



COA Presentation to Town Meeting

April 13, 2009

Programs, services and activities provided at our Senior Center include:

- Health and wellness programming
- Arts and humanities programming
- Intergenerational programming
- Nutritional services and meals programs
- Information and referral services
- Social and community action opportunities
- Volunteer opportunities
- Transportation services
- Educational opportunities
- Financial and benefits assistance
- Senior municipal service program

Why a new Senior Center is needed

- Deed restrictions on current location
- Building not under the auspices of the Town
- Current Center is not ADA compliant/safety issues
- Space/structural limitations in current Center
 - Odd configurations
 - Limited natural light
 - Programming constraints
 - Few options for special programs and events
 - New organizational chart requires more office space

Chronology of our search for a new home

- 1976 – Senior Center first opens at Visitor’s Center
- 1986 – Senior Center moves to Muzzey
Condominiums (intended as temporary home)
- 2000 – Town Meeting appropriates funds for study
of a new Senior Center
- 2000-2006 – Several study groups investigate sites
- 2007 – Town Meeting approves funds for a
feasibility study of the White House site
- 2008 – BH+A report issues

Key findings of the BH+A study

- The proposed services of a new Senior Center could be accommodated on the White House site
 - Size
 - Programs
 - Activities
 - Services
 - Parking
- The proposed building could lend itself to general Town use as well as to senior services

BH+A Executive Summary

- Two-building campus at Muzzey and White House site does not make sense.
 - Muzzey Center space is substandard
 - Use of Muzzey space restricted by master deed
- Expanded Senior Center program is feasible at White House site.
 - New two-story building at front of site
 - Incorporate White House historic components
- Peak parking demand (98 spaces) may exceed capacity.
- Estimated total project costs: \$10.2M (2008 \$)

Muzzey Center Evaluation

Existing Muzzey space is substandard.

- Restricted hours of operation (M – F, 8:30 to 4:30)
- Not enough space to meet needs
- Awkward layout and circulation
- Programs conducted in circulation spaces
- HVAC and other system upgrades recommended
 - HVAC systems not functioning adequately, wasting energy
 - Observed conditions do not comply with current codes
- Wheelchair access requires attendant/receptionist
 - No automatic exterior door openers
 - Shared elevator behind locked door in resident area
- Natural light available from only two windows.

Senior Center Program

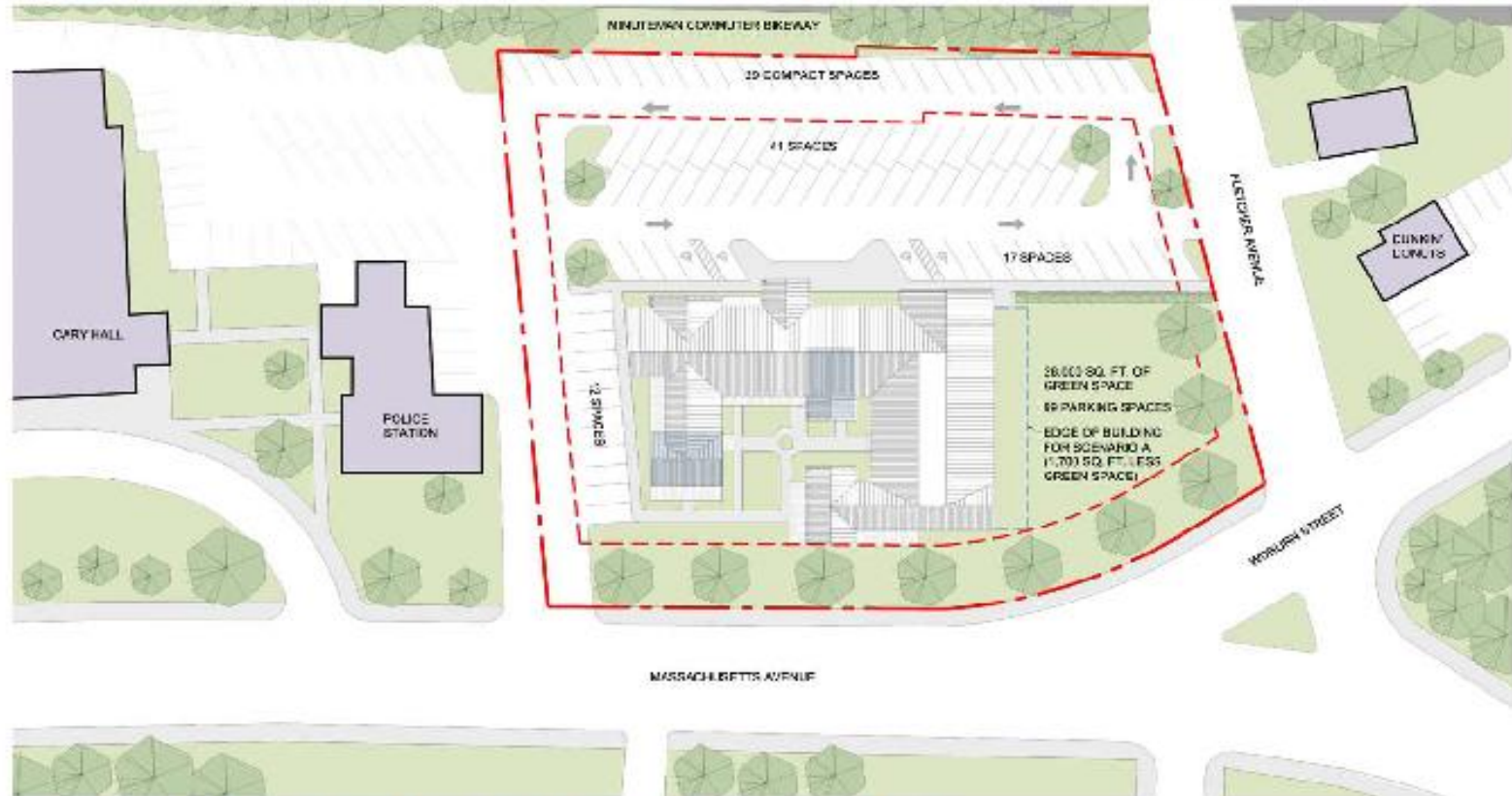
- 21,000 Gross Square Feet (GSF)
 - Multipurpose spaces/classrooms: 9,190 gsf
 - Admin/office/business: 6,530 gsf
 - Fitness/wellness: 2,190 gsf
 - Storage: 2,140 gsf
- Projected peak parking demand
 - State building code/parking bylaw: 93 spaces
 - Projected occupant load analysis: 98 spaces

