Lincoln Community Center Preliminary Planning and Design Committee
Results of Survey: Design Scheme #1 vs #2, June 9, 2018

At the Town Meeting on June 9, 2018—when the residents were asked to select a school building design to proceed to full specification—the Community Center Preliminary Planning and Design Committee (CC PPDC) briefly reviewed the status of the CC design and distributed a survey that summarized two design schemes. The survey asked the residents to state their preferred scheme, to explain the reasons for their preference, and to ask any questions about the CC.

Summary of the Results

Compared to the 632 residents who cast votes for the school building, one-quarter of that number (158) completed and returned the survey. The greatest value of these survey responses is to show the relative importance to the voters of the features of each design. In many cases, the features can easily be incorporated into a single, final design scheme.

The tally for Question 1 is straightforward: there is very little difference in preference between the two design schemes. Some differences did emerge, however, in the variety of support that specific features elicited in Questions 2 and 3. Most respondents stated more than one reason for or against a design scheme, often praising features of one scheme while voting for the other, so the counts of the comments and questions do not necessarily reflect the number of respondents. The responses for Questions 2 and 3 are also sorted by category, which reveal a little more differentiation. The categories that received the greatest number of responses are highlighted for each design scheme.

The categories of the comments were organized as shown in this table.

Response Categories	
Ext/E	Exterior design esthetics
Ext/ F	Exterior design function
Int/E	Interior design esthetics
Int/F	Interior design function
L	LEAP/preschool
P	Project overall
P/D	Parking/driveway
S	Siting, site functions

Q1: Which Community Center scheme do you prefer?

Both design schemes received almost identical support.

	Scheme 1	Scheme 2	Either/ Both	Neither / None	Total
Q1: Which Community Center scheme do you prefer? (collected at Town Meeting 9Jun2018)	74	71	4	5	154
(collected at Town Hall 15Jun2018)	1	2	1	0	4
Total	**75**	**73**	**5**	**5**	**158**

Q2: Why is this your preference?

For scheme 1, the dominant features are its siting and the new, internal and external design that the siting enables. The overwhelmingly positive feature is the Hartwell Green (43 mentions; its large, playable area, and its open and organized or unified campus feel); followed by the "pinwheel" external design (15 mentions); its sunny, more light-filled orientation (14); its new construction (9); its interior design (9); its being built into the hill (8); and its ground-level entry on both floors (7). Note that the latter two features are closely linked; one enables the other. Negative comments for scheme 1 referred to the Hartwell Green (5) and being built into the hill (2). When sorted by category, the siting (52) and the function of the exterior design (37) were the overwhelming positive themes. Negative comments were few, also to do with the siting (7).

For scheme 2, the most positive comments referred to the re-use of the pods (33); the consolidation of the buildings (17); the more cost-effective construction (17). Note that these top three topics are all closely related. Further support was given to the courtyards (13) and the more centralized parking (12). Negative comments were few, focusing on the appearance of the interior and exterior. When sorted by category, the overwhelming number of positive comments addressed the project's focus on the existing pods (50). Negative comments, by category, were few and addressed the esthetics of the interior (5) and exterior (4) designs.

See Appendix A and B for details. In Appendix 2, the categories that received the most responses are highlighted for easier identification.

Q3: Do you have any questions about the project?

The questions asked by respondents were wide-ranging and provide an overview of concerns about the Community Center project as a whole. The work of the PPDC has already addressed some of the questions (which means the committee needs to publicize more of its deliberations and decisions). But other questions asked by respondents will need to be addressed as the project goes forward.

A handful of responses expressed enthusiastic support ("Go for it!" "We highly support this new Community Center") or no support at all ("Just renovate the pods for PRD" and "Move COA to Lincoln Mall"). More specific questions could be sorted by category, mostly about the project as a whole (9); siting (6); interior function (6); interior design (4); and parking or driveway (4).

See Appendix C and D for details.

Appendix A: Responses to Question 2: Why is this your preference?

