

BZA APPLICATION FORM

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: X Variance: X Appeal:

PETITIONER: City of Cambridge

PETITIONER'S ADDRESS: 795 Massachusetts Avenue, Cambridge, MA 02138

LOCATION OF PROPERTY: 197 Vassal Lane, Cambridge, MA 02138

TYPE OF OCCUPANCY: PreK-8 School ZONING DISTRICT: Residence B & OS

REASON FOR PETITION:

☐ Additions ☐ New Structure
☐ Change in Use/Occupancy ☐ Parking
☐ Conversion to Add'l Dwelling Unit's ☐ Sign
☐ Dormer ☐ Subdivision
☒ Other: **Construction of preK-8 school campus on existing site for Tobin School and Father Callanan Playground**

DESCRIPTION OF PETITIONER'S PROPOSAL:

new construction of a 299,942 gsf school building, for Pk - 8th grade, on the existing Vassal Lane school site and contiguous Father Callanan playground. The City of Cambridge seeks a Variance for relief from the Board of Zoning Appeal from the procedural requirements of Section section 4.25 or a non-open space use in an OS district; FAR, .5 for RES B (1.2 allowed by 5.45.1) and .25 for OS; the Height requirement of 45' for RES B and 35' for OS (5.54.1.d); the 80% solar energy system roof coverage (22.35.2). Relief from Article 7 sign requirements quantity, size and allowance is requested. A variance for relief is requested on the vehicular aisle width (6.42) in the Garage. below grade parking area.

Additionally, a Special Permit is sought to allow for tandem parking which will provide an additional 33 parking spaces (there are 66 tandem parking spaces), Section 6.43.2 requires that parking spaces permit entering and existing without moving another vehicle.

SECTIONS OF ZONING ORDINANCE CITED:

Variance	4.000	Section	4.25 - OS procedural requiremnt	*Additional impacted related sections and references: 4.30 footnote 11, 5.31, 5.35 and 10.30
Article	5.000	Section	5.54.1.a - FAR	
	5.000		5.54.1.d - Height	
Article	6.000	Section	6.42 - Off Street Parking - Width of Aisles	
	7.000		7.16.11 and 7.16.21.B - Signage	
Article	22.000	Section	22.35.2 - 80% Solar energy system coverage	
Special Permit	6.000		6.43.2 - Tandem Parking	

Applicants for a Variance must complete Pages 1-5

Applicants for a Special Permit must complete Pages 1-4 and 6

Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

(Petitioner(s)/Owner)

Louis DePasquale
(Print Name)

Address:

*795 Mass Ave.
Cambridge, MA 02139*

Tel. No.:

617 349 4300

E-Mail Address:

citymanager@CambridgeMA.gov

Date:

June 14, 2021

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to
The Secretary of the Board of Zoning Appeals.

I/We **City of Cambridge**

(OWNER)

Address: **795 Massachusetts Avenue, Cambridge, MA 02139**

State that I/We own the property located at **197 Vassal Lane, Cambridge, MA**,
which is the subject of this zoning application.


The record title of this property is in the name of _____
City of Cambridge, School Department

tax taking

*Pursuant to a ~~deed of duly recorded~~ in the date **November 12, 1919**, Middlesex South
County Registry of Deeds at Book **4309**, Page **420**; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

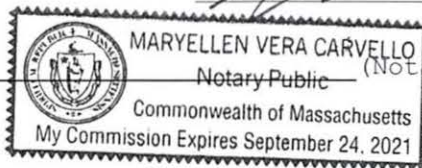
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Louis DePasquale personally appeared before me,
this 16 of June, 2021, and made oath that the above statement is true.


Notary

My commission expires _____ (Notary Seal).



- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

- A) A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

PLEASE SEE BZA APPLICATION ATTACHMENT for THE CORRESPONDING RESPONSE.

- B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

PLEASE SEE BZA APPLICATION ATTACHMENT for THE CORRESPONDING RESPONSE.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

- 1) Substantial detriment to the public good for the following reasons:

The project will be a significant improvement from the existing school building. The project improves and increases the usable open space, providing a betterment to the neighborhood and the larger Cambridge community. The usable open space settings, fields and paths offer benefits to the neighborhood for use, including the creation of multi-use paths and improved facilities and equipment. Additionally, this project will provide for better stormwater management, (this project is designed) to allow for achievement of zero on-site greenhouse gas emissions and will include various sustainability features. The building and site have been designed as a setting that respectfully and sensitively responds to and ties-in to the fabric and context of the neighborhood. Below grade parking contributes to maximizing the grade level site for usable open space and removes parked cars from visual sight. The vehicular car aisle width of 16'-0" wide and 16'-6" wide at the southwest wing of the garage should provide better traffic control, by mitigating vehicular speed and deterring vehicles from passing for the below grade drop-off. The use of the site is unchanged, but greatly enhanced by the site improvements, and will provide an anchor to the community setting.

- 2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The intent or purpose of the Ordinance should not be substantially derogated with the requested FAR and height relief. Both the FAR and height relief are necessary to maintain the operations of the school and context driven design. Additionally, the requests for waiving the procedural requirements and the relief of the photo voltaic panel system area coverage should not substantially derogate from the intent and purpose of the Ordinance. The project has been reviewed with the Community, which aligns with Procedural requirements of Section 4.25 and the project will maximize the photo voltaic panel coverage, likely meeting, or being only shy of the 80% coverage requirement. The signage requests, support and optimize the program and function of the building and site, which help to avoid nullification and derogation of the Ordinance intent. The request to decrease the width of the drive aisle in the parking garage is done as a speed mitigation and traffic control measure resulting in a more controlled drop-off.

- * If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

Tobin Montessori School and Vassal Lane School

BZA APPLICATION ATTACHMENT

6-16-2021

FROM PAGE 5 – BZA APPLICATION FORM – SUPPORTING STATEMENT FOR A VARIANCE

A) Response to question (please see form for question):

A literal enforcement of the provisions of this Ordinance would involve substantial hardship, financial or otherwise. The site shape, configuration (with the lot spanning both the Open Space and Residential B Districts), size and geometries, the design aim to maximize the open space for the community and Article 97 restrictions unique to this site in this neighborhood are all hardship factors for the project. Outlined below are each of the variances sought and the hardships that would result from enforcement of the Ordinance.

PROCEDURAL REQUIREMENTS: A variance is sought to waive the procedural requirements of Section 4.25 for a non-open space use in an Open Space district. To undertake the Section 4.25 requirements, generally would be repeating work and procedures completed as part of the process of this project. This could result in confusion for the community and would be a significant cost burden to the project.

At the commencement of the project, a Feasibility Study, dated March 12, 2020, was completed (a copy is attached to this application). The study that looked at options for the development of the project.

Furthermore, since the Spring of 2019, this Project has had multiple meetings and forums with the Community where use, details and size of the Project's open space were reviewed. The following is a list of dates, when a meeting or forum occurred where the topic was discussed and/or when comments were collected for response: 4-30-2019, 11-13-2019, 11-15-2019, 11-16-2019, 11-25-2019, 11-26-2019, 12-2-2019, 1-8-2020, 1-16-2020, 2-12-2020, 7-29-2020.

Additionally, the Article 97 package was submitted to the State Legislature at the time of this filing. Finally, of note, the design of the building and the site has afforded that the usable open space area is larger at the completion of this project compared to the current condition.

VEHICULAR DRIVE WIDTH: The southwest wing of the garage will provide short-term parking for parents and a designated area for student drop-off. To realize the project parking needs, mitigate speed and deter cars from passing other cars in the one-way vehicular aisle of this wing, the aisle width in this zone of the basement parking area has been reduced to 16'-0" and 16'-6" with direction and guidance from TP&T. The Section 6.42 of the Ordinance requires these aisles respectively to be 20', where compact cars are parked, and 22' where standard cars are parked. The narrowed aisles for this area were recommendations made by the City and the Design Team traffic consultant for traffic management.

The drop-off area is supported by one-way traffic flow. The first leg is a double-loaded aisle with compact size car parking at 60 degrees. The second leg of the one-way drive aisle includes 60 degree standard car size parking on the driver side and parallel drop off on the opposite passenger side. The width requirements of the Ordinance would prevent achieving the recommended traffic management measures, which are aimed at supporting safe and efficient student drop-off and pick-up in a covered, temperature controlled environment on the school property and away from surrounding neighborhood streets.

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FAR: The program requirements for the three schools: Department of Human Services Preschool and Community School, Tobin Montessori, and the Vassal Lane Upper School, drive the gross area for the building and make the relief requested necessary. Compliance with the FAR would call for a drastic reduction in the program, not allowing the three schools to operate adequately or properly. In addition to relieving the schools of their inadequate building space, this project serves the City of Cambridge by providing a home for the Department of Human Services Preschool, and increases capacity for future enrollment. These program enhancements drive the required gross area of the building.

HEIGHT: Efforts to optimize open area ratio, maintain setbacks and tie-in to the neighborhood character, scale and context all on a constraining shaped site, with the majority of the site is in the OS district making the height limitations on the project stringent. Out of respect for the neighbors to the south and east of the site, the taller portions of the building were kept to the northeast side of the site, adjacent to commercial uses, but within the OS district. Compliance with the height would change the massing, causing a decrease of usable open space (falling below the existing usable open space) and shifting a higher massing to be located near the abutting houses. These unique site constraining factors, the Article 97 restrictions, the aim to maximize open space for the community, the neighborhood sensitive context driven design and program requirements impose a hardship to the project that necessitate height relief.

SOLAR PANEL SYSTEM PANEL % COVERAGE: The project's design intent is to maximize the coverage area of the photo voltaic roof panel system. At the time of this application submission, the project is expected to meet this requirement; however, roof coordination is at a mid-Design Development level. Changes to mechanical equipment locations, screens, etc. could cause adjustments to the layout within the existing boundaries of the roof that could prevent project from achieving the 80% coverage required by the Ordinance. A small reduction of the coverage is sought as relief to ensure project compliance.

The hardship results from the roof size, geometries and configuration. The roof geometries make some areas impractical for a PV panel installation; there are some areas of the roof where there is little sun exposure resulting from the roof configuration. The origins of this hardship come from the constraining site factors that drive the building design. The unique site size, shape and configuration (most of the site is in the OS District), Article 97 restrictions, and a campus design driven to maximize usable open space all result in limited available roof area for PV system installation.

SIGNS The project includes signs at the site and on the building for identification, wayfinding, safety, educational purposes and field support (sports score board); a variance is sought for relief on signage that is beyond what is permitted and exempt from Article 7. Outlined below are the details for the requested relief:

- Identification Signage (Section 7.16.21.B)
Relief is requested on the quantity of signs. The building includes 5 entrances, each will have a sign or signs identifying the schools. There will also be up to 3 entrances having a corresponding low wall sign on the site, near the street. Two signs are permitted per building; relief is sought for an additional ten (10) signs, each up to 20 sf.
- Educational signage
The project design and history is full of teaching opportunities regarding sustainable design elements, details about the planting, environmental cycles and other related elements. Signs with the related educational information will be placed throughout the site. This type of sign is not addressed in Article 7 (under permitted 7.16.21.B nor exempt 7.16.11). The City of Cambridge seeks a relief to allow for up to 6 signs, at up to six (6) sf, mounted with the top of the sign up to 5' above the surrounding mean grade.

