

MEETING RECORD

Perkins Eastman
Architects DPC

Meeting Date	05/06/2021		
Project Name	Tobin Montessori Vassal Lane Upper Schools	Project Number	79131.00
Subject	Community Meeting – Design, Monitoring, Construction		
Meeting Location	Video Conference	Date Prepared	Revised 08/03/21
Prepared By	Sarah Oakes	s.oakes@perkinseastman.com	T: 617-241-5569
Presenters	City of Cambridge: Perkins Eastman (PE): Carolyn Day		
Panelists	City of Cambridge: Brendon Roy, Owen O’Riordan, David Kale CPSD: Kenneth Salim, Jim Maloney Perkins Eastman: Caitlin Gilman, Dan Arons WT Rich: Brian Santos		

The following is a record of the conversation following a viewing of the pre-recorded presentation posted on the project website.

ITEM	QUESTION	RESPONSE
1	<p>From: Gina LaRoche, Alan Price, Robin Bonner, Eileen Woodford, Alice Heller, Larry Childs, Jessie English, & Gina LaRoche</p> <p>Can you clarify the amount of open use space that is currently available at Fr. Callanan Playground and what will remain after the construction? If the acreage is decreasing how will you make up what will be lost?</p>	<p>Response by: The City of Cambridge & Perkins Eastman</p> <p>Currently there is 5.48 acres of open space at Fr. Callanan field, the new plan will have 6.05 acres. So, we are increasing the amount of open space as a part of the project Parking went underground, we did not decrease open space, we've increased by over half an acre. Net increase currently designed.</p>
2	<p>From: Gina LaRoche, Alan Price, Robin Bonner, Eileen Woodford, Alice Heller, Larry Childs, Jessie English, & Gina LaRoche</p> <p>What date will you be shutting down the site? Will you be taking all the open space for the entire 4 years?</p>	<p>Response by: The City of Cambridge</p> <p>June 28th, and yes. We will need to take the entire site due to the soil remediation and work necessary, and the safety precautions we need to take. We are planning to leave the basketball courts open slightly longer, but we will be taking those at the end of the summer. We really need all of the space to get the project done on schedule.</p>
3	<p>From: Anonymous – Emailed to City prior to Community Meeting</p> <p>We request temporary access through the site to allow for access to Fresh Pond for pedestrians and bicyclists during the entire time of the construction.</p>	<p>Response by: The City of Cambridge</p> <p>Confirming there will be access to fresh pond by way of Vassal. There may be times when the street is shut down, but a police detail will be at the corner of Lakeview and Vassal to control traffic flow. We're keeping the avenue along Alpine open, but we are going to be leaving the path that is currently there during construction. You'll still be able to access Fresh Pond.</p>

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4	<p>From: Anonymous – Emailed to City prior to Community Meeting We would like to hear about your commitment to regular communication (weekly) about the project. Given many of us are working from home we'd like advance notice of particularly loud moments of demolition and construction.</p>	<p>Response by: The City of Cambridge The website is the place to go for weekly updates. As we get going, we will issue updates from the contractor on a regular basis. We're on site daily and we work directly with Kate Riley. When we get into the throws of construction, we don't want to overload the community with information so the community doesn't start ignoring us if weekly updates are the same as previous weeks. It's a tough balance, but Kate will be made aware of parking and traffic updates. We haven't done much paper flyer posting due to the pandemic, but if that is requested we can do that as well. When we figure out when weekly updates are needed we will let everyone know.</p>
5	<p>From: Anonymous – Emailed to City prior to Community Meeting Before the sewer separation project began, the city offered residents the opportunity for our homes to have a pre-construction inspection to document the condition of our homes before the start of such a massive project. We would like that to be available for this project, both before you begin and upon completion.</p>	<p>Response by: The City of Cambridge Confirming this is happening. Stay tuned for more info. Notices are going out on or about May 7th. This was covered in the community meeting.</p>
6	<p>From: Gina LaRoche, Alan Price, Robin Bonner, Eileen Woodford, Alice Heller, Larry Childs, Jessie English, & Gina LaRoche What is the rodent control plan during construction? Given there likely is a significant rodent population living at the school currently (open dumpsters, etc.), it is especially important to know what you are going to do at the beginning of construction. We would like to know what you are going to do to lessen the likelihood of rats moving into our neighborhood when their nests are disrupted.</p>	<p>Response by: The City of Cambridge Our contractor will be engaging with a rodent control specialist and will be installing traps around the site perimeter. The contractor typically provides a rodent control plan at the beginning of the project. We can ask for an info sheet to be provided and posted to the website. In addition to this, our City of Cambridge staff will be performing pre-inspections of homes in the area to note any rodent activity prior to construction.</p>
7	<p>From: Jodie Siegel Any detours or disruptions to traffic patterns?</p>	<p>Response by: The City of Cambridge We'll be working with WT Rich to mitigate and monitor construction truck routes and traffic patterns.</p>
8	<p>From: Janet Domenitz If we are crossing the street on the non-Tobin side of Vassal Lane, it is a pretty blind corner at Vassal and Lexington, and of course a lot of people walk down Vassal to get to Fresh Pond. Can we put a major 'speed bump' at the end of</p>	<p>Response by: The City of Cambridge & WT Rich We do a large scale scope with DPW of the area around the site, we'll need to take a look at that intersection, we'll look to help fix the issue. Speed bumps are not helpful for storm water mitigation happening.</p>

