

CITY OF CAMBRIDGE

TOBIN MONTESSORI AND VASSAL LANE UPPER SCHOOLS PROJECT

01/16/2020

PERKINS —
EASTMAN

Human by Design

COMMUNITY MEETING

01/15/2020

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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

COURTESY DRAFT - 15 JANUARY 2020

PERKINS EASTMAN TOBIN MONTESSORI/VASSAL LANE SCHOOLS PROJECT

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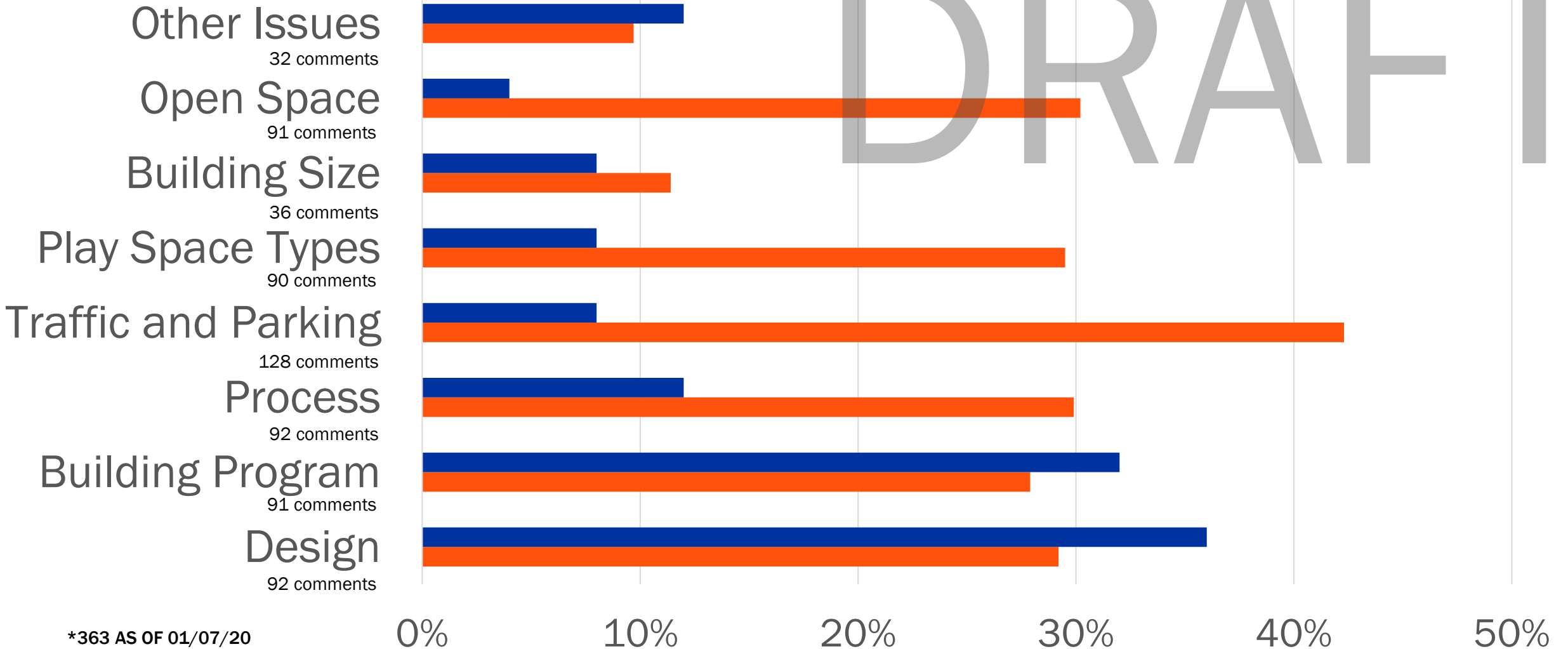
363 COMMENTS*: WHAT WAS IMPORTANT*

% OF FEEDBACK

■ Teacher Workshop

■ Community

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*363 AS OF 01/07/20

*MANY COMMENTS ADDRESS MORE THAN ONE ISSUE

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PROCESS



DESIGN PROCESS

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10 MONTHS*

6 MONTHS

6 MONTHS

10 MONTHS

Feasibility Study

- Establish Program
- Establish Building Organization & Form

Schematic Design

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

Design Development

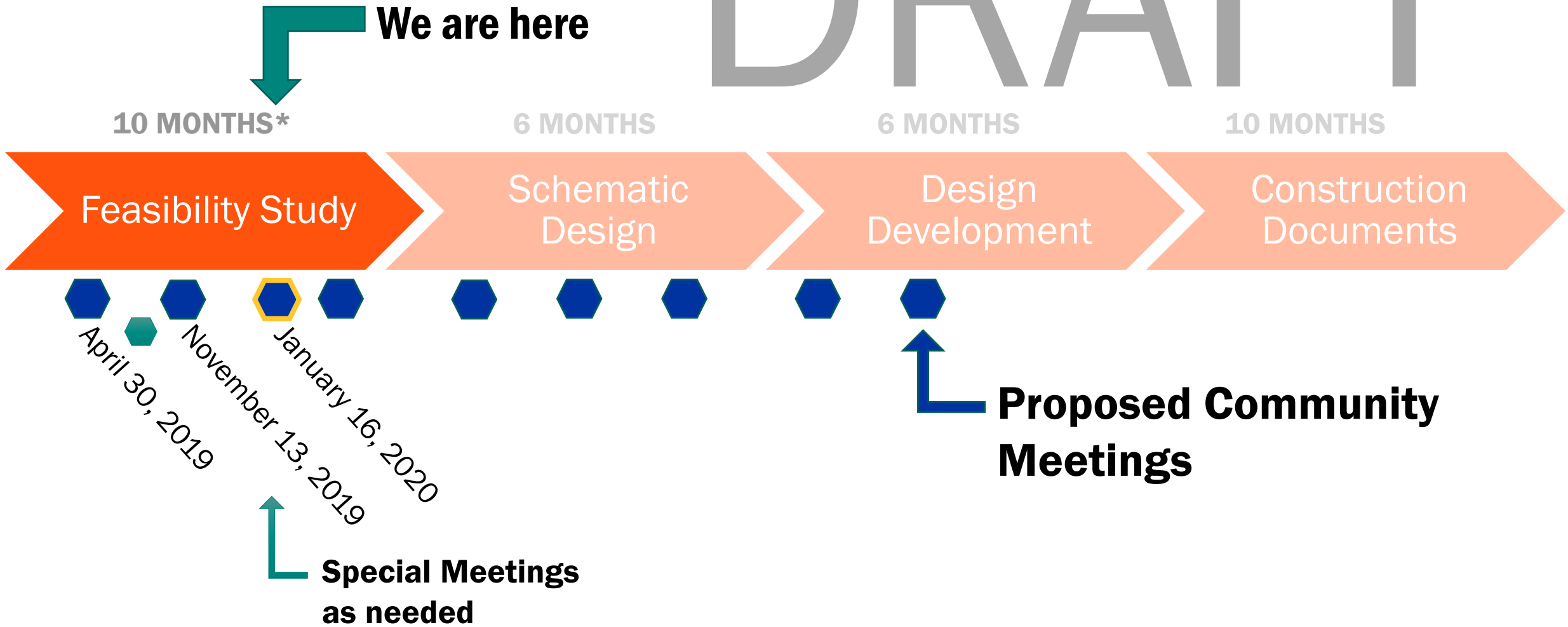
- Refine Design
- Choose Products
- Begin Details