- Wayfinding and site circulation (Section 7.16.11)
The City of Cambridge seeks relief for a size of up to 21 sf on up to three (3) wayfinding signs, for public safety and convenience. To facilitate the circulation of pedestrians, busses and cars at the site, clear, site distinguished signage are important for safety and wayfinding.
- Sports Score Board
A variance is sought for relief to allow for the installation of a scoreboard of up to 180 sf, mounted at a height of up to 14' above the surrounding mean grade. Article 7 does not address scoreboards. A scoreboard is needed to track the scores at games.

B) Response to question (please see form for question):

Hardships for the project that trigger the need to seek the variances outlined in this application include and stem from conditions unique to the site. In addition to the hardships described above, there are existing soil conditions including a high water table and hazardous soil contaminants (which will be mitigated as part of this project) that are also hardships for this site. The Open Space district portion of the site is significantly larger than the Residential B area, further restricting the site. Additionally, the project's program, neighborhood context sensitive design approach and drive to maximize and optimize open space on the site all play a role in the resulting constraints and resulting in the need to seek relief by variance.

Outlined below are the variances being sought, which are impacted by these hardships.

PROCEDURAL REQUIREMENTS: Section 4.25, procedural requirements related to a non-open space use in an OS district, allows a City school as a permitted use pursuant to Section 4.33.b.1. The design aimed to maintain, optimize and maximize open space was driven by a process and procedures that included those considerations.

To undertake the Section 4.25 requirements, generally would be repeating work and procedures completed as part of the process of this project. This could result in confusion for the community and would be a significant cost burden to the project.

VEHICULAR DRIVE WIDTH: The below grade garage parking and circulation layout is bound and constrained by the building footprint and structural column configuration, which results from the site shape, the project design to maximize/optimize open space on the site and other hardship factors described above.

The area of below-grade drop-off removes this traffic function from the street and grade level of the site, which further contributes to unencumbered open space at grade level. The request for relief for a narrowed width of the one-way drive aisle in the southwest wing is a traffic control measure needed to accommodate the conditions of the below-grade drop-off area. Width relief from Section 6.42 of the Ordinance is sought.

FAR and HEIGHT: The FAR and Height relief being sought is in alignment with relief provided by Section 5.54 for schools in residential districts. The massing and height of the building tie-in to the context of the neighborhood and provide the site with increased usable open space. The relief requested relates to the shape of the lot and the structure, where a significant portion of the land is subject to protection by Article 97.

SOLAR PANEL SYSTEM % COVERAGE: The request for relief on the photo voltaic panel system coverage at the roof, generally does not affect the zoning districts for R and OS. The project intent is to maximize the coverage of the system on the roof, however, there are 'left-over' areas resulting from the geometries of the

roof, equipment or clearances that make it a hardship to install panels in these kinds of areas/locations. The hardship relates to the structure and the shape of the lot and the Article 97 restrictions, which necessitated the use of various angles, which may prevent some areas of coverage due to equipment dimensions or otherwise, and due to the required installation of geothermal wells deep underground immediately adjacent to the structure.

SIGNAGE:

- The Identification signage hardship stems from one building with 5 functioning entries serving 3 assigned schools, as well as, the community; which is, in part, due to the shape and configuration of the lot.
- The Educational signage hardship stems from a need for communicating important educational features and elements of the building and site that will not/cannot otherwise be shared with the community and children at the site.
- The urban site creates a complexity hardship for wayfinding that necessitates signage that can establish a graphic hierarchy and distinction making it quickly and easily understood.
- The scoreboard allows the tracking of scores at games. It becomes a hardship to not have a scoreboard at a field used for games.

END OF RESPONSES on ATTACHMENT

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 197 Vassal Lane
Cambridge, MA 02138 (location)
would not be a detriment to the public interest because:

- A) Requirements of the Ordinance can or will be met for the following reasons:

The new construction of 299,942 gsf school building, for Pk - 8th grade, is on the existing Vassal Lane school site and contiguous to and includes the Father Callanan Playground. A Special Permit is sought to allow for below-grade tandem parking, which will provide capacity for an addition of 33 parking spaces to be used by staff during school-time use. The parking requirement is 105, there are 150 spaces provided, all below grade. At times when school is not in use, the School facility will be made available to rent by the public. As such, the below-grade parking will be made available in those instances.

As a precedent, King Open has tandem parking. Similarly, the King Open building is available for rent by the public, with the below-grade parking available to the renting entity in those instances.

- B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

A Traffic report, dated, January 13, 2021, was completed for the project; the report is attached to this application. Traffic mitigation measures for the project outlined in the report are incorporated into the project.

The tandem parking for which a special permit is being sought, while indirectly related to traffic, has the positive benefits of relieving overall car congestion with the increase of off-street parking. The tandem parking will be utilized to meet the project requirement of 150 parking spaces, which exceeds the 105 spaces required by the Ordinance. The additional tandem parking spaces should result in fewer staff parking on the streets; or in the surrounding area, thus benefiting the neighborhood.

- C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

Tandem parking will provide additional parking capacity, which will relieve neighborhood street parking. The parking is below grade, so it is not seen and is an improvement from the current surface parking. The tandem parking is for school staff, not public use and follows the precedent of the King Open School project.

- D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

Parking is below grade, the tandem parking will provide additional capacity, which relieves nearby parking and alleviates congestion in the neighborhood.

- E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The Special Permit request to allow for below-grade tandem parking, for staff only, is minimal and has other benefits by relieving neighborhood parking congestion and increasing public recreation usable open space.

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: City of Cambridge PRESENT USE/OCCUPANCY: School

LOCATION: 197 Vassal Lane, Cambridge, MA 02138 ZONE: Residence B & OS

PHONE: 617-349-4251 REQUESTED USE/OCCUPANCY: School

		<u>EXISTING*</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹
TOTAL GROSS FLOOR AREA:		Res B = 128,895 sf	Res B = 154,373 sf	Res B = 138,991 sf
		OS = 47,525 sf	OS = 145,581 sf	OS = 71,441 sf (max.)
LOT AREA:		Res. B = 111,193 sf	Res B = 111,193 sf	Res B = 5,000 sf
		OS = 285,765 sf	OS = 285,765 sf	OS = 43,560 sf (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:		Res B = 1.2	Res B = 1.4	Res B = 0.5 (1.2 by 5.54.1)
		OS = .2	OS = .5	OS = 0.25 (max.)
LOT AREA FOR EACH DWELLING UNIT:		NA	NA	NA (min.)
SIZE OF LOT:	WIDTH	Varies		Res B = 50'
	DEPTH			OS = 150' (min.)
Setbacks in Feet:	FRONT	NA	39'-6"	Res B = 15'
	REAR	NA	42'-0"	OS = 25' (min.)
	LEFT SIDE	NA	53'-0"	Res B = 25' (min.)
	RIGHT SIDE	NA	58'-0"	OS = 25' (min.)
SIZE OF BLDG.:	HEIGHT	NA	Res B = 56'	Res B = 7.5' (sum of 20')
	LENGTH	*Note: existing building to be demolished.	OS = 71'	OS = 15' (min.)
	WIDTH			Res B = 35' (45' by 5.54.1.d)
				OS = 35' (max.)
RATIO OF USABLE OPEN SPACE TO LOT AREA: ²		.602	.663	.602 (min.)
NO. OF DWELLING UNITS:		NA	NA	NA (max.)
NO. OF PARKING SPACES:		80	150	105 (min./max)
NO. OF LOADING AREAS:		1	2	2 (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		NA	NA	NA (min.)

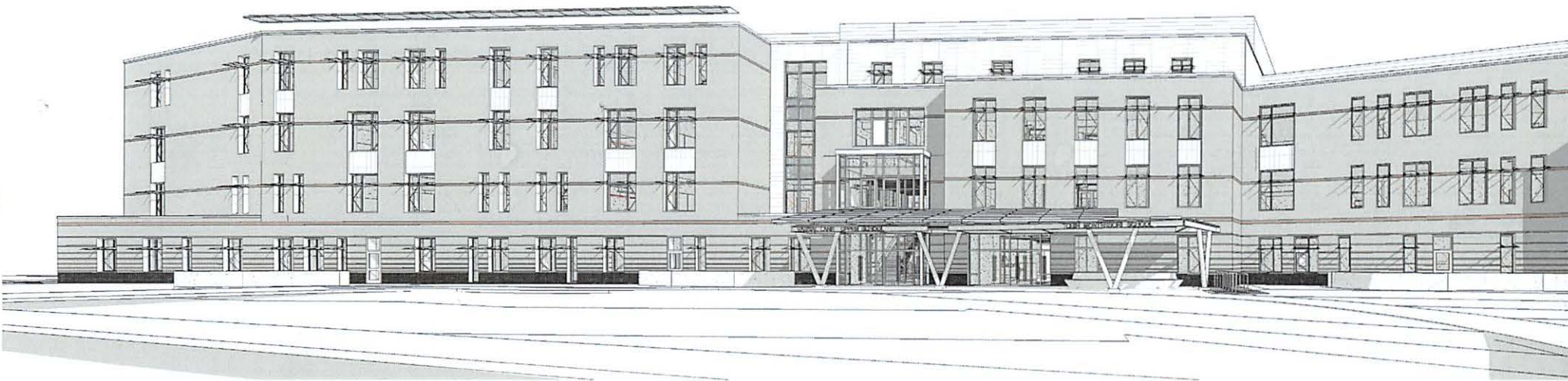
Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

None.

- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

TOBIN MONTESSORI AND VASSAL LANE UPPER SCHOOLS

ZONING PACKAGE



Drawing List

- | | |
|----------------------------|--------------------------------|
| 1- PARCEL MAP | 13- SOUTH ELEVATION |
| 2- SITE SURVEY | 14- EAST ELEVATION |
| 3- SITE PLAN | 15- WEST ELEVATION |
| 4- LANDSCAPE PLAN | 16- RENDERING- SOUTH |
| 5- LEVEL 1 FLOOR PLAN | 17- RENDERING- NORTH |
| 6- LEVEL 2 FLOOR PLAN | 18- RENDERING- SOUTH ENTRY |
| 7- LEVEL 3 FLOOR PLAN | 19- RENDERING - WEST ENTRY |
| 8- LEVEL 4 FLOOR PLAN | 20- RENDERING - NORTH ENTRY |
| 9- ROOF PLAN | 21- RENDERING- SOUTH ELEVATION |
| 10- BASEMENT PLAN(10a+10b) | 22- ZONING CHART |
| 11- EXISTING CONDITIONS | 23- SET BACK DIAGRAM |
| 12- NORTH ELEVATION | 24- LONG TERM BIKE PARK |

6/16/2021

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City of Cambridge
Massachusetts

