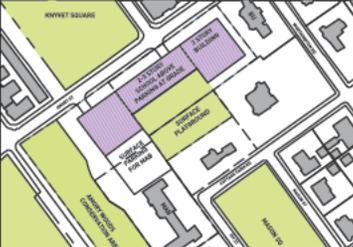
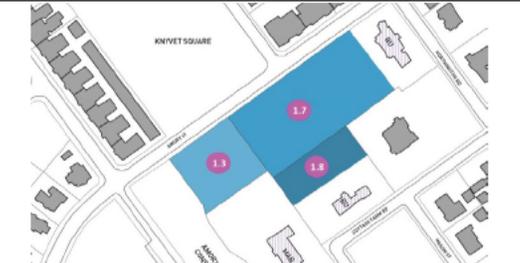
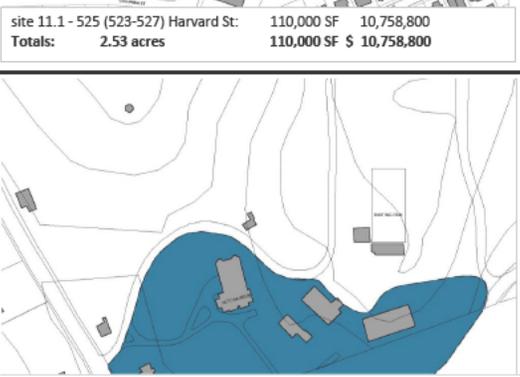


School & Typology	Why Appropriate for K-8 site	Except for these conditions	Site Map and Property Values <i>Values from 1/14/15 Town Assessor data (for construction costs, 25% has been added to reflect market value - appraisals needed to verify prior to purchase)</i>															
 <p>Traditional School - shared use of adjacent ball fields & open space</p> <p>Cottage Farm School</p>	<p>Excellent access for vehicular drop off and walking/biking</p> <p>Supports traditional school model on smaller site</p> <p>Adjacent to existing open space, nature area, and playing fields</p> <p>Central location to student growth and population and within one of the initial target areas for growth/density</p> <p>No Article 97 open space used and existing buildings to remain</p> <p>Provides opportunity to tie natural area and environment to education</p>	<p>Compliance with the Local Historic District regulations will significantly drive the outcome and feasibility of this concept site plan. Unlike zoning regulations, the Town would not be able to seek relief based on the proposed educational use ("Dover amendment"). A meeting with the Preservation Commission should be one of the first steps in exploring this concept further.</p> <p>Portion of the 0 Ivy Street site (owned by MAB) is adjacent to Amory Woods Conservation Area and may have wetlands issues that must be addressed.</p> <p>Requires building above MAB parking/play area. Development must enhance these areas and/or relocate on site.</p> <p>Must provide for K-2 playground space on site; Knivvet Square and Mason Square are both passive parks.</p>	 <table border="1"> <tr> <td>site 1.3 - 0 Ivy Street:</td> <td>25,476</td> <td>1,225,900</td> </tr> <tr> <td>site 1.7 - 50 Worthington Rd:</td> <td>60,784</td> <td>5,346,681</td> </tr> <tr> <td>site 1.8 - 10 Cottage Farm Rd:</td> <td>16,832</td> <td>1,617,781</td> </tr> <tr> <td>Totals:</td> <td>2.37 acres</td> <td>103,092 SF \$ 8,190,362</td> </tr> </table>	site 1.3 - 0 Ivy Street:	25,476	1,225,900	site 1.7 - 50 Worthington Rd:	60,784	5,346,681	site 1.8 - 10 Cottage Farm Rd:	16,832	1,617,781	Totals:	2.37 acres	103,092 SF \$ 8,190,362			
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Totals:	2.37 acres	103,092 SF \$ 8,190,362																
 <p>Compact School - rooftop recreation & playgrounds</p> <p>Centre Street School</p>	<p>Excellent access for vehicular drop off and walking/biking</p> <p>Central location to student growth and population - very close to one of the initial target areas for growth/density</p> <p>Land is Town-owned - no land acquisition costs</p> <p>Provides opportunity to develop asphalt space in heart of Coolidge Corner</p>	<p>Very close to Devotion School - perhaps better suited to a different school model (concept school)?</p> <p>No adjacent play area or open space: site design must accommodate rooftop play space</p> <p>Higher construction costs for provision of below-grade parking and structured parking</p> <p>More complex development scenario</p> <p>Must provide replacement public parking while school and parking garage are constructed</p> <p>Must relocate Farmers' Market and also coordinate/manage to lessen impact on Coolidge Corner businesses</p>	 <table border="1"> <tr> <td>site 9.1 - Centre St E Pkg Lot:</td> <td>80,000 SF</td> <td>0,000,000 (Town-owned)</td> </tr> <tr> <td>site 10.1 - Centre St W Pkg Lot:</td> <td>25,000</td> <td>0,000,000 (Town-owned)</td> </tr> <tr> <td>Totals:</td> <td>2.4 acres</td> <td>105,000 SF \$ 0,000,000</td> </tr> </table>	site 9.1 - Centre St E Pkg Lot:	80,000 SF	0,000,000 (Town-owned)	site 10.1 - Centre St W Pkg Lot:	25,000	0,000,000 (Town-owned)	Totals:	2.4 acres	105,000 SF \$ 0,000,000						
