

# 9<sup>TH</sup> School Alternative Site Study



**UPDATE TO THE SELECT BOARD  
JANUARY 30, 2018  
LISTENING SESSIONS FEEDBACK**

# STM – Article 1

## Purpose and Scope of Study



### **Phase 1 (\$300,000)**

Conduct a comprehensive Evaluation, including legal services, environmental engineering services, architectural services, traffic impact study and land appraisals on the following sites and other sites as identified during the study:

- Baldwin - 490 Heath Street
- Pine Manor College - 400 Heath Street
- Baker School - 205 Beverly Road
- Pierce School - 50 School Street
- Multiple sites including above locations
- Other locations, including - Heath School  
Driscoll School  
Lincoln School

### **Phase 2**

- Feasibility Design Services on a single preferred site (\$400,000)
- Plus Feasibility Design Services on multiple sites if considered the better concept (\$300,000 )

# Alternative Site Selection Study- Sample HMFH Site Evaluation Components



**Depending on the site we hope to learn some or all of the following:**

- What size school, schools, and/or expansion could fit on the site
- Appropriateness of sites to be an effective learning environment when expanded (inside and outside)
- Environmental constraints and considerations
- Traffic impact and parking needs
- High level costs
- Code compliance thresholds to be considered with renovation work scope
- Legal constraints and considerations including acquisition and legal costs related to eminent domain

# Pierce School Listening Session Feedback

## January 10, 2018



- HMFH evaluates needs for renovation of existing classrooms vs. building new spaces
- Suggestion: Upper & Lower (new/old), NOT new/old K-8 + K-8 – need to ensure equitability
- Pierce community is receptive, but needs equity in relation to other Brookline schools
  - Ex. Unit A
  - Think of Pierce as a site owned by Town
  - Community will not support putting brand new school next to old school / keeping in mind the unique architecture of Pierce
- Open classroom = preferred
  - Suggestion: use of white noise = preferred
- MSBA funding use = TBD, but being considered
- Suggestion: Look at other town spaces (not just those existing/those next to Pierce/take an expansive look
- YES, in my backyard – Support building a school at Pierce
- Suggestion: Use BHS as model for Pierce
  - 2 spaces, 1 being academic & 1 for arts/gyms
- What will happen to Unit A if pressure of overcrowding = removed?
- Even if Pierce = renovated, renovation/expansions @ other schools will relieve overcrowding
- Need to ensure that creative designs of spaces still effectively manage students
- Concerns about traffic circle
  - Think of building & traffic circle as 2 spaces with separate needs
- If not @ Pierce, will Town have “appetite” for another renovation in BPS in future?

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# Lincoln School Listening Session Feedback

## January 12, 2018



- We should build plenty of capacity and avoid needing more buildings within 20 ~ 30 years.
- Hard to imagine what could be done at specific buildings.
- Architects are just now beginning to analyze sites to develop ideas for each one.
- School reassignment will be helpful to know if some options have more impact on school assignment.
- Consider benefits of building up to better utilize the land we have.
- Consider eminent domain taking of private schools.
- When considering adding capacity or an additional school at Baker, please take into account impact on school culture and functionality of such addition.
- Help us understand where growth is happening and where we anticipate growth will happen.
- Consider State funding and other ways of raising funding for building projects.
- Make sure Extended Day and BEEP have room in any expansion or renovation.
- Consider outdoor facilities, especially for older K-8 students.
- Add capacity where it is needed, based on geographic need.