1" = 100 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

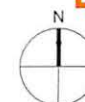


Tobin Montessori and Vassal Lane Upper School

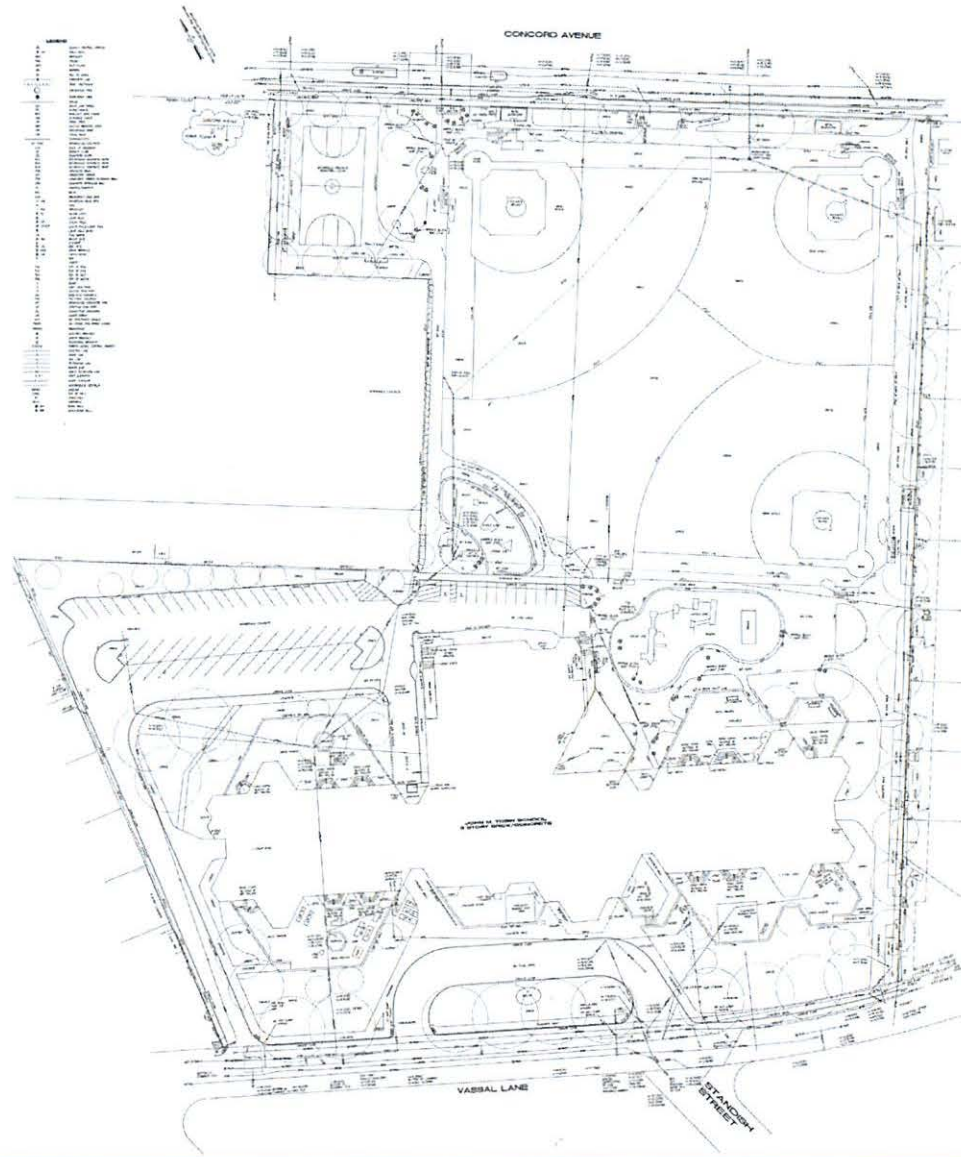
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**- PERKINS —
EASTMAN**



6/16/2021

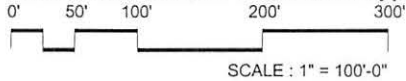


Site Survey Tobin Montessori and Vassal Lane Upper School





Site Plan
Tobin Montessori and Vassal Lane Upper School





Landscape Plan

Tobin Montessori and Vassal Lane Upper School

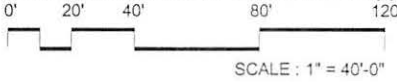
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SCALE : 1" = 60'-0"





Floor 1 Plan
 Tobin Montessori and Vassal Lane Upper School



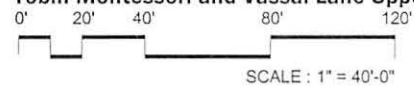
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SCALE: 1" = 40'-0"



Floor 3 Plan

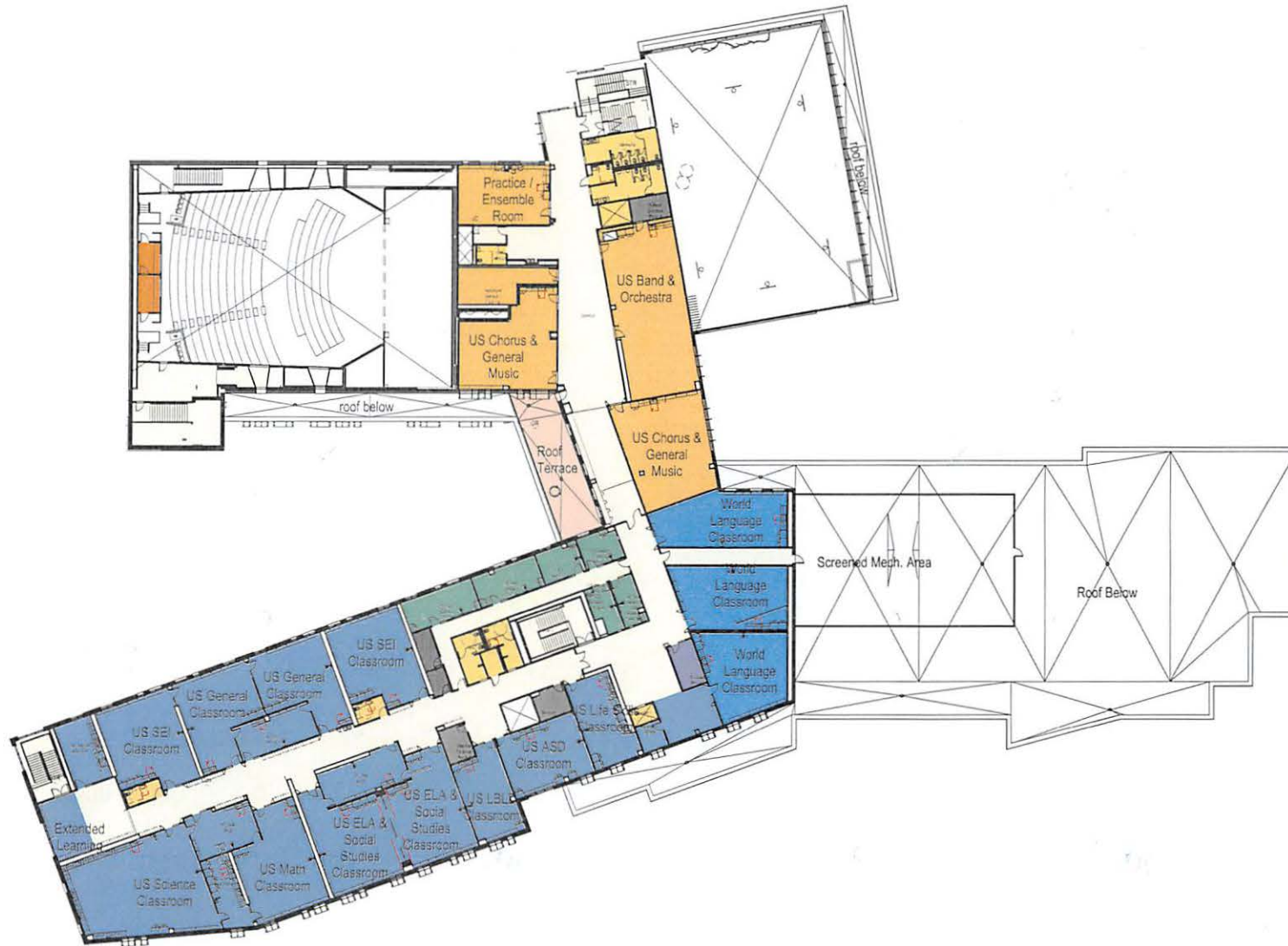
Tobin Montessori and Vassal Lane Upper School



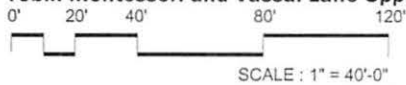
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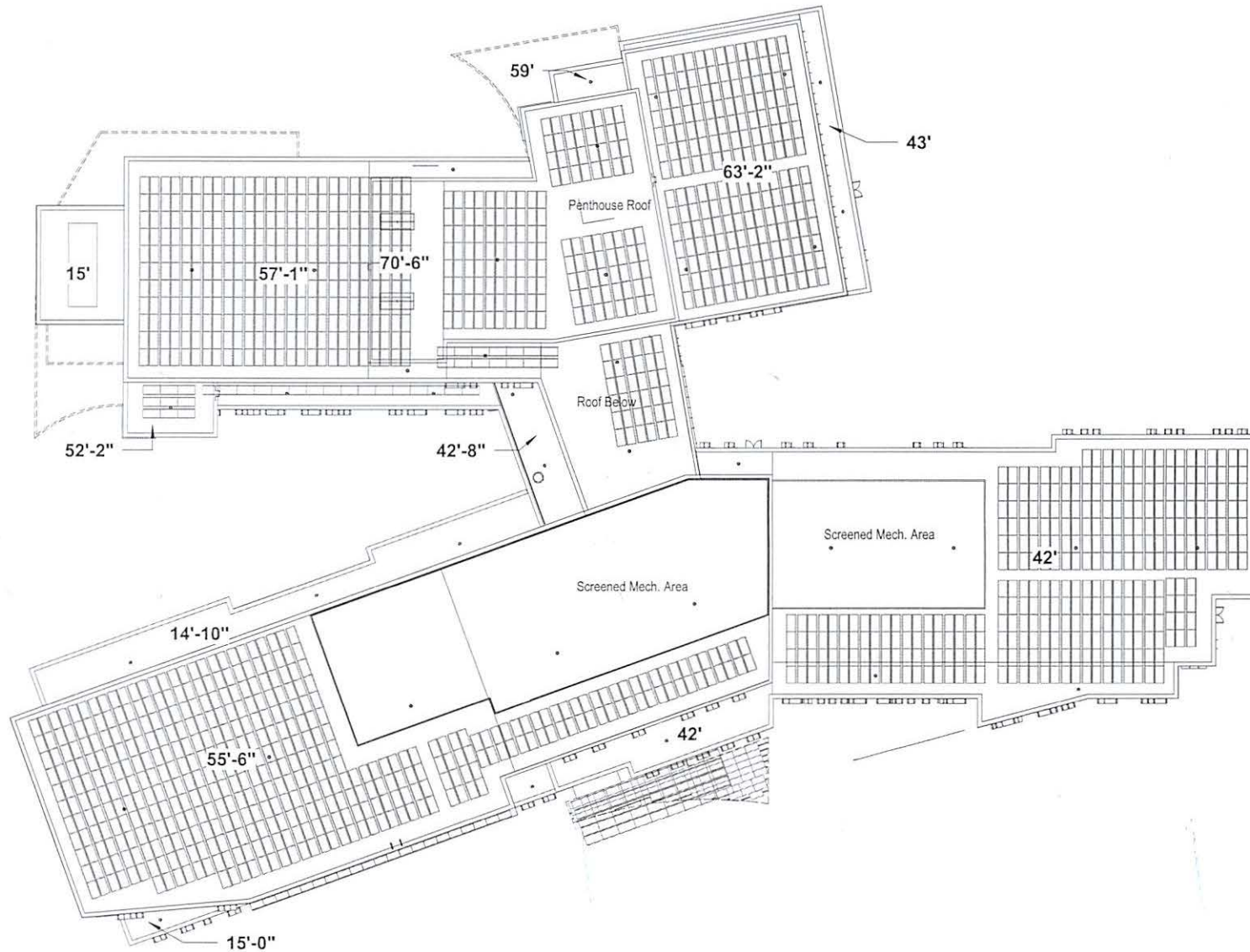


