

CITY OF CAMBRIDGE

TOBIN MONTESSORI AND VASSAL LANE UPPER SCHOOLS PROJECT

01/16/2020

**PERKINS —
EASTMAN**

Human by Design

COMMUNITY MEETING



AGENDA

16 JANUARY 2020

6:30 - 7:00 pm Presentation

- Initial Feedback
- Educational Program
- Process
- Traffic & Parking
- Design Revisions
- Open Space Thoughts

7:00 - 8:30 pm Discussion

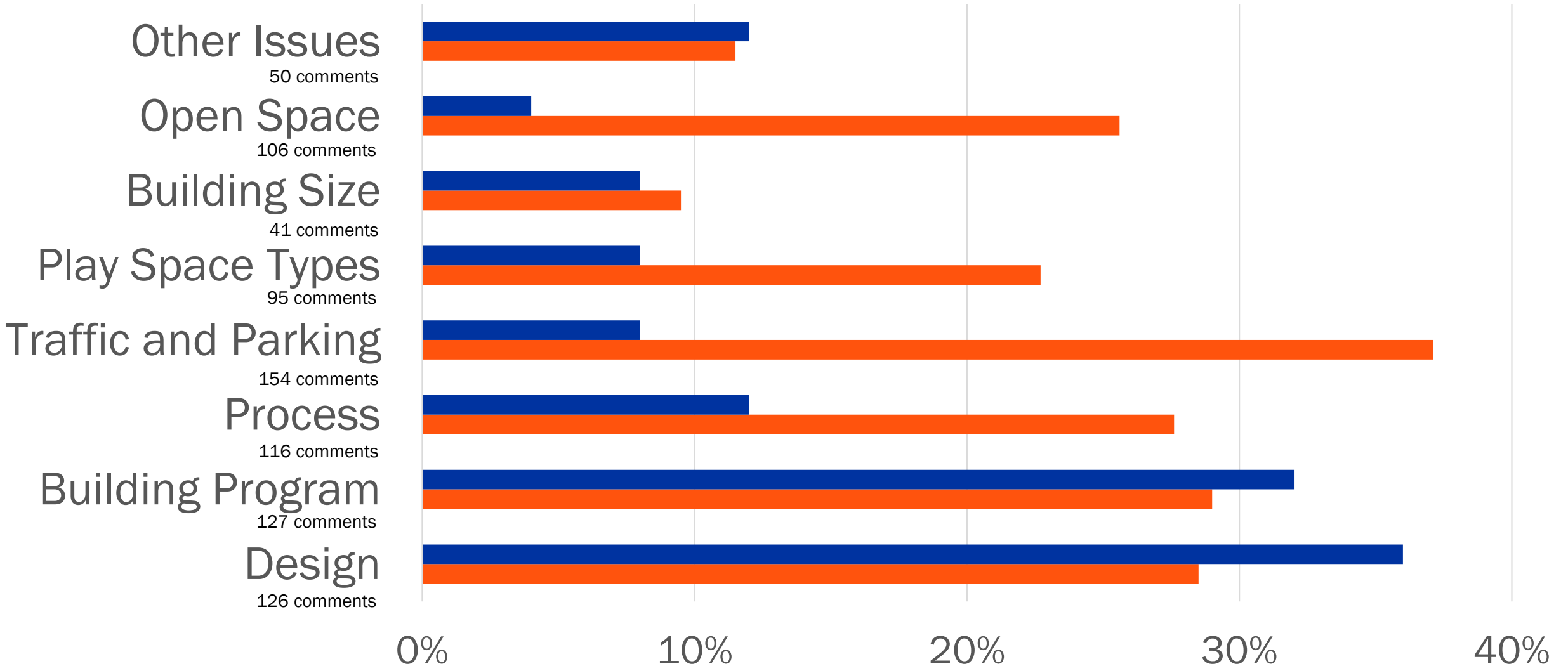


435 WRITTEN COMMENTS*: WHAT WAS IMPORTANT★

% OF FEEDBACK

■ Teacher Workshop

■ Community



*AS OF 01/15/20

*MANY COMMENTS ADDRESS MORE THAN ONE ISSUE

PERKINS EASTMAN TOBIN MONTESSORI/VASSAL LANE SCHOOLS PROJECT

WHO WE ARE



ONE BUILDING, TWO SCHOOLS

WHO WE ARE

- Age 3 to grade 5 Tobin Montessori School.
- Grade 6 to 8 Vassal Lane Upper School
- Both schools have separate principals and staff.
- In Cambridge, upper schools correspond to typical middle school grades in other districts.
- Both schools draw students from throughout Cambridge. Like all Cambridge Public Schools, they are not neighborhood schools.

SPECIAL PROGRAMS

WHO WE ARE

- In addition to its general education classrooms, the Vassal Lane Upper School houses the District's Sheltered English Immersion (SEI) program for grades 6-8. Students in SEI are students whose first language is not English.
- The Upper School also houses students in substantially sub-separate special education classrooms.
- The Tobin currently has one special start classroom for students age 3-4 who have been identified as requiring Special Education services due to a disability.

WHO WE ARE

SPECIAL PROGRAMS WITHIN THE CURRENT BUILDING

- The Tobin houses a JK/K classroom for students with Autism Spectrum Disorder (ASD), that needs to grow as children age up to higher grades.
- The King Open, Fletcher Maynard and Cambridge Street Upper Schools also house ASD programs.
- Several other schools house special start classrooms as well

UPPER SCHOOL NETWORKS

WHO WE ARE

VASSAL LANE

- Graham & Parks School
- Haggerty School
- Tobin Montessori School

RINDGE AVE

- Baldwin School School
- Peabody School

AMIGOS SCHOOL

- The Amigos School is a two way Spanish Immersion K-8 School.

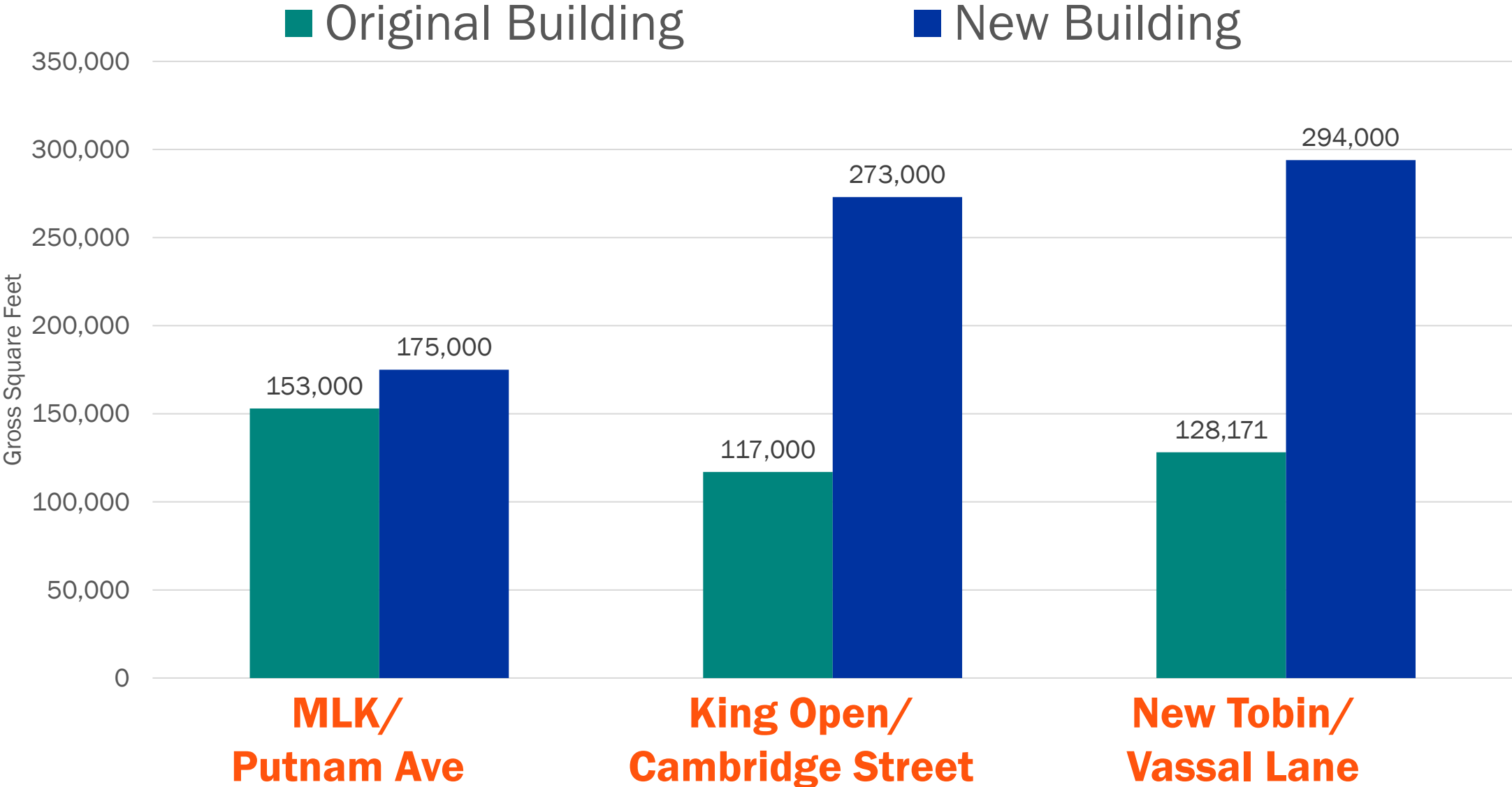
PUTNAM AVE (opened 2016)

- Kennedy Longfellow School
- King School
- Morse School

CAMBRIDGE STREET (opened 2019)

