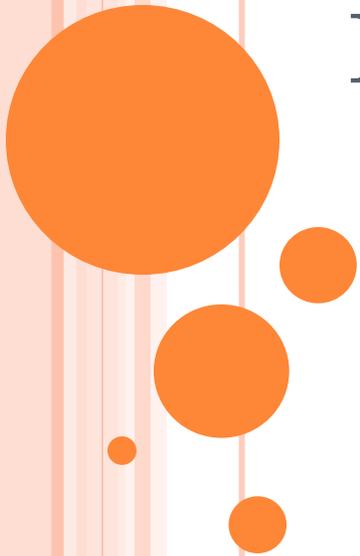


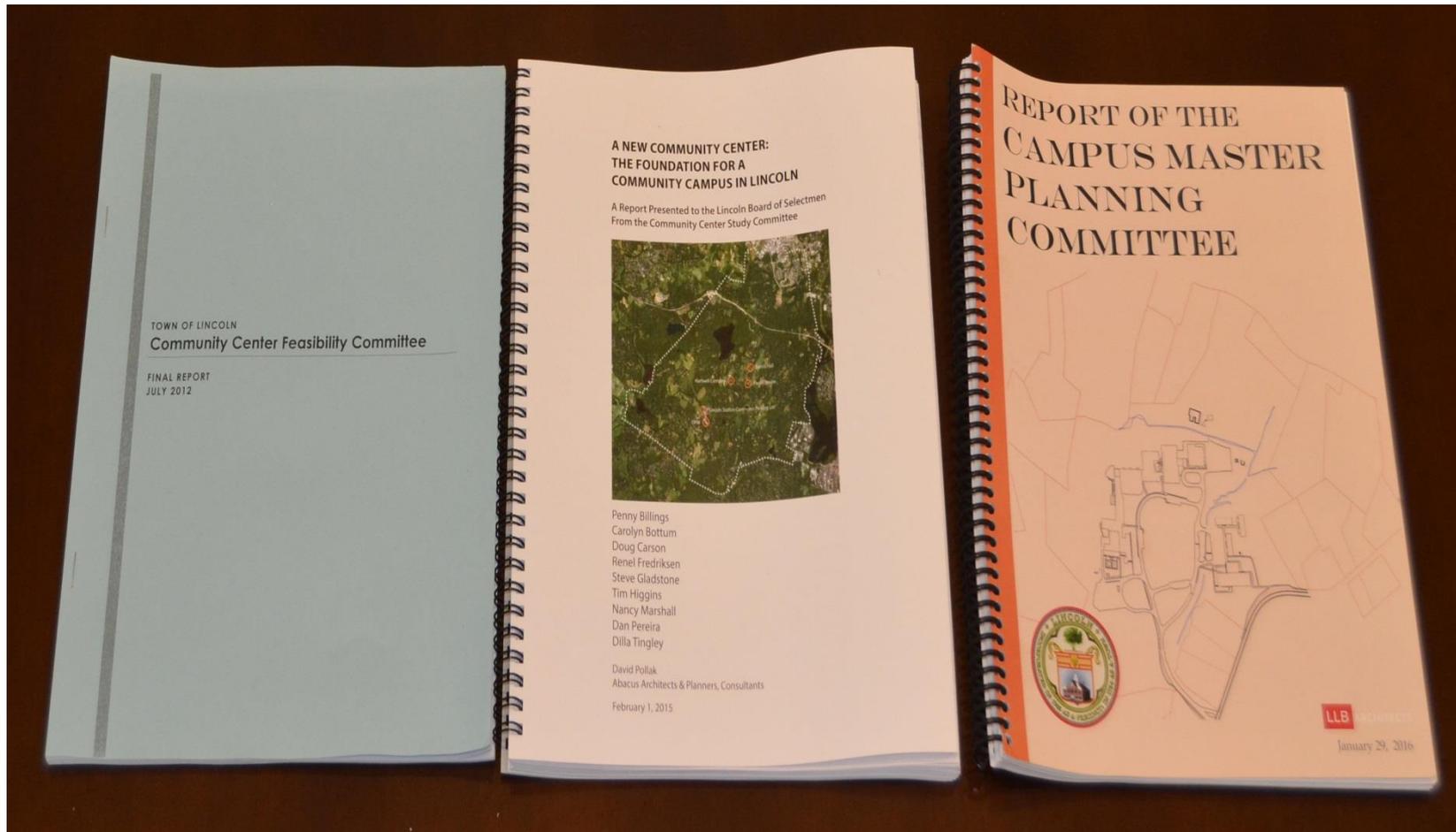
LINCOLN COMMUNITY CENTER

Feasibility Study & Preliminary Design Development

*Annual Town Meeting
March 25, 2017*



BUILDING ON THREE PREVIOUS STUDIES



CONTINUED HOLISTIC CAMPUS PLANNING

- Building on three previous studies
 - 2012 Community Center Feasibility Committee
 - 2015 Community Center Study Committee
 - 2016 Campus Master Planning Committee
- Next Level of Planning
 - Finalize the program
 - Complete site plan
 - Prepare preliminary design plans
 - Develop reliable cost estimate



