



**THE PUBLIC SCHOOLS OF BROOKLINE**  
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MARY ELLEN N. DUNN  
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FOR ADMINISTRATION AND FINANCE

TO: Transportation Board  
FROM: School Committee  
Date: January 21, 2019  
RE: Request to Update Approved Parking Plan for Driscoll School

Attachments:

- Driscoll School Building Project Program Statement
- 2018-07-19 Approved Driscoll Employee Parking Plan
- Proposed Expansion of Parking Permit locations on Town Streets
- Building Layout Options for Structured Parking Level Considered by School Committee and Driscoll School Building Committee
- Comparison of existing approved School Employee Parking Plans

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Attached please find the parking plan modification request for the Driscoll School Expansion Project estimated to be completed in 2022. 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.

The School Committee has set the expectation that School Department staff participate in the Town's ongoing planning and future implementation for all Town of Brookline employees to have access to Transportation Demand Management (TDM) strategies, incentives, and goals. The School Committee is fully committed to supporting the TDM process. The parking options presented in this memo are made using assumptions consistent with currently existing school employee parking plans, and do not yet include TDM assumptions. When TDM is finalized, the School Department expects to revisit all existing parking plans and adjust them as needed.

When the new and expanded Driscoll School opens in Fall 2022, the staff will increase from 107 to 125. The total need for staff parking will increase by eight spaces from 105 total spaces in the current plan to 113 total spaces. 113 spaces equals 90% of the total staff and 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
Existing	107	105 (52 on site, 53 Town permits)
Projected	125	113 (90% of total staff)

**Parking Plan Options Considered by School Committee and the Driscoll School Building Committee**

The School Committee and the Driscoll School Building Committee reviewed three options for staff parking on site. 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 options vary in number of staff parking spots on school property, the number of staff parking spots on Town streets, and construction costs. All on-site parking spots are underneath the building at the basement level in order to maximize useable play

space and open space on the property. Attached maps show how the on-street staff spaces are distributed for each plan. The table below summarizes the three options considered by the committees and the currently existing Driscoll Parking Plan.

#### **Summary of Proposed Parking Plans**

	Staff Parking Spaces Needed	# of Staff Parking Spaces on School Property	# of Staff Parking Spaces on Town Streets	Change in On-Street Parking Permits	Estimated Longest Walk for Staff (mi)
Option A	113	0	113	+60	0.5
Option B	113	25	88	+35	0.4
Option C	113	50	63	+10	0.3
Currently Approved T-Board Parking Plan	105	52	53	N/A	0.3

#### **Costs Associated with Parking Plan Options**

During the design process, School Committee, Select Board, and School Building Committee have all prioritized increasing useable play space and open space on the Driscoll property. The current building design increases play space by 50% by relocating the building, moving the existing on grade parking lots below the building, and reducing the building footprint by adding a fourth story. 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 A and Option C and the cost estimates have been further refined leading to a reduction in the anticipated cost of Option C. Option B was not presented during Town Meeting but was requested by the School Building Committee.

	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 A	0 spaces	\$93-97 M	\$0	0	\$93 – 97 M	\$ 0
Option B	N/A	N/A	N/A	25 spaces	\$96.3 – 100.3 M	\$3.3 M
Option C	50 spaces	\$101-105 M	\$8 M	50 spaces	\$99.1– 103.1 M	\$6.1 M

On January 15, the Driscoll School Building Committee reviewed Options A, B, and C and approved recommending Option C to the School Committee, Select Board, and Building Commission by a vote of 12 to 3. When discussing staff parking options, the Building Committee considered numerous factors including the cost of building below grade parking, maximizing open and green space, the impact on teachers and school staff, the impact on neighborhood streets, and the need to create long term flexibility in building design. During their discussion, the Building Committee did not have available to them the refined cost estimates for below grade parking. The Building Committee considered carefully the wide range of input of neighbors and community members related to parking. Some residents wanted more staff to park on Town streets as a way of limiting costs and using already existing parking spots. Others wanted to build significantly more parking below the building to help teachers, keep employee cars off of the streets and to make more parking available to those using Washington Square retail establishments. In particular, Lancaster Terrace residents submitted a petition to the Building Committee declaring that they would prefer to have teachers park on their street instead of spending taxpayer dollars on building a parking garage beneath the school.

