

# COMMUNITY CENTER HANDOUT AND SURVEY

Please keep this page and turn in the survey (attached second page)

## Design Guiding Principles (what we have heard)

- Sustainability
- Natural light and views
- Parking must be adjacent and convenient to the COA entry
- Spaces should have a cozy-modern feel
- Casual gathering should be intimate and varied with nooks versus large open space
- Exterior gathering spaces in relationship to the building
- Acoustics and sound control important throughout
- Building should have a nexus or center of activity where paths cross
- COA needs casual gathering space that is not shared
- Improve the overall condition of the wetlands and stream
- Use of natural materials to humanize contemporary architecture
- Building and site in harmonious relationship
- Parking is ideally located behind the building and not within a primary view

## Assumptions

- LEAP and Maintenance (shop and storage) must continue to be accommodated on site in existing Pods or otherwise.
- 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.
- 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.



Scheme 1: Secondary Central Green view to entry.



Scheme 2: Infill of Pods view from green.

## SCHEME 1: SECONDARY CENTRAL GREEN

\$14.2 million for the Community Center and site work  
\$2 million for the renovation of Pod + new maintenance building.  
\$16.2 million (2018 estimate)

### PROS

- + Building at East side of site built into hill. Defines and looks over central Hartwell green off of center field
- + Parking behind building and dispersed
- + Ground level entries are possible on 1st and 2nd floor
- + South facing entry porch
- + Scale of building broken down into smaller volumes
- + Interior central nexus of activity with nooks where paths cross
- + Deck overlooking Hartwell green and center field

### SUSTAINABILITY

- + Building and parking out of wetland setbacks; green space between allows ground to filter runoff water
- + South facing roof plane for solar panels; 5,000 SF
- + Large windows on south, east, and west provide daylighting
- + Large windows on the south protected by overhangs provide solar heat gain in the winter
- + Small windows and mass insulate the north side
- + Walls and roof are super-insulated; windows are triple-glazed
- + Operable windows placed to promote cross ventilation

### CONS

- Current septic system for Pods cannot be reused
- Parking access drive in front of LEAP will require LEAP to re-orient to the site at the rear

## SCHEME 2: INFILL OF PODS

\$15.3 million for Community Center, site work, and Pod renovations (2018 estimate)

### PROS

- + Building addresses small Hartwell green off of center field
- + Parking behind building and centralized
- + Consolidated footprint of buildings on Hartwell site
- + Reuse of Pods reduces new construction
- + Interior central nexus of activity with nooks where paths cross
- + Building defines exterior and interior court yards
- + Renovation of all the existing pods included in Community Center estimate

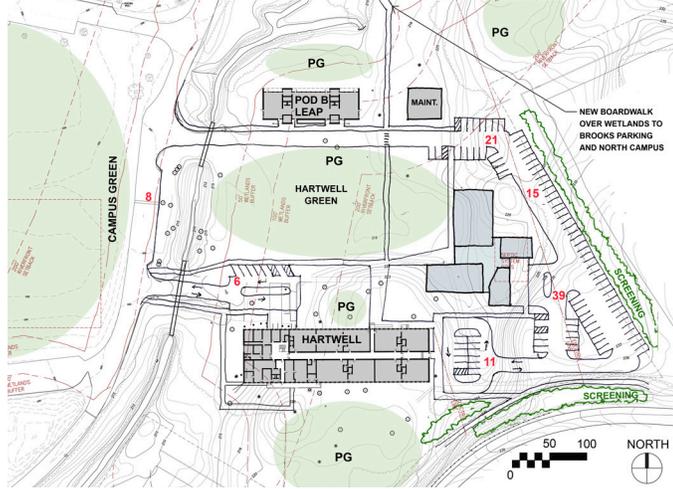
### SUSTAINABILITY

- + Renovation/reuse is most profound form of sustainability; less new construction and less demolition waste
- + Building and parking out of wetland setbacks; green space between allows ground to filter runoff water
- + South facing roof plane for solar panels; 3,100 SF
- + Large windows on south, east, and west provide daylighting
- + Large windows on the south protected by overhangs provide solar heat gain in the winter
- + Small windows and mass insulate the north side
- + Walls and roof are super-insulated; windows are triple-glazed
- + Operable windows placed to promote cross ventilation

