

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 Building Project



NEIGHBORHOOD COMMUNITY FORUM

November 26, 2018



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
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Agenda

1. Project Overview - Need, Timeline, Update
2. Presentation of Preferred Design Concept
3. Cost Estimates
4. Comments & Questions
5. Upcoming Meetings & Staying Informed



Agenda

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Where we are



- **11/8:** Building Committee reviewed Preferred Design Options.
- **11/19:** Building Committee selected Preferred Design.
- **11/27 - 12/4:** Public Hearings and Meetings by Select Board, School Committee and Advisory Board to vote on Warrant Articles 2, 3, and 4 (Schematic Design funding for Driscoll and Baldwin Projects).
- **11/29:** Building Committee review Refined Drawings of the Preferred Design.
- **12/13:** Town meeting members considers and votes on Warrant Articles 2, 3, and 4 (Schematic Design funding for Driscoll and Baldwin Projects).



Three-Part, Townwide Solution



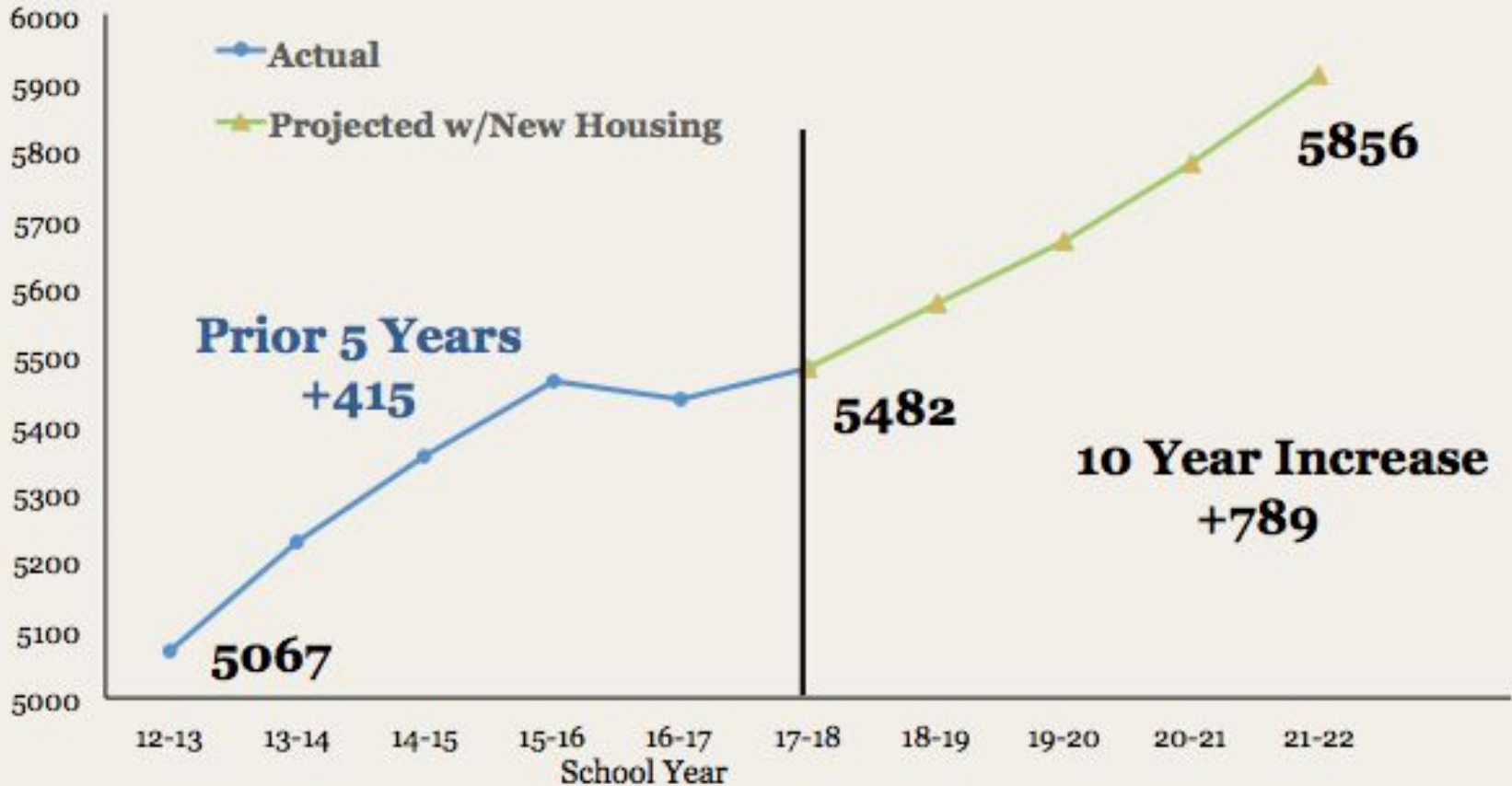
On June 13, 2018, after the 6-month Alternative Site Study, which included more than 20 public meetings, the consideration of 20 initial options and 14 final options, six public listening sessions, public hearings, and the work of five town departments and HMFH Architects, the Select Board, School Committee, and Ad Hoc Subcommittee of the Advisory Committee voted to:

1. **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
2. **Baldwin School** – move a “2-section” school into the Feasibility Design Phase
 - ❖ Includes early education, RISE, and native language support classrooms
3. **Pierce** – reaffirmed School Committee decision to request partnership with Massachusetts School Building Authority to renovate Pierce



Actual K-8 Enrollment since 2012 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



Enrollment Growth since 2005 – By School

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	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



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 space
- **Early Education Programs** – currently 11 BEEP classrooms in rental space. With a new BEEP building 5 BEEP classrooms will remain in rental space.



Children are Learning in Substandard Spaces

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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



Examples of Substandard Spaces

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Examples of Substandard Spaces

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Examples of Substandard Spaces

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Examples of Substandard Spaces

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Examples of Substandard Spaces





Expanding Baldwin School



- Rebuild Baldwin into an intimate PK - 8 Elementary School for Chestnut Hill
- 2 classrooms per grades
- 3 classrooms for a district-wide Special Education program (RISE)
- 3 classrooms for a district-wide English Learner Education (ELE) program
- Community meeting and performing arts space
- Community access to gymnasium
- Refurbished school playground with improved accessibility
- 420-450 students, 86 total staff



Public Meetings held to Consider the Baldwin Site

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Study	Timeframe	# of Meetings Held Addressing the Baldwin Site
Original Site Selection	February 2016 - October 2016	8
9th School Site Study	December 2016 - November 2017	27
9th School Alternative Site Study	November 2017 - June 2018	25
Current Baldwin Expansion	June 2018 - Present	14
Total	February 2016 - Present	74



Recap of Meetings during 2018 Design Feasibility Phase

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- **September 27:** Building Committee
- **October 2:** Capital and Schools Subcommittees
- **October 4:** School Committee
- **October 9:** Select Board
- **October 11:** Building Committee
- **October 12:** Focus Group with RISE Families and Jonathan Levi Architects
- **October 15:** Transportation Board
- **October 16:** Capital and Schools Subcommittees
- **October 17:** Neighborhood Community Forum
- **October 18:** School Committee
- **October 23:** Focus Group with RISE Staff and Jonathan Levi Architects
- **October 25:** Building Committee
- **October 25:** School Committee
- **November 1:** Neighborhood Community Forum
- **November 8:** Building Committee
- **November 13:** Building Commission
- **November 19:** Building Committee



Summary of Changes

In response to the input and feedback we have received from community members, significant changes have been made to the project since its development in 2016:

- The town has downsized the project twice, from 800 students to 660 students, then again from 660 students to 450 students.
- The decreased school size has reduced school-related traffic and both on-site and off-site parking.
- The Town has moved away from building on both the Baldwin School and Baldwin School Playground site to a proposed building that is constrained to the Baldwin School site, leaving the Baldwin School Playground as is.
- The Town has moved away from making improvements to the Soule Recreation Center that would have expanded access and parking at Soule and improve the quality of the playing fields.



Baldwin School Design History



2016	9th School Site Selection Target	800 Students	157,553 Square Feet (Gross Floor Area)
2017	Baldwin 9th School Feasibility Study	660 Students	136,449 Square Feet (Gross Floor Area)
2018	Current Baldwin School Expansion	420 - 450 Students	107,656 Square Feet (Gross Floor Area)



Feasibility vs. Schematic



Feasibility Design (Sept. 2018 - Dec. 2018)	Schematic Design* (Dec. 2018 - Mar. 2019)
Traffic Study and Analysis; Comparables to other schools and neighborhoods; initial recommendations.	Alterations to traffic patterns and roads, including traffic calming and safety measures.
Basic drawings of the location of play spaces, fields and open space	Exact layout of play space and the specific location of play structures and other features
Identification of potential parking locations and options, both on-site and off-site.	Decisions on exact number and location of staff, parent, and visitor parking onsite and off-site and impact on further development of preferred design.
Traffic Study and Analysis; Comparables to other schools and neighborhoods; initial recommendations.	Specific alterations to roads, including traffic calming, crosswalks and safety measures.
Conceptual building details (e.g. how many mechanical systems are needed and shown on roof, what is the basic outline of the building, where will the play space be.)	Exact locations and greater specifics (e.g. total amount of mechanicals on roof versus those placed in basement, decisions on exterior materials, etc.)