On January 17, the School Committee deliberated on the same parking options and employee parking plans. The School Committee took the School Building Committee recommendation seriously and considered many of the same factors. The School Committee focused particularly on the distance teachers would have to walk, the overall cost of the project, and the wide range of opinion in the neighborhood related to parking. 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. When discussing the distance that staff would be required to walk, the School Committee noted that the 0.4 mile maximum distance between staff parking spots and the school in Option B is comparable to the longer 0.5 mile distance staff face at other schools because of the hilly nature of the neighborhood surrounding Driscoll.

After careful consideration of the factors cited above and input from neighbors, the School Committee voted 5 to 4 favor of Option B. The four members who did not vote in favor of Option B supported Option C, building 50 spaces below grade and requesting only 10 more employee spaces on Town streets. In selecting Option B, the School Committee is attempting to balance the many competing factors related to parking.

As a result of this vote, the School Committee is recommending to the Select Board and Building Commission that the school design include underground parking for 25 spaces. This design will reduce onsite parking from 52 spaces to 25 spaces and requires an increase in available staff parking permits. Therefore, the School Committee seeks from the Transportation Board a revision in the Driscoll Employee Parking Plan that would increase staff parking permits on Town streets from 53 to 88, an increase of 35 permits above the existing parking plan.

The Driscoll School Building Committee has also requested bike parking onsite and adult showers to be accessible to employees. Electric Charging stations similar to Coolidge Corner School are also under consideration; however, there is an operating budget impact to these stations as regulations have yet to be passed to allow for the recoupment of the cost of the energy for the consumer. 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 TDM and understands that leveraging parking options is a means of inducing employees to take advantage of car free incentives.

## Summary

Driscoll Elementary School Expansion Project - Parking Plan Adjustment to Current Approved Employee Parking Plan

- a) Expanded Driscoll School - Opening September 2022
  - i) School Committee Preferred Parking Plan (Option B) -

113	Spaces Requested: 125 Staff (working more than 3 hours) less 9 who do not require parking; 90% need parking
25	Proposed Onsite Parking Lot Spaces (Loss of 27 spaces from current plan)
53	Currently approved T-Board Neighborhood Spaces
35	Proposed Spaces for T-Board Review
113	Total Parking Spaces Identified
88	Drivers/employees needing spaces to be good neighbor

- b) Currently Existing Driscoll Staff Parking Plan – Approved September 2018

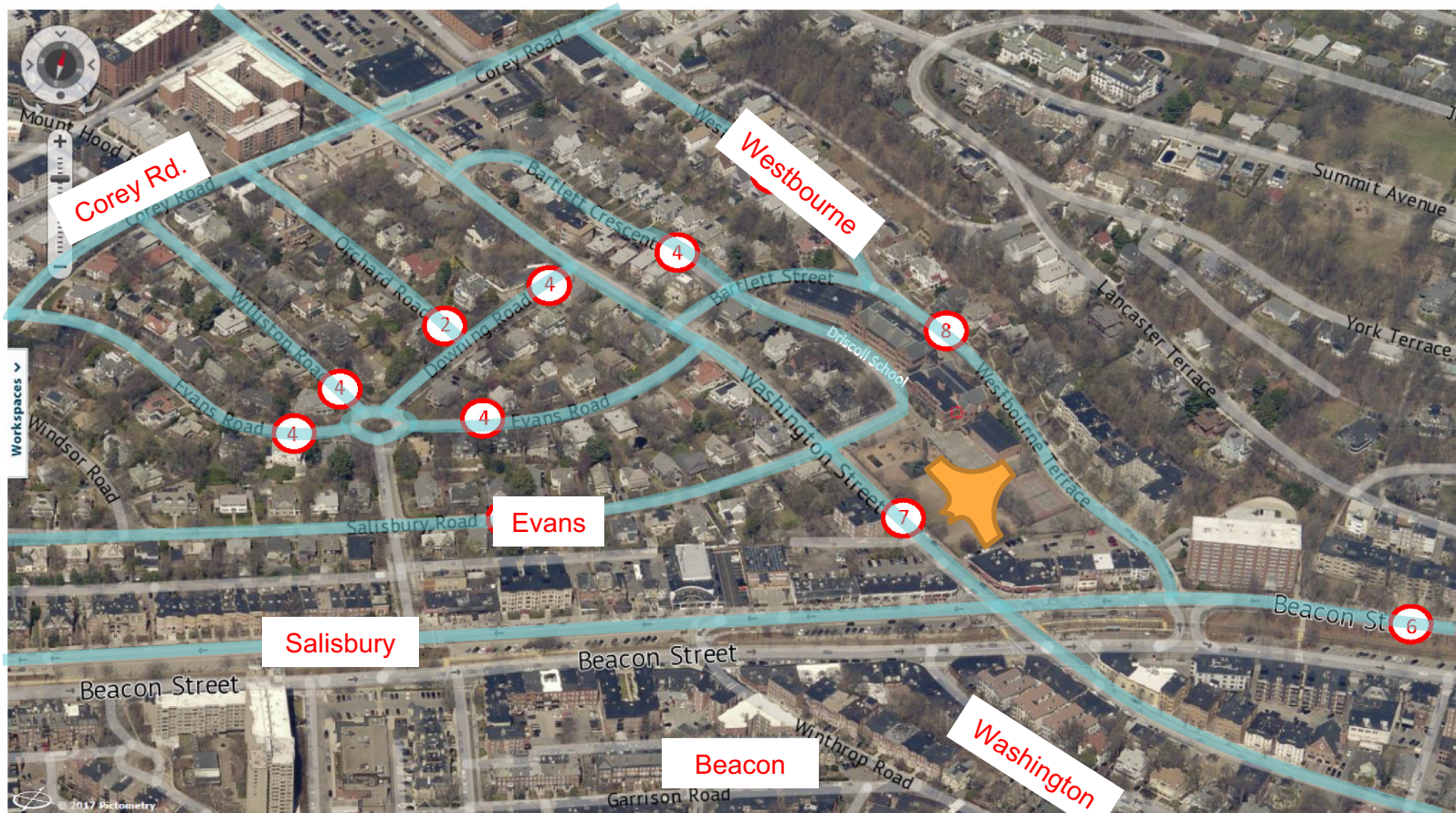
105	Spaces Requested: 107Staff (working more than 3 hours) less 2 who do not require parking;
52	Parking Lot Spaces
53	Currently approved T-Board Spaces
105	Parking Spaces Identified
49	Drivers/employees needing spaces to be good neighbor