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# Driscoll School Listening Session Feedback

## January 17, 2018



- The core spaces, especially the cafeteria need to be addressed.
  - Including hiring more cafeteria workers
- Strong interest in expanding Driscoll and renovating – going up is okay.
- Driscoll and Baldwin would be a good option
- A middle school option should be considered.
- Are we aiming too low? With a move toward urbanization, should we be looking to go big and do two schools?
- Consider micro-schools ~ small schools on first two floors.
- Where is growth the most significant in Town?
- Must think about the long term and find a solution that will be great well into the future.
- The 9<sup>th</sup> school solution needs to address the middle grades.
- Need to figure out how we will best serve our 6 – 8 students.
- Need to make sure that the Town has the staff and capacity to manage these expensive and crucial comments.
- Long term, comprehensive solutions that may cost a lot of money need to be considered over short-term band-aid solutions.
- Hypocritical to think that it's okay to have 2 or 3 schools very close together in North Brookline and not even consider 2 on the Baker site.
- Needed to be adding space at each school along the way.
- Consider buying private parcels to use for the schools.
- Middle school needs to be improved.
- What is the educational vision that is driving these decisions?
- Are we planning, applying for, or not expecting MSBA funding?
- We will apply but cannot count on this funding because the state approves so few projects.



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# Baker School Listening Session Feedback - 1

## January 17, 2018



- Not enough space at Baker currently, so cramming another school there wouldn't work
- Safety concerns w/expansion at Baker with drop-off
- Concerns about traffic study: where the counts were made and when they were made
- Need to address the educational impact of 1200 – 1400 students on a single campus
- Loss of outdoor space and activity
- Big difference between theoretical traffic studies and real traffic happening at the school – doubt that a study will capture this
- Explore alternative transportation approaches if you expand at Baker
- Limited access routes make getting to Baker difficult
- Should do a survey of use, interest and how people get to schools
- Any renovation needs to ensure there is equity between new and existing sections of Baker
- Baker as THE solution for all of South Brookline doesn't make sense – it would result in too much density at one site
- Need to look at other sites in South Brookline
- Baker will be in dire straits because there are no other schools near us like they have in North Brookline
- Need space for a playground. Where is the playground?
- How will the construction affect school during construction phase?
- Tennis courts are used by students for many purposes – would be a shame to see them go
- Concern that a 1,000 student school would negatively impact the learning and emotional well-being
- Consider Hancock Village as an eminent domain taking
- Need to try to figure out land swaps for open space
- What will be the criteria against which the different options will be measured?
- Need to be clear whether “Westfield” pertains to Baker

# Baker School Listening Session Feedback –2

## January 17, 2018



- Be sure to look at and consider a program for students with significant special needs
- Multi-site solution can take us back to 2013 “Expand in Place” and build two schools that are very expensive
- A single site solution is the best
- A school is a community and kids need that community to learn
- Adding one site solution at Baker will increase busses. Doesn’t seem like Baker will help North Brookline overcrowding
- Safety concerns with so many students on one site
- Schools must be walkable
- Need to consider the range of learning needs and how to make students feel safe in such a large school
- Hoar Sanctuary – consider the impact on this sanctuary
- Could consider a lower & upper Baker if it means we could keep the community together
- Traffic study needs multiple data points
- All the schools need to be enlarged because people want to go to school in their community
- Don’t go for a single site

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# Heath School Listening Session Feedback

## January 19, 2018



- Why these sites? Prior studies and Special town Meeting directed to these sites.
- Old Lincoln? Needs to be used in the short term for BHS swing space.
- Where is the need in terms of neighborhoods? Both in South and North Brookline.
- Consider safety, sound and learning impacts when building or renovating existing schools.
- What are the Town and School Departments doing to solve the issues over the long term? The Town needs to be thinking long term.
- Consider adding community space at any site that is expanded (i.e. a teen center)
- Build where the population is growing so students can continue to walk to school.
- Need to show us where the population is and where it is growing.
- Class size staying low is key.
- School size is also key. They can't get too big.
- Consider middle schools as a way of keeping elementary schools smaller.
- Don't consider middle schools. Keep the K-8 model.
- Don't spend money on bussing.
- Important to consider and know how to phase construction at multiple sites
- 3-section size is preferable; hesitant about changing the size of the school.
- Walkability is very important.
- Would prefer smaller class size, if we move to a 4-section school.
- Need to consider the financial realities and impact on taxpayers
- If a 1,000 student school works for some in Town, we can't say it doesn't work for others.
- Need to be open about the costs of each option.
- Consider Northeastern University's Parsons Field.
- Think about air purification when building on existing schools because of environmental, allergy and breathing concerns.
- The K-8 model is strong because of relationships and continuity of kids.
- Important to help us understand how phasing would happen – including how and if students would be on or off site during construction.
- Need to consider parking on site.

