

# Hardy, Hunnewell & Upham Elementary Schools

Masterplan Committee:  
New Options Review

In order to arrive at a master plan for the 3 schools the HHU MPC has prepared a list of evaluation criteria that will serve to underpin both the development of scenarios and the committee's recommendation.

These criteria currently include:

- Educational Needs
- Enrollment Capacity
- Fit with "Neighborhood Schools" Model
- Neighborhood Impacts
- Environmental Impacts and Site Constraints
- Swing space, Timing, and Impacts to Learning
- Traffic Impacts Town Wide
- Traffic Impacts for Neighborhoods
- Impact on Attendance Zones
- Cost to Build
- Operational and Additional Costs
- Life of Newly Built or Renovated Buildings
- Sustainability
- Preservation of Historic Features

These criteria will continue to be refined as new data becomes available, including public feedback as collected through the Public Outreach process.

- ▶ None of the HHU buildings have the educational spaces or structural features required to deliver a modern education as outlined by the WPS - all require complete renovation or new construction
- ▶ All scenarios will include a school at the Hunnewell site as it is the only elementary school on the southwest side of town, south of Route 16/Washington Street

## *Key Committee Findings*



# New Planning Options

# TONIGHT'S OPTIONS

- Hunnewell
  - 2.5 Sections, 3 Sections, 3.5 sections
  - Test all new Option
  - Test reduced renovation option
- Upham
  - 3 Sections, 3.5 sections, 4 Sections
  - Build on existing building footprint
- Hardy
  - 3 Sections, 3.5 sections, 4 Sections
  - Build on existing building footprint
- North 40 (TBD)
  - 3.5 sections, 4 Sections
- Tested “As of right” build out
  - Within setbacks
  - Within height limit
  - Open area limits
- Site Plans
  - Worked with largest size due to height limits
  - Used MSBA guidelines

# WELLESLEY SITE PERMITTING ENTITIES

## **Planning Board**

- Special Permit- Project of Significant Impact for work (addition of 10,000 sf or more)

## **Wetlands Protection Committee**

- Notice of Intent for potential work within wetlands & floodplain resource areas

## **Natural Resource Commission**

- Tree Removal Permit for trees along or within the right-of-way
- Potential to provide input for work associated with the playground behind school (identified as field by local GIS)

## **Zoning Board of Appeals**

- Potential variances associated with a project
- Special Permit- Site Plan Review

## **Wellesley Historical Commission**

## **Design Review Board**

# ENROLLMENT SCENARIOS

School	2013/14	2019/2020 (Cropper)	"Redistrict" to Capacity (Fiske and Schofield population divided equally)
<b>Fiske (2Ks, 3 Sections)</b>	<b>334</b>	<b>278</b>	<b>322 (80%)</b>
<b>Schofield (3 Sections)</b>	<b>365</b>	<b>382</b>	<b>322 (80%)</b>
<b>Sprague (3 Sections)</b>	<b>399</b>	<b>351</b>	<b>382 (95%)</b>
<b>Bates (3 Sections)</b>	<b>395</b>	<b>370</b>	<b>382 (95%)</b>
	<b>1493</b>	<b>1381</b>	<b>1400 (max)</b>
<b>Total District</b>	<b>2341</b>	<b>2208</b>	

Note: Utilization Factor 90% Cropper Recommendation

Sections	2	3	4
'X' Kindergarten Rooms (@20 students)	40	60	80
'X' 1-3 Rooms (@ 22 students)	132	198	264
'X' 4-5 Rooms (@ 24 students)	96	144	192
	<b>268</b>	<b>402</b>	<b>536</b>

**402 x 90% = 362**  
(less 6.5 students/grade)

**402 x 95% = 382**  
(less 3 students/grade)

# ENROLLMENT SCENARIOS

Developed by: David Lussier, Judy Belliveau, Jack Morgan and K.C. Kato

Considerations:

- Peak Enrollment FY09: 2,481
- Total Capacity w/Modulars: 2,508
- Total 90% Capacity w/Modulars: 2,257

	Capacity w/Modulars	Utilization	Capacity at 90%	Projected 2018-19
Bates	418	90%	376	373
Fiske	374	90%	337	300
Schofield	396	90%	356	395
Sprague	418	90%	376	360
	1606		1,445	1,428
Hardy	308	90%	277	269
Hunnewell	330	90%	297	274
Upham	264	90%	238	288
	902		812	831
<b>Total Enrollment</b>	<b>2,508</b>		<b>2,257</b>	<b>2,259</b>

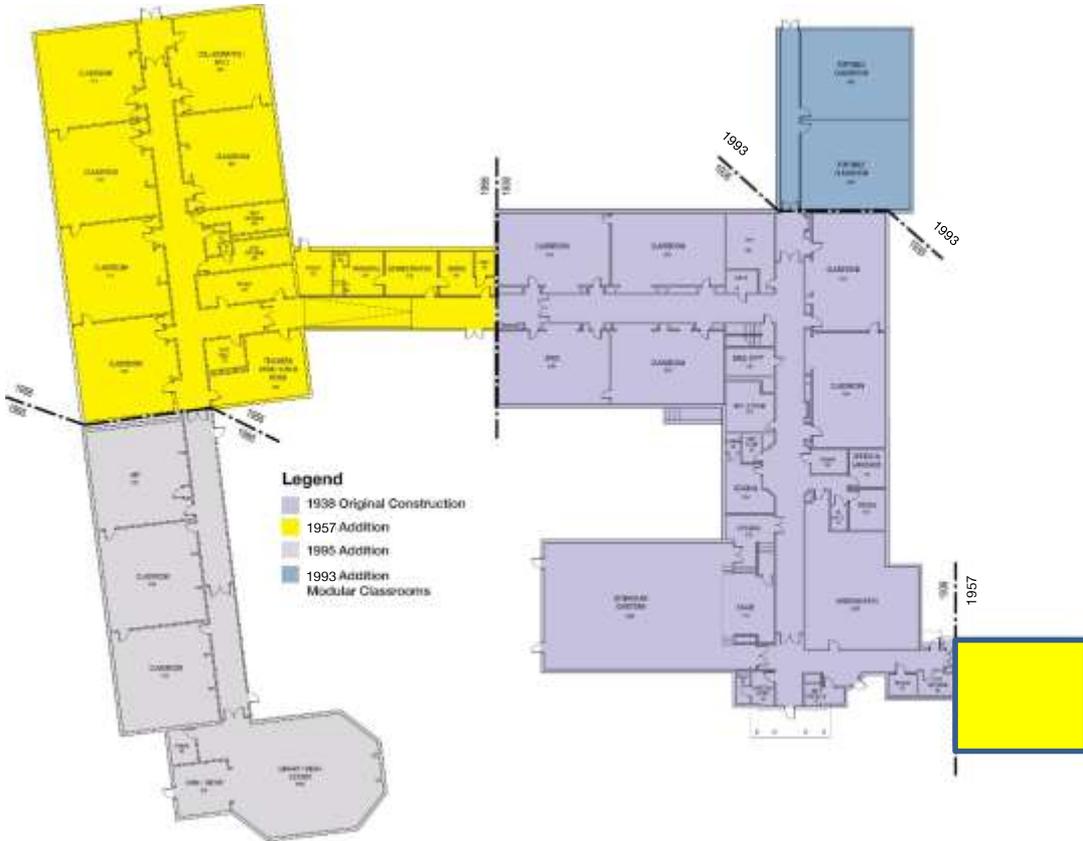
	Enrollment	B/F/S/S	H/H/U
Low	2,000	1450	550
Medium	2,250	1450	800
High	2,500	1450	1,050

