

THE
Lymes' Senior Center
DISCOVERY WORKSHOP II



LYMES' SENIOR CENTER
AGENDA



workshop I results



M.E.P. findings



3 diagram's

- pros & cons

THE
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DISCOVERY RESULTS



III

three words ...**results**

Describe, with three words....



how you currently feel about
your existing space

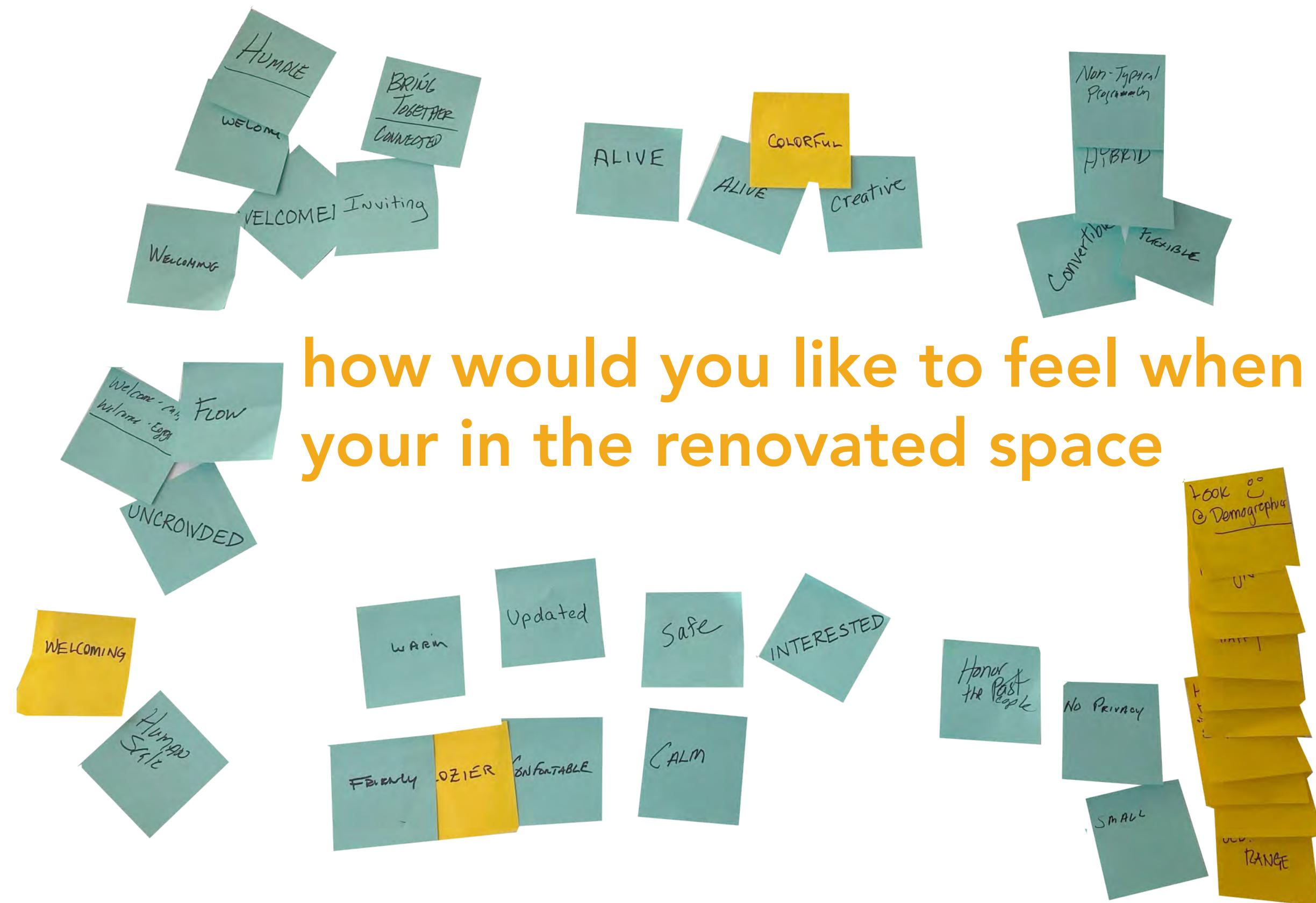


- Small - Cramped
- Out Dated
- Inflexible

Statement:

You believe the space is not current not sized and configured appropriately to accommodate your programs. The current finishes feel outdated and do not reflect the energy of your 55 + Better community.

Describe, with three words....