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# Town-Wide Forum Listening Session Feedback - 1

## January 23, 2018



- Consider building a school that could be used for a different community use if enrollment declines in the future.
- We need to make a decision and move forward.
- Will sites that have been defeated earlier be considered again?
- Heath Street sites don't seem workable. Pine Manor should not be considered any more.
- Need to consider the conditions that teachers are working in and the message it sends to them. Plans must include renovation as well as expansion.
- Don't begin the design process by trying to conform with local, residential zoning requirements. Recognize that the size of a new school should be based on the needs of the school and enrollment.
- Burden of enrollment, class size, etc. needs to be balanced across the schools.
- Multi-site options strategy strongly supported.
- Be sure to look at where development will happen over the next 10 years.
- Select Board, ZBA, TM, Planning board need to consider zoning regulations that keep increasing housing.
- Add equity to the evaluation criteria, e.g. Pierce is run down and needs renovation; spend some more money now to get better facilities.
- Same number of kids or increase to 5 sections at Pierce if it means improved facility.
- 5 sections seem too big. Important to consider the number of students and impact on student schooling experience.
- Building in one area may mean moving students to other schools depending where capacity is built.
- Regardless of where a school or more capacity is put, traffic will operate at best efficiency possible in the future.

# Town-Wide Listening Session Feedback – 2

## January 23, 2018



- If busing results from selected site location, Town should know about it in advance.
- It may be that students, who don't walk now, may continue not to walk.
- Need to replace the core, common and community spaces that have been lost due to expand in place (including BEEP and Extended Day).
- Multiple overrides ask a lot of citizens to pay for these capital projects.
- Make 111 Cypress the 9<sup>th</sup> school.
- If the school is built at Baldwin or Pine Manor, many students will be bused.
- BHS, 9<sup>th</sup> school and Town side need to come together to find a workable solution for all the needs.
- Risks of Pine Manor site are great because delays are likely due to lack of access to the site to study it thoroughly and likely lawsuits.
- Old Lincoln needs to be considered. It's closer to North Brookline where the density is.
- Pierce has a desperate need for renovation; concern that Pierce will only get the attention it needs if it's part of the multi-site solution.
- Would love to see Pierce as part of the solution.
- Pierce needs attention and needs to be part of the solution.
- Take a hard look at and apply for MSBA funding.
- Old Lincoln School should be part of the solution.
- Modulars could be used as part of the High School renovation swing space instead of Old Lincoln.
- Consider seeking private partnerships including naming rights and raising private funds to help fund school renovation/expansion projects.



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# Alternative Site Selection Study – Evaluation Criteria



**DRAFT**

**EVALUATION CRITERIA**

**UNDER CONSIDERATION**

- **Supporting an effective educational plan that prioritizes student learning as well as student emotional and physical well being**
- **Student safety during, before and after the school day**
- **Cost – costs to acquire, build and long term operating costs**
- **Sustainability and environmental impact**
- **Timeline and Phasing – including impact on school operation during construction phase**
- **Access to site – traffic, drop off/pick up; pedestrian access, proximity to know and future student populations**
- **Ability to address town-wide school capacity needs and substandard core facility needs**
- **Impact on current school communities and current school assignments**
- **Allowing for open-space and outdoor play opportunities for school and community use**

# TENTATIVE UPCOMING DATES



- TBD - Joint Meeting of Select Board and School Committee: To view all 9th School site options as developed by HMFH
- TBD - Public Meeting: To view and discuss HMFH Site Options and allow public comment
- TBD - Joint Meeting of Select Board and School Committee: Vote to identify HMFH options to continue to be developed
- Between March 5<sup>th</sup> to March 16<sup>th</sup> - Public Meetings to present and discuss HMFH evaluation of Site Options.
- TBD - Joint Select Board and School Committee: Vote on Site or Sites Options to move into Phase 2 - Feasibility Design