

Options to Handle Enrollment Growth draft 11/13/15

Time-line:

- Gibbs tenants lease up June 30, 2017
- Stratton on-line by Sept. 2017
- Renovated Gibbs could be on-line by Sept. 2018
- Best case scenario for H.S. has it on-line by Sept. 2021, with potential need to re-locate students in 2019 and 2020
(When would we know which option the MSBA would fund if we are invited to continue? Sept. 2018?)

Notes:

- In the last eight years we have added over 750 children to the Arlington Public Schools, over 525 in the last four years
- In the next five years we are projected to add another 700-800 children to the Arlington Public Schools
- Middle School population forecast in 2021 (when best case scenario H.S. could be on-line) is 1432 (currently at 1130). Forecast to peak in 2023 at 1498.
- Elementary School population forecast to peak in 2019 at 3253 (currently at 2870)
- H.S. population forecast to be 1597 in 2024 (currently at 1256)

Forecasts

| | Current* | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 |
|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Elementary | 2870 | 3130 | 3181 | 3229 | 3253 | 3241 | 3177 | 3127 | 3076 | 3033 |
| Middle | 1130 | 1193 | 1246 | 1286 | 1312 | 1349 | 1432 | 1490 | 1498 | 1468 |
| H.S. | 1256 | 1243 | 1300 | 1338 | 1371 | 1446 | 1467 | 1495 | 1540 | 1597 |
| TOTAL | 5256 | 5566 | 5727 | 5853 | 5936 | 6036 | 6076 | 6112 | 6114 | 6098 |

| | | | | | | | | | | |
|------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Thompson** | 425 | 463 | 492 | 489 | 502 | 496 | 481 | 467 | 453 | 442 |
| Hardy** | 415 | 461 | 479 | 494 | 505 | 504 | 495 | 488 | 481 | 472 |
| Brackett** | 481 | 544 | 550 | 575 | 584 | 578 | 564 | 552 | 541 | 531 |

*Forecast projected 2015/16 numbers at 3032 for Elementary, 1121 for middle, and 1246 for H.S. (over by 162 for elementary, under by 9 for middle, and under by 10 for H.S.)

** We could mitigate slightly with redistricting.

Options Using Gibbs

| Options | Address MS Overcrowding? | Address Elementary Overcrowding? | Advantages | Disadvantages | Other Notes |
|--|--|---|--|---|--|
| 6 th Grade at Gibbs | Yes Might need to add leased modulars for one year | No Need leased or permanent modulars, or permanent additions at Thompson and Hardy Relocate Special Education programs from Brackett to Peirce | Bonding experience for students without influence of 7 th and 8 th graders Eliminates need for modular classrooms at MS beginning in September 2018 | Destabilizing for some students to move to a school for one year Puts strain on core spaces at Thompson, Hardy and Brackett Potentially destabilizing for SpEd students to have program moved out of Brackett | Might accommodate after-school arts programs |
| 5 th Grade at Gibbs | No Need to add permanent modulars, have teachers share classrooms, or plan the HS construction to include 8 th grade | Yes Still need leased modulars at Thompson and Hardy for 2017-2018. Thompson could avoid modular in 2016-17 by taking over art room. | Elementary schools stay a reasonable size Would not have to move Special Education programs from Brackett to another elementary school | Destabilizing for some students to move to a school for one year Does not solve MS overcrowding Creates excess capacity at some elementary schools | 8 th grade could move to HS by Sept. 2021 at the earliest, which requires MSBA approval and additional construction costs (state potentially covers 40-50%) Or MS enrollment solved with modular classrooms. |
| Return Gibbs to a second Middle School | Yes Might need to add leased modulars for one year | No, unless HS construction includes 8 th grade and Middle Schools become 5-7 th grades Need leased or permanent modular, or permanent additions at Thompson and Hardy Relocate Special Education programs from Brackett to Peirce | Most students would be able to walk to MS Would save the money we currently spend bussing 6 th grade students | Would create two middle schools of unequal size Would create excess capacity at some elementary schools if 8 th grade is at HS and Middle Schools are 5-7 th grade. | Overwhelmingly preferred by the E. Arlington Community and parents in the Heights (of those who would use Gibbs) Might accommodate after-school arts programs Could create an arts-focused middle school, but would lose walkability benefits and would need to balance enrollment |