### CONS

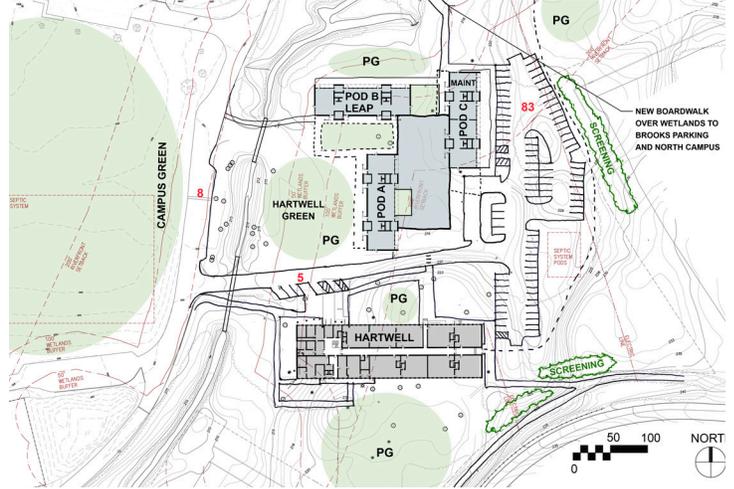
- Longest sides of new construction oriented east and west
- Additional southern light accessed through roof articulations

