

Lincoln Community Center Agenda

- Open Mic Recap
- Site Analysis
 - Environmental
 - Regulatory
 - Use
- Community Center Programming
- The Pods

Open Mic

Listening Session Recap

- Please consider South Lincoln/Lincoln Station as part of study
- Town meeting specifically stated study to be focused on Hartwell campus
- More intergenerational programming
- Be sure community center is for everyone
- Re-use existing programmable spaces throughout town
- Clearly define wants versus needs
- COA needs new space; parking inadequate
- Benchmark comparable towns

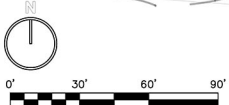
Open Mic

Listening Session Recap





- Provide real estimate maintenance costs for a new building
- Be as cost-effective as possible, taxes have gone up dramatically, and threaten to keep new families out of Lincoln
- Consider youth input
- Consider other community organizations
- Communications should be more robust
- New building should dovetail with existing campus
- lincolncommunitycenter.com

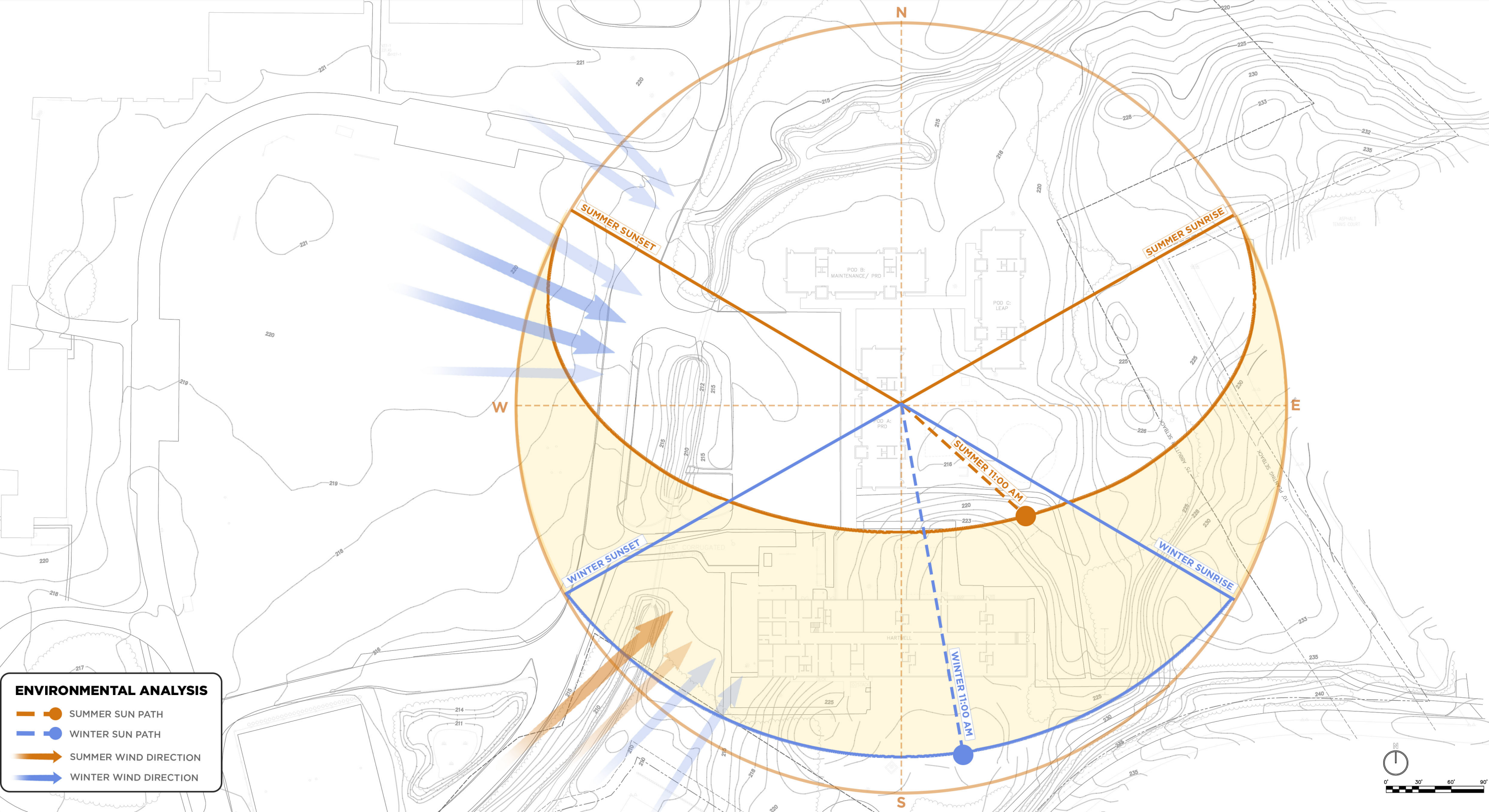
ENVIRONMENTAL ANALYSIS

-  TOPOGRAPHY CUT
-  TREE CANOPY
-  STONY BROOK



ENVIRONMENTAL ANALYSIS

-  SUMMER SUN PATH
-  WINTER SUN PATH
-  SUMMER WIND DIRECTION
-  WINTER WIND DIRECTION



ENVIRONMENTAL ANALYSIS

- REGULATORY AE FLOODWAY
- AE FLOOD ZONE
- STONY BROOK

AE FLOOD ZONE

REGULATORY AE FLOODWAY

BALLFIELD ROAD

48" CORRUGATED METAL PIPE

HARTWELL

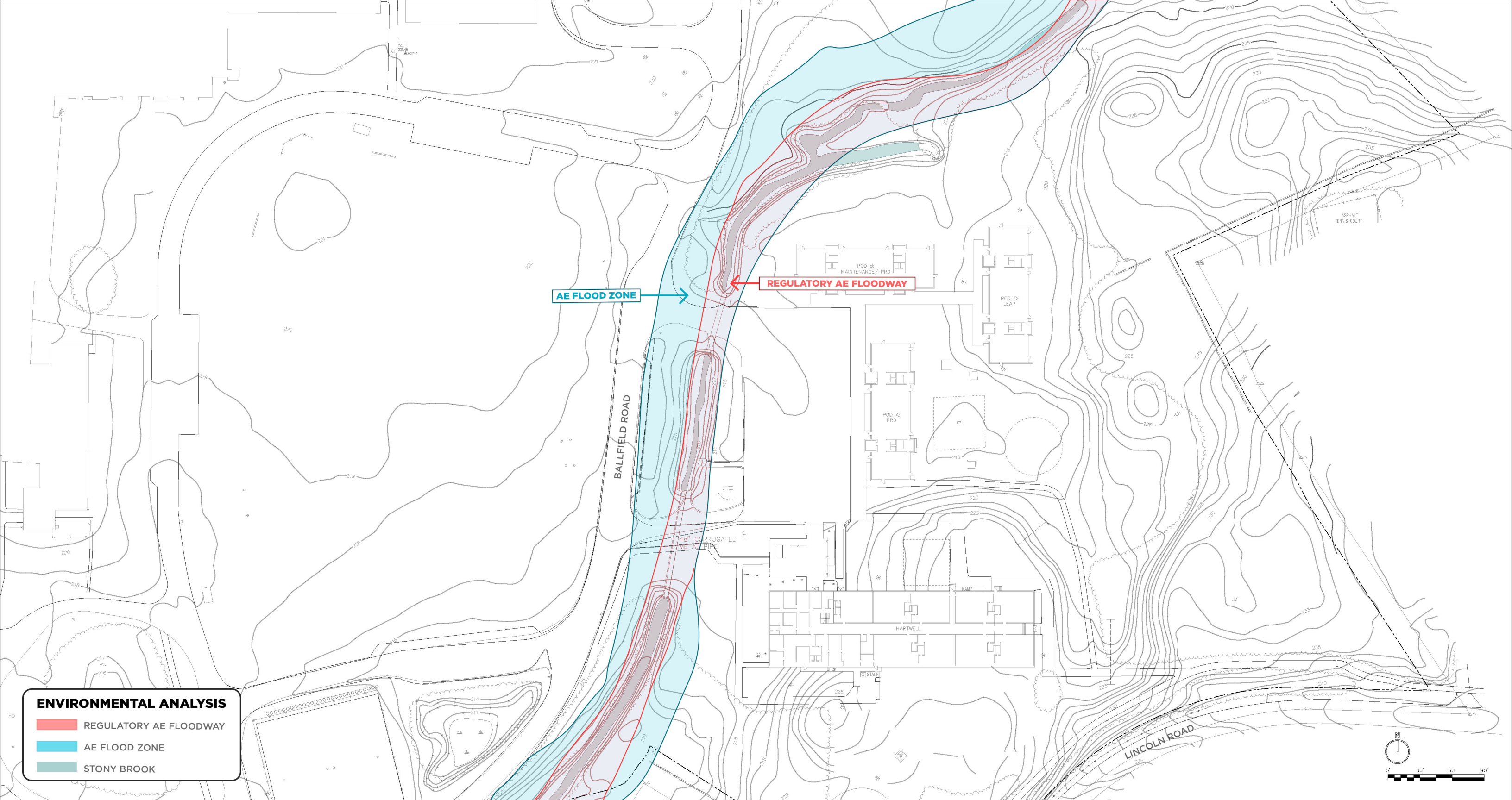
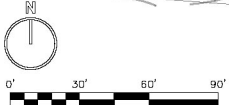
POD B: MAINTENANCE/ PRD