ITEM	QUESTION	RESPONSE
	Lexington for safety of pedestrians/bikers?	
9	<p>From: Gina LaRoche, Alan Price, Robin Bonner, Eileen Woodford, Alice Heller, Larry Childs, Jessie English, & Gina LaRoche How do we request pre-construction documentation before construction?</p>	<p>Response by: The City of Cambridge & WT Rich The pre-construction surveys will be available from our consultant Multivista. We hired a third party company to document general abutters properties. We'll be sending out requests to do this to those abutters shortly. We'll also be sending out ISD to keep a look out for rodent issues. Most abutters will be receiving a notice. On the topic of rodent control. Once the school is vacant ISD will perform an inspection of the building to clear that it does not have any activity, and we will do so for the grounds as well. We also work with the local businesses as well to make sure they are aware of what might happen during construction. Street by street inspections prior to demolition will happen, we will not be able to access private property without permission. There will be a means to request an inspection of your property. If you see potentially rodents on your property, you can contact ISD and they will inspect your property. We were able to help people prior, during, and post demolition on other projects successfully. Success with MLK & King Open. Preparation is the key to success, so once the building is vacant, setting up traps quickly, and accessing the site is key.</p>
10	<p>From: Janet Domenitz I'd like to know what exactly will be done before construction starts to measure each home on Alpine St and Vassal Lane--when I say 'measure', I'm not even sure precisely what to inquire about -- but whether it's foundation, windows, settling, etc... how will we document the shape of our homes in order to know if/when any damage is caused by construction? In addition, while it shouldn't be considered structural damage, the dirt and dust will likely be considerable--any remediation for that in our homes?</p>	<p>Response by: The City of Cambridge & WT Rich See response above -- line 9.</p>
11	<p>From: Jan Devereux We need to know who qualifies as an abutter for monitoring of vibration. Our house is attached to one slightly closer to Vassal that may qualify based on distance -- if that house (#257 Lakeview) is an abutter, ours should be since we share a common wall.</p>	<p>Response by: The City of Cambridge & WT Rich See response above -- line 9.</p>
12	<p>From: Doug Brown What is the latest status of the Armory land? The slide at 15:02</p>	<p>Response by: The City of Cambridge We are still working through negotiations with the Armory. A letter contacting the Quarter Master and committees, before our letter</p>

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	of the presentation shows part of the Armory property as being included in the final project area.	can be reviewed and then the City can go to DCAMM for an appraisal. We're continuing that portion of the process.
13	From: Doug Brown Who on the project team will be serving as the neighborhood contact?	Response by: The City of Cambridge Please refer to the project website for contact info, During construction bulletin boards will be posted with contact information.
14	From: Anonymous – Emailed to City prior to Community Meeting When will the project team present their complete traffic mitigation plan to the public?	Response by: The City of Cambridge WTR during construction. Still in development.
15	From: Jan Devereux I recall that quite often during the construction of the Cambridge St School, the contractors requested to work on weekends to stay on schedule; with construction being planned to make possible the school reopening on time in 2025, I am concerned that there will be no relief from noise on weekends. Does the schedule build in any time for "surprises"? I'm beginning to worry about whether I can continue to work from home with noise over 75db. I also note that demolition is planned to coincide with the period that includes the winter holidays this year.	Response by: The City of Cambridge We understand the City's noise ordinance and have provisions for noise monitoring on site. Weekend work will be decided on an as needed basis and will be communicated well in advance of the work taking place.
16	From: Wendy Zens How are all of the mature oaks around the perimeter of the school be protected during the project? Are there any planned removals for any healthy trees?	Response by: The City of Cambridge & WT Rich Tree protection is planned for the trees along Alpine and Vassal. We are working with the City's arborist to review any trees that need to be removed. Any trees removed will be replaced with a similar caliper tree. We are intending to keep all healthy mature trees on Alpine, Concord, and Vassal. There are some trees that are where the new building is going. We're following guidelines that state if you remove a tree, to plant a new one on site. We're working with the city arborist, trees being cut down will go through a tree hearing, but we're trying to keep the majority of the mature trees on site. We're also working with Barrett Tree Service, and coming up with a detailed plan, such as fencing and nutrients for the existing trees. Abutters running down Alpine, do know that there are some trees that fall onto abutter properties, and we're working with Barrett to do some work / assessments on those trees.
17	From: Joy Hackel How many of the mature trees lining Concord Ave will be cut down?	Response by: The City of Cambridge & WT Rich See response above – line 16. Some unhealthy trees along Concord have been scheduled for immediate removal by the City Arborist.
18	From: Wendy Zens	Response by: The City of Cambridge