**SCHEME 1: SECONDARY CENTRAL GREEN**

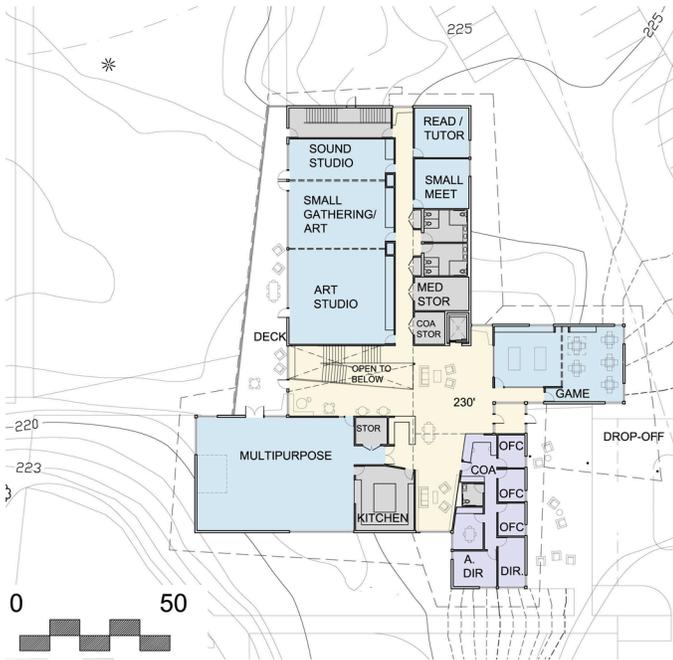


**SITE PLAN**

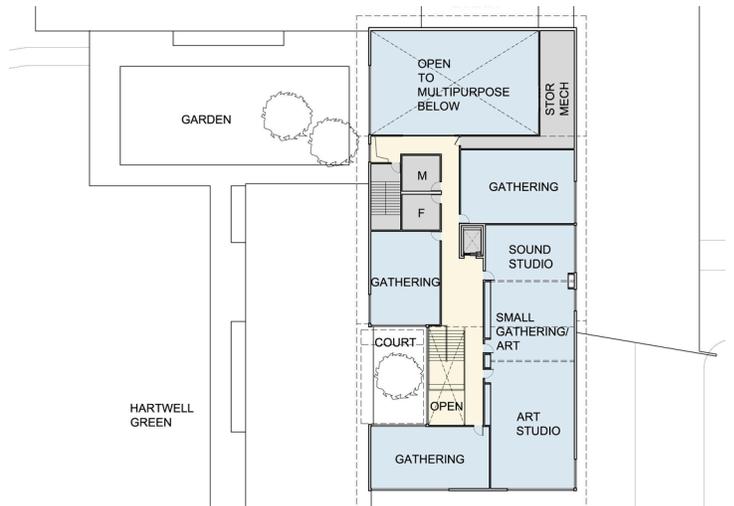
**SCHEME 2: INFILL OF PODS**



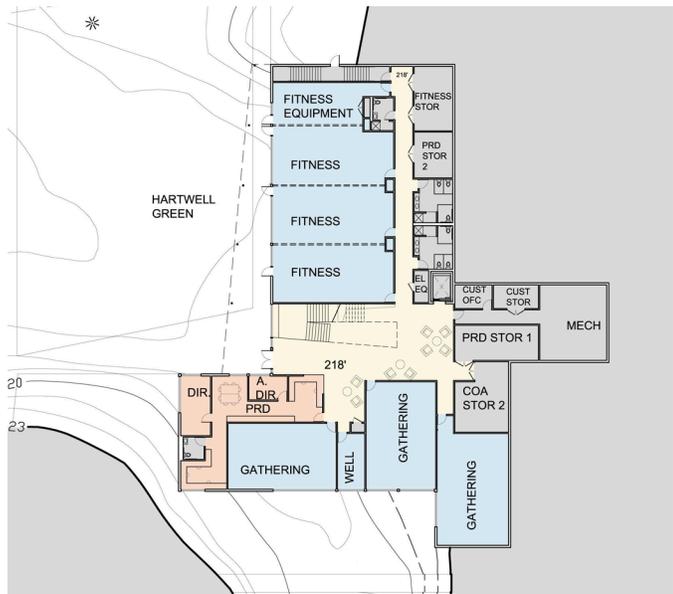
**SITE PLAN**



**UPPER GROUND FLOOR PLAN**



**SECOND FLOOR PLAN**



**LOWER GROUND FLOOR PLAN**

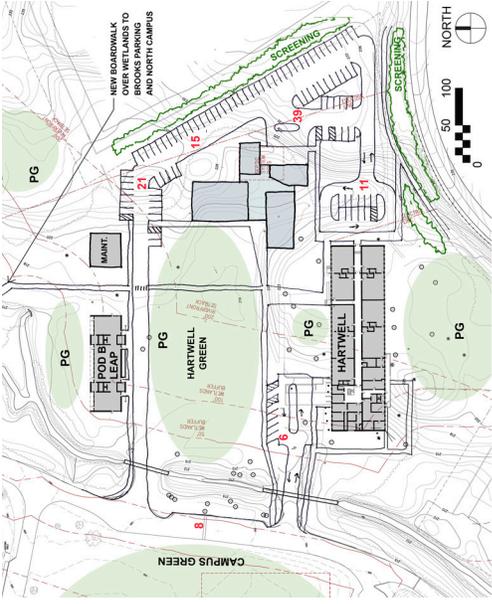


**LOWER GROUND FLOOR PLAN**

Please place this completed page in one of the yellow boxes, located today in the lobby and at the gym exit. You may also return this by placing it in the yellow box in the Town Hall by 06/13/18.

# COMMUNITY CENTER SURVEY

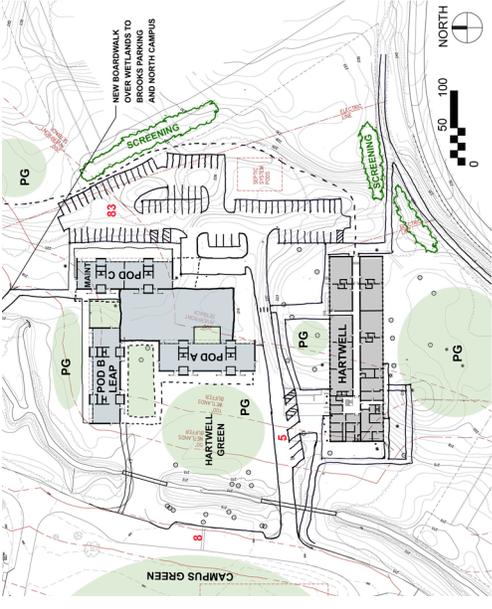
## SCHEME 1: SECONDARY CENTRAL GREEN



- Building at east side of site built into hill. Defines and faces large central Hartwell green off of center field.
- Ground level entries are possible on both 1st and 2nd floor.
- Parking behind building and dispersed.
- Green space between the building at the wetlands allows space for the ground to absorb and filter water runoff.

\$14.2 million for the Community Center and site work  
 \$2 million for the renovation of Pod + new maintenance building  
 \$16.2 million (2018 estimate)

## SCHEME 2: INFILL OF PODS



- Reuse of existing Pods reduces new construction.
- Consolidated footprint of buildings on Hartwell site.
- Building faces Hartwell green off of center field.
- Parking behind and centralized.
- Green space between the building at the wetlands allows space for the ground to absorb and filter water runoff.
- Renovation/reuse is the most profound form of sustainability.

\$15.3 million for the Community Center, site work, and Pod renovations (2018 estimate)

Please see CPPDC handout for more information on each scheme. (Please feel free to use the back for additional comments.)

1. Which Community Center scheme do you prefer? (circle one)

Scheme 1

Scheme 2

2. Why is this your preference?

3. Do you have any questions about the project?