

9th School Site Selection



SITE SELECTION STUDY KICKOFF

JUNE 14, 2016



Tonight's Presentation

PUBLIC SCHOOLS of
BROOKLINE



1. Why does Brookline need a 9th K-8 Elementary School?
2. What has Brookline been doing to address enrollment growth?
3. What happens if we don't build a 9th K-8 Elementary School?
4. Site Selection Study: Jonathan Levi Architects
5. Input, Questions, Considerations for JLA
6. Next Step & Upcoming Meetings

Presentation available online at
www.brookline.k12.ma.us/capitalprojects

Why does Brookline need a new K-8 elementary school?



**DRAMATIC AND ONGOING ENROLLMENT
GROWTH**



The Public Schools of Brookline

Enrollment 2011-2021

PUBLIC SCHOOLS of
BROOKLINE



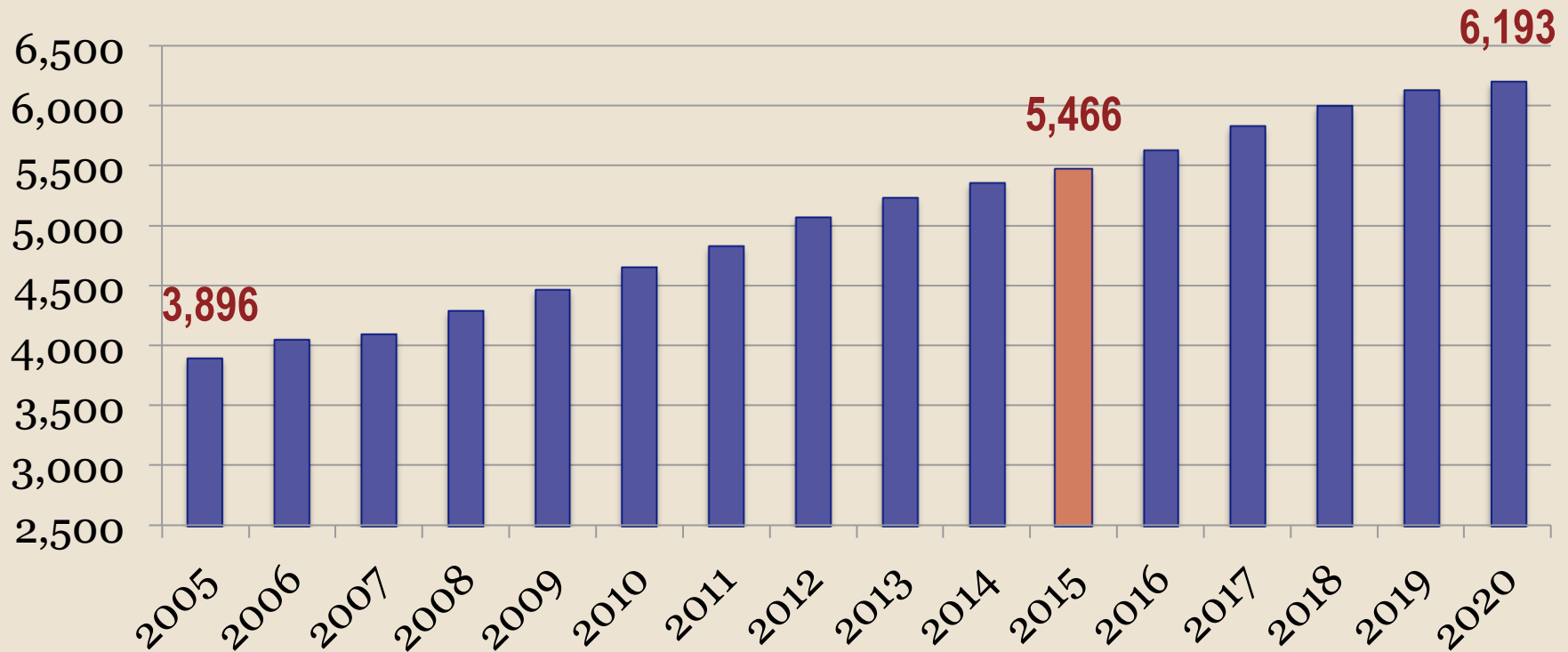
School Year	K-8 Enrollment	9-12 Enrollment	K-12 Total	Increase from Previous Year
2010-11	4,652	1,726	6,378	+ 161
2011-12	4,827	1,777	6,604	+ 226
2012-13	5,067	1,774	6,841	+ 237
2013-14	5,228	1,802	7,030	+ 189
2014-15	5,354	1,893	7,247	+ 217
2015-16 *	5,466 (+814 since 2010)	1,946 (+220 since 2010)	7,412 (+1,034 since 2010)	+ 165
2016-17	5,628	2,027	7,655	+ 243
2017-18	5,827	2,115	7,941	+ 286
2018-19	5,994	2,250	8,244	+ 303
2019-20	6,122	2,308	8,430	+ 186
2020-21**	6,193 (+727 from 2015)	2,397 (+451 from 2015)	8,591 (+ 1,179 from 2015)	+ 161
10 year totals	+ 1,541 (+33%)	+ 671 (+38%)	+ 2,213 (+37%)	