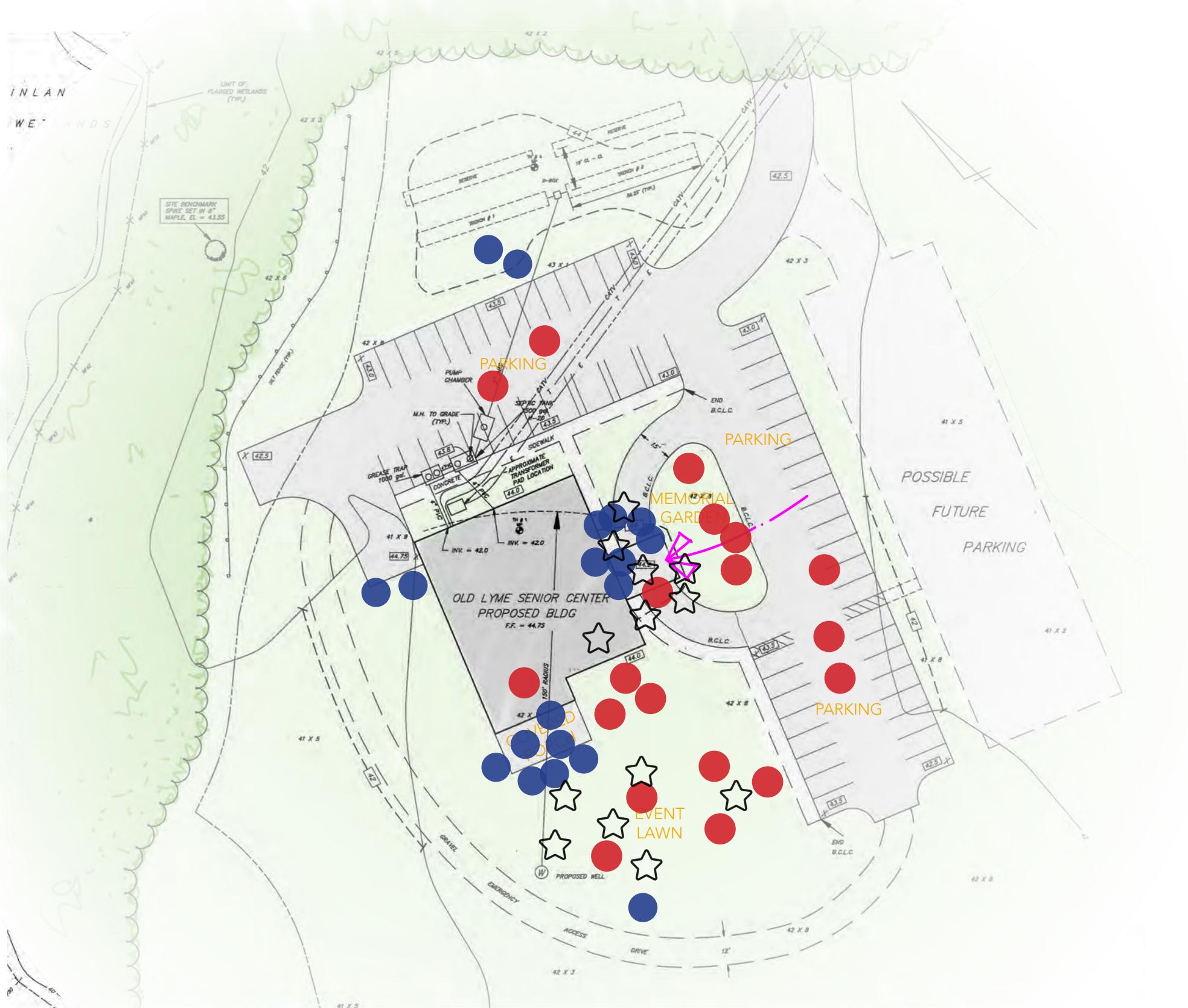
- Welcoming & Warm
- Scaled Right
- Energetic
- Better Flow

Statement:

You want your renovated space to feel scaled appropriately and welcoming to the community. The space should have better circulation to reduce conflicts and provide for flexibility



love it or leave it...
Results



● love it...

● leave it...