Driscoll Expansion Program Statement  
Building Commission (Town Bylaw 3.7)

DRAFT  
as of 11/28/2018

<b>School Type</b>	4 Section; Pre-K-8;
<b>Expanded Services</b>	Early Education and Pre-K (BEEP), Special Education (LAHB - Language & Academic Home Base), English Learner Education (ELE), Native Language Support Program (Russian)
<b>Number of Students</b>	801 students, as distributed: <ul style="list-style-type: none"> <li>● 756 K-8, including METCO and Materials' Fee</li> <li>● 45 Pre-K</li> </ul> (Increase of 170 students from SY 2018 - 2019)
<b>Size of School</b>	155,140 Sq. Ft. (Gross Square Feet) (Increase of 57,140 Sq. Ft from existing Driscoll School)
<b>Total Number of Home Room Classrooms</b>	36 (Increase of 8 classes of students from SY 2018 - 2019)
<b>Busing</b>	Buses = 2 Vans = 6
<b>Staffing</b>	125, including Kitchen and Custodial (Increase of 18 staff from SY 2018 - 2019)
<b>Hours of Facilities Availability</b>	7:00am - 10:00pm
<b>Auxiliary Public Use</b>	Recreation; Extended Day ; Community
<b>Sustainable Goals (Town Meeting Resolutions)*</b>  <ul style="list-style-type: none"> <li>● Addition only</li> </ul>	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)