- King Open School
- Cambridgeport School
- Fletcher Maynard Academy

SCHOOL SIZE



PROGRAM



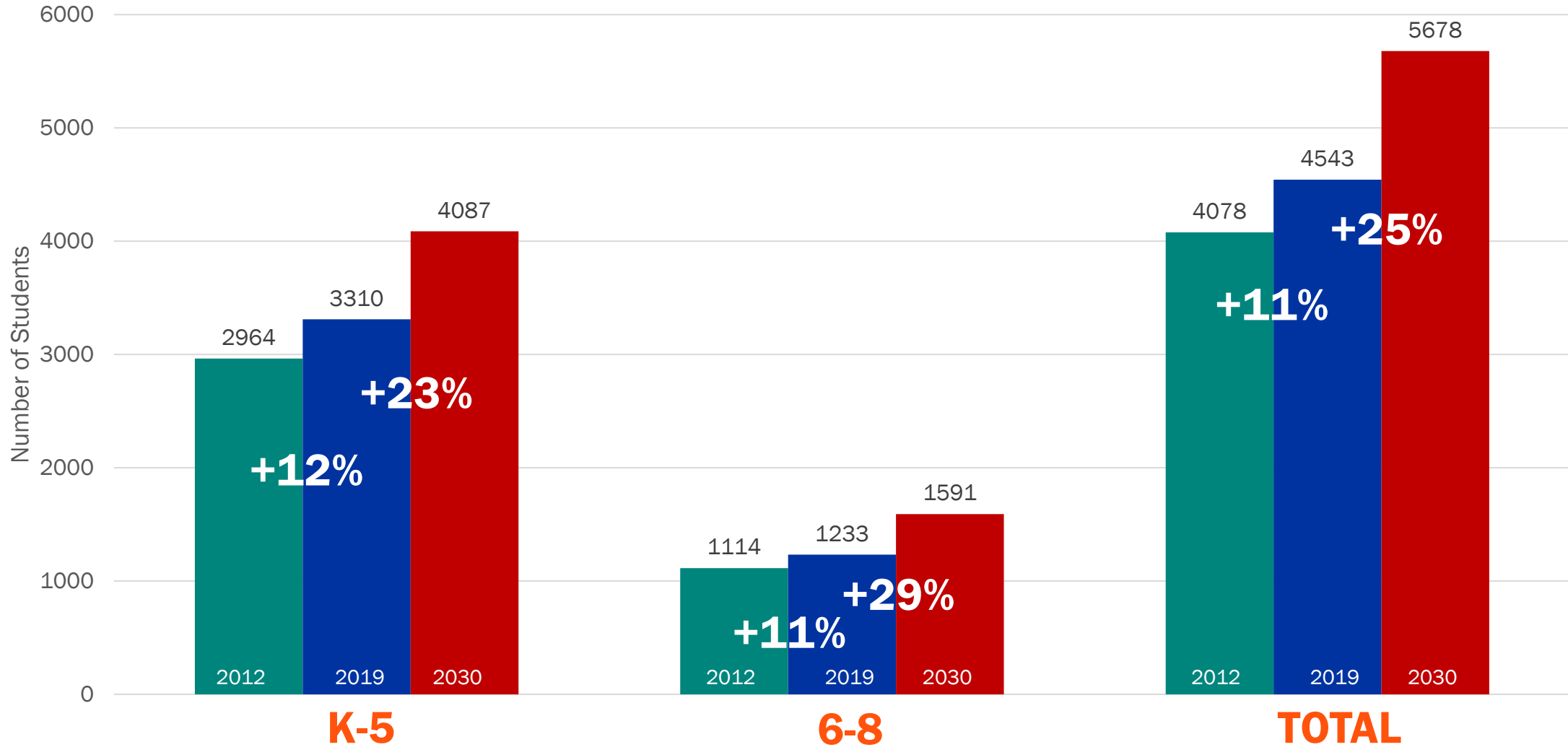
PROJECT GOALS

1. Maintain Tobin Montessori School in current location
2. Upper School to meet increased enrollment needs
3. Meet $\frac{1}{4}$ of additional city-wide preschool need
4. Equitable assignment of resources across city