Dramatic Enrollment Growth

PUBLIC SCHOOLS of
BROOKLINE

K-8 Enrollment



Notes on October 2015 Enrollment Projections:

- Does not include BEEP enrollment
- Includes projected school-age population from proposed developments at: 86 Dummer St., 45 Marion St., The Residences of South Brookline, 111 Cypress St., and Crowninshield Rd.
- Does not include recently proposed residential developments - Puddingstone, 40 Centre St., 420 Harvard St.



The Public Schools of Brookline

K-8 Enrollment 2005-2021

PUBLIC SCHOOLS of
BROOKLINE



School Year	K-8 Total	K-8 Change	% Change from 2005 - 2006
2005-06	3,896	---	---
2010-11	4,652	+ 756	
2015-16	5,466	+ 814	
2020-21	6,193	+ 727	
10 Year Growth – 2005 - 2015		+ 1,570	40%
15 year Growth – 2005 - 2020		+ 2,297	59%

~~~~~

- Since 2005: K-8 Enrollment Increase = the size of Baker School + Pierce School
- In the next 5 years: K-8 Enrollment Increase = the size of Lawrence School
- We are adding the equivalent of a K-8 school every five years

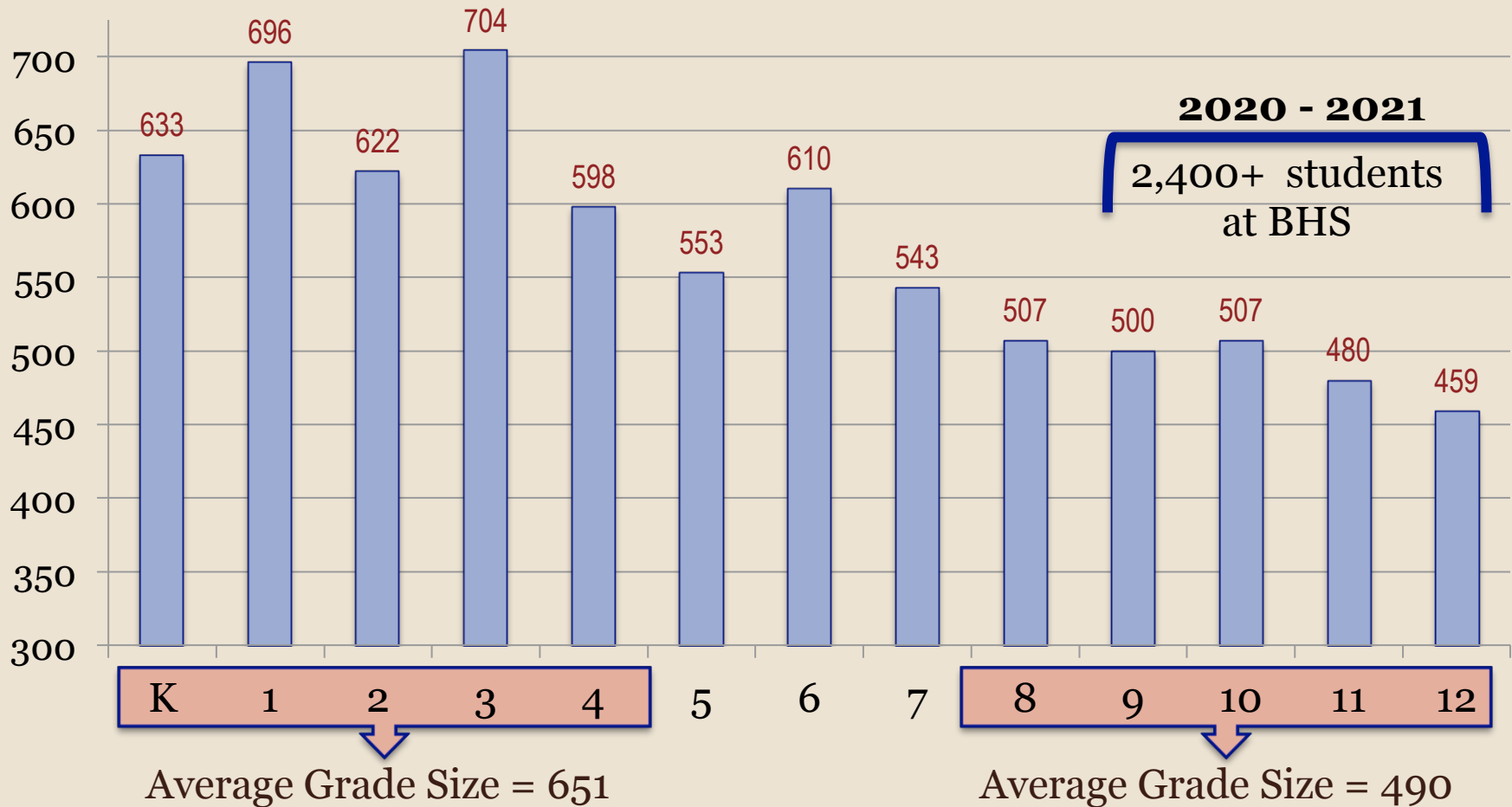


# The Public Schools of Brookline

PUBLIC SCHOOLS of  
**BROOKLINE**



## Enrollment by Grade 2015-2016





# The Public Schools of Brookline

PUBLIC SCHOOLS of  
**BROOKLINE**



## Classroom Capacity 2015 – 2021

- Based on a maximum class size of 22 (K-3) and maximum class size of 25 (4-8) and assuming average class size of 21 students across K-8

|                       | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 |
|-----------------------|---------|---------|---------|---------|---------|---------|
| Total Rooms Available | 254     | 255     | 255     | 260     | 260     | 260     |
| Total Rooms Needed    | 259     | 265     | 270     | 280     | 285     | 290     |
| Projected Shortage    | - 5     | - 10    | - 15    | - 20    | - 25    | - 30    |

### Short-Term Solutions until a 9<sup>th</sup> school

- Additional modulars
- Additional Rental space
- Creating more substandard space w/in schools
- Larger class sizes
- Core Facilities would remain inadequate

### Does not take into account

- BEEP classrooms
- Potential for more aggressive growth from new developments