## Driscoll School

7/19/2018 - Parking

Approve by  
Transportation Board

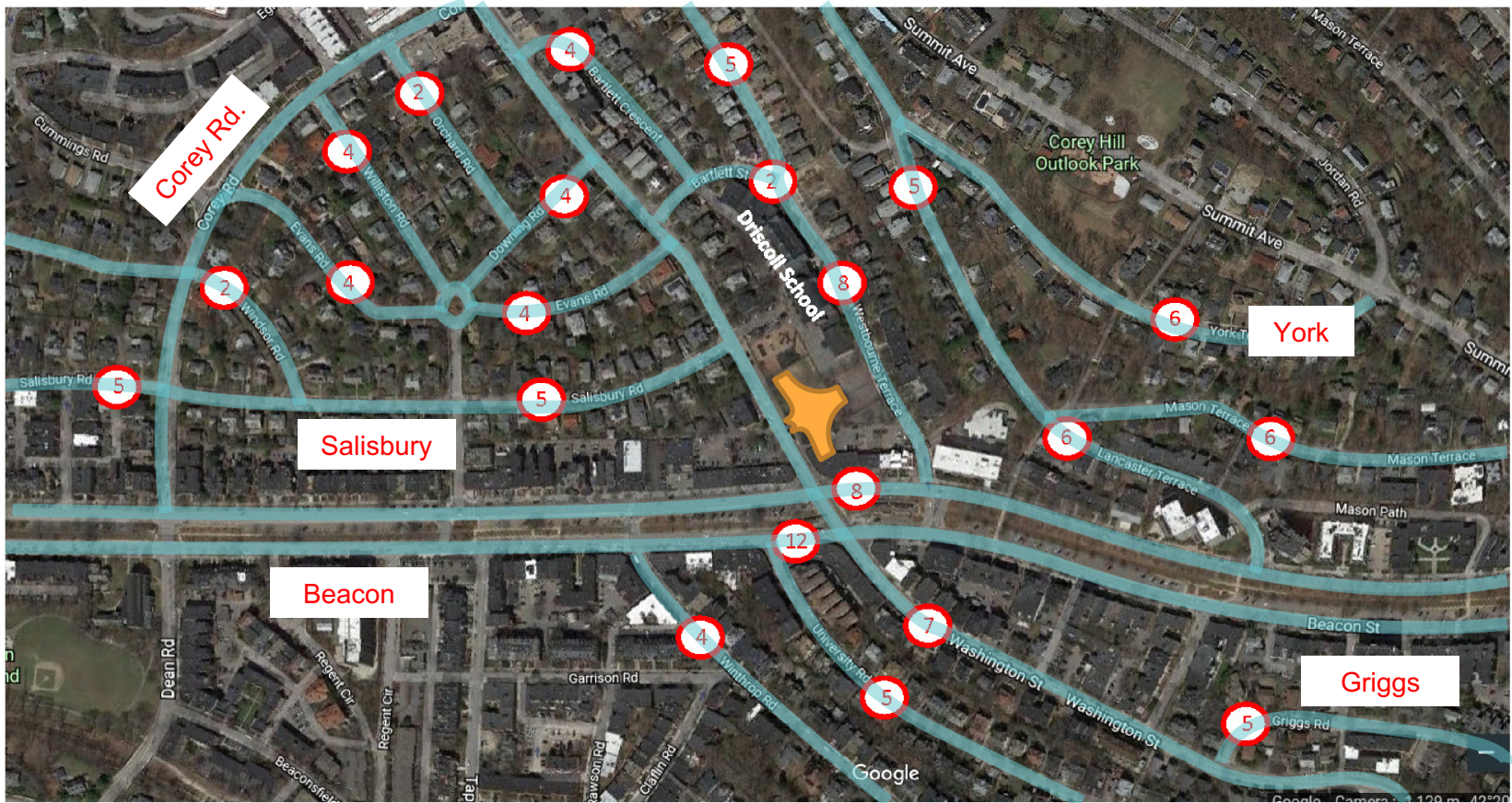
**52 Parking Lot Spaces**

**53 Approved TBoard Parking Spaces**

## Currently Existing Employee Parking Plan

Bartlett Crescent	4
Beacon St. – Westbound	6
Downing Rd	4
Evans Rd - east of Williston	4
Evans Rd – west of Williston	4
Orchard Rd	2
Salisbury Rd - east of Corey	5
Washington St meters	7
Westbourne – north of Bartlett	5
Westbourne – south of Bartlett	8
Williston Rd – north of Evans	4





## Proposed New Driscoll

1/15/2019 - Parking Update

### Option A

Review by Transportation Board

Projected staff	125	<b>Proposed new spaces</b>	
Spots needed	113	Bartlett Street	2
% of staff parking	90%	Beacon Street EB	12
		Beacon Street WB	2
<b>Spaces breakdown</b>		Griggs Road	5
On school property	0	Lancaster Terrace North	5
On street parking	113	Lancaster Terrace South	6
		Mason Terrace	6
Currently approved spaces	53	Salisbury Road West	5
		University Road	5
		Windsor Road	2
		Winthrop Road	4
		York Terrace	6