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 <p>Compact School - rooftop recreation & playgrounds</p> <p>Village School</p>	<p>Excellent access walking/biking</p> <p>Central location to student growth and population - in one of the initial target areas for growth/density</p> <p>Provides opportunity to develop asphalt space and contribute to public realm/character of neighborhood in positive manner.</p>	<p>Very close to Pierce School - perhaps better suited to a different school model (concept school)</p> <p>No adjacent play area or open space: site design must accommodate rooftop play space</p> <p>Higher construction costs for complex phasing and provision of structured parking</p> <p>Loading docks for Stop and Shop may have to share Harvard Court access with parent drop off and pick up - timing and safety issues must be resolved</p> <p>Transformer site cannot be easily moved and must be properly screened</p> <p>Acquisition of partial sites from adjacent Walgreens and rear yard of residential condos on St. Paul may have parking</p>	 <table border="1"> <tr> <td>site 15.1 - 155 Harvard St:</td> <td>93,864 SF</td> <td>8,469,600</td> </tr> <tr> <td>site 15.2 - 149 Harvard St:</td> <td>19,984</td> <td>1,596,800</td> </tr> <tr> <td>site 15.5 - 2-14 St. Paul St:</td> <td>7,300</td> <td>398,781</td> </tr> <tr> <td>site 15.10 - 99 Harvard St:</td> <td>4,770</td> <td>353,621</td> </tr> <tr> <td>Totals:</td> <td>2.61 acres</td> <td>113,848 SF \$10,066,400</td> </tr> </table>	site 15.1 - 155 Harvard St:	93,864 SF	8,469,600	site 15.2 - 149 Harvard St:	19,984	1,596,800	site 15.5 - 2-14 St. Paul St:	7,300	398,781	site 15.10 - 99 Harvard St:	4,770	353,621	Totals:	2.61 acres	113,848 SF \$10,066,400
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School & Typology	Why Appropriate for K-8 site	Except for these conditions	Site Map and Property Values <i>Values from 1/14/15 Town Assessor data (for construction costs, 25% has been added to reflect market value - appraisals needed to verify prior to purchase)</i>									
 <p>Traditional/Compact School - shared use of adjacent</p> <p>Walnut Street School</p>	<p>Excellent access walking/biking</p> <p>Good location regarding student growth and population - within the broader area of growth/density</p> <p>Town-owned site and existing school building plus UHaul site. Low site acquisition costs and possible reduced construction costs for renovation and addition construction.</p> <p>Good location relative to student growth and population - within broader target area on redistricting map</p> <p>Small play area to the east of the school building can be used for younger grades</p>	<p>Very close to Lincoln School - perhaps better suited to a different school model (concept/theme-based school)</p> <p>Site cannot accommodate playspace with school. Students must cross Route 9 to access Boylston Playground</p> <p>Blasting will be required to remove ledge on portion of Town-owned site west of the school building</p> <p>Higher construction costs for provision of structured parking</p> <p>State approvals and permitting needed for a possible pedestrian bridge across Route 9.</p> <p>Drop off/pick up, traffic on route 9 must be carefully managed and safety perceptions addressed</p> <p>Perceptions that this is "Old" school not appropriate as a new</p>	 <table border="1" data-bbox="1470 535 1990 609"> <tr> <td>site 18.1 - 194 Boylston St:</td> <td>63,660 SF</td> <td>0,000,000</td> </tr> <tr> <td>site 18.2 - 270 Boylston St:</td> <td>36,744</td> <td>3,301,600</td> </tr> <tr> <td>Totals:</td> <td>2.3 acres</td> <td>\$ 3,301,600</td> </tr> </table>	site 18.1 - 194 Boylston St:	63,660 SF	0,000,000	site 18.2 - 270 Boylston St:	36,744	3,301,600	Totals:	2.3 acres	\$ 3,301,600