Legend: Response Categories	
Ext/E	Exterior design esthetics
Ext/ F	Exterior design function
Int/E	Interior design esthetics
Int/F	Interior design function
L	LEAP/preschool
P	Project overall
P/D	Parking/driveway
S	Siting, site functions

Design Scheme 1

Q2: Why is this your preference?	Count	Pro Comments	Category
Scheme 1	43	Hartwell Green: large, playable area, open and organized campus feel	S
	15	Better design, more attractive, "pinwheel"	Ext/E
	14	Sunny orientation, more light	Ext/F
	9	New construction ("!!")	P
	9	Interior better organized, more efficient (e.g., storage, mechanical in lower back)	Int/F
	8	Built into hill	S
	7	Ground-level entry on both floors	Ext/F
	5	Parking layout	P/D
	5	LEAP and maintenance are separate from the CC	L
	5	Long, west- and ballfield-facing deck on 2nd floor	Ext/F
	3	More sustainable, energy efficient	Ext/F
	3	More space for solar panels	Ext/F
Scheme 1	3	Parking behind the building	P/D
	3	More cost-efficient, compact design	Ext/F
	2	Easier LEAP pickup	P/D
	2	Lower cost of building itself	P
	2	COA, PRD separate floors; better oversight	Int/F
	1	Easier preschool dropoff, pickup	P/D
	1	CC as a separate building on the green	S
	1	"More desirable" features	Ext/F
	1	Run-off is more ecological [green space]	Ext/F
Subtotal	142		

Q2: Why is this your preference?	Count	Con Comments	Category
Scheme 1	5	Hartwell Green: don't like, too far to rest of Ballfield campus	S
	2	Too crammed back into the hillside; "kills natural elements on east side"	S
	2	Parking is so stretched out; long, single row; "backing!"	P/D
	1	Too much glass	Ext/E
	1	Route to parking lot and to door less safe, longer	P/D
	1	No LEAP pickup area	L
Subtotal	12		

Design Scheme 2

Q2: Why is this your preference?	Count	Pro Comments	Category
Scheme 2	33	Reuse of pods	P
	17	Consolidates buildings: "more connected," "more cohesive," "more compact"	Ext/F
	17	Construction is less expensive, more cost-effective	P
	13	Courtyards, green spaces	Ext/E
	12	Parking is more centralized, more compact	P/D
	5	LEAP is connected to/integrated with CC	L
	5	Design more "beautiful"	Ext/E
	4	More mingling of ages	Int/F
	5	More sustainable	Int/F
	3	Septic: don't have to move	S
	3	Traffic flow, parking are safer	P/D
	3	Siting is less disturbing to trees, "doesn't wreck the hillside"	S
	2	Better interior circulation	Int/F
	1	Closer to ballfield	S
	1	Entry/exit better [Ed: building or parking??]	Ext/F
	1	Parking has single entry [?]	P/D
	1	Height of multipurpose room	Int/E
Subtotal	126		

Q2: Why is this your preference?	Count	Con Comments	Category
Scheme 2	3	Design more "chopped up, " "feels forced," long rectangles look "clunky"	Int/E
	2	Long, covered walkways unappealing	Ext/E
	1	Interior not a cozy feel	Int/E
	1	Design less exciting than #1	Ext/E
	1	Corridors too long	Int/E
	1	Too much glass	Ext/E
Subtotal	9		

Appendix B: Responses <u>by Category</u> to Question 2: Why is this your preference?

Legend: Response Categories	
Ext/E	Exterior design esthetics
Ext/ F	Exterior design function
Int/E	Interior design esthetics
Int/F	Interior design function
L	LEAP/preschool
P	Project overall
P/D	Parking/driveway
S	Siting, site functions

Responses <u>by Category</u> for Scheme 1

Q2: Why is this your preference?	Count	Pro Comments	Category	Count by Category
Scheme 1	15	Better design, more attractive, "pinwheel"	Ext/E	15
	14	Sunny orientation, more light	Ext/F	37
	7	Ground-level entry on both floors	Ext/F	
	5	Long, west- and ballfield-facing deck on 2nd floor	Ext/F	
	3	More sustainable, energy efficient	Ext/F	
	3	More space for solar panels	Ext/F	
	3	More cost-efficient, compact design	Ext/F	
	1	"More desirable" features	Ext/F	
	1	Run-off is more ecological [green space]	Ext/F	
	9	Interior better organized, more efficient (e.g., storage, mechanical in lower back)	Int/F	11
	2	COA, PRD separate floors; better oversight	Int/F	
	5	LEAP and maintenance are separate from the CC	L	5
	9	New construction ("!!")	P	11
	2	Lower cost of building itself	P	
	5	Parking layout	P/D	11
	3	Parking behind the building	P/D	