Construction Documents

- Document Design
- Create Construction Details

DESIGN PROCESS

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* Schedule extended to allow for additional community input
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PREFERRED OPTION

PROCESS

- 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

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STRATEGIES BASED ON COMMUNITY INPUT

PROCESS

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TRAFFIC & PARKING



SITE CIRCULATION - BUSES

OPTIONS

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OPTION A

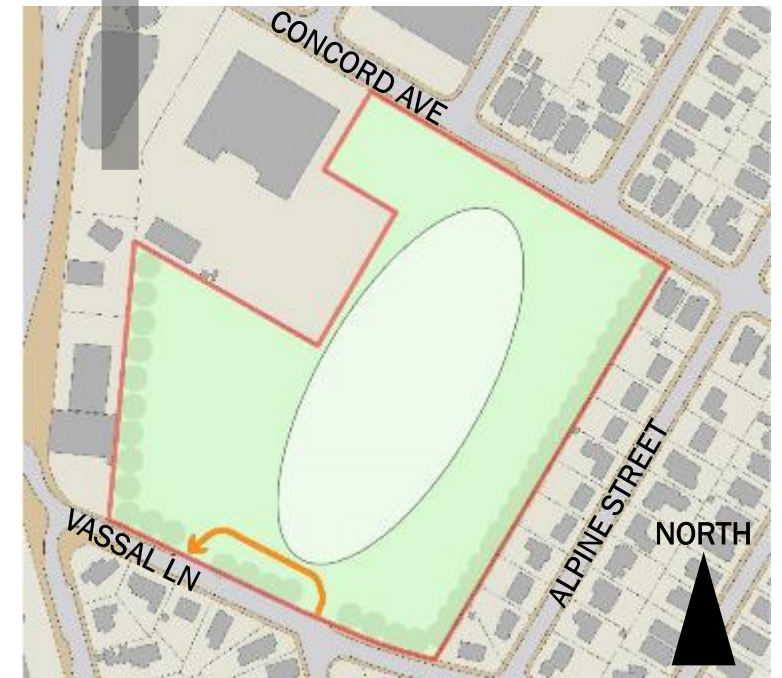
Enter on Concord
Shared use lane on East side of site
Exit on Vassal



OPTION B

Enter and Exit on Concord
Bus loop at North end of building

(least preferred option)



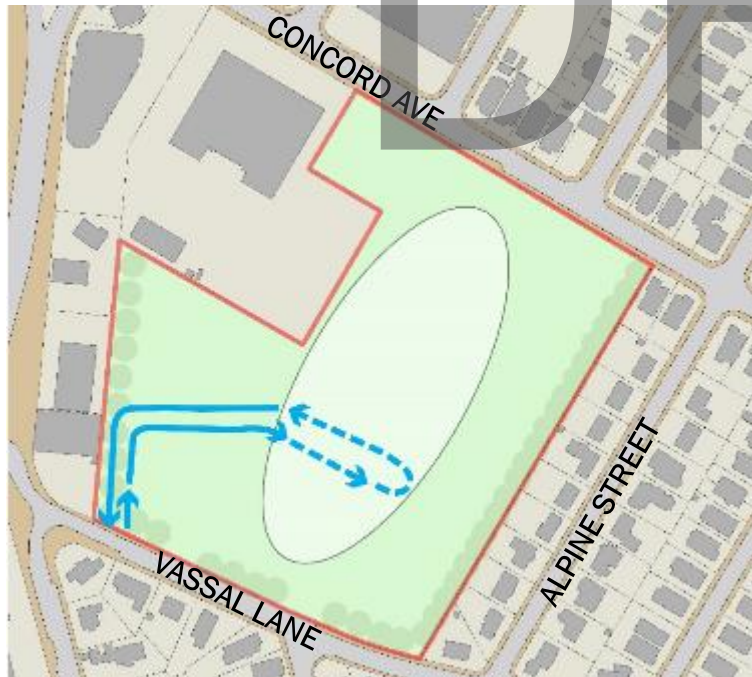
OPTION C

Enter and Exit on Vassal
Bus loop at South end of building

SITE CIRCULATION – CARS

OPTIONS

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Pros for Underground Parking

- More green space
- Covered drop-off

OPTION A

Cars off Vassal Lane
Enter AND Exit at Southwest corner
Circulation below building