- Currently leased classrooms

# What has Brookline been doing to address our dramatic increase in K-8 enrollment?





# Studies and Plans



- 2009 Facilities Master Plan created by MGT
  - ❖ Updated in 2011 with by MGT
- 2013 Brookline School Population and Capacity Exploration (B-SPACE) Committee
  - ❖ Included 2013 Feasibility Study by HMFH Architects
  - ❖ Resulted in recommitment to “Expand-in-Place” Strategy
- 2014 Override Study Committee Report – included demographic projections done by MIT team
- Dec 2014 – Civic Moxie commissioned to do study on possible locations for 9<sup>th</sup> elementary school



# Expanding in Place: 2008 - 2015

PUBLIC SCHOOLS of  
**BROOKLINE**



**54** 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

3 classrooms in rental space for **Pierce**

1 brand new school will be built at **Devotion** to add 12 classrooms



Expanding in Place: 2008 - 2015

PUBLIC SCHOOLS of
BROOKLINE



- **Relocated** administrative offices from school buildings into rental space
- **Created** new classrooms by dividing larger ones
- **Converted** hallways, locker rooms, and small rooms into substandard classroom spaces and administrative office space
- **Expanded** and utilized buffer zones to distribute enrollment increases across all schools to balance overcrowding
- **Reclaimed** classrooms dedicated to Extended Day and other programs
- **Spending \$1 million annually** for rental space for classroom and administrative offices

What happens if we don't build a 9th Elementary School?



“The strategies of maximizing space, re-allocating underutilized space, reducing staff space, and relocating some operations and staff off site have been exhausted.”

CIVIC MOXIE STUDY - OCTOBER 2015



Impact of “No-Decision”



What will happen if we don't build a new elementary school?

- A shortage of 27 to 30 classrooms across the district at the K-8 level
- Undersized cafeterias will result in all K-8 schools starting lunch before 10:30 a.m. (2 schools do this now, and 2 more start before 11.)
- Inadequate core facilities such as gymnasiums and libraries will not be addressed
