AGENDA
COMMUNITY MEETING – FEBRUARY 12, 2020

● Process and schedule review
● Program update
  ● Population on site
  ● Traffic impacts
● Option review
● Option analysis
● Building Design
● Final thoughts
DESIGN PROCESS

10 MONTHS
Feasibility Study
- Establish Program
- Establish Building Organization & Form

6 MONTHS
Schematic Design
- Begin Building & Site Design
- Choose Structure & Mechanical Systems
- Traffic Studies

6 MONTHS
Design Development
- Refine Design
- Choose Products
- Begin Details

10 MONTHS
Construction Documents
- Document Design
- Create Construction Details
**CURRENT SCHEDULE**

12 MONTHS*  
Feasibility Study

6 MONTHS  
Schematic Design

8 MONTHS  
Design Development

8 MONTHS  
Construction Documents

We are here

* Schedule extended to allow for additional community input

02/06/19  
04/30/19  
11/13/19  
01/16/20  
Today

- Proposed Community Meetings
- Special Meetings as needed

* Schedule extended to allow for additional community input
PREFERRED OPTION

PROCESS

● 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
MAJOR ELEMENTS

- Open area and park area
- Program size
- Building scale for neighborhood
- Site circulation and traffic
PROGRAM UPDATE
SCHOOL POPULATION, ADJUSTED

110 FEWER STUDENTS 19 FEWER STAFF

- Preschool classrooms at this location
  - November program: 8 classes
  - Current program: 4 classes
  - 50% fewer

- Special Start classrooms at this location
  - November program: 5 classes
  - Current program: 3 classes
  - 40% reduction

- All other program needs met
EARLY CHILDHOOD EDUCATION
3 AND 4 YEAR-OLD DISTRIBUTION

● City is committed to providing preschool access
● North and West Cambridge have greatest need
● Preschool classrooms will be added at other sites
● Adjustment to school

Percent of Citywide 3 and 4 Year-Olds by Census Tract

- 0.77% - 1.5%
- 1.51% - 2.5%
- 2.51% - 3.5%
- 3.51% - 5%
- 5.01% - 12.67%

Tobin School
Major Roads
SCHOOL POPULATION: STUDENTS AND STAFF
110 FEWER STUDENTS 19 FEWER STAFF

STUDENTS

SCHOOL POPULATION: STUDENTS AND STAFF
110 FEWER STUDENTS 19 FEWER STAFF

STAFF

Original: 8 preschool classrooms, 5 Special Start classrooms
Reduced: 4 preschool classrooms, 3 Special Start classrooms

Original: 8 preschool classrooms, 5 Special Start classrooms
Reduced: 4 preschool classrooms, 3 Special Start classrooms
TRAFFIC AND PARKING
WHAT NEEDS TO BE STUDIED

● Traffic Impact Study (TIS) Certification
  ● Required comprehensive analysis
  ● Looks at existing infrastructure and anticipated impacts
  ● Traffic, Parking, & Transportation Department reviews
  ● Includes vehicle, pedestrian, and bicycle access and circulation
  ● Opportunity for community input
TRAFFIC AND PARKING
WHAT NEEDS TO BE STUDIED

- Parking & Transportation Demand Management (PTDM) Plan
  - National model, required when adding non-residential parking
  - Looks to improve access, reduce congestion, and reduce air pollution
  - Goal to increase safety by promoting walking bicycling, and public transit

- Key elements of PTDM include
  - Single-occupancy vehicle mode-share commitment
  - Comprehensive Transportation Demand Management (TDM) measures
  - Annual Single Occupancy Vehicle surveys
  - Biennial car and bicycle counts
  - Status of TDM measures
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
REPLACEMENT
- All new building
- Bus loop off Vassal Lane
- Parking below building
- Playing fields on north side

WINGS
- All new building
- Bus loop off Concord Ave
- Parking below building
- Playing fields on south side

PAVILIONS
- All new building
- On-site drive aisle for buses
- Parking below building
- Playing fields on west side
November 2019: RENOVATION-ADDITION
January 2020: REPLACEMENT v1
January 2020: REPLACEMENT v2
EVOLUTION OF AN IDEA

February 2020: REPLACEMENT v3
CROSSROADS
STACKING DIAGRAMS
DESIGN REVISIONS

• Community School moved from it’s own wing to Preschool area
• Auditorium and gyms moved west
• 4th floor set back from Vassal Ln