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	<p>Is the traffic study ready for disclosure at tomorrow night's meeting? I am particularly interested in the safety of pedestrians and remediation of traffic congestion at school drop-off and pick-up times when all bus and car traffic is funneled through the narrowed section of Vassal between Standish and Alpine.</p>	<p>The traffic study shared at previous meetings will be available for download on the project website. This will soon be posted.</p>
<p>19</p>	<p>From: Wendy Zens Who will be the abutter contact for concerns about air quality, dust, vibration or noise pollution during the project?</p>	<p>Response by: The City of Cambridge Please refer to the project website for contact information</p>
<p>20</p>	<p>From: Joy Hackel Can we please work to maximize access to portions of the park not under construction this summer and beyond? Since initial work will involve demolition, can the neighborhood continue to have access to the fields adjacent to Concord Ave and to the basketball courts beyond Sept. 1?</p>	<p>Response by: The City of Cambridge Because the initial phase is comprised of site work, it's critical to the project to take the entire site.</p>
<p>21</p>	<p>From: Jay Yesselman Could we get a bit more clarification on the noise ordinances you'll be complying with. That doesn't address the question on the types of noise we'll expect. Is it a noise ordinance for leaf blowers or construction?</p>	<p>Response by: The City of Cambridge Cambridge has construction time periods noise is allowed to happen. You'll hear trucks during the day, you'll hear motor humming, or cranes moving. Where we establish these items we try to keep away from the perimeter of the site. On past projects, noise has not been a major concern for the construction teams. Some sound from steel erecting, concrete being poured. Once the skin of the building is on it will be quieter.</p>
<p>22</p>	<p>From: Joy Hackel Many of us are still required to work remote from home. What sort of noise-reduction measures can we expect and what hours of the day will loud noise make working from home impossible for Alpine Street residents? Can there be "quiet hours" during the work day?</p>	<p>Response by: The City of Cambridge & WT Rich See comment above - line 21.</p>
<p>23</p>	<p>From: Jay Yesselman Follow Up: Will the city put up an issue tracking site so that people can see what issues have been raised, and have it public so everyone can see the issues being raised and how they are being tracked? This is being raised</p>	<p>Response by: The City of Cambridge During community meetings questions and concerns are tracked. During construction we haven't had enough issues that we've needed a website tracking system, typically they can be handled at monthly meetings. Communities are also able to use the Community Connect 311 App to raise issues as well to track issues. That is a live tracking issue. Those all go to Kate Riley and are delineated to the Cambridge team.</p>

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	based on a prior sewer project that had many issues.	
24	From: Betsy Damian After effects of covid for hybrid classrooms and population changes and how this will affect teaching?	Response by: Cambridge Public Schools & Perkins Eastman There is only so far we can predict out with population projections, we're not sure how Covid will change that as of right now. Since late winter we've seen more students trickling back into the school from students who were remote. Many drop off in enrollment was with issues with Visas. One area we've stayed steady is within the middle schools. There is no reason families and students will not return. We're having conversations with teaching staff on hybrid teaching models. We've heard from mental health professionals and pediatricians that the lack of in person learning has caused issues with the student population as a whole. There may be some remote learning in the future but not enough to impact occupancy.
25	From: From: Gina LaRoche, Alan Price, Robin Bonner, Eileen Woodford, Alice Heller, Larry Childs, Jessie English, & Gina LaRoche Can you let us know when/if there will be community discussions for after-hours use of the building? And we are wondering if both the gym and the auditorium will be available for after-hours community use? Given the magnitude of this project and impact it has on the neighborhood, we are requesting that the gym and other areas of the building be available for community classes such as yoga etc.	Response by: Cambridge Public Schools All CPS buildings are available for use to the public. This building continues that program and this is a part of the overall design intent for the building. All schools are available for permitting and use by community groups, and we're designing the building with interior gyms with public access in mind.
26	From: Anonymous – Emailed to City prior to Community Meeting We would like ongoing vibration and noise monitoring.	Response by: CDM Smith This was addressed during the community meeting. we will be observing noise during activities that we anticipate exceeding the Cambridge noise ordinance. Our consultant CDM smith will be performing noise monitoring. CDM Smith will be observing noise during activities that we anticipate exceeding the Cambridge noise ordinance. CDM Smith will be performing vibration and noise monitoring.
27	From: Gina LaRoche, Alan Price, Robin Bonner, Eileen Woodford, Alice Heller, Larry Childs, Jessie English, & Gina LaRoche How will you manage environmental hazards from the soil etc.? What processes do you have to keep the dust under control?	Response by: CDM Smith Fact sheets will be provided on the website. The ISS process will be employed to solidify the waste material and reduce the amount of airborne pollutants. Dust control measures will include soil wetting and covering any on-site stockpiles. Perimeter Air Monitoring will be conducted during construction activities. Mitigation measures will be conducted as required based on monitoring results. Test results have been provided on the project Webpage and previous community meetings. Please see project webpage.
28	From: Betsy Damian	Response by: CDM Smith See comment above – line 27.

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	<p>I am still wondering about the types of chemicals/poisons, that might have been found in the soil, and how the level of toxins compares with acceptable standard numbers. This mystery has been ongoing since I first moved in over 40 years ago.</p>	
<p>29</p>	<p>From: Anonymous – Emailed to City prior to Community Meeting Why was soil mixing selected as the preferred remediation strategy over off-site removal?</p>	<p>Response by: CDM Smith Soil mixing, i.e., In-situ Stabilization (ISS), was selected to provide ground improvement for foundation support of the new school building. In addition, the ISS will also improve the environmental conditions by binding up the metals and PAHs thereby making them less mobile. Soil removal will also be conducted where required based on the proposed construction, i.e., basement/parking garage.</p>
<p>30</p>	<p>From: Anonymous – Emailed to City prior to Community Meeting Will soil remediation be conducted in situ (i.e. in the ground) or ex situ (i.e. on the surface)? The presentation mentions in situ remediation, but it also shows the stockpiling of “onsite material” consistent with ex situ soil remediation.</p>	<p>Response by: CDM Smith Soil remediation will be performed in situ. Any stockpiles shown in renderings is treated material and temporary in nature to be transported off site. Soil removed for construction purposes will be temporary stockpiled on site prior to off-site disposal.</p>
<p>31</p>	<p>From: Anonymous – Emailed to City prior to Community Meeting For soils and construction debris to be removed from the site, where and how will a truck washing station be managed?</p>	<p>Response by: WT Rich A large portion of the truck entering and existing the site will be on Concord. Those exit points will have pre-established systems in place to control the amount of debris existing to Concord. Should there be any reason debris ends up on Concord, Street Cleaning will be completed by WTR.</p>
<p>32</p>	<p>From: Doug Brown How does the project team propose to manage the on-site stockpiling of contaminated soil? Has the Cambridge Public Health Department reviewed the proposed soil management plan for consistency with the City’s existing soil management requirements?</p>	<p>Response by: CDM Smith All soil handling activities such as excavation, stockpiling, and off-site disposal will be done in accordance with the Massachusetts Contingency Plan (MCP). Stockpiles will be lined and covered with plastic sheeting. Under the requirements of the MCP, the Chief Public Health Officer has been notified of the project as part of the Release Abatement Measure (RAM) Plan which has been submitted to the Mass DEP.</p>
<p>33</p>	<p>From: Doug Brown Regarding soil mixing, which contaminants are being targeted? Which mixing techniques are proposed? What soil additives are expected to be used? Does the selected method and technology have a well-established and</p>	<p>Response by: CDM Smith The primary purpose of the soil mixing is for ground improvement for the foundation support of the new school building. In addition, this process will bind up the contaminants found at the site, namely PAHs and metals, primarily lead, making them less mobile. CDM Smith has conducted laboratory bench scale testing on the proposed additives and documented the reduction in the leachability of lead.</p>

