

Riley, Kate

From: Doug Brown [REDACTED]
Sent: Tuesday, February 11, 2020 10:02 PM
To: Riley, Kate; City Manager
Subject: FW: Tobin Montessori and Vassal Lane Schools Project

Here are my comments and questions on tomorrow's presentation. Thanks very much for sharing this in advance of the meeting.

My comments:

- 1) The reduction in pre-school and Special Start classrooms seems reasonable and appropriate.
- 2) You have done an admirable job in preserving park land/open space.
- 3) I like that there are pedestrian entrances on both sides of the site (Concord and Vassal).
- 4) The Early Childhood Education info on page 9 would seem to suggest that we should add new preschool classrooms at Peabody.
- 5) I really don't like how the western community path needs to cross the bus drop-off lane not once, but twice, on its way from Concord Avenue towards Fresh Pond. It should hug the building to avoid conflicts with cars and buses.
- 6) In the renderings, the eastern community path now appears to have been completely eliminated. This is a really bad idea, as pedestrians approaching from Standish would need to go all the way around the building to the left to get to the baseball field on the right.

My questions:

- 1) How many large oaks will need to be removed to allow for this design?
- 2) The plan shows all bus and service traffic using the western curb cut, while all car arrivals are "below grade" and will use the eastern curb cut. What is not clear, then, is where do cars drop off? Do they use the bus drop-off zone on the left, enter the garage on the right, or park on Vassal Lane itself? The answer to this question is critical to understanding traffic impacts on Lakeview, Vassal, and Standish.
- 3) On the final slide, you state that "on-site traffic (is) reduced by >10%." Is this compared to today or compared to the prior version of the design?
- 4) When do you anticipate delivery of the draft Traffic Impact Study?

Sincerely,

Doug Brown