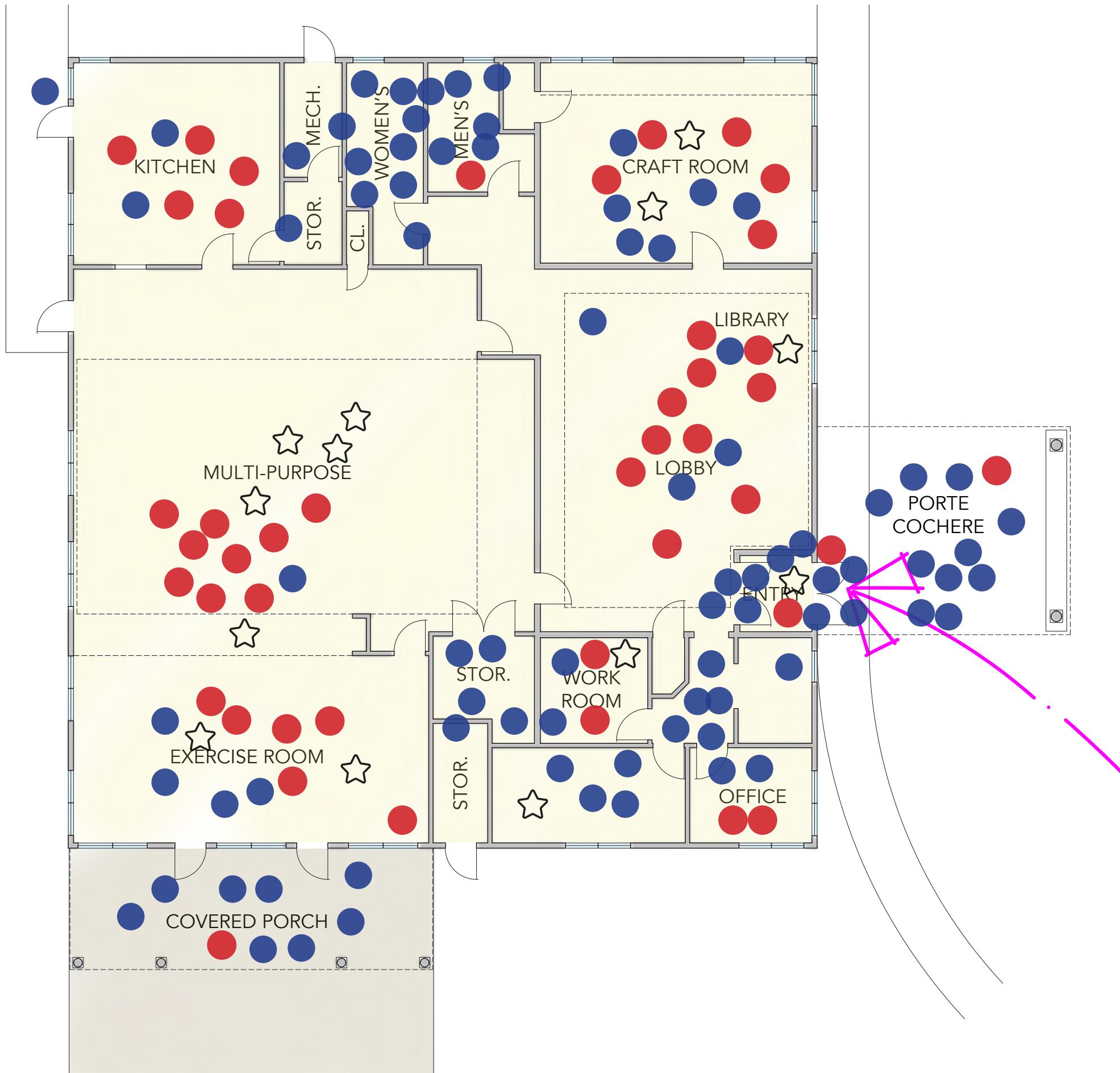


where I am the
most when I visit

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● love it...

● leave it...

★ where I am the most when I visit

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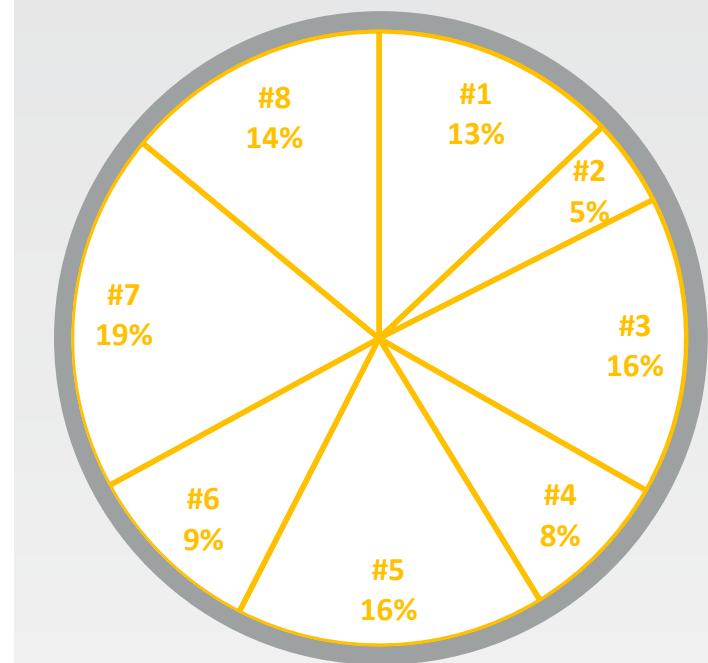
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beauty contest... **Results**



exterior



1st Place: #7

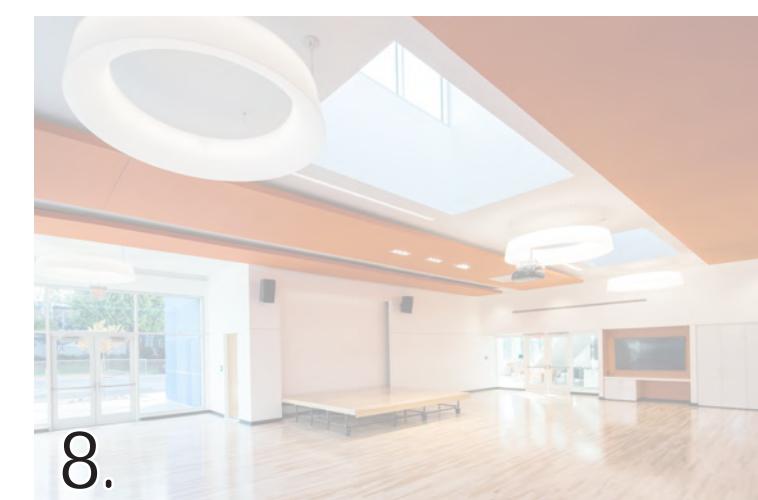
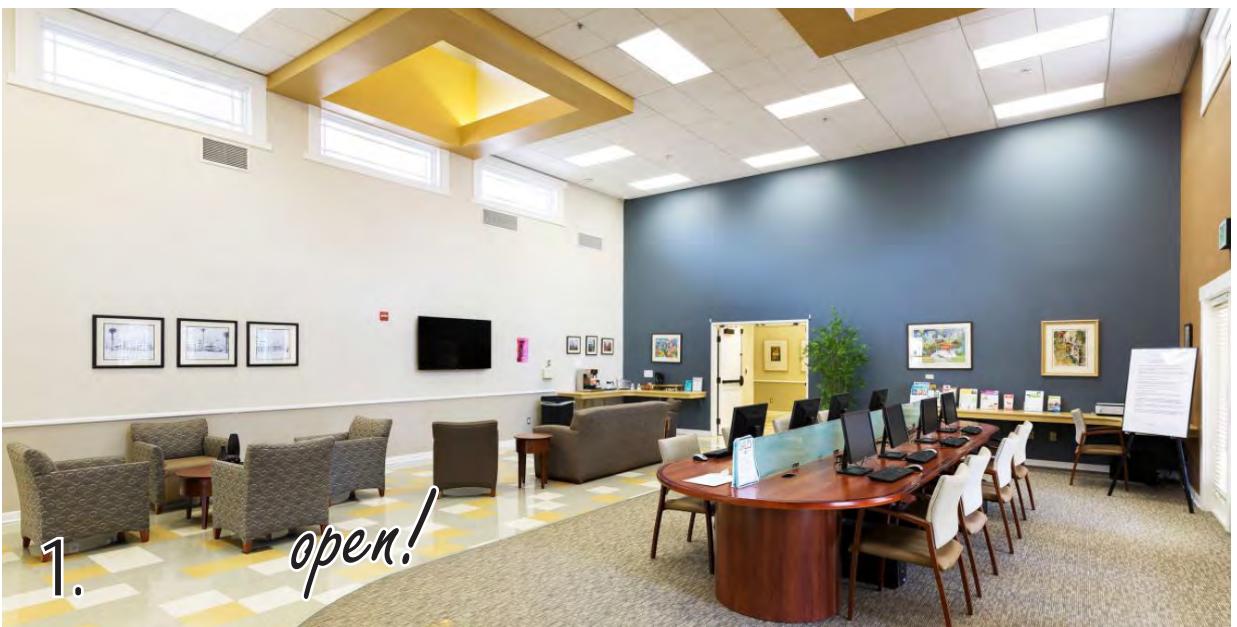
2nd Place: #5

