

**CITY OF CAMBRIDGE**

**TOBIN MONTESSORI AND VASSAL LANE UPPER SCHOOLS PROJECT**

**PERKINS —  
EASTMAN**

*Human by Design*

**04/30/2019**

# COMMUNITY MEETING



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# AGENDA

## 6:30 – 6:50:

- Overview/Introductions by the City
- Feasibility Study Objectives & Schedule
- Work Since Project Start
- Site Discovery
- Visioning & Focus Group Meetings
- Next Steps / Q&A FS Process

## 6:50 – 8:00:

- Community Feedback:
  - Topic-Based Discussion Groups
  - Recap of all Groups
  - Final Questions/Closing Comments



# FEASIBILITY STUDY OBJECTIVES

- **Program:**
  - Tobin Montessori School (JK-5)
  - Vassal Lane Upper School (6-8)
  - Autism Spectrum Disorder
  - Special Start
  - DHSP Preschool (2.9 – 5 yrs.)
  - DHSP Community School
  - New Zero Emissions
- **Design Options:**
  - Renovation of Existing School + Addition
  - New School on Ball Field (Demo Existing)
  - New School on Existing School Site (Demo Existing)
- **Site Considerations:**
  - Environmental – Previous Dump Site/Remediation Req'd.
  - Geotechnical - Bedrock/Clay/Waste
  - Municipal Storm Water - 1.25 Million Gallon Tank On-Site
  - Ball Fields & Playgrounds
  - Neighborhood Context
- **Select Preferred Option & Establish Project Budget**



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# FEASIBILITY STUDY SCHEDULE

- Feb – June: Existing Conditions Analysis
- Feb - June: Space Program/Educational Specifications
- June - Aug: Design Workshops & Options
- July/Aug TBD: Community Meetings
- Aug / Sept: CM on Board / Cost Estimate
- Sept / Oct: Preferred Option / Finalize FS Report
- Oct / Nov: Owner Review & Comment FS Report
- November: Incorporate Owner Comment/Finalize FS
- January 2020: Schematic Design Commences
- July 2020: Tobin School Vacated