- Expand the use of expensive, short-term solutions such as modular classes and rental space.
- Class sizes continue to increase . . .



Impact of “No-Decision”

PUBLIC SCHOOLS of
BROOKLINE



Class Size Continues to Increase

	2015-16	2020-21
Total K-8 Enrollment	5,466	6,193
Total Rooms Available	254	260
K-8 Class Size Average	21	24
Number of K-8 classes with 25 or more students	7	75+
Range in K-8 class size	17 to 27 students	18 to 30 students

Recent Progress and the Timeline



**AIMING FOR A NEW ELEMENTARY
SCHOOL TO BE BUILT BY FALL 2020**



Recent Progress 2015-2016

PUBLIC SCHOOLS of
BROOKLINE



Collaborative Effort Across Town Departments and Commissions

- ❖ Planning Board
- ❖ Building Commission
- ❖ Park and Recreation Commission
- ❖ Advisory Committee and related subcommittees
- ❖ Preservation Commission
- ❖ Conservation Commission



Ongoing Interdepartmental Work

PUBLIC SCHOOLS of
BROOKLINE



- Interdepartmental team will continue internal planning. For example:
 - ❖ Eminent domain/Legal acquisition
 - ❖ Land restrictions
 - ❖ Funding pathway
 - ❖ Continuing public input and feedback
 - ❖ Demographic and enrollment updates



Recent Progress 2015-2016

PUBLIC SCHOOLS of
BROOKLINE

October 2015

- Civic Moxie Report identified 26 possible sites with 6 identified as most promising;
- Board of Selectmen and School Committee voted:
 - Construction of a new elementary school as the preferred solution to address the ongoing enrollment growth; and
 - Staff to complete further due diligence on two of the six sites

November and December 2015

- Neighborhood Association Meetings with members of BOS and BSC
- Two Open House Presentations with Q&A
- Public Hearing
- Joint BOS and BSC public meeting

January – March 2016

- Two more joint BOS and BSC public meetings
- BOS, BSC, and Advisory Committee all vote to forego MSBA partnership to allow for greater flexibility on cost, design and timeline.
- Neighborhood Association Meetings continued
- Based on public input from October through January, Boards voted on further study of 3 sites : Village School, Beverly Road, and Baldwin/Soule