Will the options be modeled out at 90% capacity?

# HUNNEWELL SCHOOL EXISTING SITE



# HUNNEWELL ELEMENTARY SCHOOL "HISTORY" PLAN



## Existing Classroom Areas

Kindergarten: 1250 SF

Grades 1-5: 850-950 SF

## MSBA Standard

Kindergarten: 1100 SF Min. - 1300 SF Max.

Grades 1-5: 950 SF Min.

## Existing Building: 36,441 GSF

Including 2 modular classrooms

## Current Enrollment

330 Students

## Estimated Capacity

330 Students w/ Modulars

270 Students w/o Modulars

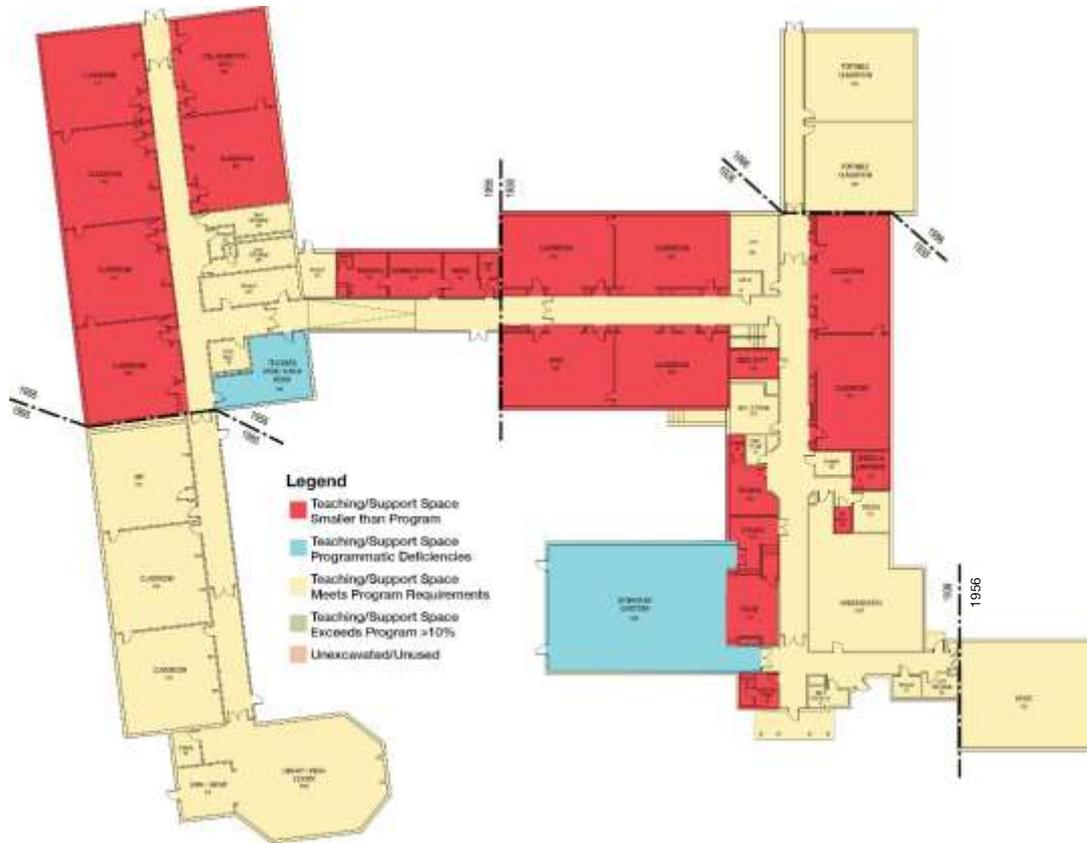
Assumes 20 Students/Class Kindergarten

Assumes 22 Students/Class Grades 1-2

Assumes 24 Students/Class Grades 3-5

First Floor

# HUNNEWELL ELEMENTARY SCHOOL DEFICIENCIES PLAN



## Existing Classroom Areas

Kindergarten: 1250 SF

Grades 1-5: 850-950 SF

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Assumes 20 Students/Class Kindergarten

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Assumes 24 Students/Class Grades 3-5