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	effective track record on similar projects?	
34	From: Debra Will the soil be reused on the site or will it go off site?	Response by: CDM Smith & WT Rich Insitu stabilization will happen. Then excavation will begin. Some will be reused onsite and some will be trucked off site. Majority will be shipped off site. Landscape Plan shared to explain visually where soil will be reused.
35	From: Jodie Siegel What exactly is waste solidification and how is that done?	Response by: CDM Smith We're going to take the material that is in the dump area, and mixed in with soil and cement. This will allow us to mix in dirt and create a solidified mass, so instead of having a lot of water, this becomes bound together, and with our testing, this does a really good job making the material less permeable.
36	From: Jodie Siegel Follow Up: So now underneath the fields will be a waste mixture mixed with cement?	Response by: CDM Smith Creates a Soilcrete, a dense base, only underneath where the building is going to be constructed.
37	From: Robin What changes do you expect to happen to the water table due to construction?	Response by: CDM Smith Current water table is 3-5' beneath the ground. Due to the area being mostly clay, we don't anticipate it changing much due to construction. We actually believe due to digging a bowl in a clay substrate, we don't believe it will change much.
38	From: Robin Will there be groundshaking and hammering from the geothermal? If so, for how long will it go on?	Response by: CDM Smith & WT Rich Different methods are used, percussion units make quite a large amount of shaking. We're not anticipating much soild / shaking from the drilling we anticipate doing. Geothermal will start in the fall, and go on for about a year.
39	From: Jay Yesselman Please clarify there will be very low construction traffic on vassal and there will be good community communication on outside of construction hours for construction traffic?	Response by: CDM Smith & The City of Cambridge We can't say there will be no construction traffic, the majority will be on Concord, but at various points in the job, we may need to close down a site access and shift to another, but keeping low traffic on Vassal is important. When we have to work outside we'll make that known, but we'll be keeping within the work hours stated earlier.
40	From: Anonymous – Emailed to City prior to Community Meeting What percentage of the total ground floor façade is transparent? Existing zoning guidelines recommend at least 30% transparency for ground floor uses in the abutting Parkway Overlay District to “enliven and enrich the public environment,” and Article 19.30 (Citywide Urban Design Objectives) specifies that ground floor facades should be up to 50% transparent to create projects that are “pedestrian and bicycle-friendly, with a positive relationship to its Surroundings.”	Response by: Perkins Eastman Architects On the ground floor, the ordinance should have 25-50% (50% being for retail uses), (25% for offices and schools). We're at the lower end of the range for transparency, but for security reasons we can't be over exposed. But in the spirit of making this project pedestrian and bicycle friendly, we're relocating the bus loop, as well as including major plantings, and bioswales.

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41	<p>From: Anonymous – Emailed to City prior to Community Meeting Why is the rear playground fenced off from the path and the baseball field (shown at 7:45 of the presentation)? This is a public playground and should remain open and accessible to the public during school hours.</p>	<p>Response by: Perkins Eastman Architects & Cambridge Public Schools Student Safety, it is part of the preschool. We want to make sure that kids stay within the safety of the playground. There are different areas for different needs. The fencing in those areas are not necessarily to keep people out, but to keep small kids in. They are low, but high visibility fences. City policies for access - we need to keep the small kids safe, generally our lots are not used during the day by non school students. Usually when abutters know when students are out of school, they know the school schedule that allows for community use. Off hours, weekends and nights the site will be a community resources. These aren't fences with gates and locks.</p>
42	<p>From: Jan Devereux I didn't see much covered parking for bikes in the renderings – can people park their bikes in the garage (at least employees if not students)? Will there be a protected pathway for bikes in and out of the garage?</p>	<p>Response by: Perkins Eastman Architects There is bike parking in the basement, there is no protected pathway in and out of the garage. Plenty of bike parking on site. Access for the garage bike parking is done through the building and down into the garage. The reason for this is because we have a narrow ramp, that is uncovered for vehicles to access the garage. So to have a safe entrance to the building, it's necessary for bikes to go into building and down for bike parking in building.</p>
43	<p>From: Jay Yesselman I've brought this up several times and have not received response. In the traffic study it calls for increasing parking spaces to 80. As Even today that is totally inadequate. I counted 88 cars parked behind Tobin and along the driveway on the West Side of the school. I don't know how many more staff will be added to support the increased student load but 80 spaces will not be nearly enough. What are the assumptions the team used to calculate the number of parking spaces that will be needed?</p>	<p>Response by: Perkins Eastman Architects & City of Cambridge Not all teachers are guaranteed a parking spot at the school. This does not mean overflow would result in teachers parking within the neighborhood legally. The School is required to perform a PTDM plan which outlines the guidelines the school must use to reduce car traffic and promote alternative travel. In all school areas the City has a dedicated PTDM manager which works with schools and business to address concerns such as this. The Tobin currently has the most parking in relation to teachers which goes against the City's best practices. The new school will be in line with the amount of parking in relation to the growth of the school. Year 1 of the school will have more parking than required but the school is sized for the growth and needs of CPS.</p> <p>In regards to afterhours parking the bus loop will provide much of that as well as preauthorized activities which will be able to utilize the basement garage as CPS permits</p>
44	<p>From: Jodie Siegel How will this project connect with the existing bicycle lane?</p>	<p>Response by: Perkins Eastman Architects It will connect to a bicycle community path, jog around the lake, and come down to Vassal lane in accordance with the vision plan.</p>
45	<p>From: Robin Bonner Where does the stormwater tank go?</p>	<p>Response by: Perkins Eastman Architects Underneath the bus loop which is west of the building.</p>
46	<p>From: Jodie Siegel How has the pandemic changed ideas about ventilation, structure, windows, how are you incorporating this experience into the design?</p>	<p>Response by: Perkins Eastman Architects We've been trying to address this experience in multiple ways. Some things that are obvious like having more handwashing stations throughout the school in main lobbies and in dining areas for example. Then there has been a focus on operability of classroom windows. The ventilation system has a hybrid system - classrooms have a combination of fresh air which has been</p>

