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# O'Bryant Community Meeting

March 13, 2024

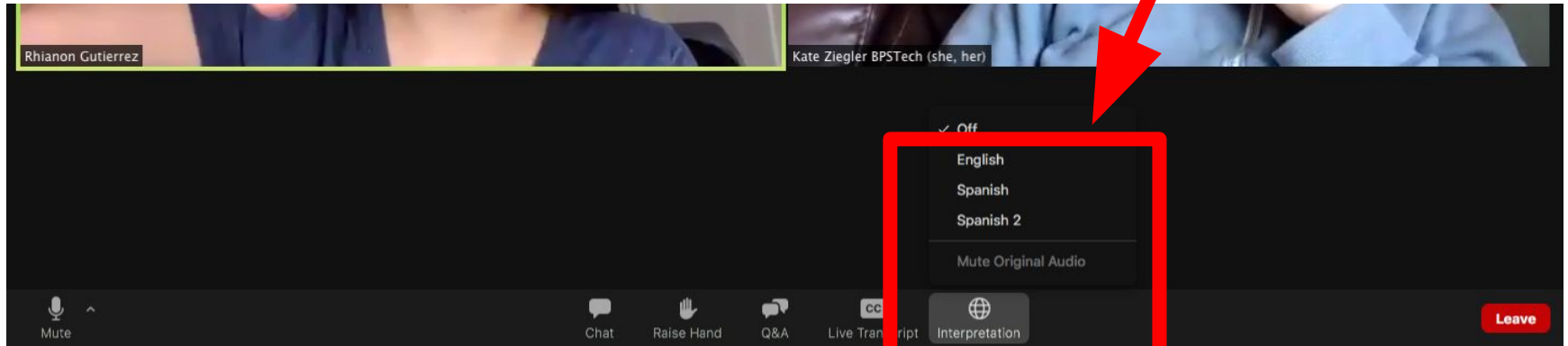
# Attendee View (Zoom)

## Setup - Before Meeting

To ensure the best possible experience, please [update to the latest version of Zoom at this link](#).

## During Meeting

Look for the interpretation (globe) icon at the bottom of your screen and select the language you want to hear.



# AGENDA

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- Overview of decision
- Alternative site analysis
- Next steps
  - O'Bryant visioning study report
  - Madison Park next steps
  - Adult Education and Re-Engagement Center visioning study report
- Q&A and discussion
- Closing remarks

# INTRODUCTION & OVERVIEW OF DECISION

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- With a lack of consensus around moving the O'Bryant School to a new facility in West Roxbury, we are halting those plans indefinitely.
- Going forward, the O'Bryant School and the future use of the West Roxbury Education Complex will be included in overall long-term facilities planning for BPS.
- We are moving forward with plans to redesign and renovate Madison Park, including space for adult education, with the design process expected to formally begin later this spring. The O'Bryant School will remain on campus throughout construction.

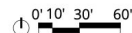
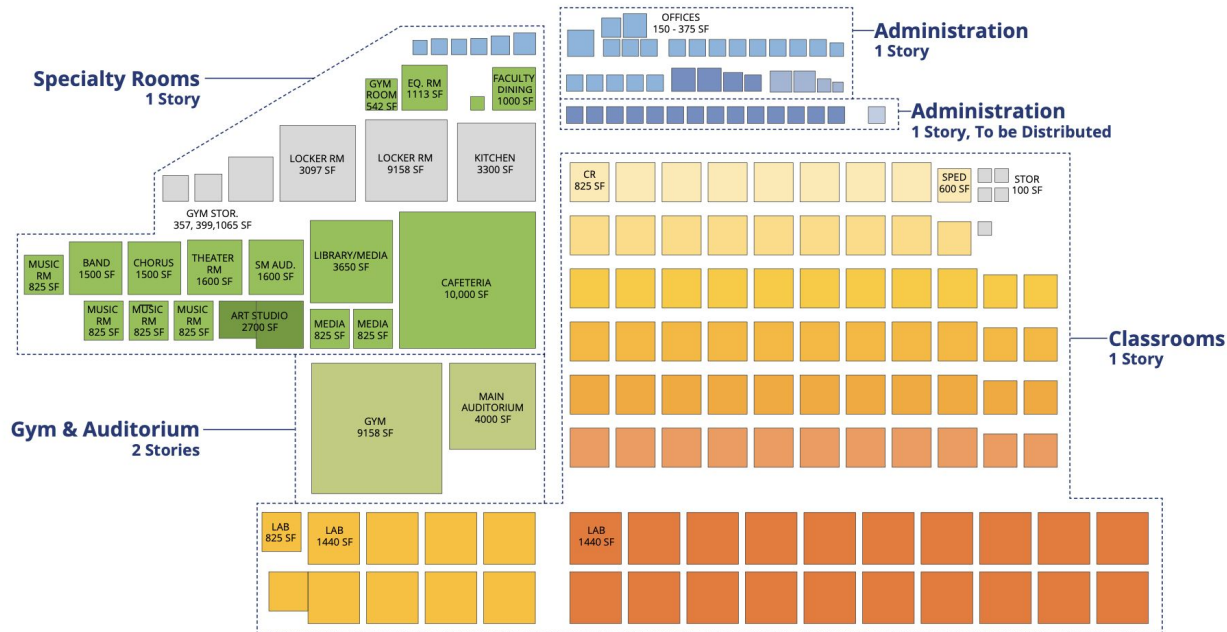
# ALTERNATIVE SITE ANALYSIS