First Floor

# HUNNEWELL PLANNING



**Renovation & Modular**  
330 Students; 36,441 GSF



**Renovation & Addition**  
425-Students  
47,613 GSF Addition  
22,687 GSF Renovation

# HUNNEWELL SCHOOL ADD/RENO OPTION

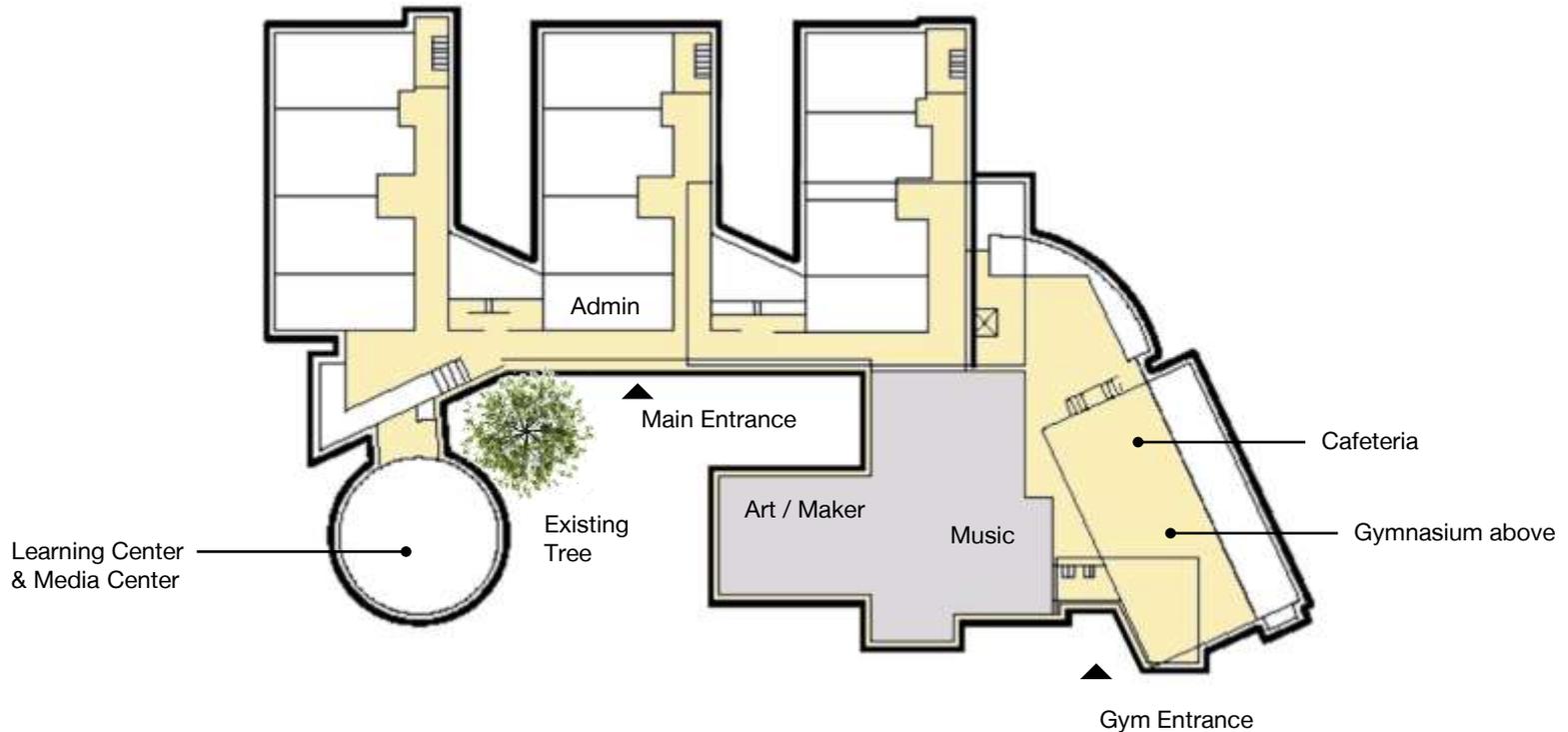


**3 Section School**  
394 Students  
18 st K; 23 st 1-5

0 50 100 200  
Feet



# HUNNEWELL SCHOOL ADD/RENO OPTION



**3 Section School**  
394 Students  
18 st K; 23 st 1-5

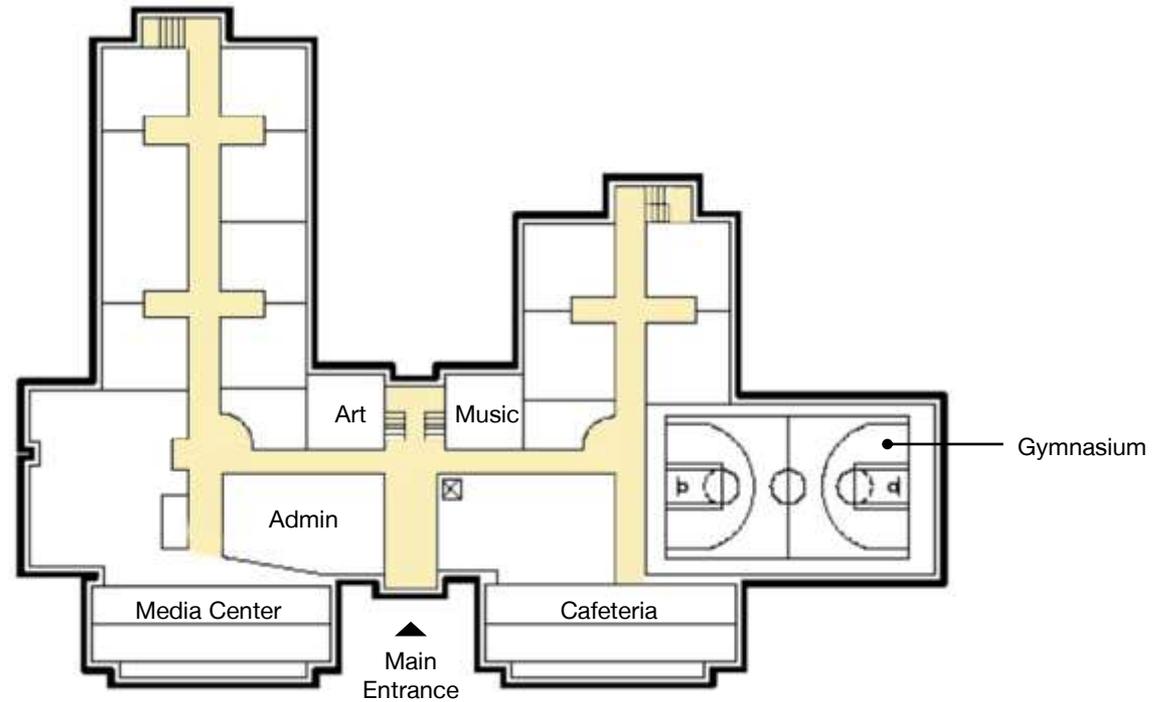
# HUNNEWELL SCHOOL NEW 24 CLASSROOM OPTION



**4 Section School**  
532 Students  
18 st K  
23 st 1-5

0 50 100 200  
Feet

# HUNNEWELL SCHOOL NEW 24 CLASSROOM OPTION



**4 Section School**  
532 Students  
18 st K  
23 st 1-5

# HUNNEWELL SCHOOL SITE PERMITTING

## **Planning Board**

- Special Permit- Project of Significant Impact for work (addition of 10,000 sf or more)

## **Wetlands Protection Committee**

- Notice of Intent for potential work within wetlands & floodplain resource areas

