Hardy, Hunnewell & Upham Master Plan Committee

HHU Master Plan PUBLIC FORUM
October 27, 2016 - 7:00 pm
Sprague Gymnasium

AGENDA

7:00 – 7:20 **Welcome Presentation**
HHU Master Plan Committee Chairs, Sara Jane Shanahan and Ed Cloaninger

7:20 – 7:50 **Open Information Session**
Exhibits and experts available to answer your questions on the HHU Project

Topics and Presenters:

- Educational Needs — David Lussier, Joe McDonough
- Walkability — Ellen Gibbs, Scott Vaughn
- Enrollment — Stephan Gauldie, Todd Ofenloch, Ed Cloaninger
- School History — Matt Kelley, Jack Morgan
- Conceptual Designs — SMMA Representative, Maura Sullivan, Lara Pfadt, David Stern
- Potential Building Scenarios — Sara Jane Shanahan, Sharon Gray, Hans Larsen, Allan Port

7:50 – 8:30 **Break-Out Groups**
Discuss the community impact of potential HHU Project scenarios in small facilitated groups

8:30 – 9:00 **Full Group Synthesis of Ideas**
Share small groups' feedback with the larger group to determine areas of consensus

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- *Don't like to speak in public?*
- *Forgot to mention something while you were here?*
- *Thought of something new to say after you got home?*

You can still let us know! Written comments may be submitted via email to **HHU@wellesleyma.gov** or through postal mail to:

HHU Master Plan Committee
Town Hall
525 Washington Street
Wellesley, MA 02482

Hardy, Hunnewell & Upham Master Planning Project

HHU Issues for Public Consideration ~ October 2016

Since 2013, the Town has been studying various scenarios for the repair, renovation, and/or reconstruction of the Hardy, Hunnewell, and Upham schools. The HHU Master Planning Committee ("HHU MPC") was formed in April, 2016 to consider the work product of prior committees, commission new research as appropriate, and make a recommendation to the School Committee by the end of 2016.

This document outlines the issues the HHU MPC is considering, notes any decisions made thus far, and describes the results of the HHU MPC's ongoing research.

The HHU MPC invites feedback from Wellesley citizens on any of the questions and issues raised here.

How much space is needed?

The size and configuration of proposed buildings will depend on the school-aged population, the number of children per classroom, and the number of classrooms per school. The School Committee guidelines recommend 18-22 children per classroom in grades K-2, and 22-24 in grades 3-5.

For the current year, the Wellesley public school system has approximately 2,256 students in K-5 that are within 116 classrooms. Within the 116 town wide classrooms, there are 42 in the HHU community.

The HHU MPC engaged a demographer (Future Think) to project student enrollment. The HHU MPC voted to accept the demographer's "most likely" projection of 2,150 elementary students for the 2025-2026 school year, which would reflect a decline of approximately 100 students from the current elementary enrollment of 2,256.

Based upon the projections, the HHU MPC voted to assess building scenarios against a target of providing capacity of 42 grade level classrooms at the HHU schools (the same as the current inventory of classrooms).

Three schools or two?

Should Wellesley pursue construction projects at all three schools, or consolidate students into two schools, at least one of which would likely be larger than other Wellesley elementary schools? The HHU MPC has determined there will be a school at the Hunnewell site, as it is the only school on the southwest side of town, but has not decided whether to recommend a three-school solution or two-school solution. The HHU MPC is considering:

- *Walkability* – The HHU MPC's Walkability Subcommittee is studying how students across Wellesley get to and from school. The HHU MPC seeks public feedback on what is considered "walkable," and how important walkability is to the community. How would various building proposals affect walkability?
- *Impact on Neighborhood School Model* – Prior committees have noted the importance of maintaining a neighborhood school model but have not defined "neighborhood school." The HHU MPC is gathering input from the community on what features characterize a neighborhood school and the model's relative importance to Wellesley citizens. The HHU MPC will examine whether proposed scenarios fit within a neighborhood school model.
- *Traffic and Safety Impacts* – The HHU MPC will commission a traffic study to examine possible traffic impacts of various scenarios.
- *Educational and Cultural Effects of School Size* – The HHU MPC will consider administrators' and community opinion regarding the impact of school size on learning and school culture. Wellesley's Superintendent has stated that he believes schools should have at least 18 classrooms for educational reasons and operational benefits.

Extent of construction?

The HHU MPC has determined that either (i) new construction or (ii) a retention of certain historic features with new construction is necessary, based on the current state of the buildings. To further refine options, the HHU MPC is considering the following issues:

- *Environmental Impacts* – The HHU MPC is considering information from architects, sustainable action committees, and from citizens on the impact of potential building projects.

- *Need for Swing Space* – The Committee is studying the availability of swing space (temporary classroom space often needed during school construction) and the length of time swing space would be needed for various options. The group is analyzing two different plans:

  - Constructing a new, permanent building at one of 3 locations (Hardy, North 40 or Upham), which would serve as the swing space.

  - The use of St. Paul's School, after certain renovations, to serve as a portion of the swing space (the school is limited to 9 classrooms).

