fire Station, with potentially more congested roadway access.
L.4	Community Use	-o-	Little change from existing.
L.5	Townscape Improvement	-o-	Little change from existing.
L.6	Sustainability - Carbon Footprint	-o-	Neutral
L.7	Bussing Required	-o-	Neutral. Possible impact on bussing to other schools not addressed.
Site Size and Configuration			
S.1	School Footprint	+	Larger site allows most functional layout
S.2	Parity with Other 8 K-8 Schools	+	Baker site most open.
S.3	Makes Right-Sizing Baker More Efficient	+	Existing Baker School currently serving larger population than originally designed for the building.
S.4	Program Displacement	-o-	No program displacement required
S.5	Playgrounds, Recess and Fields	-	Baker reduces current amount of open space per student.
S.6	Drop-off/Pick-up Queuing	+	Larger site allows most functional layout
S.7	Bus Access / Drop-Off	-o-	Neutral
S.8	Service Access-Deliveries, Refuse	+	Larger site allows most functional layout
S.9	Separation of Pedestrians and Vehicles	+	Larger site allows most functional layout
S.10	Overall Student Safety	+	Less urban/ congested sites are easier to monitor and control.
S.11	Security - Controlled Access to Students	+	Less urban/ congested sites are easier to monitor and control.
S.12	Topography	-o-	All sites have sloped topography.
S.13	Storm Drainage	-o-	Neutral
S.14	Proximity to Neighbors	+	Baker comparatively far from neighbors.
S.15	Community Access/Use – Indoor and Outdoor	-o-	Little change from existing.
S.16	Underground Obstacles	-o-	All sites have ledge.
S.17	Landscape Conservation	-	Baker would remove several existing trees.
S.18	Sustainability-Daylighting/Orientation	+	Ideal orientation is east-west.
S.19	Provides Future Expansion Potential	+	Large Site size allows for ability to expand.
Schedule and Cost Risk Factors			
R.1	Construction Duration	+	Comparatively large site size assists with layout areas, constructability.
R.2	Construction Phasing	-o-	Limited phasing required to not interfere with existing school operations.
R.3	Existing Building Demo	-o-	May not be required, depending on design alternative selected
R.4	Hazardous Material Soil Removal	-o-	Comparatively small risk of soil contamination at an existing school site
R.5	Hazardous Materials in Existing Buildings	-o-	May not be required, depending on design alternative selected
R.6	Wetland Concerns	-	Baker adjacent to stream and wetlands.
R.7	Development Process Complexity	+	Property already owned by Brookline and controlled by Brookline Public Schools
R.8	Acquisitions - Schedule	+	Property already owned by Brookline and controlled by Brookline Public Schools
R.9	Acquisitions - Cost Certainty	+	Property already owned by Brookline and controlled by Brookline Public Schools
R.10	Potential Article 97 Challenge	-o-	Neutral
R.11	Deed Restrictions	+	Property already owned by Brookline and controlled by Brookline Public Schools
R.12	Permitting - Zoning	-o-	Some zoning relief likely recommended for all sites.
Cost Range		$85M to $100M	