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		increased, but also recirculated air that goes through high grade filtration systems.
47	From: A. Robbart Thank you for showing visuals. Have you discussed the color of the building? The light neutral palette looks similar to the bunker that Tobin is now.	Response by: Perkins Eastman Architects We're avoiding similarities to the existing buildings concrete. When thinking of the buildings materials, we were inspired by Montessori classroom materials. We've based our building color palette on those neutrals. We wanted to create a build that expressed that materiality. But we're also looking for materials that can be found within the existing neighborhood and in Cambridge as well.
48	From: Betsy Damian Universal Free Child Care - if that becomes a reality - will that affect predictions for Pre-K Capacity?	Response by: Perkins Eastman Architects Pre-Covid we did reduce occupancy of the Pre-K already, but with that, this question is outside of our project scope and we are unable to answer.
	Duplicate intentionally omitted	
49	From: Jay Yesselman Demolition will go on for several months going into the winter, then steel structure will be erected, and you said it'll become noticeably more quiet once walls are constructed, how long until we get to that point?	Response by: The City of Cambridge & Perkins Eastman The building envelope will likely be completed during 2023
50	From: Anonymous – Emailed to City prior to Community Meeting I would really like to know based on expert opinion when the noisiest and most ground shaking events will occur. Specifically, when do you expect the demolition to occur? Will the demolition be the worst? What other aspects of the construction will be jarring to abutters like me?	Response by: WT Rich The noisiest will be the demolition of the existing building and the timing of that scope of work will be Late Fall 2021 through Winter 2021/22. The other aspects that may be “noisy” will be site work (preparation for foundations) during this Winter 2021/22 and steel erection, Late Winter 2021/22 to Spring/Summer 2022.
51	From: Doug Brown – Emailed to City prior to Community Meeting How much construction traffic do you expect on Vassal Lane? If work commences at 7AM does that mean construction trucks will arrive well before 7AM and be noisy etc?	Response by: WT Rich We are trying to limit the activity on Vassal Lane to the best of our abilities, but the street will be utilized in some capacity. Yes the trucks arrive before 7am, but work does not commence until 7am.
52	From: Gina LaRoche, Alan Price, Robin Bonner, Eileen Woodford, Alice Heller, Larry Childs, Jessie English, & Gina LaRoche Can you explain how you will handle trash removal and where will the dumpsters be located? As you know, we are not immune to the rat problem that affects the city, and we want to be assured there will be sufficient and secure	Response by: WT Rich We will ask our architect mark up a plan showing proposed locations of exterior dumpsters and trash receptacles and publish this document to the project webpage.

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	trash receptacles. Please provide us with details about this.	
53	From: Anonymous – Emailed to City prior to Community Meeting We request that all workers have a place to park and an area to wait to keep warm/cool when they arrive before 7am so they are not parking in residential areas and idling while waiting for work to start.	Response by: WT Rich No one will be allowed to park on the residential streets (or actively used residential parking). WTR has completed dozens of projects for the City and actively monitors the community for violations. Should we witness a violation, immediate action will be taken to correct.
54	From: Anonymous – Emailed to City prior to Community Meeting We request that no construction vehicles be parked on the streets and left overnight and weekends	Response by: WT Rich We will clearly communicate this to our contractor and their subcontractors.
55	From: Anonymous – Emailed to City prior to Community Meeting We request that no portable restrooms be left on the sidewalk out in the neighborhood during this phase.	Response by: WT Rich They will be near onsite offices, not anywhere near sidewalks.
56	From: Anonymous – Emailed to City prior to Community Meeting We request a detailed plan and conversation about street closures, traffic flow, how trucks come and go and the timing especially from Concord Avenue. We often can get trapped on our one block street or can't get home. For example, there was no communication that Field Street would be shut for the park construction and we weren't able to get back to our homes from Field St. As a part of this plan we will request a police officer to navigate the flow on Concord Ave.	Response by: WT Rich This was addressed at the community meeting via the presentation, including maps showing the traffic logistics. We will have a police detail managing traffic.
57	From: Anonymous – Emailed to City prior to Community Meeting What are the proposed construction hours for the project? How will adherence to those hours be monitored, particularly regarding the early morning idling of large trucks?	Response by: WT Rich 7-4pm. WTR and City onsite staff monitor all hours of operations.
58	From: Anonymous – Emailed to City prior to Community Meeting How does the project team intend to manage traffic on Vassal Lane? It appears from the slides that	Response by: WT Rich We are trying to limit the activity on Vassal Lane to the best of our abilities, but the street will be utilized in some capacity. Any directional changes are monitored/controlled by City of Cambridge Police.