- *Site Constraints* – The options offered by the architect include information about the locations of rebuilt schools and/or additions on the sites, such as whether a new school could be constructed on the site while the original school remained in session, or whether construction would require significant changes to topography or vegetation. The sites under consideration are Hardy, Hunnewell, Upham, and the North 40. The use of the North 40 does require further town wide discussions since no portion of the property is owned by the school committee.

- *Relative Lifespans of Options* – The HHU MPC is considering that new construction and renovations last 50 years, while repairs last approximately 25 years.

- *Preservation of Historic Exterior Architecture* – The HHU MPC is considering the merits of retaining certain historic features/portions of Hardy and Hunnewell, even if other spaces in the schools are renovated or rebuilt.

HHU Master Plan Committee

The MPC welcomes your thoughts & suggestions at any time. Please include your name and address for the public record.

hhu@wellesleyma.gov

HHU Master Plan Committee meets most Thursday nights at 7:00 pm in Town Hall's Great Hall.

Wellesley Media tapes all meetings, and meetings can be viewed at wellesleymedia.org.

Cost analysis?

Any set of building projects will ultimately require voter approval, so the HHU MPC must work to find an option that successfully balances the factors listed above with a cost that will be acceptable to the majority of voters. The HHU MPC's cost analysis will include:

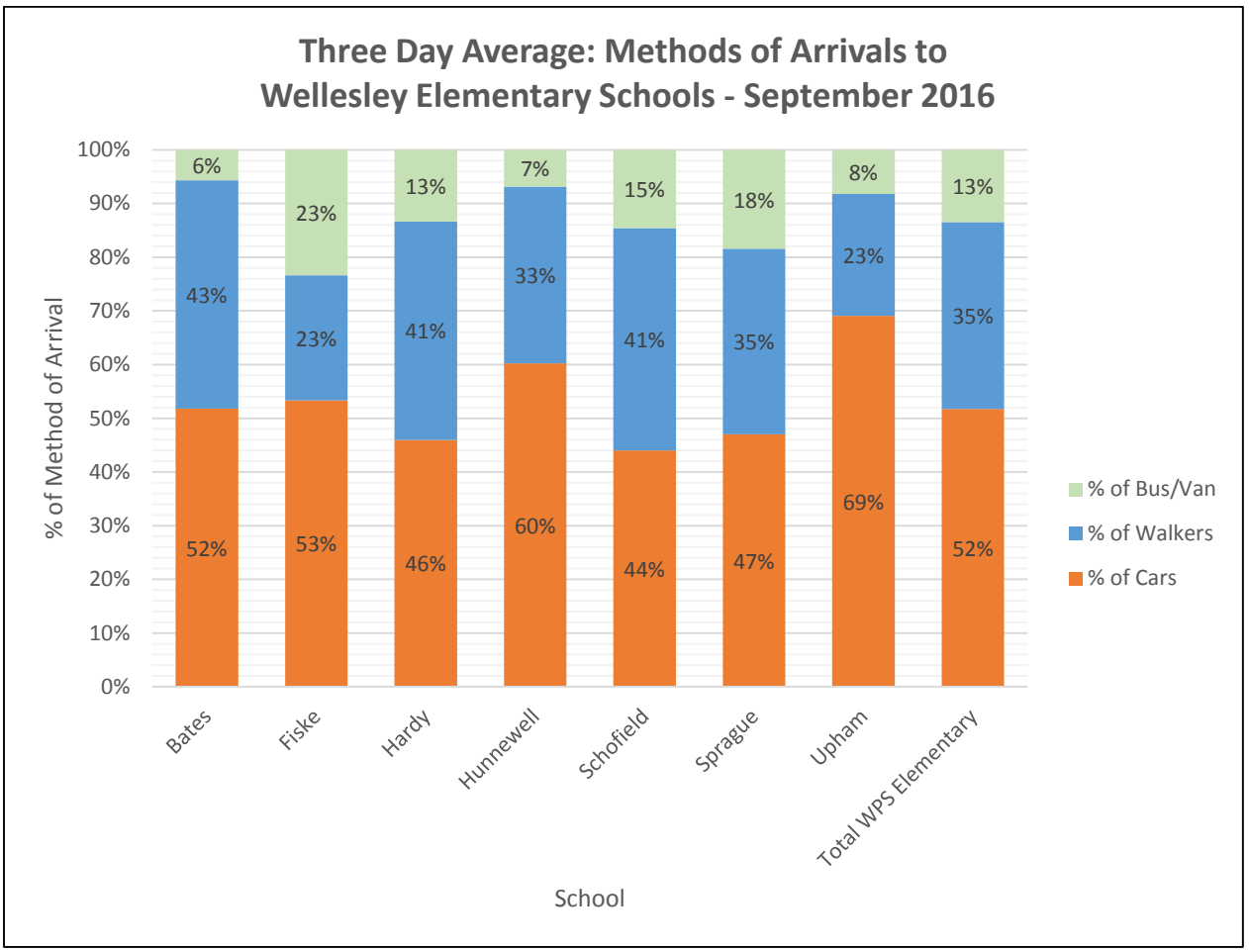
- *Construction costs* – Options considered by prior committees for new and/or substantially renovated buildings ranged from $90 million to $140 million. As the HHU MPC works to narrow options, refined cost estimates will be obtained.