BALDWIN A

K-8 SCHOOL INCORPORATING EXISTING BALDWIN STRUCTURE

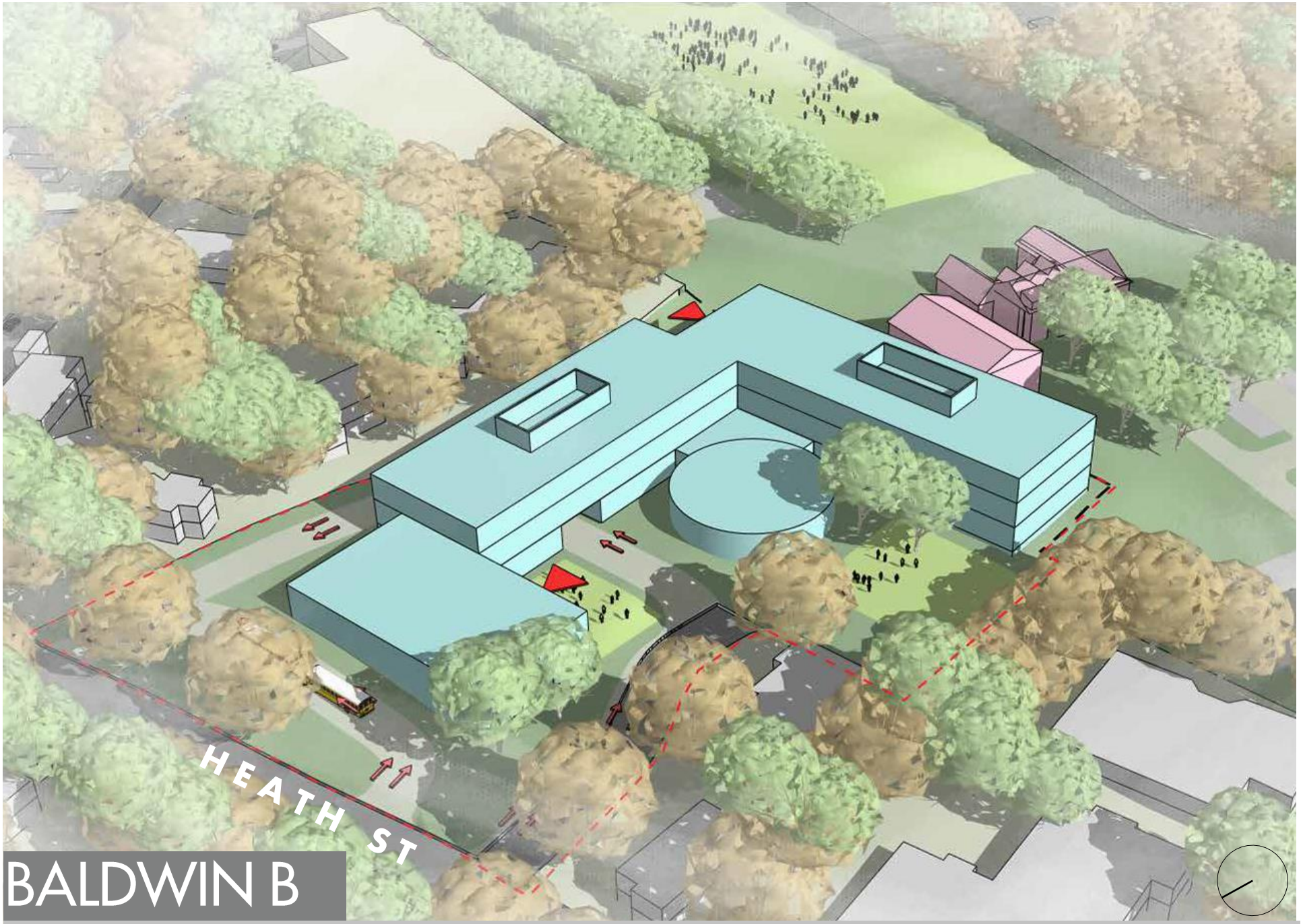


BALDWIN A

K-8 SCHOOL INCORPORATING EXISTING BALDWIN STRUCTURE

BALDWIN B

K-8 SCHOOL - ALL NEW CONSTRUCTION



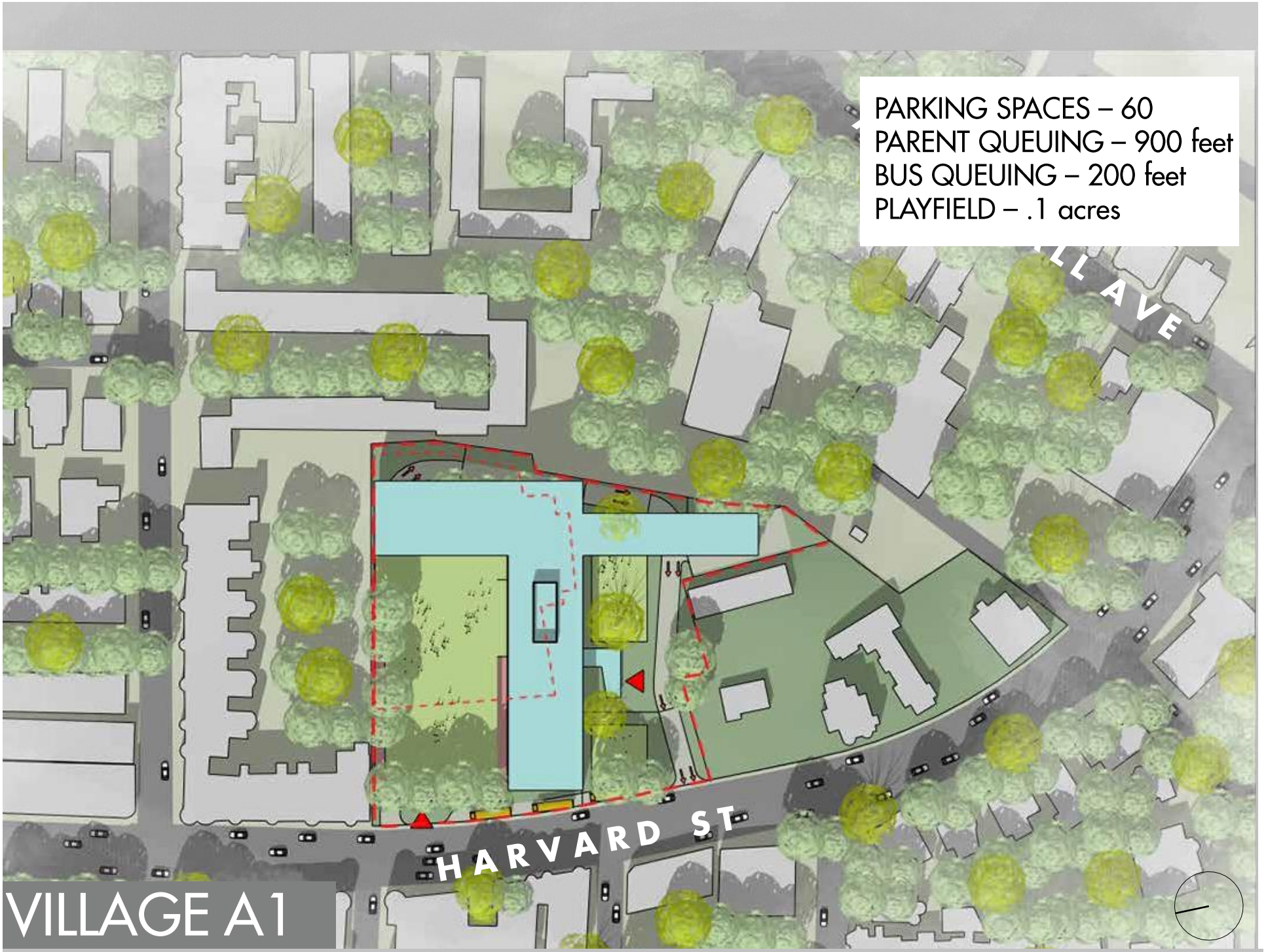
BALDWIN B

K-8 SCHOOL - ALL NEW CONSTRUCTION

RELATIVE RATINGS:

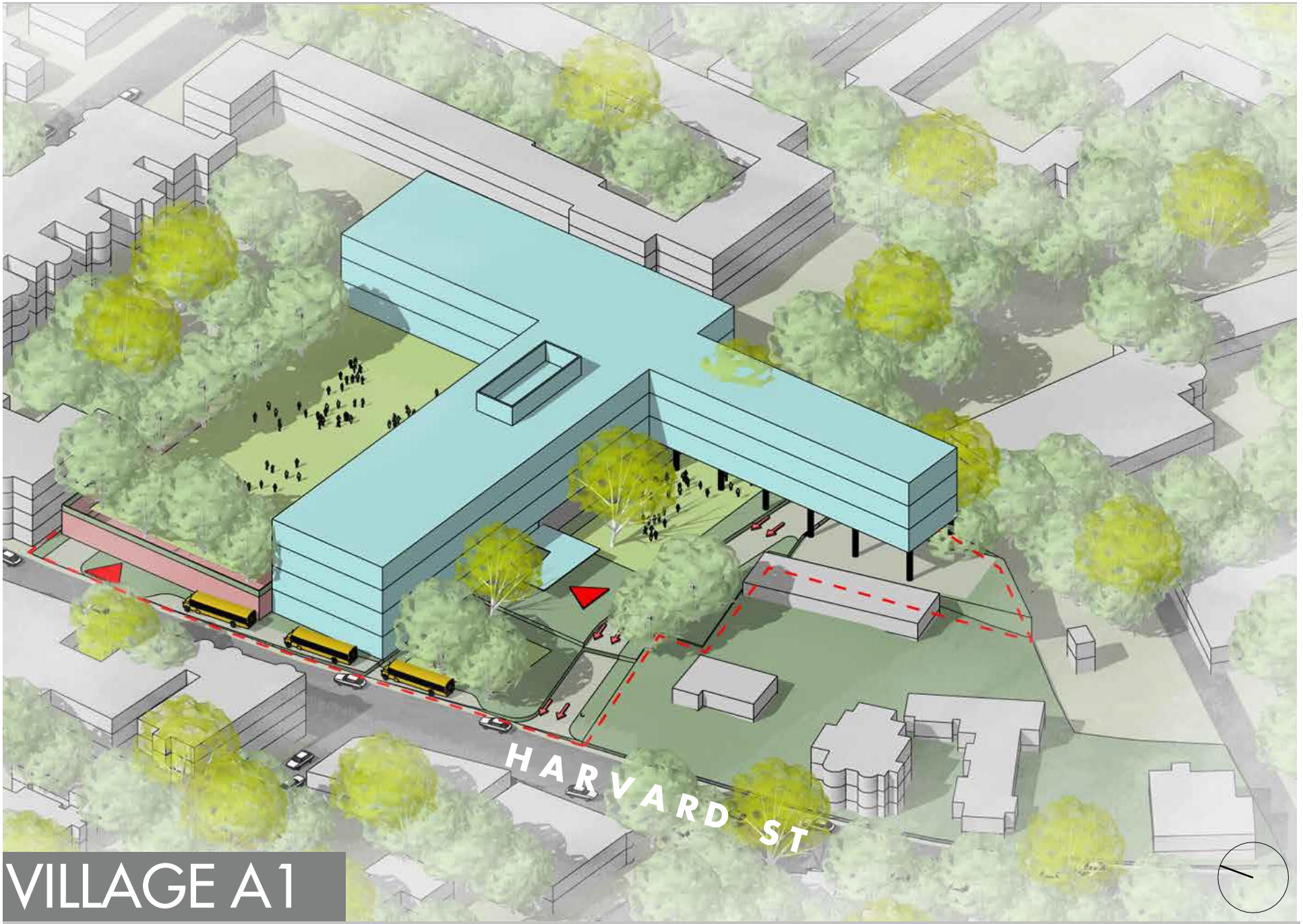
+	Advantageous
-o-	Neutral
-	Disadvantageous
- -	Very Disadvantageous

