

Project Website



www.brookline.k12.ma.us/baldwin-expansion

Email Updates

Please sign in on the PINK Sign-In sheets if you want to get email updates

OR go to www.brooklinema.gov/list.aspx
(look for Baldwin School Building Committee)

Baldwin School Expansion



Neighborhood Community Forum

October 17, 2018



Agenda

1. Welcome, Introductions, Objective, and Norms
2. Brookline's Historic & Ongoing Enrollment Growth
3. The Three-Pronged Town-wide Solution
4. Baldwin's Design Feasibility Phase
 - Preliminary Design Concepts
 - Legal and Traffic Update
5. Comment & Questions
6. Ongoing Outreach & Upcoming Meetings



Tonight's Objectives



1. Provide a Full Update on the Town's Three-Pronged Approach to addressing historic school enrollment growth
2. Provide an update on the Baldwin School Expansion Project
3. Provide community members a chance to express your views and ask questions
4. Make sure you know how to keep up to date on the project
5. Make sure you know when upcoming meetings are happening



Norms

- Diverse opinions exist among those gathered here tonight.
 - **Our** job is to make sure that
 - ❖ All people who want to speak can speak
 - ❖ No one is silenced because they are afraid to speak up
-

Be respectful of others by

1. Listening carefully to everyone
2. Honoring each other's experience and perspective
3. Taking turns speaking – moderator will call on people during Q&A
4. Watching your air time - one comment or question per person and then let others speak
5. Refraining from shouting out or interrupting
6. Respecting the Agenda – Presentation first, and then Q&A



Building Committee Members

- **Bernard Greene**, Co-Chair. Select Board
- **Julie Schreiner-Oldham**, Co-Chair.
Vice-Chair of the School Committee
- **Nathan Peck**, Building Commission
- **Suzanne Federspiel**, School Committee
- **Mike Sandman**, Advisory Committee
- **Clara Batchelor**, Parks and Recreation
Commission
- **Blair Hines**, Planning Board/Greater
Baldwin Community Representative
- **Rebecca Manor**, SEPAC/School Parent
Community Representative
- **Michelle Morrissey**, Community
Representative
- **Deborah Abner**, Community
Representative
- **Mary Weitzel**, Community Representative
- **Mel Kleckner**, Town Administrator
- **Andrew Bott**, Superintendent of Schools
- **Casey Ngo-Miller**, Interim Deputy
Superintendent of Student Services
- **Mary Ellen Dunn**, Deputy Superintendent
of Schools for Administration and Finance
- **Dr. Mary Brown**, Senior Director for
Teaching and Learning (former Baker School
Principal)
- **Ben Lummis**, Project Manager, School
Department
- **Ray Masak**, Project Manager, Building
Department
- **Daniel Bennett**, Building Commissione



Responsibilities of the Building Committee

- Advise and support the Building Commission, Select Board, and School Committee
- Oversee all aspects of the project, including:
 - Budget
 - Schedules
 - Outreach
 - Coordination of Town Agencies
 - Contract Compliance
- Engage and inform the public and advise design professionals of community concerns and local issues relevant to school building design

