COMMUNITY MEETING
01/15/2020
DRAFT
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
363 COMMENTS*: WHAT WAS IMPORTANT*

% OF FEEDBACK

- Other Issues: 32 comments
- Open Space: 91 comments
- Building Size: 36 comments
- Play Space Types: 90 comments
- Traffic and Parking: 128 comments
- Process: 92 comments
- Building Program: 91 comments
- Design: 92 comments

Teacher Workshop
- Other Issues
- Building Size
- Play Space Types
- Building Program
- Design

Community
- Open Space
- Traffic and Parking
- Process

*363 AS OF 01/07/20
* MANY COMMENTS ADDRESS MORE THAN ONE ISSUE
COURTESY DRAFT – 15 JANUARY 2020
PERKINS EASTMAN | TOBIN MONTESSORI/VASSAL LANE SCHOOLS PROJECT
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

Feasibility Study
- April 30, 2019

Schematic Design
- November 13, 2019

Design Development

Construction Documents

10 MONTHS*

6 MONTHS

6 MONTHS

10 MONTHS

Proposed Community Meetings

* Schedule extended to allow for additional community input

COURTESY DRAFT – 15 JANUARY 2020

PERKINS EASTMAN

TOBIN MONTESSORI/VASSAL LANE SCHOOLS PROJECT
What it is

- Selection of building form
- Finalization of Education Program

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

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Make Building Taller to Increase Open Space

Develop Circulation Options

Program Open Areas for Age-appropriate Play

Program Open Areas for Community Use

Reduce Paved Area with Drop-off & Parking Under Building
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 of 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 – UNDERGROUND PARKING
OPTIONS

2070 100-YEAR STORM + SEA LEVEL RISE
EXTENT OF CONTAMINATED FILL
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
STRATEGIES BASED ON COMMUNITY INPUT

DRAFT

- Reduce Paved Area with Drop-off & Parking Under Building
- Make Building Taller to Increase Open Space
- Develop Circulation Options
- Program Open Areas for Age-appropriate Play
- Program Open Areas for Community Use
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
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
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’)

COURTESY DRAFT – 15 JANUARY 2020
PERKINS EASTMAN  TOBIN MONTESSORI/VASSAL LANE SCHOOLS PROJECT
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
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
## 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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<tr>
<td>Replacement</td>
<td>96,500</td>
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<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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<tr>
<th>Open Area</th>
<th>November (acres)</th>
<th>Current (acres)</th>
<th>Change (acres)</th>
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<tbody>
<tr>
<td>Existing</td>
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<tr>
<td>Renovation + Addition</td>
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<td>+ 0.8</td>
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<td>Replacement</td>
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<tr>
<td>Wings</td>
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<td>+ 0.4</td>
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<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