9th 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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  - 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?
• 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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• **Add capacity where it is needed, based on geographic need.**
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 9th 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.
Driscoll School Listening Session Feedback
January 17, 2018

- **The core spaces, especially the cafeteria need to be addressed.**
  - Including hiring more cafeteria workers
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  - Driscoll and Baldwin would be a good option
  - A middle school option should be considered.
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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
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
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 and playground space a concern**
- Big difference between theoretical traffic studies and real traffic happening at the school – doubt that a study will capture this

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**Could consider a lower & upper Baker if it means we could keep the community together**
- How will the construction affect school during construction phase?
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.
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.

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**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.
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.
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 9th school.
- If the school is built at Baldwin or Pine Manor, many students will be bused.
- BHS, 9th 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

- 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 5th to March 16th - 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