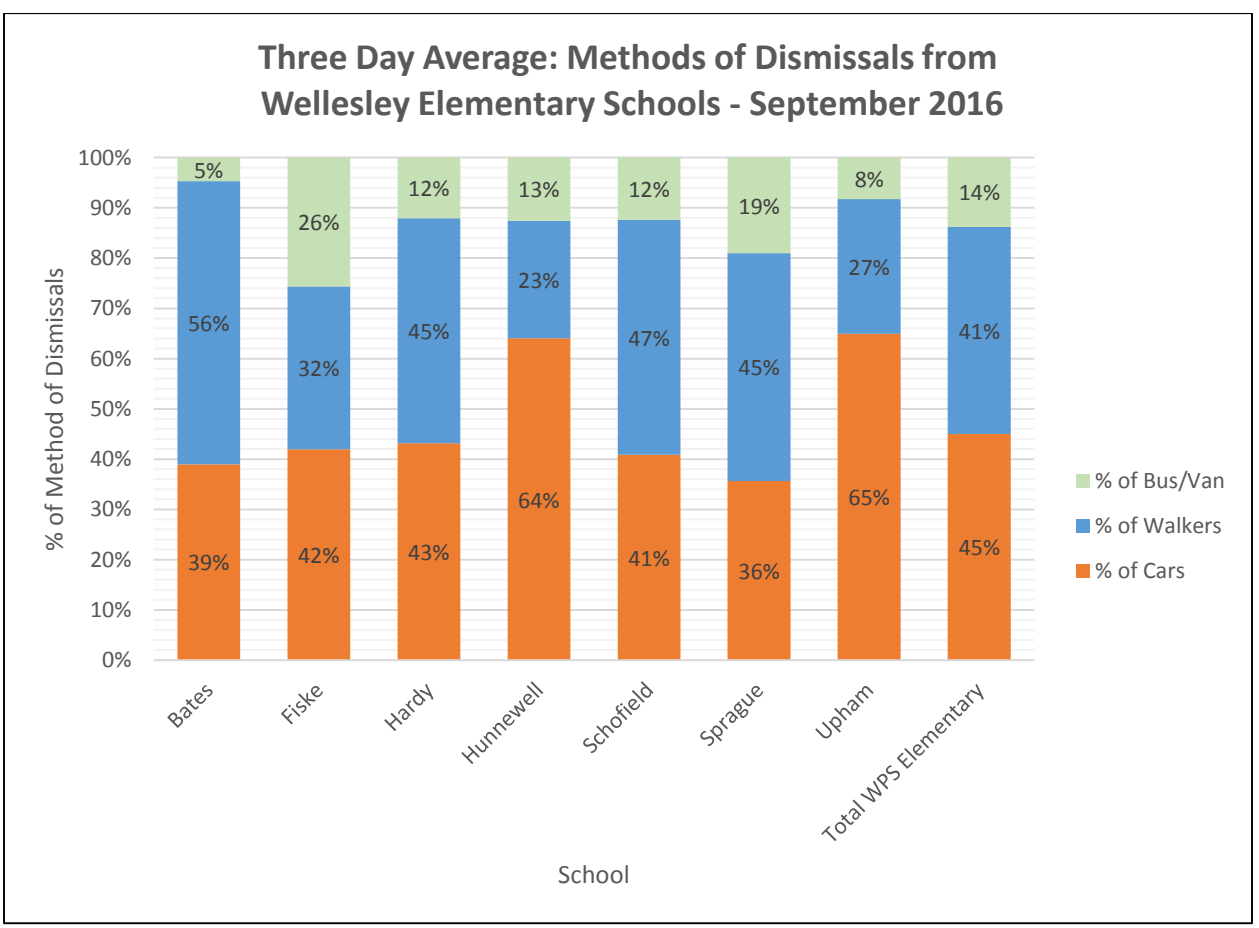
- *Operating Costs* – A prior committee found that operating two schools instead of three could save $500,000 per year in operating costs. Further operating cost differences have not been studied.

WALKING DISTANCES
APRIL, 2015

CURRENT SCHOOL DISTRICT	# WPS ELEM. HOUSEHOLDS	# of Elementary WPS Households that are within 1/2 mile walking distance to their assigned school	% of Elementary WPS Households within 1/2 mile walking distance to their assigned school	# of Elementary WPS Households that are within 1 mile walking distance to their assigned school	% of Elementary WPS Households within 1 mile walking distance to their assigned school
Bates	245	95	39%	243	99%
Fiske	247	92	37%	140	57%
Hardy	220	79	36%	151	69%
Hunnewell	187	31	17%	150	80%
Schofield	242	89	37%	190	79%
Sprague	271	86	32%	204	75%
Upham	129	51	40%	107	83%
TOTAL	1541	523	34%	1185	77%

