

TOWN OF LINCOLN

LINCOLN TOWN OFFICES
16 LINCOLN ROAD
LINCOLN, MA 01773
781/259-2601



Minutes

Community Center Building Committee

April 26, 2023, 7:00 PM

Hybrid Meeting: Donaldson Room, Town Hall and via Zoom

Attendees

Board Representatives (voting members)

Jonathan Dwyer (Co-Chair), Susan Taylor, Ellen Meyer Shorb, Dilla Tingley, Rob Stringer

At-large Members (voting members)

Sarah Chester (Chair), Tim Christenfeld, Krystal Wood, Alison Taunton-Rigby

Ex-Officio Members

Tim Higgins, Abigail Butt, Jessica Downing, Brandon Kelly, Dan Pereira

Liaisons

Dave Levington, Indrani Kharbanda, Wendy Kusik, Owen Beenhouwer, Peter Von Mertens, Roy Harvey, Andrew Glass, Craig Nicholson

ICON Architects

Mark McKevez, Ana Cheng

Minutes Taker

Edwin Tam

Others

Dennis Picker, Tom Casey, Richard Cornell, Roy Harvey, Elizabeth S., David Creighton

The meeting started at 7:02 pm

I. Welcome & Introductions

Sarah C welcomed everyone and reviewed the agenda.

II. Architect's Report: Discussion of April 25's Forum

Mark McKevez recapped the main topics of the town open forum on April 25 regarding initial programs and survey results.

- Still being developed is a program chart that contains an estimated number of participants for each program in PRD and COA&HS, plus scheduling and intensity of use for each room
- Need more discussion on the status of other buildings used in the program, e.g. Pierce House, Library.
- PRD and COA&HS: what programs would come to the Community Center, and what would remain in current buildings?
- Need an understanding of outdoor space as we develop site strategy.
- What makes this place special?
- Affordable price.
- Make sure to get input from youth, the value survey showed low participation, and think about how we can reach young people.

III. CCBC Survey: Analysis of Graphs and Comments

Jonathan D reviewed the results of the CCBC survey that he had presented at the April 25 forum. He felt the results were interesting, thought provoking, and although subtle, provided insight into the relative values of the community that will help ICON and the CCBC make decisions as choices become harder.

See the survey results at the CCBC website: lincolncommunitycenter.com/Documents.

As a reminder, the 593 responses to the nine value statements were combined into three levels for each statement (strongly agree and agree in one group, neutral remained the same, and strongly disagree and disagree in the third group). The three statements that received the strongest agreement were that a community center

- provides a cost-sensitive solution (78% agree);
- is sustainable, meeting high energy-efficiency standards (75% agree);
- meets both current and anticipated needs of the town (74% agree).

The two statements that received the weakest agreement were that a community center

- Supports the organizations that use the Harwell campus (59% agree, 25% neutral, 17% disagree);
- Building design complements the architecture of the Ballfield Road campus (44% agree, 34% neutral, 23% disagree).

The 434 comments could generally be sorted into a wide range of preferences along the topics of Cost (“no new taxes” to “make it fantastic”), Amenities (“use what we already have” to “make it nice but not luxurious”), and Value (“no need for a community center” to “need a community center now”), and those topics could be sorted by age groups.

Age Group	Cost	Amenities	Value
26-40 (76 responses)	16%	19%	3%
41-59 (205 responses)	12%	8%	5%
60-75 (204 responses)	13%	13%	4%
76+ (95 responses)	17%	15%	7%

Comments

Costs

- Rob: Doing nothing can cost \$10-12MM. That is the money that the town would still need to spend to maintain or upgrade current buildings.
- Jonathan: We are charged to come up with 3 designs, and doing nothing, although there is a cost, is not part of our charge.
- Jonathan: there may be some cost to fix the Ballfield campus, but this may be through Capital expense, something that needs to be discussed with School.

Location

- Jonathan: It is clear we need more communication on Lincoln Station.
- Susan: Can we get Planning Board involved in this?
- Tim C: This is a complicated issue, and this was the same issue raised by the same group in the last 11 years. We made the decision based on cost vs. benefits, but the group only wants to look at benefits. They may vote against it, but this is not productive and it is always a difficult discussion.
- Dan P: At the Special Town Meeting, we were charged to look at 3 options on Hartwell. Lincoln Station/South Lincoln was not part of our charge. If the final Town vote on the Community Center fails, then we can revisit Lincoln Station.