Brookline's Historic & Ongoing Enrollment Growth





Enrollment Growth since 2005 – By School



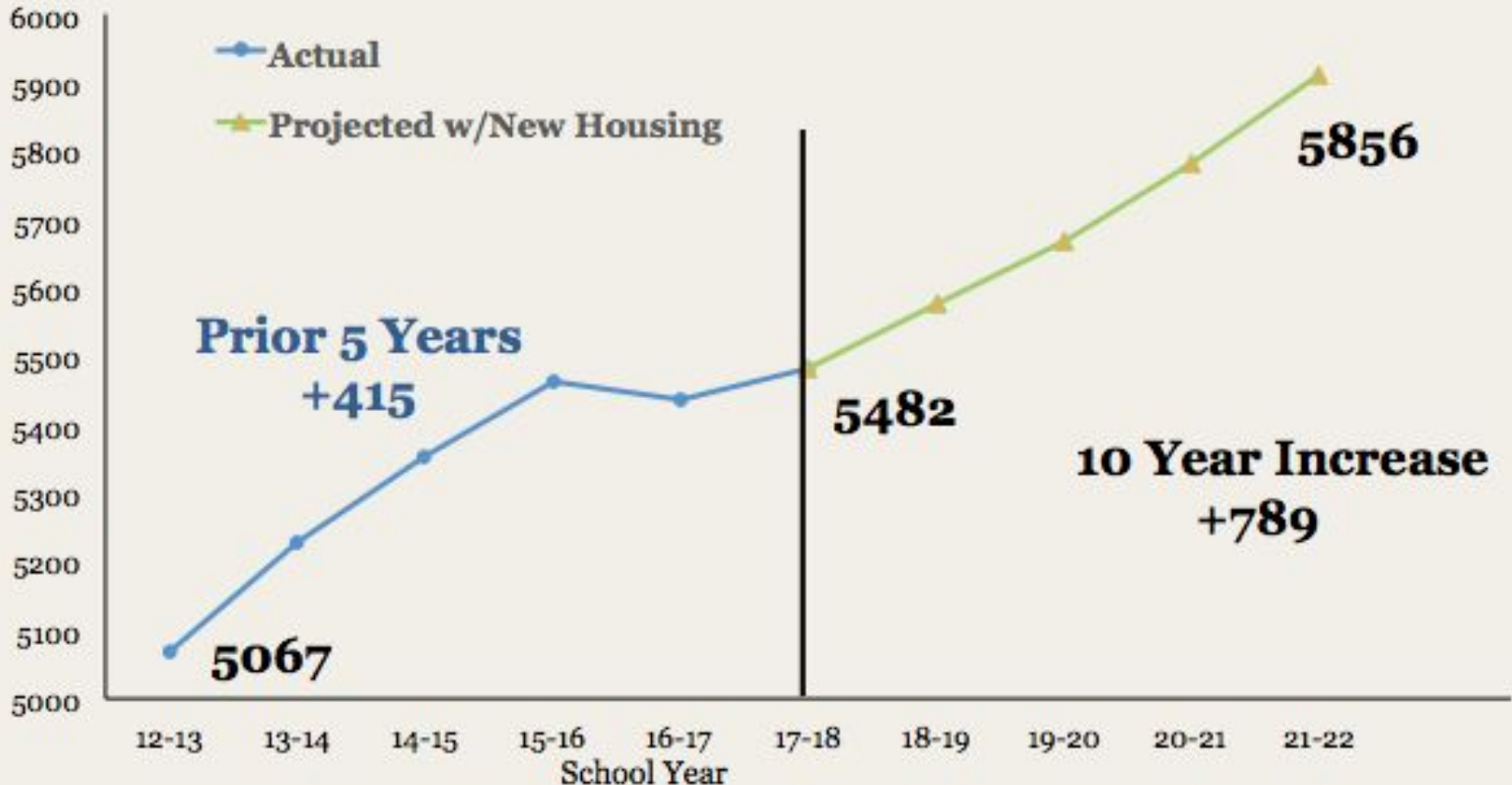
	2005-2006	2017-2018	# Growth since 2005	% Growth since 2005
Baker	647	763	116	18%
Coolidge Corner	670	801	131	20%
Driscoll	366	613	247	67%
Heath	360	534	174	48%
Lawrence	478	722	244	51%
Lincoln	410	578	168	41%
Pierce	546	859	313	57%
Runkle	427	612	185	43%
	3,904	5,482	1,578	40%

2005 - 2017 growth is equivalent to combined 2005 enrollment of Driscoll, Heath, Lincoln, and Runkle



Actual K-8 Enrollment since 2005 Projected Enrollment through FY2022

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Source: PSB 2017 Enrollment Projection Report, April 2018

Includes known Large Development Projects filed with Planning Department as of November 2017

Projection methodology does not yet include growth due to T-districts or generational shifts



Townwide Challenges



- **Historic and Ongoing Enrollment Growth** - Since 2005, we have absorbed the equivalent of three K-8 schools into our existing schools through expand in place. Every school is overcrowded and needs relief in some way.
- **Overdue Renovation and Updating of Facilities** – Driscoll and Pierce School need renovation to update facilities and address overcrowding. Driscoll has never completed a full renovation.
- **Core Facilities are Inadequate**– Core facilities in 7 of 8 K-8 schools (gyms, libraries, cafeterias, hallways) no longer have the capacity to handle the current student population.
- **Substandard Spaces** – At each school, we have substandard classrooms because they have been created out of offices, hallways, locker rooms, etc.
- **Temporary Rentals used for K-8 Classrooms** – Pierce and Baker Schools have a total of 6 classrooms that are in rented spaces and/or teen centers
- **Early Education Programs** – Currently 11 BEEP classrooms in rental space. With a new BEEP building 5 BEEP classrooms will remain in rental space. 5 more remain at Lynch Center.



Children are Learning in Substandard Spaces

A Sampling of the Substandard Spaces in Our Schools

- K-8 Schools are 16,000 to 27,000 square feet below Massachusetts School Building Authority (MSBA) guidelines
- Elementary and middle grades classrooms typically between 100 sq. ft. and 300 sq. ft. below MSBA guidelines
- Special education and resource room areas typically 25%-50% below guidelines for recommended size.
- Undersized cafeterias are 1,500 square feet below MSBA guidelines
- Gyms typically undersized by 2,000 square feet
- Classrooms and learning support areas created out of storage rooms that have no windows



A Sampling of Substandard Spaces

- **Baker** –
 - ❖ Music room and two art rooms directly beneath the gym
 - ❖ Cafeteria is overcrowded
 - ❖ Gym is too small
 - ❖ Principal/Vice Principals sharing office space eliminating their ability to have confidential meetings with parents or about students.
 - ❖ Hallways are too crowded for students to walk through
- **Driscoll** -- 5 lunches, starting at 10:15 and going until 12:50.
- **Pierce** -- A second grade classroom is in a tunnel between two buildings; 200 students from the Pierce Historic Building need to walk through that classroom to get to lunch and specials every day.
- **Heath** -- Students must walk through an active Spanish class to get to French class.