		BALDWIN SITE	BALDWIN SITE COMMENTS
Location Factors			
L.1	Traffic Impacts – Site, Local, Town-Wide	- -	Small available site area at Baldwin limits vehicle queuing on-site, and would likely overflow to street at peak times.
L.2	Safe Access for Walking/ Biking	-o-	Route 9 very busy, and can be intimidating to cross.
L.3	Fire Department Response Time	-	Baldwin is comparatively far from Fire Station, with potentially more congested roadway access.
L.4	Community Use	+	Baldwin would improve Soule Rec parking.
L.5	Townscape Improvement	-o-	Little change from existing.
L.6	Sustainability - Carbon Footprint	-o-	Neutral
L.7	Bussing Required	-	Baldwin would require most bussing. Possible impact on bussing to other schools not addressed.
Site Size and Configuration			
S.1	School Footprint	-	Site size affects ideal layout - Baldwin is a smaller site
S.2	Parity with Other 8 K-8 Schools	-o-	Neutral
S.3	Makes Right-Sizing Baker More Efficient	-o-	Neutral
S.4	Program Displacement	-	Baldwin option would displace current SPED use in existing building.
S.5	Playgrounds, Recess and Fields	+	Combined use with Soule Rec fields
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	- -	Sufficient Bus drop off lane problematic at Baldwin.
S.8	Service Access-Deliveries, Refuse	-	Service vehicle separation problematic at Baldwin.
S.9	Separation of Pedestrians and Vehicles	-o-	More challenging on tight sites.
S.10	Overall Student Safety	+	Less urban/ congested sites are easier to monitor and control.
S.11	Security - Controlled Access to Students	-o-	Less urban/ congested sites are easier to monitor and control.
S.12	Topography	-o-	All sites have sloped topography.
S.13	Storm Drainage	-	Baldwin would eliminate greatest percentage of existing permeable surface
S.14	Proximity to Neighbors	-	Baldwin has close proximity to neighbors
S.15	Community Access/Use – Indoor and Outdoor	+	Baldwin would add parking for Soule Rec.
S.16	Underground Obstacles	-o-	All sites have ledge.
S.17	Landscape Conservation	-	Baldwin would remove existing trees.
S.18	Sustainability-Daylighting/Orientation	-o-	Neutral
S.19	Provides Future Expansion Potential	- -	No room to expand at Baldwin site
Schedule and Cost Risk Factors			
R.1	Construction Duration	-	Comparatively small site size adversely affects layout areas, constructability.
R.2	Construction Phasing	+	No phasing required
R.3	Existing Building Demo	-	Unknown complexity of demo of Baldwin School.
R.4	Hazardous Material Soil Removal	-o-	Comparatively small risk of soil contamination at an existing school site
R.5	Hazardous Materials in Existing Buildings	-	Unknown extent of hazmats in Baldwin School.
R.6	Wetland Concerns	+	No adjacent wetlands
R.7	Development Process Complexity	+	Property already owned by Brookline
R.8	Acquisitions - Schedule	+	Property already owned by Brookline
R.9	Acquisitions - Cost Certainty	+	Property already owned by Brookline
R.10	Potential Article 97 Challenge	-	Baldwin Options require shared parking with Soule. A challenge could affect viability of site.
R.11	Deed Restrictions	-	Baldwin has restricted use of Parks and Rec land.
R.12	Permitting - Zoning	-o-	Some zoning relief likely recommended for all sites.
Cost Range		$85M to $90M	



VILLAGE A1

K-8 SCHOOL WITH STOP AND SHOP ON BASE SITE



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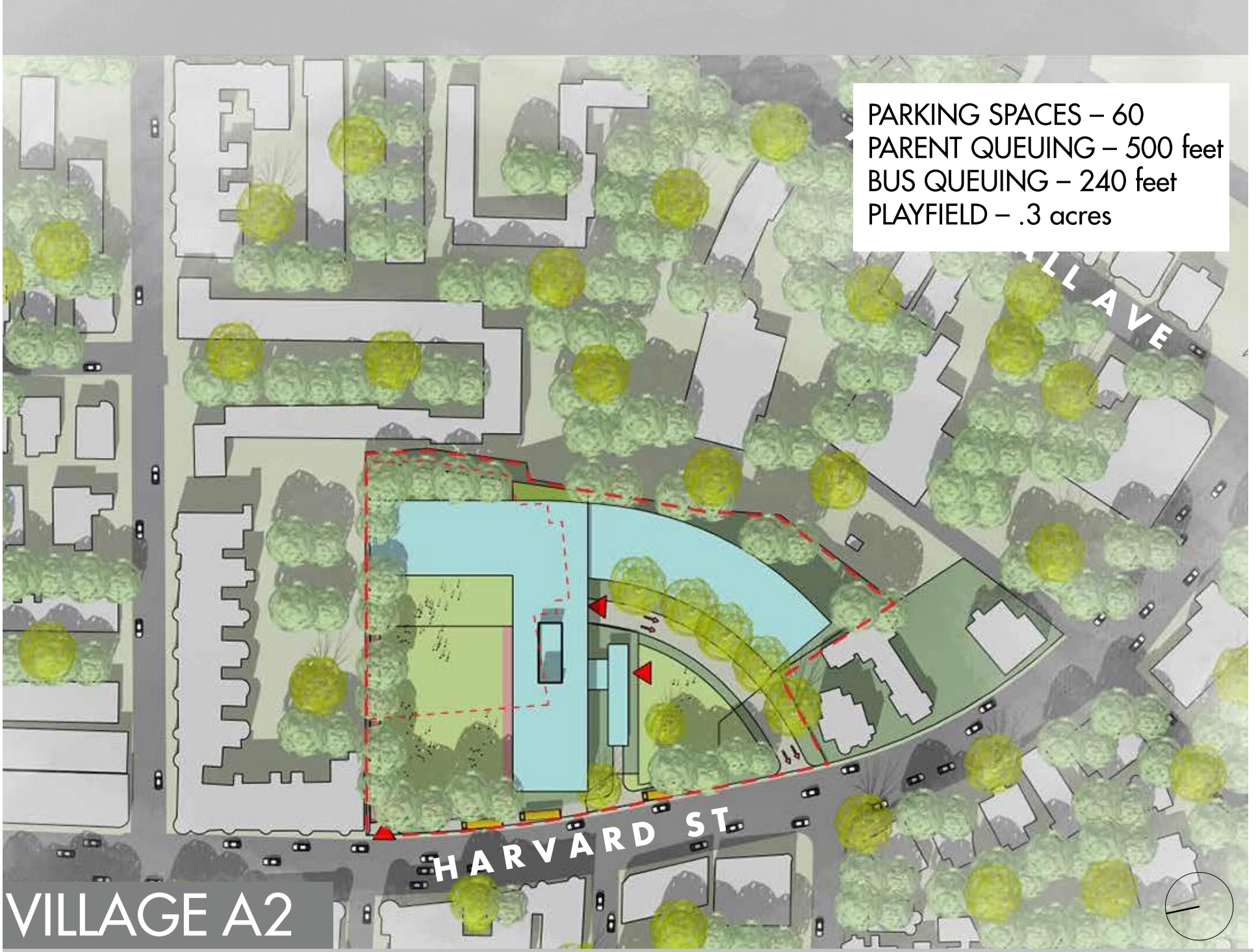
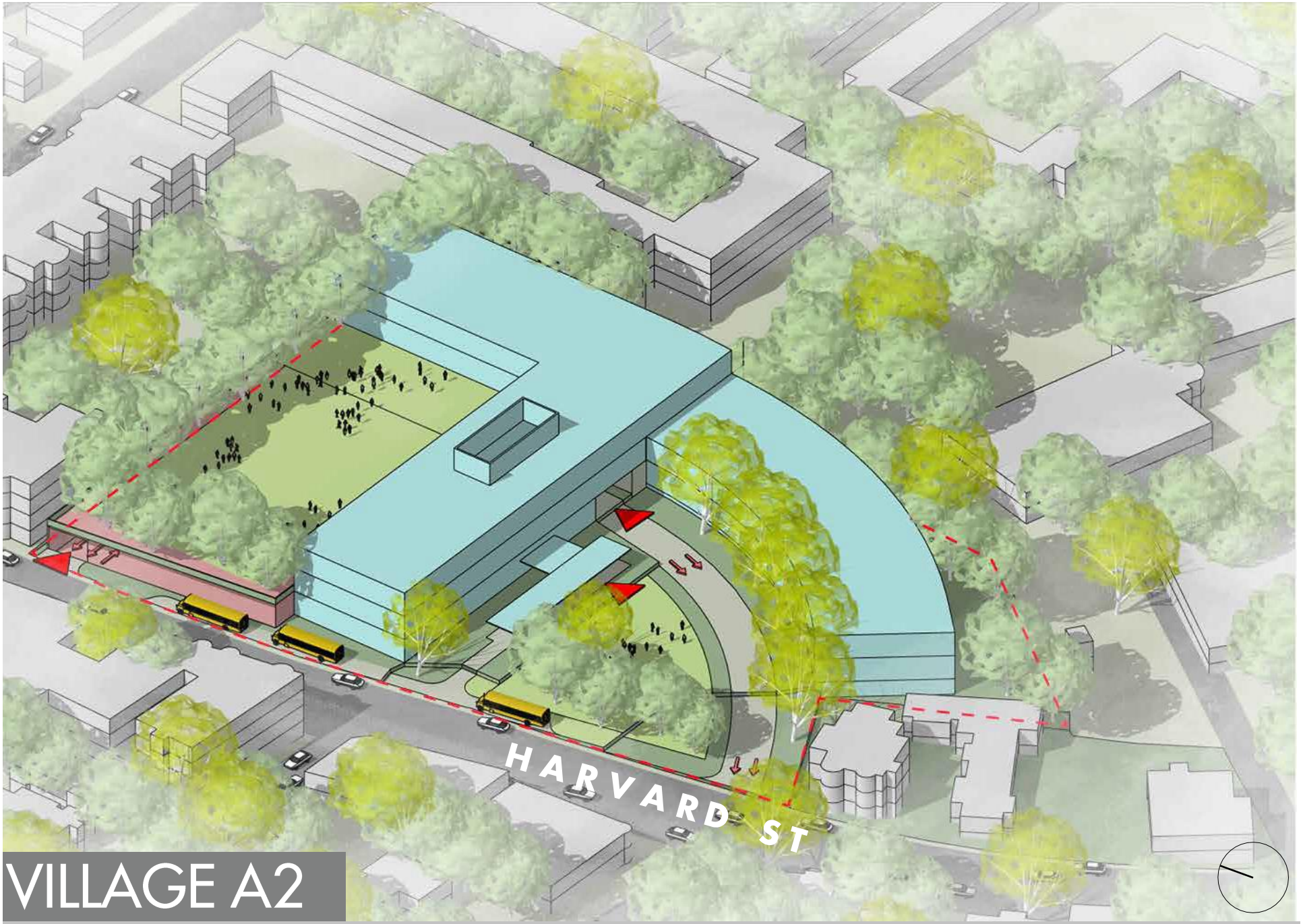