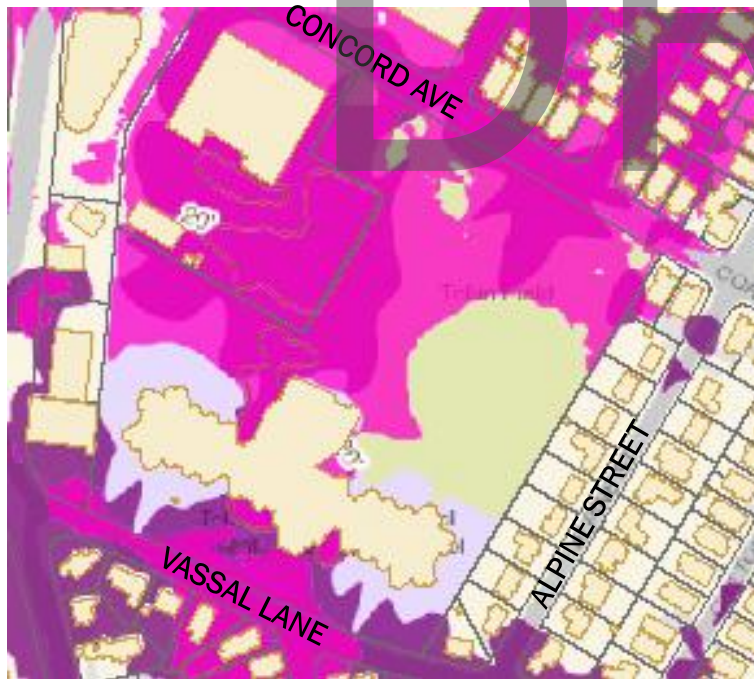
OPTION B

Cars off Vassal Lane
Enter at Southwest corner
Circulation below building
Exit at Southeast corner

SITE CIRCULATION - UNDERGROUND PARKING

OPTIONS

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2070 100-YEAR STORM + SEA LEVEL RISE



EXTENT OF CONTAMINATED FILL

Cons of Underground Parking

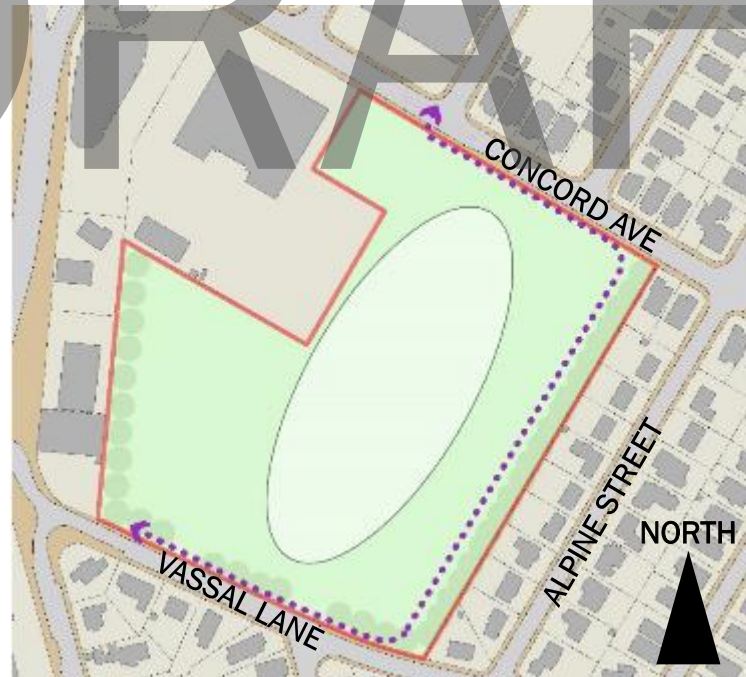
- High water table + Flood zone
- More contaminated fill to remove
- High cost premium
- May not curb neighborhood parking
- Increase in dedicated space for vertical building entrance

SITE CIRCULATION - COMMUNITY PATH

OPTIONS

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-  BICYCLE
-  SERVICE
-  PARENT DROP OFF
-  BUSES



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

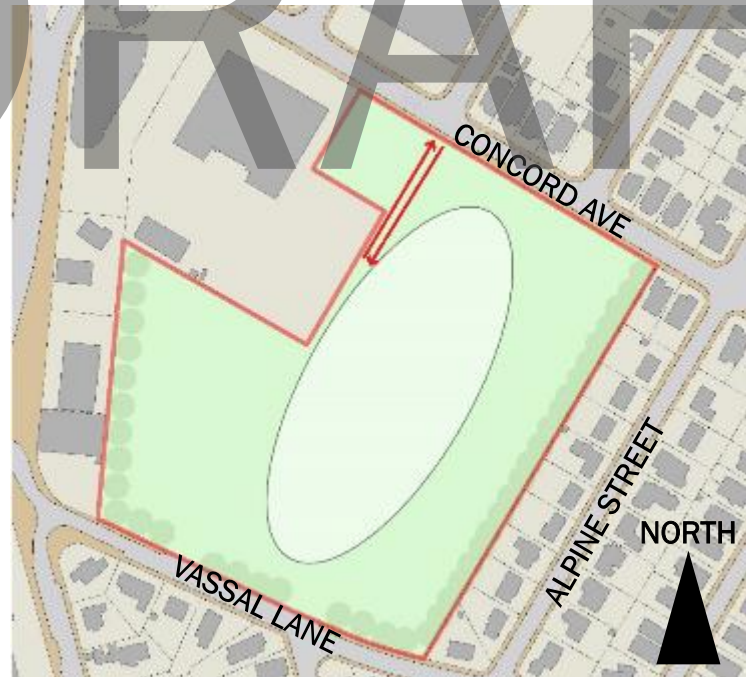
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-  BICYCLE
-  SERVICE
-  PARENT DROP OFF
-  BUSES



OPTION A

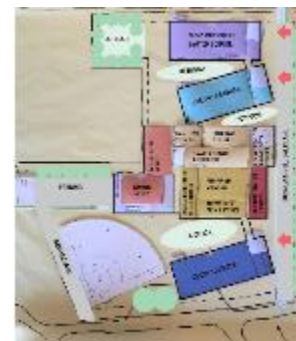
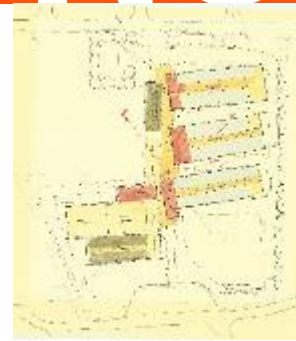
Access from Vassal Lane
Enter and Exit in Southwest corner