***Funding for Schematic Design is contingent upon Town Meeting Vote on 12/13**



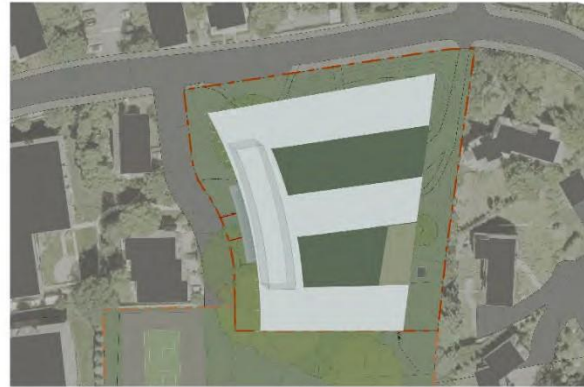
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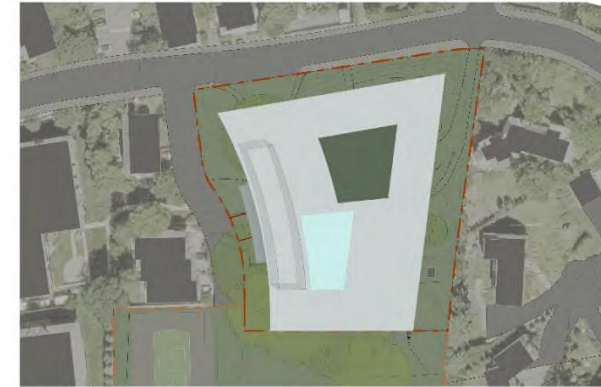
Preliminary Concept Design Alternatives



Option A
"Quadrangle"