COMMUNITY CENTER FEASIBILITY COMMITTEE FINAL REPORT (2012)

- **Purpose: To evaluate existing and future space needs of the COA and PRD and explore options**



KEY FINDINGS: BEMIS HALL

- Bemis “not well-suited for use as a senior center”
 - Lack of space
 - Can’t offer core programs and services
 - Lack of parking = long walks to entrance



- Not accessible
- Counseling space not confidential



KEY FINDINGS: HARTWELL PODS

- **Parks and Rec “Pods” long past their life expectancy:**

- **Code violations**
- **Access barriers**
- **Asbestos**



- **Asbestos ceiling and flooring**
 - **Lack of parking**
- **Tenant-at-will of the Schools**



GENERAL CONSIDERATIONS

- **Co-locating departments reduces space needs = cost savings**
- **Parks and Rec must be near schools so all sites besides Ballfield Road require constructing two separate buildings**
- **Town should determine if they would like a community center and study potential sites**



COMMUNITY CENTER STUDY COMMITTEE REPORT (2015)

- **Purpose: Determine Town's desire for a community center and examine potential sites**



KEY FINDINGS

- **Reconfirmed COA needs are “immediate” and PRD needs “significant”**
- **Multiple public meetings showed “very strong support for a newly constructed, centrally located multi-generational community center”**



PREFERRED SITE

- **“Overwhelming” choice for location was the Hartwell Campus**

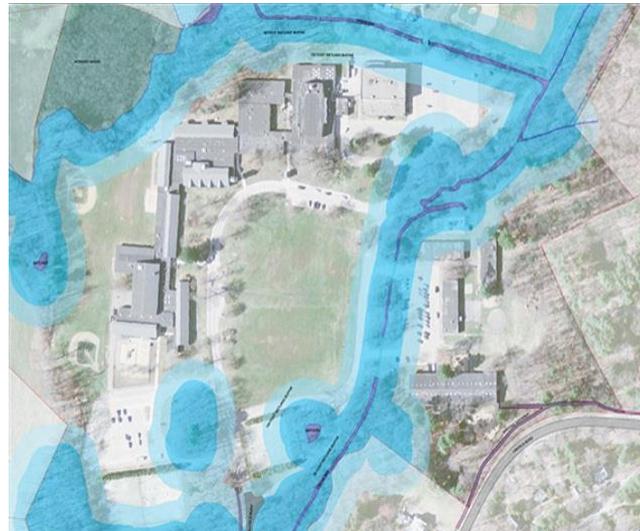


- **Planning for the community center should be integrated with the School Project**



CAMPUS MASTER PLANNING COMMITTEE (2016)

- **Purpose: “Answer certain basic capacity questions about the Ballfield Road Campus related to its ability to accommodate additional uses, including a community center, and consider how uses might be arranged on the campus.”**



KEY FINDINGS

- **No engineering or regulatory reason precludes a community center on the Ballfield Road campus**
- **No need or location for a second entrance**
- **Multiple public forums showed “strong support for the creation of a Campus of the future”**



WHAT WILL THIS NEXT PLANNING PHASE ENTAIL?

Engaging with the community:

- Refine the program needs of the COA, PRD, and community organizations
- Evaluate Hartwell siting options
- Develop preliminary/15% schematic design plans
- Develop a reliable cost estimate



WHY ARE WE MAKING THIS REQUEST NOW?

- **Planning in parallel with the School Building Project makes sense:**
 - **Identify potential opportunities for shared spaces**
 - **Consider interplay of various building configurations**
 - **Identify potential conflicts and evaluate alternatives**
- **More reliable cost estimate will assist the Town's financial planning committees**



WILL THE STUDY BE WASTED IF THE COMMUNITY CENTER IS NOT CONSTRUCTED FOR SEVERAL YEARS?

- **Programming and cost estimates can be easily updated**
- **Coordinated planning means the Community Center can be added to the campus at the right time, and in the right location and configuration**
- **Delayed planning = costly duplicated effort and loss of future options**



WILL THIS PROJECT DIVERT ATTENTION FROM THE SCHOOL PROJECT?

- Coordinated planning benefits both projects**
- The School Project will be built first, with the Community Center to follow at a time that is fiscally responsible**
- The School Committee has voted unanimously to support this proposal**



WHEN WILL CONSTRUCTION FUNDING BE REQUESTED?

- **To Be Determined**
- **Right now focus is on PLANNING not construction**
- **Selectmen and financial planning committees will evaluate timing, financing strategies and sequencing relative to school building project**



QUESTIONS AND COMMENTS?