The Three-Pronged Town-wide Solution





Studies, Plans & Site Selection Processes 2009-2018

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- **2009 Facilities Master Plan** - MGT; updated in 2011
- **2013 Brookline School Population and Capacity Exploration (B-SPACE) Committee**
 - Included 2013 Feasibility Study by HMFH Architects and Site Selection Process
 - Resulted in recommitment to “Expand-in-Place” Strategy
- **2014 Override Study Committee Report**
 - Included demographic projections done by MIT team
- **December 2014 - October 2015: Civic Moxie Study to identify possible locations**
- **November 2015 - October 2016: Site Selection Study and Process**
 - Considered three finalists: Stop & Shop, Baker and Baldwin
- **2017 Feasibility Study for Baldwin and Soule** - JLA
- **2017-2018: 9th School Alternative Site Selection Study** – HMFH

Expanding in Place since 2008



61 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

4 classrooms in rental space for **Pierce**

16 classrooms built by dividing spaces within our existing K-8 schools

1 new school building for Coolidge Corner School opened on budget and on time



Townwide Three-Pronged Solution

After the recent Alternative Site Study, which included more than 20 public meetings, the consideration of 20 initial options and 14 final options, six public listening sessions, public hearings, and the work of five town departments and HMFH Architects, the Select Board, School Committee, and Ad Hoc Subcommittee of the Advisory Committee voted on **June 13** to:

1. **Pierce** – reaffirmed School Committee decision to request partnership with Massachusetts School Building Authority to renovate and possibly expand Pierce
2. **Driscoll** – move renovation and expansion into a 4-section school into the Feasibility Design Phase
 - ❖ Prioritizes maintaining the existing amount of per student play space
3. **Baldwin School** – move a “2-section plus” school into the Feasibility Design Phase
 - ❖ Includes early education, RISE, and native language support classrooms



The Town's Three-Pronged Approach

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Baldwin School Expansion

+ 18 classrooms

Addresses ongoing and future growth in South Brookline and Townwide. Provides additional capacity for two of our fastest growing programs (RISE and English Language Education) and re-balances special education demand at Runkle.

Driscoll Renovation and Expansion

+ 8 classrooms

Updates and modernizes outdated facility with overdue renovation. Adds classroom capacity to school with highest growth since 2005 (67%), and reduces largest class sizes in the district.

Pierce Renovation and Expansion

+ 4 classrooms

Updates and modernizes outdated facility with overdue renovation. Adds classroom capacity to school with second highest growth since 2005 (57%) and further addresses growth in North Brookline. An additional 4 classrooms moved out of rental space.



Expanding Baldwin School



- Build a modern and expanded PK - 8 Elementary School
- 2 classrooms per grades
- 3 classrooms for a district-wide special education program (RISE)
- 3 classrooms for a district-wide English language learners program
- Community meeting and performing arts space
- Community access to gymnasium
- Refurbished school playground with improved accessibility



What impact will the Baldwin Expansion have on our current schools?

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- **Baker, Heath:** Reduces overcrowding and class sizes within the South Brookline population.
- **Runkle:** Frees up learning spaces through the creation of a second RISE program at Baldwin.
- **Pierce, Lincoln, Lawrence:** Opens classrooms by developing another town-wide English Learner Education (ELE) program.
- **Helps to Address District-wide Issues** including:
 - Overcrowding
 - Students learning in sub-standard classrooms and learning centers
 - Reliance on rental space for K-8 and BEEP classrooms

Baldwin's Design Feasibility Phase



Baldwin School Design Enrollment History

9 th School Site Selection Target	800 students
Baldwin 9 th School Feasibility Study	660 students
Current Baldwin School Expansion	420 - 450 students

Expanding Baldwin School



Baldwin School
Property

Baldwin School
Playground



Baldwin Feasibility Study Progress Report

1 Site Survey	Complete
2 Geotechnical Engineering Data Report	Complete
3 Environmental Site Assessment	Complete
4 Asbestos Survey Report	Complete
5 Code Review of Existing Building	Complete
6 Legal Review	Complete
7 Traffic Study	Update in Progress
8 Develop Design Alternatives & Refined Project Cost Estimates	In Progress

Currently Projected Baldwin SBC Agenda Schedule

9/27/18

- Existing Conditions Progress Report
- Building Program, Space Summary Status Report

10/11/18

- Refined Building Program and Bubble Diagram
- Alternative Design Strategies

10/25/18

- Refined Alternative Design Strategies
- Traffic Report Preliminary Findings
- Cost Estimates

