

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

Meeting February 27, 2018

Present: Owen Beenhouwer, Margit Griffeths, Ellen Meyer Shorb, Dilla Tingley, Carolyn Bottum, Dan Pereira

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

**NEXT MEETING:** March 13, we will participate in Forum from 8-10am, **have our meeting at 4:45 in Pod A** (north side), have a pizza supper and proceed to Forum again from 8-9pm. The next meeting will be March 27 at 4:45.

**Design Concepts:** MT Architects reviewed the latest plans, for "Hillside", "Infill", "Frame the Green" and a new concept for using Smith buildings. Interior layouts have been reviewed with Dan and Carolyn. Parking at former location of Strat's Place has been eliminated. Parks and Rec hopes to put a new playground there with the aid of COA funding once the dust settles on the other big projects.

Several new ideas for the "Hillside" option were discussed. Parking is still a moving target on the "Hillside" option. MT will talk with occupants of Hartwell to get their input on the various parking options. The current "Infill" design has a real WOW factor, represents "Profound Recycling" which captures the "embodied energy" of those adorable pods, and is currently the least expensive. Access from LEAP to the Game Room is desirable.

**Materials:** We discussed architectural materials. We liked wood framed window if not too heavy looking. Some metal framed windows worked well with wood siding and they are comparable in cost but more durable. We looked at Bleached Vertical Siding, Heat-treated Wood, and Horizontal Cedar. Brick was not considered, but it was suggested that some brick element, maybe the base would tie the building to Hartwell. Acoustic ceiling tiles are more attractive now and make sense for better interior acoustics. White painted walls with wood furniture elements is attractive and can give the "Hoover Look". Marmoleum (made from trees and smells nice) works for the floors. We could consider rugs in areas where coffee spills will not be a problem. Solar Thermal overhangs (which could heat the water for the building) is definitely something to be considered.

**Joint SBC/PPDC Forum on March 13:** The CCG (Campus Coordinating Group) decided that PPDC should participate with the SBC in this Forum scheduled for AM section from 8-10 and PM section from 7-9. PPDC will present 3 Design Options - exteriors only, although be prepared to answer questions about interiors. Martha and Dilla will be presenters in the AM and Maryann and Ellen in the PM. The Smith School option will not be presented. The School Option needs to be decided first. We suggested sending the SBC our design, to let them decide if they wanted to prepare a campus plan model for having both CC and School on same side of campus. There continue to be powerful arguments against it, including overloading the campus on that side, the need for more parking lots and the loss of playing fields. This could be a killer for that option. MAT will coordinated with SBC architects if they choose to prepare the campus design.

**Annual Town Meeting:** There will be no vote taken. SBC and PPDC will have a Warrant Article and between 15 and 30 minutes to "Hear a Report" on the status of the two projects. Brief presentation of options, and "this is what we heard from the Town" and "this is our response". Tim Christenfeld

pointed out that even though we have been on this journey for a long time, many residents are just getting onboard and we need to reprise the journey for them. It might be possible to have schemes posted in the lobby.

**Response to Memo from Design Professionals:** Dan presented a draft response. He will do some modifications based on new evidence. It will then be circulated to the full committee for their comments and changes.

**Carolyn Bottum's Reports:** Benchmarking, Bemis Hall Reuse Options, Program Principles and Draft FAQ. After some editing based on an excellent memo from Tim Christenfeld, these documents will be circulated to our Committee with the Minutes and upcoming Agenda, and after our comments they will be forwarded to Jennifer Glass to be included in **THE BRIEFING BOOK**.

**Boston Globe Article:** A very timely article appeared in the 2/27/18 Boston Globe – **“Rebranding the senior center: Cities and towns embrace boomers, multigenerational programs”**. Many seniors are talking about it. It confirms that the activities and programs we offer are successful elsewhere, that it makes sense to place Community Centers next to Schools and also to vote on such projects together.

**Minutes** were not approved as we lacked a quorum.

Submitted by Dilla