OPTION B

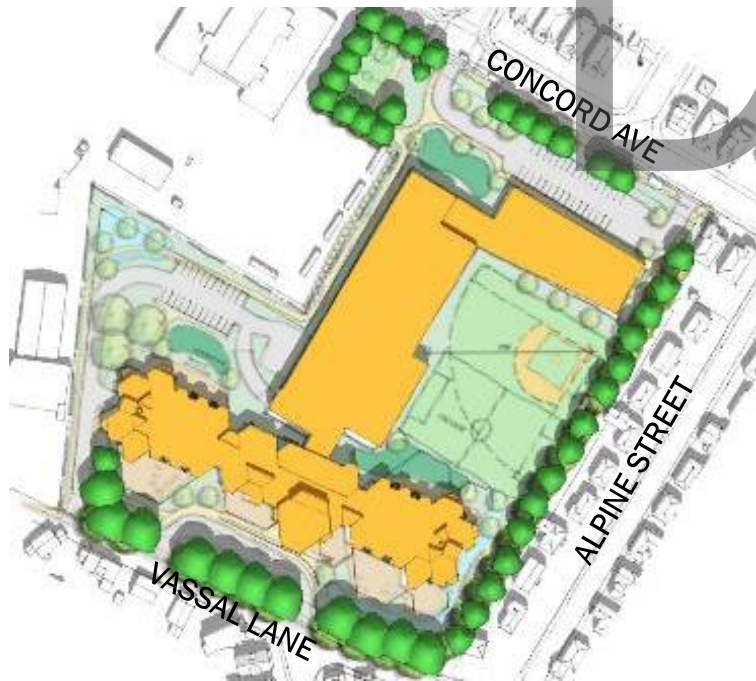
Access from Concord
Enter and Exit across from Fern St

DESIGN REVISIONS



DESIGNS IN NOVEMBER

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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

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STRATEGIES BASED ON COMMUNITY INPUT

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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



NOV. 2019



IND PARKWAY

CONCORD AVENUE

VASSAL

PRESCHOOL

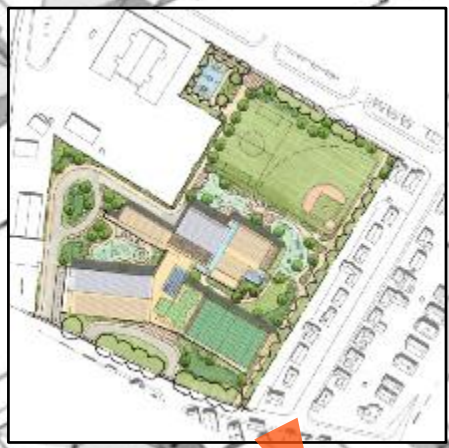
VASSAL LANE

TOBIN

ALPINE STREET

REPLACEMENT

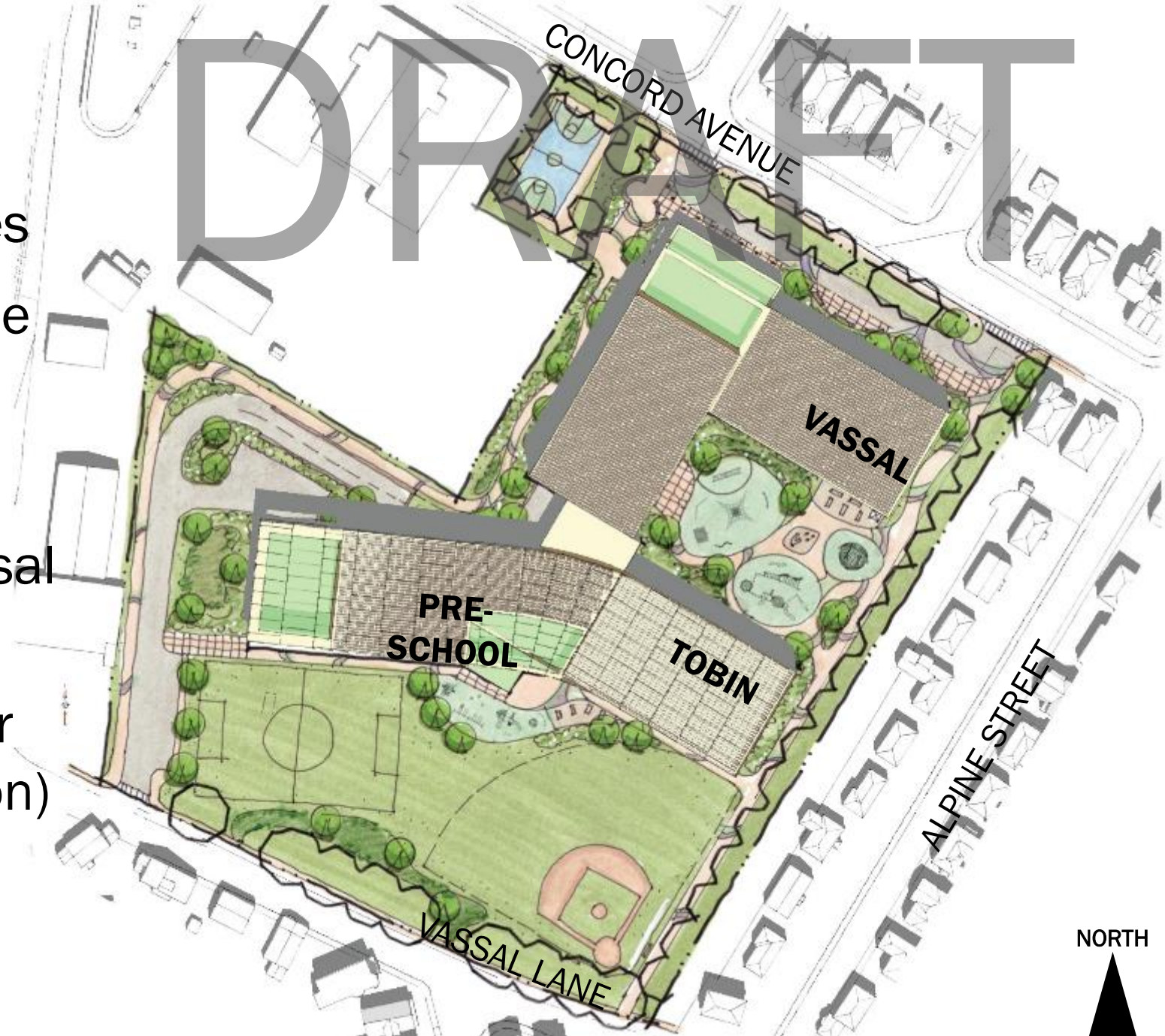
REPLACEMENT
VIEW FROM SOUTHEAST CORNER



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



NOV. 2019



ND PARKWAY

CONCORD AVENUE

PRESCHOOL

VASSAL

TOBIN

VASSAL LANE

ALPINE STREET

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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