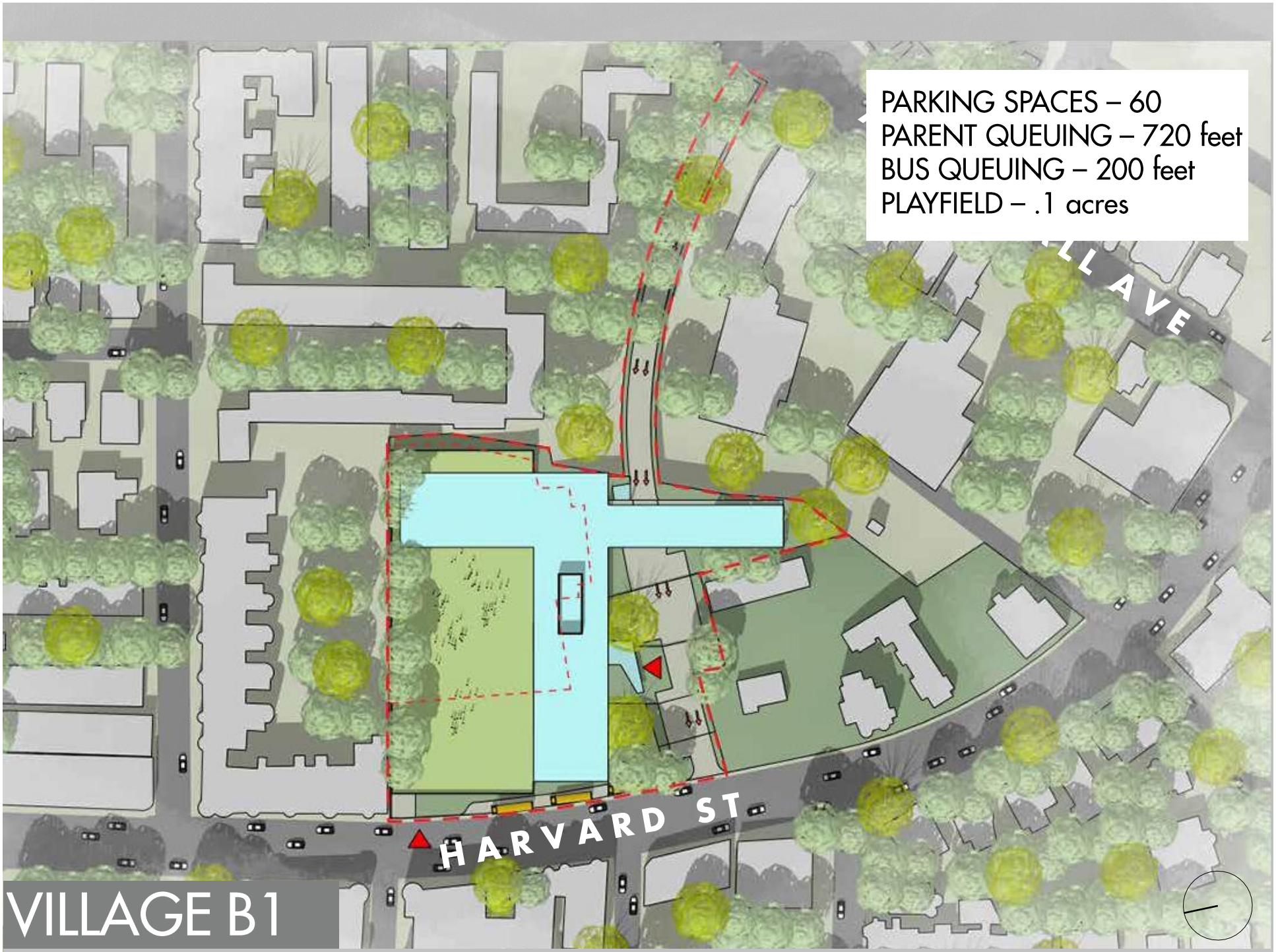
VILLAGE A2

K-8 SCHOOL WITH STOP AND SHOP ON EXPANDED SITE



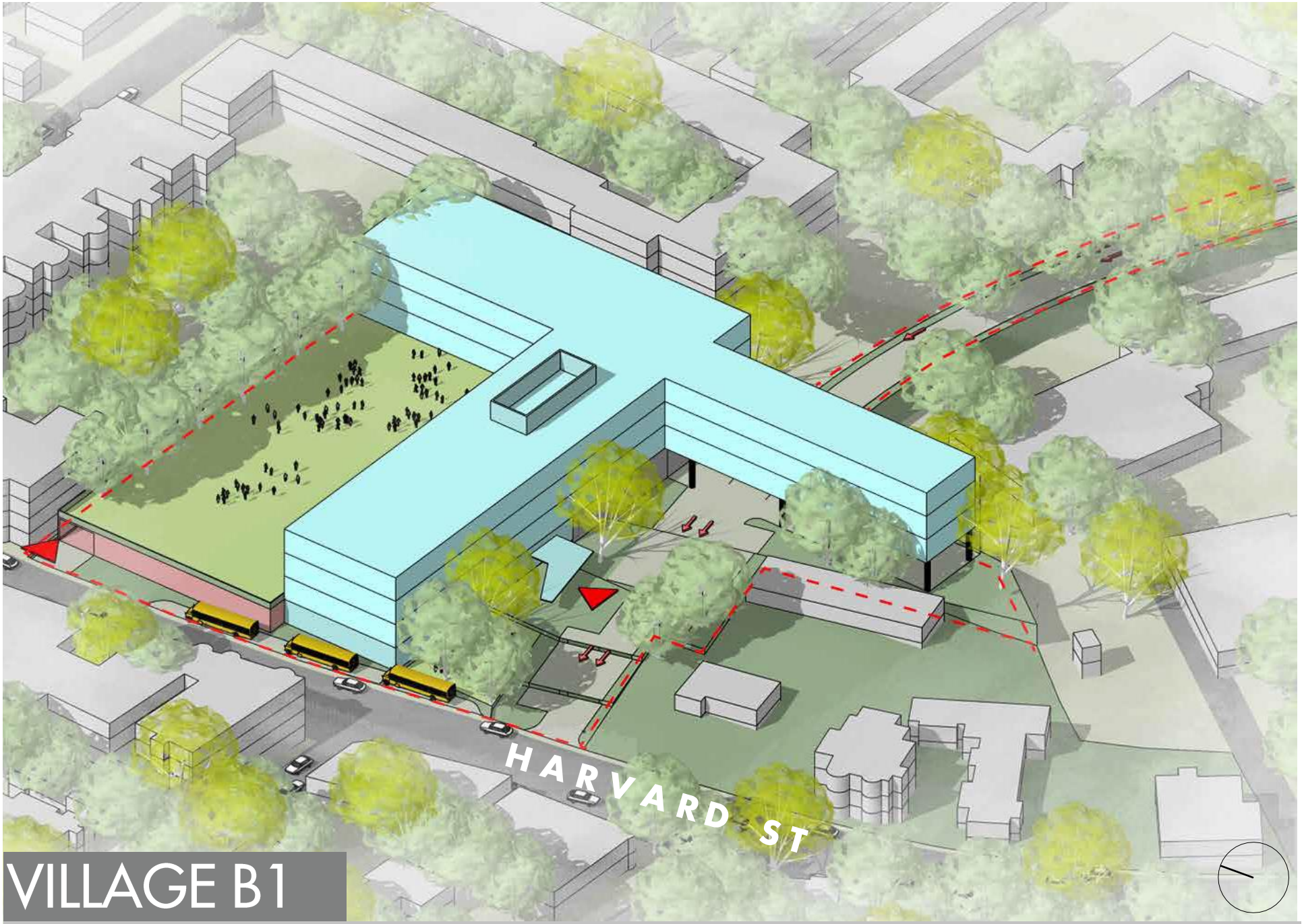
VILLAGE A2

K-8 SCHOOL WITH STOP AND SHOP ON EXPANDED SITE



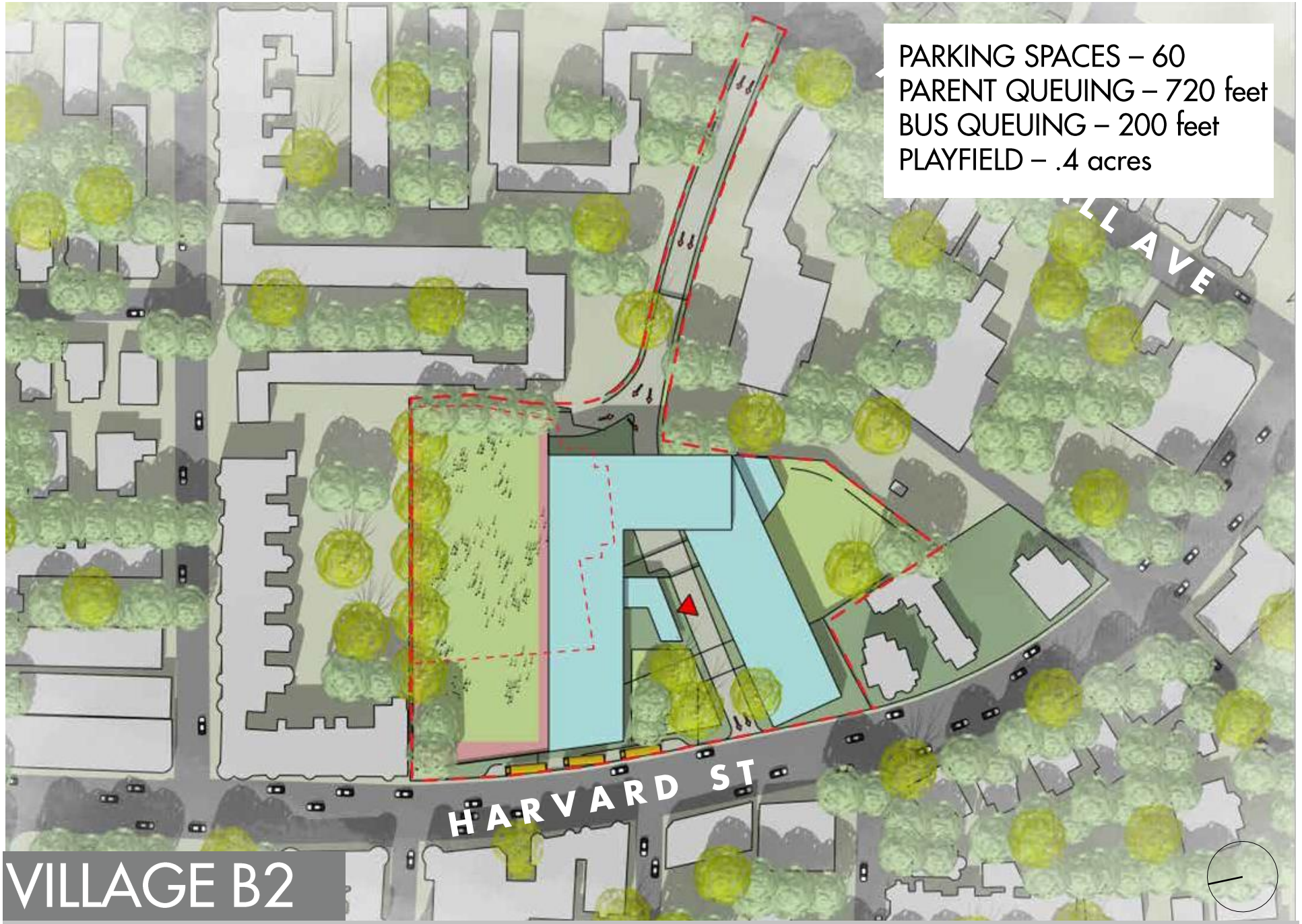
VILLAGE B1

K-8 SCHOOL WITH STOP AND SHOP ON BASE SITE WITH ASPINWALL ACCESS



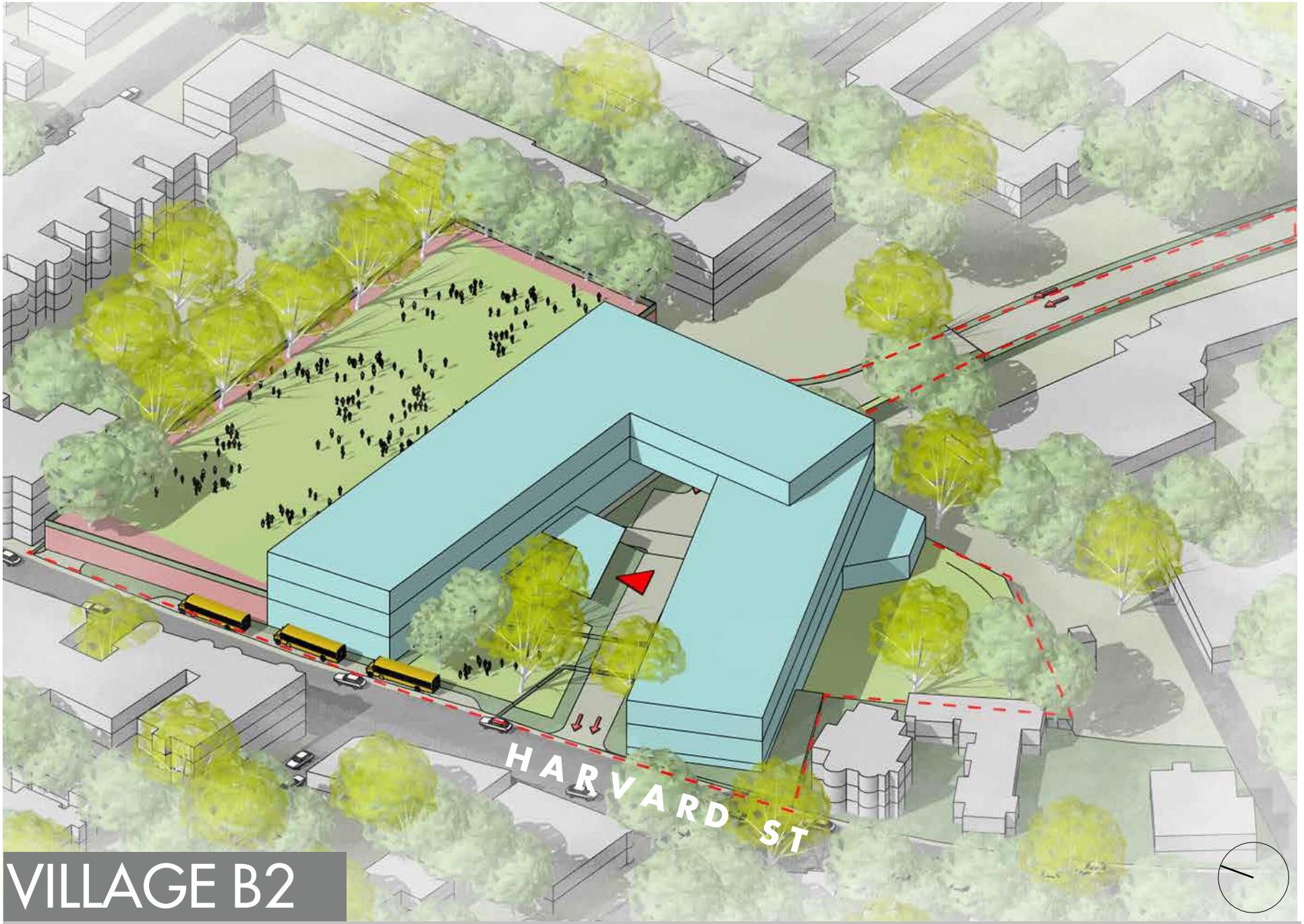
VILLAGE B1

K-8 SCHOOL WITH STOP AND SHOP ON BASE SITE WITH ASPINWALL ACCESS



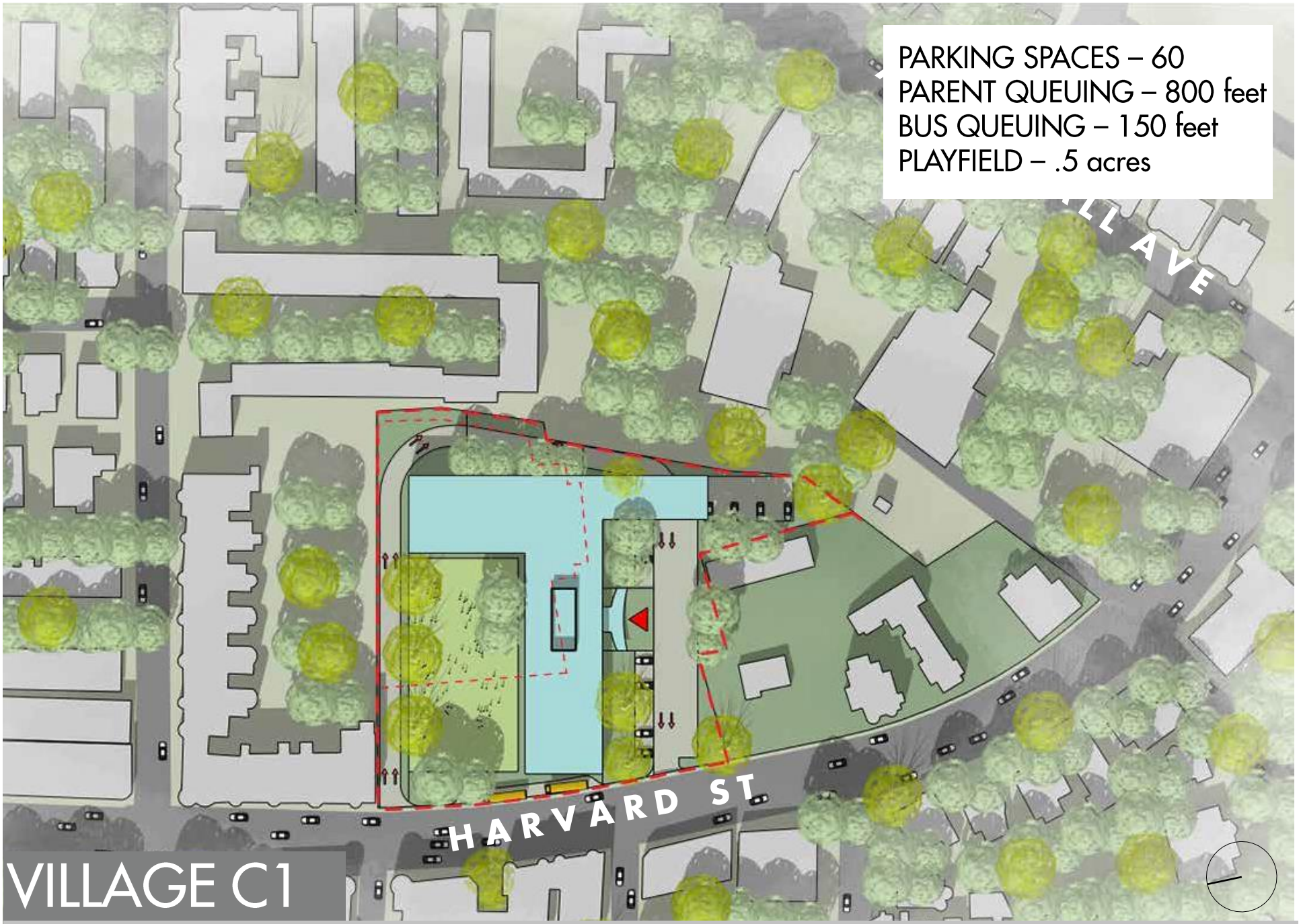
VILLAGE B2

K-8 SCHOOL WITH STOP AND SHOP ON EXPANDED SITE WITH ASPINWALL ACCESS



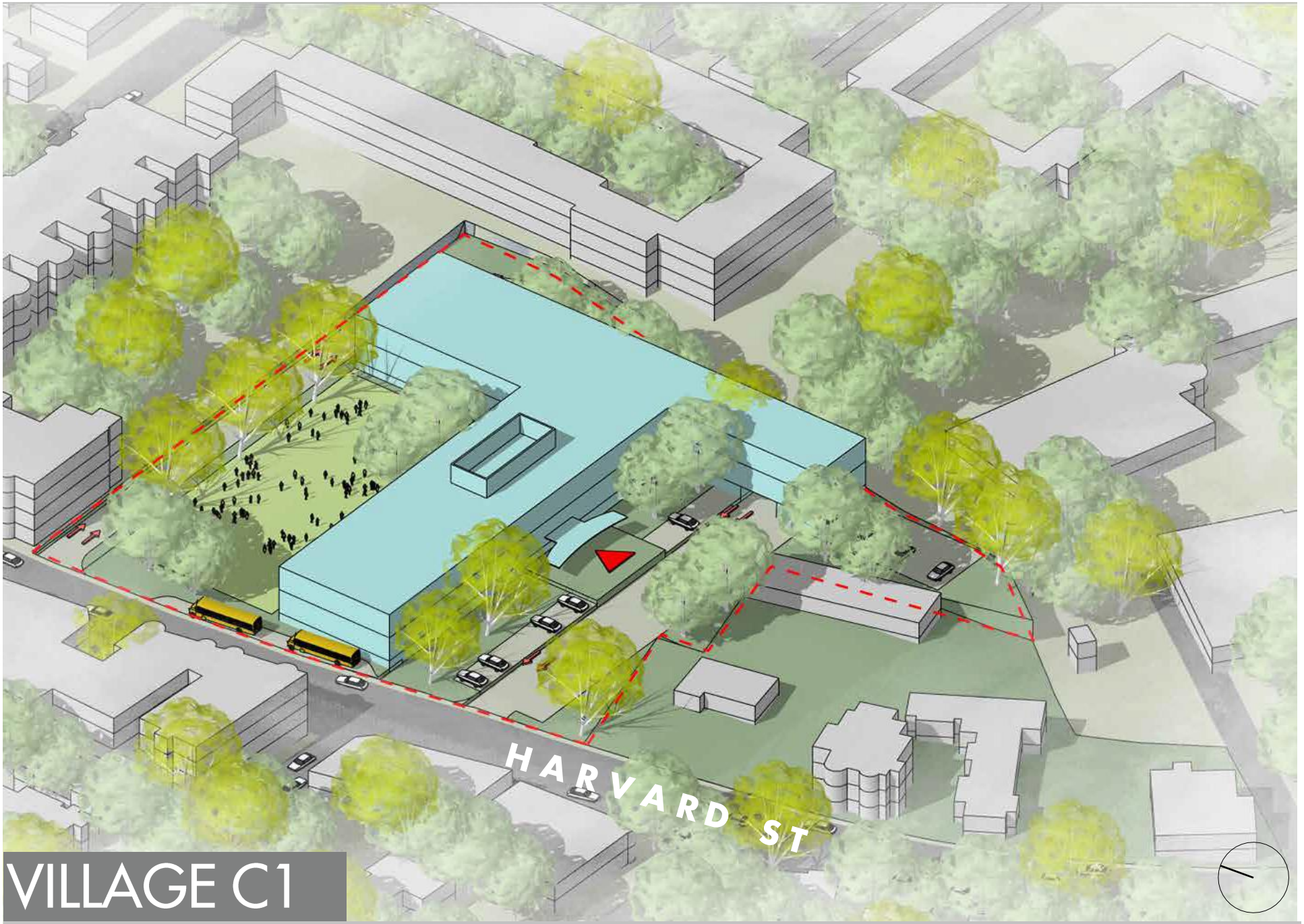
VILLAGE B2

K-8 SCHOOL WITH STOP AND SHOP ON EXPANDED SITE WITH ASPINWALL ACCESS



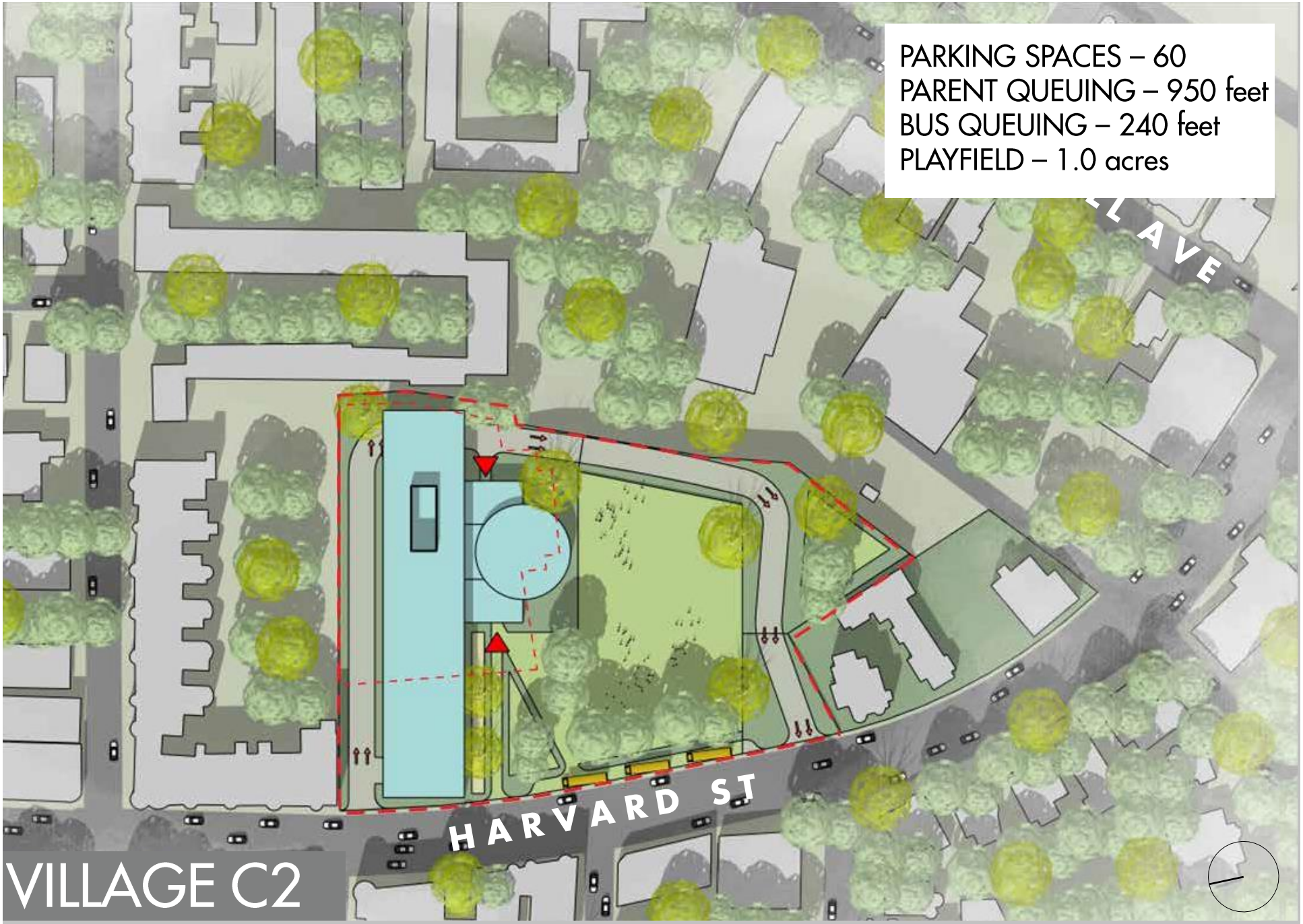
VILLAGE C1

K-8 SCHOOL ONLY ON BASE SITE



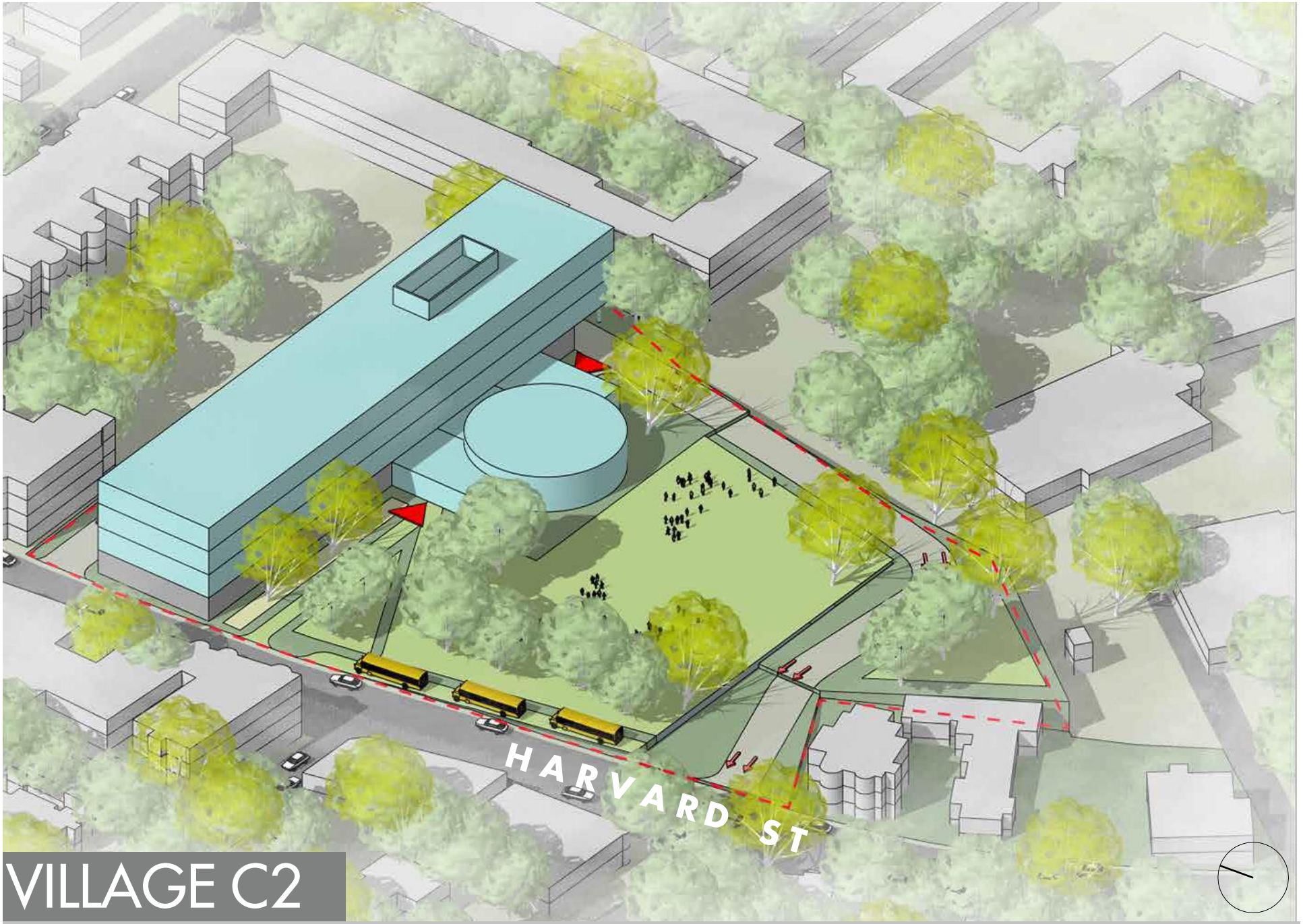
VILLAGE C1

K-8 SCHOOL ONLY ON BASE SITE



VILLAGE C2

K-8 SCHOOL ONLY ON EXPANDED SITE



VILLAGE C2

K-8 SCHOOL ONLY ON EXPANDED SITE

RELATIVE RATINGS:

+	Advantageous
-o-	Neutral
-	Disadvantageous
- -	Very Disadvantageous

		VILLAGE SITE		VILLAGE SITE COMMENTS
		BASE	EXPANDED	
Location Factors				