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- The Citywide Land Audit shows all City-owned vacant or underutilized parcels.
- Based on the Audit, the Public Facilities Department and other City partners analyzed 5 City-owned parcels:
  - West Roxbury Education Complex
  - Current Malcolm X Boulevard campus
  - Boston Water and Sewer Commission parking lots
  - Campbell Resource Center
  - Timilty building
- Test fits were based on current O'Bryant program, expanded to serve up to 2,000 students.

# ALTERNATIVE SITE ANALYSIS: REQUIRED PROGRAM AREAS

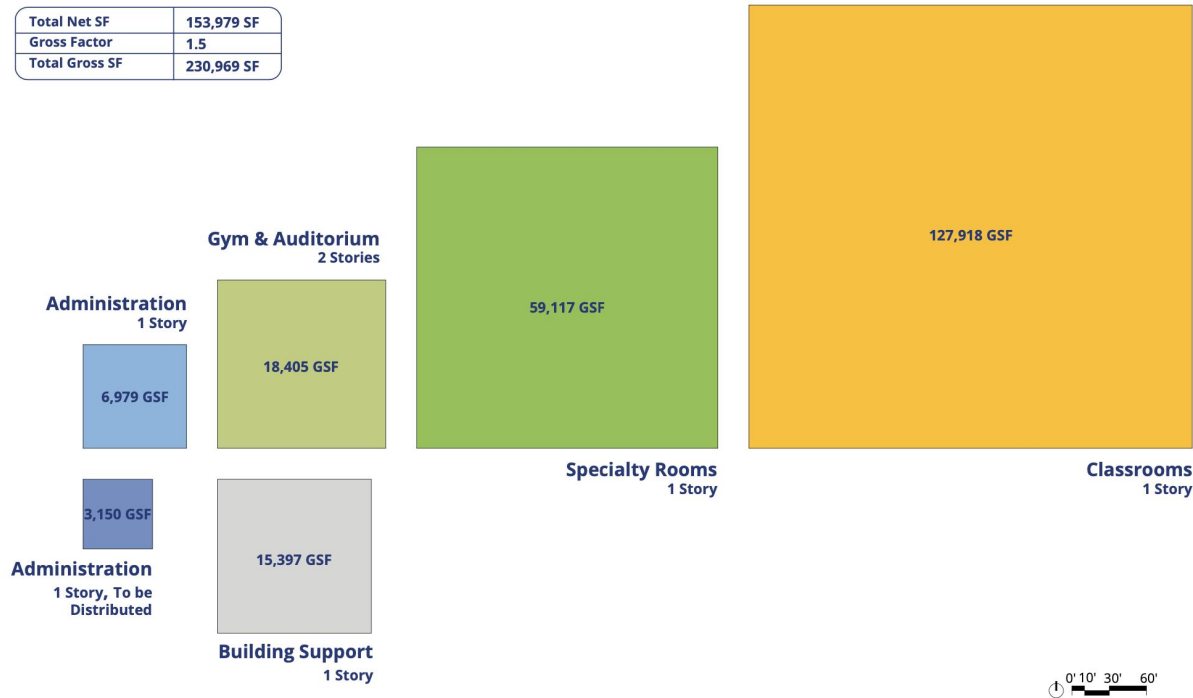
Total Net SF 153,979 SF



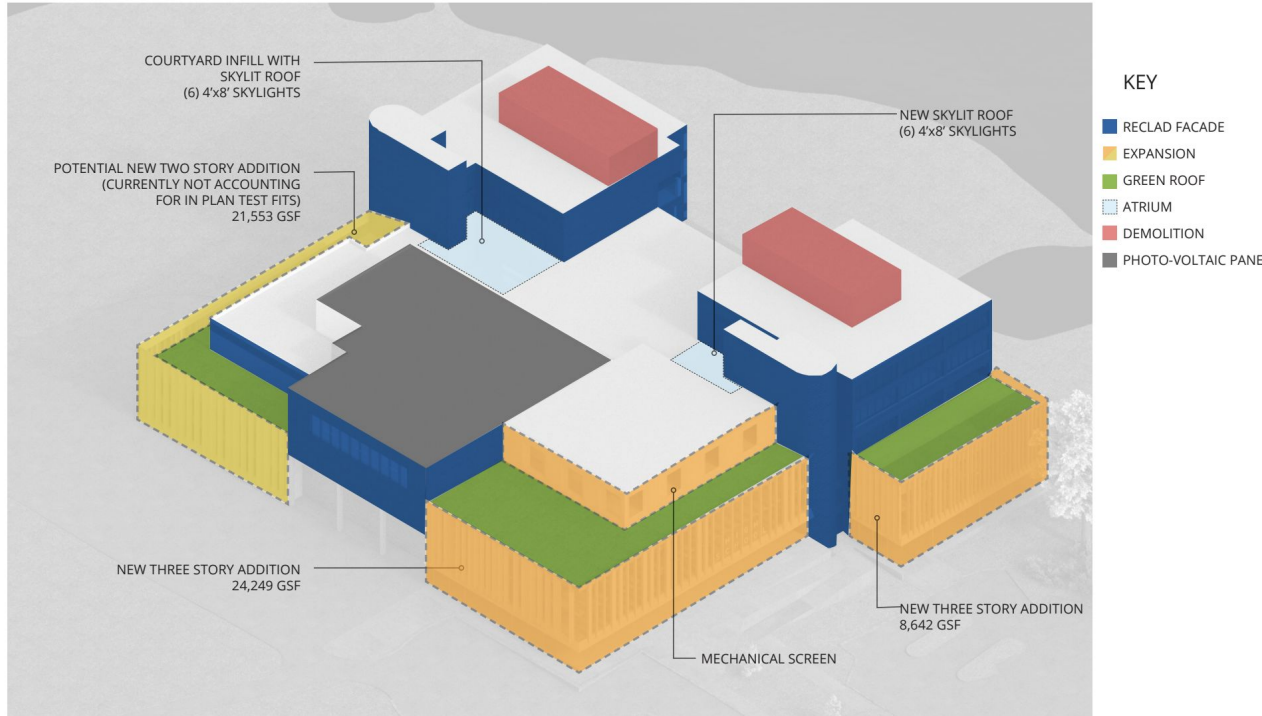
# ALTERNATIVE SITE ANALYSIS: REQUIRED PROGRAM AREAS