Q2: Why is this your preference?	Count	Pro Comments (Cont.)	Category	Count by Category
Scheme 1	2	Easier LEAP pickup	P/D	
	1	Easier preschool dropoff, pickup	P/D	
	43	Hartwell Green: large, playable area, open and organized campus feel	S	52
	8	Built into hill	S	
	1	CC as a separate building on the green	S	
Q2: Why is this your preference?	**Count**	**Con Comments**	**Category**	**Count by Category**
Scheme 1	1	Too much glass	Ext/E	1
	1	No LEAP pickup area	L	1
	2	Parking is so stretched out; long, single row; "backing!"	P/D	3
	1	Route to parking lot and to door less safe, longer	P/D	
	5	Hartwell Green: don't like, too far to rest of Ballfield campus	S	7
	2	Too crammed back into the hillside; "kills natural elements on east side"	S	

Responses by Category for Scheme 2

Q2: Why is this your preference?	Count	Pro Comments	Category	Count by Category
Scheme 2	13	Courtyards, green spaces	Ext/E	18
	5	Design more "beautiful"	Ext/E	
	17	Consolidates buildings: "more connected," "more cohesive," "more compact"	Ext/F	18
	1	Entry/exit better [Ed: building or parking??]	Ext/F	
	1	Height of multipurpose room	Int/E	1
	5	More sustainable	Int/F	11
	4	More mingling of ages	Int/F	

Q2: Why is this your preference?	Count	Pro Comments (Cont.)	Category	Count by Category
Scheme 2	2	Better interior circulation	Int/F	
	5	LEAP is connected to/integrated with CC	L	5
	33	Reuse of pods	P	50
	17	Construction is less expensive, more cost-effective	P	
	12	Parking is more centralized, more compact	P/D	16
	3	Traffic flow, parking are safer	P/D	
	1	Parking has single entry [?]	P/D	
	3	Septic: don't have to move	S	7
	3	Siting is less disturbing to trees, "doesn't wreck the hillside"	S	
	1	Closer to ballfield	S	

Q2: Why is this your preference?	Count	Con Comments	Category	Count by Category
Scheme 2	2	Long, covered walkways unappealing	Ext/E	4
	1	Design less exciting than #1	Ext/E	
	1	Too much glass	Ext/E	
	3	Design more "chopped up, " "feels forced," long rectangles look "clunky"	Int/E	5
	1	Interior not a cozy feel	Int/E	
	1	Corridors too long	Int/E	

Appendix C: Responses to Question 3: Do you have any questions about the project?

Q3: Do you have any questions about the project?	Count	Pro Comments	Category
	1	Want more inviting/open areas to create conversations	Int/F
	1	"Very supportive of the project"	P
	1	"Go for it!"	P
	1	"Will try to get more involved"	P
	1	"Love the idea of a café"	Int/F
	1	"Love Maryann Thompson architects"	P
	1	"Wonderful!!"	P
	1	"Good job!"	P
	1	"We highly support this new Community Center"	P
Subtotal	9		
	Count	**Con Comments**	**Category**
	2	Just renovate the pods for PRD	P
	2	Move COA to Lincoln Mall	P
	2	Interior illustrations look cold	Int/E
	2	"Way too expensive"; want a "lower-cost version of the other schemes"[?]	P
	1	Improve the parking/pick-up options for LEAP	P/D
	5	Reduce the size and costs: reduce the wish list, no billiards, do we need all that exercise space? do we need a sound studio?	P
Subtotal	14		