CURRENT SCHOOL DISTRICT	# GENERAL HOUSEHOLDS	# of General Households that are within 1/2 mile walking distance to their assigned school	% of General Households within 1/2 mile walking distance to their assigned school	# of General Households that are within 1 mile walking distance to their assigned school	% of General Households within 1 mile walking distance to their assigned school
Bates	1036	405	39%	1000	97%
Fiske	1349	377	28%	654	48%
Hardy	1171	461	39%	835	71%
Hunnewell	1289	390	30%	1042	81%
Schofield	1273	456	36%	945	74%
Sprague	1739	410	24%	1180	68%
Upham	780	264	34%	581	74%
TOTAL	8637	2763	32%	6237	72%


Three Day Average: Methods of Arrivals to Wellesley Elementary Schools - September 2016
% of Method of Arrival
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
6%
43%
52%
23%
23%
53%
13%
41%
46%
7%
33%
60%
15%
41%
44%
18%
35%
47%
8%
23%
69%
13%
35%
52%
Bates
Fiske
Hardy
Hunnewell
Schofield
Sprague
Upham
Total WPS Elementary
School
% of Bus/Van
% of Walkers
% of Cars


Three Day Average: Methods of Dismissals from Wellesley Elementary Schools - September 2016
% of Method of Dismissals
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
5%
56%
39%
26%
32%
42%
12%
45%
43%
13%
23%
64%
12%
47%
41%
19%
45%
36%
8%
27%
65%
14%
41%
45%
Bates
Fiske
Hardy
Hunnewell
Schofield
Sprague
Upham
Total WPS Elementary
School
% of Bus/Van
% of Walkers
% of Cars

WPS Desired Elementary School Attributes

- School Size
  - 3-4 section school (Approx. 21 K-5 classrooms)
    - Sprague/Bates 19 classrooms
    - Fiske/Schofield 18 classrooms
  - Critical mass of grade level teachers
  - Planning / professional development
  - Allows for expanding and contracting
  - Flexibility in student assignment

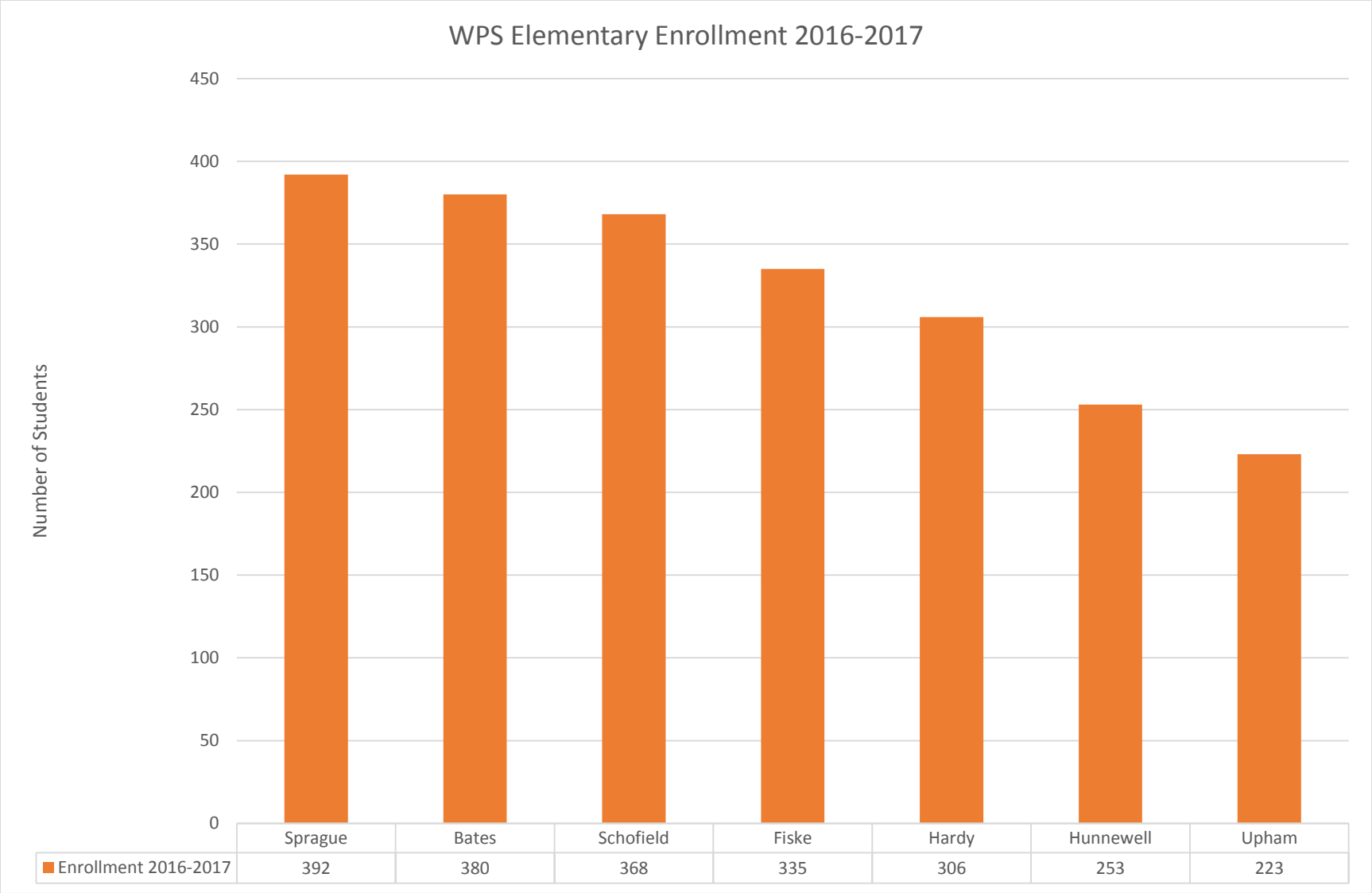
- Classroom Size
  - DESE Standards:
    - Kindergarten: 1200-1300 square feet
    - Grades 1-5: 900-1000 square feet
    - Separate gymnasium & cafeteria