Scaled program areas with added Gross Factor of 1.5

Total Net SF	153,979 SF
Gross Factor	1.5
Total Gross SF	230,969 SF



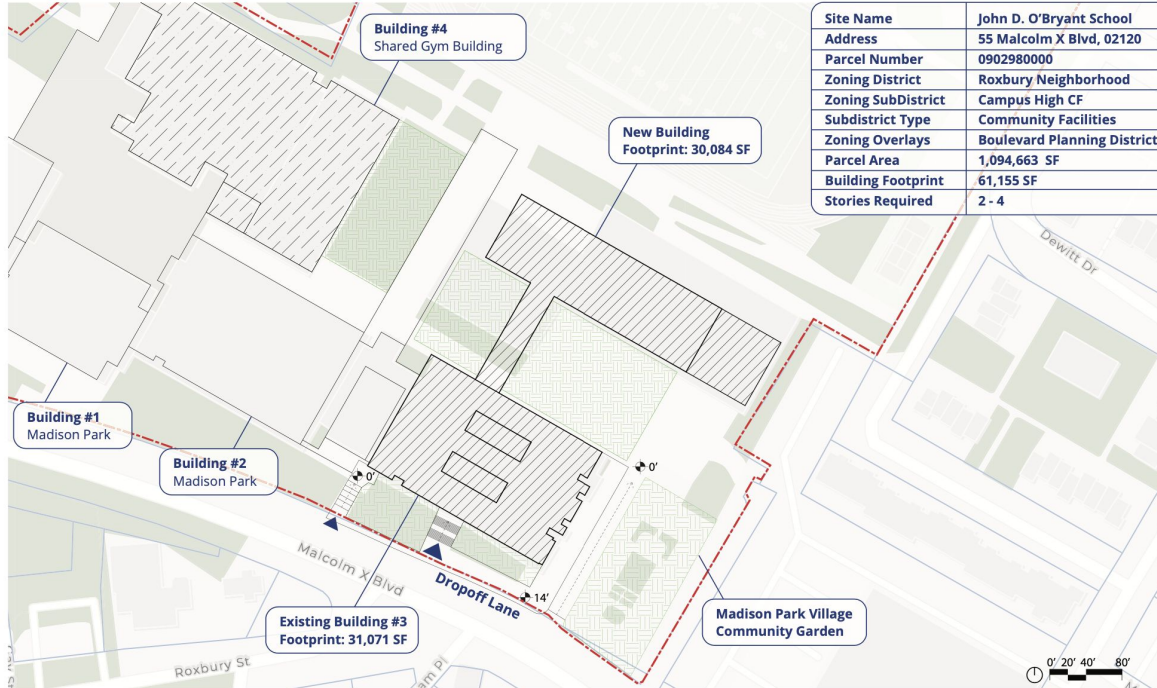
# ALTERNATIVE SITE ANALYSIS: WREC



- Existing gross square footage is about 238,000.
- Test fit examines adding about 49,000 gross square feet through infill and additions.
- No swing space required. Anticipated opening in 2027 or 2028.
- Most access to open space and high-quality athletic facilities.



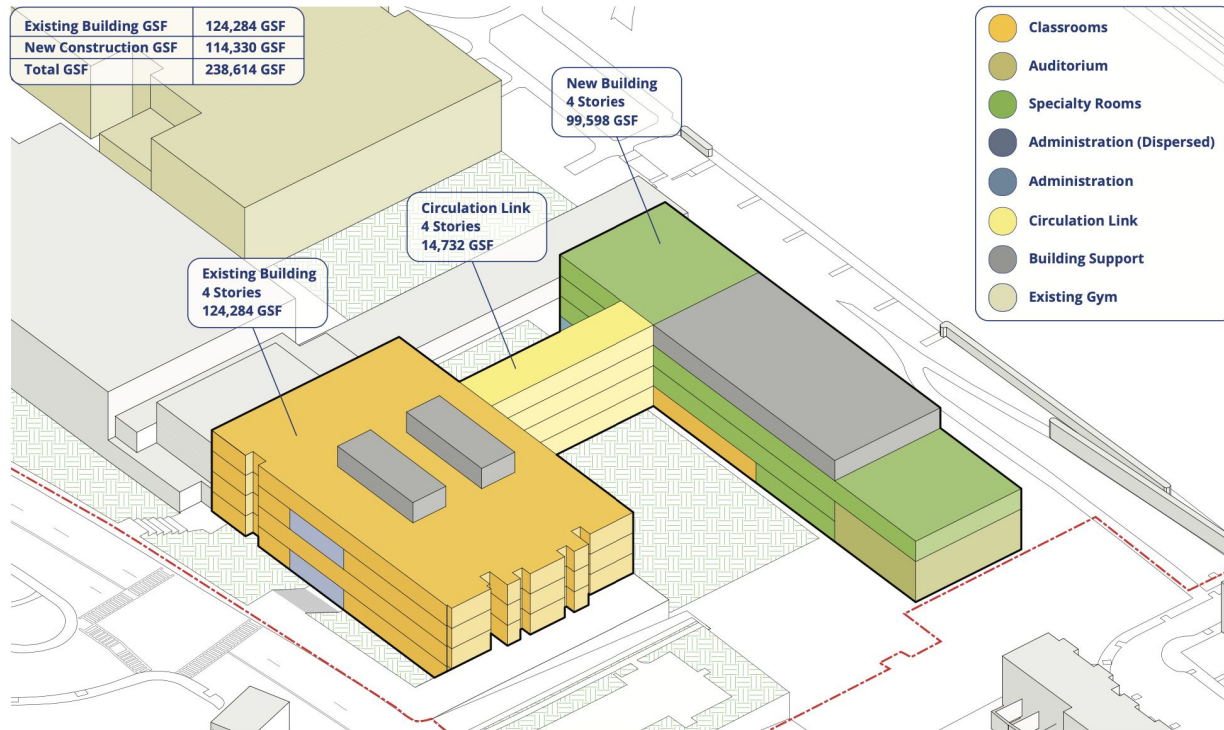
# ALTERNATIVE SITE ANALYSIS: CURRENT CAMPUS



- New building would replace current Buildings 5 and 6 with a new 4-story structure.
- Existing Building 3 would be connected to the new construction via new 4-story circulation link.