## **Natural Resource Commission**

- Tree Removal Permit for trees along or within the right-of-way
- Potential to provide input for work associated with the playground behind school (identified as field by local GIS)
- Potential impact to Brook Path trail

## **Zoning Board of Appeals**

- Potential variances associated with a project
- Special Permit- Site Plan Review

## **Wellesley Historical Commission**

## **Design Review Board**

# HUNNEWELL SCHOOL SITE PERMITTING

## Site Plan Concerns

- Not Surveyed
- Permitting – provide adequate schedule (Potential 1-1/2 to 2 year process – High School was a concerted town wide collaborative effort to reduce schedule (8 Months was extremely aggressive for the community)
- Traffic congestion as a result of student drop-off and pick-up activities
- Limited parking for faculty and staff with a spill-over effect on to public parking
- Potential topography issues
- Less than efficient service drive / loading area

# HUNNEWELL SCHOOL NEW OPTION(S)

## SACRED COWS ?



3 or 4 Sections

- Larger than current



“Historic” Building

- Partial demolition



Potential loss of very large diameter tree



Demolition of 1998 wing

Recent Investment



Parking and Drop Zones

- Limited Change Opportunity



Swing Space

- Required

## PERMITTING IMPACT(S)

- 2 Stories

- < 40 feet

- **75** % Open Space (Building + site)  
(Both Options as drawn)

- Conforms to Setbacks

- Riverfront, Wetlands, & Floodplain

- No Build

# HUNNEWELL SCHOOL NEW OPTION(S)

## PROS

- Meets “as-of-rights” goals
- 2 Stories
  - < 40 feet
- Shared resource adjacent to library
- 2.5 Section, 3 Section and 3.5 Section Schools all fit
- Geographic location
- Flexible size and population options

## CONS

- Slightly less open space
- Requires swing space
- “Historic” Building
  - Partial demolition
  - Full demolition
- Parking and drop off challenges remain
- Potential loss of very large diameter tree
- Demolition of 1995 wing
  - Recent Investment
- Riverfront and Wetlands
  - No Build

# UPHAM SCHOOL EXISTING SITE



# UPHAM ELEMENTARY SCHOOL “HISTORY” PLAN

## Existing Classroom Areas

Kindergarten: 850-1700 SF

Grades 1-5: 850-1000 SF

## MSBA Standard

Kindergarten: 1100 SF Min. - 1300 SF Max.

Grades 1-5: 950 SF Min.

## Existing Building: 36,481 GSF

Including 2 modular classrooms

## Current Enrollment

243 Students

## Estimated Capacity

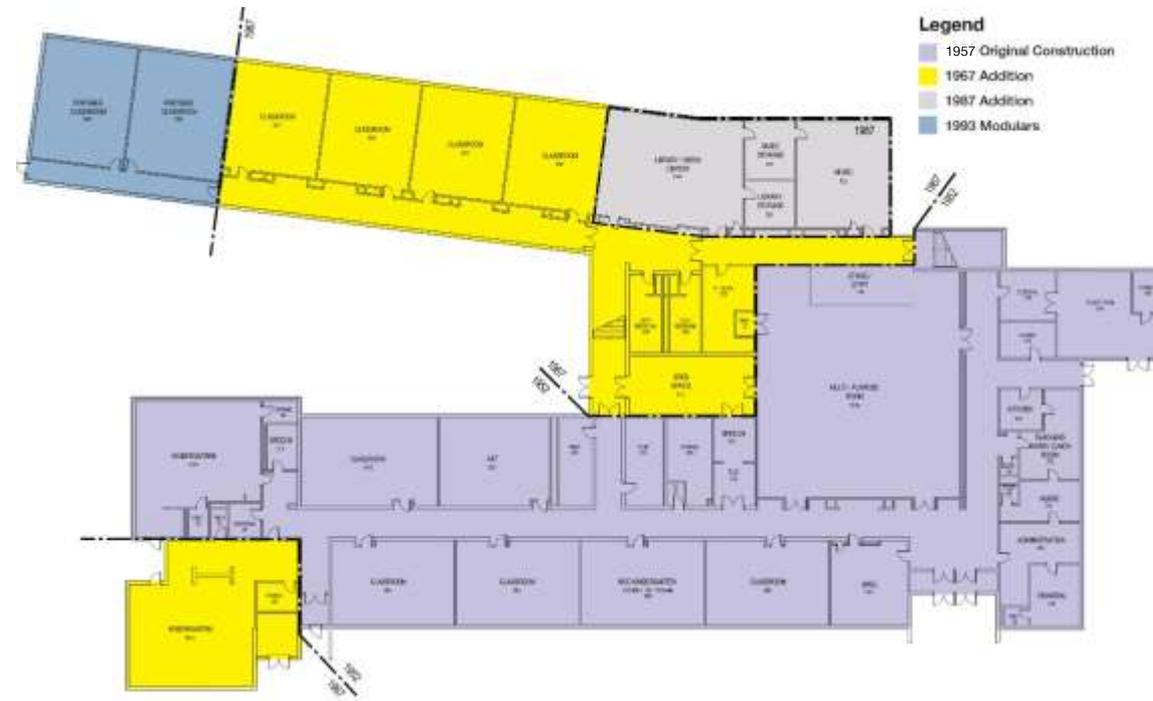
292 Students w/ Modulares

244 Students w/o Modulares

Assumes 20 Students/Class Kindergarten

Assumes 22 Students/Class Grades 1-2

Assumes 24 Students/Class Grades 3-5



First Floor

# UPHAM ELEMENTARY SCHOOL DEFICIENCIES PLAN

## Existing Classroom Areas

Kindergarten: 850-1700 SF

Grades 1-5: 850-1000 SF

## MSBA Standard

Kindergarten: 1100 SF Min. - 1300 SF Max.

Grades 1-5: 950 SF Min.

