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
  - Leaking roofs
  - 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
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
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?