## Proposed New Driscoll

1/15/2019 - Parking Update

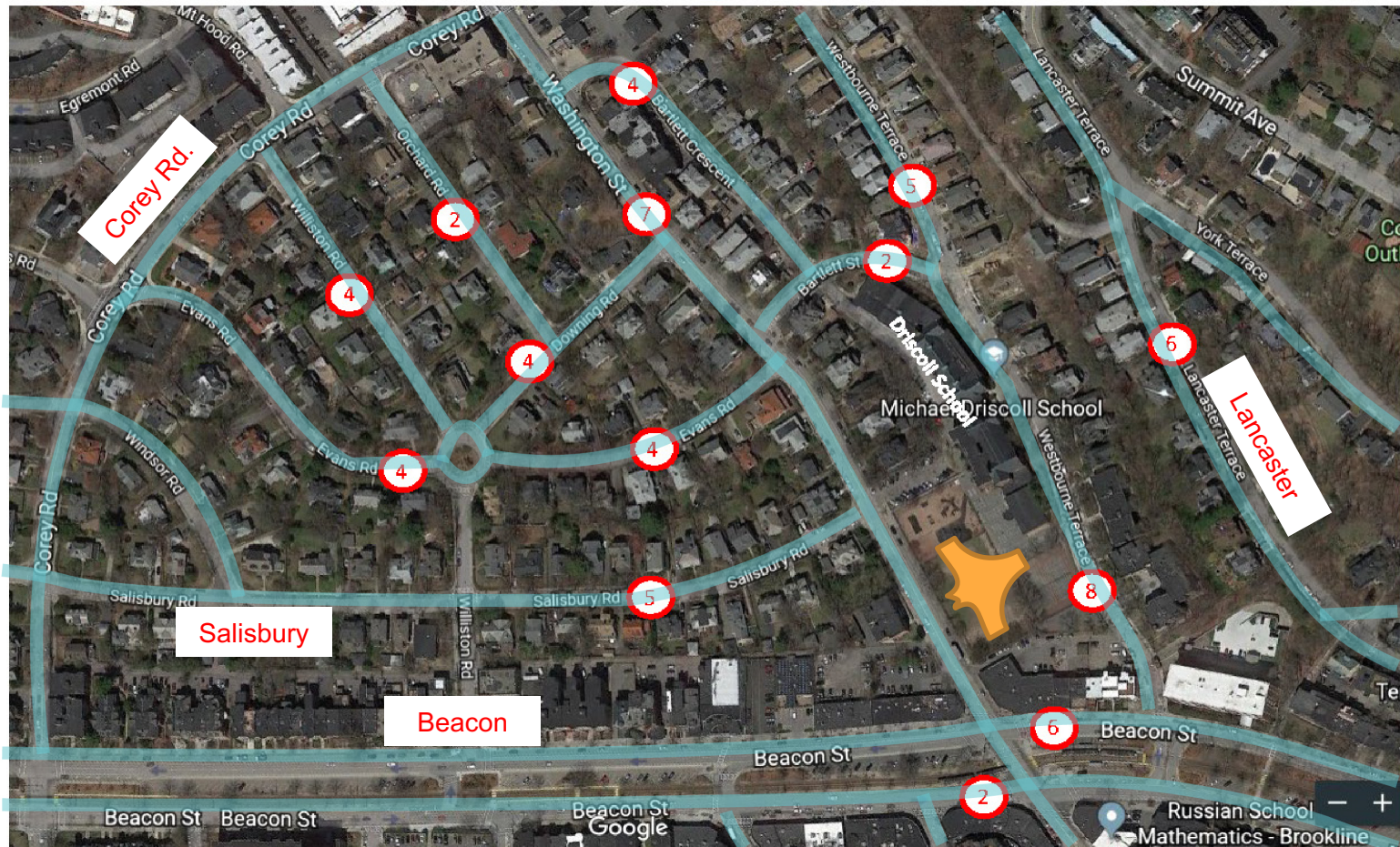
Option B

Recommended by  
School Committee

Projected staff	125
Spots needed	113
% of staff parking	90%
Spaces breakdown	
On school property	25
On street parking	88
Currently approved spaces	53

Proposed new spaces	
Bartlett Street	2
Beacon Street EB	10
Lancaster Terrace	6
Mason Terrace	3
University Road	4
Windsor Road	2
Winthrop Road	4
York Terrace	4





## Proposed New Driscoll

1/15/2019 - Parking Update

### Option C

Review by Transportation Board

Projected staff	125
Spots needed	113
% of staff parking	90%
<b>Spaces breakdown</b>	
On school property	50
On street parking	63
<b>Currently approved spaces</b>	
	53

<b>Proposed new spaces</b>	
Bartlett Street	2
Beacon Street EB	2
Lancaster Terrace	6