



Pod A - Parks and Recreation
 Pod B - Maintenance
 Pod C - LEAP

SCHEME 1: Central Secondary 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 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

SCHEME 2: Infill of Pods

- Reuse of Existing Pods reduces new construction; LEAP and Maintenance remain in Pods, remaining 1-1/2 Pods incorporated as part of Community Center
- 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

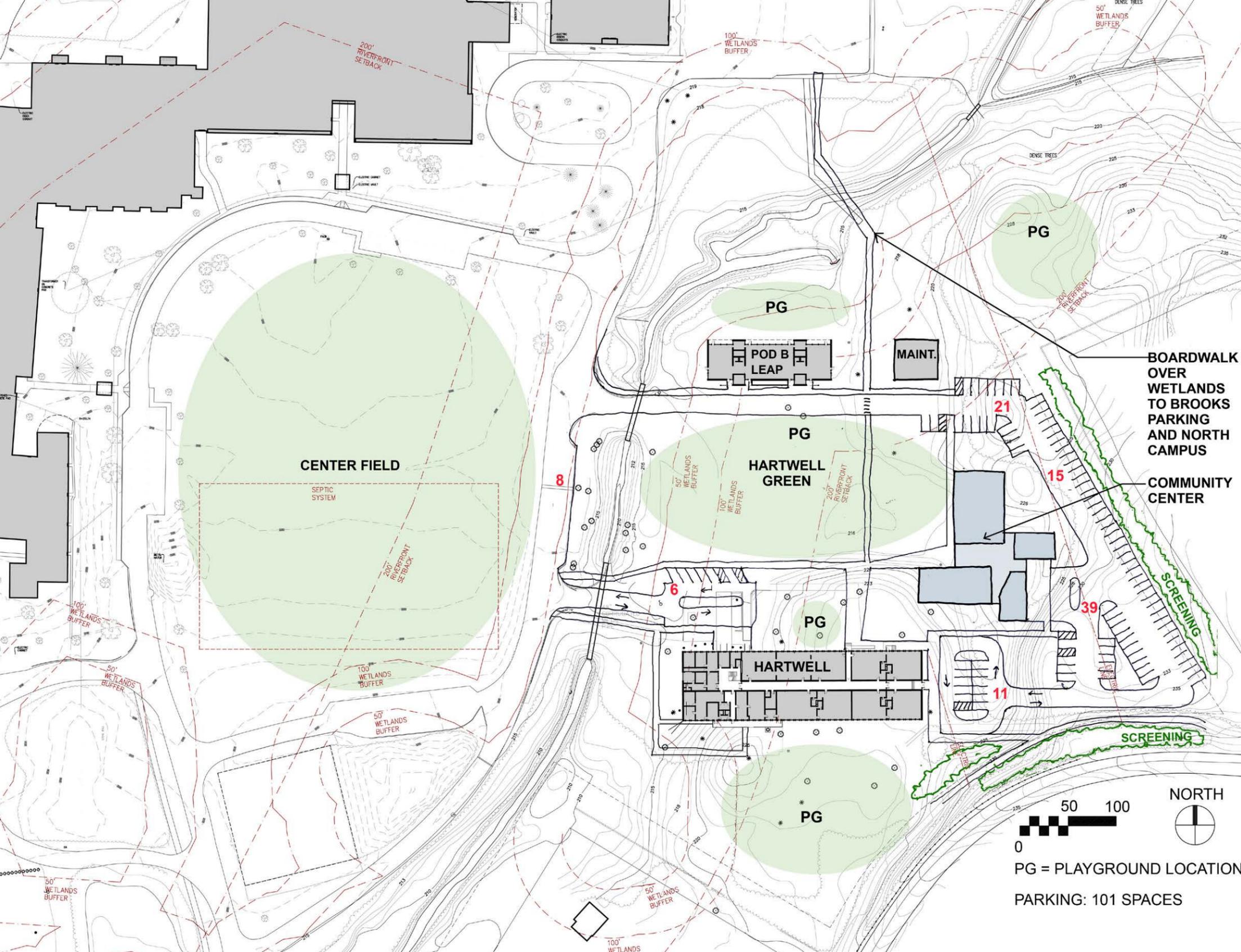
SCHEME 1
CENTRAL SECONDARY GREEN

SCHEME 3
INFILL OF PODS

COMMUNITY CENTER + SITE WORK	\$14.2 million	\$15.3 million
RENOVATION OF PODS + NEW MAINTENANCE	\$2 million	INCLUDED
TOTAL	\$16.2 million	\$15.3 million