NOTE: Mechanical penthouses and rooftop terraces not shown
SETBACK

EXISTING
WINGS

November 2019
SETBACK FROM PROPERTY LINE
EXISTING COMPARED TO PROPOSED

EXISTING

WINGS
November 2019

CROSSROADS
February 2020
EXISTING

6.6 acres

Building: 1.4 acres
Roads: 1.1 acres
OPEN AREA

WINGS
November 2019
5.4 acres

Building: 2.4 acres
Roads: 1.3 acres
CROSSROADS OPTION

February 2020

6.5 acres

Building: 2.0 acres
Roads: 0.6 acres
OPEN AREA

COMPARISONS

EXISTING

WINGS
November 2019

CROSSROADS
February 2020
FATHER CALLANAN PARK

EXISTING

4.5 acres
FATHER CALLANAN PARK

EXISTING
4.5 acres

WINGS November 2019
2.45 acres
FATHER CALLANAN PARK

EXISTING
4.5 acres

WINGS November 2019
2.45 acres

REPLACEMENT
January 2020
3.9 acres
FATHER CALLANAN PARK

EXISTING
4.5 acres

WINGS November 2019
2.45 acres

REPLACEMENT
January 2020
3.9 acres

CROSSROADS
February 2020
4.55 acres
## SITE AREAS
### DESIGN EVOLUTION

<table>
<thead>
<tr>
<th>DESIGN</th>
<th>EXISTING</th>
<th>WINGS (NOV 2019)</th>
<th>CROSSROADS (FEB 2020)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Footprint</td>
<td>62,162 sq.ft.</td>
<td>106,500 sq.ft.</td>
<td>86,918 sq.ft.</td>
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<tr>
<td>Open Area</td>
<td>6.6 acres</td>
<td>5.4 acres</td>
<td>6.5 acres</td>
</tr>
<tr>
<td>Park</td>
<td>4.5 acres</td>
<td>3.9 acres</td>
<td>4.55 acres</td>
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</tbody>
</table>
PREFERRED OPTION
PREFERRED OPTION: REPLACEMENT v2
AS PRESENTED IN JANUARY

• More compact shape
• Playing fields on north
• Community path on both sides
• Cars enter and exit on Vassal in SW corner of site
• Bus loop on Vassal
• Service entry on Vassal
PREFERRED OPTION REPLACEMENT v3: CROSSROADS

- Organized for smaller footprint
- Taller portions are away from neighbors
- Maximized contiguous park area
- Maximized open area
CROSSROADS
RELATIONSHIP BETWEEN THE PARTS

- All entries organized around “Heart of School”
  - Pedestrian entrances facing Vassal Lane and Concord Ave
  - Car arrival below grade
  - Bus arrival from west
- Short travel distances
- Easy to separate wings
  - Increased security
  - Weekend/evening use can be segregated
CROSSROADS
BUILDING AND SITE ELEMENTS

- COMMUNITY PATH
- BASKETBALL
- PLAYGROUND
- BELOW-GRADE CAR ENTRY
- COMMUNITY SCHOOL & PRESCHOOL ON 1ST FLOOR
- LEARNING COMMONS ON UPPER FLOOR
- BUS DROP-OFF
- SERVICE

CALLANAN PARK
CALLANAN PARK
END

PEBKINS EASTMAN
TOBIN MONTESSORI/VASSAL LANE SCHOOLS
CROSSROADS
SOME POTENTIAL CIRCULATION PATHS

As with the previous options, these scenarios are only a few of the possible solutions. Further study will be done during the Schematic Design phase.
CROSSROADS
VIEW FROM SOUTHEAST CORNER

FRESH POND PARKWAY
COMMUNITY PATH
CONCORD AVENUE
ALPINE STREET

VASSAL
PRE-SCHOOL
TOBIN
AUDITORIUM
GYMS
CALLANAN PARK
CAR ENTRY

NOV 2019
FINAL THOUGHTS
YOUR VOICE MADE A DIFFERENCE

From November to Now:

- **18% smaller** building footprint
  19,582 square foot reduction

- **17% larger** park area
  0.65 acre increase

- **20% more** open area
  1.1 acre increase

- **30% fewer** vehicles per day
  ~110 individual fewer vehicles

- Play fields **do not overlap**

- **No bus** lane along Alpine St properties

- **No parking** on the surface
LOOK AHEAD

Feasibility Study completion
  Continue revisions
  Report mid-March

Design begins Spring 2020
  In-depth studies, including traffic
  Building expression developed

Site work begins Summer 2020
• Callanan park **larger** than today
• **Compact** building
• **Fewer** students
• **No parking** on the surface
• **On-site traffic reduced** by >10%
PASSIONATE ABOUT WHAT WE DO...HERE’S WHY