POD C: LEAP








POD A: PRD

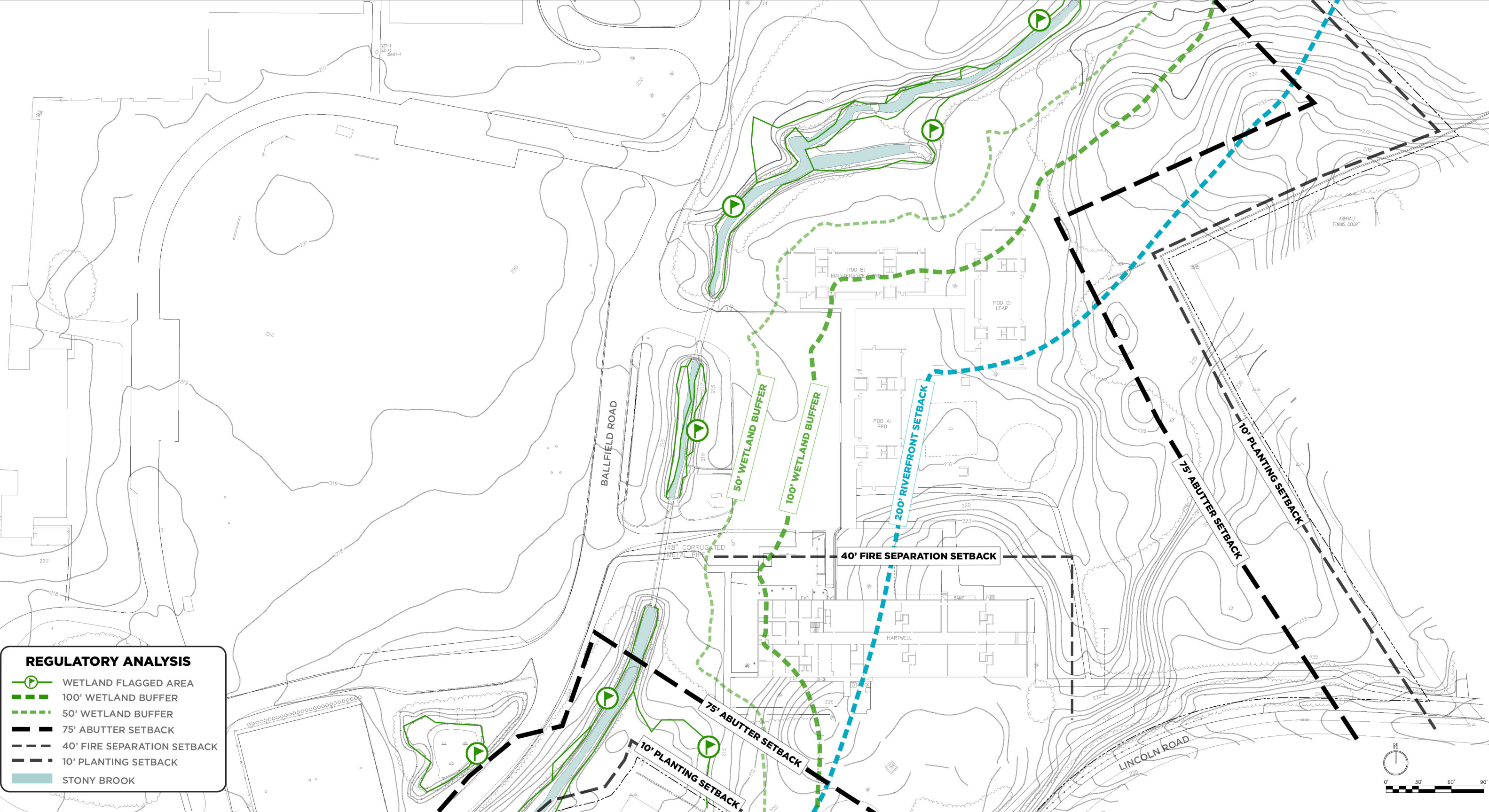
LINCOLN ROAD

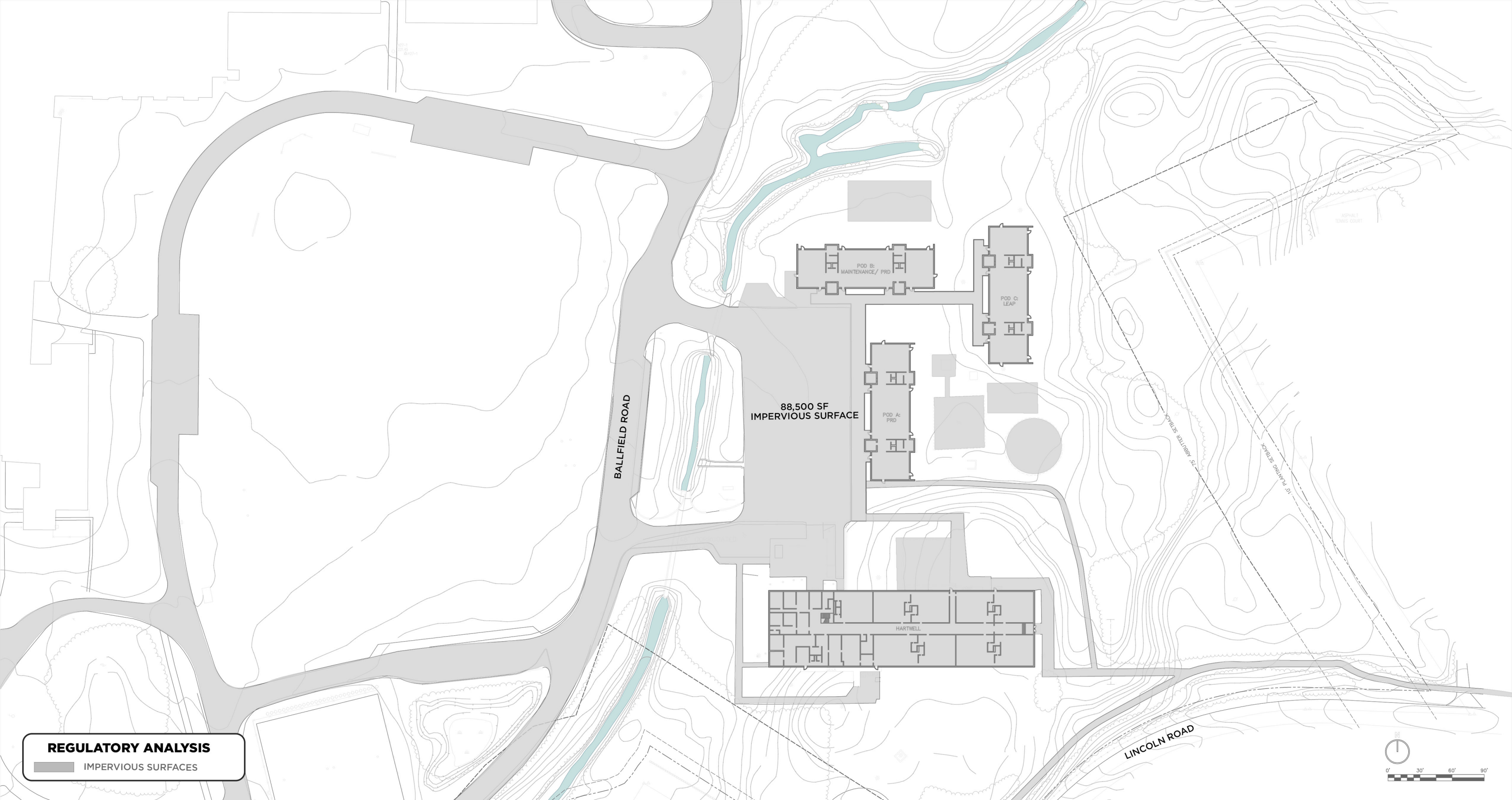
ASPHALT TENNIS COURT



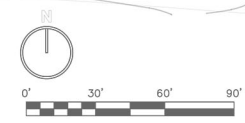
REGULATORY ANALYSIS

-  WETLAND FLAGGED AREA
-  100' WETLAND BUFFER
-  50' WETLAND BUFFER
-  75' ABUTTER SETBACK
-  40' FIRE SEPARATION SETBACK
-  10' PLANTING SETBACK
-  STONY BROOK





REGULATORY ANALYSIS
■ IMPERVIOUS SURFACES

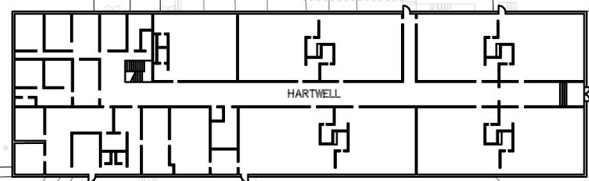
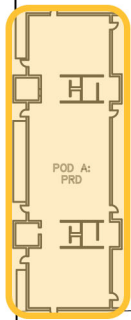
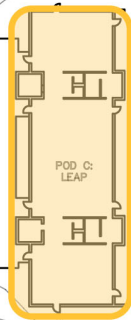
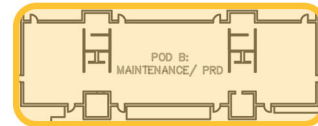