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FRESH POND PKWY

CONCORD AVENUE

VASSAL

TOBIN

PRE-SCHOOL

VASSAL LANE

ALPINE STREET

PAVILIONS
VIEW FROM SOUTHEAST CORNER

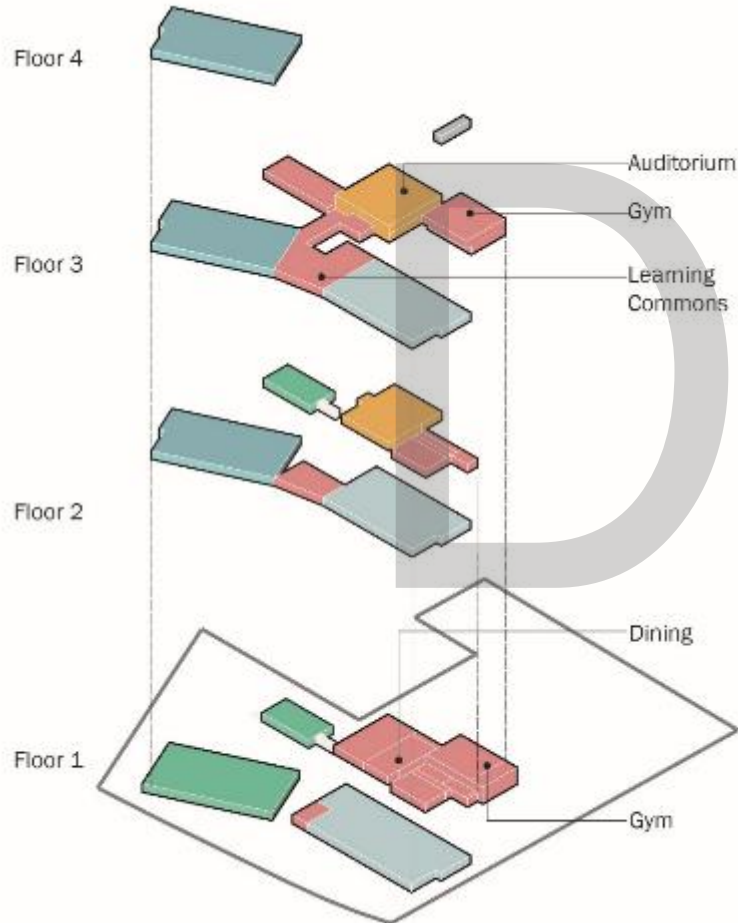


STACKING DIAGRAMS

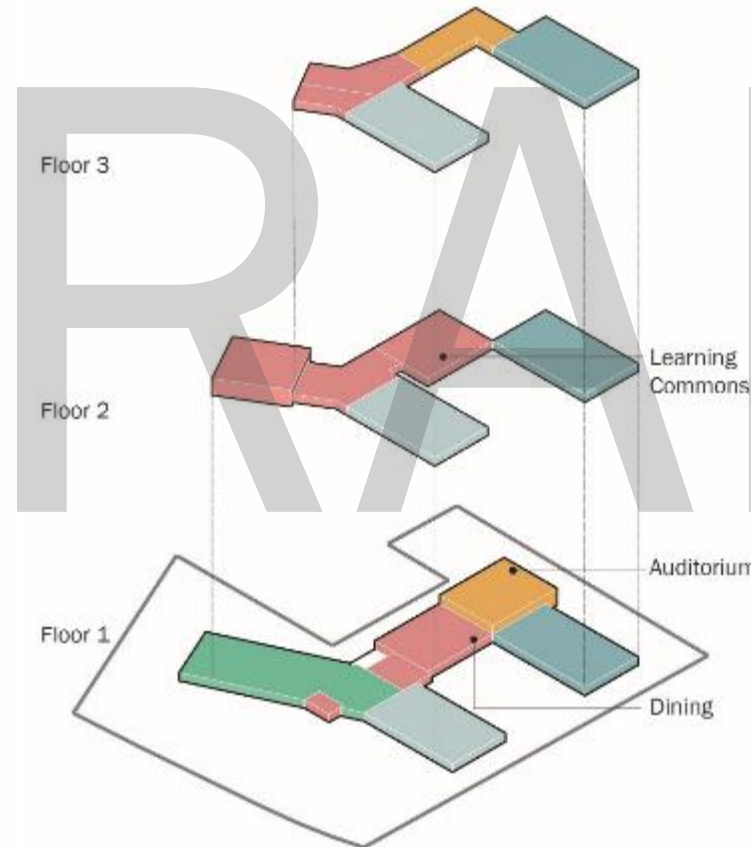
DESIGN REVISIONS

- VASSAL LANE
- TOBIN
- PRESCHOOL
- ARTS