ITEM	QUESTION	RESPONSE
	trucks will depart the site by making a right turn on to Vassal, which is a one-way street in the opposite direction at that location. In addition, the neighborhood was promised that all traffic would enter and exit via Concord Avenue. This change puts trucks into the immediate residential neighborhood.	
59	<p>From: Jan Devereux The end of Lakeview has several unrestricted parking spaces alongside the Honda lot -- these are well-used by non-resident visitors to Fresh Pond. What will be done to prevent these spaces from being used all day by construction workers? For instance, they could become 2-hour only spaces during the day (not metered).</p>	<p>Response by: WT Rich No one will be allowed to park on the residential streets (or actively used residential parking). WTR has completed dozens of projects for the City and actively monitors the community for violations. Should we witness a violation, immediate action will be taken to correct.</p>
60	<p>From: Jan Devereux How will bike flow heading toward Harvard Sq from Fresh Pond be re-routed when Vassal is full of construction activity? Currently, signs direct bikes to use Vassal. Many will go contra-flow up Lakeview, which they do already, so the city needs to make it much safer to ride against traffic on that block of Lakeview. What's the bike safety plan?</p>	<p>Response by: WT Rich No changes to bike paths are currently scheduled.</p>
61	<p>From: Steven Pearlmuter Lives on Lakeview Ave. What will the traffic pattern be on this street? It appears construction vehicles will be using Lakeview for exiting.</p>	<p>Response by: WT Rich Concord Ave will be primary</p>
62	<p>From Jodie Siegel Follow Up to waste solidification question for CDM Smith: So does this not happen until after demolition?</p>	<p>Response by: WT Rich This will start prior to demolition as well as after demolition.</p>
63	<p>From: Kristin Torres Will the bus stops on Concord Ave be affected at any point?</p>	<p>Response by: WT Rich & The City of Cambridge We did spend a lot of time evaluating Concord Ave, the bus stops will remain in use during construction, but we will be having police details to assist with this. We've dealt with the King Open school surrounding bus stops, sometimes we do need to meet with the MBTA and take construction as an opportunity to upgrade the bus</p>

ITEM	QUESTION	RESPONSE
		stops. There may be days we need to move the bus stop if we're pouring concrete.
64	From: Kristin Torres We've already endured 9 months of a construction project right next door, so I have a lot of concerns about this project's noise level, but that's another conversation. I was watching the video presentation and it was mentioned that the developers would do their best to preserve access to bus stops on Concord Ave. The Alpine St. and Birch St. stops are near the perimeter of the construction zone. I have visual impairment and can't drive, so I rely on the 74/78 buses that come through Concord. I wanted to get more information about how this project will impact these two bus stops	Response by: WT Rich See comment above - line 63.
65	From: Anonymous – Emailed to City prior to Community Meeting Discuss parking within the community by construction and delivery crews?	Response by: WT Rich & The City of Cambridge If we're seeing someone parking within the community, we'll find out who it is and deal with that situation.
66	From: Anonymous – Emailed to City prior to Community Meeting How many construction workers will be on site?	Response by: WT Rich & The City of Cambridge Anywhere from 50-200
67	From: Anonymous – Emailed to City prior to Community Meeting How are you planning on trash removal during construction?	Response by: WT Rich & Perkins Eastman 30 yard dumpsters for construction debris, not for food waste, construction crews are aware of this. Breaks and lunches are held at our offices or inside the building with trash receptacles for food waste. Monitoring of what is being put in trash bins is done daily. The project as designed, the dumpsters are near the bus loop as far away from the homes as we can.
68	From: Anonymous during meeting Public art question- has the committee decided on the proposals?	Response by: WT Rich & The City of Cambridge & Perkins Eastman One of the four groups has not been selected, they are still putting their proposals together. The groups are coordinating with the principals. The teams are doing a lot of research, and the proposal deadline is July 29th. Proposals will be in the form of a video that we will put on the website so that the community can see them and provide feedback. There will also be student focus groups coming up that will be meeting with the groups submitting proposals.
69	From: Kristin Torres Noise Level throughout construction? I work from home and the noise levels are	Response by: WT Rich & The City of Cambridge We'll be staying within noise ordinances, there will be parts of the project that will be noisy and other times where it's quiet. It will really fluctuate. We're always available to be contacted by