11/8/18

- Recommended Preferred Design Alternative

11/29/18

- Revised Preferred Design Alternative
- Updated Cost Estimate
- Approval of Preferred Alternative to proceed to Schematic Design



Design Feasibility Phase - Sample Alternative Designs



Sample – Preferred Design Alternative Report

Schematic Design Phase



Sample – Schematic Design

Currently Projected Baldwin/ Driscoll Project Completion Milestones

September 2018	Design Feasibility Phase Begins
November 2018	Cost Estimates and Preferred Design Finalized and Shared with Town Boards
December 2018	Town Meeting Vote on Schematic Design Funding Schematic Design Phase Begins
March 2019	Schematic Design Phase Complete
Spring 2019	Town Wide Referendum Vote
May 2019	Town Meeting Vote
Spring 2020	Technical Drawings Complete
Summer 2020	Construction Commences
Summer 2022	Faculty and Staff Occupancy
Fall 2022	Student Occupancy



Legal Update



Expanding Baldwin School



Baldwin School
Property

Baldwin School
Playground





Baldwin - Legal Update



Plans for the Baldwin School Playground will:

1. **Maintain the open and accessible nature of the Baldwin Playground** without any additional fencing, building structures, or any other impediments to public use for outdoor recreation – similar to the Longwood Park used by the Lawrence School and other parks adjacent to Brookline public schools
2. **Improve safety and accessibility consistent with the LWCF Act**
 - ❖ **Replace existing play structures with modern and safe structures** that are appropriate to a broader range of ages and are accessible to children and adults with disabilities, thereby increasing the opportunity for public outdoor recreational use of the Baldwin Playground,
 - ❖ **Refurbish the tennis court area** to make it usable by a more diverse range of abilities and uses by the public
3. **Preserve existing mature trees** on the Baldwin Playground site



Baldwin - Legal Update



What we have learned:

1. The Baldwin School Playground has been used as playground since the school was originally opened in 1927
2. The National Park Service interpretation of the LWCF Project Agreement and National Park Service guidance documents prohibit anything that would be deemed a “conversion” of the Baldwin Playground from its current use as a school playground.
3. The project will continue to use the Baldwin School Playground as a school playground so there is no “conversion” of the Baldwin Playground.



Baldwin - Legal Update



Conclusion

- Based on the previous examination of these issues, updated analyses, and guidance from the National Park Service, Town Counsel and Special Town Counsel, the co-chairs of the Baldwin Building Committee are satisfied that the Baldwin School can be built on the designated site and the Baldwin Playground can be continue to be used as a school playground.
- While we expect that opponents to the Baldwin School project will continue to fight us on this and other issues, the co-chairs of the Baldwin Building Committee are satisfied that the Baldwin School can be built on the designated site and the Baldwin Playground can be utilized by the Baldwin School as contemplated by the Baldwin Building Committee and the School Committee

Traffic and Parking Update





Baldwin Traffic Study Update



1. Preliminary findings still scheduled for October 25 Building Committee Meeting
2. Traffic Counts at Baldwin were taken on September 26, currently being analyzed and compared with traffic counts from Winter 2017
3. Developing comparables at Lincoln, Runkle, and Driscoll
 - ❖ This data will help us better understand whether our projections at Baldwin are consistent with what happens in other neighborhoods that have schools
4. Traffic Report will be completed by November 15

Traffic Study Update - Preliminary Report on October 25

Transportation Impact Assessment - Proposed Baldwin Elementary School - Brookline, Massachusetts

