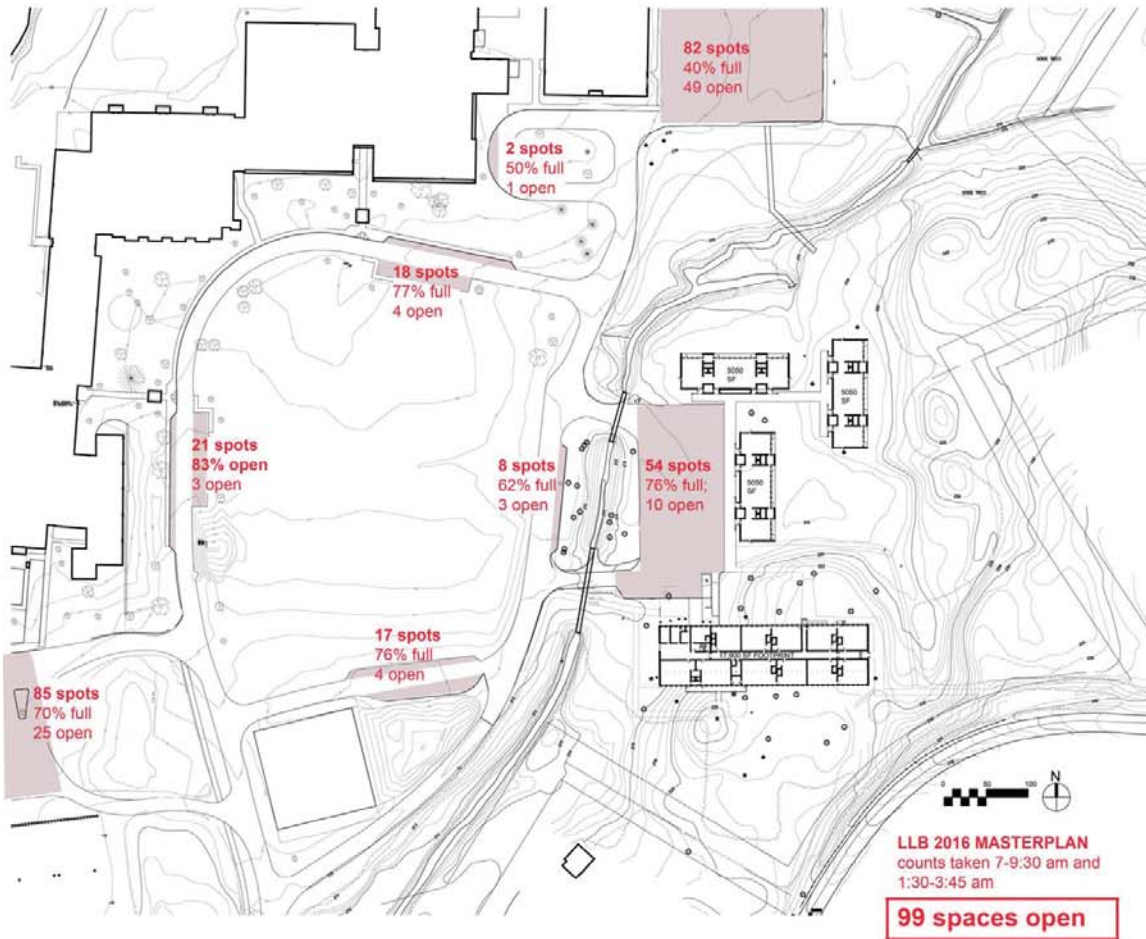


## ASSUMPTIONS

- LEAP and Maintenance (shop and storage) must continue to be accommodated on site in existing Pods or otherwise. Feedback was received from the community that it was important for the town to understand the cost for renovating any remaining Pods in conjunction with the cost for the community center building and other improvements on Hartwell. Therefore even though LEAP and Maintenance are not part of the community center project, their construction cost is included in all estimates as a separate line item.
- The Hartwell building will remain and continue to house Lincoln School functions, Magic Garden, and Lincoln School offices.
- 100-110 Parking spaces are needed on or near the Hartwell site to accommodate existing functions on Hartwell and the new community center. (See Parking Analysis on the following page)
- No parking should be located behind Hartwell in Strats Place (south side of Hartwell).
- Further study is necessary to discuss the feasibility of an additional campus vehicular entrance off of Lincoln Road. An additional entry could be accommodated in all schemes. The feasibility of this will need to be explored further before being evaluated with the Town, School and Community.



**Current Lincoln COA parking at Bemis:**

Building front	11
On street	5
at church for overflow	39
<b>Total</b>	<b>55 Spots</b>

**Parking at COA facilities**

Center	Avg Participants / day	# parking spots	Ratio: 1 spot/# Participants
Belmont COA	250	64	1 spot / 3.91 participants
Wellesley COA	175	54	1 spot / 3.24 participants
<b>Average</b>			<b>1 spot / 3.57 participants</b>

**Lincoln COA data and projected data:**

Daily Participants Current: 40 participants/day  
(20 in morning, 20 in afternoon)

Peak attendance programs a few times a year: 130 participants

Peak attendance programs weekly or bi-weekly: 40-60 participants

Daily Participants Projected with new building:

250% projected increase with new building: 100 participants/day  
(50 in morning, 50 in afternoon)

**Lincoln COA New building parking need:**

$100 \text{ participants/day} \times 1 \text{ spot} / 3.57 \text{ participants} = 28 \text{ parking spots}$

**Parking projected need for programs on Hartwell site:**

62 existing  
28 additional for COA  
10 to 20 to alleviate for existing crowding

**100 to 110 spots needed on or near Hartwell site**