

# 01/16/2020 Community Meeting Presentation Overview

## Tobin Montessori and Vassal Lane Upper Schools Project

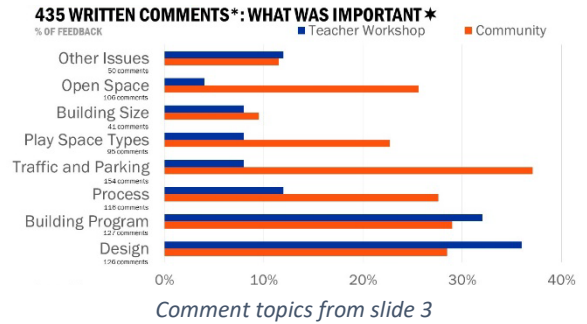
### City of Cambridge



### INITIAL FEEDBACK AND OVERVIEW OF SCHOOLS

#### Comments received since November meeting

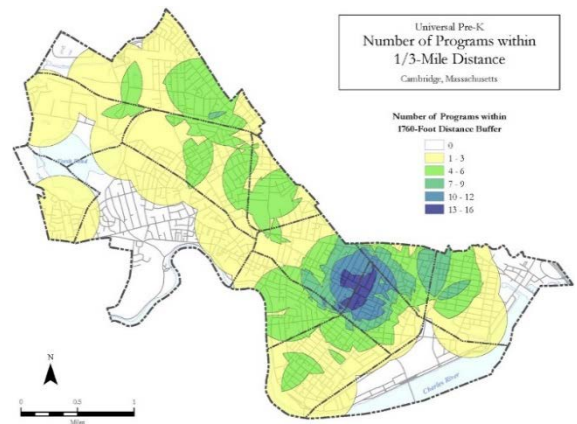
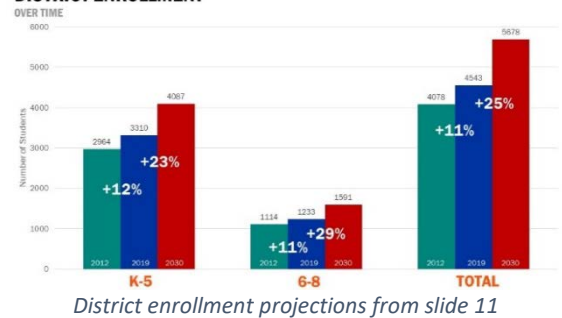
- Traffic and parking category received the highest number of comments from community
- Design received the highest number of comments from the teachers



#### One Building, Two Schools

- School Principals discussed how Tobin Montessori and Vassal Lane Schools currently operate. Current programs include:
  - (1) special start classroom for students age 3-4
  - (1) JK/K classroom for students with Autism Spectrum Disorder (ASD)
  - ASD will expand as current students age
- Current city-wide and building program needs:
  - 5<sup>th</sup> grade is over-enrolled (see slide 12)
  - Projections are for 25% growth in 10 years
- City-wide preschool needs:
  - Proposed new preschool meets 8% of future demand
  - Large population of children in west and north Cambridge currently have few nearby programs
- New building capacity and size:
  - Capacity and size increase similar to King Open/Cambridge Street School
  - Area per student is equivalent to previous buildings
  - New building is designed for 1,085 students and 284 adults (see slides 15 and 16)

#### DISTRICT ENROLLMENT



Preschool program density from slide 19

#### PROCESS

- Design process and Feasibility Study phase details and timeline described
- Five design strategies were established to respond to community suggestions



