

9th School Alternative Site Selection Study

SITE OPTION: PUTTERHAM 3	COMMENTS / OBSERVATIONS	
EVALUATION REQUIREMENTS	ADVANTAGES TO CONSIDER	CHALLENGES TO CONSIDER
1. SUPPORTS EDUCATIONAL PLAN		
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 designd as a PreK-8 school	
1.4 Site will allow sufficient outdoor space for physical activity	Would have at least 140+ sq. ft. of open space per student. Comparable to existing 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
2. TRAFFIC, PEDESTRIAN AND PARKING CONDITIONS		
2.1 Provides on-site drop-off / pick-up queuing	Traffic plan provides up-to 1000 ft. of queuing on site	Traffic plan and Crossing lights being investigated. Final outcome unknown at this time. DCR recommends access and exit from Hammond Street. More detailed traffic study needs to be completed during Phase 2.
2.2 On-site bus access	Bus drop-off/pick-up on site	
2.3 Sufficient on-site parking and/or Parking plan available	Surface parking for 90 cars	

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2.4 Separates vehicular traffic from pedestrian traffic and play space	Traffic lanes separated from play/open space	
2.5 Pedestrian access to school site		Requires further development of sidewalks and street crossings
2.6 Traffic impact on neighborhood streets		Will impact Horace James Circle. Consulting with DCR. Traffic plan requires further study
3. OTHER REQUIREMENTS		
3.1 Site supports a positive school environment	Design preserves natural habitat and provides more than 2 acres of play space	Further study needed of new fire tower that is under development
3.2 Degree to which total expansion need is fulfilled by this option	Fully addresses South Brookline space capacity needs	
4. PHYSICAL CHARACTERISTICS OF SITE		
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	Design provides upto an additional 90,000 sq. ft. of playground space	
4.4 Impact on existing passive or active open space	Plan design minimizes tree removal and maintains five acres of natural wooded habitat	Removal of approximately 3-4 acres of wooded area to accommodate school building, access, and play areas

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5. CONSTRUCTION SCHEDULING RISK AND COST FACTORS		
ARTICLE 97		
5.1 Requires "Swing Space" during construction phase	No Swing Space needed	
5.2 Wetland and other environmental complexities	Existing Wetlands undisturbed	Land protected under Article 97
5.3 Capable of completing within 4 year timeframe		Article 97 and traffic study issues could delay planning phase
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	\$111 Million	Cost includes \$17 Million due to topography challenges
Renovation cost range with escalation		
TOTAL PROJECT COST (INCLUDING RENO W/ESCALATION)	\$111 Million	Plus possible land acquisition cost