ITEM	QUESTION	RESPONSE
	<p>concerning. What can residents expect as to the noise levels that will accompany construction? With a 5 year project plan, it's hard to tell which phases will come with what type of noise and how much. Will it be consistently noisy 7 am to 5 pm uniformly throughout construction? What does that look like over 5 years? Some of us are parents who stay at home, or work from home (as many of us do now because of the pandemic), or work from home regardless of the pandemic. I think we would appreciate a sense of what the next few years will look like in terms of persistent noise 5 days a week.</p>	<p>neighbors if any issues arise. Noisiest time will be during demolition, Fall-Winter. Trucks and building coming down. Outside of that, it will vary.</p>
70	<p>From: Robin Work hours? When will work be occurring.</p>	<p>Response by: WT Rich & The City of Cambridge 7AM-4PM, there are chances when activities may need to be extended, mostly when concrete pouring in large quantities occurs. It happens roughly 8-9 times during a project of this size. 40 hours a week, and we try to avoid weekends as much as possible. We're also working with the local cinema to use their parking areas, so we don't disrupt abutters to the property.</p>
71	<p>From: Jodie Siegel Direct Abutter - can see the Tobin School. Is there a plan to put up any dust or sound barrier that is higher than existing fences so that constant dust isn't coming into homes and yards. Nothing in presentation said anything about dust, only noise.</p>	<p>Response by: WT Rich & The City of Cambridge Perimeter Barrier will consist of Jersey Barriers, approximately 3' tall, on top of the Jersey Barriers will be a 6' tall fence with a wind screen that will knock down dust. The water table is quite high on this project, the materials we'll be dealing with is more saturated than usual which will help lower the dust people are used to with construction. During building demolition, misting machines will be utilized, demolition will be in Fall/Winter. Fences over 10' become a safety hazard due to potential for falling. WT Rich did the King Open School and MLK Demolition, and we can contact those abutters as well. The MLK school is similar to our building being demolished and that was done on a tight site quite successfully. WT Rich has over 10 years of experience doing this within the city.</p>
72	<p>From: Anonymous – Emailed to City prior to Community Meeting Is the depiction of the fencing around the school what we can expect, or will it be higher and covered with some protective covering to provide some barrier to ground blown dirt, dust and debris?</p>	<p>Response by: WT Rich See comment above – line 71.</p>
73	<p>From: Doug Brown Where is the off-site parking</p>	<p>Response by WT Rich & The City of Cambridge: See responses to items 59 and 65. WT Rich is working to secure</p>

ITEM	QUESTION	RESPONSE
	referenced in the presentation located? How does the project team intend to control contractors parking in residential parking spaces in the neighborhood?	offsite parking. The Construction Manager and City's OPM staff are onsite daily to make sure all site rules are followed including parking violations in the neighborhood due to construction.

ITEM	GENERAL COMMENTS RECEIVED
1	From: Anonymous – Emailed to City prior to Community Meeting Given our past experience with the noise and dirt of the refitting of the water and gas pipes under our local streets, we know that a 7 AM work start really means that the noise begins at about 6:30 AM with heavy construction equipment and delivery trucks showing up. An 8 AM start would be more reasonable and humane for the neighbors.
2	From: Jan Devereux I share Doug Brown's concerns about soil management and about construction traffic through the neighborhood. Why won't the construction entrance on Concord won't be opened until January 2022? That's after geo-thermal drilling, tank digging, and demolition this fall unless I misunderstood the presentation. I also am concerned with vehicles making a right turn out of the Vassal driveway – we will need a traffic detail there during construction hours, as the end of Lakeview stop sign is ignored by quite a few drivers and more pedestrians will be using Lakeview to avoid Vassal
3	From: Jan Devereux I'm not an architect but the exterior design strikes me as uninspired and bland. In the renderings the windows appear to be tinted green -- are they? The only color is the light blue metal poles holding up the canopies. The metal at the upper level on the rear elevation reminds me of a lab building's mechanicals. There's nothing distinctive about the architecture -- no "personality," if you will. The neutral palette is cool, not warm, and there's not much texture to add interest. Was using red brick considered for accents at least? This area used to be the center of brickmaking but you wouldn't know it from this design.
4	From: Isa Gold In previous iterations, the project showed a walking/biking path on the western edge of the project area from Concord Ave to Vassal Lane. I would like to see that presented in the meeting on Thursday with a sketch to show how it is being incorporated
5	From: Anonymous – Emailed to City prior to Community Meeting I was watching the recent webinar presentation about the construction process and heard that the developers "hope" that the bus stop on Concord near Alpine won't be impacted. Is there somewhere I could go to get more information about how the bus stops on Concord that will be in the construction zone could be impacted? I have peripheral visual impairment and can't drive --- I absolutely rely on the 74/78 buses. I'm trying to determine if these bus stops would remain in operation through construction
6	From: Anonymous – Emailed to City prior to Community Meeting The presentation was very helpful in providing us with more detail, both in the building design, and on the timeline. I am still wondering about the types of chemicals/poisons, that might have been found in the soil, and how the level of toxins compares with acceptable standard numbers. This mystery has been ongoing since I first moved in over 40 years ago.
7	From: Anonymous – Emailed to City prior to Community Meeting It was nice to see the overlay of the projected building on the current footprint. I would be helpful to have the same sort of image comparing height, and shadows.
8	From: Anonymous – Emailed to City prior to Community Meeting I will be participating in the preconstruction photography option, and I wonder about my back fence, yard, trees and power lines. These were all mentioned, but lacked details.
9	From: Anonymous – Emailed to City prior to Community Meeting