3rd Place: #3

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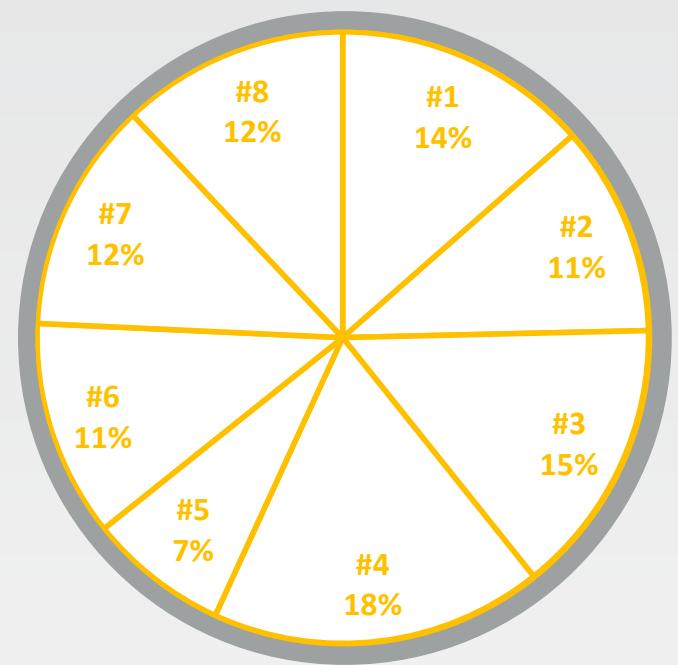


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interior

Large spaces



1st Place: #4

2nd Place: #3

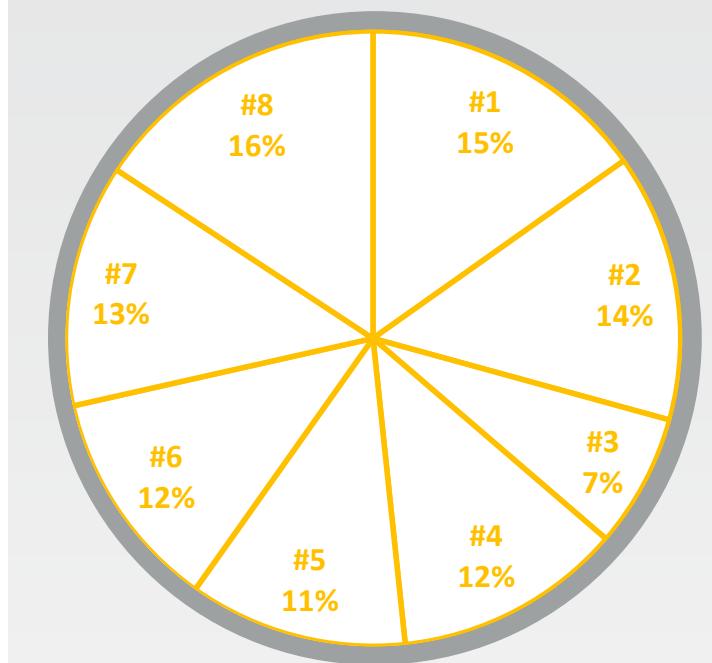
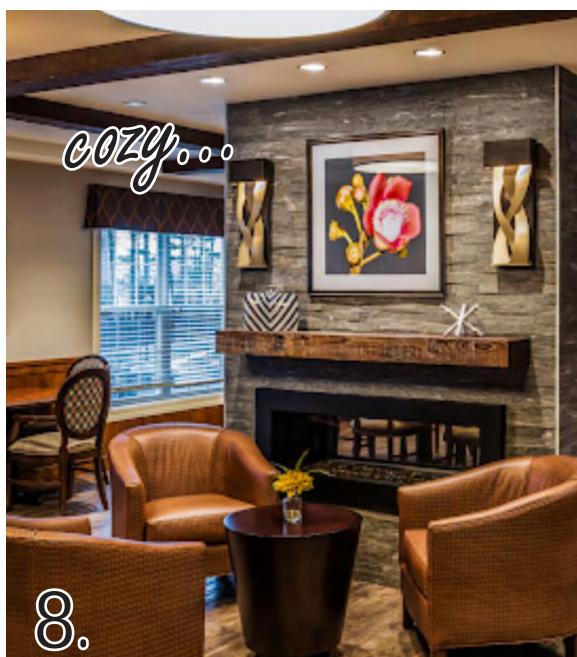
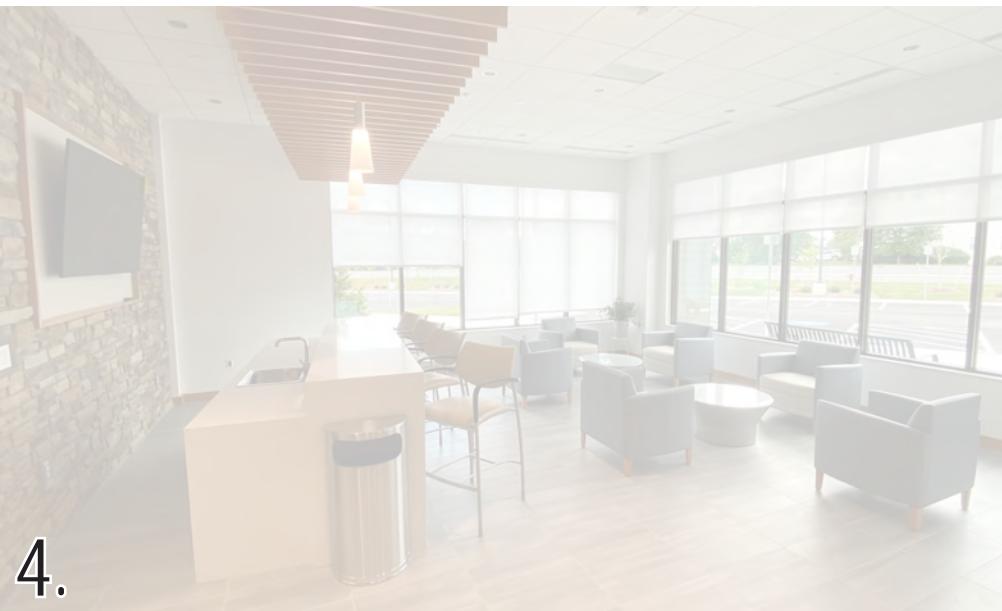
3rd Place: #1