# WORK SINCE PROJECT START

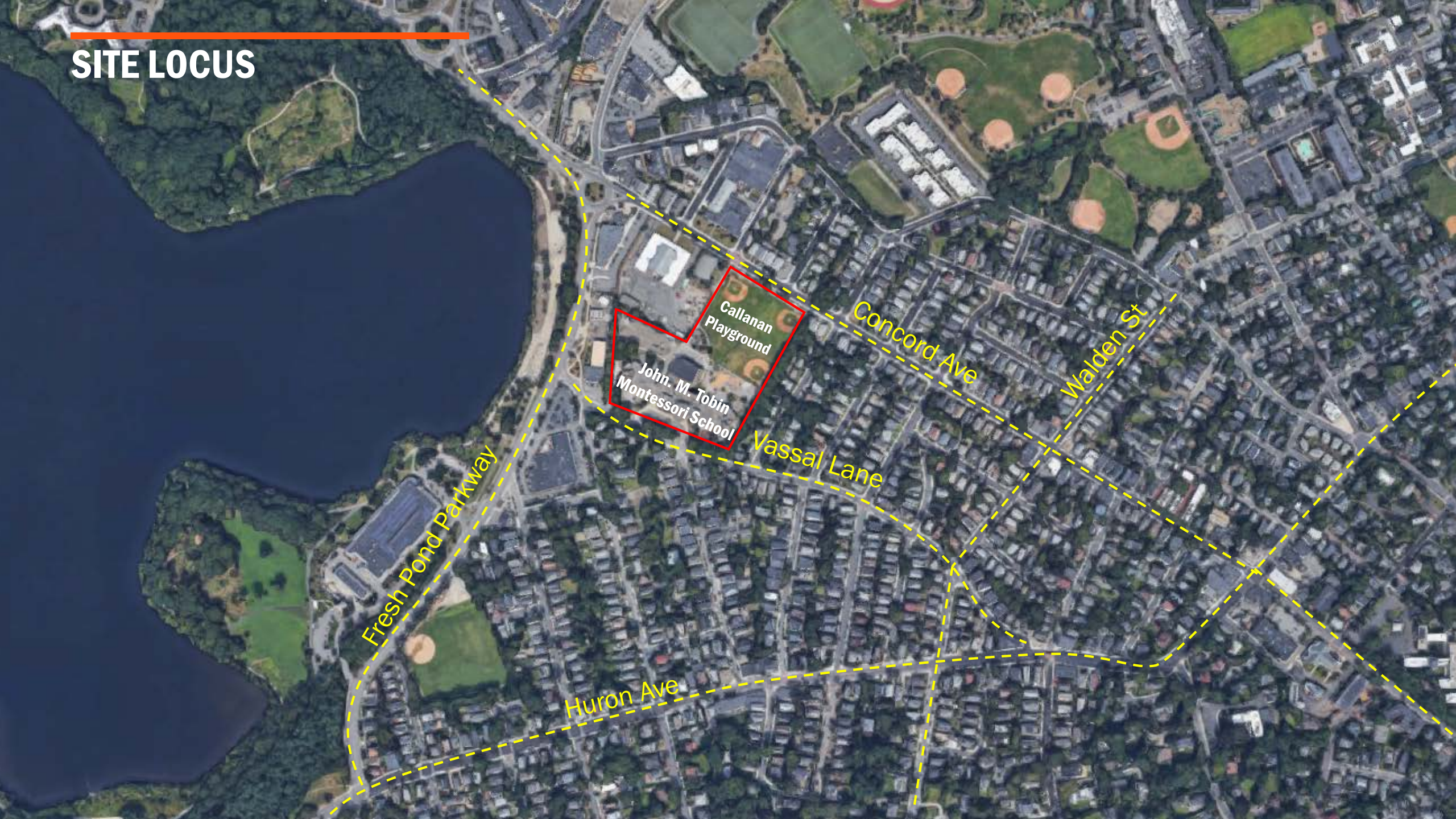
- February: Community Meeting  
Project Kick- Off Mtg.  
Existing Building Tours
- Feb. - Ongoing: Existing Conditions Investigations -  
Building, Site, Traffic, Environmental,  
Geotechnical, Stormwater, Hazardous Materials
- March: Educational Visioning Mtgs.
- March/April: Focus Groups Mtgs.  
Programming Committee Mtgs.
- April: Sustainability Visioning Mtg.  
Design Team Mtg. -  
Environmental, Geotechnical,  
Stormwater  
Executive Committee Meeting