| Options | Address MS Overcrowding? | Address Elementary Overcrowding? | Advantages | Disadvantages | Other Notes |
|---|--|--|---|---|--|
| Make Gibbs a K-8 school with a special focus | Partially Still need leased or permanent modular at (but fewer of them) | Partially Still need leased or permanent modulars at Thompson and Hardy (but fewer of them) | Could experiment with a different educational approach | Might be hard to standardize curriculum over different types of schools How would families choose Gibbs program? Bussing would be expensive | Perhaps a Spanish immersion school. |
| Move 5 th graders to Ottoson, 7 th graders to Gibbs and 8 th graders to H.S. | Yes, Eventually Need to lease temporary modulars till 2021, at the earliest | Yes, Eventually Still need leased modulars at Thompson and Hardy till 2021, at the earliest | State would potentially pay for 40-50% of H.S. expansion to 8 th grade | Destabilizing for some students to move to a school for one year (but 7 th grade is probably easier than 5th) Creates excess capacity at some elementary schools later | Solution cannot be implemented until 2021, at the earliest |
| Substantially expand Gibbs to fit 5 th and 6 th grade | Yes Might need to add leased modulars for one year | Yes Still need leased modulars at Thompson and Hardy for 2017-2018 | Avoids single-grade school | Site isn't big enough to accommodate 900-1000 students without building on current parking lot. Very expensive option | Where would teachers park? |
| Create an Early Learning Center at Gibbs | No | Yes Still need leased modulars at Thompson and Hardy for 2017-2018 | Could create interesting programs for Arlington students during crucial years Fees for preschool and pre-k could help offset some cost | Difficult and expensive to bus Kindergarten students Doesn't solve MS problem Renovation would be very expensive (need bathrooms in each classroom) 3 stories building not ideal for kindergarteners and preschoolers. | H.S. rebuild will hopefully incorporate early childhood center |

| Options | Address MS Overcrowding? | Address Elementary Overcrowding? | Advantages | Disadvantages | Notes |
|---|---|--|--|---|---|
| <p>Two 5-7th grade Middle Schools.</p> <p>Gibbs moves to model first to relieve elementary overcrowding in E. Arl.</p> | Yes | <p>Yes</p> <p>Still need leased modulars at Thompson and Hardy for 2017-2018</p> | <p>Solves both Middle School and Elementary School Overcrowding</p> <p>State would potentially pay for 40-50% of H.S. expansion to 8th grade</p> <p>Saves money on modulars</p> <p>Most students would be able to walk to MS</p> <p>Would save the money we currently spend bussing 6th grade students</p> | <p>Creates different pathways in town (but only for 3 years)</p> <p>Would create two middle schools of unequal size</p> <p>Would create excess capacity at some elementary schools if 8th grade is at HS and middle schools are 5-7th grade</p> | |
| <p>Create a new Elementary School at Gibbs</p> | <p>No</p> <p>Need to add leased or permanent modulars, have teachers share classrooms, or bring 8th grade to H.S</p> | <p>Yes</p> <p>Still need leased modulars at Thompson and Hardy for 2017-2018</p> | <p>Elementary schools stay a reasonable size</p> <p>Creates new elementary school where growth is highest.</p> | <p>Doesn't address MS overcrowding</p> <p>Might create excess capacity at the Elementary level later</p> | <p>Works best if 8th grade is moved to the H.S. (but not available till 2021, at best)</p> |