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interior small spaces



1st Place: #8

2nd Place: #1

3rd Place: #2

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exterior



interior
large spaces



interior
small spaces



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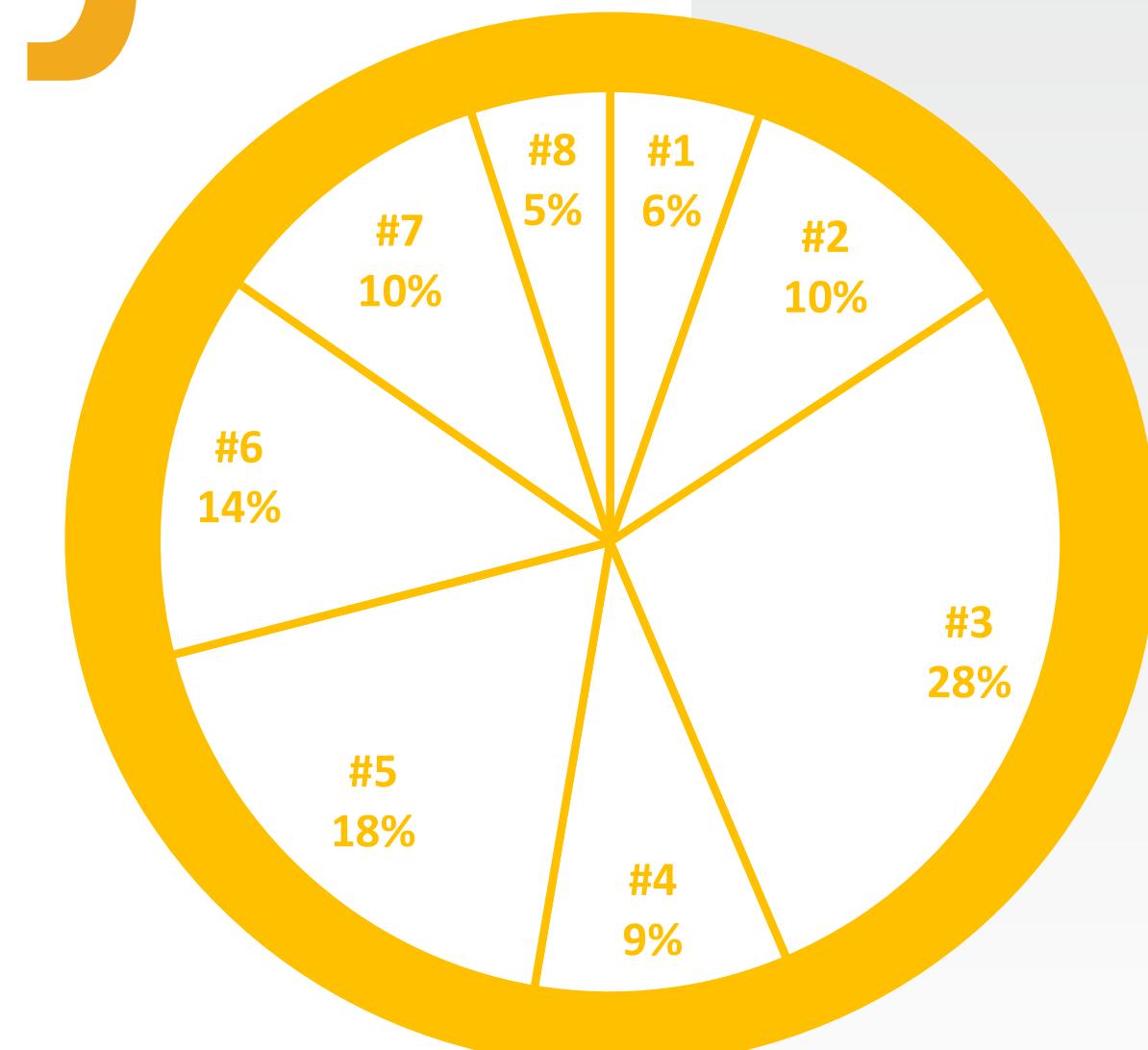
spending spree...