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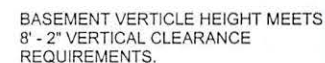


Floor 4 Plan
 Tobin Montessori and Vassal Lane Upper School

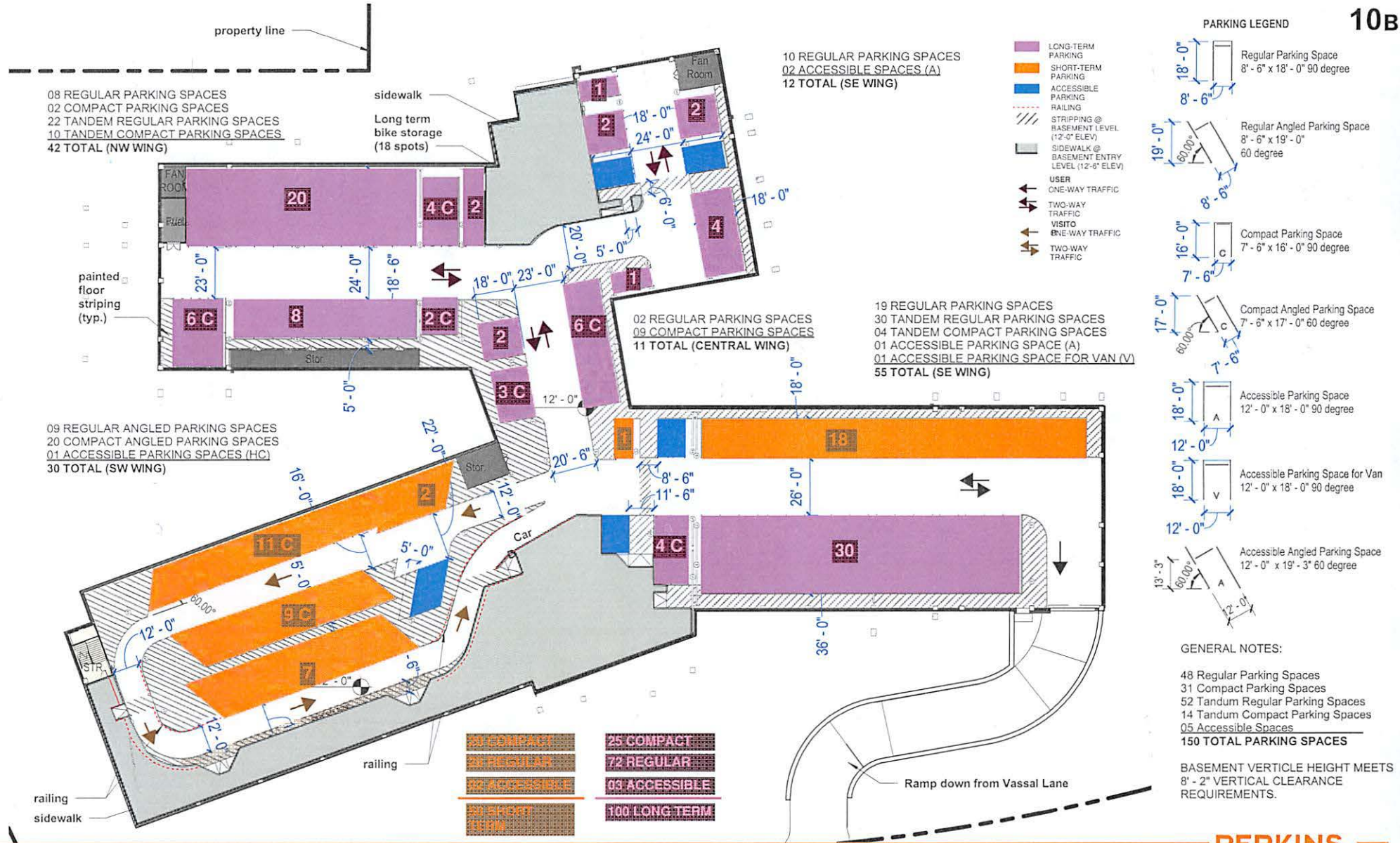




Roof Plan
 Tobin Montessori and Vassal Lane Upper School
 0' 20' 40' 80' 120'
 SCALE: 1" = 40'-0"

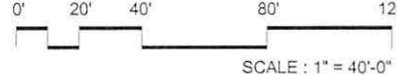


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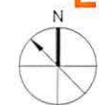


Basement Plan

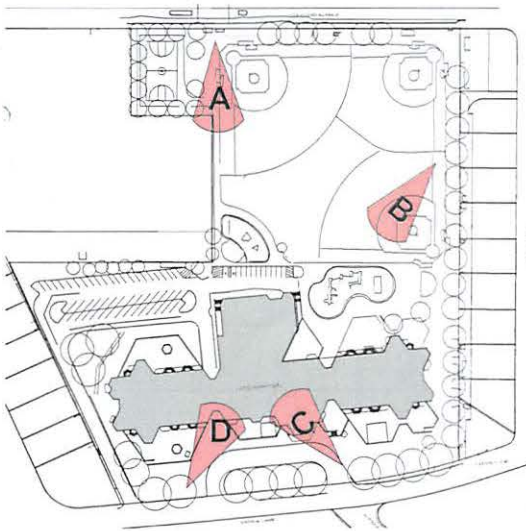
Tobin Montessori and Vassal Lane Upper School



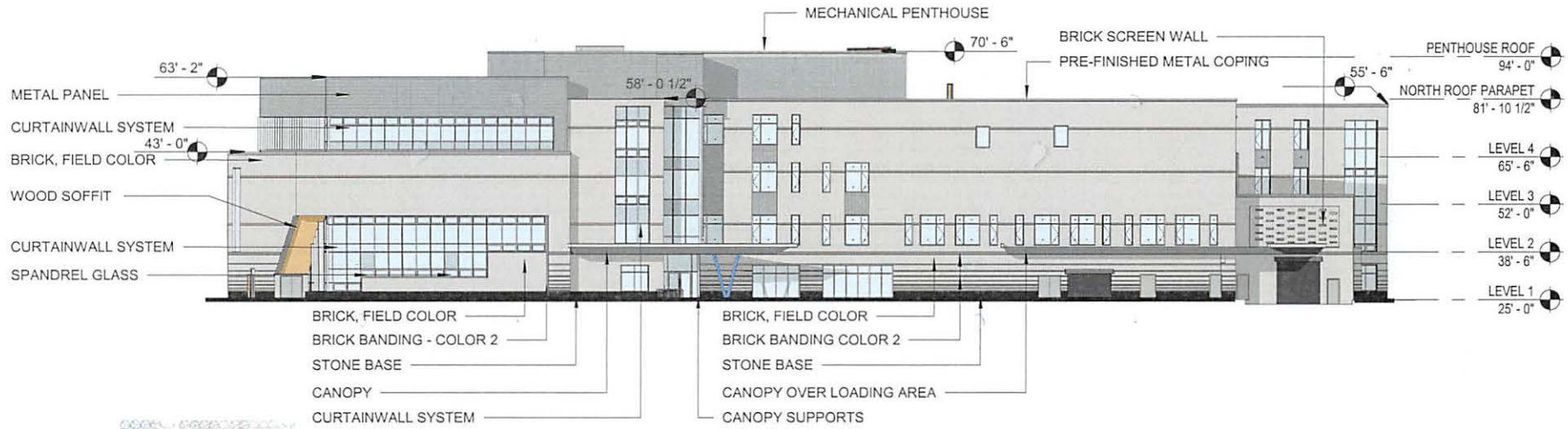
PERKINS — EASTMAN



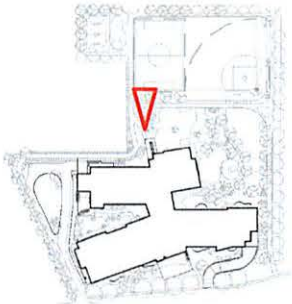
06/16/2021



Existing Conditions
Tobin Montessori and Vassal Lane Upper School



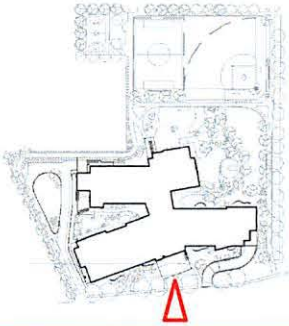
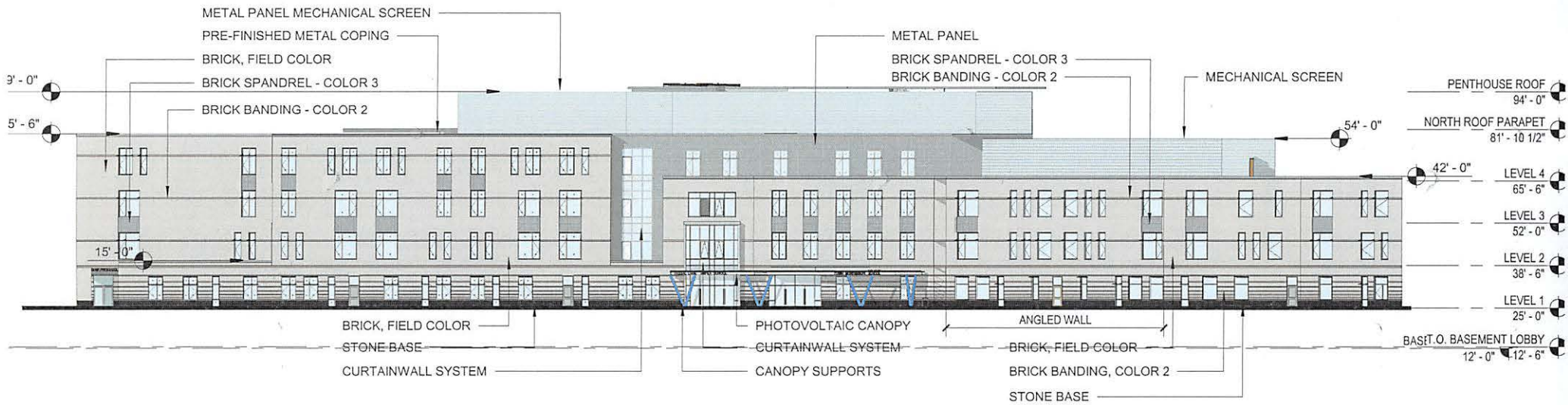
1" = 30'-0"