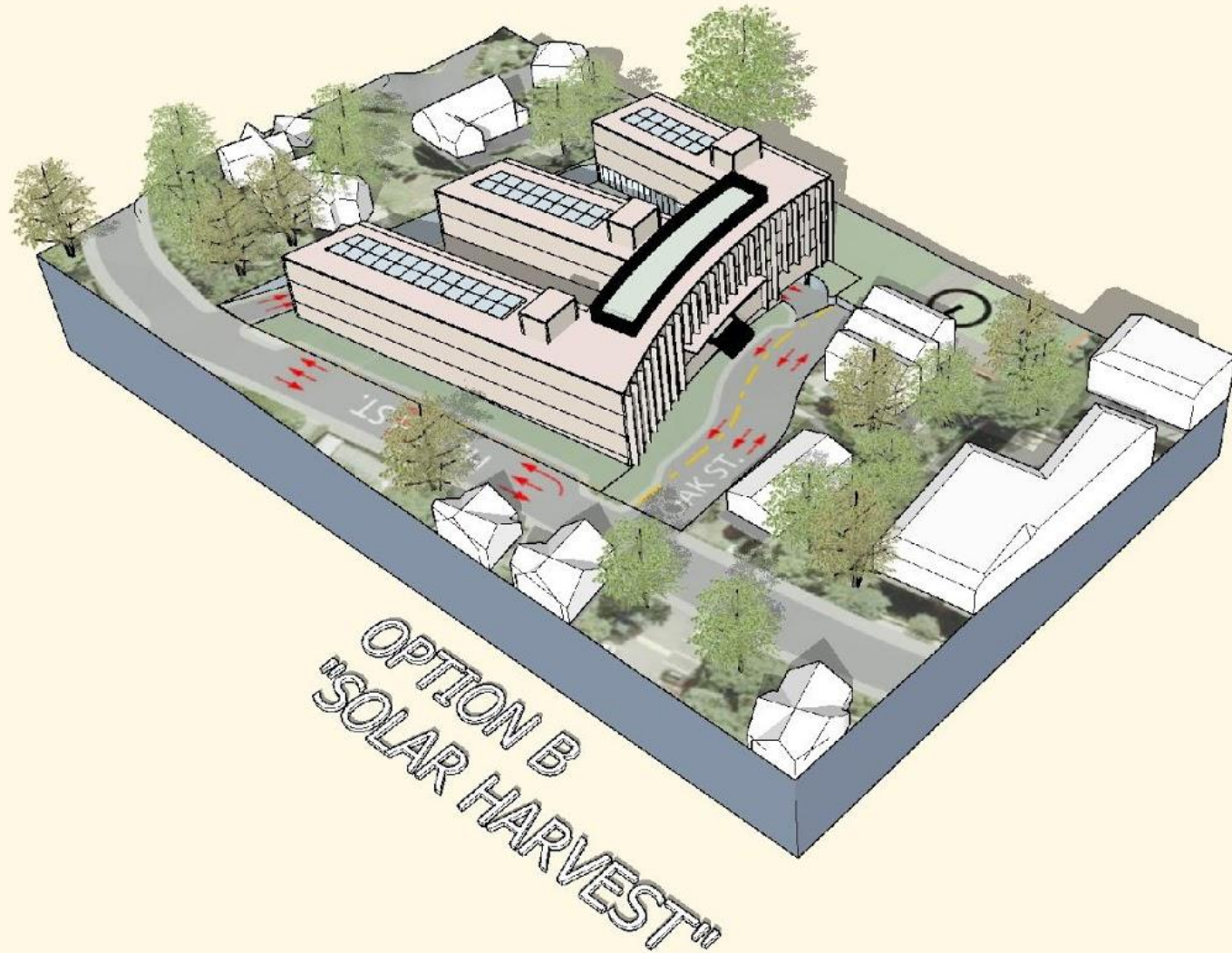


Option B
"Solar Harvest"

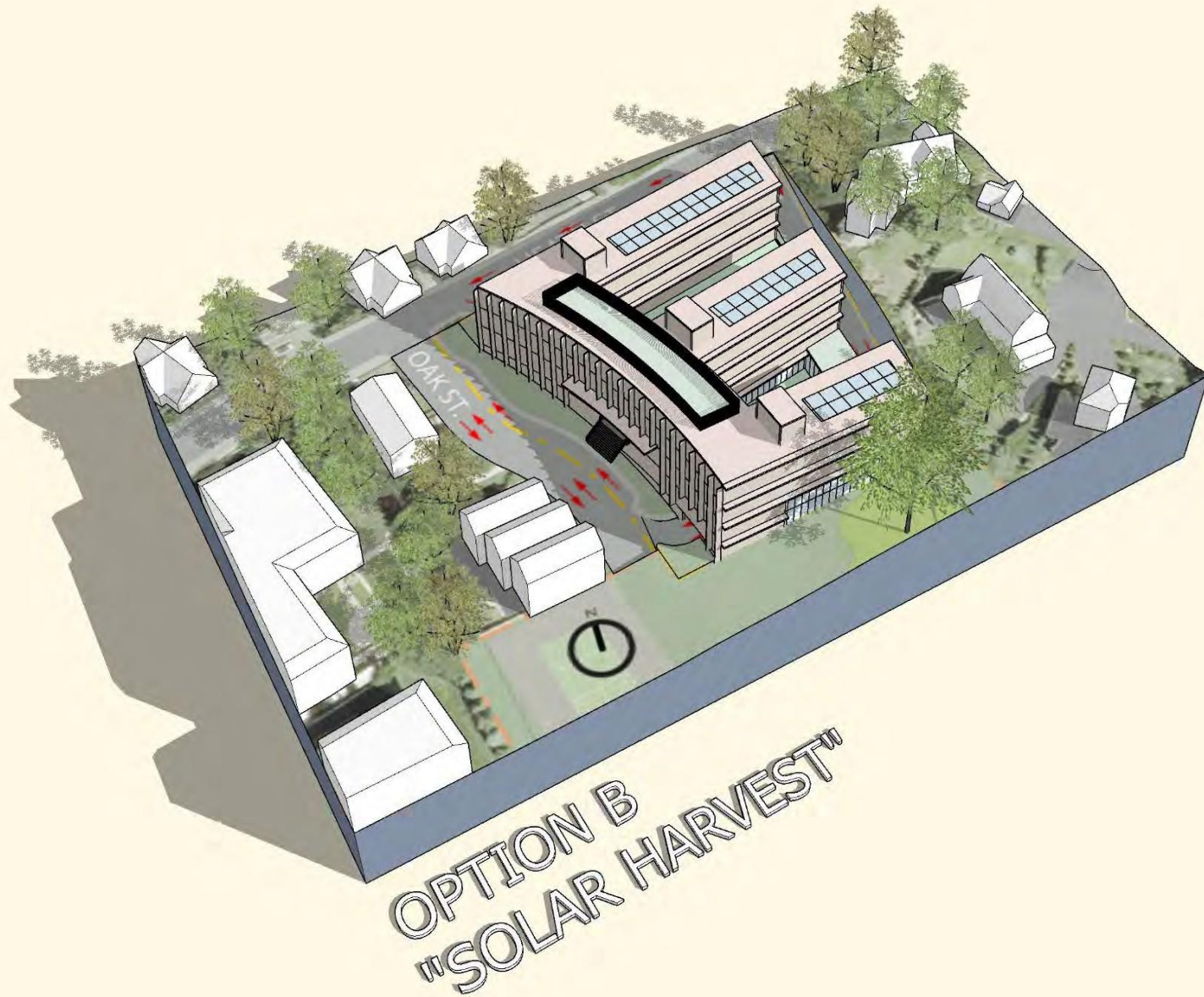


Option C
"Twin Court"