- Specialized Spaces
  - Dedicated "specials" space (Art/Music)
  - Learning support spaces
    - Student interventions
    - Special Education programs
    - SLP/OT/PT services
    - English Language Learners
- Other
  - Handicap accessibility
  - Security & safety features
  - Appropriate storage / lockers
  - Accommodating new services/curricula
    - Social worker
    - World Language

WPS
ELEMENTARY SCHOOL CAPACITIES

	FY16 Sections	FY17 Projected Sections	Classroom Sections Available	Estimated School Capacity
BATES	18	18	19	436
SPRAGUE	19	18	19	436
FISKE	17	17	18	414
SCHOFIELD	18	18	18	414
SUBTOTAL			74	1700
HARDY	17	16	15	344
HUNNEWELL	13	12	15	344
UPHAM	11	11	12	276
SUBTOTAL			42	964
TOTAL	113	110	116	2,664

# of Sections	School Capacity Range at 22	at 22/24	at 24
21	462	482	504
20	440	460	480
19	418	436	456
18	396	414	432
15	330	344	360


WPS Elementary Enrollment 2016-2017
Number of Students
450
400
350
300
250
200
150
100
50
0
Sprague
Bates
Schofield
Fiske
Hardy
Hunnewell
Upham
Enrollment 2016-2017
392
380
368
335
306
253
223

Current Demographics

Seven elementary schools in town educate children in kindergarten through 5th grade and consist of 116 grade-level classrooms*:

Bates	19
Fiske	18
Schofield	18
Sprague	19
Hunnewell	15
Hardy	15
Upham	12

HHU Schools

42

of the town's grade-level elementary classrooms

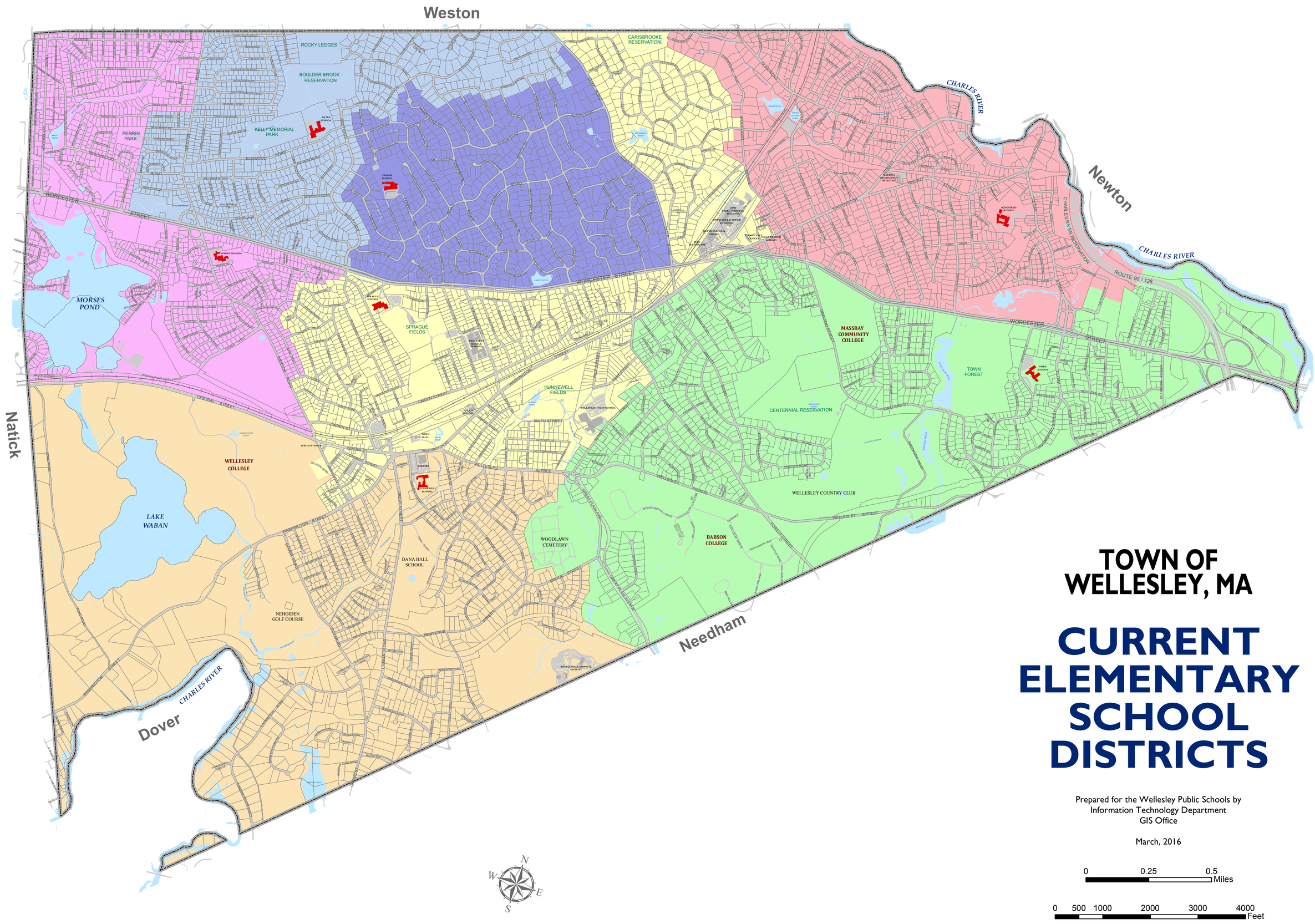
*separate and apart from special-purpose rooms such as art and music rooms, and the gyms and cafeterias