Results

\$151	3	adding more space with an addition
\$99	5	separate/flexible open space
\$74	6	quiet rooms/space
\$56	2	energy efficiency
\$56	7	technology upgrades
\$49	4	upgrade interior finishes
\$29	1	curb appeal
\$27	8	outdoor improvements

top 3
60%

spending spree results



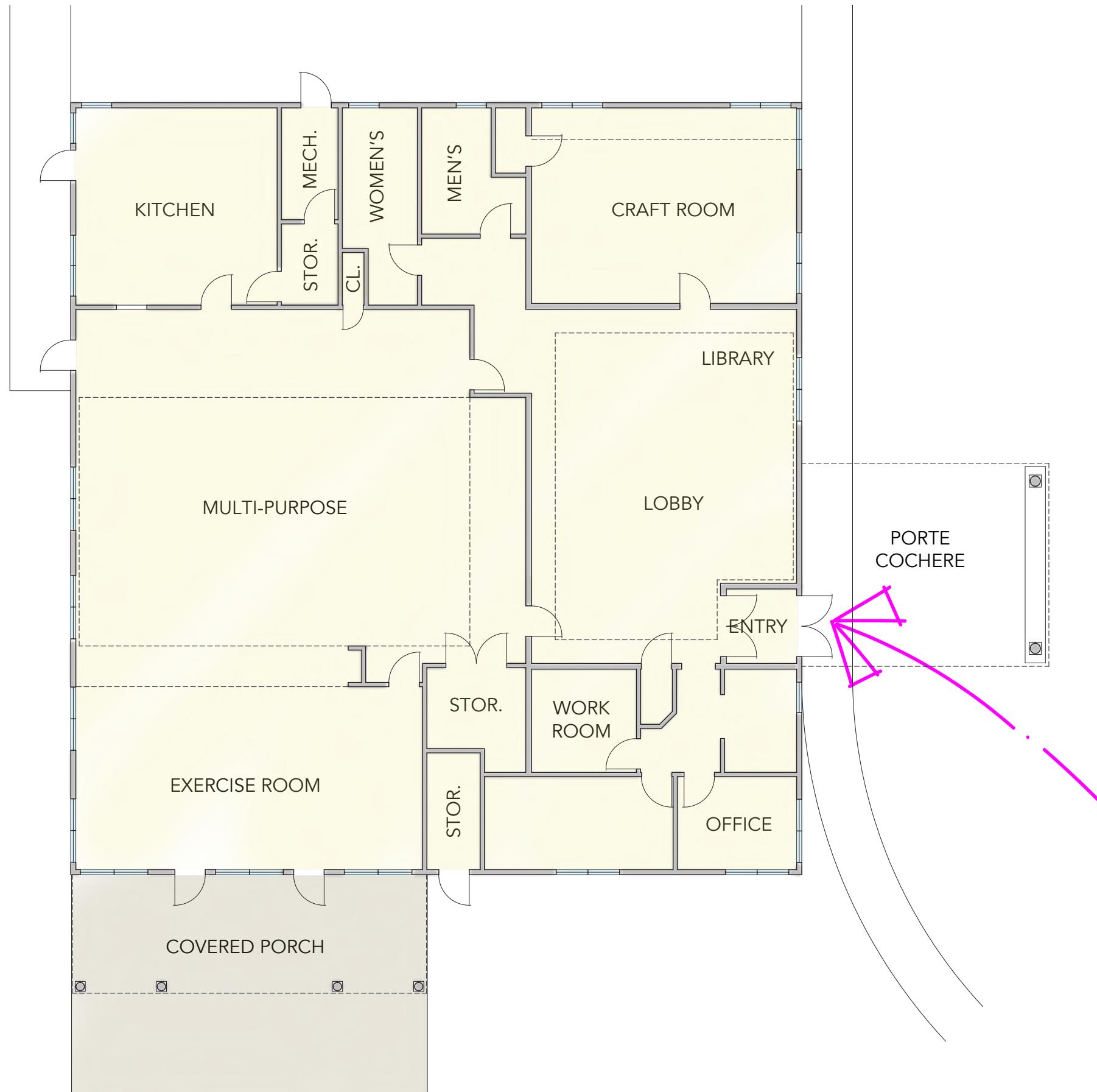
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M.E.P. findings



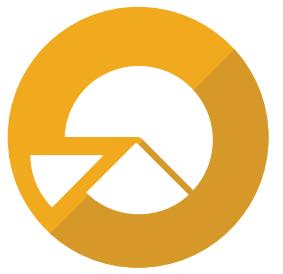
M.E.P. findings

Scale: N.T.S.