Options that Don't Involve Gibbs

| Options | Address MS Overcrowding? | Address Elementary Overcrowding? | Advantages | Disadvantages | Other Notes |
|--|---|---|---|--|--|
| Create a new Middle School at Arlington Rec. field and permanent additions at Thompson and Hardy | Eventually Would need to lease temporary modulars until the new school is built | Partially Permanent additions at Thompson and Hardy Relocate Special Education programs from Brackett to Peirce | Preserves Gibbs School could use Rec. space during the day | Would be equally far for E. Arlington students. Additional busing costs. We would lose valuable playing fields. Town might have to cover entire cost Puts strain on core spaces at Thompson, Hardy and Brackett Potentially destabilizing for SpEd students to have program moved out of Brackett | How much would it cost? How long would it take? |
| Permanent additions at Thompson and Hardy and 8 th Grade at H.S. | Eventually Need to lease temporary modulars till 2021, have teachers share classrooms, or both | Partially Relocate Special Education programs from Brackett to Peirce | Preserves Gibbs | Wouldn't address MS enrollment till almost too late. Puts strain on core spaces at Thompson, Hardy and Brackett Potentially destabilizing for SpEd students to have program moved out of Brackett | Middle School enrollment peak is projected to take place in 2023. |
| Create a new Elementary School at Parmenter (renovation or tear-down) | No (unless put 8 th grade at H.S., but not available till 2021, at earliest) | Yes | Elementary schools stay a reasonable size | Would be substantially smaller than most elementary schools in town. There is no parking for teachers Currently occupied by a school and daycare facility. Wouldn't solve MS enrollment problems Renovation or rebuilding costs | What shape is the building in? How much would it cost to renovate? Parmenter is <i>permanent surplus</i> , which means not currently under School control. |

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|--|--|--|--|--|---|
| <p>Phase I - Build classrooms on current OMS parking lot and additional core spaces on Crusher Lot wooded area</p> <p>Phase II – Could eventually build new Middle School on Crusher Lot</p> | Yes | <p>No</p> <p>Need permanent modulars or additions at Thompson and Hardy</p> <p>Relocate Special Education programs from Brackett to Peirce</p> | <p>Preserves Gibbs</p> <p>Maintains current school model of K-5, 6-8 and 9-12</p> <p>Can be put in place quickly with less initial expense</p> | <p>Puts strain on core spaces at Thompson, Hardy and Brackett</p> <p>Potentially destabilizing for SpEd students to have program moved out of Brackett</p> <p>Long term expenses are much higher</p> | |
| <p>Do nothing permanent</p> <p>Lease classroom modulars at Ottoson, Hardy and Thompson.</p> | <p>Partially</p> <p>Solves classroom issues but not core space issues.</p> <p>If we bring 8th grade to H.S. would eventually solve MS overcrowding.</p> | <p>Partially</p> <p>Leased modulars at Thompson and Hardy</p> <p>Relocate Special Education programs from Brackett to Peirce</p> | <p>Gives us time to see if demographic projections are right</p> <p>Gibbs tenants <i>saved</i>, but potentially just left in limbo</p> | <p>Puts strains at core spaces at Ottoson, Hardy, Thompson, and Brackett</p> <p>Much more expensive to lease 20-30 classrooms for twenty years than to build permanent spaces</p> <p>Temporary modulars start to deteriorate at some point</p> | <p>Current projections show elementary school population peaking in 2019 and MS population peaking in 2023, but unlikely to return to 2010 levels anytime soon.</p> |
| <p>Build new Middle School at Mugar Site</p> | Yes | <p>No</p> <p>Leased modulars at Thompson and Hardy</p> <p>Relocate Special Education programs from Brackett to Peirce</p> | | <p>We don't currently own that land</p> <p>Would be very expensive</p> <p>Worries about flooding and traffic</p> | |
| <p>Build a 7-12 school on current H.S. campus</p> | <p>Yes, Eventually</p> <p>Need to lease temporary modulars till 2021, have teachers share classrooms, or both</p> | <p>Yes, Eventually</p> <p>Need to lease modulars at Thompson and Hardy till 2021</p> | <p>State would potentially pay for 40-50% of H.S. expansion to 7th and 8th grade</p> | <p>The site might be too small</p> | <p>Is there enough room if we moved central admin., town offices, and early childhood to adjacent sites?</p> |