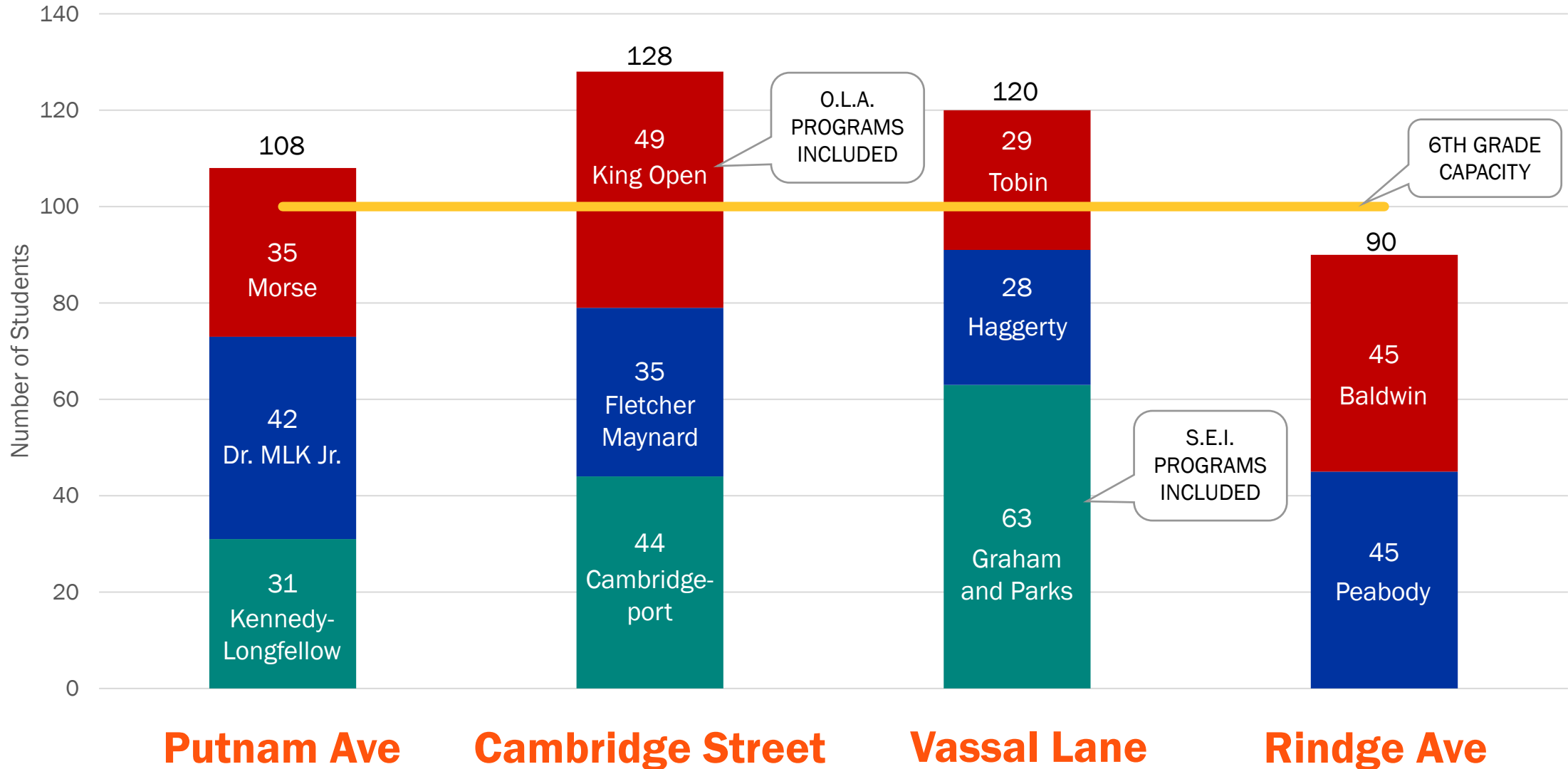
DISTRICT ENROLLMENT

OVER TIME

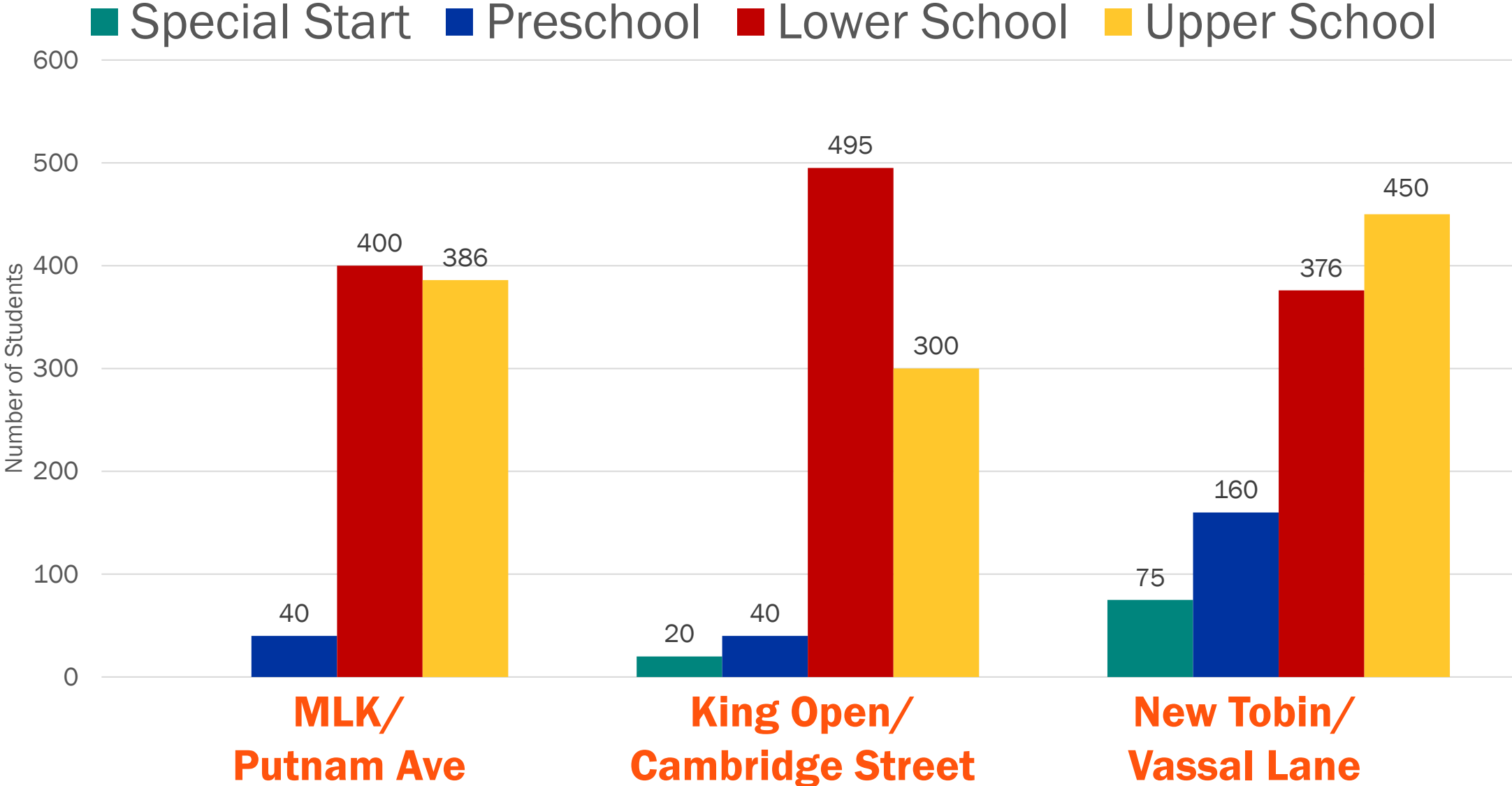


5TH GRADE ENROLLMENT

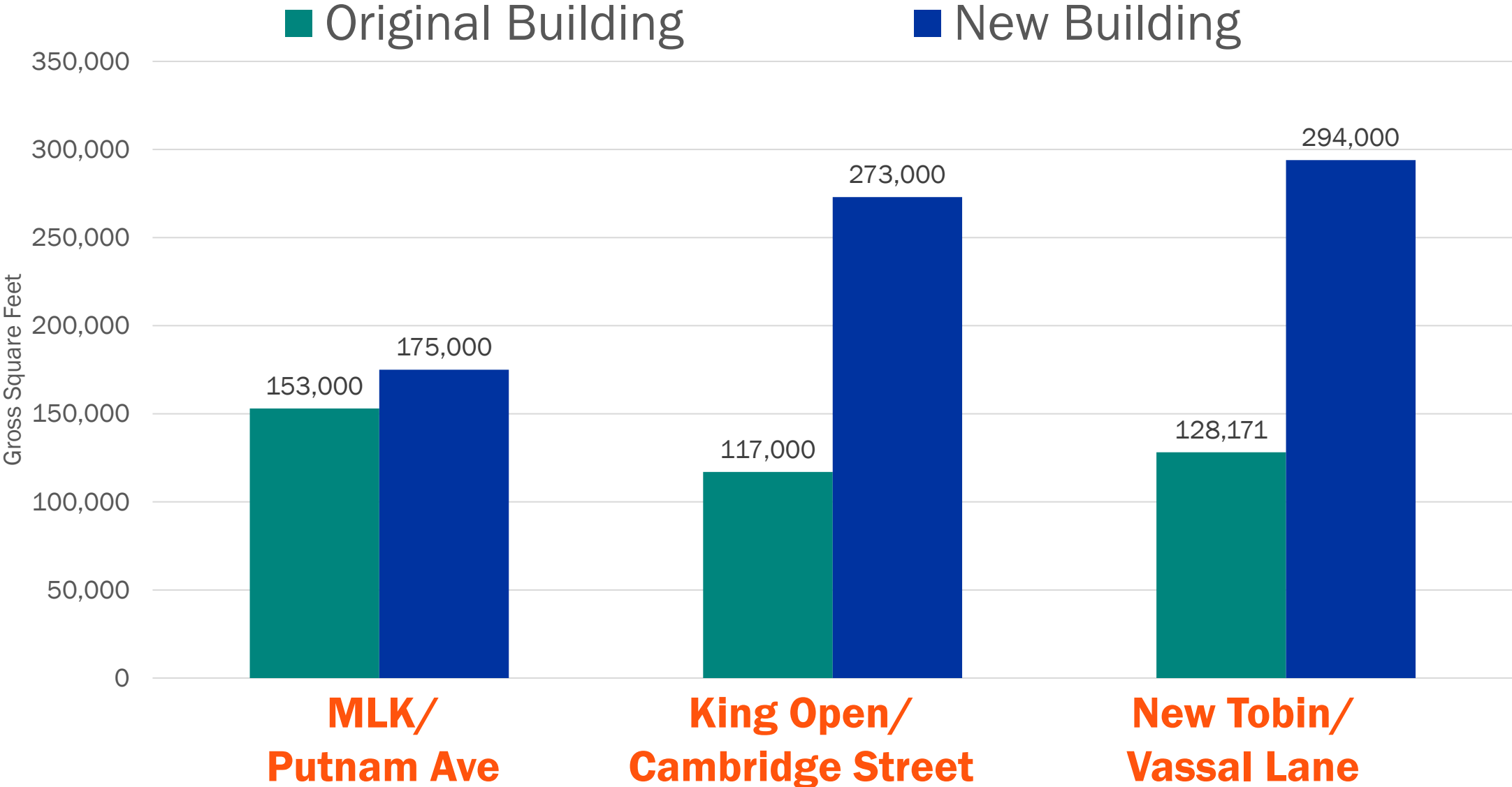
AS OF DECEMBER 13, 2019



SCHOOL CAPACITY



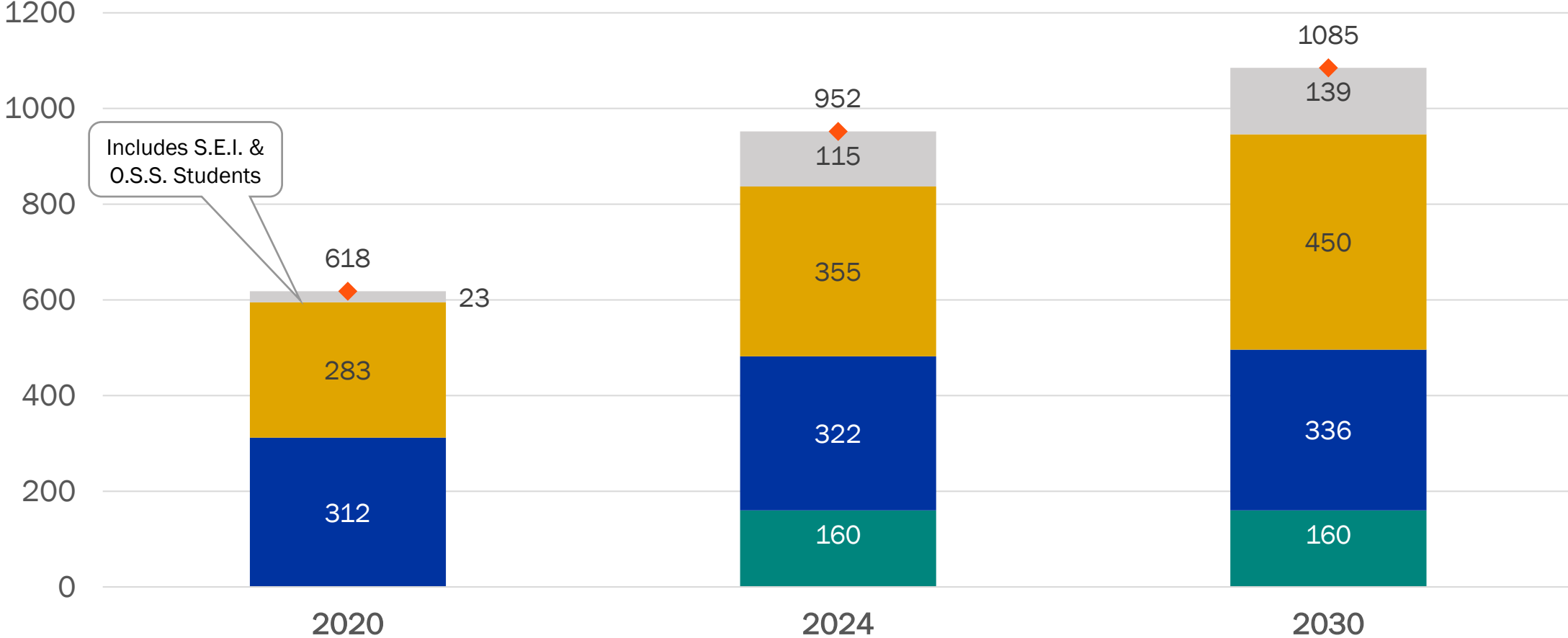
SCHOOL AREA



STUDENT ENROLLMENT

PROJECTIONS

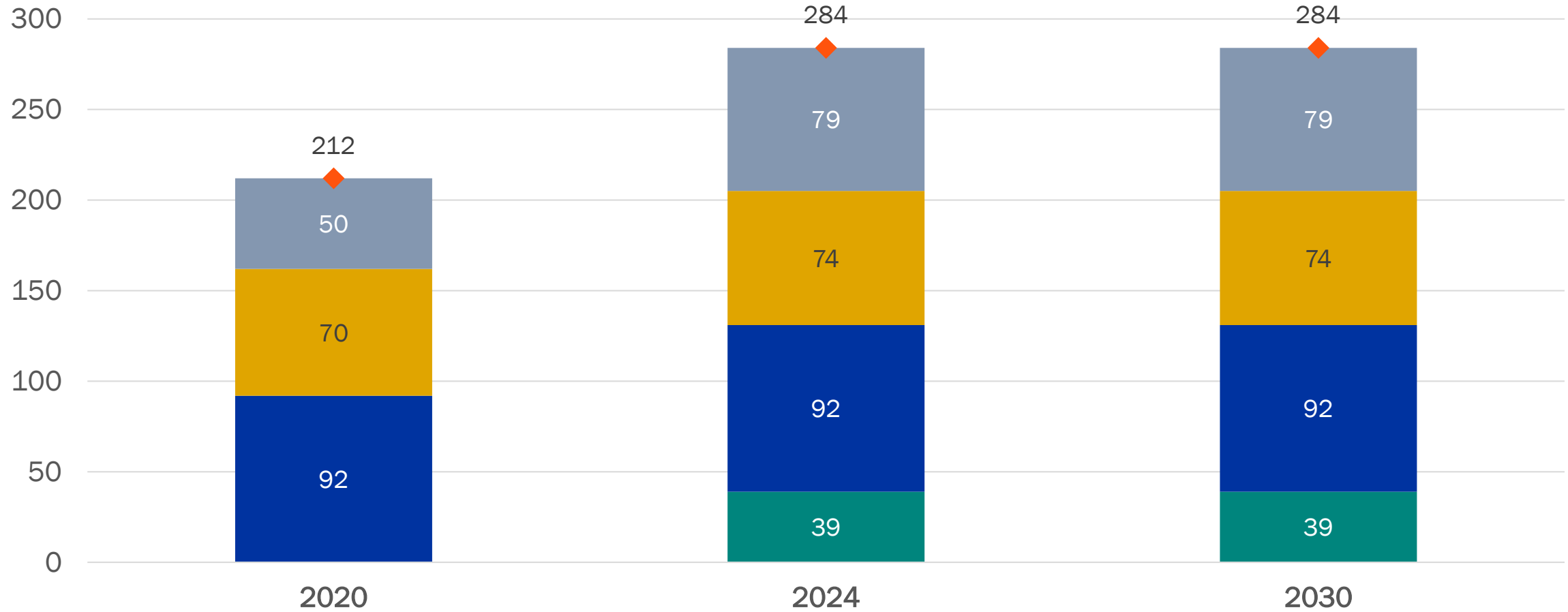
■ Preschool ■ Tobin ■ Vassal ■ Special Programs