REGULATORY ANALYSIS



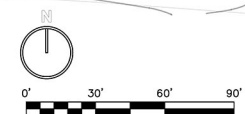
HISTORIC PRESERVATION

BALLFIELD ROAD







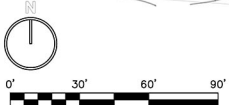
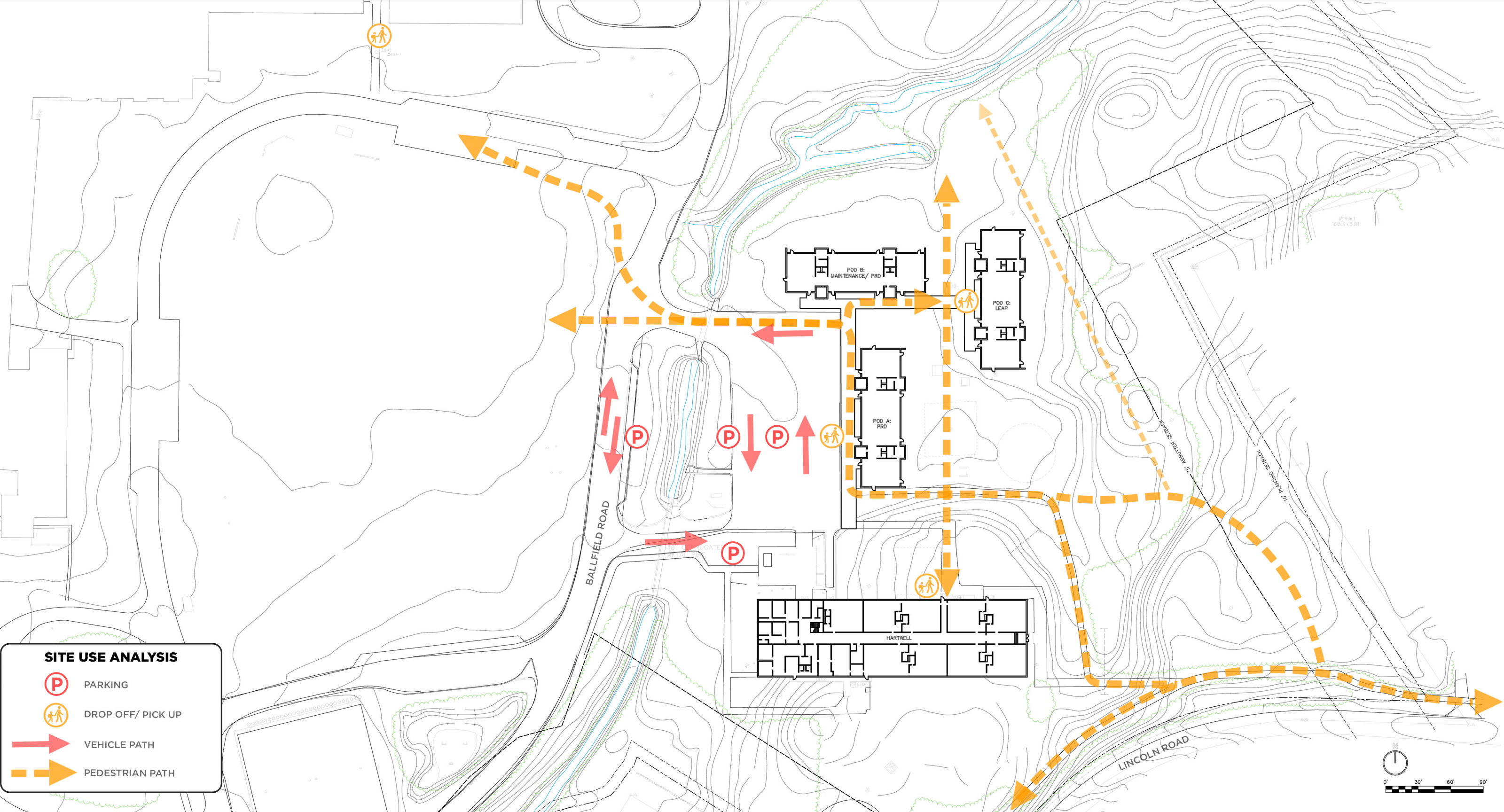
ASPHALT
TENNIS COURT