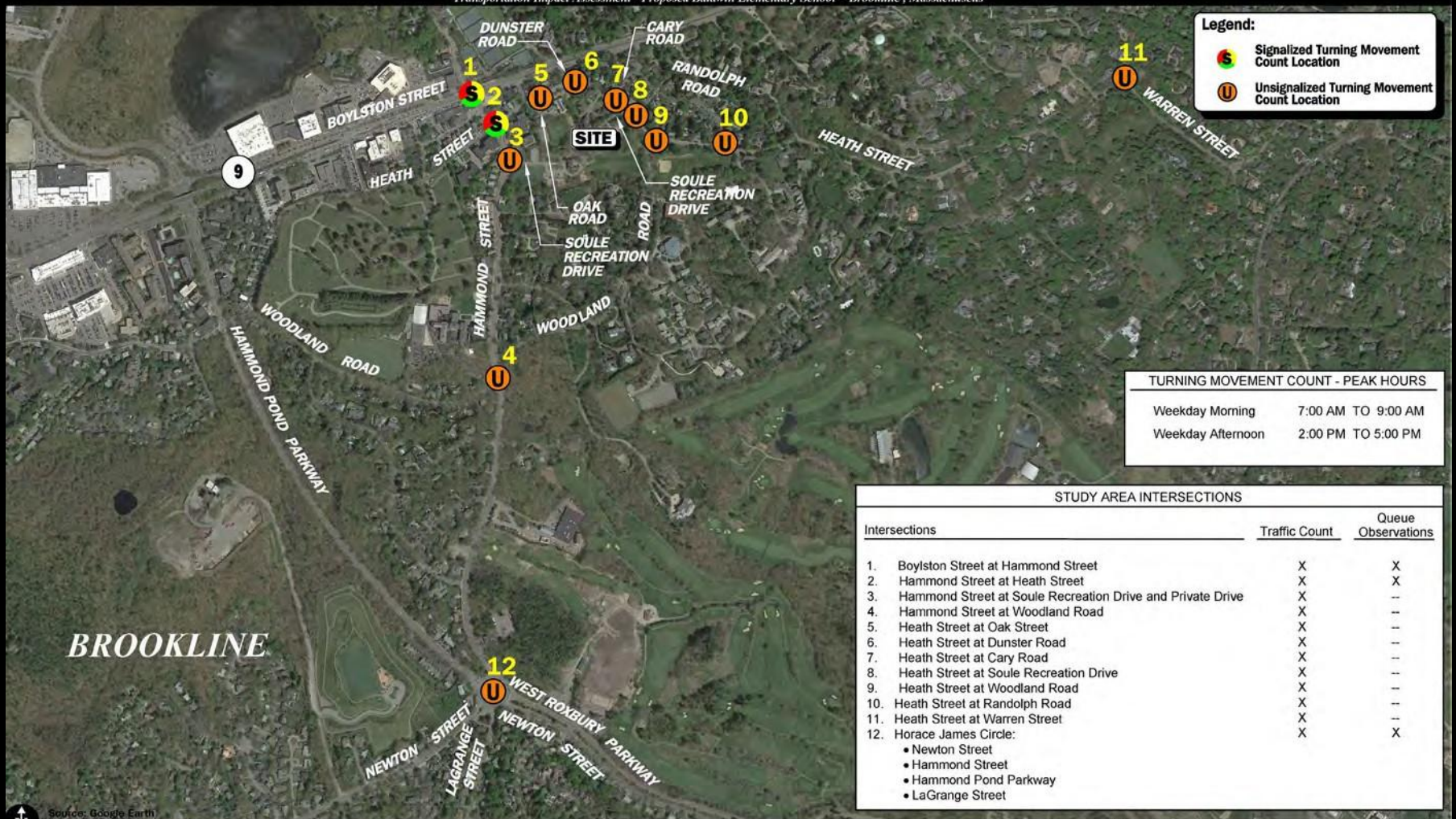


Figure 1

Site Location and Study Area Map
Traffic Count Scheduled for September 26, 2018



Baldwin Parking Update

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Presented at:

- **September 12** and **October 9** meetings of School Committee Capital Sub-committee
- **October 11** meeting Baldwin School Building Committee meeting
- **October 15** Transportation Board Meeting



PSB Parking Plans

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Transportation Board Approved Staff Parking Plans currently exist for:

1. Brookline High School neighborhood
2. Coolidge Corner School neighborhood
3. Driscoll School neighborhood
4. Lawrence School neighborhood
5. Lincoln School neighborhood
6. Pierce School neighborhood
7. Runkle School neighborhood
8. BEEP @ Putterham (Temple Emeth) neighborhood
9. BEEP @ Beacon (Temple Ohabei Shalom) neighborhood



Existing PSB Staff Parking Plans



	<u>Total # of Staff Parking Spaces</u>	<u># of Staff Parking Spaces on School Property</u>	<u># of Staff Parking Spaces on Town Streets</u>	<u>Estimated Longest Walk for staff (mi)</u>	<u>% of Staff Parking on Town Streets</u>
Brookline High School	225	25	200	0.6	89%
Baker	132	64	68	0.5	52%
Coolidge Corner	175	65	110	0.5	63%
Driscoll	105	52	53	0.3	50%
Heath	68	32	36	0.3	53%
Lawrence	102	0	102	0.3	100%
Lincoln	102	69	33	0.2	32%
Pierce	135	85*	50	0.2	37%
Runkle	120	0	120	0.3	100%
BEEP @ Putterham	18	0	18	0.4	100%
BEEP @ Beacon	18	0	18	0.4	100%
BEEP @ Lynch Center	26	20	6	N/A	23%
Baldwin (Proposed)	86	0	86	0.5	100%



Baldwin School

10/02/2018 – Parking

Proposed for School
Committee and
Transportation Board

xx Parking Lots Spaces

86 Requested TBoard Parking Spaces



Baldwin Staff Parking Plan



South of Boylston Street

- Cary Rd (east curb toward Randolph): 4 permits
- Glenoe Rd (south curb along sidewalk toward Woodland): 12 permits
- Jefferson Rd (east curb toward Rte. 9): 7 permits
- Pine Rd (south curb along sidewalk toward Woodland): 18 permits
- Randolph Rd (east curb toward Rte. 9): 17 permits
- Woodland Rd (south/east curb along sidewalk toward Heath): 28 permits