L.1	Traffic Impacts – Site, Local, Town-Wide	-	-	Village mix of supermarket and school vehicles undesirable.
L.2	Safe Access for Walking/ Biking	-	-	Harvard Street is 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	+	+	Expanded Village site trades gas station and car wash for public space.
L.5	Townscape Improvement	+	+	Village options would improve streetscape, Expanded option provides green space.
L.6	Sustainability - Carbon Footprint	+	+	Village site has best proximity to public transportation and largest percentage of pedestrian use.
L.7	Bussing Required	-o-	-o-	Neutral. Possible impact on bussing to other schools not addressed.
Site Size and Configuration				
S.1	School Footprint	-	-	Site size affects ideal layout - Village is a smaller site
S.2	Parity with Other 8 K-8 Schools	-	-	Village Site most Urban.
S.3	Makes Right-Sizing Baker More Efficient	-o-	-o-	Neutral
S.4	Program Displacement	-o-	-	Expanded Village would displace gas station and car wash.
S.5	Playgrounds, Recess and Fields	- -	-	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	-	-	Smaller site allows less functional layout
S.7	Bus Access / Drop-Off	-o-	-o-	Neutral
S.8	Service Access-Deliveries, Refuse	-o-	-o-	Neutral
S.9	Separation of Pedestrians and Vehicles	-	-o-	More challenging on tight sites.
S.10	Overall Student Safety	-o-	-o-	Neutral
S.11	Security - Controlled Access to Students	-	-	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-	All sites have sloped topography.
S.13	Storm Drainage	-o-	-o-	Neutral
S.14	Proximity to Neighbors	-	-	Village has close proximity to neighbors
S.15	Community Access/Use – Indoor and Outdoor	-o-	+	Village expanded would add new community green.
S.16	Underground Obstacles	-o-	-o-	All sites have ledge.
S.17	Landscape Conservation	+	+	Little removal of existing trees.
S.18	Sustainability-Daylighting/Orientation	+	+	Ideal orientation is east-west.
S.19	Provides Future Expansion Potential	- -	-	No room to expand at Village base site
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	- -	- -	Coordinating demo of existing Stop and Shop to limit down-time requires phasing.
R.3	Existing Building Demo	- -	- -	Unknown complexity of demolition of Stop and Shop, Gas Station, car wash.
R.4	Hazardous Material Soil Removal	- -	- -	Unknown extent of hazmats in soil below grocery (originally a factory), gas station, car wash.