LINCOLN ROAD





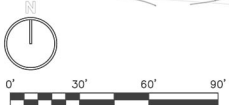
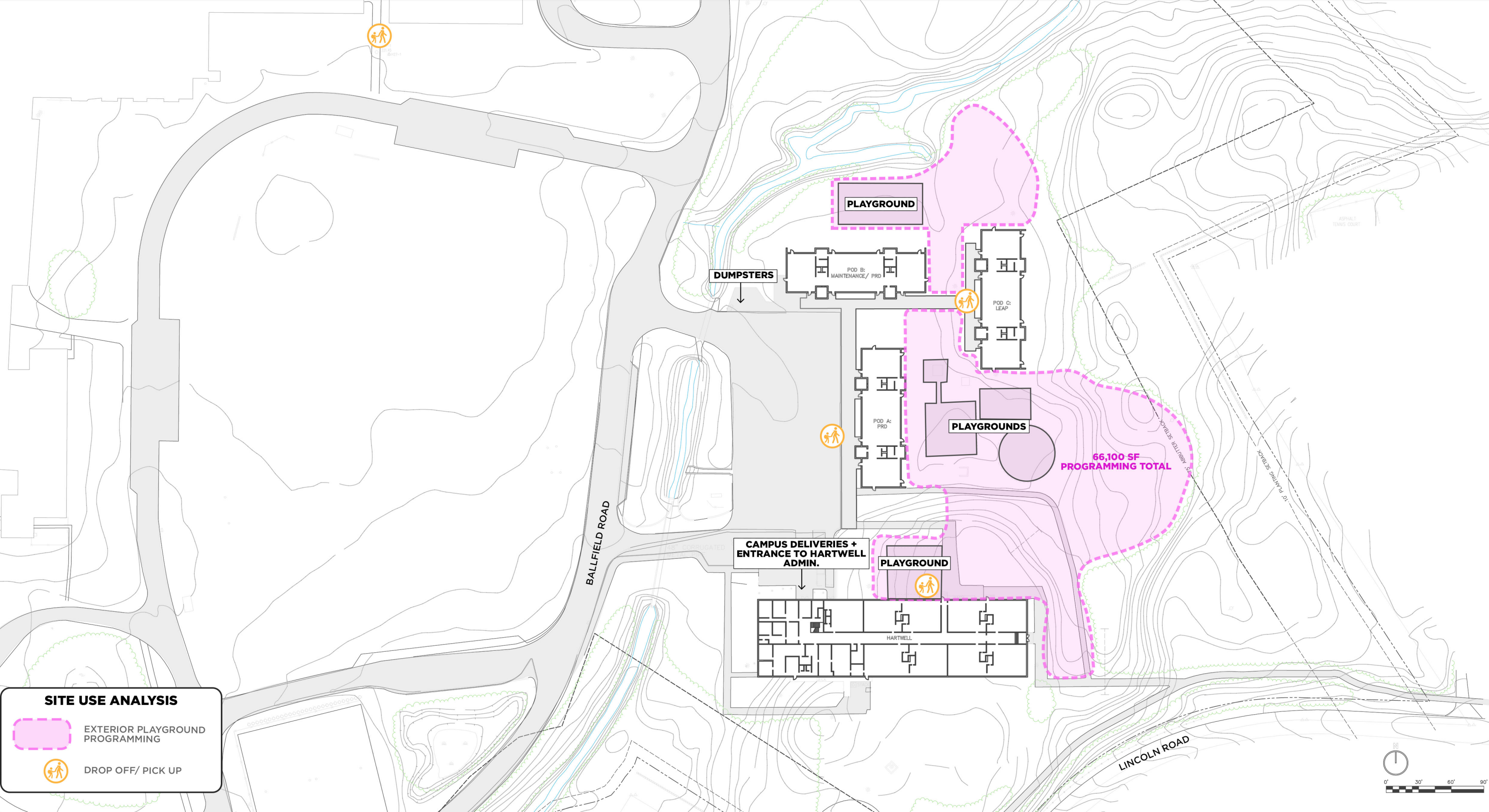
SITE USE ANALYSIS