Preliminary Concept Design Alternatives



Preliminary Concept Design Alternatives



Preliminary Concept Design Alternatives



Preliminary Concept Design Alternatives



Preliminary Concept Design Alternatives



Before we move on to traffic...



Any questions and comments about the
preferred design?

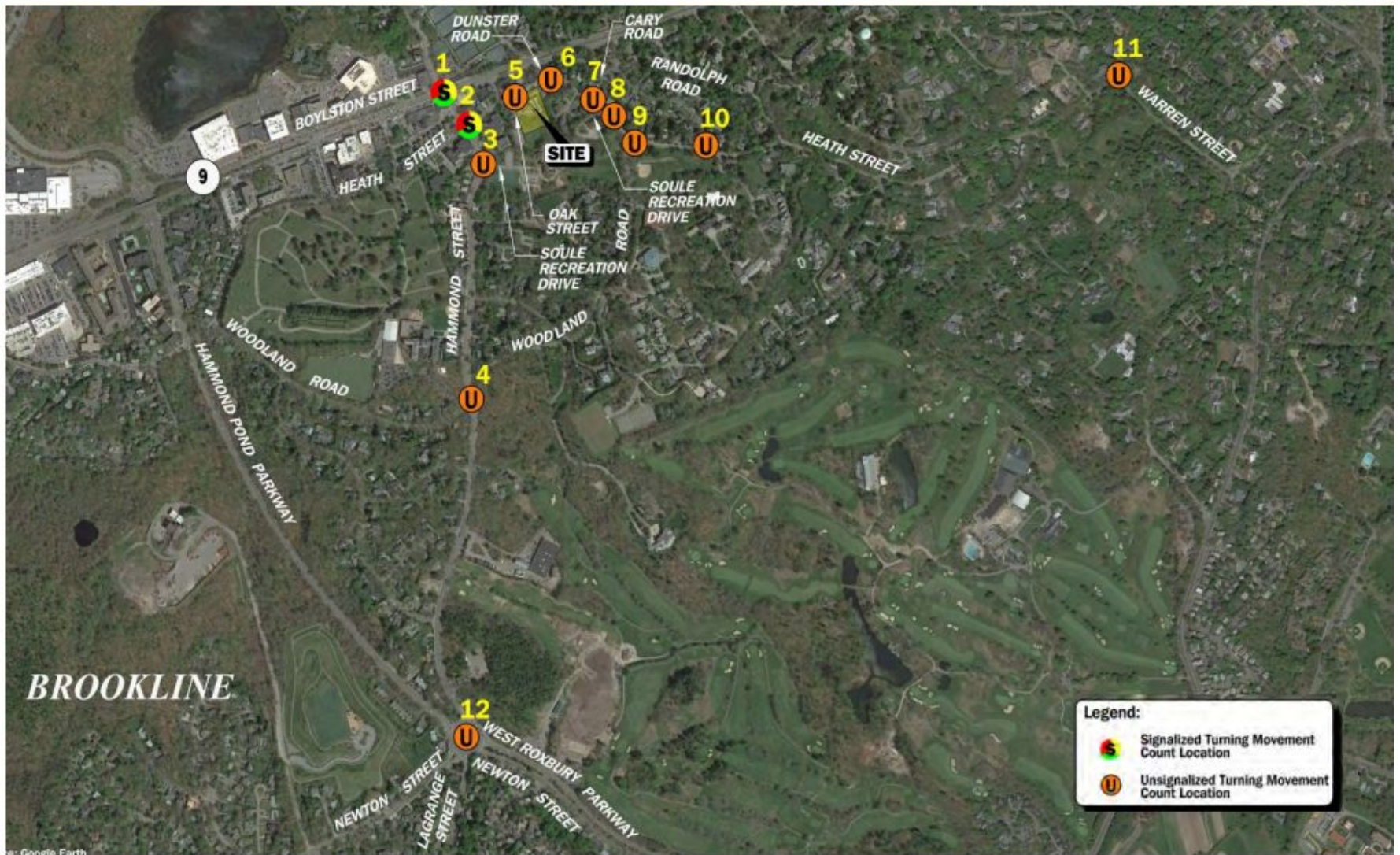
Summary

- Safe Environment Can Be Maintained
- Delays and Queues - Limited to Short Periods (15-20 Minutes)
- School Traffic Before Existing Peak
- Traffic Conditions Will Be Manageable