## Existing Building: 36,481 GSF

Including 2 modular classrooms

## Current Enrollment

243 Students

## Estimated Capacity

292 Students w/ Modulars

244 Students w/o Modulars

Assumes 20 Students/Class Kindergarten

Assumes 22 Students/Class Grades 1-2

Assumes 24 Students/Class Grades 3-5



First Floor

# UPHAM PLANNING



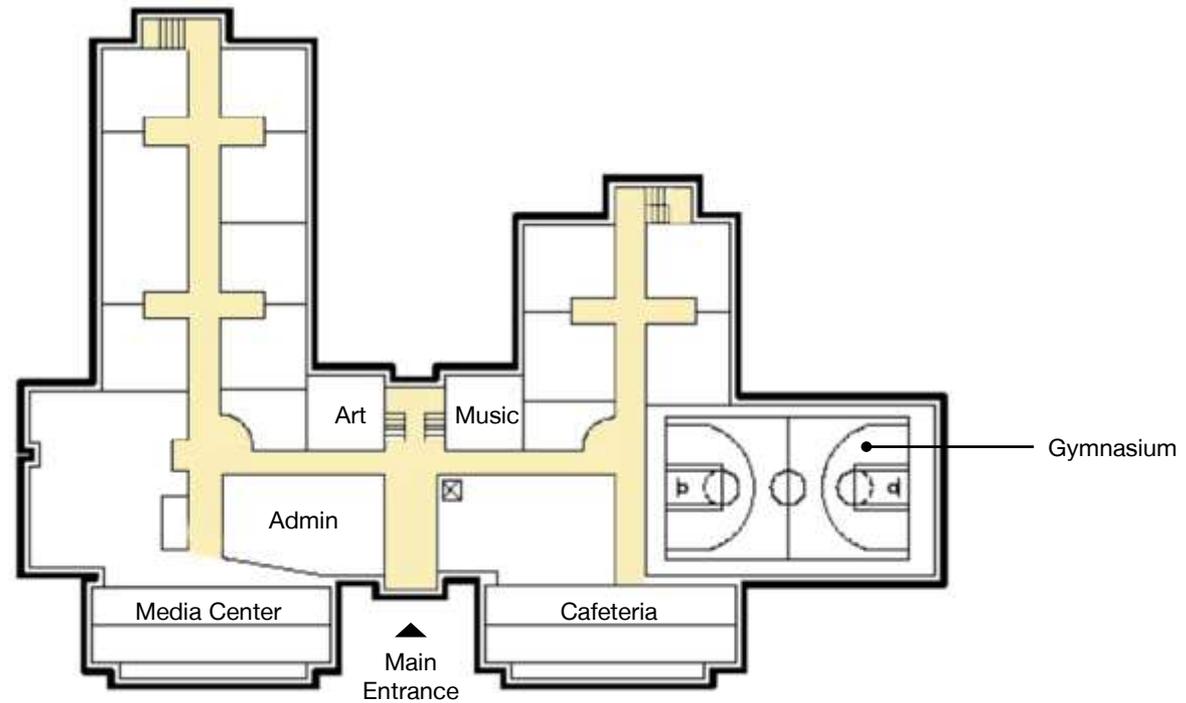
**New School**  
536-Students  
81,722 GSF New

# UPHAM SCHOOL NEW 24 CLASSROOM OPTION



**4 Section School**  
532 Students  
18 st K  
23 st 1-5

# UPHAM SCHOOL NEW 24 CLASSROOM OPTION



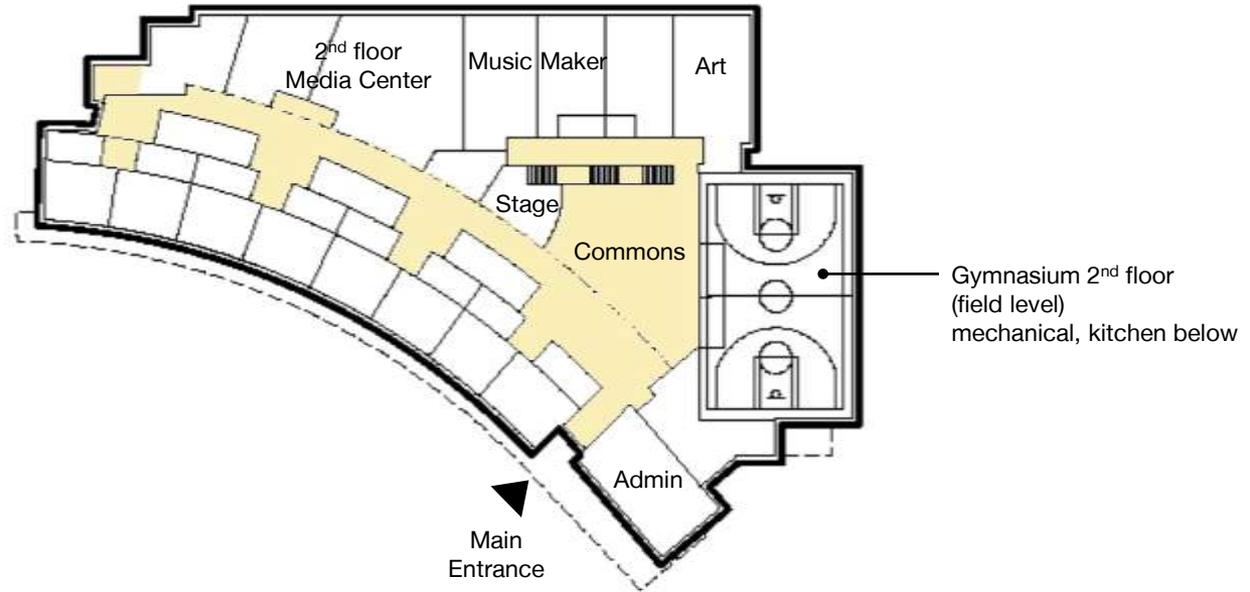
**4 Section School**  
532 Students  
18 st K  
23 st 1-5

# UPHAM SCHOOL NEW 18 CLASSROOM OPTION



**3 Section School**  
394 Students  
18 st K  
23 st 1-5

# UPHAM SCHOOL NEW 18 CLASSROOM OPTION



**3 Section School**  
394 Students  
18 st K  
23 st 1-5

# UPHAM SCHOOL SITE PERMITTING

## **Planning Board**

- Special Permit- Project of Significant Impact for work (addition of 10,000 sf or more)

## **Natural Resource Commission**

- Tree Removal Permit for trees along or within the right-of-way

## **Zoning Board of Appeals**

- Potential variances associated with a project
- Special Permit- Site Plan Review

## **Design Review Board**

# UPHAM SCHOOL NEW OPTION(S)

## SACRED COWS ?



### Hill and Forest

- Retains 90%
- Requires 100% perimeter access (fire and safety)



### 4 Sections

- Larger than current



### Potential access from two sides



### Parking and Drop Zones

- Limited Change Opportunity



### Swing Space

- Required

## PERMITTING IMPACT(S)

- 2 Stories
  - < 40 feet
- **85 %** Open Space (Both options as drawn)
- Conforms to Setbacks
- Some ledge removal anticipated