Elevations - North

Tobin Montessori and Vassal Lane Upper School

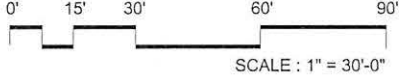


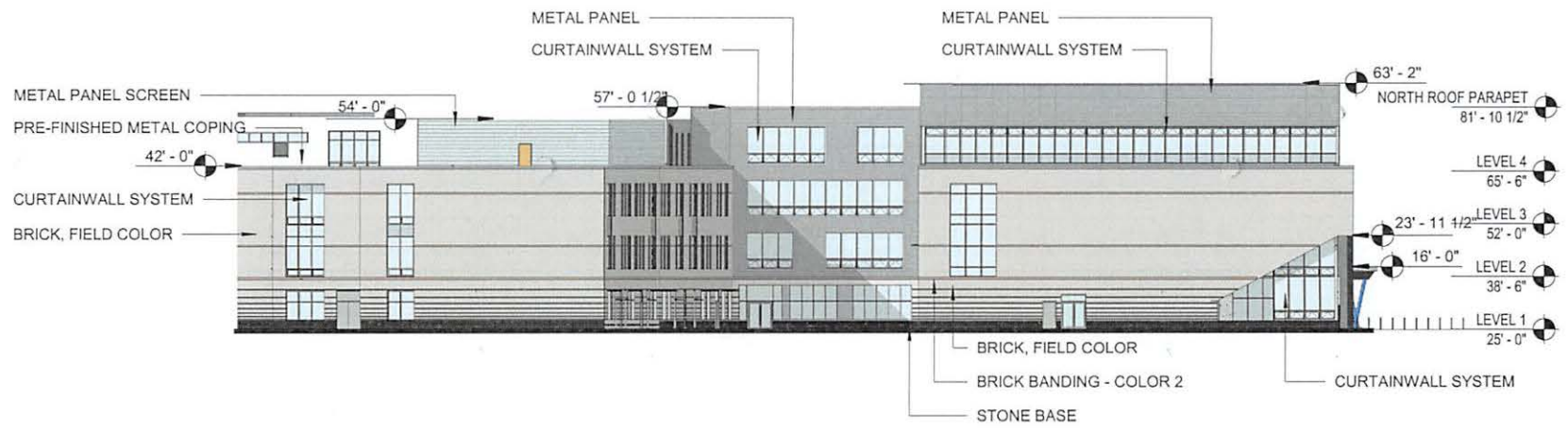


1" = 30'-0"

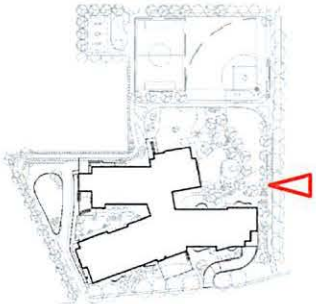
Elevations - South

Tobin Montessori and Vassal Lane Upper School





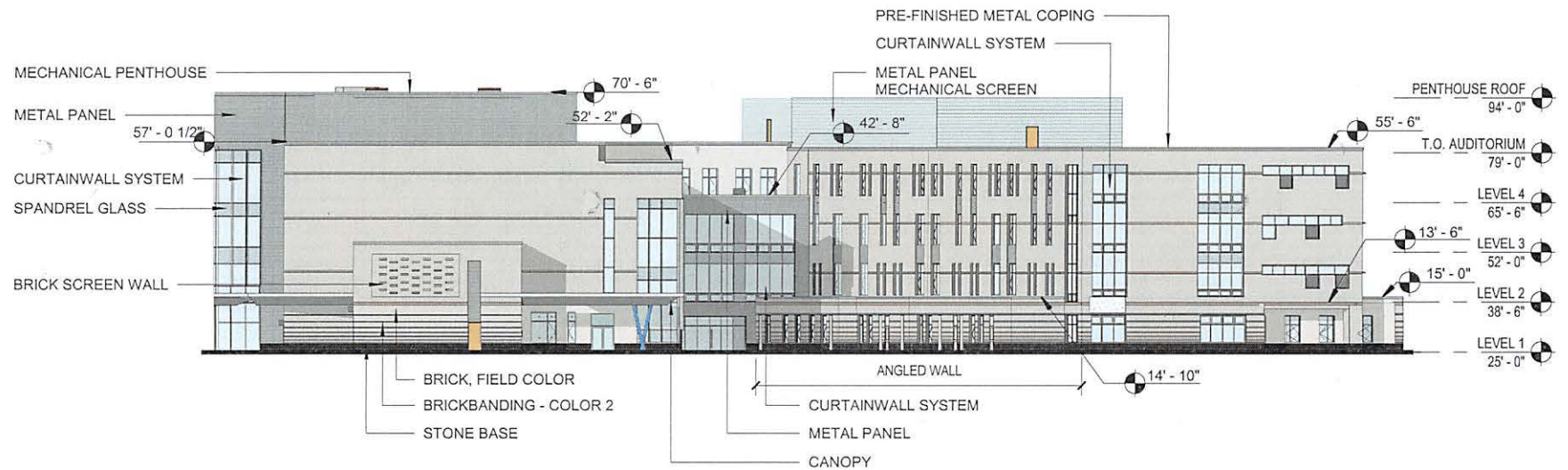
1" = 30'-0"



Elevations - East

Tobin Montessori and Vassal Lane Upper School





Elevations - West

Tobin Montessori and Vassal Lane Upper School





South Approach Rendering
Tobin Montessori and Vassal Lane Upper School



North Approach Rendering
Tobin Montessori and Vassal Lane Upper School



South Entry Rendering
Tobin Montessori and Vassal Lane Upper School



West Entry Rendering
Tobin Montessori and Vassal Lane Upper School



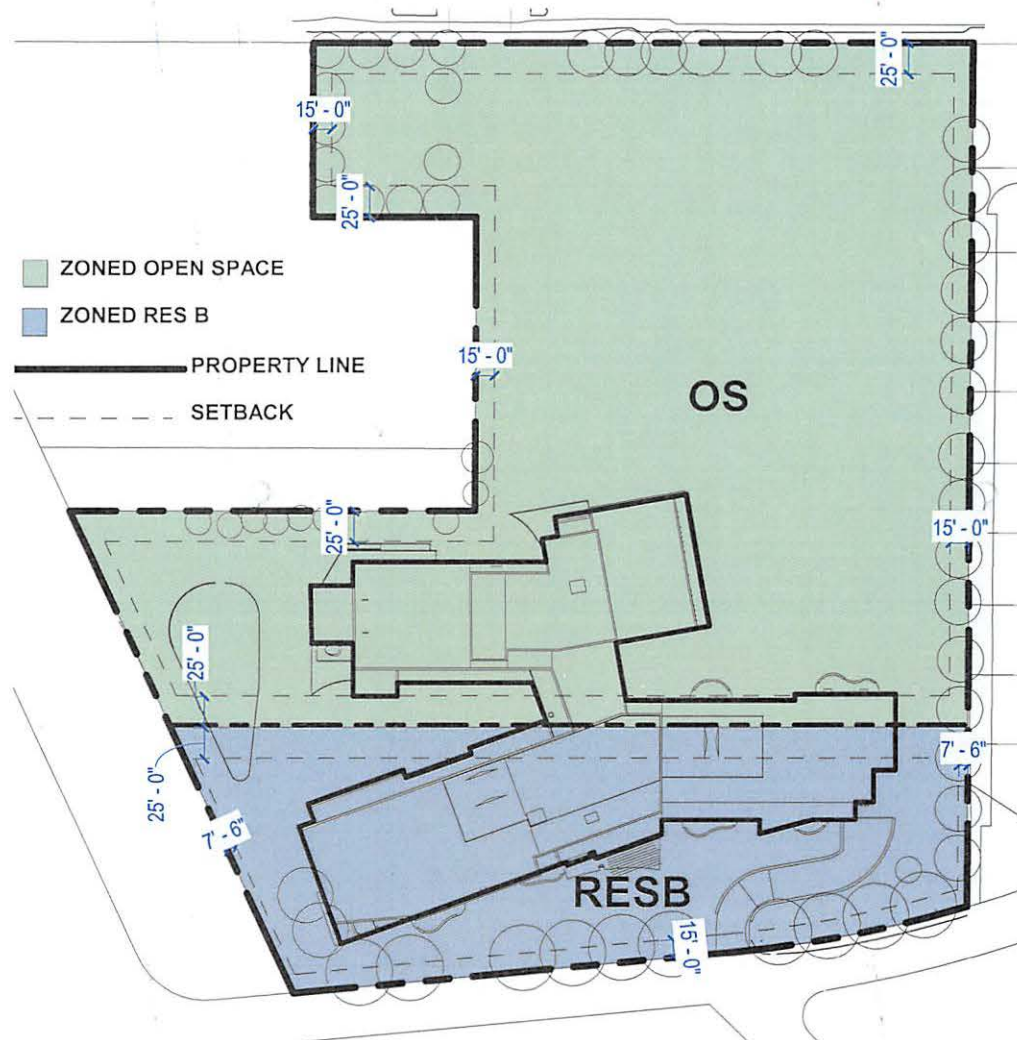
North Entry Rendering
Tobin Montessori and Vassal Lane Upper School



Residence B & Open Space				
CATEGORY	REQUIRED	PROPOSED IN...	REF.	Notes
Zoning District	Res. B Residence B: two family or semi-detached dwellings OS (Open Space): Public parks and recreation...	No change		
Overlay District	None	None		
Uses	Educational	Educational	4.56	
Max. Ratio of Floor Area to Lot Area	Res. B: 0.5; 1.25* OS: 0.25	Res. B: 1.4 OS: 0.5	Table 5-1 & Table 5-5	*5.54.2 FAR shall not exceed existing FAR on lot, except Planning board may approve an increase in FAR to 1.25 for any portion of the lot located within a residential zoning district (but excluding portions of the lot located within an OS...
Minimum Lot Area (SF)	Res. B: 5,000 SF OS: 43,560 SF	Res. B: 111,193 SF OS: 285,765 SF	Table 5-1 & Table 5-5	Complies
Minimum Front Yard (ft)	Res. B: 15'...	39'-6"	Table 5-1 & Tabl...	Complies
Minimum Side Yard (ft)	Res. B: 7'-6" (sum of 20)...	53'-0"	Table 5-1 & Tabl...	Complies
Minimum Rear Yard (ft)	Res. B: 25' OS: 25'	42'-0"	Table 5-1 & Table 5-5	Complies
Maximum Building Height (ft)	Res B.: 55' OS: 35'	71'-0"	Table 5-1 & Table 5-5 5.54.1c	5.54.2 In a residential zoning district, the maximum height of any new building or addition to a building shall not exceed fifty-five (55) feet, except that the Planning Board may approve heights of up to sixty-five (65) feet for portions of a building located at least fifty (50) feet from any lot line. In an Open Space zoning district, the height of any new building or addition to a building shall not exceed the maximum height allowed in the base zoning district.
Minimum Private Open Space Ratio (%)	Res B.: 40% OS: 60%	N/A	Table 5-1 & Table 5-5	Private space provided on lot used for residential purposes
Minimum Lot Frontage	Res. B: 50' OS: 150'	Res. B: 543' OS: 527'	Table 5-1 & Table 5-5	Complies
Public Recreational Open...	Existing: 5.48 AC	Proposed: 6.04 AC	5.54.1g	Complies
Minimum # of parking spaces	3 per 2 instruction rooms or 1 per 5 seats in the main auditorium, whichever is greater. (60 instruction rooms and 525 auditorium seats)	150 (105 minimum)	6.36	Instruction: 3/2x60=90 Auditorium: 1/5 x 525=105 Minimum = 105
Compact Parking Space...		7'-6" x 16'	6.40	
Regular Space Dimension		8'-6" x 18'	6.40	
Number of Long-term Bicycle Parking	18.00	18.00	6.107.2	.3 space per classroom or .015 per auditorium, whichever is greater Note: Plus bike share systems
Number of Short-term...	102.00	102.00	6.107.3	1.70 space per classroom or .085 per auditorium seat
Revised on 06/16/2021				