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HIGH LEVEL VIEW OF SCHEMES



PROS

- +Building at east side of site built into hill; defines and looks out over large central Hartwell green off of main 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 on the site
- +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
- +South facing roof plane for solar panels; 5,000 square feet
- +Large windows on the 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

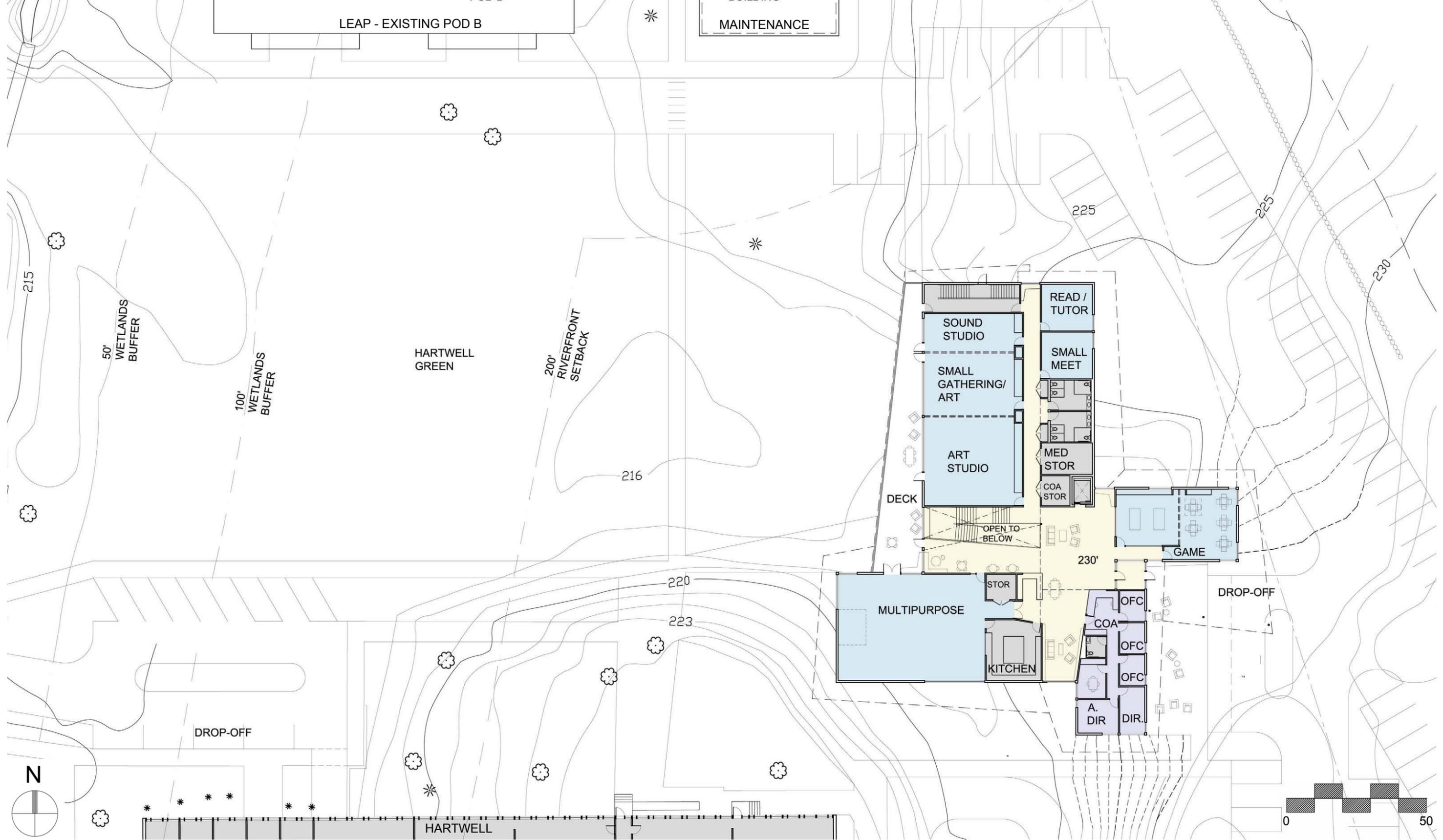
CONS

- 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

SITE PLAN

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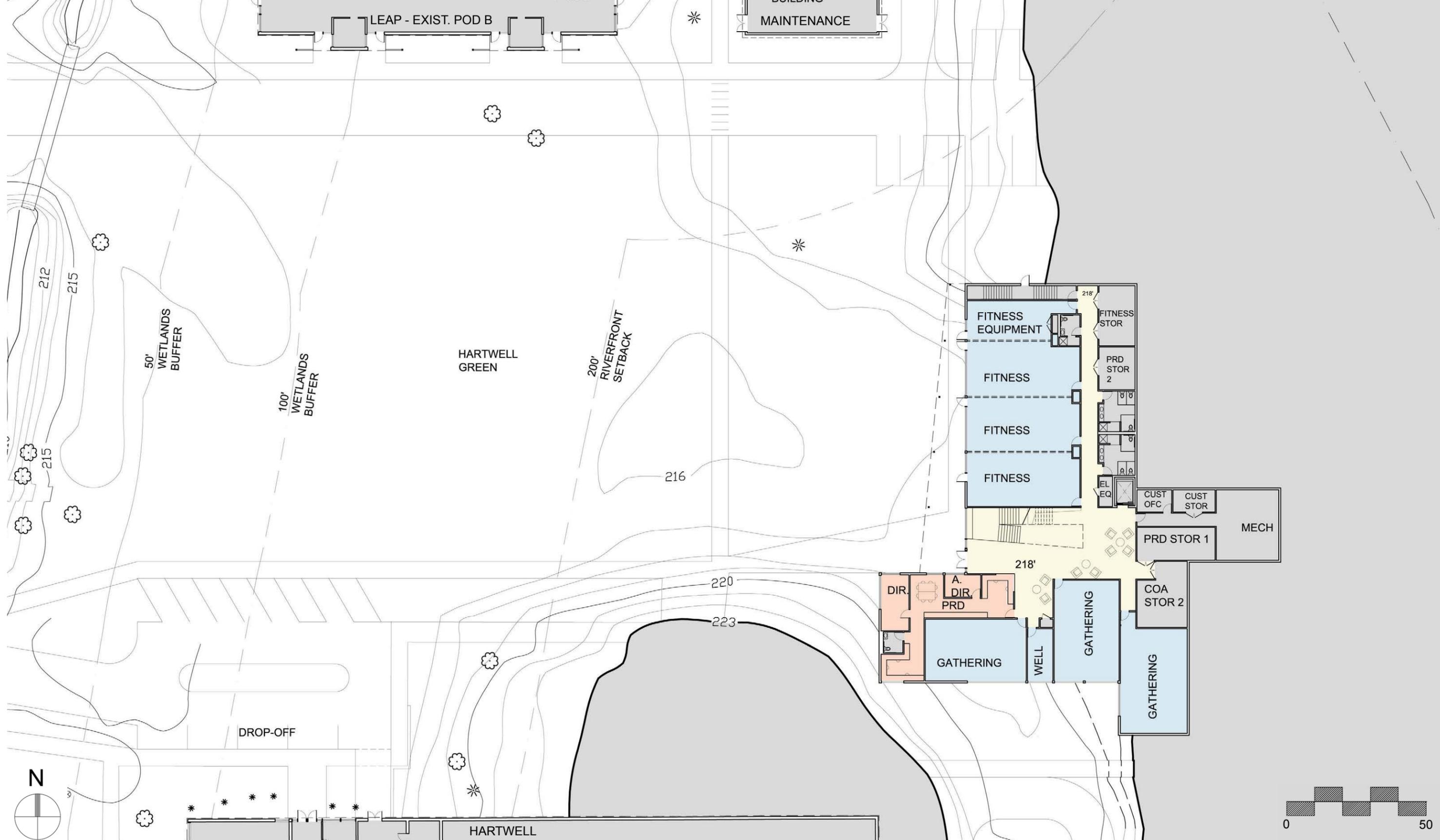
Central Secondary Green - SCHEME 1