# SITE DISCOVERY

# SITE LOCUS



Callanan  
Playground

John. M. Tobin  
Montessori School

Concord Ave

Walden St

Vassal Lane

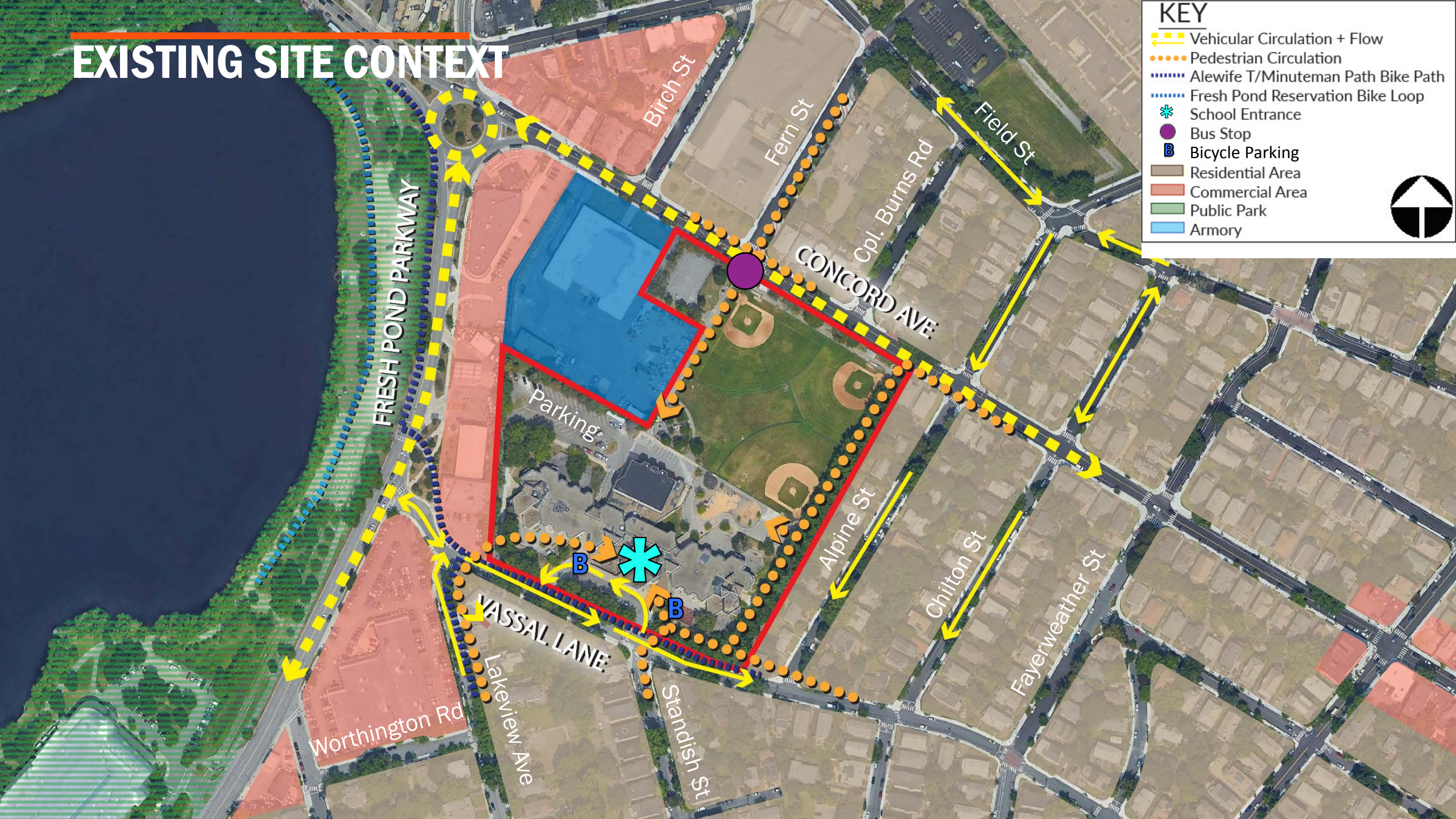

Fresh Pond Parkway

Huron Ave

# EXISTING SITE CONTEXT

**KEY**

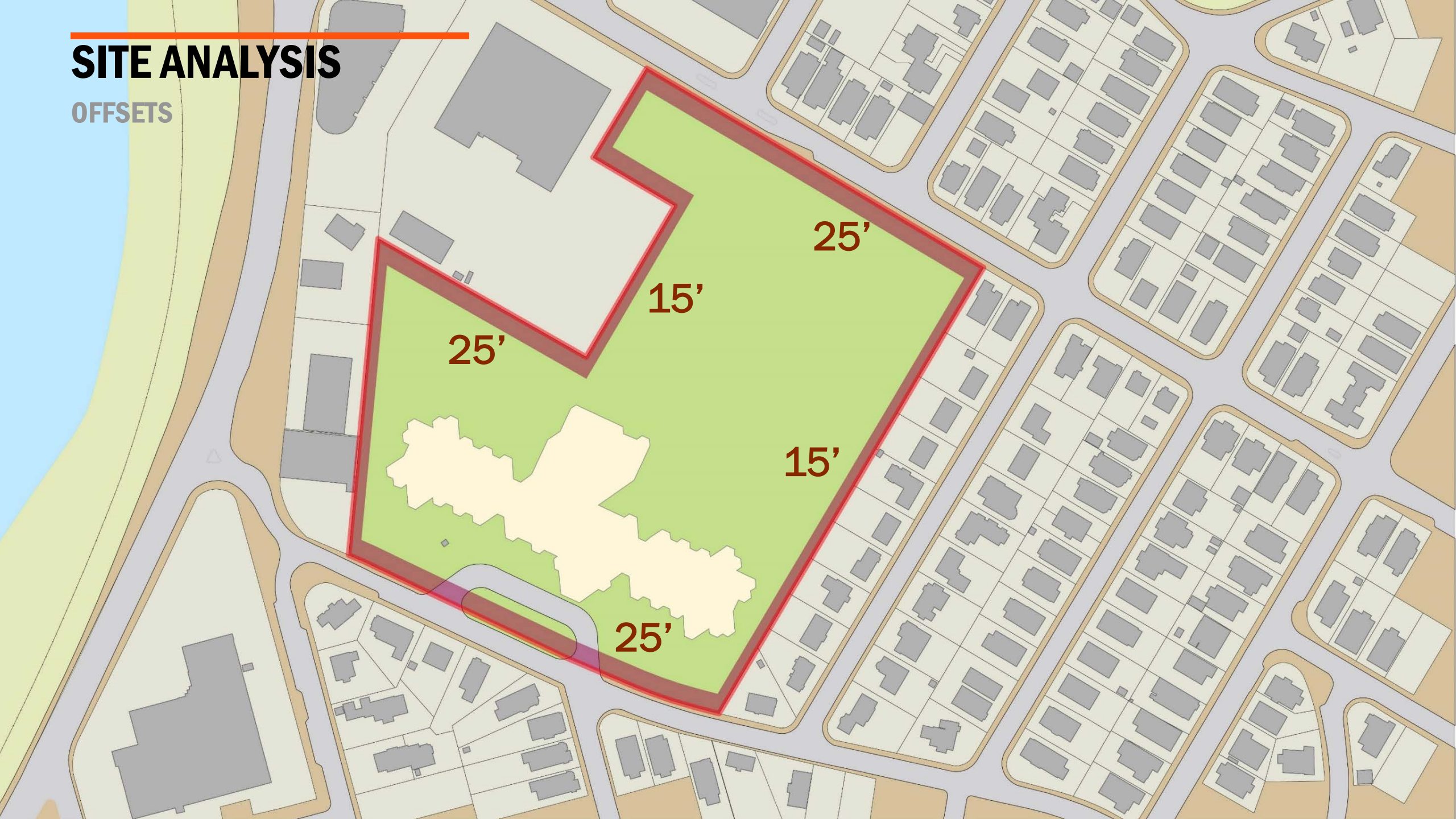
- Vehicular Circulation + Flow
- Pedestrian Circulation
- Alewife T/Minuteman Path Bike Path
- Fresh Pond Reservation Bike Loop
- School Entrance
- Bus Stop
- Bicycle Parking
- Residential Area
- Commercial Area
- Public Park
- Armory