ADULT POPULATION

PROJECTIONS

■ Preschool ■ Tobin ■ Vassal ■ Shared

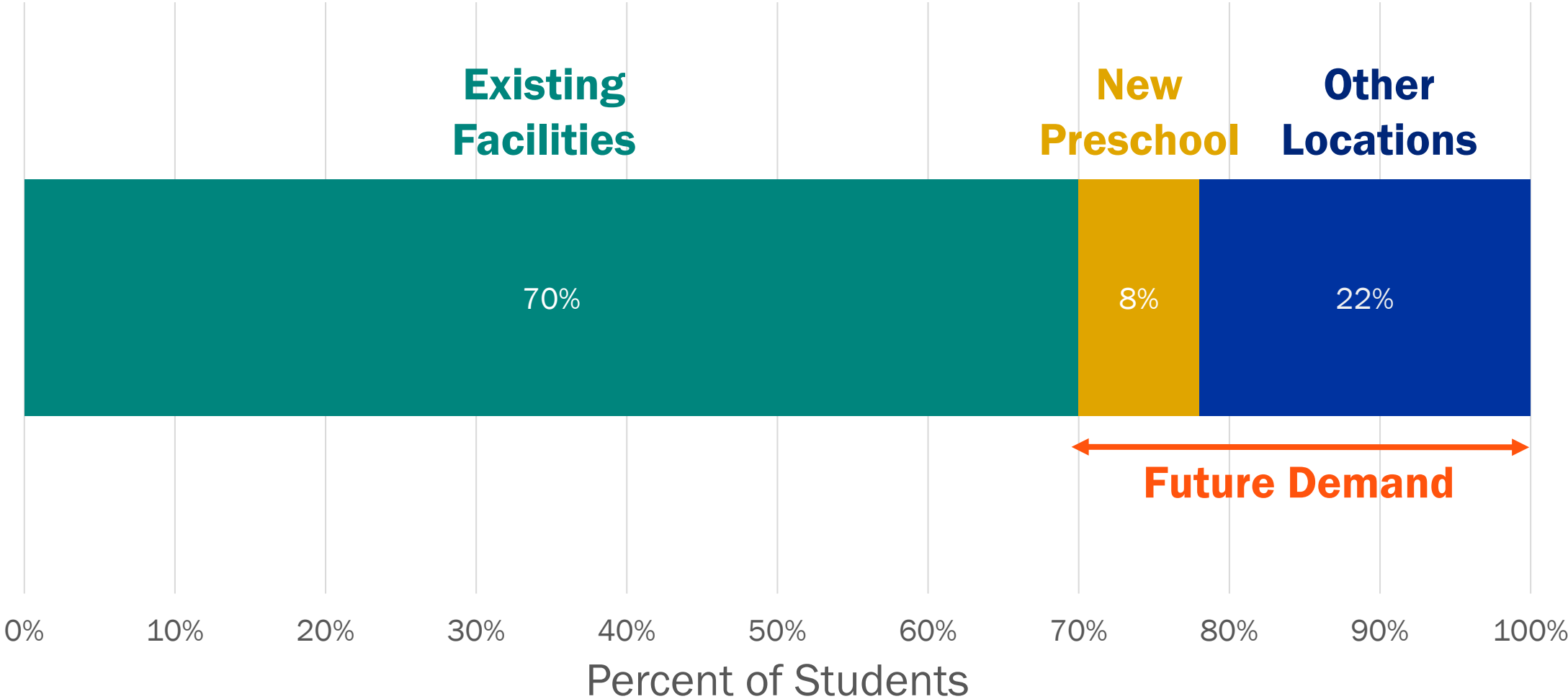


EARLY CHILDHOOD EDUCATION

- The City has committed to universal pre-K for 4 year olds
- 4 year olds likely served through combination of schools, City programs and community based programs.
- Existing programs can serve about 700 of the 1000 4-year olds

4-YEAR OLDS IN CAMBRIDGE

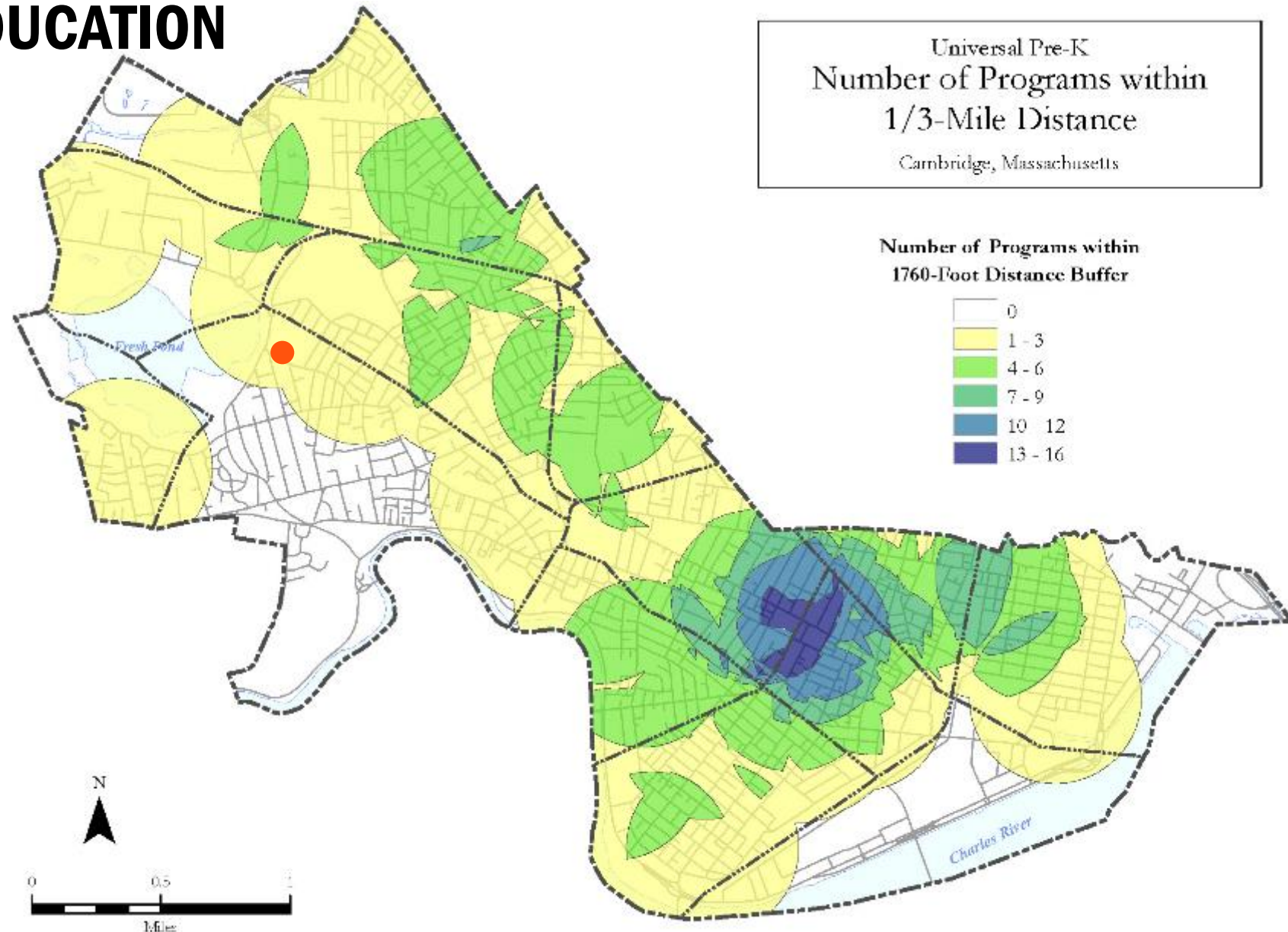
NEW PRESCHOOL MEETS 26% OF FUTURE DEMAND



EARLY CHILDHOOD EDUCATION

PRESCHOOL DISTRIBUTION

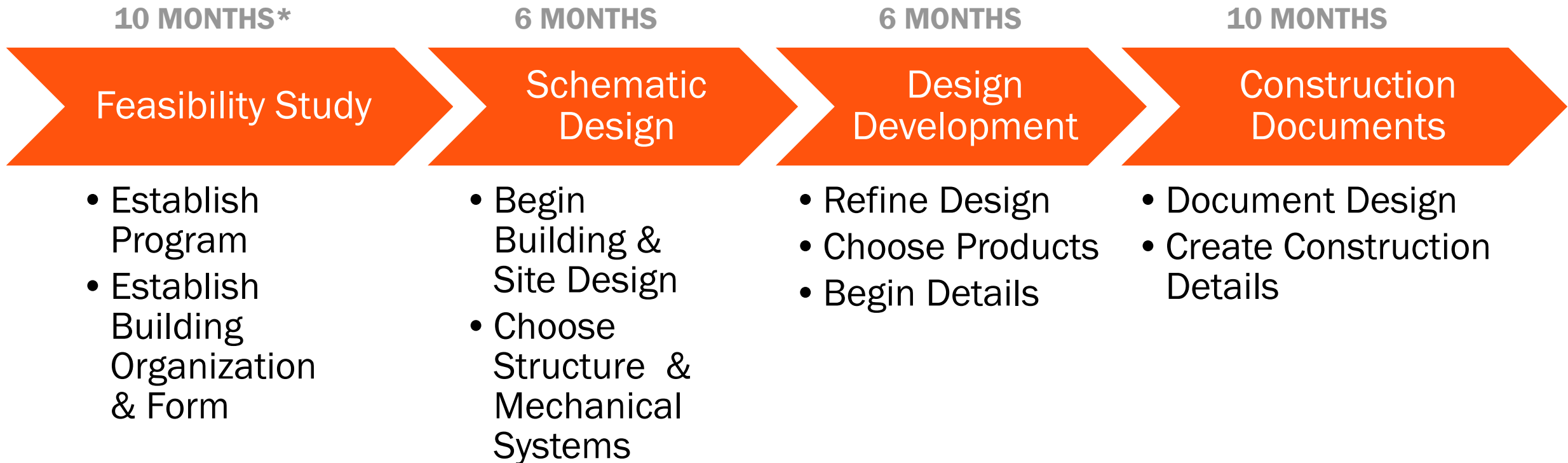
- More programs serving 3 and 4 year olds are available on eastern side of city
- Human Services has 5 programs on the eastern side of city and just two, at Haggerty and Peabody in the north or west.
- Large population of young children on west and north and fewer programs to serve them



PROCESS



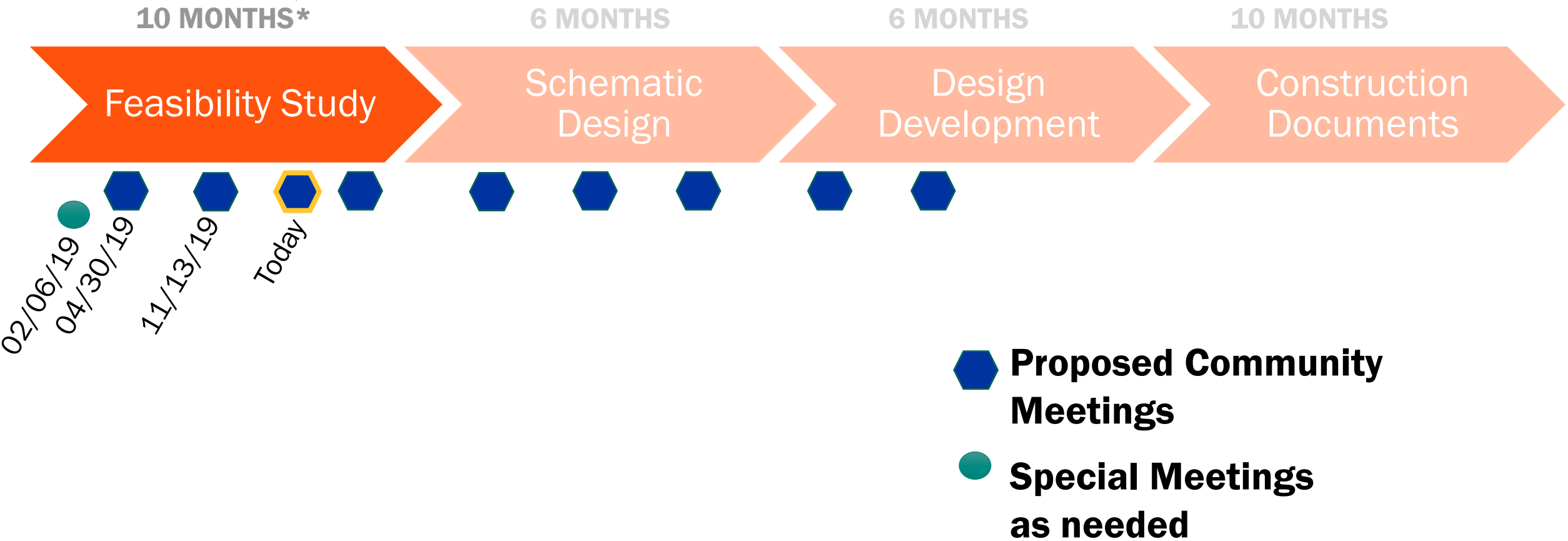
DESIGN PROCESS



* Schedule extended to allow for additional community input

DESIGN PROCESS

We are here



* Schedule extended to allow for additional community input

PREFERRED OPTION

PROCESS

- What it is
 - Selection of building location
 - Selection of building scale
 - General configuration
- What it is Not
 - Actual building design
 - Final choice of site elements
 - Final choice of traffic and parking solution