Curb cut

- Susan: Second entrance from Lincoln Road topic will come up soon; we should prepare for it.
- Dan P: Current entrance, the campus can handle the extra traffic along with the Community Center.

Lincoln Station

- Lynn D: We might want to look at what activities belong to Lincoln Station. Maybe the 5 members of the Planning Board can come back with a written statement.
- Abby: If we are renting space there and in a few years the population grows, what stops them from booting us out? She is uneasy using spaces that are not Town property.
- Sarah C: This is a very productive discussion, it helps all of us to understand the complexity of this issue.

IV. Project Schedule: ICON events for May and June

Sarah C reviewed the schedule for CCBC events.

- CCBC town forums: Tuesdays, May 23 and June 13, 7-9 pm, at the Hartwell Multipurpose Room and hybrid format.
- The May meeting will be focused on the site strategy, and the June meeting is on the cost model.
- The community input from these two forums will enable ICON over the summer hiatus to respond and develop more details of the three designs along with site strategies and costs.
- At the State of the Town forum at the end of September, ICON will present the designs with costs and ask for your feedback. They will take that information and update the designs and costs to present at the Special Town Meeting in early November for the town to select which design to develop further. The town will give an up-or-down vote on the final design and cost at the March 2024 Town Meeting.

Comments

- Susan: We need to have a robust discussion with School Committee before June so there is no surprise in the Fall as people come back from vacation. She and Dan will work this out.
- Andrew G: We need to have a meeting with the regulatory boards so everyone is on the same page.
- ICON: We will meet with as many agencies as possible, including regulatory, in the next few weeks, to get inputs.
- Dan P: Programs influence site strategy.
- ICON: We will run this in parallel, traffic, programs, buildings, and so on.
- Susan: Scheduling is influenced by the size of the rooms, need to understand how it is put together to maximize room usage and cut costs.
- Dan P: Ask the School Admin to come and have a conversation.
- Abby: there was a lot of time and effort to put the programming and the details information together with Jessica (PRD).
- Dan and Sarah C: The plan is to have Abby and Jessica present the programming information, estimated occupants, and scheduling, at the May 17 CCBC regular committee meeting. This will follow by May 23 Public Form to solicit inputs from the Town.
 - Tim C: We will put this information on the Lincoln community center website and Dan P will take care of it from the Town website to publicize this May event.

CCBC Administration

A. Decision: Approve minutes for April 4 Forum, April 12 Meeting

Sarah reminded the committee of the April 4 and April 12 minutes that were sent out for review. She asked that the committee move to approve the minutes, with any edits sent to her by 5:00 pm, April 28. Motion made (Krystal) and seconded (Alison). Sarah asked for votes by raised hands.

Motion: Passed unanimously

B. Next Meetings

- CCBC regular Meetings: May 17, May 31, June 14, and maybe June 28, 7–9 pm, Donaldson Room, and hybrid via Zoom.
- CCBC Open Forums: May 23 and June 13, 7–9 pm, Hartwell Multipurpose Room, and hybrid via Zoom.

VI. Open Public Comments

- Dennis P: Very encouraged on the use of space, a significant reduction; and also the sharing of space versus the 2018 plan. Now he has more confidence in the process. He also wanted the Committee to consider piggybacking and hybrid programming, on some programs to maximize room usage.
- Abby: Likes the idea, but due to confidentiality needs for some of the services, piggybacking may not be workable in some of the programs.
- Peter V: Still wanted the Committee to consider the Greenhouse to bring people together, including young people and school children.
- Rob: He is concerned about the size and it may take up green space.
- Alison: What about Codman Farm? Make sure is a small greenhouse.
- Abby: Any building like this means COA&HS needs to staff it, maybe one hour a week.
- Sarah C: Need to understand the size, electricity needs, solar needs, etc. Can it fit into the site plan?
- Brandon: Would like to work with Peter on this to select a suitable space on campus for the group to consider.

VII. Motion to Adjourn

Sarah asked for a motion to adjourn. Krystal moved and Alison seconded. Sarah asked for votes by raised hands.

Motion: Passed unanimously

The meeting adjourned at 9:55 pm.