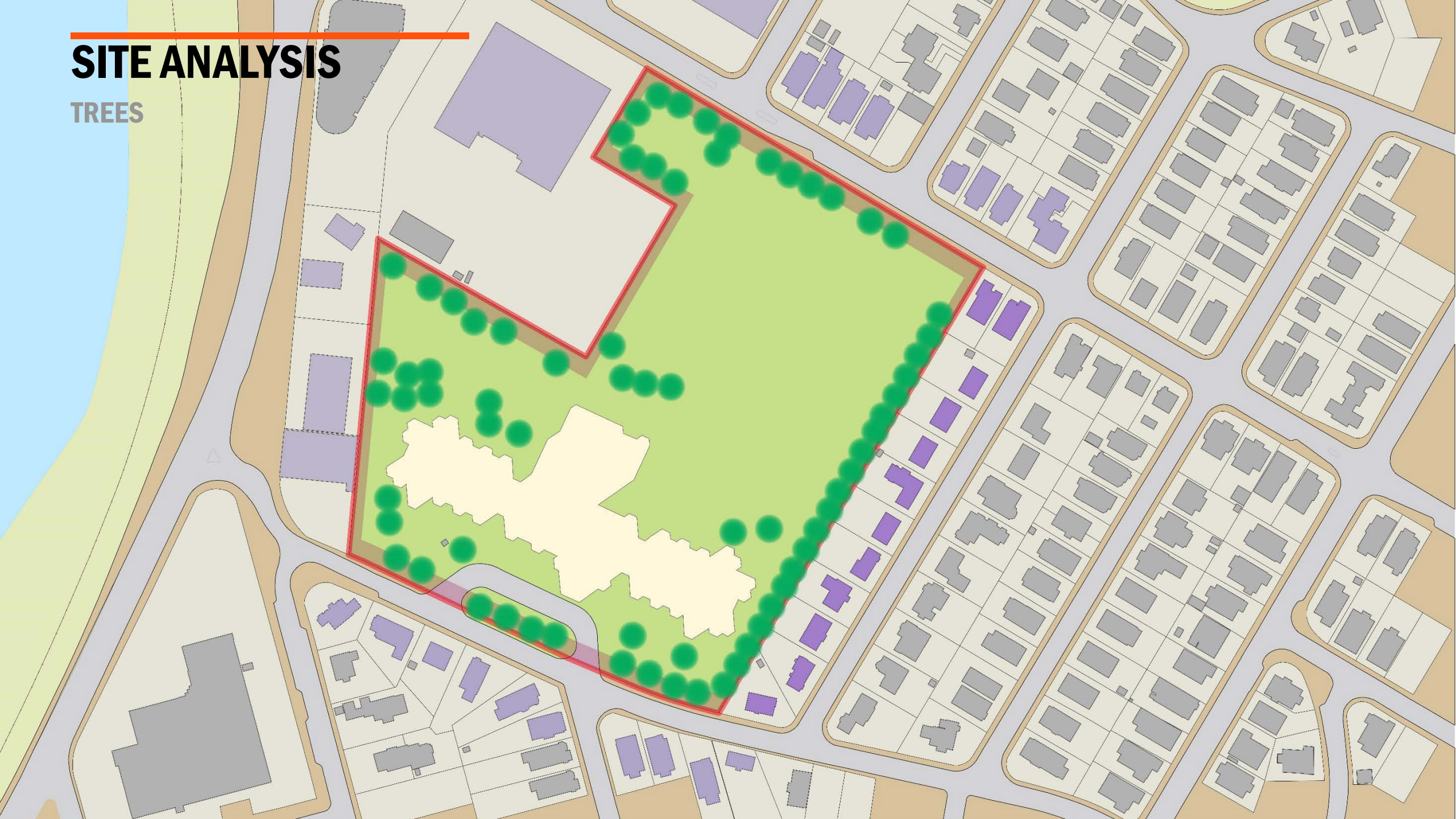
# SITE ANALYSIS

## OFFSETS



# SITE ANALYSIS

TREES



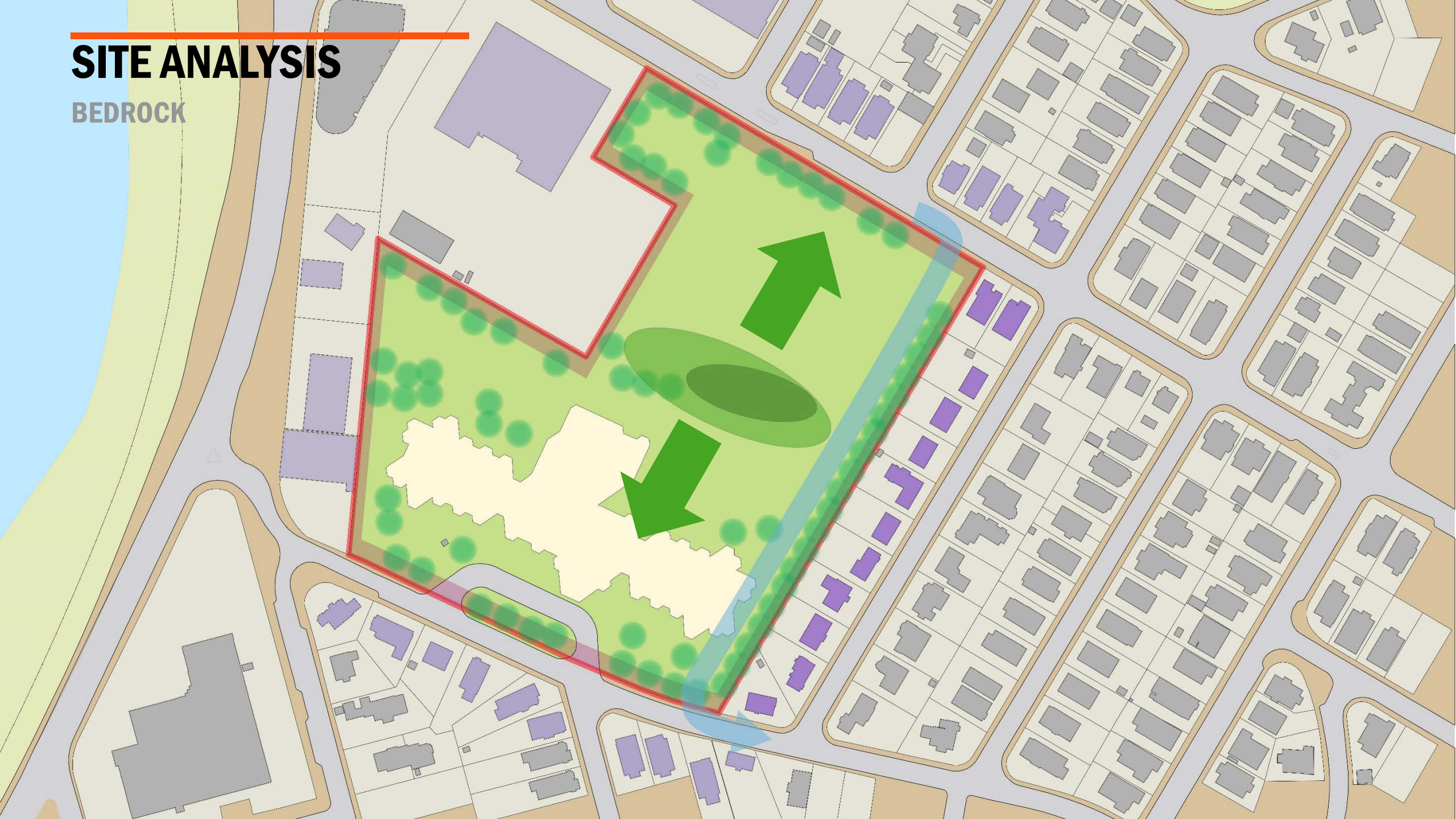
# SITE ANALYSIS

POTENTIAL BUSWAY



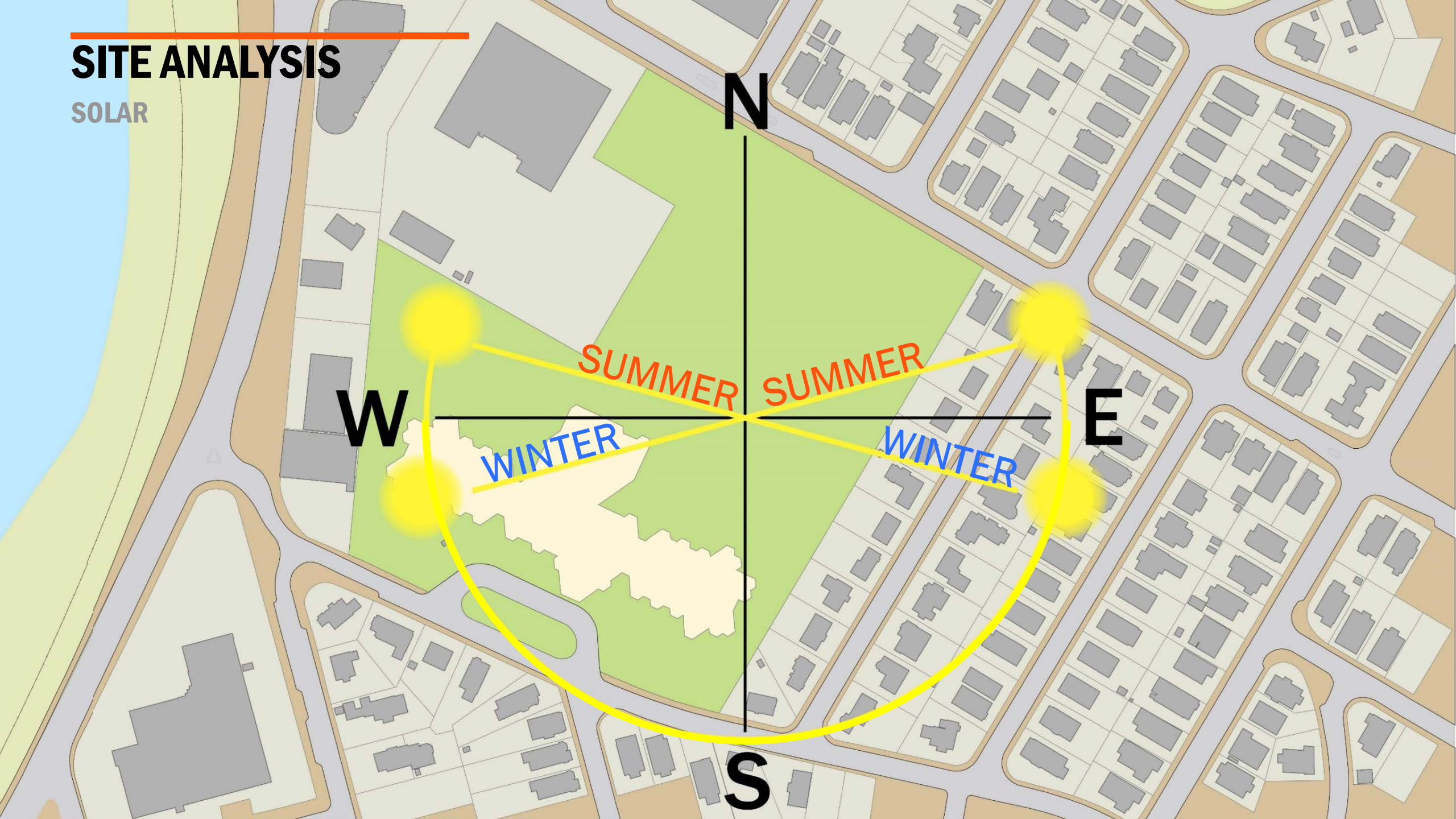
# SITE ANALYSIS

BEDROCK



# SITE ANALYSIS

SOLAR



# SITE ANALYSIS

SOLAR



# EXTENT OF FORMER DUMP



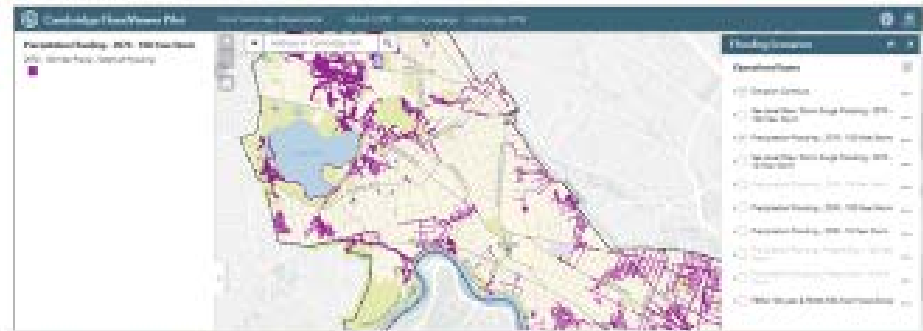
# Current City Flood Protection Guidance

## Cambridge FloodViewer – Accessible Flood Extent & Elevation Data

### UNDERSTANDING FLOOD RISKS & PROTECTING YOUR PROPERTY

Public Works

Use this tool to help understand the risk of flooding to your property and how to protect against it. The Flood Viewer tool was developed as an informational tool for the Cambridge community to access (through the Department of Public Works) and to prepare for it by implementing specific strategies. The tool is in the process of developing a practical guide