Project overview

Traffic update

Public art process

Building design update

Building walkthrough

Community feedback
Design Process

Feasibility Study
- Establish Program
- Establish Building Organization & Form

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

Design Development
- Refine Design
- Choose Products
- Begin Details

Construction Documents
- Document Design
- Create Construction Details

14 MONTHS
6 MONTHS
6 MONTHS
10 MONTHS
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
NOTE: Mechanical penthouses and rooftop terraces not shown

PERKINS EASTMAN  TOBIN MONTESSORI/VASSAL LANE SCHOOLS
SITE ELEMENTS
CROSSROADS

- Community Path/Bike Lane
- Fields
- Basketball
- Playgrounds
- Below-grade Car Entry
- Community School & Preschool on 1st Floor
- Learning Commons on Upper Floor
- Bus Drop-Off
- Auditorium Dining
- Gyms
- Playgrounds
- Vassal
- Tobin
- Concord Avenue
- Alpine Street
- North
AGENDA

● Progress Update on Traffic Assessment
● Mitigation and Improvement Actions
  ● Site Planning
  ● Off-Site / Neighborhood
● Next Steps
PROGRESS UPDATE ON TRAFFIC ASSESSMENT

- Comprehensive traffic assessment has been developed by VHB in collaboration with TP&T
- TP&T has found the traffic assessment is in-line with typical TIS guidelines and although it doesn’t require certification, TP&T believes it is in accurate and fair assessment of the project
MITIGATION + IMPROVEMENT ACTIONS

SITE PLANNING

1. Pedestrian connection through school property + Service/Emergency access enabled via wide pedestrian ways
2. Internal Loading Area
3. Complete Area bicycle route connectivity (Envision Plan)
4. Bus Loop: Loading + emergency vehicle access with 8 bus capacity + mid-day use for visitors outside of arrival/dismissal periods
MITIGATION + IMPROVEMENT ACTIONS

SITE PLANNING

1. Sub-grade parking across from Standish
2. Student drop-off / pick-up

Staff Parking Spaces: Approx. 100 spaces

Parent/Student Drop-off / Pick-up

Travel Patterns
MITIGATION + IMPROVEMENT ACTION OPPORTUNITIES

OFF-SITE / NEIGHBORHOOD

1. Concord Avenue at Fern Street
2. Concord Ave at Alpine Street
3. Vassal Lane at Standish Street + Proposed Garage Driveway
4. Vassal Lane, Standish Street and Lakeview Avenue
POTENTIAL RRFB TREATMENT

Rapid rectangular flashing beacon (RRFB)

- LED lights flash only when the pedestrian push button is activated to warn drivers that a pedestrian is present in the crosswalk
- Lights flash only for time needed to safely cross the street turn off
RADAR EMBEDDED SCHOOL ZONE FLASHERS

- Radar alerts drivers to their current speed in comparison to the posted speed limit to try to slow speeds and create driver awareness.
- School zone flashers would alert drivers of a set 20 mph speed limit within a school zone with flashing yellow beacons when in effect.
HIGH VISIBILITY CROSSWALK MARKINGS

- Wide retroreflective, textured pavement markings extended to face of curb
- Use inlay tape and thermoplastic tape rather than paint
TRANSPORTATION COLLABORATION

MOVING FORWARD

- TP&T reviews and approves Traffic Assessment prior to Planning Board review
- PTDM Plan includes:
  - Single-occupancy vehicle mode-share reduction commitment
  - Transit Subsidies up to 65% or $60/month
  - Gold Level Hubway Membership
  - Other transportation demand management (TDM) measures
  - Annual monitoring and reporting
PTDM Plan includes:

- Employee Transportation Coordinator
- Preferential Carpool Spaces
- Bike/Walk incentives
  - Covered bicycle parking in garage and new Bluebikes station
  - Showers and changing rooms provided
  - Two shared use paths through site
  - Crossing officer
PUBLIC ART PROCESS

Hilary Zelson
Public Art Administrator
Cambridge Arts Council
# STEPS IN THE PROCESS

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OUTDOOR ART SPACES
OVERALL SITE

ART AS AN ENGAGING LEARNING EXPERIENCE

Some considerations:

• Hands-on, real world learning experiences
• Joyful, culturally responsive learning experiences
• Interpretive installations exploring wellness at all scales
• Interpretive experiences of the history of the place
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A BIT OF HISTORY
TIMELINE OF TRANSFORMATION

Last Ice Age – Kettle Lakes
Fresh pond, a kettle lake left behind.

Clay Deposits – Industrialization
Site was quarried to create manufactured ballast bricks.

Waste Collection Point
The site was used as a city waste site.
A BIT OF HISTORY
MORE RECENT TRANSFORMATION

Montessori students, agency and self guided inquiry using every available surface as a place for learning.

Tobin Montessori School
Materials of the earth

Connecting to the natural history of the site

Industrial Past and patterns of use

Repair of the site and an agency for its expediting
ELEMENTS

- AIR
- FIRE
- WATER
- EARTH
Education that grew from a clay pit

Ties to Montessori teaching philosophy
WATER ASPIRATIONS

History
Stormwater
Geothermal
Indoor air quality

Occupant comfort, health and wellness

Outdoor connection
Solar energy and Net Zero goals

Nurturing and shaping school education

Daylighting
OPPORTUNITIES

Wayfinding
Building as a Teaching Tool
Neighborhood Identity
Engagement
EXAMPLES OF OPPORTUNITIES

- Plants
- Mammals
- Amphibians
AIR ECOREGION
PLEASE REFER TO VIDEO FOR THIS PORTION OF THE PRESENTATION

ARRIVALS