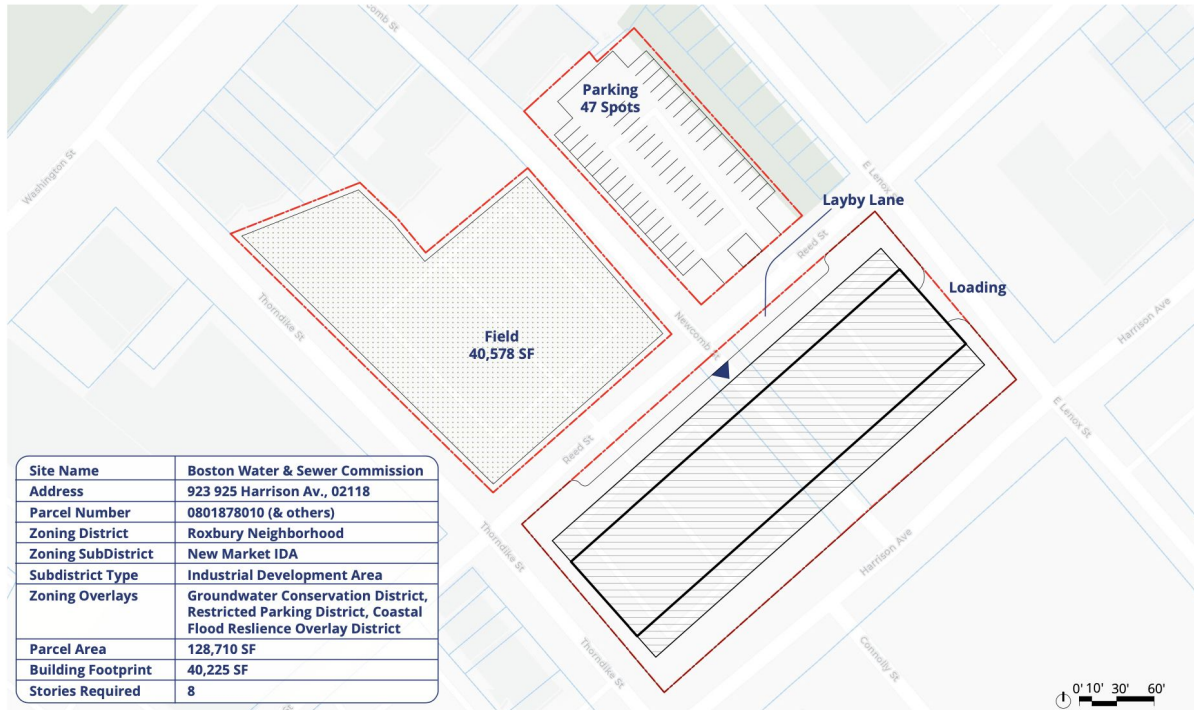
# ALTERNATIVE SITE ANALYSIS: CURRENT CAMPUS

Massing with program blocks



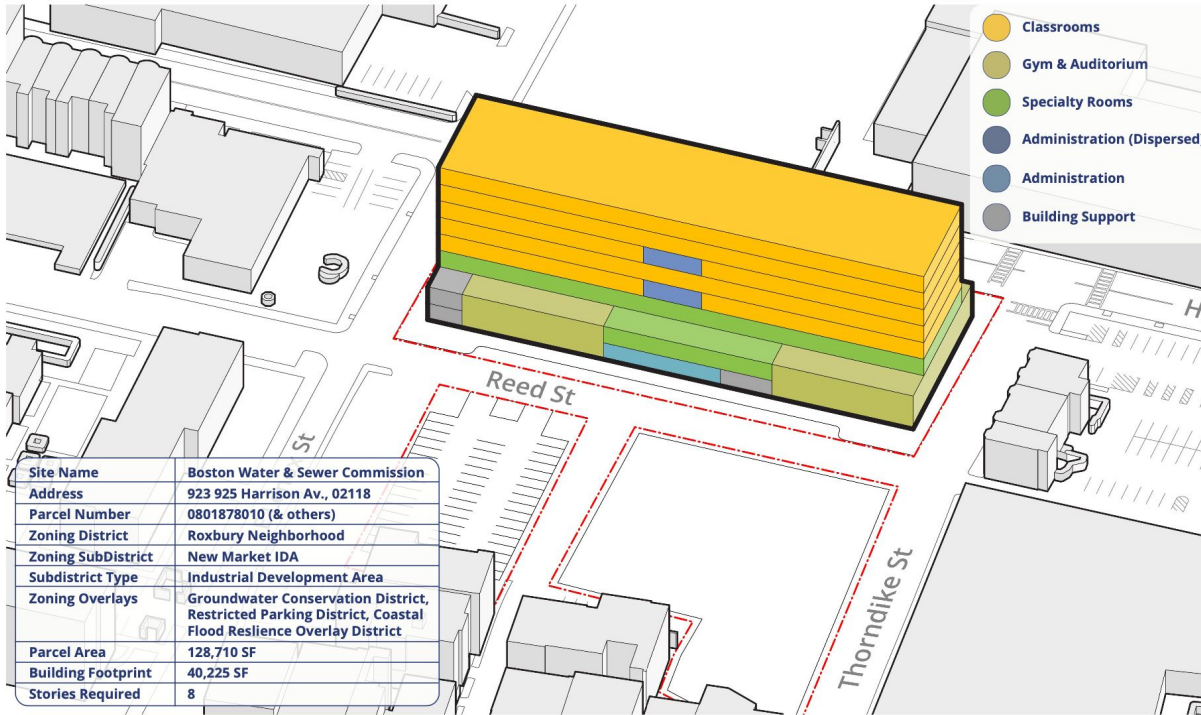
- Construction could not begin until after Madison project is complete.
- Phased renovation would be required, extending construction duration and increasing cost.
- Site would remain constrained, and gym, pool, auditorium, parking, and athletic fields would continue to be shared.