# UPHAM SCHOOL NEW OPTION(S)

## PROS

- Meets “as-of-rights” goals
- Impacts hill minimally
- 2 Stories
  - < 40 feet
- Use building to mitigate site slope
- 3 Section, 3.5 Section, and 4 Section Schools all fit

## CONS

- Slightly less open space
- Requires swing space
- Parking and drop off challenges remain
- Fire loop access road most likely required and will impact hill

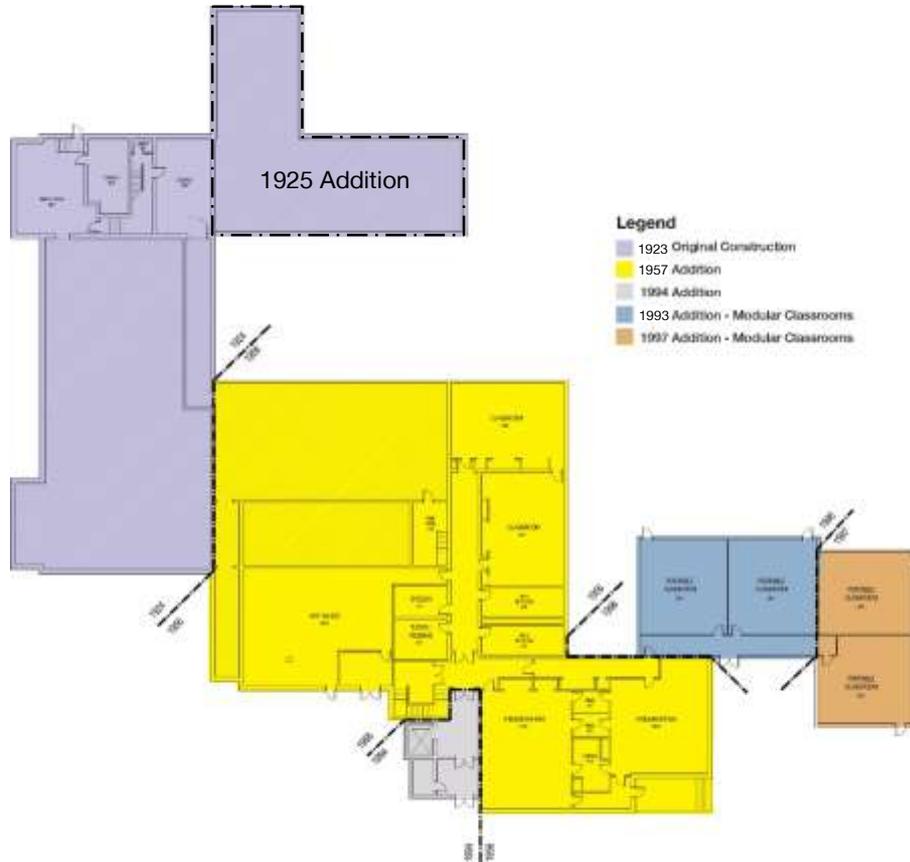
# HARDY SCHOOL EXISTING SITE



## Discussion Points

- Water Protection Zone
- Morses Pond: Water Supply  
- Protection District Requiring SPGA  
(Special Permit Granting Authority)
- Grade Change
- Building Layout
- Traffic Safety
- Play Space

# HARDY ELEMENTARY SCHOOL "HISTORY" PLAN



## Existing Classroom Areas

Kindergarten: 1100-1200 SF

Grades 1-5: 850-950 SF

## MSBA Standard

Kindergarten: 1100 SF Min. - 1300 SF Max.

Grades 1-5: 950 SF Min.

## Current Enrollment

306 Students

## Existing Building: 45,909 GSF

Including 4 modular classrooms

Demo:

Reno: 1924

Add:

## Target Enrollment:

536 Students

4 Section School 81,720 gsf (MSBA)

## Estimated Capacity

226 Students w/o Modularity

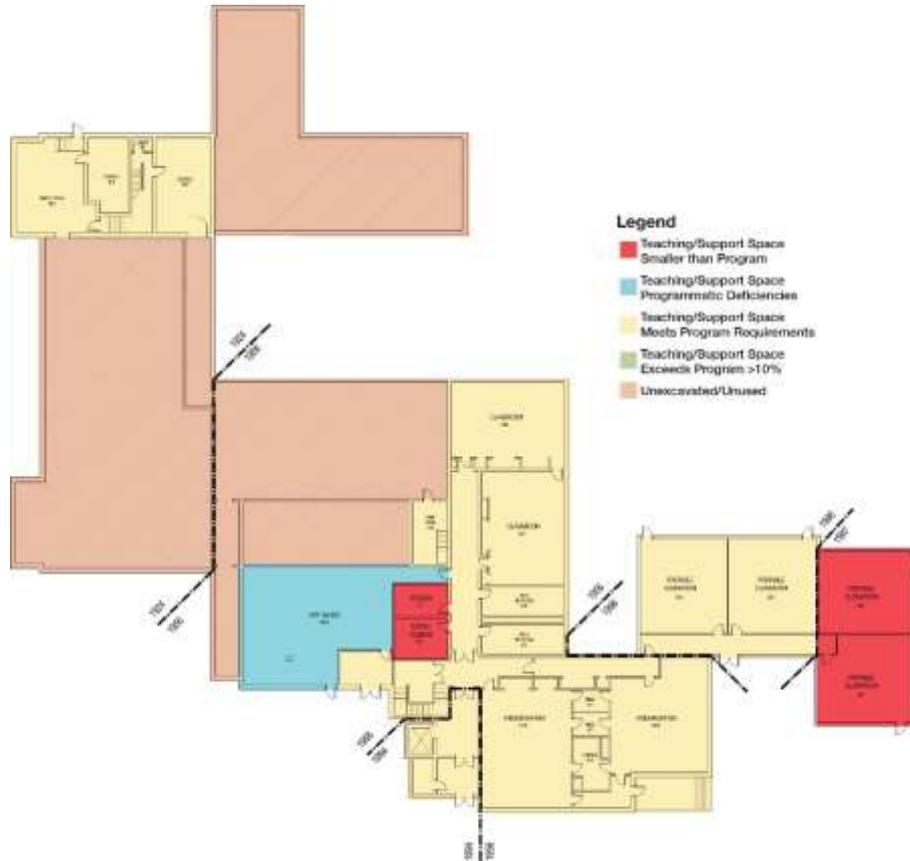
Assumes 20 Students/Class Kindergarten

Assumes 22 Students/Class Grades 1-2

Assumes 24 Students/Class Grades 3-5

Lower Level

# HARDY ELEMENTARY SCHOOL DEFICIENCIES PLAN



## Existing Classroom Areas

Kindergarten: 1100-1200 SF

Grades 1-5: 850-950 SF

## MSBA Standard

Kindergarten: 1100 SF Min. - 1300 SF Max.