for climate change projections and resilience. It is recommended that you consult flood information presented in the Flood Viewer on flood risk information presented on the website for more detailed information on flood risk and to consult with your local emergency management agency for more information. The provided flood information is intended to be used for informational purposes only and is not intended to be used for insurance or other financial purposes. Please contact FloodViewer@cambridgema.gov with questions or help using the tool.



Address: 197 Vessel Ln  
Map-Lot: 260-80

**FloodViewer**  
City of Cambridge, MA

Elevations in ft-cm<sup>3</sup> **Flood Elevation Data**

Minimum Ground Elevation:	16.9
Maximum Ground Elevation:	26.6
2070 100-Year SLR/SS Flooding:	22.5
2070 100-Year Precipitation Flooding:	24.1
2070 10-Year SLR/SS Flooding:	22.1
2070 10-Year Precipitation Flooding:	22.6
2030 100-Year Precipitation Flooding:	23.8
2030 10-Year Precipitation Flooding:	22.2
Present Day 100-Year Precipitation Flooding:	23.5
Present Day 10-Year Precipitation Flooding:	21.9
FEMA 100-year Flood Elevation:	N/A
FEMA 500-year Flood Elevation:	22.4

The Flood Viewer has been developed as an informational tool for the Cambridge community to understand and prepare for climate change threats from flooding and to prepare for it by implementing specific strategies.

Use this tool to help understand the risk of flooding to your property and how to protect against it.

Learn more at: [CambridgeMA.gov/floodviewer](http://CambridgeMA.gov/floodviewer)



### Cambridge Design Flood Elevation Guidance

- Build/protect to 2070 10% annual risk
- Recover from 2070 1% annual risk



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# FOCUS GROUP MEETINGS

- March & April:
  - **46** Information Gathering meetings to date with Users from the City, CPS, and DHSP to inform the Space Program / Educational Specification



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# LOOK AHEAD / Q&A FS PROCESS

- May - June: Space Program & Educational Specification
- June – Aug: Design Options
  - Renovation/Addition
  - New on Ball Field
  - New on Existing Building Site
- July /Sept TBD: Community Meeting
- **Q&A FS Process**



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# COMMUNITY FEEDBACK

- **Community Feedback Sessions:**
  - Construction and Neighborhood Issues
  - Design and School Programming
  - Traffic and Parking
  - Parks /Playgrounds /Landscaping and Storm Water Management Infrastructure
  - Site Soil Management
  - Other Ideas and Concerns
- **Recap all Groups**





# COMMUNITY CONVERSATION

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

*Human by Design*