-  PARKING
-  DROP OFF/ PICK UP
-  VEHICLE PATH
-  PEDESTRIAN PATH










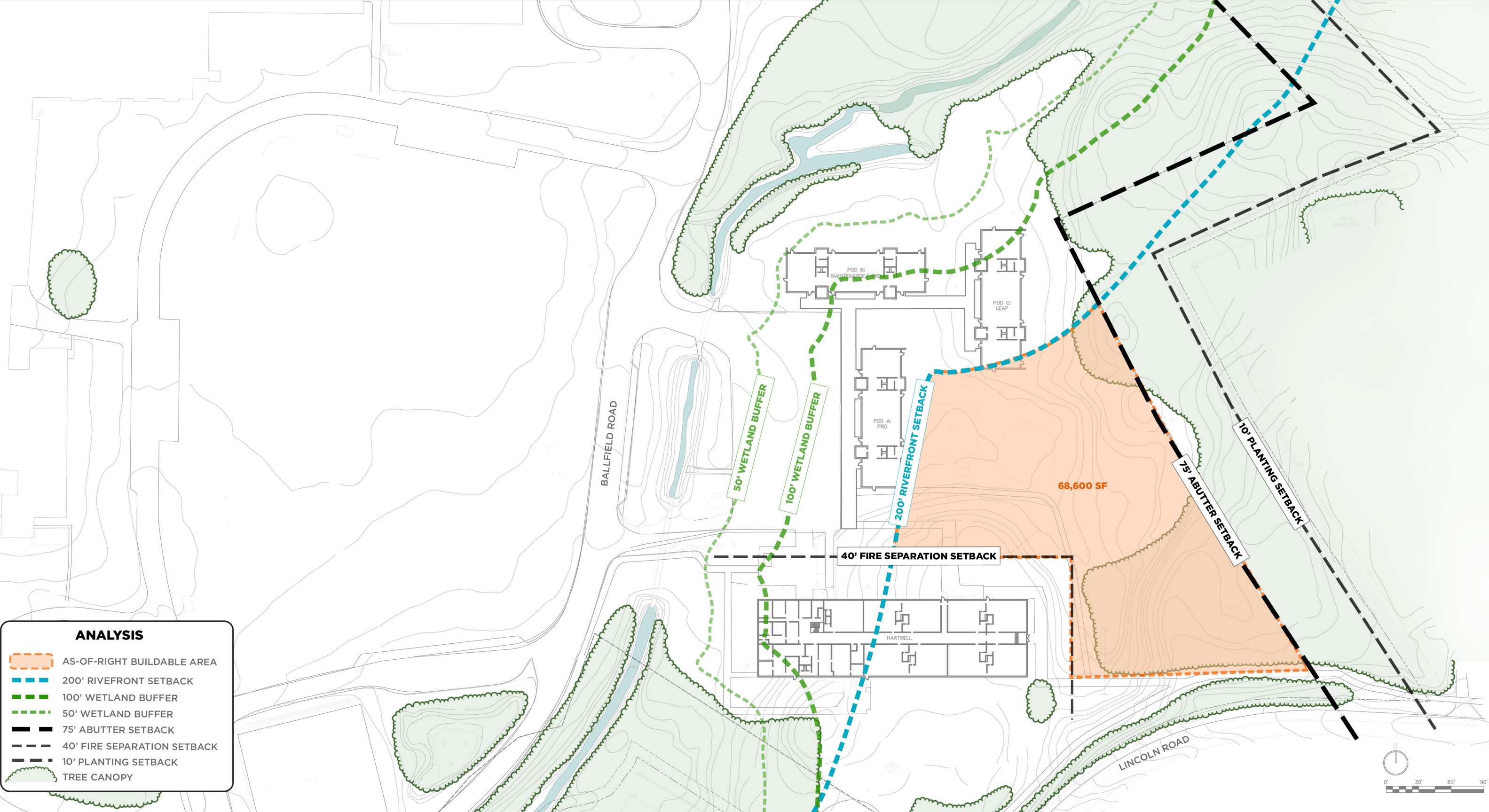
SITE USE ANALYSIS

-  EXTERIOR PLAYGROUND PROGRAMMING
-  DROP OFF/ PICK UP



ANALYSIS

-  AS-OF-RIGHT BUILDABLE AREA
-  200' RIVEFRONT SETBACK
-  100' WETLAND BUFFER
-  50' WETLAND BUFFER
-  75' ABUTTER SETBACK
-  40' FIRE SEPARATION SETBACK
-  10' PLANTING SETBACK
- TREE CANOPY