ITEM	GENERAL COMMENTS RECEIVED
	Also, the entrance to the parking garage is on vassal. Is there a particular traffic pattern for beginning and end of day? That would include 4 major time slots for teachers, staff, and parents as well as random traffic throughout the day. It seems like a lot. Are there projected numbers of how many cars will need parking, and how long it will take them to get in and out? I remember a slide from one meeting that showed the traffic flow inside the garage, and included a parent walking a child into the building from the underground lot. It seems like a lot.
10	From: Anonymous – Emailed to City prior to Community Meeting Traffic on Concord Ave is probably at least 20 times greater than that of Vassal Lane. Traffic on Concord is already beginning to return to pre-pandemic amounts.
11	From: Anonymous – Emailed to City prior to Community Meeting Having construction traffic enter on Concord Ave is bad enough, but having it also exit would create traffic chaos. Concord Ave has cars, 3 bus routes, delivery trucks and numerous emergency vehicles constantly in motion. Vassal Lane will be devoid of school buses and parents dropping off their children during the construction period.
12	From: Anonymous – Emailed to City prior to Community Meeting The two lanes on either side of the present baseball fields would have to be widened to allow 2 way traffic to both enter and exit from Concord.
13	From: Anonymous – Emailed to City prior to Community Meeting Having the construction traffic turn right onto Vassal can be dealt with easily with signage and a person directing traffic. It is a very short distance to Fresh Pond Pkwy from the school exit.
14	From: Anonymous – Emailed to City prior to Community Meeting Since the pandemic it seems to me that there has to be some deep thinking about our visions for future education. Will this building support new ways of teaching and learning including hybrid education, use of technology, and flexible group sizes.
15	From: Anonymous – Emailed to City prior to Community Meeting I think it would be smart to revisit expectations of population growth as a result of the pandemic.
16	From: Anonymous – Emailed to City prior to Community Meeting If Biden is successful in instituting free early childhood education for all. What impact will Tobin school feel?
17	From: Anonymous – Emailed to City prior to Community Meeting The windows do look very small.
18	From: Patty Nolan Comment on enrollment, there is a proposal at Ridge Ave to allow for more Pre-K classrooms.
19	From: Gina LaRoche, Alan Price, Robin Bonner, Eileen Woodford, Alice Heller, Larry Childs, Jessie English, & Gina LaRoche We request temporary access through the site to allow for access to Fresh Pond for pedestrians and bicyclists during the entire time of the construction.
20	From: Gina LaRoche, Alan Price, Robin Bonner, Eileen Woodford, Alice Heller, Larry Childs, Jessie English, & Gina LaRoche We would like to hear about your commitment to regular communication (weekly) about the project. Given many of us are working from home we'd like advance notice of particularly loud moments of demolition and construction.
21	From: Gina LaRoche, Alan Price, Robin Bonner, Eileen Woodford, Alice Heller, Larry Childs, Jessie English, & Gina LaRoche The weekly coffee meetings and the pizza meetings worked well during sewer separation and we request you have regular open meetings so we can come and check with you all and vice versa.
22	From: Gina LaRoche, Alan Price, Robin Bonner, Eileen Woodford, Alice Heller, Larry Childs, Jessie English, & Gina LaRoche We would like to work with you on noise mitigation from the construction site.
23	From: Gina LaRoche, Alan Price, Robin Bonner, Eileen Woodford, Alice Heller, Larry Childs, Jessie English, & Gina LaRoche We request that all workers have a place to park and an area to wait to keep warm/cool when they arrive before 7am so they are not parking in residential areas and idling while waiting for work to start.

ITEM	GENERAL COMMENTS RECEIVED
24	<p>From: Gina LaRoche, Alan Price, Robin Bonner, Eileen Woodford, Alice Heller, Larry Childs, Jessie English, & Gina LaRoche</p> <p>We request that no construction vehicles be parked on the streets and left overnight and weekends.</p>
25	<p>From: Gina LaRoche, Alan Price, Robin Bonner, Eileen Woodford, Alice Heller, Larry Childs, Jessie English, & Gina LaRoche</p> <p>We request that no portable restrooms be left on the sidewalk out in the neighborhood during this phase.</p>
26	<p>From: Gina LaRoche, Alan Price, Robin Bonner, Eileen Woodford, Alice Heller, Larry Childs, Jessie English, & Gina LaRoche</p> <p>We request a detailed plan and conversation about street closures, traffic flow, how trucks come and go and the timing especially from Concord Avenue. We often can get trapped on our one block street or can't get home. For example, there was no communication that Field Street would be shut for the park construction and we weren't able to get back to our homes from Field St. As a part of this plan we will request a police officer to navigate the flow on Concord Ave.</p>
27	<p>From: Gina LaRoche, Alan Price, Robin Bonner, Eileen Woodford, Alice Heller, Larry Childs, Jessie English, & Gina LaRoche</p> <p>Before the sewer separation project began, the city offered residents the opportunity for our homes to have a pre-construction inspection to document the condition of our homes before the start of such a massive project. We would like that to be available for this project, both before you begin and upon completion.</p>
28	<p>From: Gina LaRoche, Alan Price, Robin Bonner, Eileen Woodford, Alice Heller, Larry Childs, Jessie English, & Gina LaRoche</p> <p>We would like ongoing vibration and noise monitoring.</p>
29	<p>From: Gina LaRoche, Alan Price, Robin Bonner, Eileen Woodford, Alice Heller, Larry Childs, Jessie English, & Gina LaRoche</p> <p>From our perspective there were some best practices around communication with the sewer separation project which we would like to leverage and a lot of horrible practices with the accessible playground that we'd like to avoid.</p>
30	<p>From: Gina LaRoche, Alan Price, Robin Bonner, Eileen Woodford, Alice Heller, Larry Childs, Jessie English, & Gina LaRoche</p> <p>The recent start of construction on the new playground has been marked by significant lack of proactive communication regarding the construction schedule and mitigation measures such as pedestrian access to Danehy Park, noise and vibrations. The Tobin Vassell Lane project is much larger in scope and scale as well as much longer in duration. It is imperative that the city put into place a proactive communication plan as well as mitigation measures that will allow for the neighborhood residents to live in peace during the four years of construction</p>

Attachments: A recorded version of video portion of the presentation is available at [WEBSITE ADDRESS](#), the question and answer period of the presentation was not recorded.