

## 9th School Alternative Site Selection Study

SITE OPTION: Baldwin North 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 existing school into a large school	
1.2 Addresses right-sizing needs for all instructional areas within this site	New construction creates appropriately size 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	Without use of Soule, school would have 128 sq.ft, comparable to existing schools. With Soule use, 297 sq. ft. available (more than all other schools)	
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		On site drop-off/pick-up queuing limited to 640 feet
2.2 On-site bus access		Bus queuing limited to 240 feet
2.3 Sufficient on-site parking and/or Parking plan available		All parking is below ground increasing costs
2.4 Separates vehicular traffic from pedestrian traffic and play space		All pedestrian access to school must cross driveways
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2.5 Traffic impact on neighborhood streets		Limited on-site queuing and proximity to Heath St./Hammond St. intersection makes access to site very challenging. Will impact neighborhood streets significantly. See full traffic study
<b>3. OTHER REQUIREMENTS</b>		
3.1 Site supports a positive school environment	Creates new gymnasium, auditorium, classroom, and meeting spaces in South Brookline; Expands public outdoor resources in South Brookline	
3.2 Degree to which total expansion need is fulfilled by this option	Fully addresses South Brookline space capacity needs	
<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; Expands public outdoor resources in South Brookline	
4.2 Proximity to bike-accessible infrastructure		Does not exist
4.3 Impact on existing playground sq. footage - current vs. projected	Rebuilds existing play space	Question about whether school will utilize Soule Recreation facilities
4.4 Impact on existing passive or active open space	Previously developed site - limited loss of existing open space	
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5. CONSTRUCTION SCHEDULING RISK AND COST FACTORS ARTICLE 97		
5.1 Requires "Swing Space" during construction phase	Swing Space/Phasing - Not Required	
5.2 Wetland and other environmental complexities	Does not impact LWCF/Article 97 protected land	
5.3 Capable of completing within 4 year timeframe	Yes	
5.4 Permitting and Zoning complexities (Article 97 disposition)	Does not impact LWCF/Article 97 protected land	
5.5 Estimated Project Costs		
Property Acquisition Costs	No land acquisition costs	
Swing space cost	No Swing Space costs	
New construction cost	\$117 Million - limited site development cost needed	Cost includes \$25 Million for underground parking structure for 90 cars
Renovation cost range w/escalation		
TOTAL PROJECT COST (INCLUDING RENO W/ESCALATION)	\$117 Million	