# ALTERNATIVE SITE ANALYSIS: BWSC PARKING LOTS



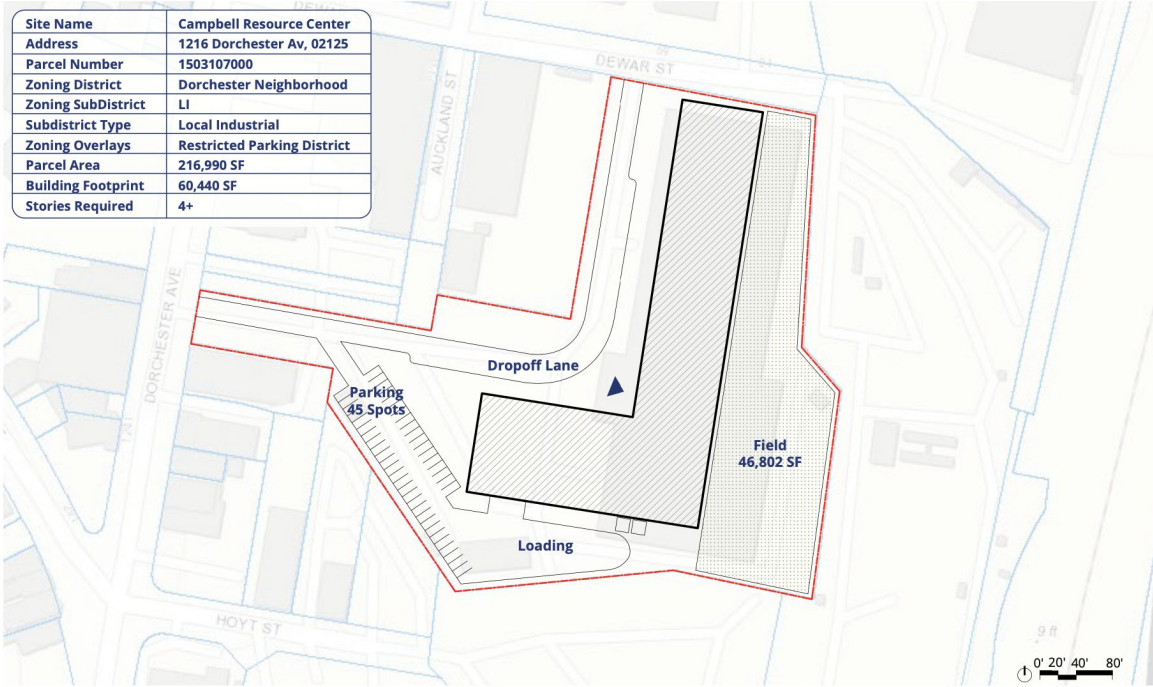
- Four individual parcels, separated by public streets that provide access to residential and commercial buildings. Would require removing at least one street from public access.
- Limited outdoor space for athletic fields.
- Required height to fit the program would be operationally challenging for a high school.