Best Case Scenario Timeline

Set by BOS/BSC in December 2015

PUBLIC SCHOOLS of
BROOKLINE

April – May 2016

- RFQ for Site Selection Study
- **Architectural firm selected for Site Study**
- Town Meeting appropriates funds for Feasibility Study phase

June – August 2016

- Site Selection Study

September & October 2016

- Site Studies completed
- Public process continues
- **Final Site Selection**

November 2016 – April 2017

- Feasibility Study phase
- Public presentations and hearings

May 2017 – October 2017

- Schematic Design phase
- Public presentations and hearings

Fall 2017

- Proposed Town Meeting & Debt Exclusion Override for Construction Funding

Fall 2017 to June 2018

- Construction Drawings phase

October 2018

- Construction begins

September 2020

- **School opens**

Site Selection Studies



JONATHAN LEVI ARCHITECTS

REPRESENTED BY:

JONATHAN LEVI & PHILIP GRAY

Town of Brookline, Massachusetts

Land Use

Land Use Description

- Single Family
- Two Family
- Three Family
- Four-Eight Family
- >Eight Multi Family
- Non Transient Lodging
- Mixed Use
- Vacant Land
- Retail
- General Office
- Other Commercial
- Gas Station and other Car Related
- Public Recreation and Open Space
- Private Recreation and Open Space
- Agriculture and Recreation Land
- Other State/Federal Land and Facilities
- Municipal Facilities
- Charities, Nursing Homes and Hospitals
- Educational/Museum/Other
- Religious Affiliation
- Condo Parking
- Residential Land used for Parking
- Water Body
- Town Boundary
- Street Edge

DATA SOURCES

Land Use: Based on Parcel Tax Codes determined by Town of Brookline Assessor's Department.

Zoning: This data layer was developed in-house by BrooklineGIS staff. It is based upon street centerlines, parcels, and the zoning bylaws from the Planning and Community Development Dept. Originally created in 07/1998. Modified in 2004.

Town Boundary: Boston Edition Company. Updated by Camp Dresser and McKee, Inc. and 1:6 based upon Brookline Assessor's Map (1998).