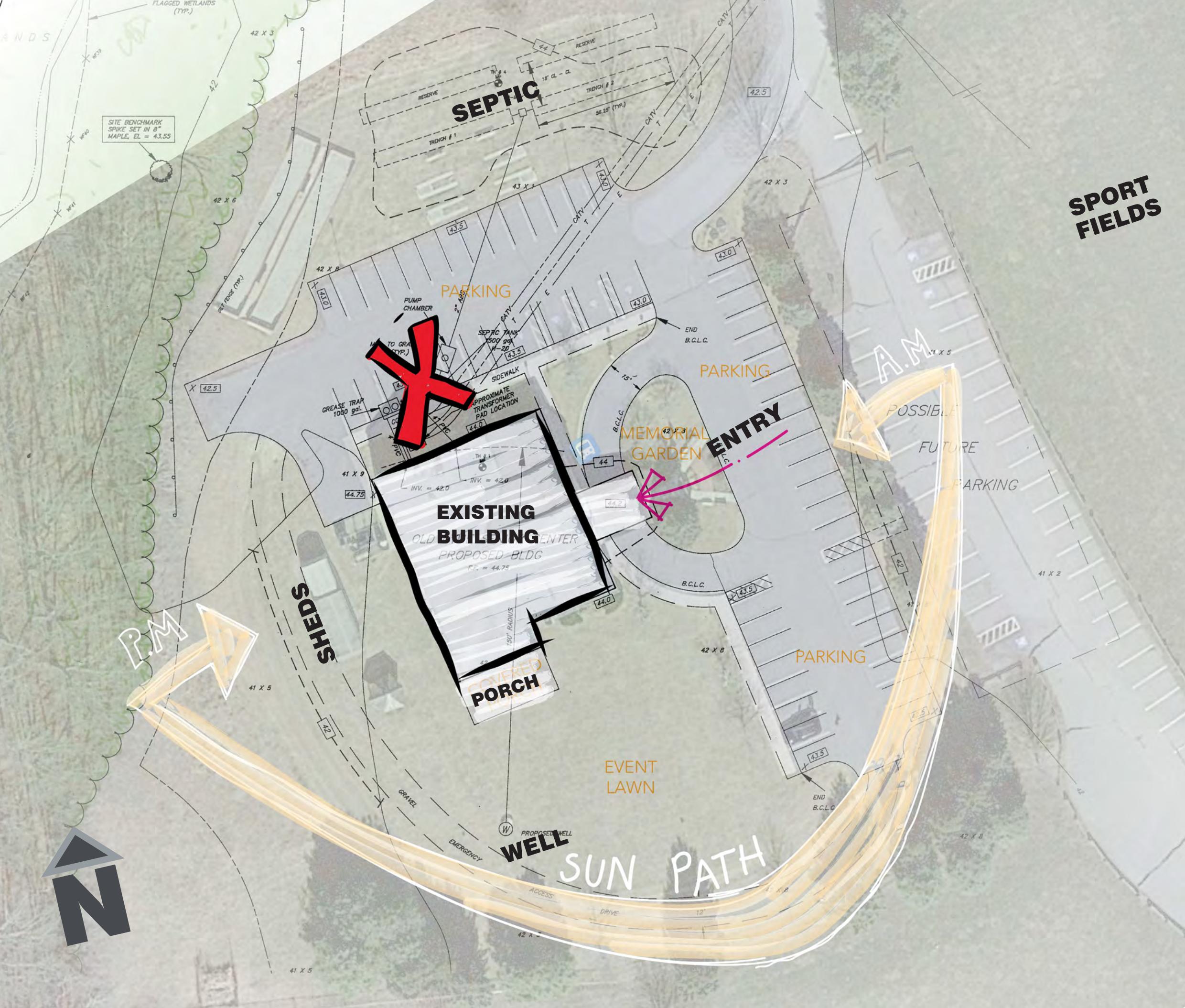
- mechanical systems are in good condition, but do not have extra capacity for new addition
- plumbing system in good condition, with few connections in violation of plumbing code
- existing water, gas and sewer appear to have capacity to serve future expansion
- electrical systems in good condition, with a few code violations
- smoke detector is required at fire alarm panel and should be added
- an addition will require adding sprinklers & water storage tanks \$\$\$

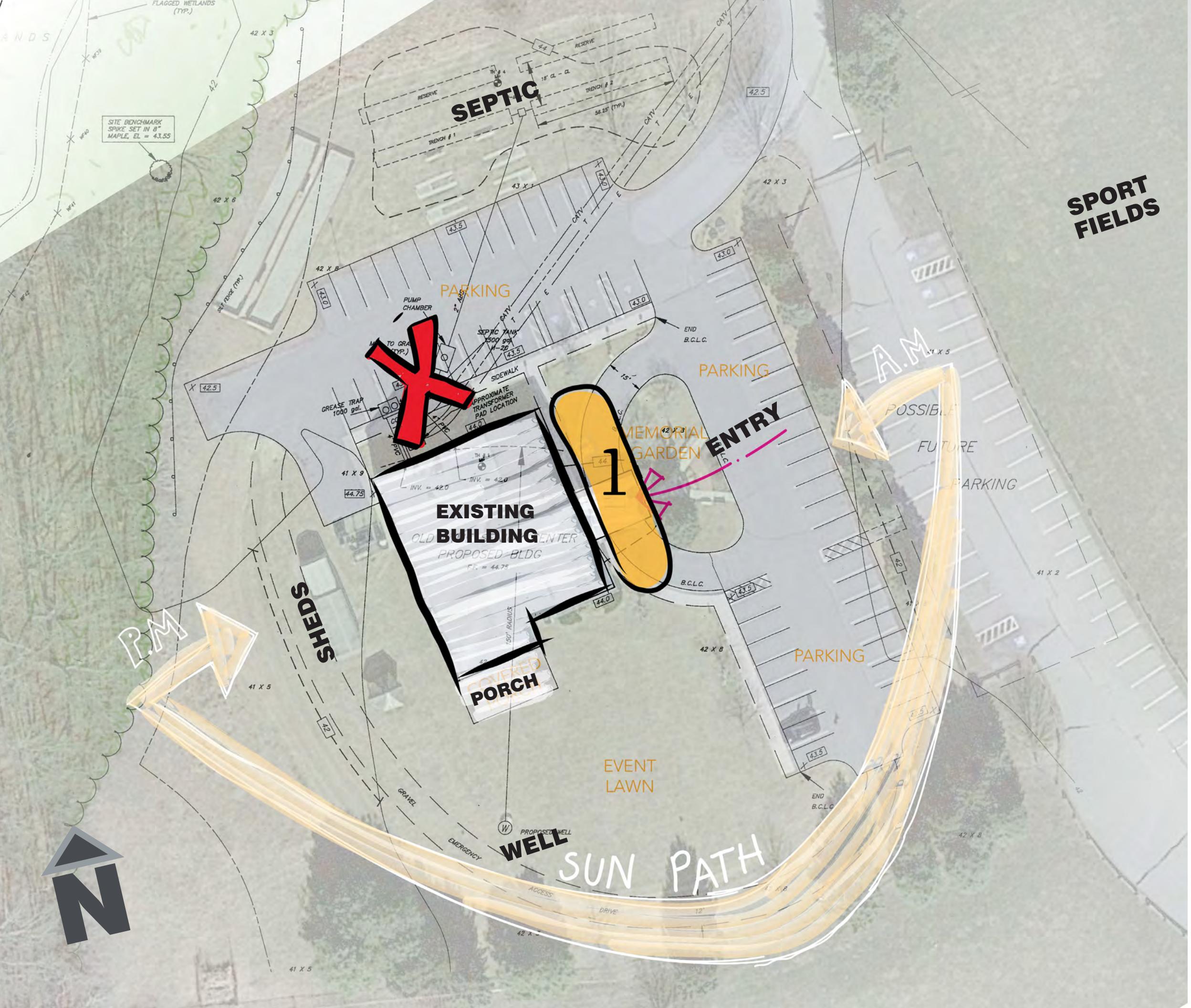
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3 diagrams...