North of Boylston Street

- Dunster Road (west curb along sidewalk toward Rte. 9): 12 spaces
- Norfolk Road (west curb along sidewalk toward Rte. 9): 13 spaces

Total Available: 111 spaces

Maximum Projected Need: 86 spaces

Preliminary Design Concepts



Preliminary Concept Design Alternatives



Option A
"Quadrangle"



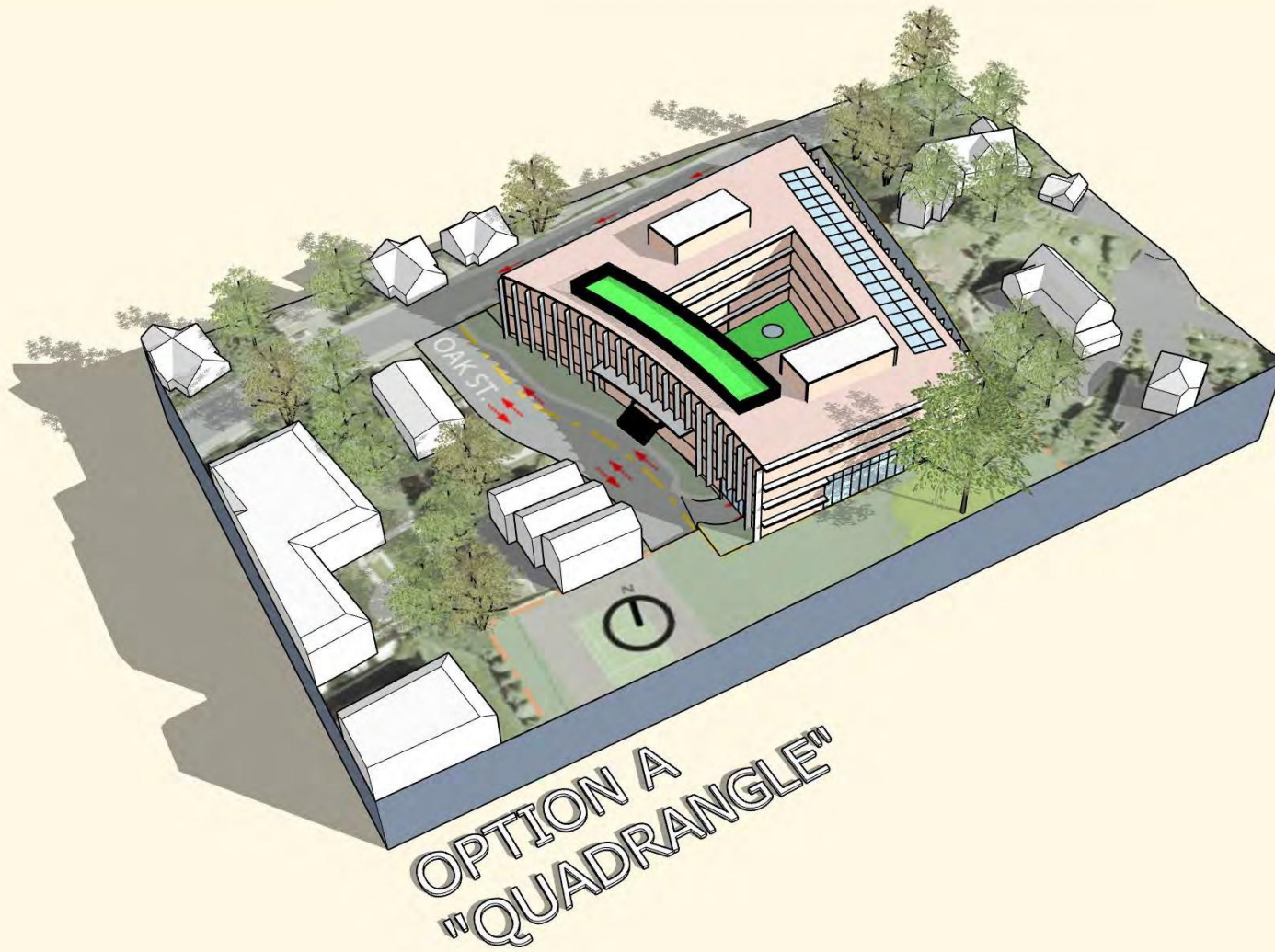
Option B
"Solar Harvest"