Qualitative Assessment: Good Site for New School

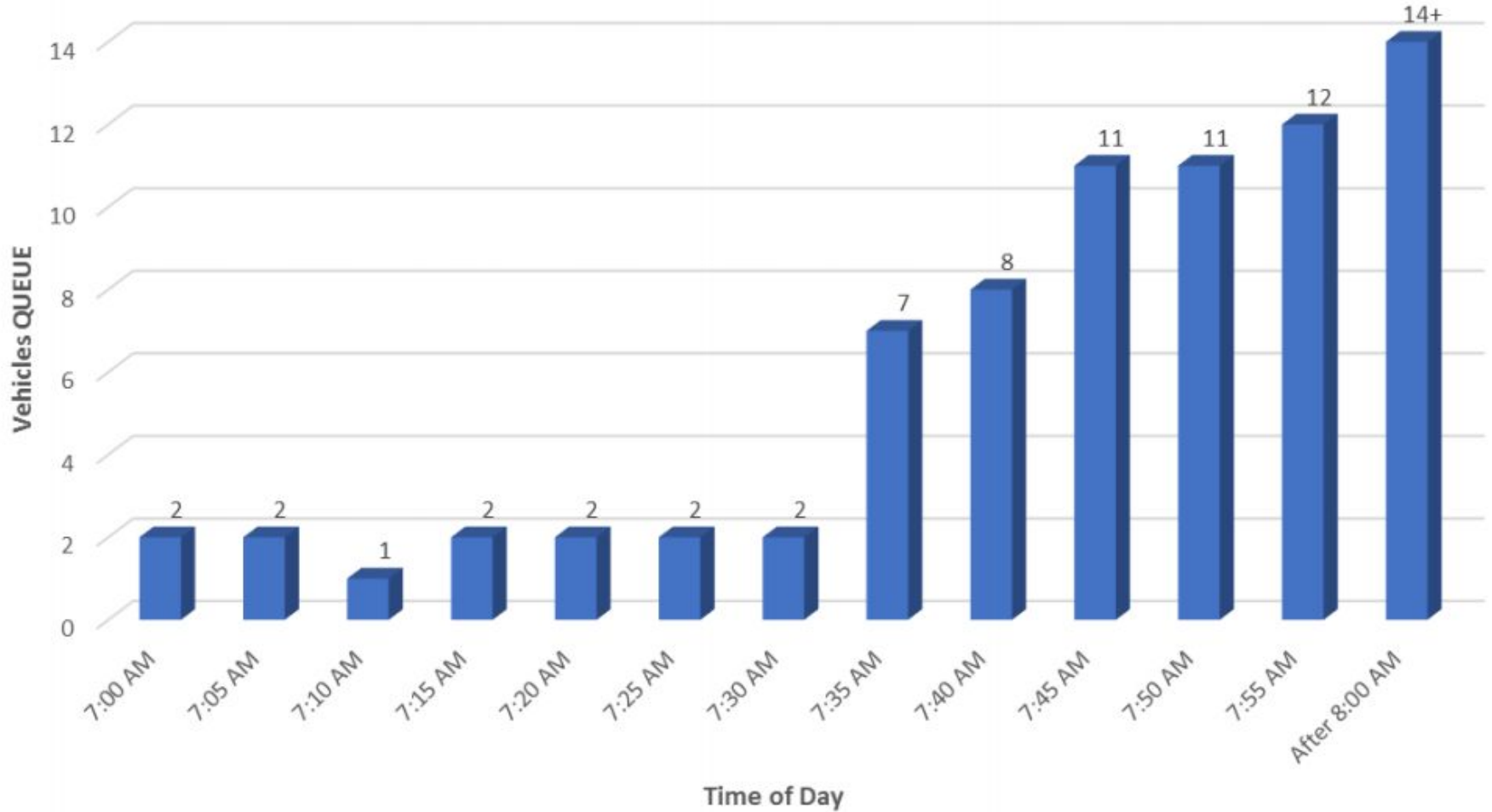
Neighborhood Impact: Comparable to Existing Schools

Site Location and Study Area Map



Vehicle Queues on Heath Street

Weekday Morning, October 16, 2018



Trip Generation Summary

ASSUMPTIONS

- 453 Students
- 86 Staff (74 arrive in peak hour 1.0 staff per car)
- 4% Daily absenteeism
- 25 students bus with METCO (Arriving by Bus)
- 30 RISE students (9 Vans)
- 45 Brookline Early Education Program students (Arrive after 8:00 AM)
- 120 students bus (2 Buses)
- 50 students walk¹
- Student car occupancy of 1.45 student/car

¹ This is a conservative estimate. 195 K-8 children live within 0.5 miles of the site, so the number of children who walk to school when it opens will be higher.

