

LINCOLN COMMUNITY CENTER PLANNING AND [PRELIMINARY DESIGN COMMITTEE (CCPPDC)

January 8, 2018, - A Pod at 7:30am

Next Meeting – Tuesday, January 16, 2018, 4:45pm at a Pod. We will review the Presentation.

Present: Owen Beenhouwer, Sara Chester, Doug Crosby, Steve Gladstone, Eric Harris, Ellen Meyer Shorb, Dilla Tingley, Tim Higgins, Carolyn Bottum, Dan Pereira

Tim Christenfeld (liaison from SBC), Architects: Maryann Thompson and Martha Foss (MAT)

Forum Planning for Jan 30th Meeting: Martha presented the Boards with **GUIDING PRINCIPLES** and **ASSUMPTIONS**.

Parking Requirements: Analysis of parking at other facilities, indicates that the proper number of spaces for the Hartwell site is 100 – 110. We will plan for this # with occasional use of spaces in Brooks parking lot. Pre schools moving to Hanscom would only free up 6 staff member spaces, and Magic Garden wants to expand. Parking and walkway to Brooks need to be lit at night.

Reserving 5-15 spaces near the entrance for COA visitors was discussed. If more than 5 they will just be used by others.

Design Schemes: MAT has decided to show a **second entrance/egress** onto Lincoln Road only as a dashed line. Because the controversy dominates the discussion. Tim Higgins pointed out that there is a constituency that favors it. **Removal of Pod B** and maintenance activities moving to basement of Hartwell is under discussion with Buck Creel and Michael Haynes.

We reviewed site plans, parking and models for 6 schemes.

“Cozy-Modern” and “Hoover-Modern” are flavors MAT are seeking. They are visiting Hoover buildings in town and plan to meet with Lucretia Giese and her group. Two schemes keep 2 or 3 pods. Maryann likes them even if they are a bit ugly. It will probably necessitate bringing them entirely up to code. Unclear yet if cost to renovate might make it less cost effective than other schemes, but represents a “profound form of recycling”.

Tim Christenfeld gave us the cost guidelines SBC is using:

Light Renovation \$250/sq ft, Heavy Renovation \$350-400 and New Construction \$500.

Some issues discussed: not have little children crossing roads to get to play areas, having 2 entrances at different levels, include 1 option where parking is left as is, roof lines, covered dropoff and cluttering of site. There was good discussion of pros and cons for each scheme.,

MAT will meet separately with COA and P&R to address inside layout concerns. Office space on 2 floors is important for supervision of activities.

January 30th: Slideshow Presentation 45", 30" Walkabout 30" Debrief in B pod.

Boards will contain Plans, Pros and Cons, and cost estimate done from square footage. There will be 6 tables with contour footprints and models as well as the Boards. The Committee and Architects will man the tables. Attendees will have post its to add their comments.

Debrief will include a microphone for people to comment. Someone will record these.

Suggested and accepted that we publish the 6 plans (with pros and cons) on our web site before the meeting. It will help really seriously interested folks form their questions beforehand and will motivate others to attend the forum.

Briefing Book: Jennifer Glass is pulling together a book of all question that need to be addressed. Meetings of a group representing important Town Boards and financial players is compiling these issues. Coordination of projects and construction staging will be addressed here.

Minutes: The minutes of the Dec 9 meeting were approved.

Meeting was adjourned at 9:30am.

Submitted by Dilla