# ALTERNATIVE SITE ANALYSIS: BWSC PARKING LOTS



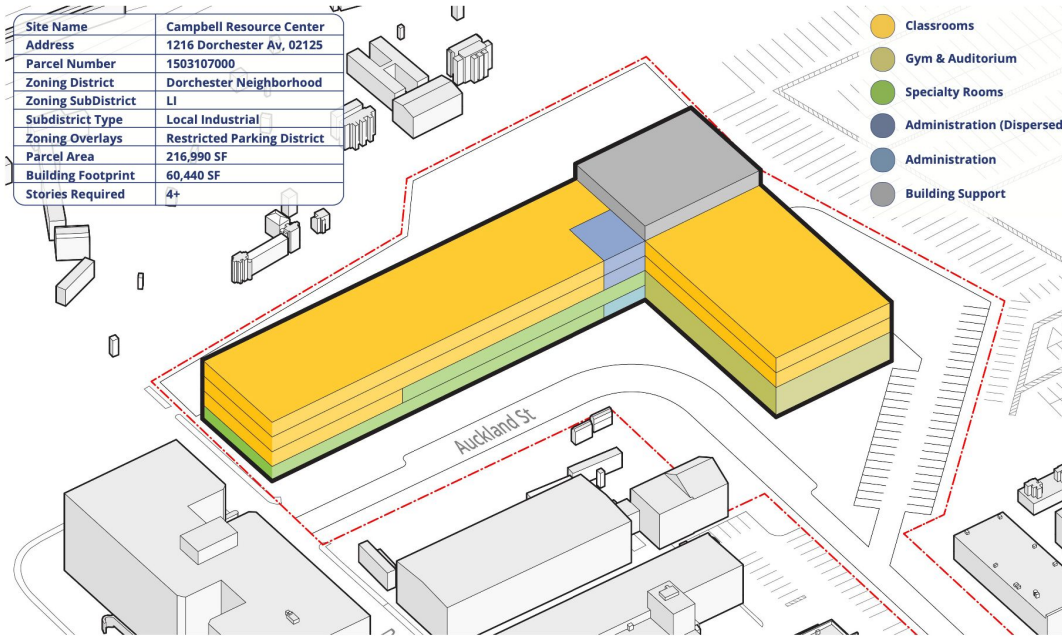
- Parking lots were identified as a high opportunity site for housing through the Land Audit
- Community process began in 2023
- RFP released in December 2023 and two development teams have submitted proposals.
- BPDA is hosting a virtual community meeting on March 19 to review the proposals.

# ALTERNATIVE SITE ANALYSIS: CAMPBELL RESOURCE CENTER



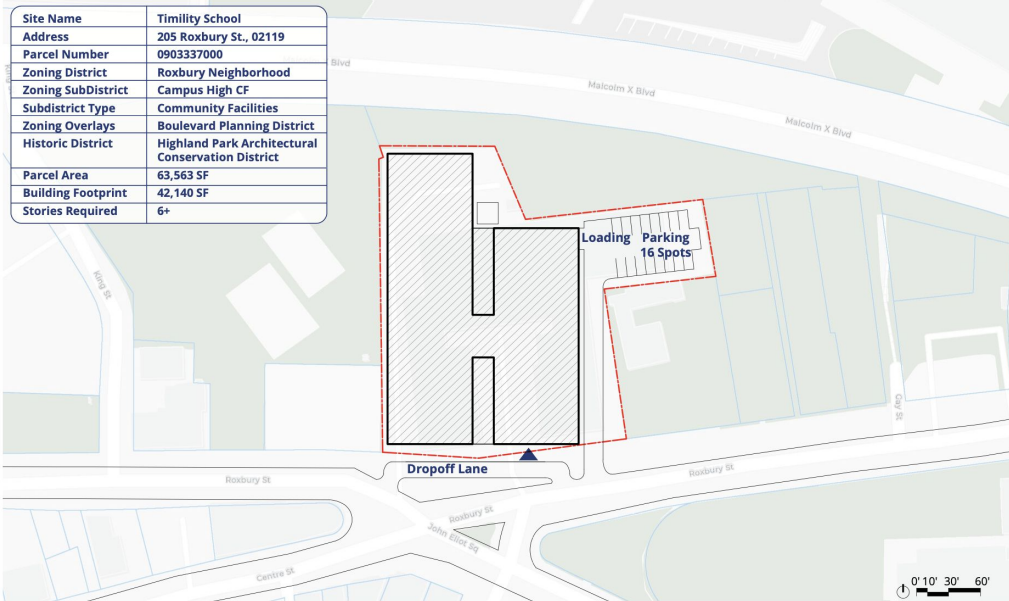
- Proposed field is adjacent to the Eversource power station. Parcel is adjacent to the BPS bus yard and expressway.
- Would require relocation of critical BPS services: Welcome Center, Central Energy Management Operations Center (CEMOC), Facilities Department, warehouse, etc.