Committee Targets

- The Committee voted to accept the demographer's "most likely" projection of 2,150 elementary students for the school year 2025-2026, which would reflect a decline of approximately 100 students from the present school year of 2016-2017.
- The Committee will assess scenarios against a target of 116 grade-level elementary classrooms town-wide (42 grade-level classrooms at the HHU schools), maintaining the same number of classrooms in the HHU schools.
- Class-size guidelines will remain constant at 18-22 students for kindergarten to second grade, and 22-24 students for third to fifth grade.

WELLESLEY PUBLIC SCHOOLS
Elementary Classroom Configurations as of October 1, 2016

LEVEL	BATES	FISKE	HARDY	HUNNEWELL	SCHOFIELD	SPRAGUE	UPHAM	TOTAL
GRADE	Enrollments	Enrollments	Enrollments	Enrollments	Enrollments	Enrollments	Enrollments	Enrollments
K	18	17	20	20	18	22	19	**134**
	18	19	19	20	17	22	19	**134**
	18	19			18	22		**77**
	54	***55***	***39***	***40***	***53***	***66***	***38***	***345***
1	21	22	17	20	19	22	22	**143**
	20	22	18	20	19	21		**120**
	20		18		20	22		**80**
	61	***44***	***53***	***40***	***58***	***65***	***22***	***343***
2	20	19	22	22	21	22	21	**147**
	19	19	22	22	21	22	22	**147**
	19	19			21	22		**81**
	58	***57***	***44***	***44***	***63***	***66***	***43***	***375***
3	23	21	18	23	22	23	22	**152**
	24	20	18	23	23	23	24	**155**
	24	20	19		22	22		**107**
	71	***61***	***55***	***46***	***67***	***68***	***46***	***414***
4	22	19	19	20	23	22	19	**144**
	23	19	19	20	22	21	19	**143**
	23	19	20		22	22		**106**
	68	***57***	***58***	***40***	***67***	***65***	***38***	***393***
5	22	20	20	20	20	21	18	**141**
	22	20	20	21	20	22	17	**142**
	23	21	19		20	20		**103**
	67	***61***	***59***	***41***	***60***	***63***	***35***	***386***
Enrollments	**379**	**335**	**308**	**251**	**368**	**393**	**222**	**2,256**
Sections	**18**	**17**	**16**	**12**	**18**	**18**	**11**	**110**



TOWN OF WELLESLEY, MA

CURRENT ELEMENTARY SCHOOL DISTRICTS

Prepared for the Wellesley Public Schools by
Information Technology Department
GIS Office