White House Investigation

- Historically significant elements identified and prioritized using Secretary of Interior's definitions of "character-defining features"
 - Main block of house retains most architectural integrity
 - Wood framing of main block, ell, and barn/carriage house constructed ca. 1847
- Historic elements could be relocated on site*
 - *Informal Historic District Commission discussion, 4/3/08*
- Virtually impossible to retrofit for accessibility
- Existing mechanical, electrical, plumbing, fire alarm systems at or near end of service life
- If floor plan changes from current office use, then joists and beams will require significant reinforcement.

LEXINGTON SENIOR CENTER

TOWN OF LEXINGTON, MASS.
1557 MASSACHUSETTS AVENUE



SITE PLAN DIAGRAM FOR SCENARIOS A, B, AND C

bh+a BERKMAN HANCOCK + HENNINGER, INC. 100 N STATE ST. BOSTON, MASSACHUSETTS 02215 TEL: (617) 200 5432 FAX: (617) 200 0215 JUNE 6, 2019



Scenario B Conceptual Floor Plan

LEXINGTON SENIOR CENTER

TOWN OF LEXINGTON, MASS.
1557 MASSACHUSETTS AVENUE



SCENARIO B MAIN LEVEL - 12,000 SQUARE FEET

bh|a Bergmann Mondrie & Archetype, Inc. 308 A Street Boston, Massachusetts 02210 Tel: (617) 386 2488 Fax: (617) 386 0218 April 26, 2007



Scenario B Conceptual Floor Plan

LEXINGTON SENIOR CENTER

TOWN OF LEXINGTON, MASS.
1557 MASSACHUSETTS AVENUE



SCENARIO B UPPER LEVEL - 10,500 SQUARE FEET

bh/a | BIGHAM BOND & ARCHITECTS, INC. | 300 A STREET, BOSTON, MASSACHUSETTS 02210 | TEL: (617) 552-6488 | FAX: (617) 552-6218 | APRIL 25, 2007



Community Building at Ideal Site

- Multiple community uses with priority for senior programs
- Eastern gateway to town center and town government campus
- Spaces and amenities convenient to Cary Hall and town offices
- Enhance use of adjacent green space
- Easy access to MBTA, Lexpress, and bike way
- Site favors sustainable design for properly oriented building: daylighting, solar, geothermal

Why we need to move forward

- We cannot wait for the “perfect” time
- We have a growing aging population
- We must provide services that address needs and interests of seniors from 60 to 100 years of age
- We are under-serving a significant proportion of our population
 - Seniors currently make up 23% of our population
 - By 2020, seniors are projected to comprise 30-32% of our population

Why the White House site is appropriate for a new Center

- Central, and convenient, location
- Would provide better, and more appropriate, space for current and future seniors
- Center can be accommodated on the site
- Center could be designed to contain space for seniors and for other individuals and constituencies in Town
- A building on this site would be an attractive and welcoming gateway to the Town Center