# ALTERNATIVE SITE ANALYSIS: CAMPBELL RESOURCE CENTER



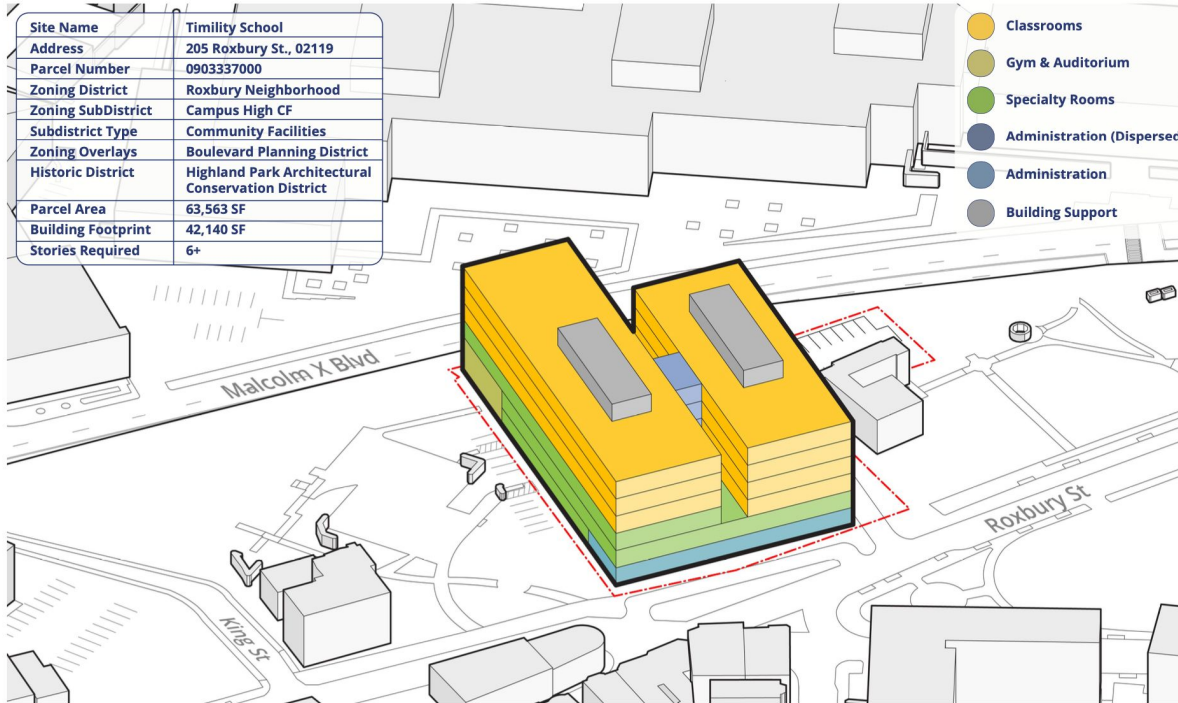
- Proportions are more industrial than a welcoming school.
- Higher costs associated with added demolition and construction of an all new building, in addition to relocation costs and building/leases to house current services.

# ALTERNATIVE SITE ANALYSIS: TIMILTY



- Project could not begin until after the completion of Madison project, extending construction duration and increasing cost.
- No space for stand-alone athletic fields and limited space for parking.

# ALTERNATIVE SITE ANALYSIS: TIMILTY



- Full O’Bryant program would require 6+ stories, out of scale with the surrounding area.
- Potential for split campus, but there would be operational challenges, including safety of students crossing Malcolm X Boulevard.



# CONCLUSION OF O'BRYANT VISIONING STUDY

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- Community input gathered through the visioning study is being summarized in a final report, which will be shared publicly this spring.
- This visioning report may support future planning for the O'Bryant School.



*Most recent O'Bryant Visioning Study session.*

## FYI: NEXT STEPS ON MADISON PARK PROJECT

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- Madison Park visioning and programming study was completed in September 2023. We are working with a labor market economist to refine the portfolio of Career and Technical Education programs.
- City recently approved the selection of an Owner's Project Manager. The City is also currently procuring an architect for design services, with design expected to begin late spring 2024.
- Construction anticipated to begin in summer 2025, likely using the Timilty as partial swing space.
- Madison Park community meetings will remain open to O'Bryant community members and the general public to share updates on design and construction.

# FYI: NEXT STEPS ON ADULT EDUCATION AND RE-ENGAGEMENT

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- The visioning study for Adult Education and the Re-Engagement Center (REC) will continue and be completed late spring / early summer of 2024
- We are committed to investing in a renovated campus that includes Adult Education
  - The visioning study will provide further guidance on square footage requirements and possible design concepts
- We are actively studying the best future location for the Re-Engagement Center, with a strong preference for staying on the campus if a good space option that meets the REC's needs is available
  - The visioning study will provide further guidance on square footage requirements and possible design concepts

# QUESTIONS & DISCUSSION

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- Please click the “Raise Hand” button and someone will call on you to unmute.
- To create space for as many voices as possible, please limit your remarks to 2 minutes.
- Feel free to share questions and comments in the chat. We will record questions that we did not have time to answer and share them with the community.

# Thank you!