Result: 121 Cars in the morning, 70 Cars in the Afternoon

Car Drop-Off Trip Generation Comparison

Time Period	Car Drop-off (800 Students)	Car Drop-off (600 Students)	Car Drop-off (453 Students)
Weekday Morning Peak Hour:			
Entering	330	232	121
Exiting	<u>330</u>	<u>232</u>	<u>121</u>
Total	660	464	242

Trip Generation Summary

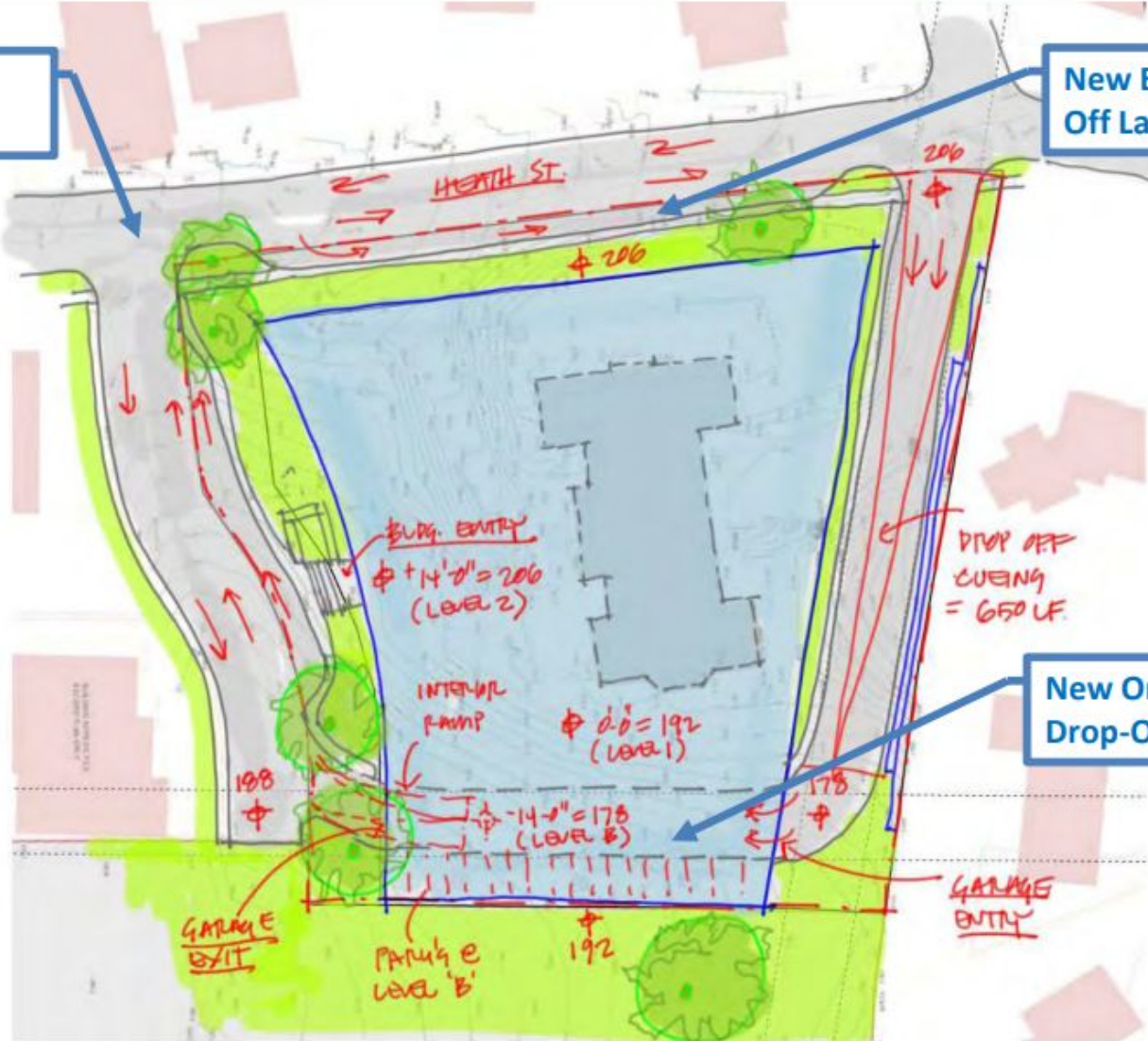
Time Period	Staff	Vans	Buses	Car Drop-off/ Pick-up	Total Trips
Weekday Morning Peak Hour:					
Entering	74	9	3	121	207
Exiting	<u>0</u>	<u>9</u>	<u>3</u>	<u>121</u>	<u>133</u>
Total	74	18	6	242	340
<hr/>					
Weekday Afternoon Peak Hour:					
Entering	0	9	3	70	82
Exiting	<u>10</u>	<u>9</u>	<u>3</u>	<u>70</u>	<u>92</u>
Total	10	18	6	140	174