UPPER GROUND FLOOR PLAN

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Central Secondary Green - SCHEME 1



LOWER GROUND FLOOR PLAN

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Central Secondary Green - SCHEME 1

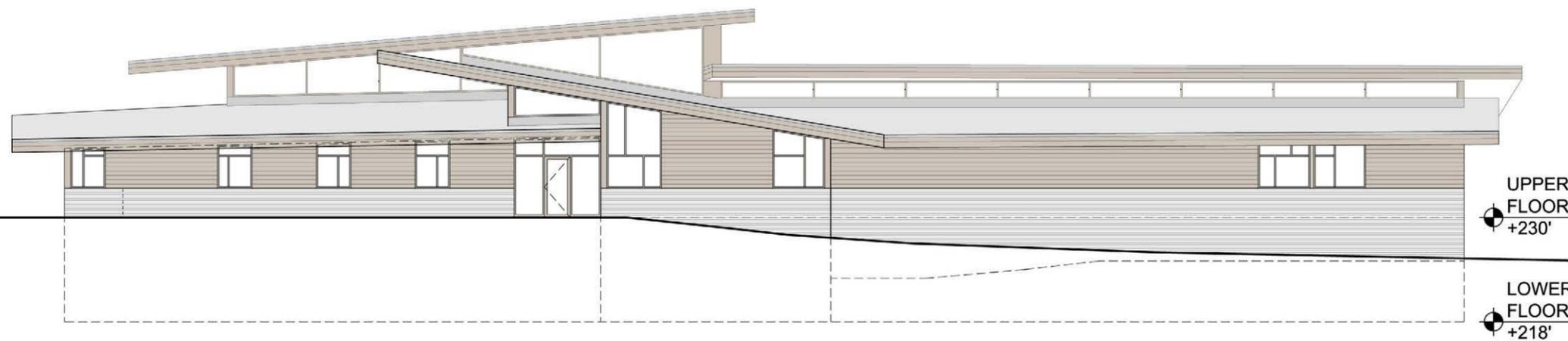
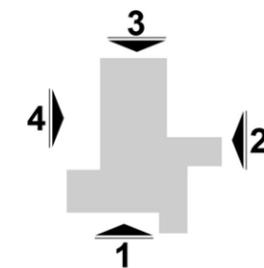
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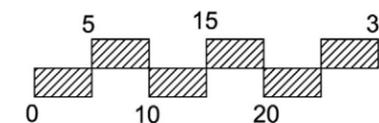
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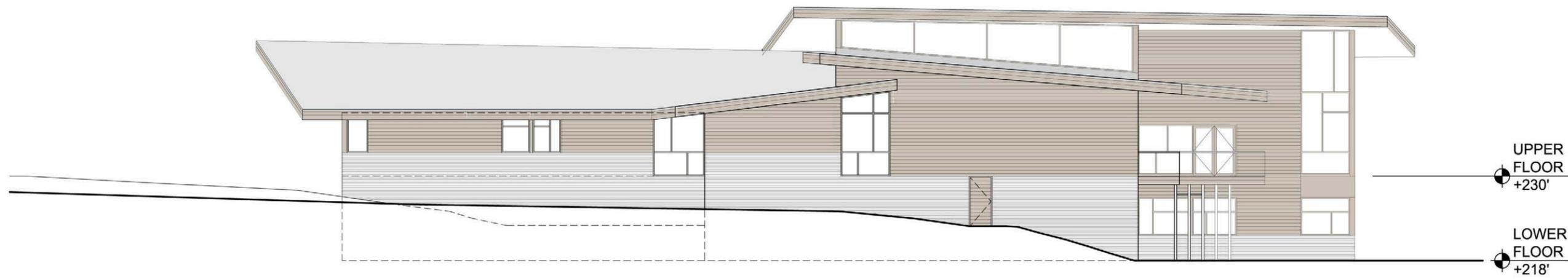