STRATEGIES BASED ON COMMUNITY INPUT

PROCESS



TRAFFIC & PARKING



SITE CIRCULATION - BUSES

OPTIONS



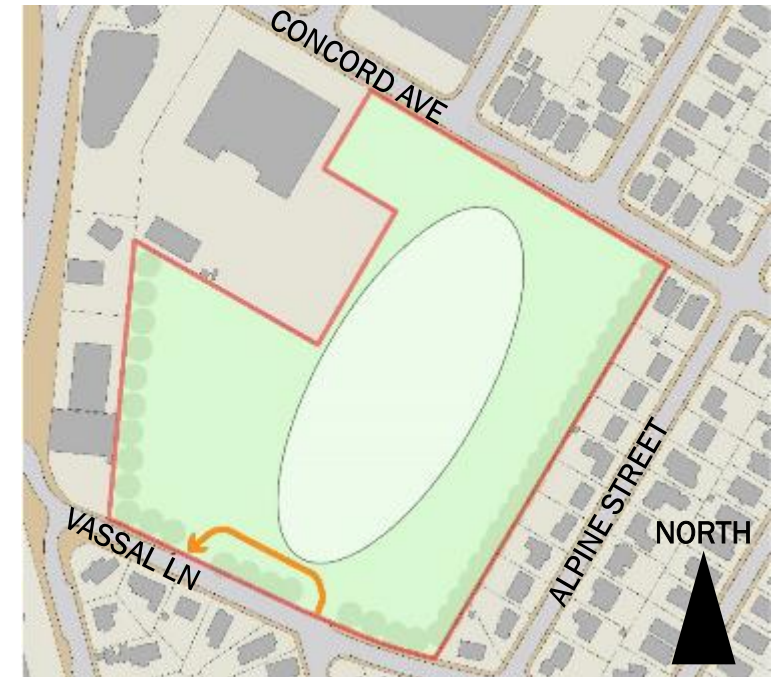
OPTION A

Enter on Concord
Shared use lane on east side of site
Exit on Vassal



OPTION B

Enter and exit on Concord
Bus loop at north end of building
(least preferred option)

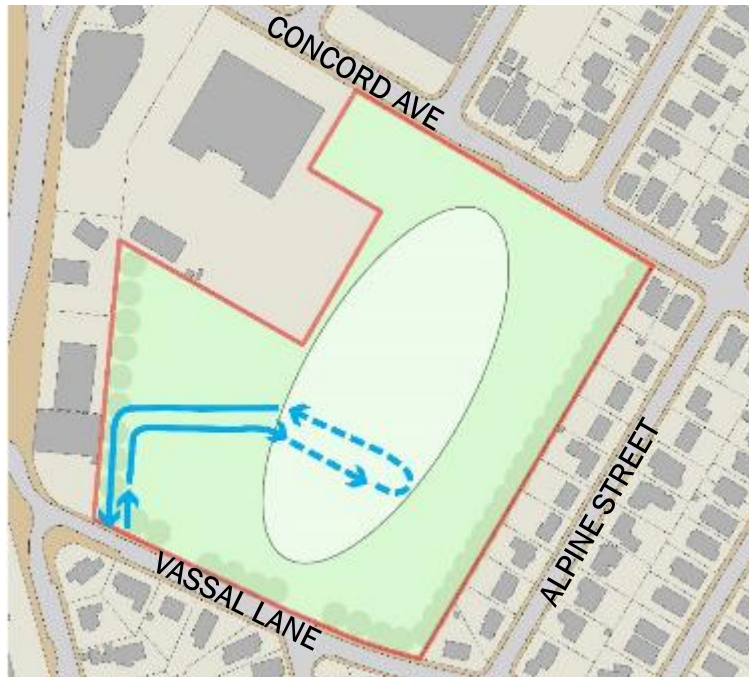


OPTION C

Enter and exit on Vassal
Bus loop at south end of building

SITE CIRCULATION – CARS

OPTIONS



OPTION A

Cars off Vassal Lane
Enter AND exit at southwest corner
Circulation below building



OPTION B

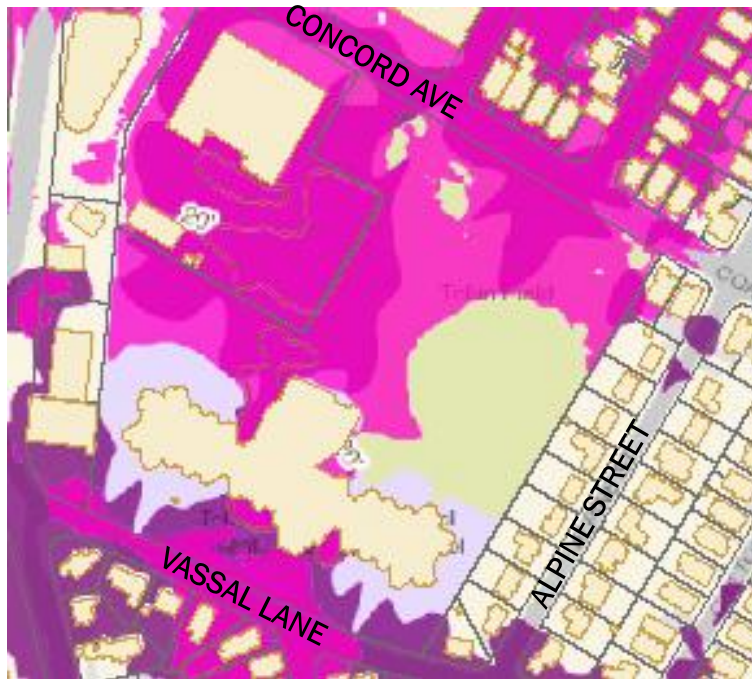
Cars off Vassal Lane
Enter at southwest corner
Circulation below building
Exit at southeast corner

Pros for Underground Parking

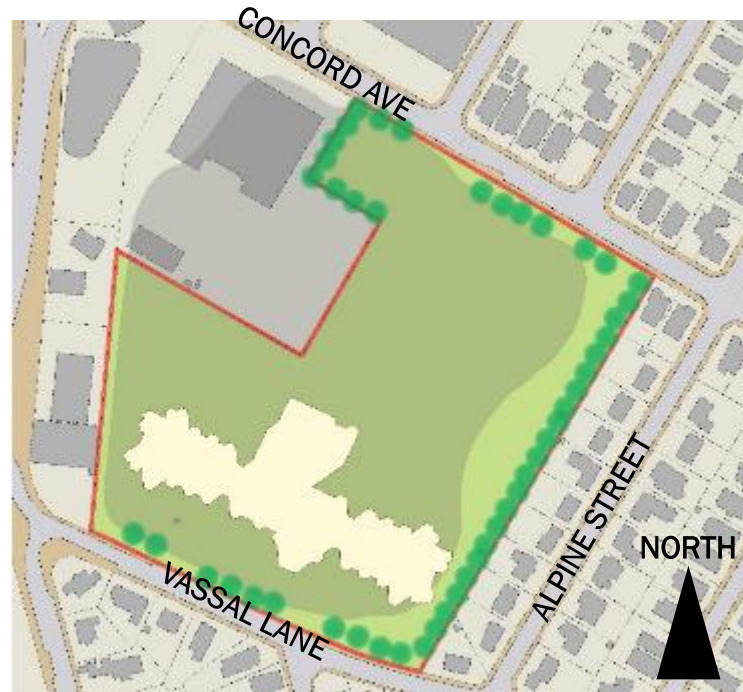
- More green space
- Covered drop-off

SITE CIRCULATION – UNDERGROUND PARKING

OPTIONS



2070 100-YEAR STORM + SEA LEVEL RISE



EXTENT OF CONTAMINATED FILL

Cons for Underground Parking

- High water table + flood zone
- More contaminated fill to remove
- High cost premium
- May not curb neighborhood parking
- Increase in dedicated space for vertical building entrance

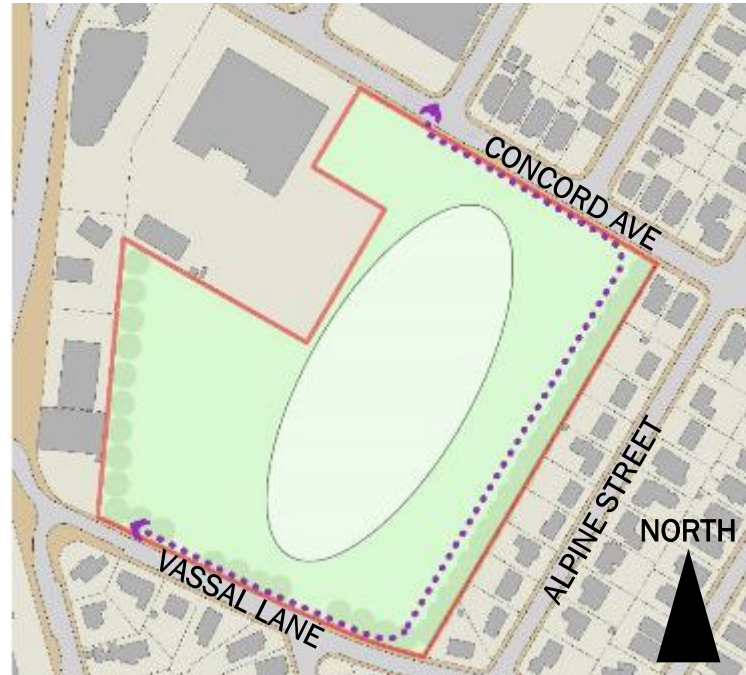
SITE CIRCULATION – COMMUNITY PATH

OPTIONS



OPTION A

Enter near Fern Street at north
Travel along west side
Enter near Lakeview at south



OPTION B

Enter near Fern or Corporal Burns at north
Travel along east side
Enter near Standish at south

