

Joint Board Meeting -- 9th Elementary School --



FEBRUARY 4, 2016



Agenda

1. Presentation
 - ❖ Options for Proposed Timelines and Deadlines
 - ❖ Options for Proposed Further Studies and Available Funding
 - ❖ Criteria for Evaluation of Sites
2. Update from School Committee Capital Planning Subcommittee
3. Discussion
4. Next Steps



Timeline as December 2015

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January 2015 – January 2016: Data-driven Study and Public Input Phase

- Civic Moxie Report
- Public Hearings and Input
- Joint Boards decide sites to be studied during Due Diligence Phase

February 2016 through August 2016: Due Diligence Phase

- Due diligence studies on at least two sites
- Joint Boards make decision relative to MSBA submission

Fall 2016: Decision Phase

- Joint Boards consider results of studies
- Opportunities for further public discussion and input
- Joint Boards select final site



Timeline as December 2015

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Fall 2016 into Winter 2017: Schematic Design Phase

- Development of Schematic Design; confirmation of final site

February 2017 through May 2017: Approval Phase

- Board of Selectmen place debt exclusion override on May 2017 Town Election Ballot
- Vote on Debt Exclusion Override
- Town Meeting approval of funding, and if necessary, land acquisition and eminent domain taking
- Board of Selectmen Order of Taking (if necessary)

Beginning Summer of 2017: Final Design Phase begins

September 2020: Construction Phase concludes



Timeline may extend to Fall 2021

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What may change:

- ❖ Additional studies phase will likely require Committee of Seven Request For Proposals Process, adding an additional 3 months before work can begin
- ❖ Estimated Schematic & Feasibility Study Phase expanded from 3 months to 12 months

Fall 2021 Opening Assumes:

- ❖ Well-defined scope of studies set by Feb 29
- ❖ Additional Studies conclude by September 15, including any private property access required
- ❖ Final site selection by October 15
- ❖ 24 month construction period
- ❖ No additional delays due to any MSBA process



Other considerations that could further extend the timeline



- Delaying decisions on site studies or site selection beyond October 2016
- Planning with Park and Recreation Commission and/or Conservation Commission
- Permitting Process
- Article 97 land use conversion process
- Participation with the MSBA
- Unfavorable Town Meeting Votes
- Unsuccessful Debt Exclusion/Override
- Design/Construction-related delays



Criteria for Site Selection (Civic Moxie)



- Location/Access
 - Minimizes walking distances
 - Good access for vehicles, walking/biking, public transport
 - Central to student density & growth, and projected growth patterns
- Physical Characteristics
 - Site size: 3-6 acres; 2-2.5 for a mixed use or compact site
 - Topography suitable for school and recreational use; onsite fields or adjacent to existing fields
 - No severe environmental issues
- Legal/Regulatory
 - Historic preservation bylaws/guidelines allow for school development
 - No deed restrictions prohibiting school use
 - Land well documented as open space assumed to require replacement
- Other . . .



Cottage Farm School

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Pro

- Underserved location (far from other schools)
- Walkable (significant adjacent density)
- Adjacent field/recreation space (Amory Playground)
- Adjacent to other town parks, educational opportunities with Halls Pond Sanctuary

Con

- Site acquisition (cost and eminent domain)
- Historic District limitations (Preservation Commission)
- Strong opposition groups (Mass. Association of the Blind Board, Conservation Commission, Parks & Recreation, others)
- Site area constraints (topography, foot and vehicular access)
- Loss of open space (woodlot)
- Doesn't address overcrowding at Baker/South Brookline

Unknowns

- Site/Soil conditions from past use
- Ground water impact
- Wetland impact
- Traffic impact
- Redistricting impact



Centre Street School

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Pro

- Town-owned site
- Walkable (significant adjacent density)
- Smart growth characteristics (urban infill)

Con

- Competing uses (existing and contemplated)
- Constrained site with no open space/schoolyard
- Traffic and congestion concerns
- Potential loss of parking in most dense commercial area
- Doesn't address overcrowding at Baker/South Brookline

Unknowns

- Site/Soil conditions from past use
- Ground water impact
- Wetland impact
- Traffic impact
- Redistricting impact



Village School (Stop & Shop)

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Pro

- Walkable (significant adjacent density)
- Site area/Size (possible ground level open space and rooftop play space)
- Smart growth characteristics (urban infill)

