

# 9th School Alternative Site Selection Study

SITE OPTION: Baldwin Plan D 3+	COMMENTS / OBSERVATIONS	
EVALUATION REQUIREMENTS	ADVANTAGES TO CONSIDER	CHALLENGES TO CONSIDER
<b>1. SUPPORTS EDUCATIONAL PLAN</b>		
1.1 Proposal addresses interest of avoiding large school design	New 3+ section school mitigates need for expanding an existing school into a large school	
1.2 Addresses right-sizing needs for all instructional areas within this site	New construction creates appropriately sized learning spaces; Creates possibility for right-sizing Baker	
1.3 Design option allows K-8 grade structure to expand to a PreK-8	New school designed as a PreK-8 school	
1.4 Site will allow sufficient outdoor space for physical activity	With use of Soule, school would have 267 sq. ft. of play space per student; higher than most existing schools. Without Soule, 98 sq. ft. available (more than Lincoln and Runkle)	
1.5 Equity of instructional learning spaces within this site (new vs. existing)	New school construction creates equity of all insructional space within the school	Any right-size and renovation of Baker could be delayed until North Brookline enrollment needs are met
<b>2. TRAFFIC, PEDESTRIAN AND PARKING CONDITIONS</b>		
2.1 Provides on-site drop-off / pick-up queuing	More than 900 feet of drop/pick-up queuing on site	Concern about queuing backing up onto neighboring roads
2.2 On-site bus access	Dedicated Bus drop-off is on-site	
2.3 Sufficient on-site parking and/or Parking plan available	90 cars surface parking that supports Soule Recreation Center	On Soule Recreation Center property
2.4 Separates vehicular traffic from pedestrian traffic and play space	Traffic lanes separated from play/open space	

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2.5 Traffic impact on neighborhood streets	Complete traffic study during Baldwin Feasibility Phase	See traffic study completed during Feasibility Phase
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<b>3. OTHER REQUIREMENTS</b>		
3.1 Site supports a positive school environment	Provides much needed additional outdoor resources in South Brookline	
3.2 Degree to which total expansion need is fulfilled by this option	Separate 9th school location avoids disruption to other schools; South Brookline's projected enrollment needs met	
<b>4. PHYSICAL CHARACTERISTICS OF SITE</b>		
4.1 Expands or maintains community indoor and outdoor resources	Creates new gymnasium, auditorium, classroom, and meeting spaces in South Brookline; rebuilds existing Soule Gym; renovates and improves existing Soule resources	Expanded parking lot alters unimproved parking lot and ledge
4.2 Proximity to bike-accessible infrastructure		Does not exist
4.3 Impact on existing playground sq. footage - current vs. projected	On school grounds, 98 sq. ft of open space and play area, With adjacent park, 267 sq ft of open and play space	Question about whether school will utilize Soule Recreation facilities
4.4 Impact on existing passive or active open space	Plan design minimizes tree removal. School built partially on existing school building site	Article 97 and LWCF Protected - Will require land swap/impacts cost
<b>5. CONSTRUCTION SCHEDULING RISK AND COST FACTORS</b>		
<b>ARTICLE 97</b>		
5.1 Requires "Swing Space" during construction phase	No swing space needed	
5.2 Wetland and other environmental complexities		Land protected under Article 97

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5.3 Capable of completing within 4 year timeframe		Article 97 resolution likely to affect timeline
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5.4 Permitting and Zoning complexities (Article 97 disposition)		Property protected by Article 97 and will require a depostion process, including a land swap
5.5 Estimated Project Costs		
Property Acquisition Costs		Possibility of land acquisition cost with Article 97 land swap
Swing space cost	No Swing Space costs	
New construction cost	\$103 Million	
Renovation cost range with escalation		
<b>TOTAL PROJECT COST (INCLUDING RENO W/ESCALATION)</b>	\$103 Million	Plus land acquisition replacement cost