SITE CIRCULATION - SERVICE

OPTIONS



OPTION A

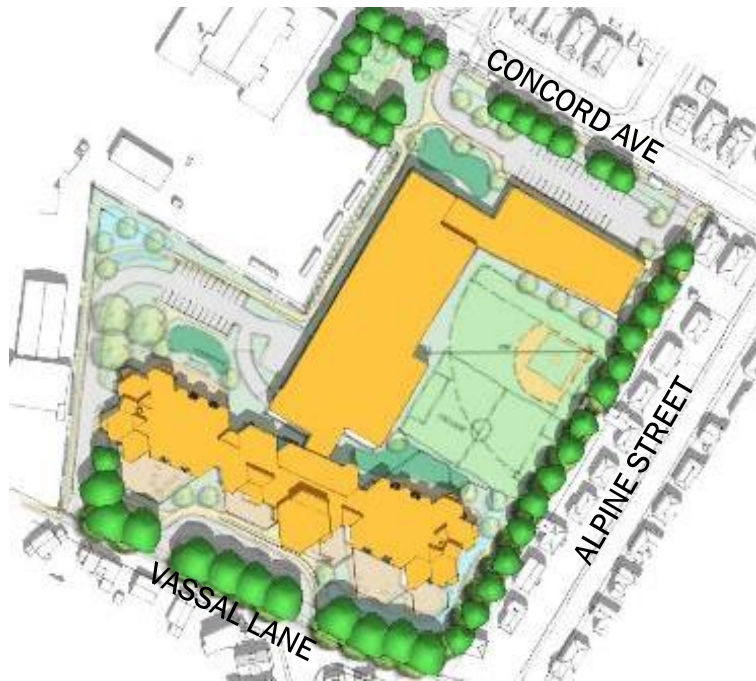
Access from Vassal Lane
Enter and exit in Southwest corner



OPTION B

Access from Concord
Enter and exit across from Fern St

DESIGNS IN NOVEMBER



RENOVATION / ADDITION

- Re-uses existing building
- Buses on Vassal Lane
- Cars on Concord Ave
- Service and parking at site interior
- Playing fields on east side



WINGS

- All new building
- On-site drive aisle for buses and cars
- Service and parking at site interior
- Playing fields on south side



PAVILIONS

- All new building
- On-site drive aisle for buses and cars
- Service and parking at site interior
- Playing fields on west side

INTERIM DESIGN REVISIONS



OPTION 1A: REPLACEMENT V1

- New building instead of Addition/Renovation
- T shape



OPTION 3: PAVILIONS V2

- Eliminated interior courtyards
- Reduced building footprint
- Increase in open area

OPTION 1A: REPLACEMENT V2

NEW BUILDING INSTEAD OF ADDITION/RENOVATION

- More compact shape
- Playing fields on north side
- Community path on both sides
- Cars enter and exit on Vassal in SW corner of site
- Bus loop on Vassal
- Service entry on Vassal



NOV. 2019



IND PARKWAY

VASSAL

SHARED

CONCORD AVENUE

PRESCHOOL

TOBIN

VASSAL LANE

ALPINE STREET



**REPLACEMENT
VIEW FROM SOUTHEAST CORNER**

OPTION 2: WINGS V2

BUILDING ORIENTED AROUND A COURTYARD

- No significant form changes
- Playing fields on south side
- Community path on both sides
- Cars enter and exit on Vassal in SW corner of site
- Bus loop on Concord (other options under consideration)
- Service entry on Vassal



NOV. 2019



ND PARKWAY

CONCORD AVENUE

SHARED

SHARED

PRESCHOOL

VASSAL

TOBIN

VASSAL LANE

ALPINE STREET

WINGS
VIEW FROM SOUTHEAST CORNER



OPTION 3: PAVILIONS V3

SCHOOLS CONNECTED BY COMMON SPACE

- Simplified building form
- Playing fields on west side
- Community path on both sides
- Cars enter and exit on Vassal near center of site
- Bus lane from Vassal to Concord
- Service entry on Concord