Parcels: The database was developed by the Town's GIS Consulting firm Camp Dresser & McKee, Inc. in 1998 based upon the Boston Edition Company's street network data and the Town's DPW maintained Assessor's map sheets. BrooklineGIS staff has set up a weekly update routine to link the parcels geographic data with the Assessor's Computer Assisted Map Appraisal (CAMA) database.

Names and Points: Boston Edition Company.

Building Footprint: Developed originally by Boston Edition Company, modified by BrooklineGIS staff.

DATA DISCLAIMER

The Town of Brookline makes no claims, no representations, and no warranties, express or implied, regarding the validity, accuracy, or reliability, the timeliness or the accuracy of the data and the GIS data provided furnished by the Town, including the implied validity of any data or data.

Map created by BrooklineGIS in 10/1998 and modified on 02/2008.
Map title: Standard map (map.brooklinegis.org)



0 600 1,200 2,400 Feet

VILLAGE SITE
(STOP AND SHOP)

BALDWIN SITE

BAKER SITE



BROOKLINE 9TH ELEMENTARY SCHOOL SITE SELECTION STUDY

SITE RESEARCH TOPICS

1) Location Factors

- Traffic Impacts – Site, local, Town-wide
- Safe Access for Walking/ Biking
- Access to Public Transportation
- Central to Student Density and Growth
- Compatibility with School System Portfolio
- Community Use
- Townscape Improvement
- Sustainability

BROOKLINE 9TH ELEMENTARY SCHOOL SITE SELECTION STUDY

SITE RESEARCH TOPICS

2) Site Size and Configuration

- School Footprint/Educational Goals
- Playgrounds, Recess and Fields
- Drop-off/Pick-up Cueing
- Bus Access
- Service Access-Deliveries, Refuse
- Separation of Pedestrians and Vehicles
- Overall Student Safety
- Security
- Topography
- Impact to Neighbors
- Community Access/Use
 - Indoor and Outdoor
- Existing Building Potential For Adaptive Reuse
- Wetlands
- Underground Obstacles
- Hazardous Materials
- Landscape Conservation
- Run-off
- Sustainability-Daylighting/Orientation

BROOKLINE 9TH ELEMENTARY SCHOOL SITE SELECTION STUDY

SITE RESEARCH TOPICS

3) Cost

- Construction Cost Premiums/Savings
- Moving Costs
- Temporary Occupancy Costs
- Total Project Cost
- Long Term Operating Costs
- Long Term Maintenance/Repair