Zoning Chart

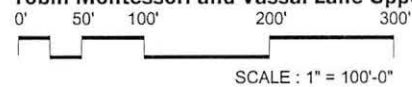
Tobin Montessori and Vassal Lane Upper School

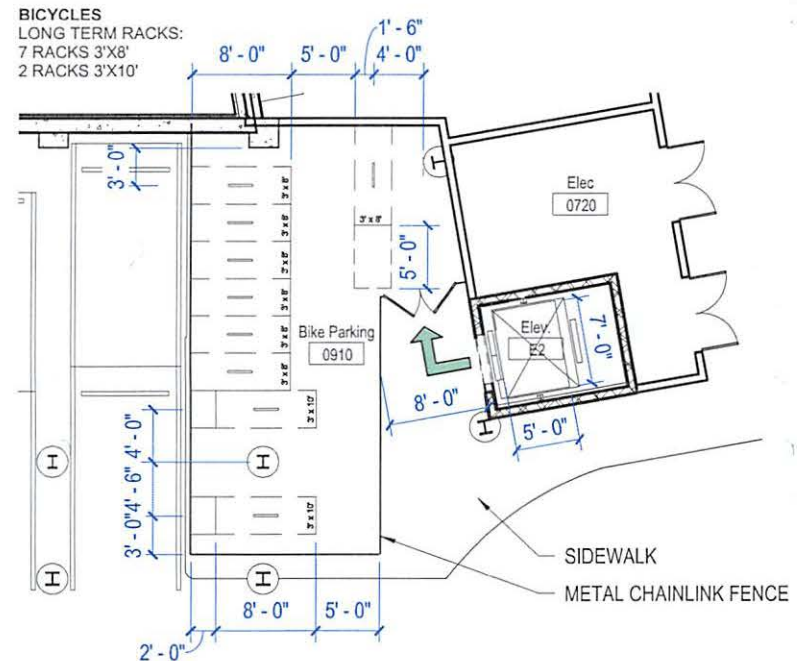
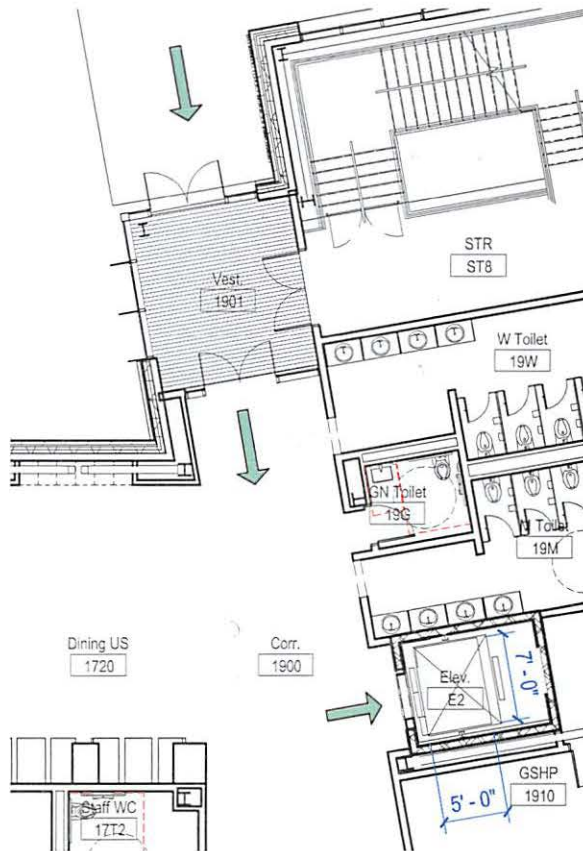


Proposed Building

Diagram- Setback

Tobin Montessori and Vassal Lane Upper School





Legend

➔ Path to Long-Term Bicycle Parking

2

LEVEL 1 - CONCORD MAIN ENTRY

1" = 10'-0"

1

BASEMENT - 1/8" BIKE STORAGE

1" = 10'-0"

LONG TERM BIKE PARK

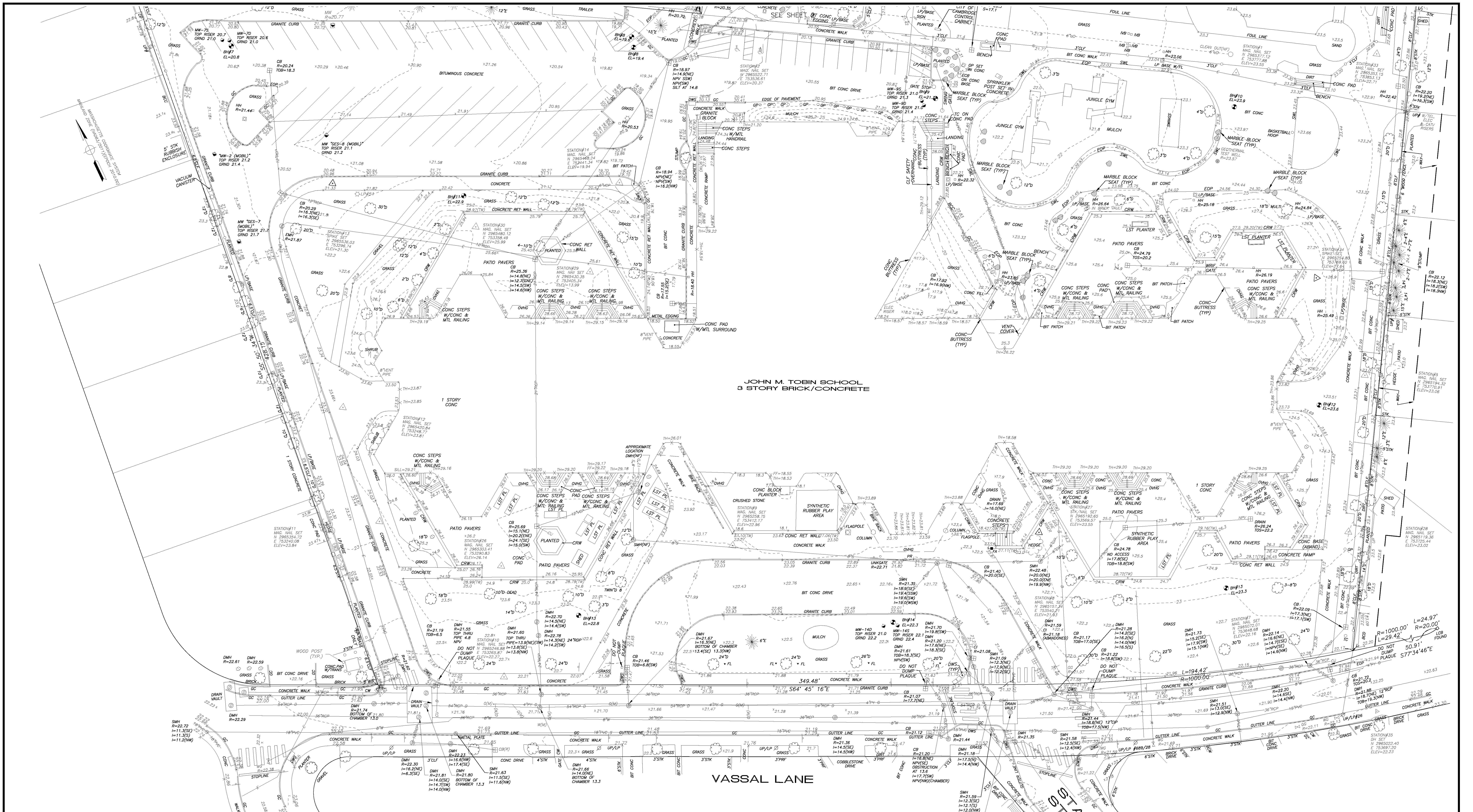
Tobin Montessori and Vassal Lane Upper School



PERKINS — EASTMAN



06/16/2021



NOTES

1. SUBSURFACE UTILITY LINES, AS SHOWN HEREIN, WERE COMPILED ACCORDING TO AVAILABLE RECORD INFORMATION FROM THE REFERENCED COMPANIES AND PUBLIC AGENCIES, AND THEIR LOCATIONS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. SMC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.

2. THE COORDINATES, IN FEET, ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD83/2011 EPOCH 2010.00) AS DEFINED BY THE KeyNet GPS VIRTUAL REFERENCE SYSTEM (VRS) NETWORK.

3. ELEVATIONS, IN FEET, ARE REFERRED TO THE CAMBRIDGE CITY BASE AS DERIVED FROM the KeyNet GPS VIRTUAL REFERENCE SYSTEM (VRS) NETWORK.

BEFORE CONSTRUCTION, ALL UTILITIES, PUBLIC AND PRIVATE, MUST BE NOTIFIED (SEE MASSACHUSETTS GENERAL LAWS, CHAPTER 82, SECTION 40J) CALL "DIG SAFE" 1 (888) 344-7233 [HTTP://WWW.DIGSAFE.COM](http://www.digsafe.com)

PROPERTY REFERENCES

1. PLAN OF LAND IN CAMBRIDGE, MASS. SURVEYED FOR MARJORIE C. O'BRIEN. PREPARED BY PETER BELLOUSCH ARCHITECT. SCALE: 1"=40' DATE: SEPTEMBER 20, 1996
2. SUBDIVISION OF BLOCK 1 LAND IN CAMBRIDGE, MASS. PREPARED BY W. A. MASON & SON CO. SCALE: 1"=40' DATE: MARCH 13, 1933
3. SUBDIVISION OF PART OF BLOCK 1 SHOWN ON PLAN 12808A, FILED WITH CERT. OF TITLE NO. 27808, SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY. SCALE: 1"=50' DATE: NOVEMBER 15, 1929
4. ALPINE STREET FOR ACCEPTANCE. PREPARED BY DONALD J. RICHMOND. SCALE: 1"=40' DATE: FEBRUARY 21, 1929
5. SUBDIVISION OF PART OF BLOCK 1 SHOWN ON PLAN 12808A, FILED WITH CERT. OF TITLE NO. 27808, SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY. SCALE: 1"=50' DATE: MARCH 13, 1933
6. PLAN OF LAND IN CAMBRIDGE, MASS. PREPARED BY FRED A. JOYCE. SCALE: 1"=20' DATE: SEPTEMBER 20, 1946
7. PLAN OF LAND IN CAMBRIDGE, MASS. PREPARED BY FRED A. JOYCE. SCALE: 1"=40' DATE: NOVEMBER 12, 1946
8. SUBDIVISION OF LOTS 4 TO 24 INCL. AND LOTS 3 AND 25, SHOWN ON PLANS 12808A AND 20208A, FILED WITH CERTIFICATE OF TITLE NO. 27808 AND 81173, SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY. PREPARED BY FRED A. JOYCE. SCALE: 1"=50' DATE: NOVEMBER 12, 1946