March, 2016

0 0.25 0.5 Miles

0 500 1000 2000 3000 4000 Feet

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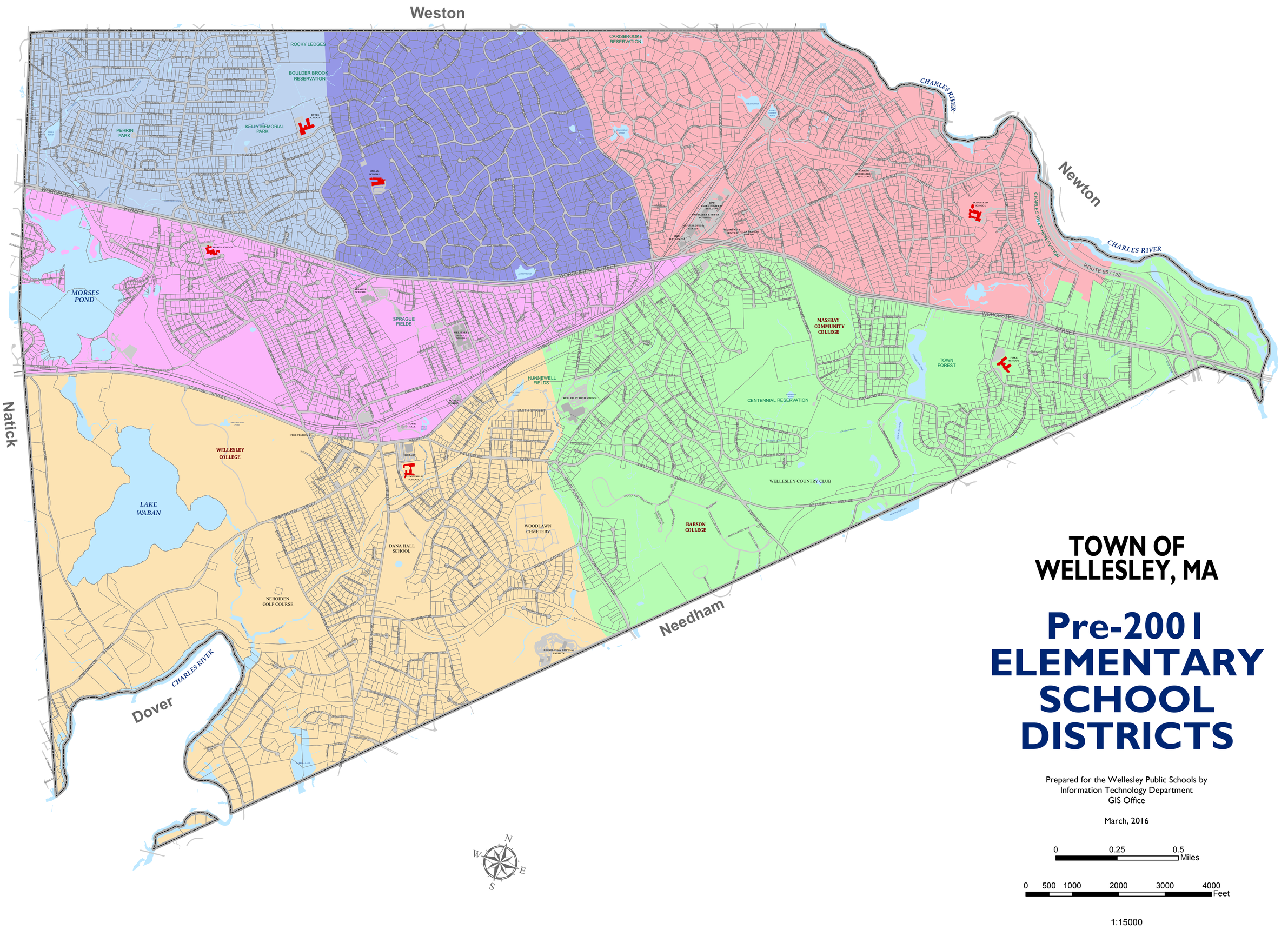

TOWN OF WELLESLEY, MA

Pre-2001 ELEMENTARY SCHOOL DISTRICTS

Prepared for the Wellesley Public Schools by
Information Technology Department
GIS Office

March, 2016

0 0.25 0.5 Miles

0 500 1000 2000 3000 4000 Feet

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Elementary Schools in Wellesley - a brief history

pre-1911 — 4 schools: North (1874), Fells (1903), Fiske (1892), Hunnewell (1892)

1911 — Phillips opens (5)

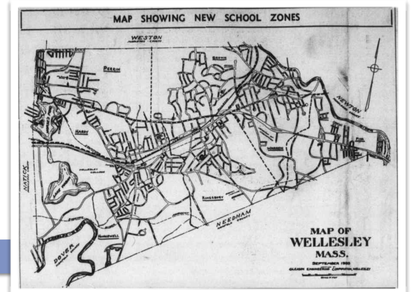
1923 — Hardy opens, Fells closes (5)

1924 — Brown, Kingsbury, Sprague open (8)

1932 — Perrin opens (9)

1935 — North closes, Warren opens (9)

1937 — Sprague closes due to declining enrollment (8)



1938 — 8 schools: New Hunnewell replaces 1892 building

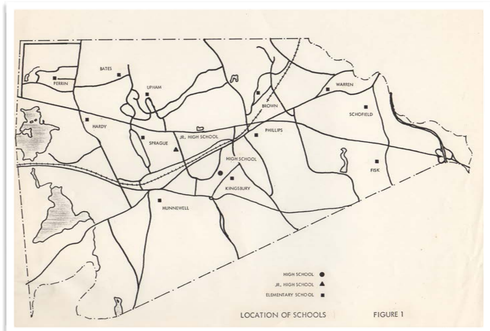
1946 — BOOM TIME: Sprague reopens (9)

1953 — Bates opens (10)

1954 — New Fiske replaces 1892 building (10)

1957 — Upham opens (11)

1964 — Schofield, Wellesley's 12th neighborhood school, opens (12)



