Campus Master Planning Committee

Voting Members:
Ken Bassett
Vincent Cannistraro, Vice Chair
Tim Christenfeld
Paula Cobb
Patty Donahue
Renel Fredriksen
Carole Kasper, Chair
Peter von Mertens / Jim Meadors
Dilla Tingley / Jack French
Bryce Wolf

Roadway & Traffic Committee
At Large Member
School Committee
At Large Member
Parks & Recreation Committee
Board of Selectmen
At Large Member
Conservation Committee
Council on Aging
Planning Board

Non-voting Members:
Carolyn Bottum
Buckner Creel
Tim Higgins
Becky McFall
Dan Pereira

Council on Aging Director
School Business and Finance Administrator
Town Administrator
School Superintendent
Parks & Recreation Director

Professional Consultant Lead:
Greg Smolley
LLB Architects

Ballfield Road Campus Master Plan Study - State of the Town
14 November 2015
Campus Master Planning Committee Charge

...to inform the planning for the contemplated school building and community center projects.

...produce a final report that confirms the existing uses and needs for space on the campus, anticipates potential future uses, assesses the capacity of existing infrastructure to support existing and projected uses...
Things we have heard...  

- There are not enough fields
- The septic system is undersized
- Traffic on campus is dangerous
- The character is critical
- The center field can’t be touched
- The Lincoln Road intersection has no more capacity
- There is no place for pedestrians
- A community center will strain the campus
- The Smith School is iconic
- It’s the heart of Lincoln
- There is too much construction in the conservation areas
- There’s no parking
- The field house is too good to lose
- The tennis courts must stay
- Senior drivers are dangerous
- The trees are crucial to the feel
- Kids ride their bikes
- The utilities don’t have capacity
- There is nowhere else to build
Master Plan - Interim Conclusions:

• A Community Center can fit on the campus
  
  Traffic - Ballfield Road acceptable for increased uses;
  A second entrance is not needed or advisable

  Parking - Now adequate at most times;
  Additional capacity will be needed

  Buildings - Have functional & physical limitations

  Athletic Fields - Limited fields space leads to schedule conflicts;
  More fields would mean fields can be rested

  Regulatory - Considerable wetlands buffer and Riverfront set
  back areas; but not disabling

  Septic - Existing systems may handle increased uses
Master Plan - Interim Conclusions:

- A Community Center can fit on the campus
  - **Traffic** - Ballfield Road acceptable for increased uses; A second entrance is not needed or advisable
  - **Parking** - Now adequate at most times; Additional capacity will be needed
  - **Buildings** - Have functional & physical limitations

  - **Athletic Fields** - Limited fields space leads to schedule conflicts; More fields would mean fields can be rested
  - **Regulatory** - Considerable wetlands buffer and Riverfront setback areas; but not disabling

  - **Septic** - Existing systems may handle increased uses

- A variety of potential opportunities
Campus Overview - On-site Observations

Ballfield Road Campus Master Plan Study - State of the Town
14 November 2015

Pedestrian Paths
Traffic & Parking Issues
Under Utilized Lots
Traffic
Traffic - Volume Graphs

Daily Volumes
Lincoln Road, north of Pierce Hill Road - weekdays
vehicles per hour - sum of both directions

Week of September 28, 2015 - October 2, 2015

Source: Howard Stein Hudson
9/29/2015
Traffic - Volume Graphs

Daily Volumes
Ballfield Road, west of Lincoln Road - weekdays
vehicles per hour - sum of both directions

Week of September 28, 2015 - October 2, 2015

Source: Howard Stein Hudson
9/29/2015
### Ballfield Road approach to Lincoln Road

