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

Other Issues  50 comments
Open Space    106 comments
Building Size 41 comments
Play Space Types 95 comments
Traffic and Parking 154 comments
Process       116 comments
Building Program 127 comments
Design        126 comments

*AS OF 01/15/20
★ MANY COMMENTS ADDRESS MORE THAN ONE ISSUE
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.
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

PUTNAM AVE (opened 2016)
- Kennedy Longfellow School
- King School
- Morse School

RINDGE AVE
- Baldwin School School
- Peabody School

CAMBRIDGE STREET (opened 2019)
- King Open School
- Cambridgeport School
- Fletcher Maynard Academy

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

<table>
<thead>
<tr>
<th></th>
<th>Original Building</th>
<th>New Building</th>
<th>Gross Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MLK/ Putnam Ave</strong></td>
<td>153,000</td>
<td>175,000</td>
<td></td>
</tr>
<tr>
<td><strong>King Open/ Cambridge Street</strong></td>
<td>117,000</td>
<td>273,000</td>
<td></td>
</tr>
<tr>
<td><strong>New Tobin/ Vassal Lane</strong></td>
<td>128,171</td>
<td>294,000</td>
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PROGRAM
PROJECT GOALS

1. Maintain Tobin Montessori School in current location
2. Upper School to meet increased enrollment needs
3. Meet ¼ of additional city-wide preschool need
4. Equitable assignment of resources across city
DISTRICT ENROLLMENT

OVER TIME

Number of Students

2012 2019 2030
6000
5000
4000
3000
2000
1000
0

K-5

2964 3310 4087
+23%
+12%

6-8

1114 1233 1591
+29%
+11%

TOTAL

4078 4543 5678
+25%
+11%

PERKINS EASTMAN TOBIN MONTESSORI/VASSAL LANE SCHOOLS PROJECT
5TH GRADE ENROLLMENT
AS OF DECEMBER 13, 2019

<table>
<thead>
<tr>
<th>School</th>
<th>Number of Students</th>
<th>Grade Capacity</th>
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<tbody>
<tr>
<td>Morse</td>
<td>35</td>
<td>49</td>
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<tr>
<td>Dr. MLK Jr.</td>
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<tr>
<td>Kennedy-Longfellow</td>
<td>31</td>
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<tr>
<td>King Open</td>
<td>128</td>
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<tr>
<td>Fletcher-Maynard</td>
<td>35</td>
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<tr>
<td>Cambridgeport</td>
<td>44</td>
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<tr>
<td>Tobin</td>
<td>120</td>
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<tr>
<td>Haggerty</td>
<td>28</td>
<td></td>
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<tr>
<td>Graham and Parks</td>
<td>63</td>
<td></td>
</tr>
<tr>
<td>Baldwin</td>
<td>45</td>
<td></td>
</tr>
<tr>
<td>Peabody</td>
<td>45</td>
<td></td>
</tr>
<tr>
<td>Putnam Ave</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cambridge Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vassal Lane</td>
<td></td>
<td></td>
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<tr>
<td>Rindge Ave</td>
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</tbody>
</table>
### SCHOOL AREA

<table>
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<tr>
<th>Location</th>
<th>Original Building</th>
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STUDENT ENROLLMENT

PROJECTIONS

Preschool  Tobin  Vassal  Special Programs

Includes S.E.I. & O.S.S. Students
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

Existing Facilities: 70%
New Preschool: 8%
Other Locations: 22%

Future Demand: 100%
• 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

Feasibility Study
- Establish Program
- Establish Building Organization & Form

Schematic Design
- Begin Building & Site Design
- Choose Structure & Mechanical Systems

Design Development
- Refine Design
- Choose Products
- Begin Details

Construction Documents
- Document Design
- Create Construction Details

* Schedule extended to allow for additional community input
DESIGN PROCESS

We are here

10 MONTHS*

Feasibility Study

6 MONTHS

Schematic Design

6 MONTHS

Design Development

10 MONTHS

Construction Documents

Proposed Community Meetings

Special Meetings as needed

* Schedule extended to allow for additional community input
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

- Reduce Paved Area with Drop-off & Parking Under Building
- Program Open Areas for Age-appropriate Play
- Make Building Taller to Increase Open Space
- Program Open Areas for Community Use
- Develop Circulation Options
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
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
DESIGN REVISIONS
**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
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
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
PAVILIONS
VIEW FROM SOUTHEAST CORNER

NOV. 2019

FRESH POND PKWY
CONCORD AVENUE
ALPINE STREET

TOBIN
VASSAL
SHARED
PRE-SCHOOL

NASSAL LANE
Stacking Diagrams

Design Revisions

Replacement

Wings

Pavilions

NOTE: Mechanical penthouses and rooftop terraces not shown

Perkins Eastman  Tobin Montessori/Vassal Lane Schools Project
SETBACK FROM PROPERTY LINE

NOVEMBER DESIGNS

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’)

CONCORD AVENUE
ALPINE STREET
VASSAL LANE
NORTH
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

<table>
<thead>
<tr>
<th>Building Footprint</th>
<th>November (square feet)</th>
<th>Current (square feet)</th>
<th>Change (square feet)</th>
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<tbody>
<tr>
<td>Existing</td>
<td>62,162</td>
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<tr>
<td>Renovation + Addition</td>
<td>117,000</td>
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<td>- 20,500</td>
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<tr>
<td>Replacement</td>
<td>96,500</td>
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<td>+ 1,500</td>
</tr>
<tr>
<td>Wings</td>
<td>106,500</td>
<td>108,000</td>
<td>+ 1,500</td>
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<tr>
<td>Pavilions</td>
<td>109,000</td>
<td>106,500</td>
<td>- 2,500</td>
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<th>November (acres)</th>
<th>Current (acres)</th>
<th>Change (acres)</th>
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<td>Existing</td>
<td>6.6</td>
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<tr>
<td>Renovation + Addition</td>
<td>5.4</td>
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<td>+ 0.8</td>
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<tr>
<td>Replacement</td>
<td>6.3</td>
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<tr>
<td>Wings</td>
<td>5.4</td>
<td>6.0</td>
<td>+ 0.4</td>
</tr>
<tr>
<td>Pavilions</td>
<td>5.2</td>
<td>5.8</td>
<td>+ 0.6</td>
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OPEN SPACE IDEAS
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