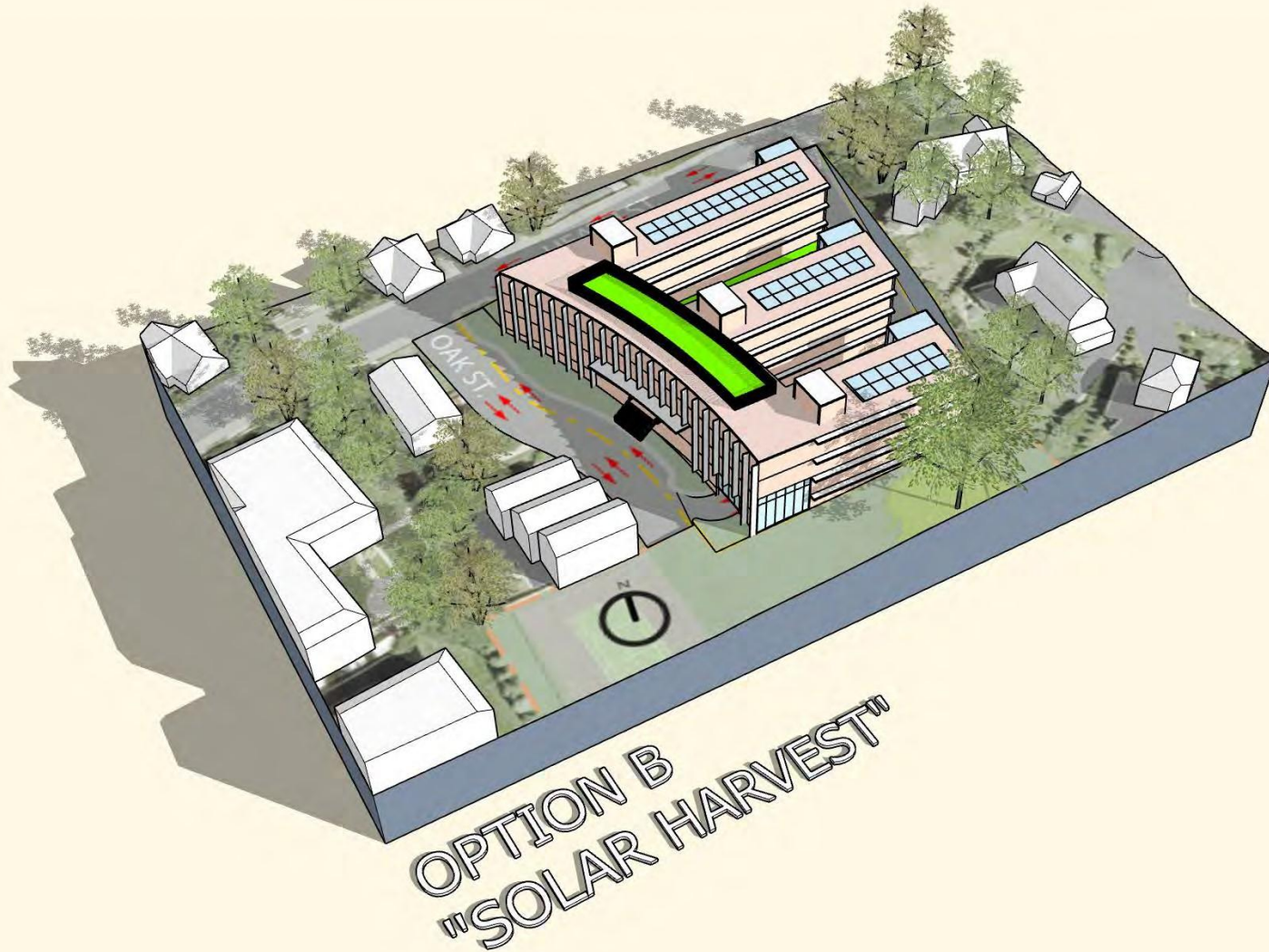
Option C
"Twin Court"