Grades 1-5: 950 SF Min.

**Existing Building: 45,909 GSF**

Including 4 modular classrooms

## Current Enrollment

306 Students

## Estimated Capacity

390 Students w/ Modulars

294 Students w/o Modulars

Assumes 20 Students/Class Kindergarten

Assumes 22 Students/Class Grades 1-2

Assumes 24 Students/Class Grades 3-5

Lower Level

# HARDY PLANNING



**New School**  
536-Students  
81,722 GSF New  
(Historic Renovation)  
15,116 GSF Renovation



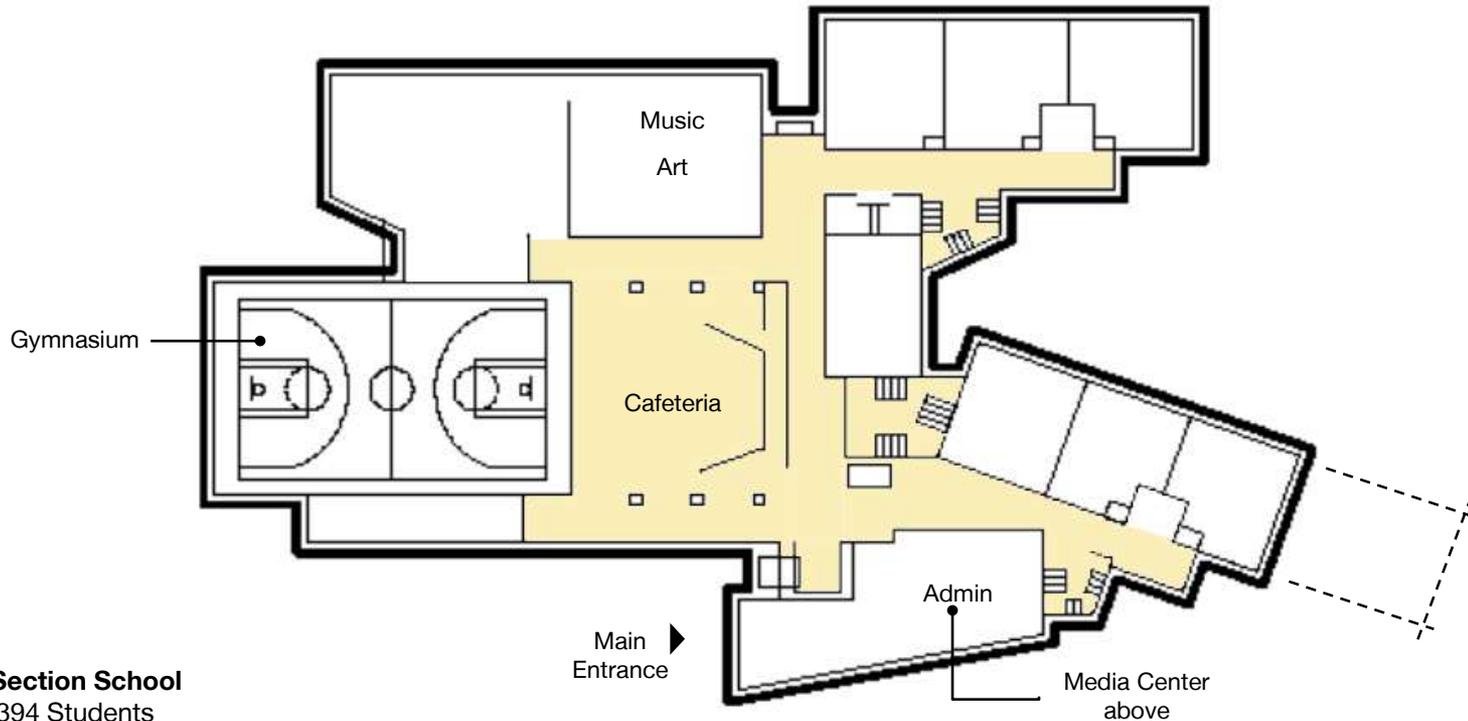
**Mostly New**  
308 Students; 55,153 GSF  
40,037 GSF New  
15,116 GSF Renovation

# HARDY SCHOOL NEW 18 CLASSROOM OPTION



0 100 200 400  
Feet

# HARDY SCHOOL NEW 18 CLASSROOM OPTION



**3 Section School**  
394 Students  
18 st K; 23 st 1-5

3 Stories <40'  
(Top Floor "Attic" TBD)

# HARDY SCHOOL NEW 21 CLASSROOM OPTION



**3.5 Section Schools**  
440 – 462 st  
3 Stories <40'  
(Top Floor "Attic" TBD)

0 100 200 400  
Feet

# HARDY SCHOOL SITE PERMITTING

## **Planning Board**

- Special Permit- Project of Significant Impact for work (addition of 10,000 sf or more)

## **Natural Resource Commission**

- Tree Removal Permit for trees along or within the right-of-way

## **Zoning Board of Appeals**

- Potential variances associated with a project
- Special Permit- Site Plan Review

## **Wellesley Historical Commission**

## **Design Review Board**

# HARDY SCHOOL NEW OPTION(S)

## SACRED COWS ?

-  Historic Building
  - Retains 100%
  - Use TBD
-  3 Sections
  - Larger than current
-  Potential access from two sides
-  Potential Loss of Play Fields
-  Parking and Drop Zones
  - Limited Change Opportunity
-  Swing Space
  - Not Required or Partial

## PERMITTING IMPACT(S)

- 3 & 2 Stories
  - > 40 feet
- **82 %** Open Space
- **73 %** Open Space w/ Historic Structure
- Conforming to Setbacks at “ideal” location
- Increased stormwater recharge required

# HARDY SCHOOL NEW OPTION(S)

## PROS

- Meets “as-of-rights” goals
- Saves Historic Structure
- Does not require swing space
- Improves queuing and car/bus separation
- 2.5 Stories
  - < 40 feet (requires verification)
- Uses building to mitigate site slope
- 3 Section, 3.5 Section Schools all fit
- 4 Section school (previous options) may be best with phasing or swing space