Design Strategies from slide 24

**BUILDING AND SITE DESIGN**

**Traffic and Parking**

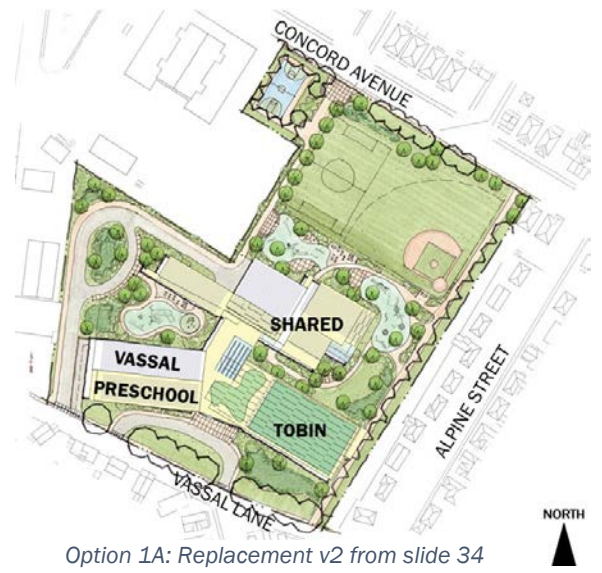
- All parking, 100 staff and 50 drop-off spots, is underground
- Multiple circulation options were presented
- Bus route options:
  - Shared use lane: Concord Ave to Vassal Lane
  - Bus loop: enter/exit on Concord Ave
  - Bus loop: enter/exit on Vassal Lane
- Car pick-up/drop-off options:
  - Enter and exit at one curb cut on Vassal Lane
  - Enter and exit at opposite corners off Vassal
- Community path between Concord and Vassal can be along east and/or west side of site
- Two service lane options:
  - Existing service path at southwest corner
  - Access off Concord Avenue across from Fern Street

**Building Design Options**

- Interim design options shared
- Option 1: Renovation/Addition evolved to Option 1A: Replacement
  - 4-story footprint on south half of site, leaving north portion of the site open for playgrounds and fields
  - Most comparable to existing building footprint
- Option 2: Wings evolved primarily with site modifications
- Option 3: Pavilions
  - Simplified and rotated building form
  - Shared use lane now along west of building

**Design Comparisons**

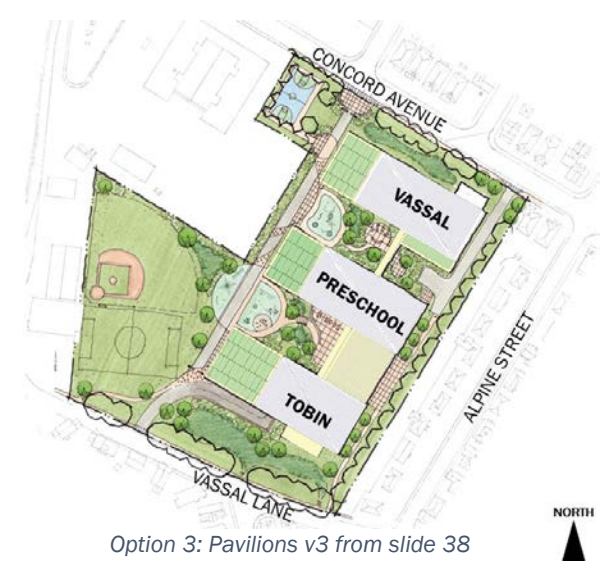
- Compared setback distances from previous to new
- Showed possible traffic combinations for three options
- All options include significantly greater green space than previous community meeting, each at least 5.8 acres



Option 1A: Replacement v2 from slide 34



Option 2: Wings v2 from slide 36



Option 3: Pavilions v3 from slide 38

## **Open Space**

- Open spaces ideas were shared for thought as design continues. Included examples of play space, learning gardens and community paths
- Designs were shown incorporating these elements in relation to three options
- All three options have
  - Non-overlapping soccer and baseball fields
  - Opportunities for a variety of age-appropriate play
  - Community paths on both sides
  - Bioswales and raingardens for stormwater management

## **DISCUSSION**

Following the presentation, the community was invited to offer comments and ask questions. Answers were given by representatives from the City, Cambridge Public Schools, Department of Human Services Program, and the design team.

## **FURTHER INFORMATION**

The full presentation and record of the discussion that followed can be found in the Documents section of the project page at <https://www.cambridgema.gov/Departments/CityManagersOffice/TobinSchoolProject>.

Additional comments may be sent to [kriley@cambridgema.gov](mailto:kriley@cambridgema.gov) or [citymanager@cambridgema.gov](mailto:citymanager@cambridgema.gov).