- COMMON SPACES

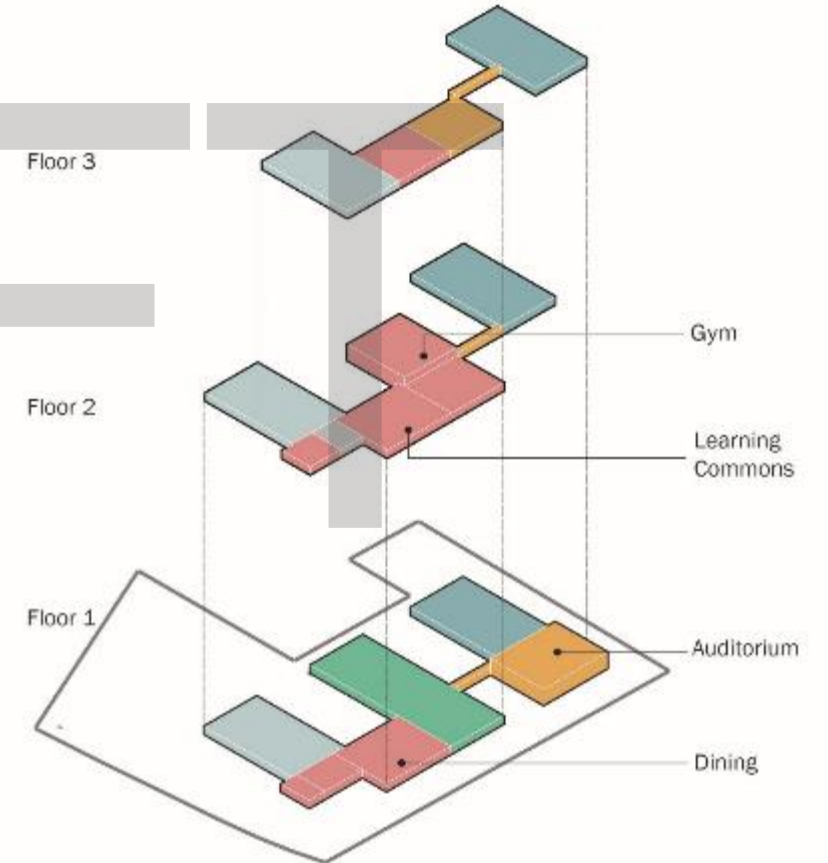
REPLACEMENT



WINGS



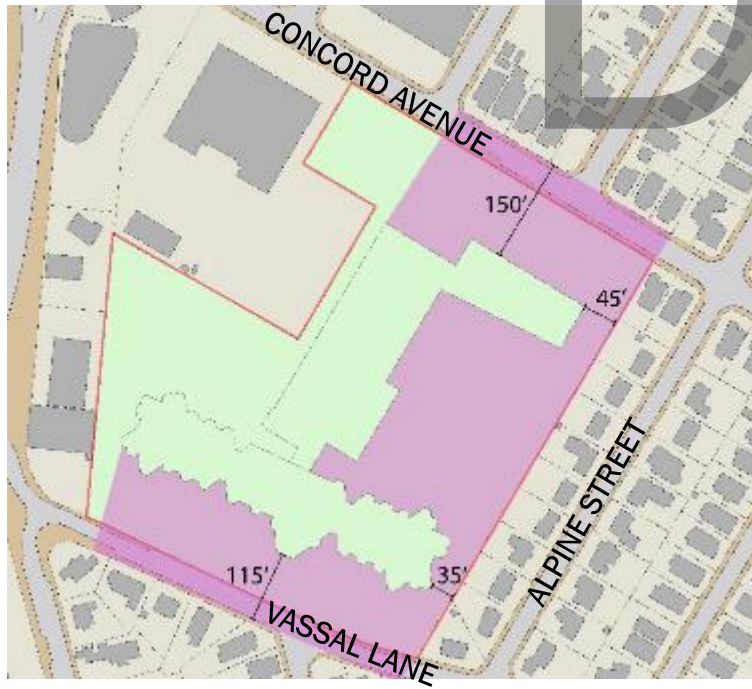
PAVILIONS



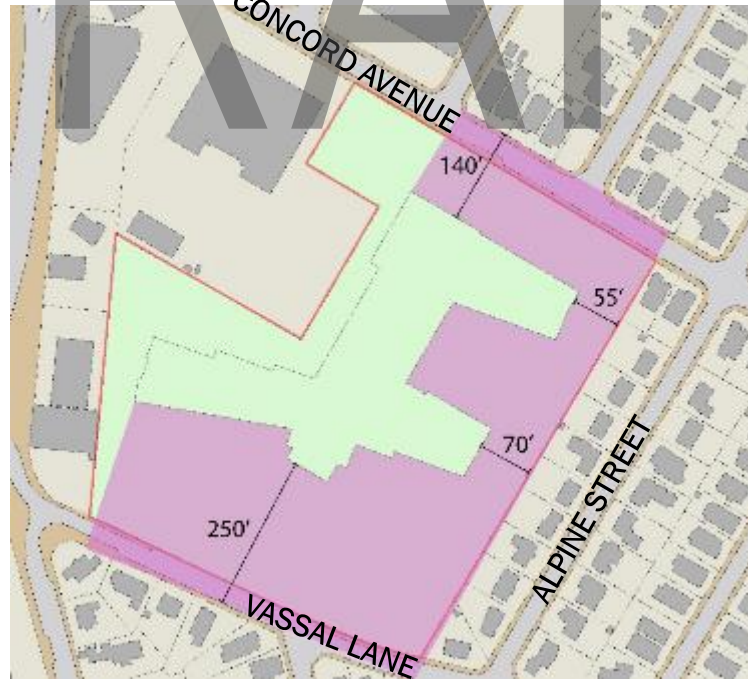
SETBACK FROM PROPERTY LINE

NOVEMBER DESIGNS

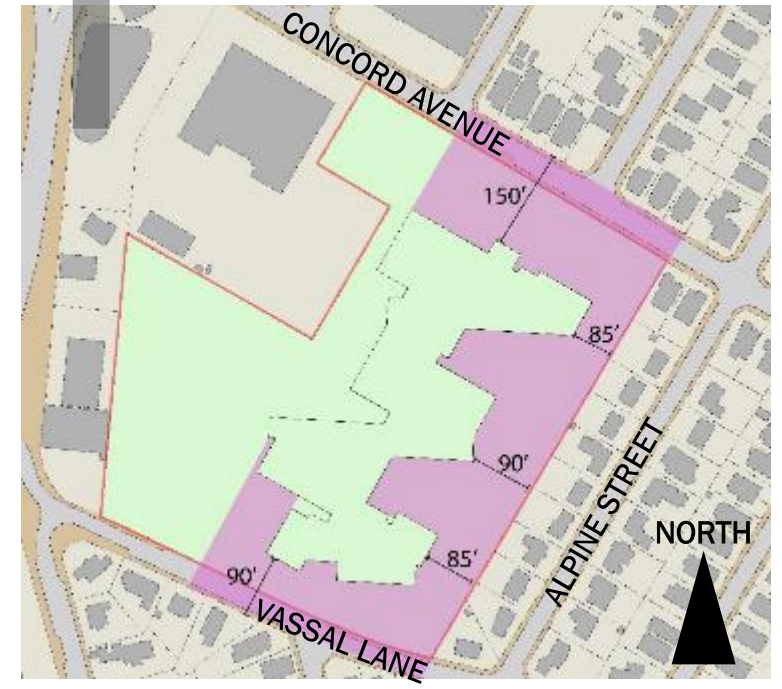
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RENOVATION / ADDITION