5 **CONCEPT DESIGN THUMBNAIL SITE PLAN**

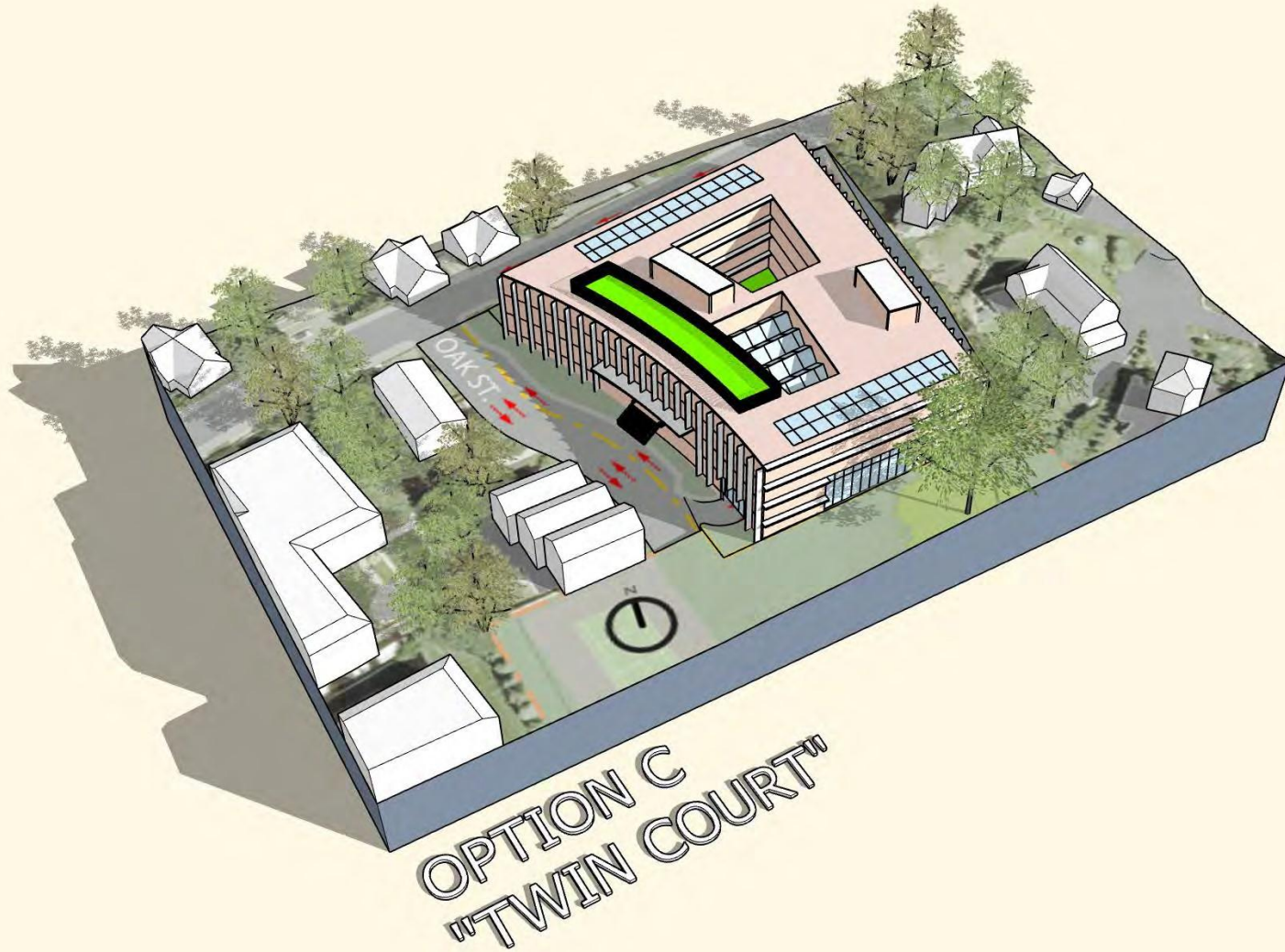
Preliminary Concept Design Alternatives



Preliminary Concept Design Alternatives



Preliminary Concept Design Alternatives



Comment & Questions



You may also provide input on the project via:

- **Yellow** Input Sheets located in the back table
- Online by going to www.brookline.k12.ma.us/baldwin-expansion

Ongoing Outreach & Upcoming Meetings



www.brookline.k12.ma.us/baldwin-expansion

Email Updates

Sign up to receive updates www.brooklinema.gov/list.aspx
(look for Baldwin School Building Committee)



Upcoming Public Meetings

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- **October 18:** School Committee Meeting at Town Hall, 6:00 p.m.
- **October 25:** Building Committee Meeting at Town Hall, 7:30 a.m.
- **November 1:** Neighborhood Community Forum at Heath School Auditorium, 7:00 p.m.
- **November 8:** Building Committee Meeting at Town Hall, 7:30 a.m.
- **December 13:** Town Meeting at Brookline High School, 7:00 p.m.

Additional meetings will be added with various Town Boards and Commissions throughout the process and leading up to the December Town Meeting



Project Website



www.brookline.k12.ma.us/baldwin-expansion

- Meeting Announcements and Agendas
- Meeting Summaries
- Materials – Such as presentations, design alternatives, timeline
- Building Committee members
- Summary of Design Feasibility Phase
- Background Materials - prior reports, prior processes, etc
- Public Comment and Questions can be submitted electronically



Getting the Word Out

- District and Town websites
- Social Media (Facebook and Twitter)
- Building Committee Member outreach
- Email lists (Notify Me) – Sign up on Town/Schools website
- Online and print newspapers
- Town Meeting Member Listserve
- District and Principal Newsletters
- Occasional mailings to abutters - Community Forums and Public Hearings



Our Approach to Outreach & Engagement



INFORM, INCLUDE, ENGAGE

Inform -- make sure stakeholders have access to information, materials, plans, and are aware of meetings, decision, and deadlines

Include -- make sure stakeholders are aware of and attend community meetings, building committee meetings, and other board meetings when Baldwin expansion is being discussed

Engage -- at defined stages, seek input from stakeholders in a variety of ways and at a variety of venues (public hearings, in person meetings, small groups, large groups, electronically, etc.)