1. SOUTH ELEVATION

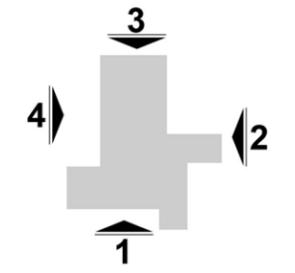


2. EAST ELEVATION

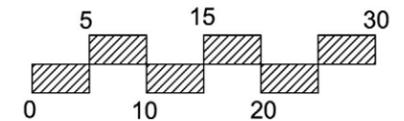




3. NORTH ELEVATION



4. WEST ELEVATION





VIEW TOWARD ENTRY

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Central Secondary Green - SCHEME 1

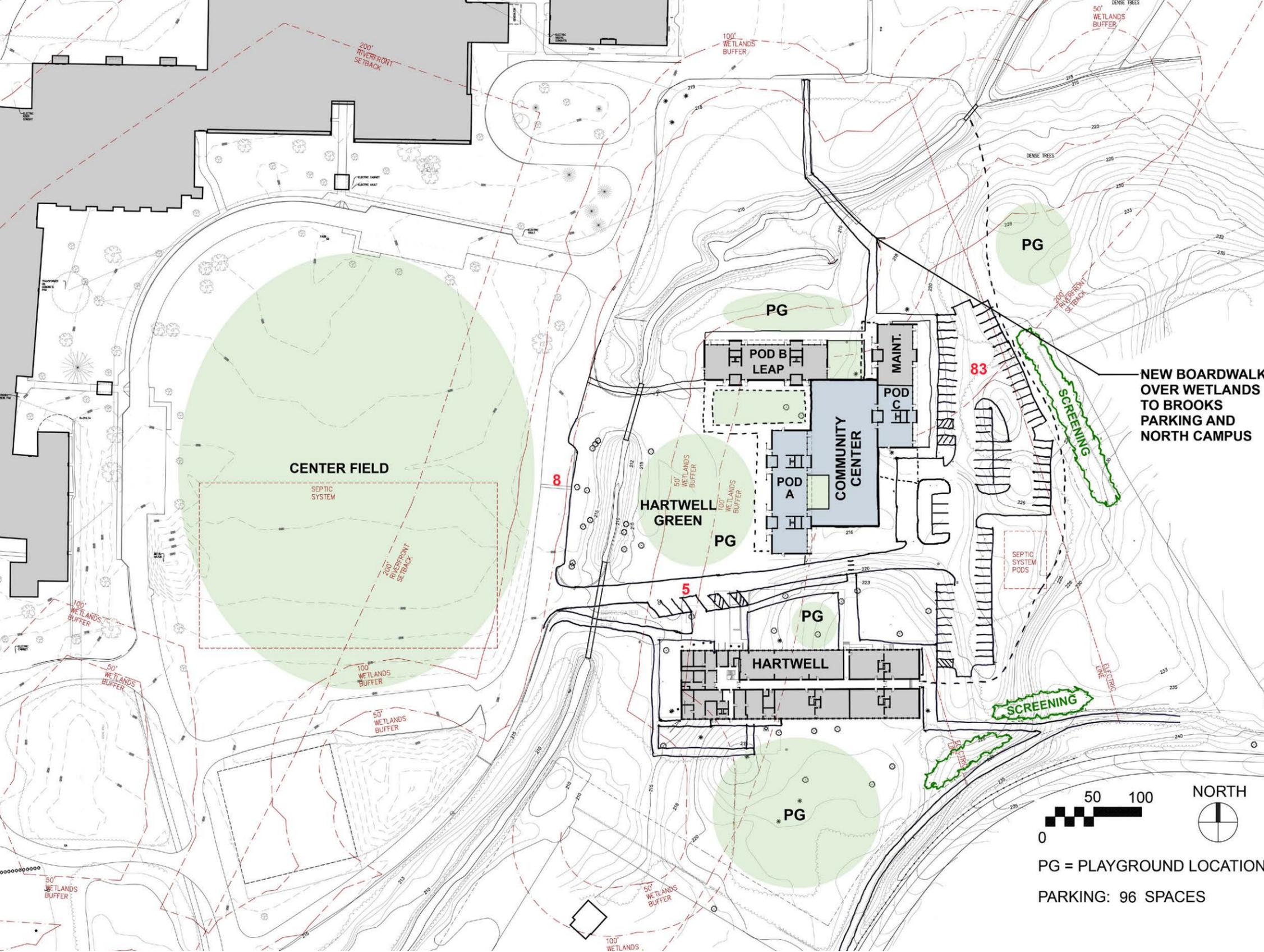
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INTERIOR VIEW WITHIN LOBBY