Q3: Do you have any questions about the project?	Count	General Questions/Comments	Category
	3	Want warm, cozy interior spaces	Int/E
	3	How will Hartwell Green be used: tables and chairs, gardens, amphitheater?	S
	2	What will the phasing plan be for construction?	P
	2	Is solar included in cost?	P
	2	How will septic costs differ between the two schemes?	S
	2	Is parking sufficient?	P/D
	2	How do the designs differ in sound/noise levels? [re hearing aids]	Int/E
	1	Create intergenerational gardens	S
	1	Tutoring space should be visible to passersby	Int/F
	1	Create a cozy Livingroom with a fireplace or wood stove	Int/E
	1	How will Bemis be used?	P
	2	Sustainability: " Most important criterion"; What other sustainability measures will there be for the construction and the building itself?	P
	1	Will the inner courtyard in scheme #2 be open to use?	Ext/E
	1	Will scheme #1 take longer [to build, given demos of Pods A and B]?	P
	1	How will [either design] handle extreme storms?	Ext/F
	1	What are the options/contingencies for later space needs?	Int/F
	1	Can we afford it?	P
	1	How will some of the CC uses conflict/coordinate with the library?	Int/F
	1	Can the building be LEED certified?	Ext/F
	1	How do the driveway/parking designs work with the traffic safety/volume on Ballfield Road?	P/D
	1	Want 3-D models of the buildings to get a better feel	Ext/E
	1	Put parking underneath	P/D
	1	Design to encourage mingling of ages	Int/F
Subtotal	33		

Appendix D: Responses <u>by Category</u> to Question 3: Do you have any questions about the project?

Q3: Do you have any questions about the project?	Count	Pro Comments	Category	Count by Category
	1	Want more inviting/open areas to create conversations	Int/F	2
	1	"Love the idea of a café"	Int/F	
	1	"Very supportive of the project"	P	7
	1	"Go for it!"	P	
	1	"Will try to get more involved"	P	
	1	"Love Maryann Thompson architects"	P	
	1	"Wonderful!!"	P	
	1	"Good job!"	P	
	1	"We highly support this new Community Center"	P	
	Count	Con Comments	Category	Count by Category
	2	Interior illustrations look cold	Int/E	2
	5	Reduce the size and costs: reduce the wish list, no billiards, do we need all that exercise space? do we need a sound studio?	P	11
	2	Just renovate the pods for PRD	P	
	2	Move COA to Lincoln Mall	P	
	2	"Way too expensive"; want a "lower-cost version of the other schemes"[?]	P	
	1	Improve the parking/pick-up options for LEAP	P/D	1
	Count	General Questions	Category	Count by Category
	1	Will the inner courtyard in scheme #2 be open to use?	Ext/E	2
	1	Want 3-D models of the buildings to get a better feel	Ext/E	

Q3: Do you have any questions about the project?	Count	General Questions (Cont.)	Category	Count by Category
	1	How will [either design] handle extreme storms?	Ext/F	2
	1	Can the building be LEED certified?	Ext/F	
	3	Want warm, cozy interior spaces	Int/E	4
	1	Create a cozy livingroom with a fireplace or wood stove	Int/E	
	2	How do the designs differ in sound/noise levels? [re hearing aids]	Int/F	6
	1	Tutoring space should be visible to passersby	Int/F	
	1	What are the options/contingencies for later space needs?	Int/F	
	1	Design to encourage mingling of ages	Int/F	
	2	What will the phasing plan be for construction?	P	10
	2	Is solar included in cost?	P	
	2	Sustainability: " Most important criterion"; What other sustainability measures will there be for the construction and the building itself?	P	
	1	How will some of the CC uses conflict/coordinate with the library?	P	
	1	How will Bemis be used?	P	
	1	Will scheme #1 take longer [to build, given demos of Pods A and B]?	P	
	1	Can we afford it?	P	
	2	Is parking sufficient?	P/D	4
	1	How do the driveway/parking designs work with the traffic safety/volume on Ballfield Road?	P/D	
	1	Put parking underneath	P/D	
	3	How will Hartwell Green be used: tables and chairs, gardens, amphitheater, bandstand?	S	6
	2	How will septic costs differ between the two schemes?	S	
	1	Create intergenerational gardens	S	