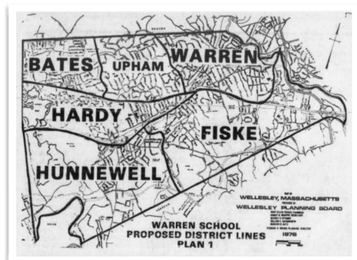
3,485 K-6

1975 — Closings begin post-Baby Boom: Sprague, Kingsbury close; Kingsbury is sold (10)

1,826 K-6

1981 — Brown, Perrin close: Brown sold; Perrin repurposed as park (8)

1982 — Phillips, Schofield close; Phillips becomes housing (6)



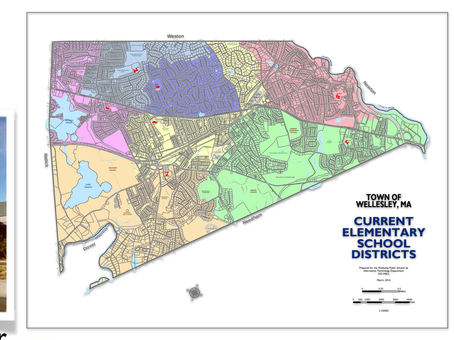
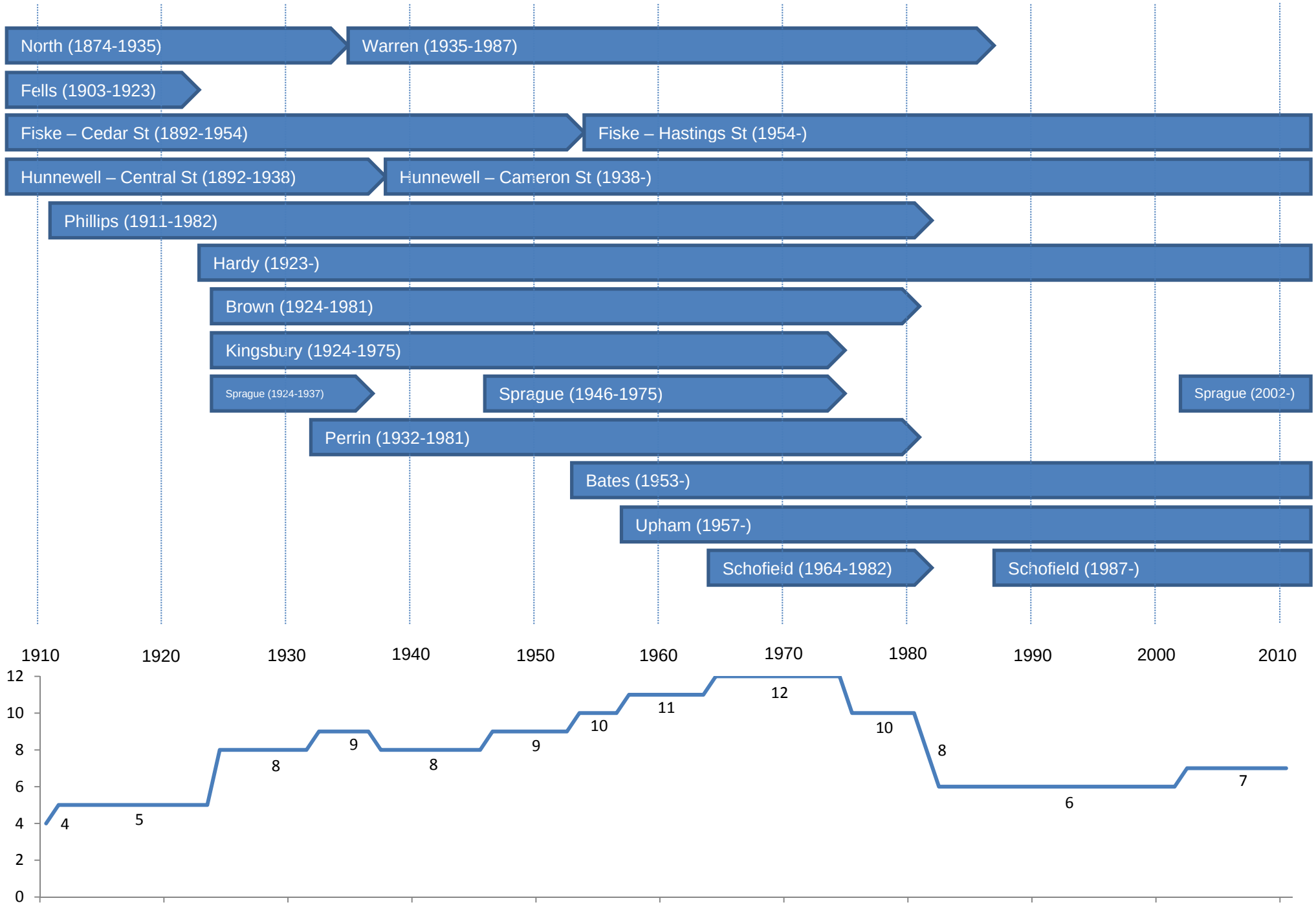
1987 — Schofield reopens after addition; Warren closes (6)

1,371 K-5

Sprague reopens after renovation/addition

2002 — (7)

2,091 K-5



Wellesley Elementary Schools, 1910 to present