NOV. 2019



FRESH POND PKWY

CONCORD AVENUE

VASSAL LANE

ALPINE STREET

TOBIN

SHARED

VASSAL

PRE-SCHOOL

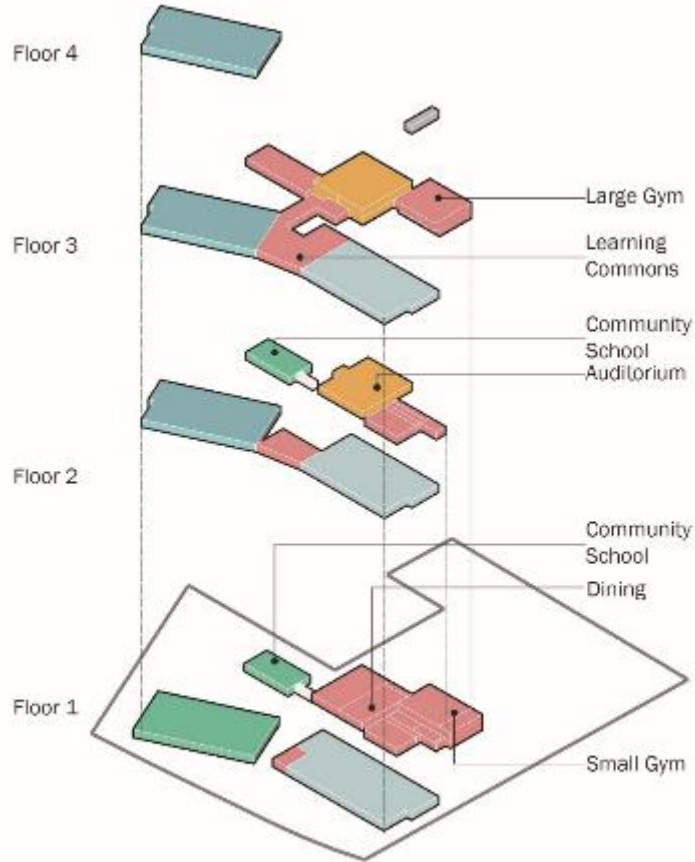
PAVILIONS
VIEW FROM SOUTHEAST CORNER



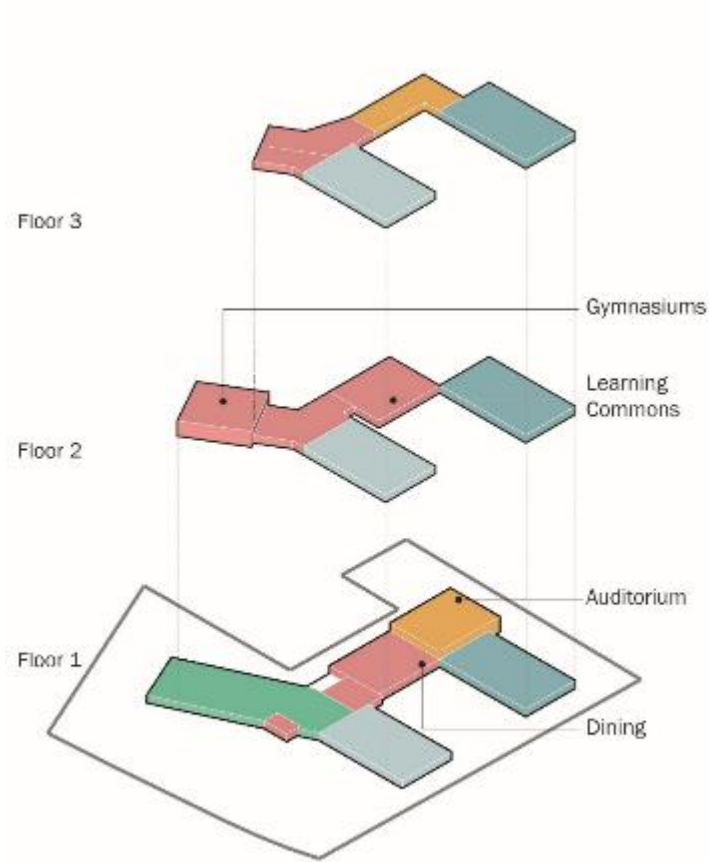
STACKING DIAGRAMS

DESIGN REVISIONS

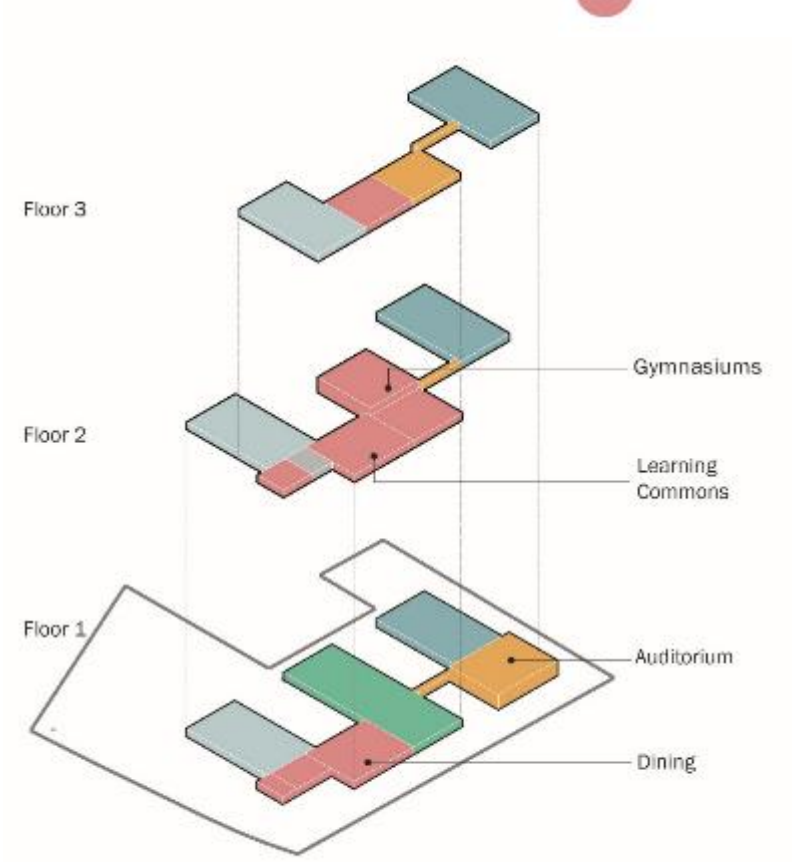
REPLACEMENT



WINGS



PAVILIONS

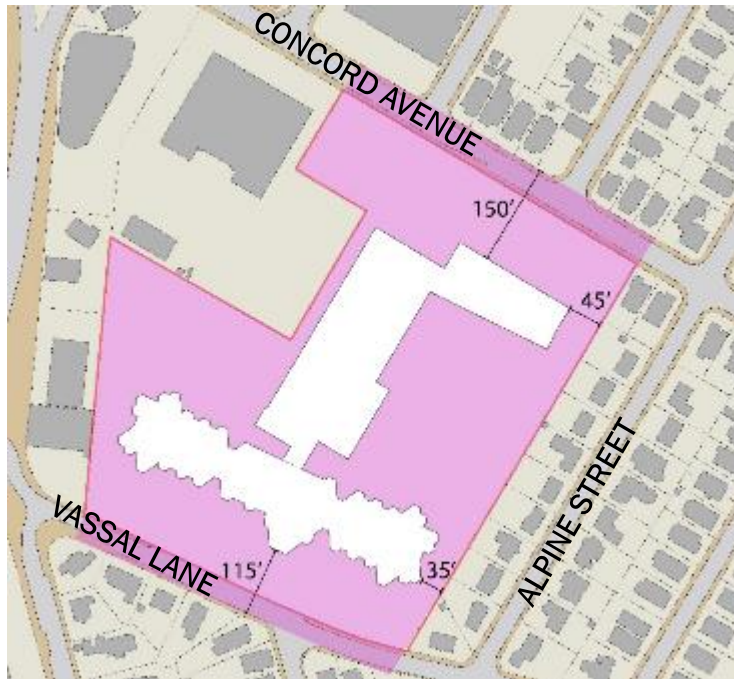


- VASSAL LANE
- TOBIN
- PRESCHOOL
- ARTS
- COMMON SPACES

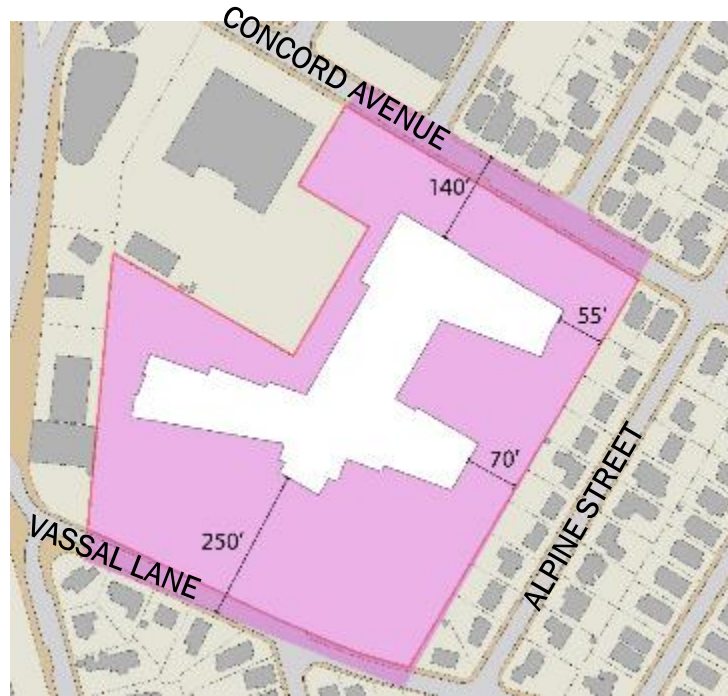
NOTE: Mechanical penthouses and rooftop terraces not shown
PERKINS EASTMAN TOBIN MONTESSORI/VASSAL LANE SCHOOLS PROJECT

SETBACK FROM PROPERTY LINE

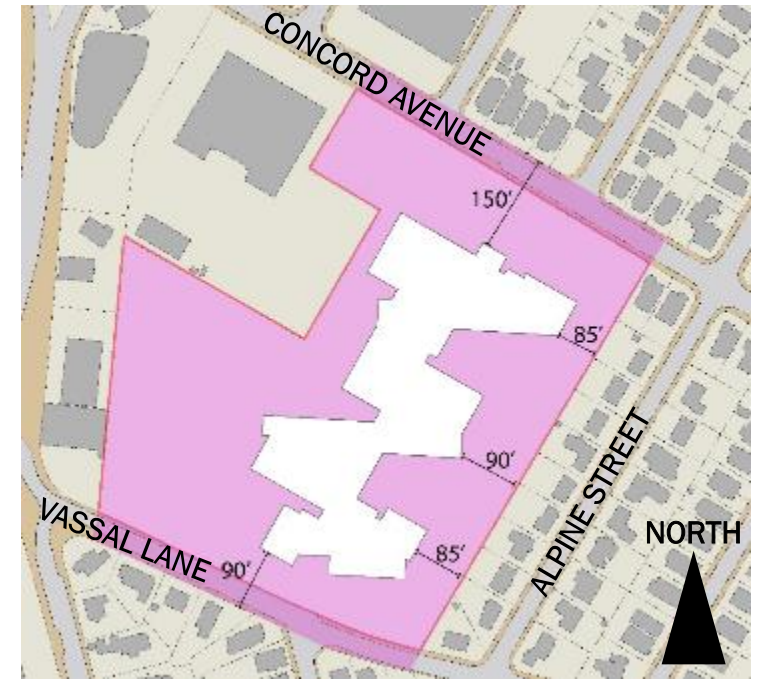
NOVEMBER DESIGNS



RENOVATION / ADDITION



WINGS

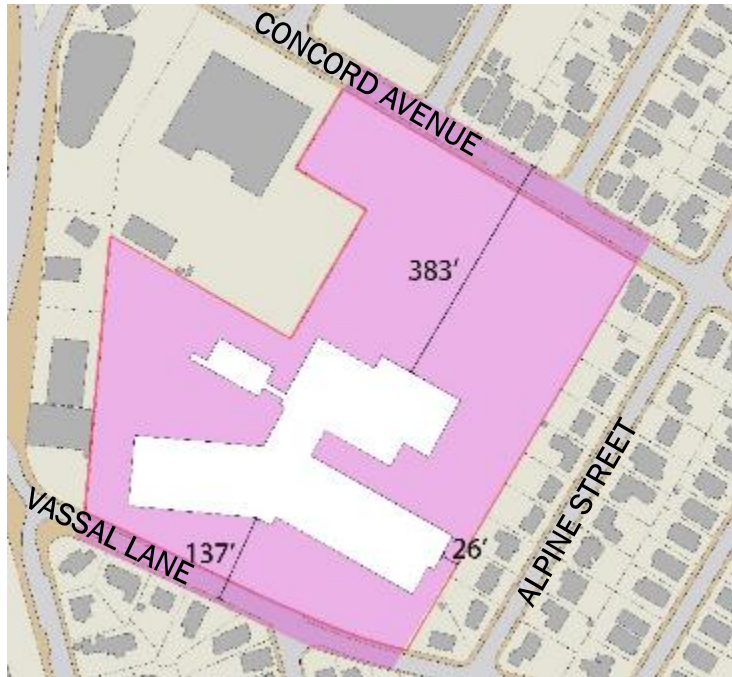


PAVILIONS

Note: previous presentation incorrectly showed existing setback on Vassal Lane as 90'

SETBACK FROM PROPERTY LINE

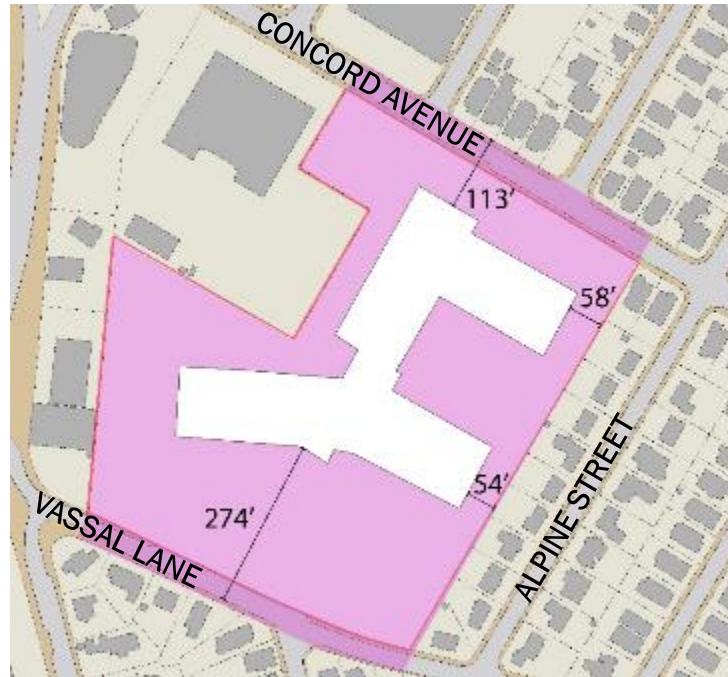
DESIGN REVISIONS



REPLACEMENT

WAS:

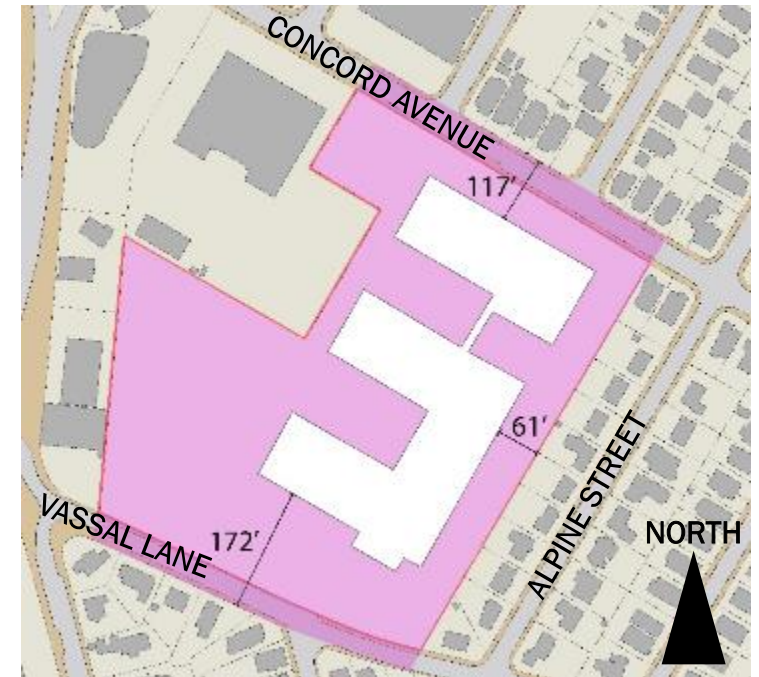
- 115' from Vassal (+22')
- 35' from Alpine (-10')
- 150' from Concord (+233')



WINGS

WAS:

- 250' from Vassal (+24')
- 55' from Alpine (-1')
- 140' from Concord (-27')



PAVILIONS

WAS:

- 90' from Vassal (+82')
- 85' from Alpine (-24')
- 150' from Concord (-33')