UTILITY REFERENCES

1. JOHN M. TOBIN ELEMENTARY SCHOOL, CAMBRIDGE, MASSACHUSETTS GRADING AND UTILITIES PLAN. PREPARED BY PETER BELLOUSCH ARCHITECT. SCALE: 1"=30' DATE: OCTOBER 25, 1988
2. CITY OF CAMBRIDGE, MASSACHUSETTS HURON A SEWER SEPARATION PROJECT. PREPARED BY PETER BELLOUSCH ARCHITECT. SCALE: 1"=30' DATE: OCTOBER 25, 1988
3. CITY OF CAMBRIDGE, MASSACHUSETTS CONCORD CONTRACT 89 SEWER SEPARATION AND SURFACE IMPROVEMENTS PROJECT. SHEETS C-2, C-3, C-13, U-2, U-3 & U-9. DATED JUNE 2016
4. CITY OF CAMBRIDGE, MASSACHUSETTS CONCORD CONTRACT 89 SEWER SEPARATION AND SURFACE IMPROVEMENTS PROJECT. SHEETS C-14, C-15, C-19, U-12 & U-15A. DATED APRIL 2016
5. EVERSOURCE GAS FACILITY MAP
6. EVERSOURCE ELECTRIC FACILITY MAP
7. CITY OF CAMBRIDGE DEPARTMENT OF PUBLIC WORKS WATER FACILITY MAP

SEE SHEET 2 FOR LEGEND

325 Wood Road
Suite 109
Branintree, MA 01924

t: 781.380.7766
t: 781.380.7757

EXISTING CONDITIONS SURVEY
JOHN M. TOBIN SCHOOL
VASSAL LANE
CAMBRIDGE, MA
PREPARED FOR: CDM SMITH, INC.

10 June 2021
KEVIN HANLEY, PLS
MASSACHUSETTS REG. NO. 31313

REVISOR: MAY 14, 2021
REVISED: OCTOBER 2, 2017
DATE: SEPTEMBER 6, 2017

SCALE: 1"=20'

SMC DWG. NO. 210003800WS CCB.DWG

PAGE 1 OF 2

Revised:	MAY 14, 2021
Drawn By:	SEPTEMBER 6, 2017
Checked By:	21000380.00
Drawn By:	MC
Checked By:	NP
Drawn By:	EP
Drawn By:	210003800WS CCB.DWG
Drawn By:	1 OF 3



Revised: MAY 14, 2021
Date: SEPTEMBER 6, 2017
Job No.: 210003800W
Drawn by: MC
Checked by: NP
Circled by: ET
Drawing No.: 210003800WS CCB.DWG
Sheet: 2 OF 3

325 Wood Road
Suite 109
Braintree, MA 02184
t: 781.380.7766
f: 781.380.7757

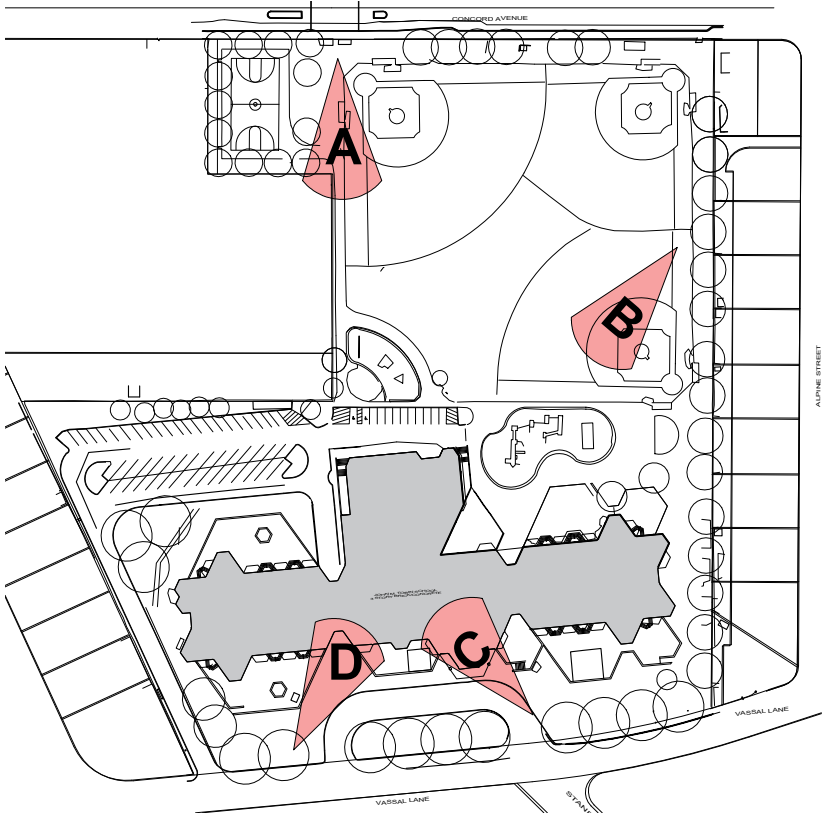
EXISTING CONDITIONS SURVEY
JOHN M. TOBIN SCHOOL
VASSAL LANE
CAMBRIDGE, MA
PREPARED FOR: CDM SMITH, INC.

10 June 2021
KEVIN HANLEY, PLS
MASSACHUSETTS REG. NO. 31313

REVISION: MAY 14, 2021
REVISED: OCTOBER 2, 2017
DATE: SEPTEMBER 6, 2017

SCALE: 1"=20'

SHEET 2 OF 2



This map illustrates the layout of the Tobin Field area, highlighting the proposed route for the Tobin Field Trail. The trail is shown as a red line with blue arrows indicating the direction of travel. The route starts near the intersection of Bay State Rd and Birch St, proceeds south along Birch St, then turns east onto Concord Ave, and finally heads south along Alpine St. Key landmarks and streets shown include:

- Streets:** Bay State Rd, Birch St, Fern St, Concord Ave, Alpine St, Chilton St, Vassal Ln, Standish St, Lakeview Ave, Worthington St, Fresh Pond Pkwy, and New St.
- Landmarks:** Fresh Pond Reservation, Basketball Courts at Tobin Field, Tobin Field, Father Callanan Playground, and Tobin Montessori School.
- Addresses:** Numerous residential addresses are labeled throughout the map, including 265A-29, 273-1, 273-2, 273-47, 273-51, 273-20, 273-48, 273-40, 273-38, 273-29, 273-43, 273-42, 273-41, 273-44, 273-45, 273-46, 273-47, 273-48, 273-49, 273-50, 273-51, 273-52, 273-53, 273-54, 273-55, 273-56, 273-57, 273-58, 273-59, 273-60, 273-61, 273-62, 273-63, 273-64, 273-65, 273-66, 273-67, 273-68, 273-69, 273-70, 273-71, 273-72, 273-73, 273-74, 273-75, 273-76, 273-77, 273-78, 273-79, 273-80, 273-81, 273-82, 273-83, 273-84, 273-85, 273-86, 273-87, 273-88, 273-89, 273-90, 273-91, 273-92, 273-93, 273-94, 273-95, 273-96, 273-97, 273-98, 273-99, 274-1, 274-2, 274-3, 274-4, 274-5, 274-6, 274-7, 274-8, 274-9, 274-10, 274-11, 274-12, 274-13, 274-14, 274-15, 274-16, 274-17, 274-18, 274-19, 274-20, 274-21, 274-22, 274-23, 274-24, 274-25, 274-26, 274-27, 274-28, 274-29, 274-30, 274-31, 274-32, 274-33, 274-34, 274-35, 274-36, 274-37, 274-38, 274-39, 274-40, 274-41, 274-42, 274-43, 274-44, 274-45, 274-46, 274-47, 274-48, 274-49, 274-50, 274-51, 274-52, 274-53, 274-54, 274-55, 274-56, 274-57, 274-58, 274-59, 274-60, 274-61, 274-62, 274-63, 274-64, 274-65, 274-66, 274-67, 274-68, 274-69, 274-70, 274-71, 274-72, 274-73, 274-74, 274-75, 274-76, 274-77, 274-78, 274-79, 274-80, 274-81, 274-82, 274-83, 274-84, 274-85, 274-86, 274-87, 274-88, 274-89, 274-90, 274-91, 274-92, 274-93, 274-94, 274-95, 274-96, 274-97, 274-98, 274-99, 275-1, 275-2, 275-3, 275-4, 275-5, 275-6, 275-7, 275-8, 275-9, 275-10, 275-11, 275-12, 275-13, 275-14, 275-15, 275-16, 275-17, 275-18, 275-19, 275-20, 275-21, 275-22, 275-23, 275-24, 275-25, 275-26, 275-27, 275-28, 275-29, 275-30, 275-31, 275-32, 275-33, 275-34, 275-35, 275-36, 275-37, 275-38, 275-39, 275-40, 275-41, 275-42, 275-43, 275-44, 275-45, 275-46, 275-47, 275-48, 275-49, 275-50, 275-51, 275-52, 275-53, 275-54, 275-55, 275-56, 275-57, 275-58, 275-59, 275-60, 275-61, 275-62, 275-63, 275-64, 275-65, 275-66, 275-67, 275-68, 275-69, 275-70, 275-71, 275-72, 275-73, 275-74, 275-75, 275-76, 275-77, 275-78, 275-79, 275-80, 275-81, 275-82, 275-83, 275-84, 275-85, 275-86, 275-87, 275-88, 275-89, 275-90, 275-91, 275-92, 275-93, 275-94, 275-95, 275-96, 275-97, 275-98, 275-99, 276-1, 276-2, 276-3, 276-4, 276-5, 276-6, 276-7, 276-8, 276-9, 276-10, 276-11, 276-12, 276-13, 276-14, 276-15, 276-16, 276-17, 276-18, 276-19, 276-20, 276-21, 276-22, 276-23, 276-24, 276-25, 276-26, 276-27, 276-28, 276-29, 276-30, 276-31, 276-32, 276-33, 276-34, 276-35, 276-36, 276-37, 276-38, 276-39, 276-40, 276-41, 276-42, 276-43, 276-44, 276-45, 276-46, 276-47, 276-48, 276-49, 276-50, 276-51, 276-52, 276-53, 276-54, 276-55, 276-56, 276-57, 276-58, 276-59, 276-60, 276-61, 276-62, 276-63, 276-64, 276-65, 276-66, 276-67, 276-68, 276-69, 276-70, 276-71, 276-72, 276-73, 276-74, 276-75, 276-76, 276-77, 276-78, 276-79, 276-80, 276-81, 276-82, 276-83, 276-84, 276-85, 276-86, 276-87, 276-88, 276-89, 276-90, 276-91, 276-92, 276-93, 276-94, 276-95, 276-96, 276-97, 276-98, 276-99, 277-1, 277-2, 277-3, 277-4, 277-5, 277-6, 277-7, 277-8, 277-9, 277-10, 277-11, 277-12, 277-13, 277-14, 277-15, 277-16, 277-17, 277-18, 277-19, 277-20, 277-21, 277-22, 277-23, 277-24, 277-25, 277-26, 277-27, 277-28, 277-29, 277-30, 277-31, 277-32, 277-33, 277-34, 277-35, 277-36, 277-37, 277-38, 277-39, 277-40, 277-41, 277-42, 277-43, 277-44, 277-45, 277-46, 277-47, 277-48, 277-49, 277-50, 277-51, 277-52, 277-53, 277-54, 277-55, 277-56, 277-57, 277-58, 277-59, 277-60, 277-61, 277-62, 277-63, 277-64, 277-65, 277-66, 277-67, 277-68, 277-69, 277-70, 277-71, 277-72, 277-73, 277-74, 277-75, 277-76, 277-77, 277-78, 277-79, 277-80, 277-81, 277-82, 277-83, 277-84, 277-85, 277-86, 277-87, 277-88, 277-89, 277-90, 277-91, 277-92, 277-93, 277-94, 277-95, 277-96, 277-97, 277-98, 277-99, 278-1, 278-2, 278-3, 278-4, 278-5, 278-6, 278-7, 278-8, 278-9, 278-10, 278-11, 278-12, 278-13, 278-14