## CONS

- Less open space and impacts to fields & trails
- Verify Historic Building reuse
- Confirm 1925 Addition
- Fire loop access road most likely required and will impact hill

# North 40 Site





Aerial Plan  
North 40 Site



SMMA



Community Gardens  
*North 40 Site*



SMMA



Inactive Landfill Area  
*North 40 Site*



SMMA



0 50 100 200  
Feet

Aquifer Yield  
*North 40 Site*



SMMA



0 80 160 240  
Foot

Water Supply Protection District with Vernal Pool  
*North 40 Site*



SMMA



Topographic Spots Grades  
*North 40 Site*



SMMA



Topography Slope Areas  
*North 40 Site*



SMMA



Potential Entry Points to Site  
*North 40 Site*



SMMA



**Program Site Plan**  
*North 40 Site*



**SMMA**



Site Circulation  
*Wellesley College North 40 Site*



SMMA



Site Plan Option 1  
*North 40 Site*



SMMA



Site Plan Option 2  
*North 40 Site*



SMMA

# NORTH 40 OPTION(S)

## SACRED COWS



### Undeveloped Site

- Town and Board approvals
- Use TBD



### 4 or 5 Sections Possible

- Larger than current
- Close two schools?



### Small School Future Options

- Plan with larger core?
- Fourth School?



### Parking and Drop Zones

- Limited Change Opportunity



### Swing Space

- Creates phasing plan

## PERMITTING IMPACT(S)

- 3 or 2 Stories
  - > 40 feet
- % Open Space is limited concern
- Access points

# NORTH 40 NEW SCHOOL OPTION(S)

## PROS

- Meets “as-of-rights” goals
- Does not require swing space
- Improves queuing and car/bus separation
- Non “as-of-right” permitting may be easier at this location
- 3 Section, 3.5 Section, and 4 Section Schools all fit

## CONS

- Needs Town approvals
- Traffic and neighborhood “relationship” to Hardy School TBD
- Harder walking location

# THREE SMALL SCHOOLS SCENARIO 1

Hardy ES



**New School**  
3 Sections  
394 Students  
66,599 GSF New  
15,116 GSF Historic Renovation

Hunnewell ES



**Renovation & Addition**  
3 Sections  
394 Students; 68,500 GSF  
58,500 GSF New  
10,000 GSF Historic Renovation

Upham ES



**New**  
3 Sections  
394 Students; 66,599 GSF

1. Build new at Hardy site
2. Move Hardy students into new Hardy
  - i. Move Upham students into old Hardy
3. Demolish old Upham
  - i. Build new Upham on old footprint
  - ii. Move Upham students to new Upham
  - iii. Move Hunnewell students to old Hardy
4. Add/renovate new Hunnewell
  - i. Move Hunnewell students to new Hunnewell
5. Demolish old Hardy
  - i. Renovate historic Hardy for Town use

Note: Phase 2 and 3 can substitute and do Hunnewell prior to Upham

# *Scenario One*



# THREE SMALL SCHOOLS SCENARIO 2

North 40 ES



**New School**  
3.5 Sections  
462 Students  
74,428 GSF New

Hunnewell ES



**Renovation & Addition**  
3 Sections  
394 Students; 68,145 GSF  
45,558 GSF New  
22,687 GSF Renovation

Upham ES



**New School**  
3 Sections  
394 Students; 66,599 GSF

Hardy ES



**Close School**

1. Build new at North 40 site
2. Move/redistrict students into new school
  - i. Move Upham students into old Hardy
3. Demolish old Upham
  - i. Build new Upham on old footprint
  - ii. Move Upham students to new Upham
  - iii. Move Hunnewell students to old Hardy
4. Add/renovate new Hunnewell
  - i. Move Hunnewell students to new Hunnewell
5. Demolish old Hardy
  - i. Renovate historic Hardy for Town use

Note: Phase 2 and 3 can substitute and do Hunnewell prior to Upham

## *Scenario Two*



1. Build new (larger) at North 40 site
  - i. Move/redistrict students into new school
2. Move Hunnewell students into old Hardy (Upham?)
  - i. Add/renovate new Hunnewell
  - ii. Move Hunnewell students to new Hunnewell
3. Demolish old Hardy
  - i. Renovate historic Hardy for Town use
4. Demolish Upham & prep site for future expansion (TBD)

Note: Phase 2 and 3 can substitute and do Hunnewell prior to Upham

# *Scenario Three*



# TWO SCHOOL SCENARIO

North 40 ES



**New School**  
4 Sections  
532 Students  
81,361 GSF New

Hunnewell ES



**Renovation & Addition**  
394 Students  
58,500 GSF Addition  
10,000 GSF Historic Renovation

Upham ES



**Close School**

Hardy ES



**Close School**

# TWO SCHOOL SCENARIO 2

Hardy ES



**New School**  
536-Students  
81,722 GSF New  
(Historic Renovation)  
15,116 GSF Renovation

Hunnewell ES



**Renovation & Addition**  
425-Students  
47,613 GSF Addition  
22,687 GSF Renovation

Upham ES



**Close School**

THANK YOU



# PLAN SCENARIO 5

Hardy ES



**Close School**

Hunnewell ES



**Renovation & Addition**  
425-Students  
47,613 GSF Addition  
22,687 GSF Renovation

Upham ES



**New School**  
536-Students  
81,722 GSF New

# PLAN SCENARIO 7A

Hardy ES



**Renovation & Modular**  
308 Students; 45,909 GSF

Hunnewell ES



**Renovation & Modular**  
330 Students; 36,441 GSF

Upham ES



**Renovation & Modular**  
264 Students; 36,481 GSF

# SMALL SCHOOLS SCENARIO 1

Hardy ES



**Mostly New**  
308 Students; 55,153 GSF  
40,037 GSF New  
15,116 GSF Renovation

Hunnewell ES



**Renovation & Addition**  
330 Students; 58,245 GSF  
35,558 GSF New  
22,687 GSF Renovation

Upham ES



**New**  
264 Students; 47,523 GSF

# SMALL SCHOOLS SCENARIO 2

Hardy ES



**Mostly New**  
308 Students; 55,153 GSF  
40,037 GSF New  
15,116 GSF Renovation

Hunnewell ES



**Renovation & Addition**  
330 Students; 58,245 GSF  
35,558 GSF New  
22,687 GSF Renovation

Upham ES



**New**  
264 Students; 47,523 GSF