WINGS



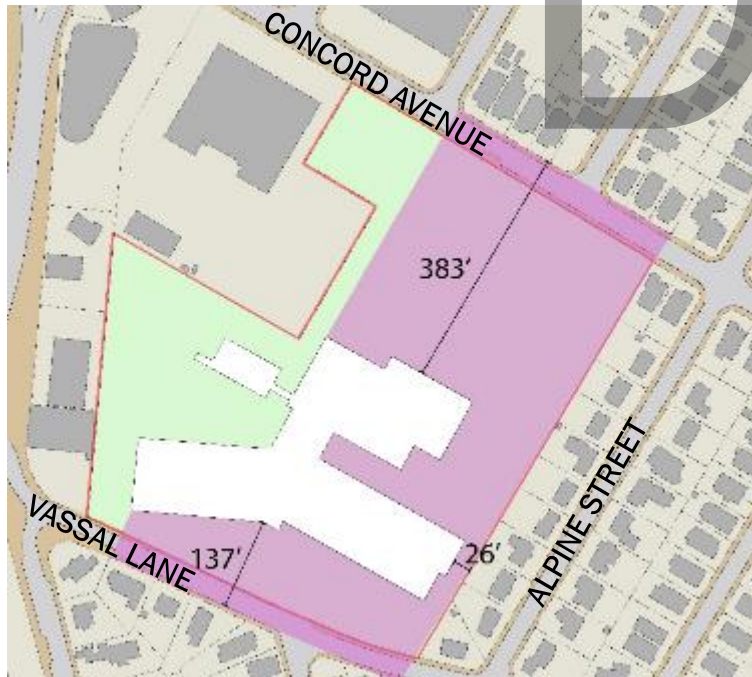
PAVILIONS

Note: previous presentation incorrectly showed existing setback on Vassal Lane as 90'

SETBACK FROM PROPERTY LINE

DESIGN REVISIONS

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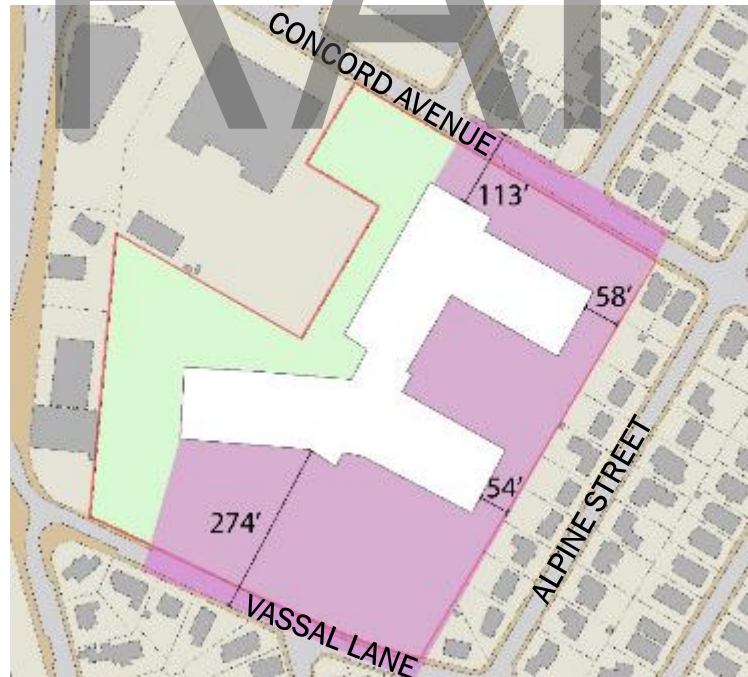
REPLACEMENT

WAS:

- 115' from Vassal (+22')
- 35' from Alpine (-10')
- 150' from Concord (+233')

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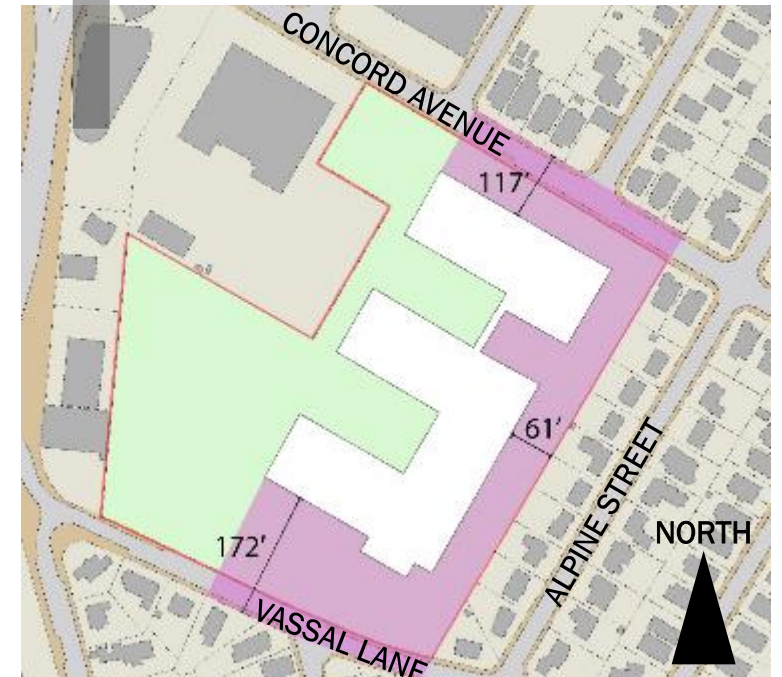
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WINGS

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')