SITE CIRCULATION

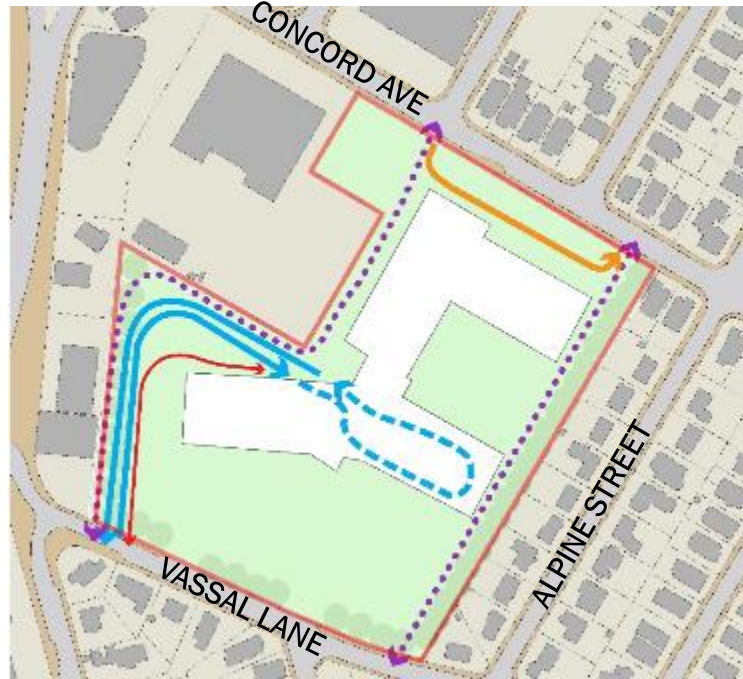
POSSIBLE COMBINATIONS



COMBINATION 1

Shown on Replacement

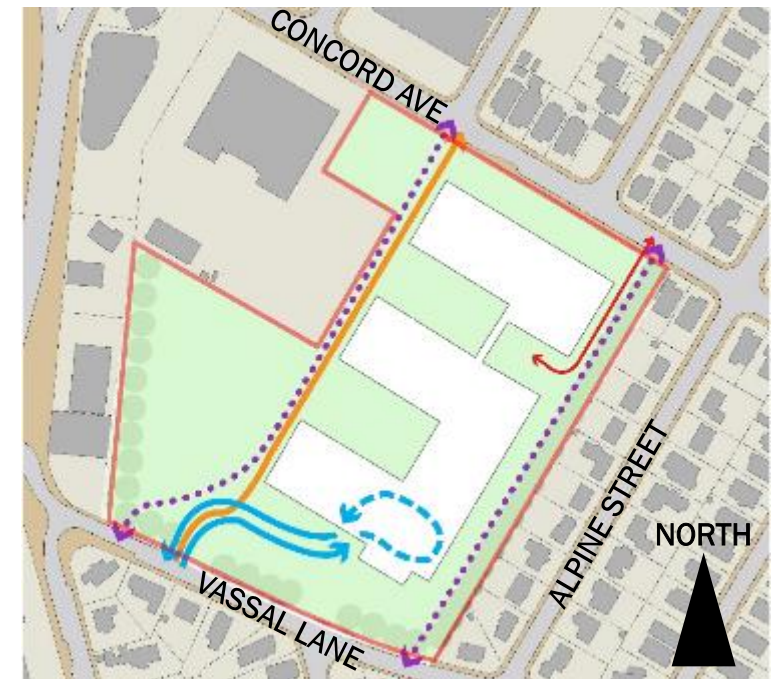
Also works with Pavilions



COMBINATION 2

Shown on Wings

Also works with Replacement



COMBINATION 3

Shown on Pavilions

Also works with Wings

OPEN AREA

DESIGN REVISIONS



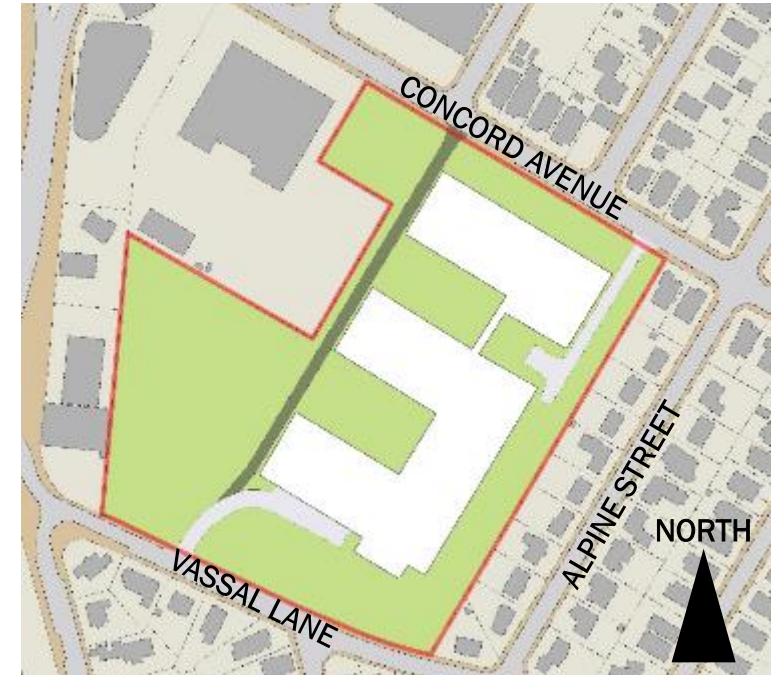
REPLACEMENT: 6.3 ACRES
+ 0.4 ACRES GREEN ROOF

Building: 2.2 acres
Roads: 0.6 acres



WINGS: 6 ACRES
+ 0.4 ACRES GREEN ROOF

Building: 2.5 acres
Roads: 0.6 acres



PAVILIONS: 5.8 ACRES
+ 0.5 ACRES MULTI-USE LANE
+ 0.8 ACRES GREEN ROOF

Building: 2.5 acres
Roads: 0.3 acres

TOTAL FOOTPRINT SIZE

DESIGN REVISIONS

Building Footprint	November (square feet)	Current (square feet)	Change (square feet)
Existing		62,162	
Renovation + Addition	117,000		
Replacement		96,500	- 20,500
Wings	106,500	108,000	+ 1,500
Pavilions	109,000	106,500	- 2,500

Open Area	November (acres)	Current (acres)	Change (acres)
Existing		6.6	
Renovation + Addition	5.4		
Replacement		6.3	+ 0.8
Wings	5.4	6	+ 0.4
Pavilions	5.2	5.8	+ 0.6

OPEN SPACE IDEAS



REPLACEMENT



WINGS



PAVILIONS

PLAY SPACE EXAMPLES – PRESCHOOL & ELEMENTARY

OPEN SPACE



PLAY SPACE EXAMPLES – UPPER SCHOOL

OPEN SPACE



LEARNING GARDEN EXAMPLES

OPEN SPACE



COMMUNITY PATH EXAMPLES

OPEN SPACE



OPTION 1A: REPLACEMENT

- Community use on all sides
- Play spaces segregated by age
- Contiguous, separated sports fields
- Community path on east and west
- Bioswale at Southeast corner
- Most play area near fields
- Gardening and outdoor learning



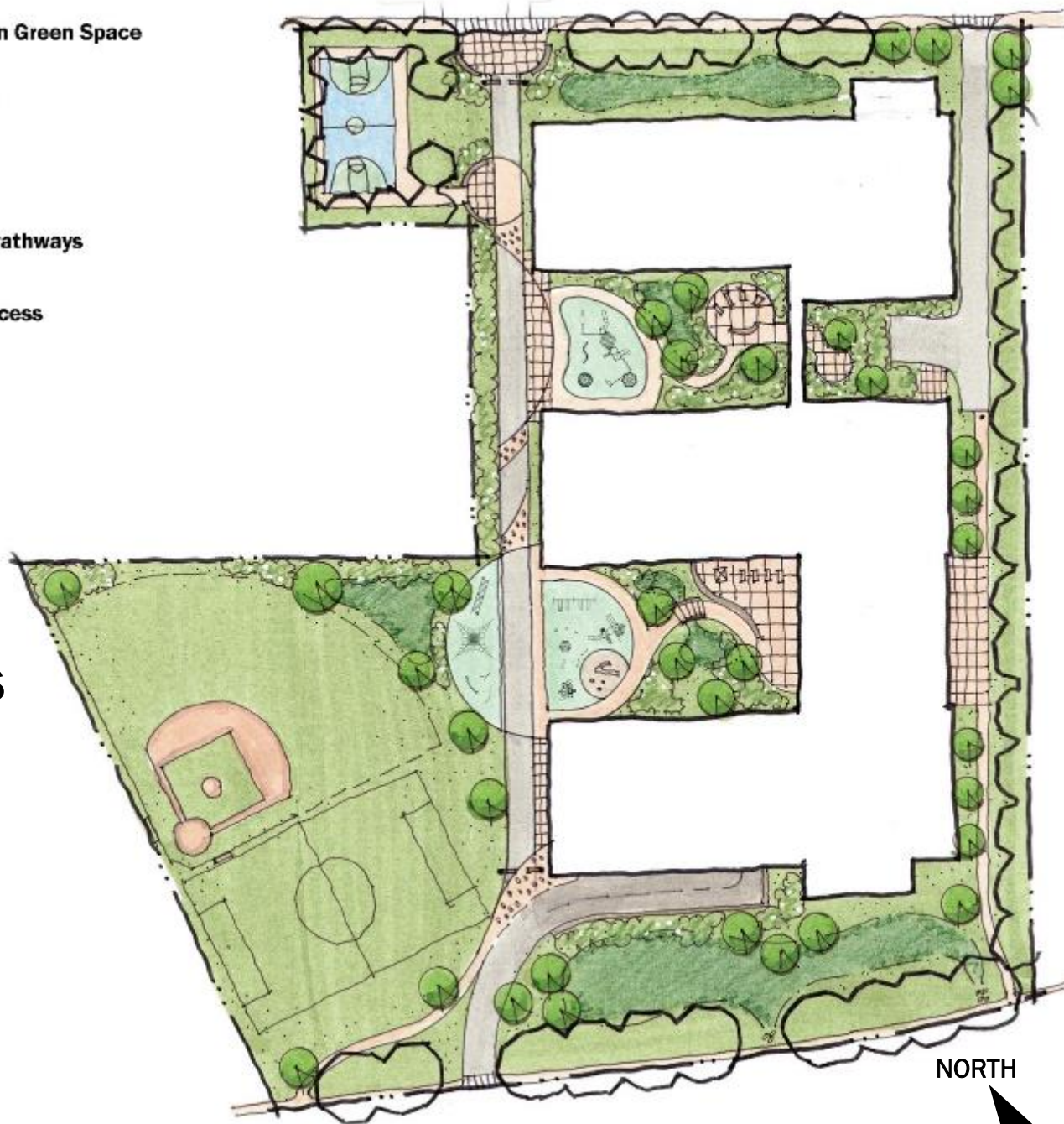
OPTION 2: WINGS

- Community use on all sides
- Large central play area for all age groups
- Contiguous, separated sports fields
- Community path on east and west
- Bioswale near Vassal
- Some play area near fields
- Gardening and outdoor learning



OPTION 3: PAVILIONS

- Community use on all sides
- Smaller play areas in “pocket parks” segregated by age
- Shared-use lane on west
- Contiguous, separated sports fields
- Community path on east and west
- Bioswale near Vassal
- More play area near fields
- Gardening and outdoor learning



HUMAN BY DESIGN- PASSIONATE ABOUT WHAT WE DO...HERE'S WHY

Human by Design