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Central Secondary Green - SCHEME 1



SITE PLAN

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PROS

- +Building defined 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
- +Deck overlooking Hartwell green and center field
- +Building defines exterior court yards
- +Renovation of all the existing pods included in Community Center

SUSTAINABILITY

- +Renovation/reuse is the most profound form of sustainability; less new construction and less demolition waste going to landfills
- +Building and parking out of wetland setbacks. Green space between allows ground to filter runoff
- +South facing roof plane for solar panels; 3100 SF
- +Large windows on the 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

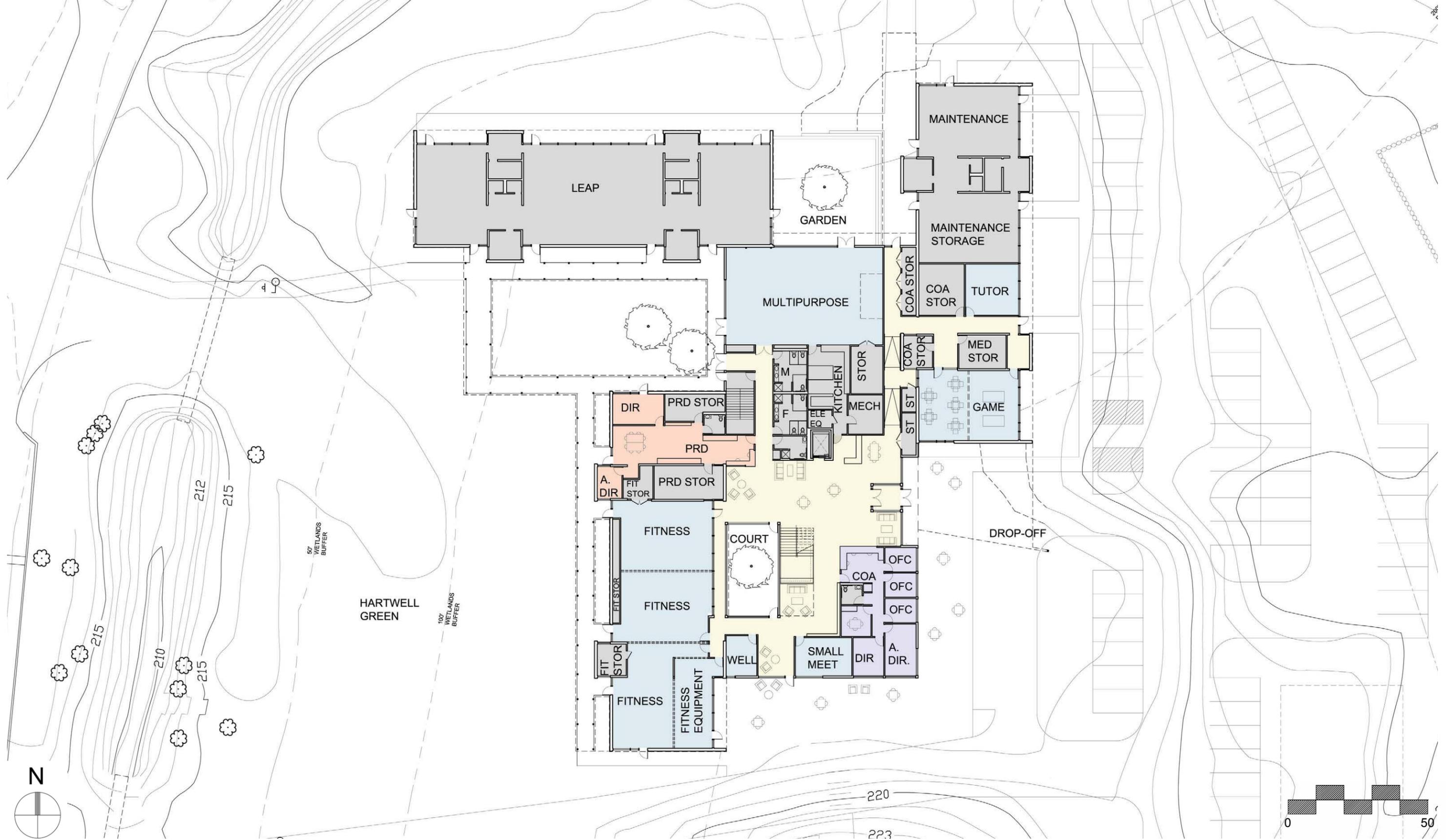
CONS

- Longest sides of new construction oriented east and west; additional southern light to be accessed through roof articulations.