Con

- Site acquisition (cost and eminent domain)
- Multiple parcels/owners
- Share site with retail and structured parking with associated programming and layout/access challenges
 - ❖ *Possibility for a single use site*
- Development complexity requiring commercial partner
- Doesn't address overcrowding at Baker/South Brookline

Unknowns

- Site/Soil conditions from past use
- Traffic impact
- Redistricting impact



Walnut Street School (Old Lincoln)

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Pro

- Town-owned site (partial)
- Walkable (significant adjacent density)
- Recent investments & improvements (building condition & accessibility)
- Adjacent town parks (across street: Boylston Playground)

Con

- Site acquisition (cost and eminent domain of U-Haul portion; possibly Walnut St. garage)
- Loss of facility for other planned uses (swing space; BHS expansion)
- Site size/shape constraints (small play areas)
- Route 9 adjacency (community concerns)
- Site conditions (ledge; bridge need)
- Doesn't address overcrowding at Baker/South Brookline

Unknowns

- Site/Soil conditions from past use
- Traffic impact
- Redistricting impact



Harvard Street School (TJ Maxx)

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Pro

- Underserved location (far from other schools)
- Walkable (significant adjacent density, but limited by edge of town location)
- Smart growth characteristics (urban infill)

Con

- Site acquisition (cost and eminent domain)
- Location puts school at edge of Town & attendance district, limits walkability
- Constrained site with no open space/schoolyard
- Layout/access challenges
- Development complexity requiring commercial partner
- Doesn't address overcrowding at Baker/South Brookline

Unknowns

- Site/Soil conditions from past use
- Traffic impact
- Redistricting impact



Isabel School (at Larz)

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Pro

- Town-owned site
- Opportunity to improve use of underutilized area (maintenance yard)
- Established park and playground facilities

Con

- Article 97
- Strong opposition (Parks and Recreation Commission; others)
- Other site would be needed for maintenance facilities
- Poor walkability; limited public transportation
- Part of site in Boston
- Doesn't address overcrowding in North Brookline

Unknowns

- Traffic impact
- Redistricting impact



Beverly Road (at Baker)

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Pro

- Town owned site
- Current school use/control
- Walkable (significant adjacent density)
- Green space/playing fields established
- Addresses planned and potential enrollment growth in South Brookline

Con

- Loss of passive use open space (woodlot)
- Green space / playing fields may not be sufficient to support two schools
- Access & circulation impacts, limitations of Beverly Road
- Site configuration issues (ledge, wetlands)
- Doesn't address overcrowding in North Brookline
- Potential added cost of restructuring/rebuilding parts of Baker School

Unknowns

- Site development issues (soils, ledge, wetlands)
- Traffic impact
- Baker expansion alternatives (upper and lower schools, etc.)
- Redistricting impact



Putterham School

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Pro

- Town-owned site
- Underserved area of town (far from other schools)
- Potential for land area to include school yard/ playground and parking (community input)
- Strong community support
- Walkable (but limited to one side)

Con

- Article 97
- Loss of passive use open space (woodlot)
- Strong community opposition
- Doesn't address overcrowding in North Brookline

Unknowns

- Traffic issues
- Site development issues (ledge, wetlands)
- Redistricting impact



Dane Park

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Pro

- Town-owned site
- Underserved location (far from other schools)
- Land area sufficient to include school yard/ playground and parking

Con

- Loss of passive use open space (woodlot & pathways)
- Significant park restoration, maintenance as geological historic site, nature reserve
- Possible Article 97 challenge
- Poor walkability
- Doesn't address overcrowding in North Brookline

Unknowns

- Article 97 challenge
- Redistricting impact



Baldwin / Soule

Pro

- Town-owned site
- Underserved area of town (far from other schools)
- Current school use (Baldwin)
- Comparatively more public transit vis. other South Brookline sites
- Opportunity for shared use with Soule Recreation facilities, playing fields

Con

- Displacement of current school and Rec uses
- Limited site area
- Poor walkability
- Portion is likely under federal constraint (tennis courts)
- Doesn't address overcrowding in North Brookline

Unknowns

- Traffic impact
- Article 97 challenge
- Redistricting impact



Pine Manor

Pro

- Underserved area of town
- Potential for land area to include school yard/playground and parking
- Potential to add other open space/town uses
- Adjacent to Baldwin/Soule site (across road)

Con

- Site acquisition (cost and eminent domain)
- Poor walkability
- Doesn't address overcrowding in North Brookline

Unknowns

- Soil conditions
- Traffic impact
- Redistricting impact
- Wetlands
- Owner willingness to sell
- Neighborhood support/opposition



Next Steps

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