<table>
<thead>
<tr>
<th>Weekday Peak Hour</th>
<th>During peak 15 minutes</th>
<th>During other 45 minutes</th>
<th>Average for hour</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>avg. delay (sec/veh)</td>
<td>level of service</td>
<td>avg. delay (sec/veh)</td>
</tr>
<tr>
<td>a.m. peak (7:00 – 8:00 a.m.)</td>
<td>19.2 (7:45 – 8:00 a.m.)</td>
<td>C</td>
<td>7.3</td>
</tr>
<tr>
<td>dismissal peak (2:45 – 3:45 p.m.)</td>
<td>92.2 (2:55 – 3:10 p.m.)</td>
<td>F</td>
<td>7.3</td>
</tr>
<tr>
<td>p.m. peak (4:45 – 5:45 p.m.)</td>
<td>18.8 (5:15 – 5:30 p.m.)</td>
<td>C</td>
<td>18.8</td>
</tr>
</tbody>
</table>
Traffic - Intersection Analysis

Lincoln Campus - Vehicles entering and exiting in future
Typical weekday

![Graph showing vehicles per 15 minutes]

- **New Community Center Trips**
- **Existing Trips**

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Parking
Parking - Counts & Distribution

- Smith School: 85 Spots, 70% Full
- South Lot: 17 Spots, 76% Full
- Hartwell Lot: 46 Spots, 78% Full
- Ballfield Rd. Lot: 8 Spots, 62% Full
- Bus Loop - Smith Lot: 6 Spots, 83% Full
- Bus Loop - Brooks Lot: 18 Spots, 77% Full
- Brooks Loop Lot: 2 Spots, 50% Full
- Reed Gym Lot: 82 Spots, 40% Full

Total: 282 Spots
Parking - Areas of Concerns

- Delivery areas and Pick-up/Drop-off areas
- Informal Parking and Bus Queuing
Buildings
Existing Buildings

- **Smith**: 49,160 sf, Grades K-4
- **The Link**: 26,970 sf, All grades
- **Reed Gym**: 14,270 sf, School & Community
- **Brooks**: 47,000 sf, Grade 5-8
- **PODS**: 18,800 sf, Maintenance, Parks & Rec Offices, LEAP
- **Hartwell**: 31,000 sf, PreK, Magic Garden, Offices
Recreational Fields
Existing Fields & Play Areas

8v8 Soccer at Town Office

Little League

8v8 Soccer

6v6 Soccer

11v11 Soccer

6v6 Soccer
Public Engagement

CMPC Public Forum - October 15
PTO Forum - October 30
COA Forum - October 30
Primary take-away from public engagement

• The campus is a source of pride for many residents

• A Community Center will enhance the Campus

• Traffic & parking are concerns

• Pedestrian safety needs attention

• Athletic fields need improvement and expansion

• Current uses impaired by condition of buildings
Primary considerations from public engagement

• The Campus is and must remain a gathering space that serve the entire community

• Any changes to the campus or buildings which are connected with the School must enhance learning

• There is a very strong desire to protect the connection between the buildings and the unbuilt areas

• The future projects on the campus must be balanced with the “feel” of campus as it is now
Campus Land Use Zones - Example A

Building Needs ✓
Athletic Fields
Pedestrian Walkways ✓
Reduced School Footprint
Regulated Areas
Parking Locations ✓
Campus Land Use Zones - Example B

Building Needs ✓
Athletic Fields ✓
Pedestrian Walkways ✓
Reduced School Footprint ✓
Regulated Areas ✓
Parking Locations ✓
Campus Land Use Zones - Example C

Building Needs ✓✓
Athletic Fields ✓✓✓
Pedestrian Walkways ✓✓✓
Reduced School Footprint ✓✓✓
Regulated Areas ✓✓✓
Parking Locations ✓✓✓

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Moving forward - CMPC Meetings:

Friday, November 20, 2015 beginning 8:15 am  
Hartwell Multipurpose Room

Monday, November 30, 2015 beginning 7:00 pm  
Hartwell Multipurpose Room

Thursday, December 11, 2015 beginning 7:00 pm  
Hartwell Multipurpose Room

Friday, December 18, 2015 beginning 8:15 am  
Hartwell Multipurpose Room
Moving forward - Online / Web resources:

Campus Master Planning Committee

School Building Advisory Committee (SBAC)
Final Report & Info: www.lincnet.org

Community Center Study Committee (CCSC)
Final Report & Info: www.lincolntown.org
Campus Land Use Zones - Examples

Example A

Example B

Example C

- Parking Zone
- Green Space
- New Building Zone
- Existing Building