R.5	Hazardous Materials in Existing Buildings	- -	- -	Unknown extent of hazmats in Stop and Shop, Gas Station, car wash.
R.6	Wetland Concerns	+	+	No adjacent wetlands
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-	Neutral
R.11	Deed Restrictions	- -	- -	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-	Some zoning relief likely recommended for all sites.
Cost Range		$110M to $135M	$120M to $145M	

RELATIVE RATINGS:

+	Advantageous
-o-	Neutral
-	Disadvantageous
--	Very Disadvantageous

		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 best proximity to public transportation and largest percentage of pedestrian use.
L.7	Bussing Required	-o-	-	-o-	-o-	Baldwin would require most bussing. Possible impact on bussing to other schools not addressed.
Site Size and Configuration						
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 Outdoor	-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.
S.19	Provides Future Expansion Potential	+	--	--	-	Site size affects ability to expand.
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	-	+	+	+	Baker adjacent to stream and wetlands.
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. A challenge could affect viability of site.
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 $90M	$110M to $135M	$120M to $145M	

Next Steps

THE PATH TOWARDS FINAL SITE SELECTION

Path Towards Final Selection

PUBLIC SCHOOLS of BROOKLINE

Continue to Meet with Town Departments and Commissions

- Building Commission
- Park and Recreation Commission
- Planning Board
- Preservation Commission
- Conservation Commission
- Advisory Committee and related subcommittees

Upcoming Public Meetings

PUBLIC SCHOOLS of BROOKLINE

Site Selection Final Public Input

- **September 14: Open House at Baker School – 8:00 a.m.**
  Town and School officials provide information, answer questions, and solicit input.
- **September 22: Public Hearing on Site Selection Study – Town Hall, 7:00 p.m.**
  Members of the public comment on Site Selection to Joint Boards
- **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**
  Brookline High School, 8:00 p.m.

For ongoing updates

www.brookline.k12.ma.us/school9

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 School Committee meetings, sign up at www.brooklinema.gov/list.aspx