Other Ideas

| Options | Address MS Overcrowding? | Address Elementary Overcrowding? | Advantages | Disadvantages | Other Notes |
|--|---|--|---|---|--|
| <p>Move 8th Grade to H.S. soon (Perhaps in 2017)</p> <p>Move certain functions out of the H.S. (preschool, central admin., Town Offices) to adjoining properties</p> <p>Use Gibbs to house students during H.S. rebuild, then move to a K-4, 5-7, and 8-12 model with two Middle Schools.</p> | Yes | <p>Eventually</p> <p>Need leased modulars at Thompson and Hardy till 2021, at the earliest</p> | <p>Solve MS overcrowding immediately</p> <p>Potentially less expensive as wouldn't need MS modulars</p> <p>We would have a place for HS students during rebuild</p> | <p>How much would it cost to buy or lease adjoining spaces?</p> <p>Which spaces are available?</p> <p>Would have to relocate 8th grade during H.S. renovation as well (but could use Gibbs)</p> | <p>Nearby Properties to Lease Space:</p> <p>Highrock - former Holovak and Coughlin</p> <p>Faiola brothers - Arlington Lithograph;</p> <p>Mill Street professional building</p> |
| <p>Rethink the Stratton renovation to add additional classrooms.</p> <p>Use that additional capacity to relieve overcrowding in E. Arlington, perhaps by bussing students from the Thompson and Hardy districts.</p> | <p>No</p> <p>But could solve with other proposals</p> | <p>Yes</p> <p>Still need leased modulars at Thompson and Hardy for 2017-2018</p> | <p>We are already doing this construction project</p> | <p>Re-doing Stratton plans might delay the project</p> <p>Stratton project would cost more</p> <p>Likely tension at both Stratton and Thompson communities.</p> | <p>Could also shift some students around with redistricting</p> |
| <p>Rebuild the current Gibbs to accommodate an Arts Center as well as a School</p> | Possibly | No | Keep arts center | <p>Gibbs is in relatively good shape.</p> <p>Could a new school be much bigger?</p> <p>An expensive option</p> | |

Other Ideas:

- Could we stagger when children come in and leave at Thompson and Hardy. E.g., younger students come in at 7:30 and older students at 9:30?
- Apparently St. Agnes has a lot of extra space. Would it be possible to rent space from them temporarily as we prepare for our long-term solution?
- Can we build portables at Hardy on Lake Street side instead of making the playground space smaller?
- Can we demo the small stage in the Hardy cafeteria to make more room for lunch?

Alternative Spaces for ACA or Other Town Needs

- **Current Senior Center/Central School** - The Senior Center has never satisfied the needs of our seniors. Surrounding bricks and poor parking make it hard for many seniors to navigate. A new Senior Center could be funded along with the H.S. debt exclusion. Could be housed either at the H.S. (perhaps near the Early Childhood Center), or at an alternative location (Highrock, Arlington Lithograph, DPW Parking Lot). Some of the current tenants could stay at the Central School as ACA wouldn't need the entire space.
- **Possible Development at Mugar** - The current owners of Mugar have a history of funding Arts Spaces.
- **Fusco House (at H.S.)** - Built in 1914 the Fusco house is in better shape than the newer sections of the High School. We might be able to house an Arts Center within a new High School, with the benefit that some resources are shared.
- **Fox Library** – Move all library activities to the Robbins and put an arts center there.
- Old Mill on Lowell Street (used to be Bennet Street Carpentry School). Possibly large enough for a school.
- **Vacant lot** to the left of **St. Camillus Church**, or the school that is party of the Greek Church (the **Old St. James**)

Gibbs Tenants

Arlington Center for the Arts (ACA) – Serving Arlington for 27 years (up to 15,000 people) with programs including arts classes, camps, workshops, gallery exhibits, concerts, plays and performances. Runs day and night.

Lean to Grow – Serving the community for 27 years. Serves approximately 90-100 children (with 50 more on a wait list), 95% of which come from Arlington, most low or middle income in East Arlington. Only NAEYC (National Association for the Education of Young Children) accredited school in Arlington.

Lesley Ellis School – A Schools for Children Program. Preschool to Grade 8. Serving 165 students, 40% from Arlington. Afterschool program till 5:30.

Kelliher Center – Serving 80+ adults with Day Habilitation, Employment Supports, Community Based Day Services and Acquired Brain Injury Day Rehabilitation.

Arlington Children's Theatre (ACT) – Serves 500 children (80% from Arlington). Programming starts at 5:30. Might be able to accommodate in schools.

LARP (Live Action Role Playing Program) – 3:00-5:30. Might be able to accommodate in schools (were once at Ottoson).