Infill of Pods - SCHEME 2

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GROUND FLOOR PLAN

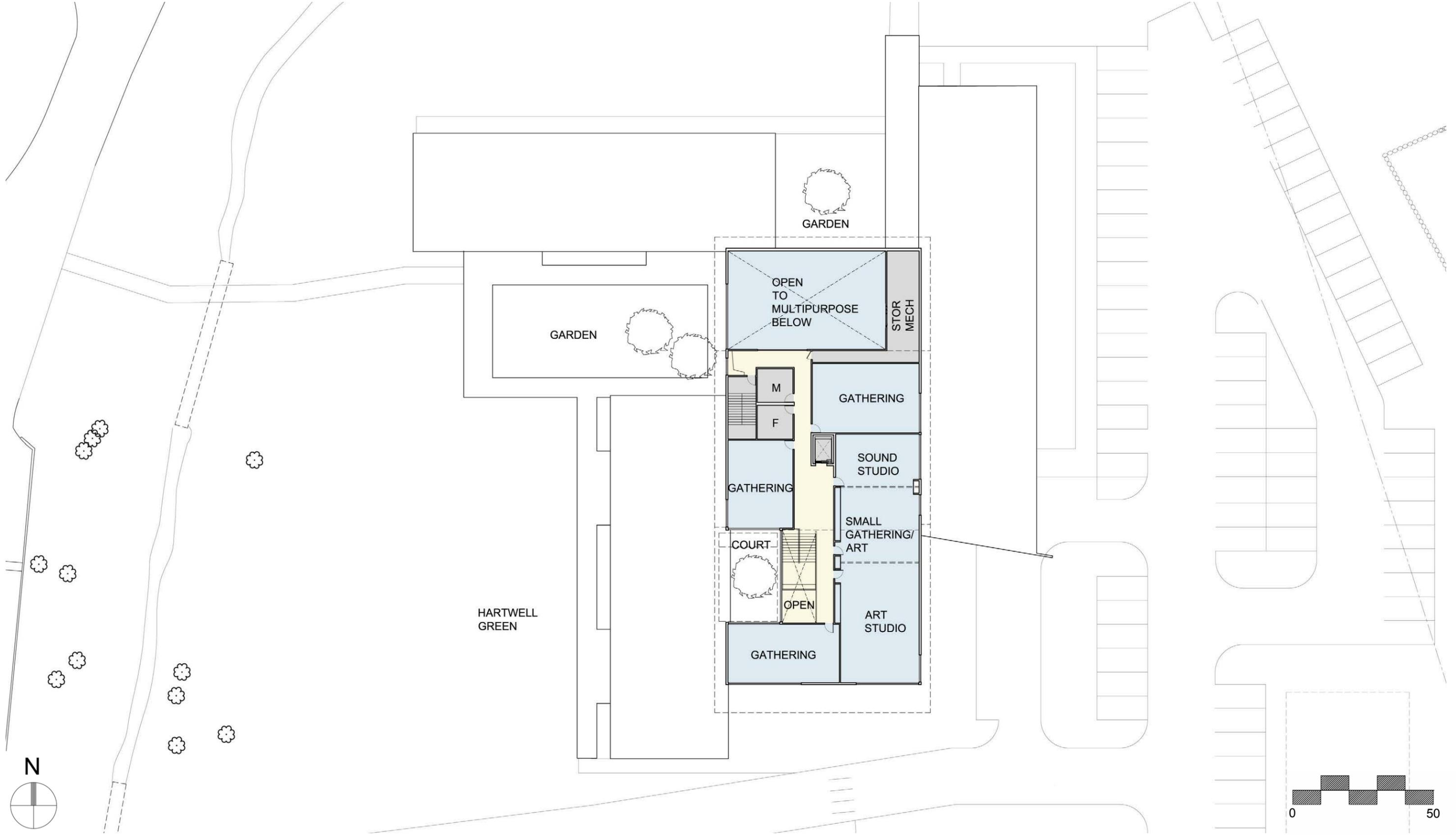
Infill of Pods - SCHEME 2

LINCOLN COMMUNITY CENTER

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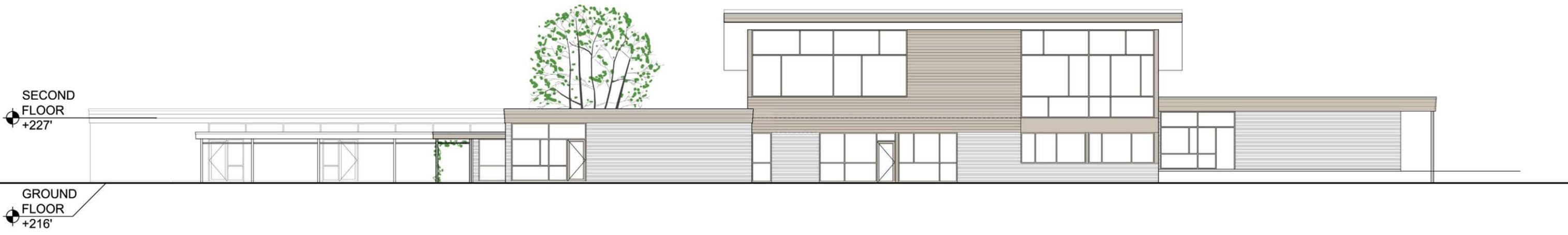
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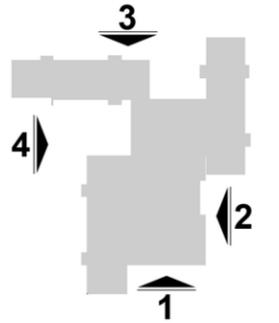


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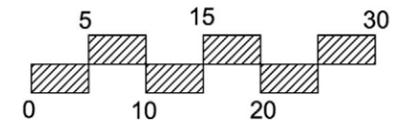
SECOND FLOOR PLAN
Infill of Pods - SCHEME 2



1. SOUTH ELEVATION



2. EAST ELEVATION



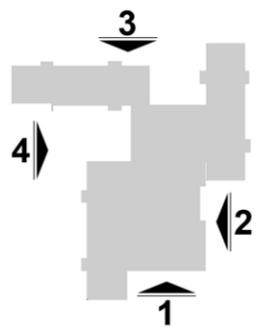
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Infill of Pods - SCHEME 2

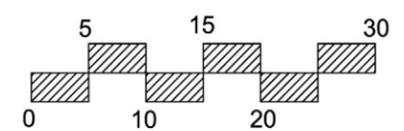
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3. NORTH ELEVATION



4. WEST ELEVATION



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Infill of Pods - SCHEME 2



VIEW FROM GREEN

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Infill of Pods - SCHEME 2

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INTERIOR VIEW WITHIN LOBBY

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Infill of Pods - SCHEME 2