BALLFIELD ROAD

LINCOLN ROAD

POD B:
MAINTENANCE PRD

POD C:
LEAP

POD A:
PRD

HARTWELL

68,600 SF

50' WETLAND BUFFER

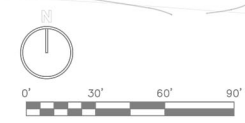
100' WETLAND BUFFER

200' RIVERFRONT SETBACK

40' FIRE SEPARATION SETBACK

75' ABUTTER SETBACK

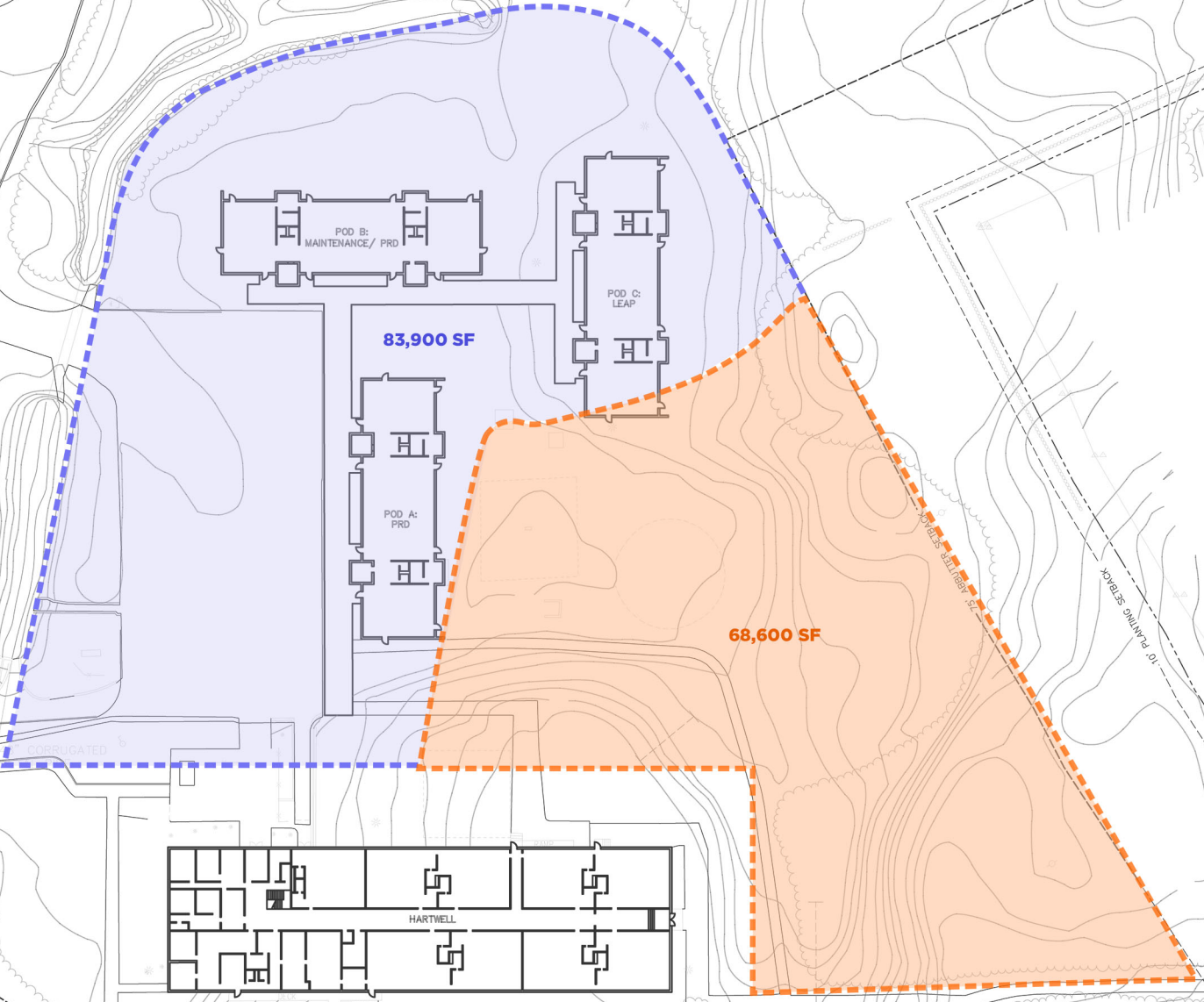
10' PLANTING SETBACK



ANALYSIS

- CONDITIONAL BUILDABLE AREA
- AS-OF-RIGHT BUILDABLE AREA

BALLFIELD ROAD



83,900 SF

68,600 SF

POD B:
MAINTENANCE/ PRD

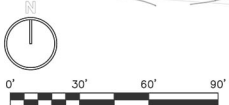
POD C:
LEAP

POD A:
PRD

HARTWELL

ASPHALT
TENNIS COURT

LINCOLN ROAD



Programming Meetings

- Council on Aging and Human Services
- Parks and Recreation Department
- Lincoln Public Schools
- LEAP
- Magic Garden
- Community Open Mic Session

Programming Meetings -

What We Heard:

Council on Aging and
Human Services

- Accessibility is a must
- Parking/Site
- Human Services need to be more strongly considered
- Confidentiality
- Focus on Transportation, Nutrition, Social Services and Programming
- Nutrition has only come online in the last year
- Meals on Wheels
- Schedule piggy back services
- Support and Therapy

Programming Meetings -

What We Heard:

Council on Aging and
Human Services

- Flexible/reconfigurable programming spaces desired
- *Coffee and Conversation* programs need to be better accommodated
- Spaces should be grouped
- Programmed exterior spaces desirable

Programming Meetings -

What We Heard:

Parks and Recreation
Department

- Collaborate with multiple organizations
- Responsible for Town events
- Extensive storage needs
- Partner with outside Vendors
- Dramatic staffing expansion for 10 weeks
- Great Location
- Youth-focused programming
- Serve as rainy day expansion space
- Easy Pick-Up and Drop-Off
- Need four program spaces and admin expansion

Programming Meetings -

What We Heard:

Lincoln Public Schools

LEAP

Magic Garden

- Parking to be segregated, accommodate traveling staff
- Site plan must accommodate Pick-Up/Drop Off
- Make sidewalks throughout site continuous
- Maintenance must continue to exist on-site
- Outdoor play space is paramount
- Pedestrian paths need to be improved
- Users to have direct access to playing fields
- Integrate environmentally sound practices

Programming Meetings -

What We Heard:

Lincoln Public Schools

LEAP

Magic Garden

- LEAP/Magic Garden
 - Easy child access to green space
 - Separate cars from green space
 - Easy sightlines for both building and site
 - Separation between kids and adult visitors
 - Need extensive storage
 - Need more back-of-house spaces
 - Need robust acoustic separations
 - One messy space is preferred
 - Need to maintain PRD swing space

The Pods

- A Pod may be vacant with new building program
- B Pod provides PRD storage, swing space for all programs and maintenance for LPS
 - Maintenance must remain on-site
- C Pod contains LEAP; retained in previous study