Site Plan

Police Crossing Guard

New Bus Drop-Off Lane



Recommendations

Project Area Access

- The Main Driveway Off Heath Street
- A Bus Drop-off Area is Proposed on Site Off Heath Street
- Earlier Start Time

Off-Site

Hammond Street at Route 9 and Hammond Street at Heath Street

- This Intersection Should Be Retimed and Coordinated with Route 9 Signal

Police Control

- Heath Street at Oak Street (School Exit)
- Hammond Street At Heath Street

School Drop-Off and Pick-Up Traffic Management Plan

Note: This is what is happening today at Coolidge Corner School with great success

- Police Detail Officer
- School Staff Should Be Stationed at The Drop-off
- A Designated Drop-off/Pick-up Area
- A Lane Along the Entryway Will Remain Unobstructed
- Parents and Caregivers Will Be Given Information on School Drop-off and Pick-up Times and Procedures

Recommendations

Pedestrian Improvement

New crosswalks

- Heath Street
- Hammond Street

Sidewalks entering the site

- Heath Street

Rectangular Rapid Flashing Beacon

- Hammond Street Near Soule School
- Route 9 at Dunster Road

Busing/ Vans

- 120 Students (2 Buses)
- 25 METCO Students (1 Bus)
- 30 RISE Students (9 Vans)

Bicycle Considerations

Bicycle Racks Should Be Provided

- Bicycle Consideration By the Town:
 - Heath Street
 - Woodland Road

Recommendations

Transit Usage

- Promote staff usage

Traffic Monitoring

Within three months after school opening and annually

- Pedestrian safety
- Crossing guards
- Police detail
- Level of student busing

Construction Management Plan

A detailed Construction Management Plan should be prepared and reviewed by the Town

Comparison with Existing Schools - Managing Student Drop-off and Pick-up

Characteristics common to Baldwin, Driscoll, Lincoln, Runkle

- Police details help manage traffic
- Crossing guards keeps pedestrians safe
- Parents use cars to drop-off and pick up students
- On-street Parent drop-off and parking
- On-street Teacher Parking
- Increased activity lasts only 15-20 minutes
- Area becomes a priority for snow plowing and clearing of sidewalks

Baldwin Site Advantages

- On-site queue area takes car drop-offs/pick-ups off Neighborhood Streets
- Dedicated visitor parking proposed to be on-site

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Neighborhood Impact: Comparable to Existing Schools



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Preliminary Project Cost Comparison

Includes \$1M for sidewalk improvements



Option B Solar Harvest

Includes 10 On-Site Parking Spaces Under Building
\$72M – \$76M

Includes 40 On-Site Parking Spaces Under Building
\$78M – \$82M



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Comment & Questions



You may also provide input on the project via:

- **YELLOW** Input Sheets
- Online by going to www.brookline.k12.ma.us/baldwin-expansion



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Ongoing Outreach & Upcoming Meetings



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(look for Baldwin School Building Committee)



Upcoming Public Meetings

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- **November 27:** 9th School Ad Hoc Subcommittee Public Meeting at Town Hall, 7:00 p.m.
- **November 27:** Select Board/School Committee Joint Hearing on Warrant Articles 2, 3 and 4 at Town Hall, 8:30 p.m.
- **November 28 and November 29:** Capital and Schools Subcommittees Joint Hearing on Warrant Articles 2, 3, and 4 at Town Hall, 5:30 p.m.
- **November 29:** Building Committee Meeting at Town Hall, 7:30 a.m.
- **December 4:** Advisory Committee Public Meeting on Warrant Articles 2, 3, and 4 at Town Hall, Time TBD
- **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