OPEN AREA

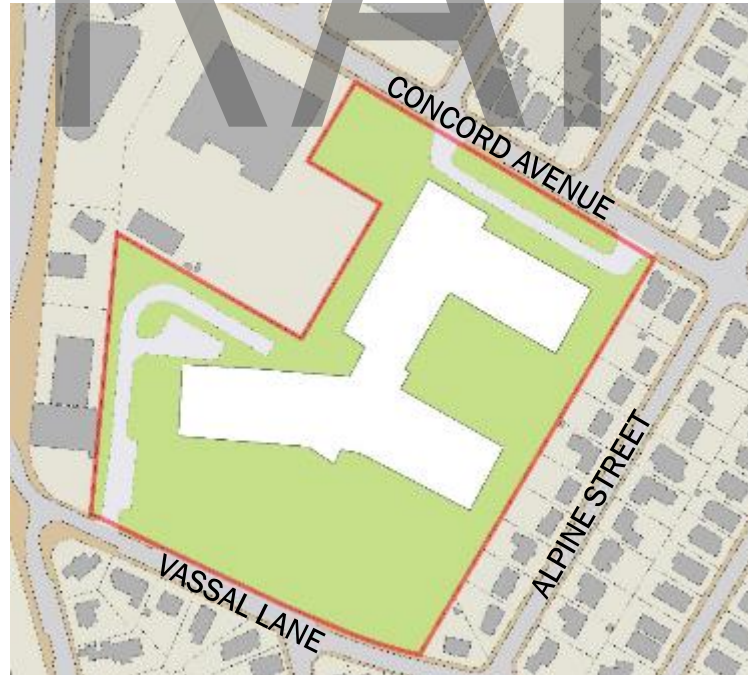
DESIGN REVISIONS

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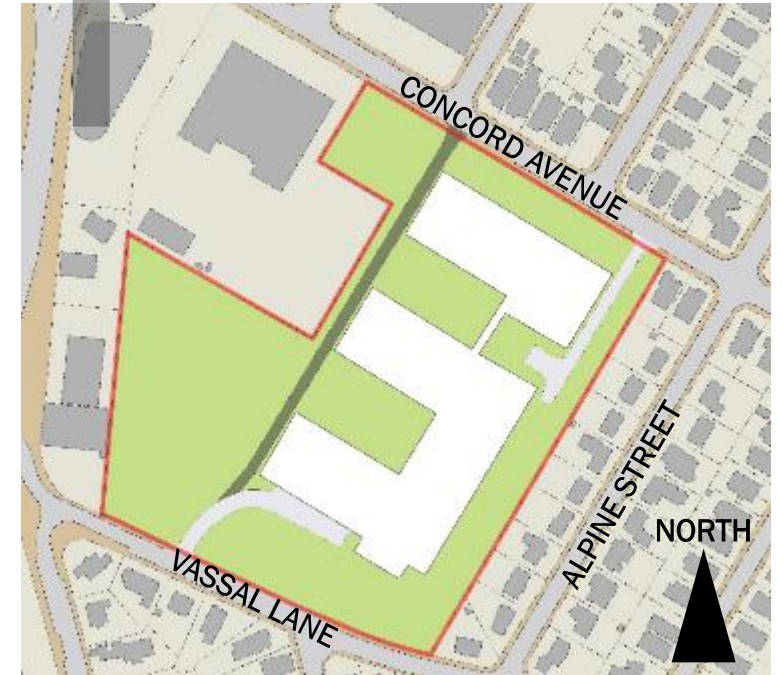
REPLACEMENT: 6.3 ACRES
+ 0.4 ACRES GREEN ROOF

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

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COMBINATION 1

Shown on Replacement

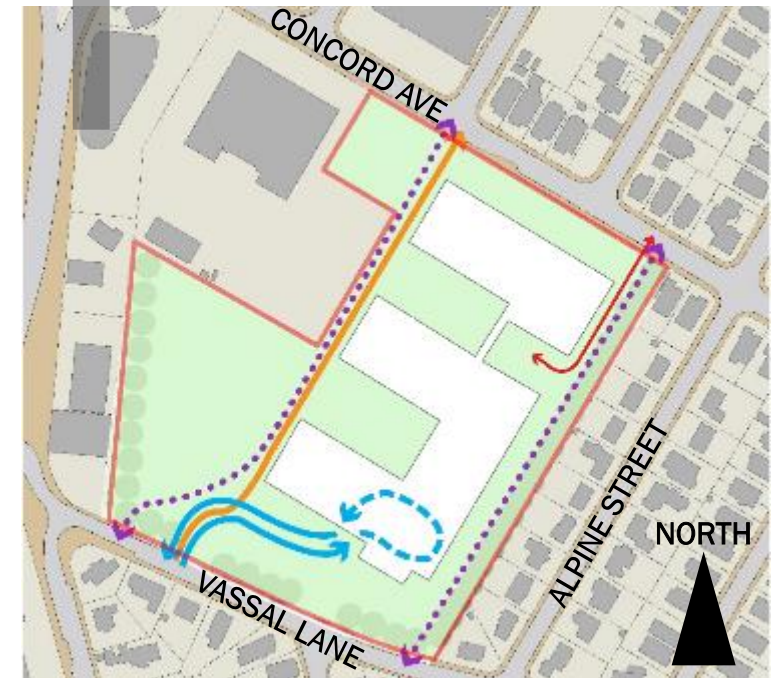
Also works with Pavilions



COMBINATION 2

Shown on Wings

Also works with Replacement



COMBINATION 3

Shown on Pavilions

Also works with Wings

TOTAL FOOTPRINT SIZE

DESIGN REVISIONS

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Building Footprint	November (square feet)	Current (square feet)	Change (square feet)
Existing		62,162	
Renovation + Addition	117,000		- 20,500
Replacement		96,500	
Wings	106,500	108,000	+ 1,500
Pavilions	109,000	106,500	- 2,500

Open Area	November (acres)	Current (acres)	Change (acres)
Existing		6.6	
Renovation + Addition	5.4		+ 0.8
Replacement		6.3	
Wings	5.4	6	+ 0.4
Pavilions	5.2	5.8	+ 0.6

OPEN SPACE IDEAS



REPLACEMENT

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WINGS



PAVILIONS

PLAY SPACE EXAMPLES – PRESCHOOL & ELEMENTARY

OPEN SPACE



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PLAY SPACE EXAMPLES – UPPER SCHOOL

OPEN SPACE



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LEARNING GARDEN EXAMPLES

OPEN SPACE



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COMMUNITY PATH EXAMPLES

OPEN SPACE



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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



NORTH

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

Human by Design



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