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 <p>Compact School - rooftop recreation & playgrounds</p> <p>Harvard Street School</p>	<p>Good access walking/biking</p> <p>Within the broader area of growth/density</p> <p>Large site under one ownership</p> <p>Opportunity to redevelop large expanse of asphalt parking and contribute to public realm and neighborhood character in positive manner.</p>	<p>In broader student growth/density area for 9th school but on the border of Brookline/Boston - drawing students from one direction.</p> <p>No adjacent play area or open space: site design must accommodate rooftop play space</p> <p>Higher construction costs for provision of below-grade parking</p> <p>May be conflicts between parent drop off and pick up - timing and shared use of below-grade parking for commercial use and school</p> <p>Must relocate bank off site or within development scheme and accommodate businesses during construction</p>	 <table border="1" data-bbox="1470 927 1990 982"> <tr> <td>site 11.1 - 525 (523-527) Harvard St:</td> <td>110,000 SF</td> <td>10,758,800</td> </tr> <tr> <td>Totals:</td> <td>2.53 acres</td> <td>\$ 10,758,800</td> </tr> </table>	site 11.1 - 525 (523-527) Harvard St:	110,000 SF	10,758,800	Totals:	2.53 acres	\$ 10,758,800			
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 <p>Traditional School - shared use of adjacent ball fields & open space</p> <p>Isabel School</p>	<p>Good access for walking/biking to a neighborhood that has not had pedestrian access to an elementary school</p> <p>Good location relative to student growth and population - within broader target area on redistricting map</p> <p>Creating an educational and recreational campus can benefit all uses and create efficiencies.</p> <p>Adjacent to playing fields and recreational areas</p>	<p>Must respect and protect existing historic structures and site elements (walls, terraces, historic buildings)</p> <p>A portion of the site is located in the City of Boston which must approve permitting for the relocation of DPW Building</p> <p>Brookline Preservation Commission approval needed for design and materials</p> <p>Building is in current parking and service area but there still may be concern over building adjacent to Article 97 space and historic structures.</p> <p>Playing fields are adjacent but not directly next to school - some distance to be traveled by students</p>	 <table border="1" data-bbox="1470 1307 1990 1356"> <tr> <td>site 21.1 - Larz Anderson Park</td> <td>216,500 SF</td> <td>0,000,000</td> </tr> <tr> <td>Totals:</td> <td>4.97 acres</td> <td>\$ 0,000,000</td> </tr> </table>	site 21.1 - Larz Anderson Park	216,500 SF	0,000,000	Totals:	4.97 acres	\$ 0,000,000			
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9. SUMMARY AND NEXT STEPS

The six potential new school projects illustrated here meet the basic criteria for a traditional K-8 elementary school or meet criteria for a compact site school. Both the traditional and compact site school typology could host a traditional school curriculum although some of these sites may be better suited to a concept/theme-based school model. While there may be an expectation that all Brookline elementary schools should “look the same,” if the PSB wishes to explore a concept/theme-based school, a different typology of school could be deemed appropriate.

In addition to answering the question of whether to build a ninth school and what is an appropriate school model, other critical decisions must be made. The next step for the BOS and BSC is to determine if a stand-alone or mixed-use project is desired. The Harvard Street School and the Village School incorporate retail and/or commercial uses into the development project and transform existing surface parking into below-grade and/or structured parking in denser commercial areas. These school development projects will require a different level of development expertise, risk and effort than the stand-alone schemes but they offer some exciting opportunities for Town redevelopment. After this decision, the next step would be to select a development approach for moving forward.

This study offers the BOS and BSC the information to understand the schematic design quality, risks and possible hurdles, development path, and cost for each school site. As the Town faces ongoing student enrollment growth in the PSB, it is hoped this information can allow the Town to act in the best way possible to solve pressing space needs in the public schools.