BROOKLINE 9TH ELEMENTARY SCHOOL SITE SELECTION STUDY

SITE RESEARCH TOPICS

4) Schedule and Cost Risk Factors

- Hazardous Material Removal
- Construction Phasing
- Construction Schedule
- Acquisitions
- Deed Restrictions
- Permitting

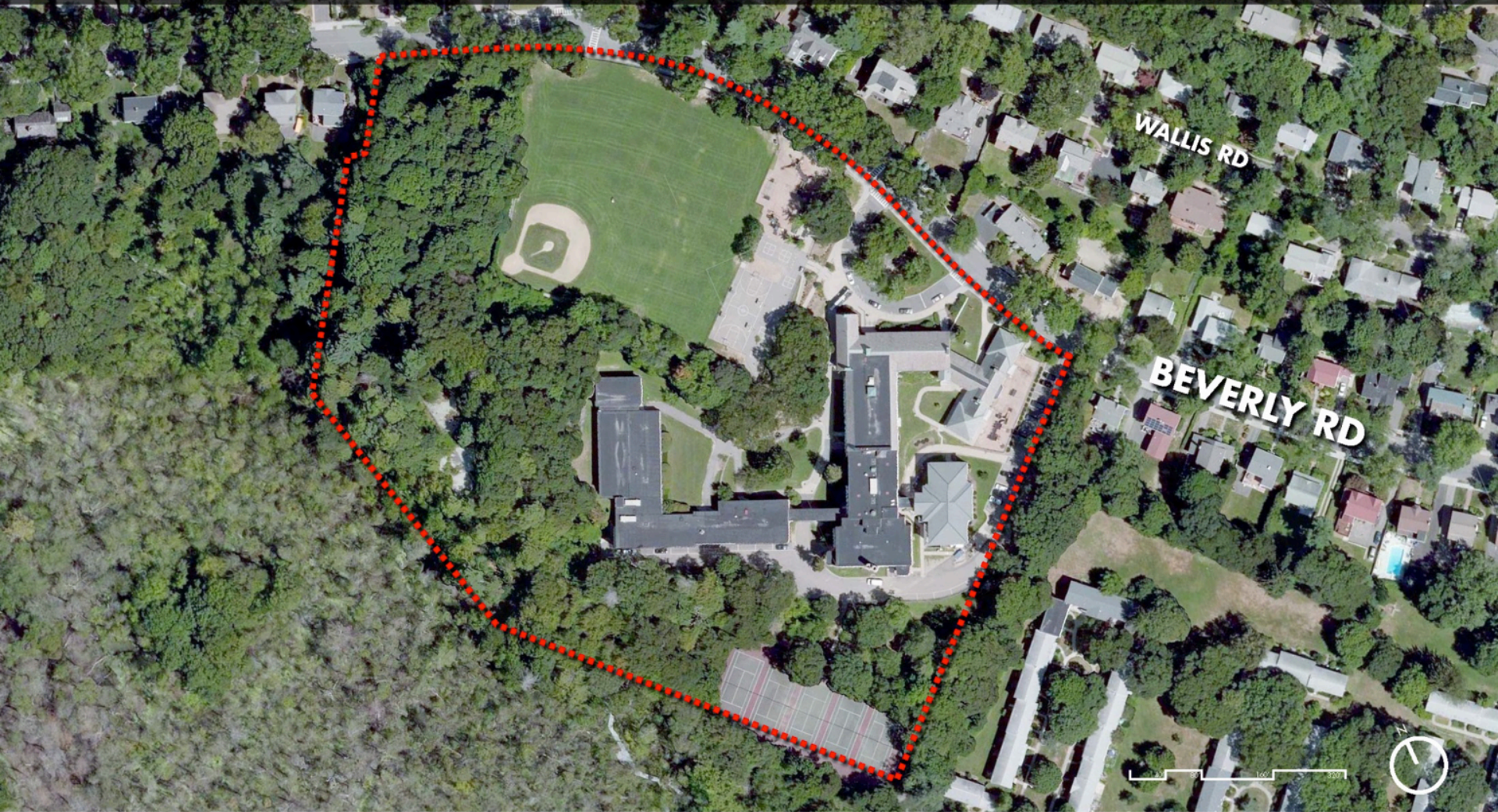
VILLAGE (STOP & SHOP) SITE



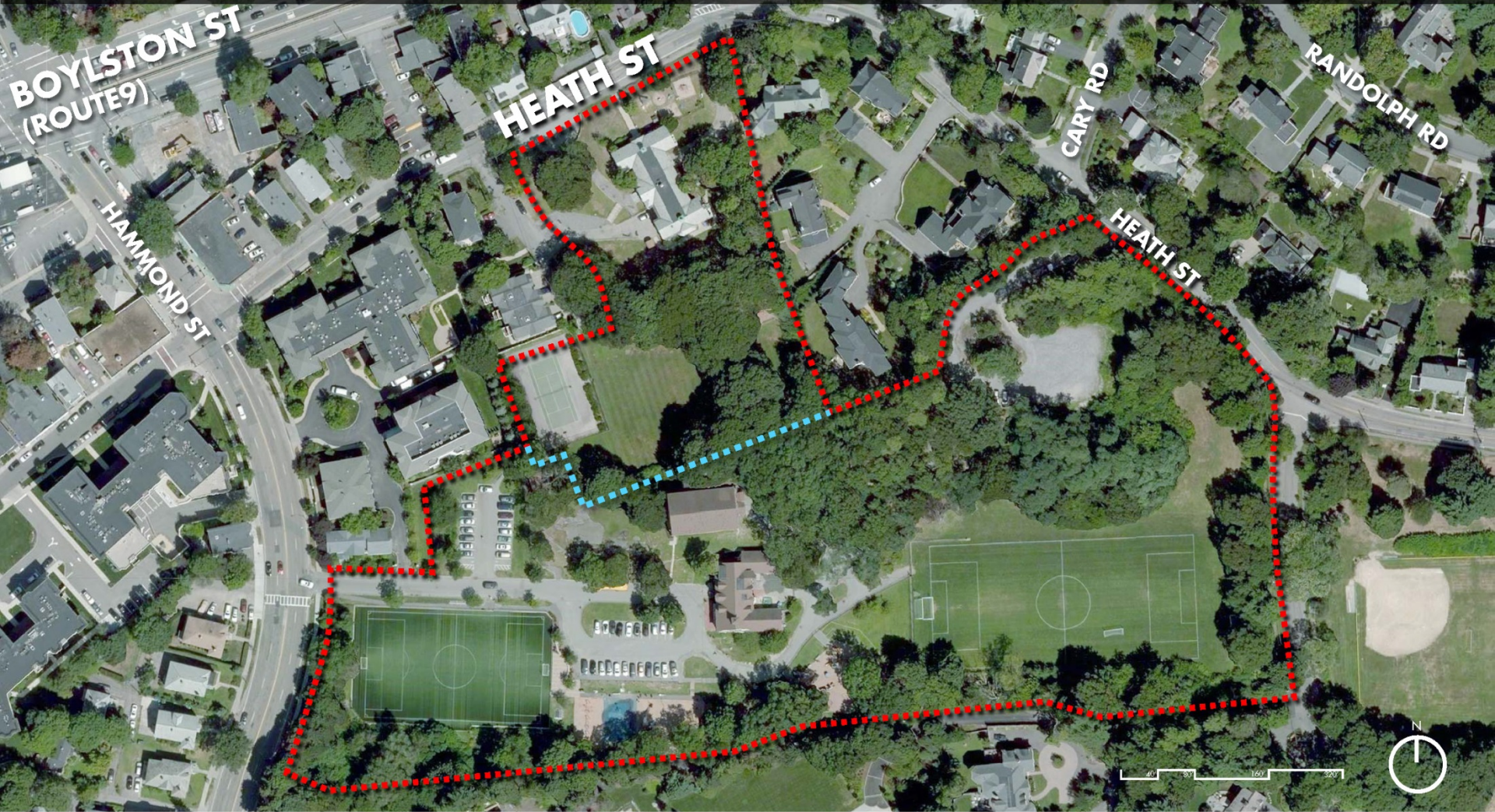
Jonathan Levi Architects

JUNE 14, 2016
BROOKLINE SITE SELECTION

BAKER SCHOOL SITE



BALDWIN SCHOOL SITE



Jonathan Levi Architects

JUNE 14, 2016
BROOKLINE SITE SELECTION



Public Input

PUBLIC SCHOOLS of
BROOKLINE



Purpose:

For JLA to learn from your comments, concerns, and questions as they begin to study the Village Site, the Baker School Site, and the Baldwin School Site

Questions, considerations, concerns, comments
are all welcome.

Reminder: Please be respectful of others when offering your ideas and when listening to the ideas of your fellow residents.

Next Steps from Here



THE PATH TOWARDS FINAL SITE SELECTION



Current Schedule of Public Meetings

PUBLIC SCHOOLS of
BROOKLINE



June-August 2016: Site Selection Study

- June 14: School Committee hosting public meeting to provide input to JLA
- July 26: Joint School Committee/Board of Selectmen meeting: JLA shares progress update on Site Selection Study
- August 16: BOS/BSC Executive Session on site cost and other issues

September-October 2016: Site Selection Final Public Input

- September 8: School Committee/Board of Selectmen joint meeting for JLA presentation on completed Site Selection Study findings
- Mid September – Early October: Two Open House meetings; Public Hearing; meetings with neighborhood associations

October 13:

- **Final Site Selection:** Joint School Committee/Board of Selectmen public meeting to make final site selection



Next Public Meetings

July 26 – Joint Board Meeting – Progress Update on Site Selection Study by Jonathan Levi Associates.

September 8 – Joint Board Meeting – Presentation of Site Study

For ongoing updates

www.brookline.k12.ma.us/capitalprojects

To provide input

www.brookline.k12.ma.us/capitalprojects

Look for “email a question or comment” link