

## Riley, Kate

---

**From:** Riley, Kate  
**Sent:** Friday, December 6, 2019 11:38 AM  
**To:** Riley, Kate  
**Subject:** FW: Tobin project questions

---

**From:** Devereux, Jan <[jdevereux@cambridgema.gov](mailto:jdevereux@cambridgema.gov)>  
**Sent:** Monday, November 25, 2019 9:08:16 AM  
**To:** Peterson, Lisa <[lisap@cambridgema.gov](mailto:lisap@cambridgema.gov)>  
**Cc:** DePasquale, Louie <[ldepasquale@cambridgema.gov](mailto:ldepasquale@cambridgema.gov)>  
**Subject:** Tobin project questions

In preparation for our meeting today I have met with and spoken with over a dozen residents and a butters. Here are the the main questions we have:

**1. Explain the programmatic choices more fully since the size and composition of the student & adult populations are driving the design choices.** How much of this space is for future growth? What other site options were or could be considered for some of the additional programs being proposed for this site? Who made the program decision and who can potentially change it (was School Committee consulted?) Specific questions related to the proposed size:

- How many adults would be on campus? (higher ratio of student:teachers for younger and special needs/ELL students)
- Is the new Human Services preschool an early ed center for the entire city (complex logistics in a part of the city choked by traffic)?
- How would an Upper School of 450 students meet the goals of the Innovation Agenda to create small school communities? This makes VLUS much larger than the other 3 Upper Schools (it's already slightly larger than they are). How does this affect enrollment in its 3 feeder schools?
- Has the increase in bus/car traffic throughout the day been analyzed for the new population, some with special needs (special buses/vans) and more preschoolers who can't take a bus?
- How would community facilities be used after regular school hours and on weekends? Which spaces are being designed for multi-purpose (even adult) use?

**2. Explain the legal open space requirements** both under Article 97 (only 5 acres? how determined?) and under the zoning for the parcel (60% open space required).

- How would the baseball and soccer fields be used? (What teams -- only minor league baseball, is soccer full size or scaled for youth? Why shown overlapping, since field space is never enough as it is -- there must be 2 concurrently usable fields.)

**3. Show a design with 4 floors on some of the buildings, placing the height on the Parkway/Armory side of the lot.** We need to see a comparison and the impact on open space.

**4. Re-open conversation with the state about using (leasing) a portion of the Armory lot for parking.** Who do we need to talk to? Could a state rep or senator help us? It could be accessed from the Vassal Lane side if they don't want to share their curb cut on Concord.

**5. If there is going to through traffic between Concord to Vassal, do not place it along Alpine side.** The proposed driveway is nuisance for Alpine abutters, problematic for turning radius onto Vassal (25.5' street width at that point and trees), more paving near roots of mature trees

**6. Could the underground garage be expanded to reduce need for surface parking?** Is the 55K sf garage on 1 level or 2? Could there be limited-access short-term parking in a portion of the garage for those who require drop-off and pick-up to be off street? Architect estimated 80 surface spaces would still be needed (what is that based on?). Could loading/service be underground? Could/will the garage be designed to provide additional flood storage? If there is surface parking, can solar panels be placed on it for shade (like Newton has done?)

**7. Is the stormwater storage tank part of the \$250M budget?** How many square feet is it (depth vs breadth). What else accounts for the big increase in cost -- what part of the budget is the soil remediation and ground water handling (slurry walls)?

**8. What other resiliency elements are planned?** Green infrastructure looks like an afterthought -- in Europe, parks are designed to hold flood water. Is this complex being designed as a climate resiliency center as well?

Jan