197 Vassal Lane

Petitioner

234-160
ADAMIAN, DAVID C. &
LYNNE CARVALHO ADAMIAN
90 STANDISH ST
CAMBRIDGE, MA 02138

260-80
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

260-80
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE, CITY MANAGER
795 MASS AVENUE
CAMBRIDGE, MA 02139

234-178
275 FRSH POND LLC
275 FRESH POND PKWY
CAMBRIDGE, MA 02138

234-176
WILHELM, LUCILLE L.
188 VASSAL LANE
CAMBRIDGE, MA 02138

CITY OF CAMBRIDGE
C/O BRENDON ROY
795 MASS AVENUE
CAMBRIDGE, MA 02139

234-174
EDGERLY, WILLIAM S.
100 NEWBURY COURT SUITE 6617
CONCORD, MA 01742

260-63
ROBBART, ANN M.
55 ALPINE ST
CAMBRIDGE, MA 02138

260-69
SIEGEL, JODIE,
TRUSTEE THE JODIE M. SIEGEL FAM TR
21 ALPINE ST
CAMBRIDGE, MA 02138

260-74
EMJR PROPERTIES, INC.
325 FRESH POND PARKWAY
CAMBRIDGE, MA 02138

261-109
SAHLU, JOHANNES & BIZUNESH GROOM
421 CONCORD AVE
CAMBRIDGE, MA 02138-1215

261-110
HELFELD, ALVIN AND SUSAN SCHENKEL
417 CONCORD AVE.
CAMBRIDGE, MA 02138-1215

260-80
CAMBRIDGE CITY OF SCHOOL DEPT –
TOBIN SCHOOL
159 THORNDIKE ST
CAMBRIDGE, MA 02141

234-161
INGLE, DAMON SHAW
180 VASSAL LN
CAMBRIDGE, MA 02138-6838

260-32
BECHWATI PROPERTIES, LLC
480 CONCORD AVE
CAMBRIDGE, MA 02138

260-64
SLATE, MALLORY H. & YLVA M. SLATE
49 ALPINE ST
CAMBRIDGE, MA 02138-6810

260-66
EGBERT, DERRICK B.
35 ALPINE ST
CAMBRIDGE, MA 02138

260-67
ENGELMAN, DORIS J.
29 ALPINE ST
CAMBRIDGE, MA 02138-6810

260-68
HACKEL, JOYCE M. & ROBIN A. LUBBOCK
25 ALPINE STREET
CAMBRIDGE, MA 02138-6810

260-70
DAMIAN, JOHN G. ELIZABETH L DAMIAN
11 ALPINE ST
CAMBRIDGE, MA 02138-6810

260-72
ZENS, PAMELA WENDY,
TR. OF THE WENDY PAMELA ZENS FAMILY TR.
153 VASSAL LA
CAMBRIDGE, MA 02138

260-77
MASSACHUSETTS COMMONWEALTH OF
STATE HOUSE
BOSTON, MA 02133

261-130
BULKOWSKI, CHARLES J.
DOLORES M BULKOWSKI
401 CONCORD AVE
CAMBRIDGE, MA 02138-1215

261-146
GOODMAN, PATRICIA
391 CONCORD AVE. UNIT#2
CAMBRIDGE, MA 02138

261-147
MOORE, NICOLA
397 CONCORD AVE
CAMBRIDGE, MA 02138

261-197
SHAW, WILLIAM J. & CARLA L. WAHNON
387 CONCORD AVE
CAMBRIDGE, MA 02138

261-196
CHETHAM, REBECCA &
CHRISTOPHER A. PANZICA
385 CONCORD AVE
CAMBRIDGE, MA 02138

260-65
YALIN, DANA & NOAM Y. KIRSON
43 ALPINE ST
CAMBRIDGE, MA 02138

260-71
WHELAN, KATHLEEN
7 ALPINE ST.
CAMBRIDGE, MA 02138-6810

260-76
EMJR PROPERTIES, INC.
325 FRESH POND PARKWAY
CAMBRIDGE, MA 02138

197 Vassal Lane

261-108-167
LYMAN, JAMES M., REINIER BEEUWKES JR.,
AUSTIN BROADHURST,
TR. OF LYMAN REAL ESTATE TRUST
445 CONCORD AVE
CAMBRIDGE, MA 02138

234-175
RICHARDSON, MARGARET P.
C/O ROPES & GRAY - BRENDA S. DIANA
800 BOYLSTON ST
BOSTON, MA 02199-3600

260-34
FERNANDEZ, CAROLINA & JAMES D. LLOYD
374 CONCORD AVE., #2
CAMBRIDGE, MA 02138

233-187
BUJOREANU, MIHAELA
164 VASSAL LN
CAMBRIDGE, MA 02138

233-187
STEPHENS, NIAL & TALAYA DELANEY
166 VASSAL LN
CAMBRIDGE, MA 02138

233-198
YESSELMAN, JAY
160 VASSAL LN
CAMBRIDGE, MA

234-173
TMANINO LLC
495A HENRY ST, #124
BROOKLYN, NY 11231

260-46
TGCI FRESH POND LLC
BROOKLINE GK, LLC
ONE ADAMS PL
859 WILLARD ST., #501
QUINCY, MA 02169

261-146
CHILINSKI, DAVID
391 CONCORD AVE UNIT #1
CAMBRIDGE, MA 02138

233-189
KENTON SCOTT
152 VASSAL LN
CAMBRIDGE, MA 02138

260-73
ELIE ON FRESH POND PKWY LLC
97 NEW HAVEN ST
WEST ROXBURY, MA 02132

260-34
NARDIN, RACHEL
174 FRANKLIN ST
CAMBRIDGE, MA 02138

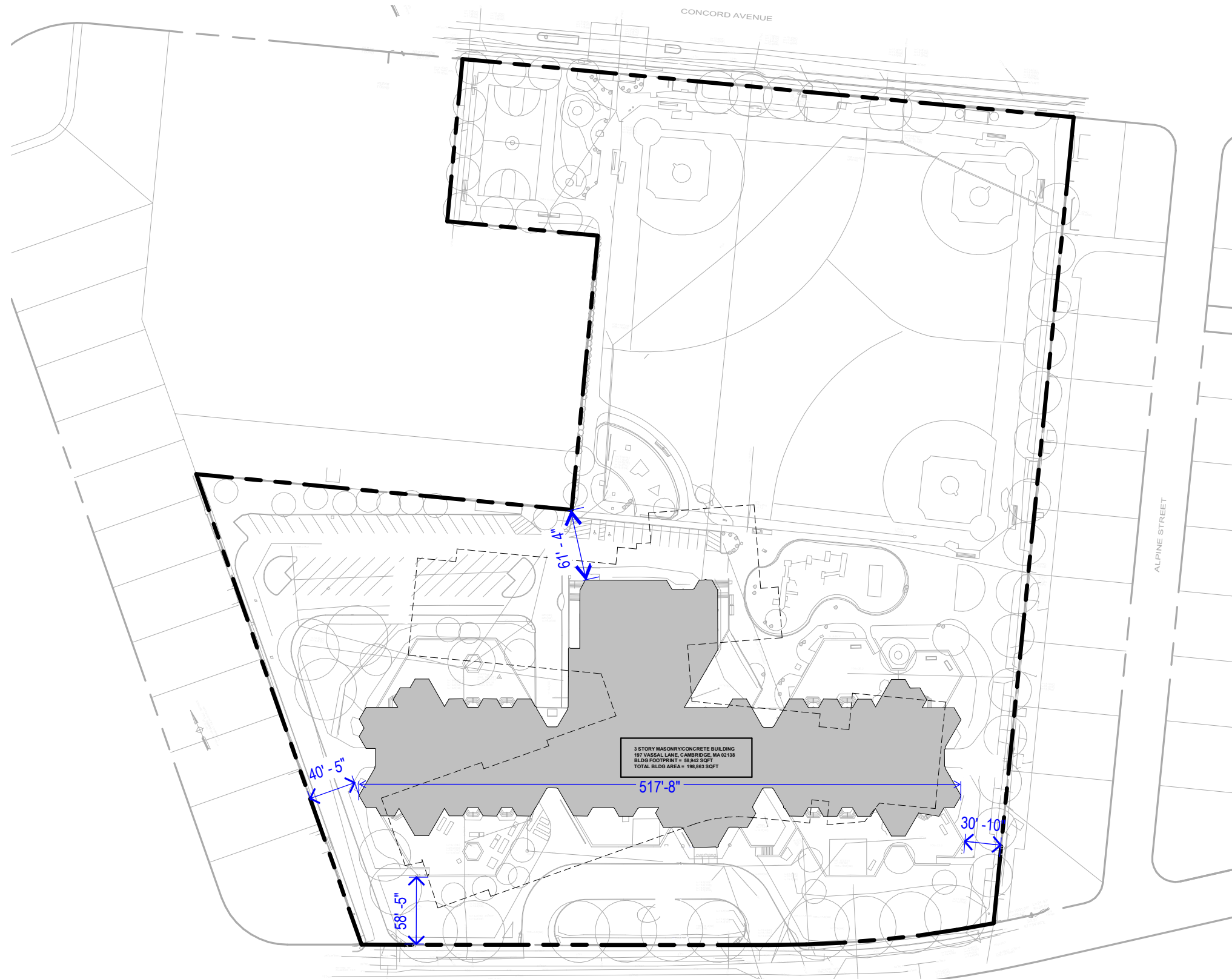
233-189
RUTHERFORD MATTHEW S & BRIDGET M
TR. RUTHERFORD FAMILY TRUST
154 VASSAL LN
CAMBRIDGE, MA 02138

260-35
372 CONCORD AVENUE, LLC
134 MAIN STREET, UNIT 7
STONEHAM, MA 02180

233-186
KIM, JINAH MYUNG-KOO KANG
87 STANDISH ST
CAMBRIDGE, MA 02138

261-111-112
CLARK, EMORY J. XONNABEL G CLARK
413 CONCORD AVE
CAMBRIDGE, MA 02138-1215

233-186
CRARY, HARRIET S.
85 STANDISH ST
CAMBRIDGE, MA 02138



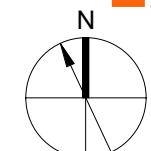
Site Survey (Existing and Proposed)

Tobin Montessori and Vassal Lane Upper Schools

0' 50' 100' 200' 300'

SCALE : 1" = 100'-0"

**PERKINS —
EASTMAN**



6-17-21