diagram

site plan

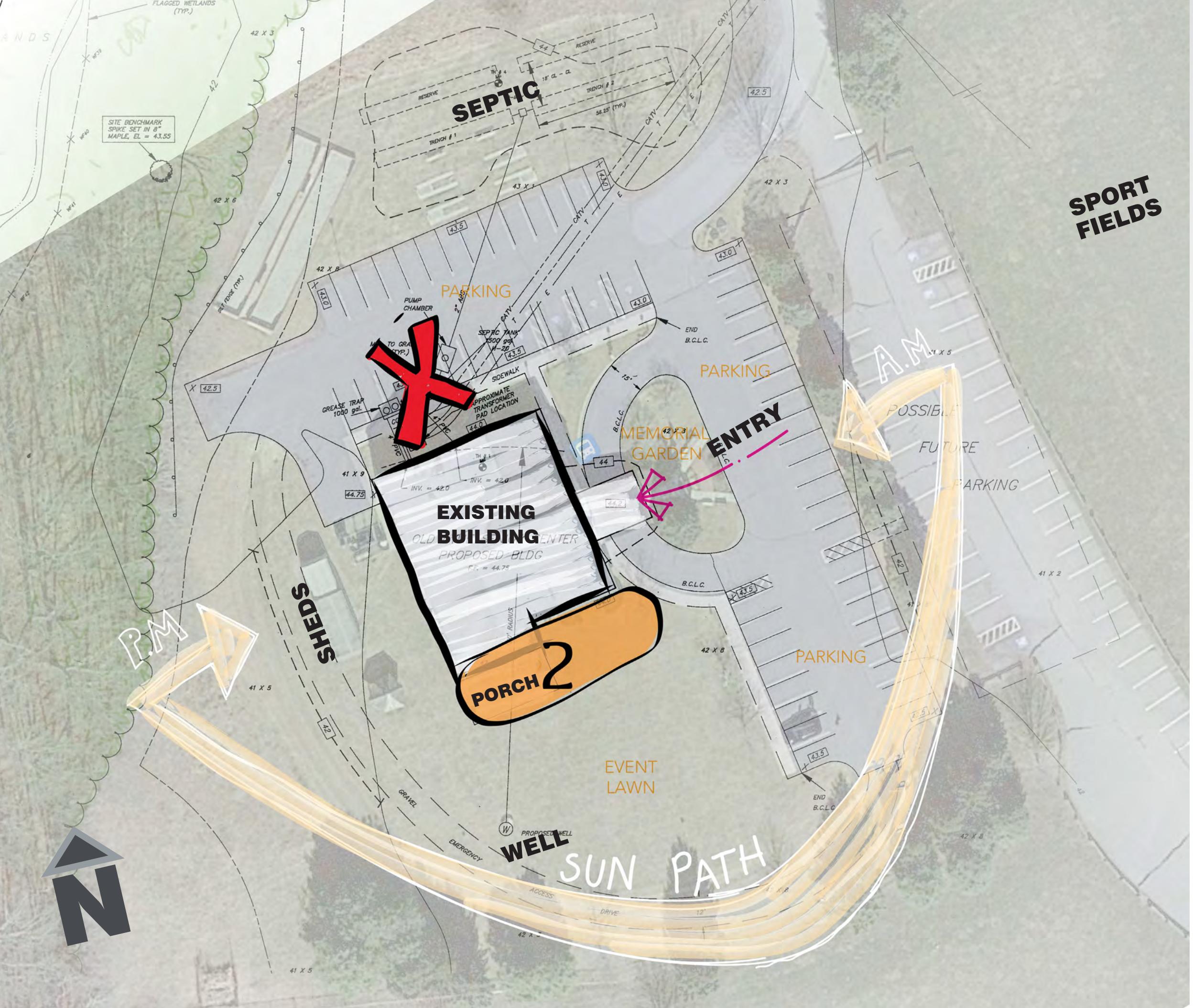
Option One...

Adding an addition East of the building

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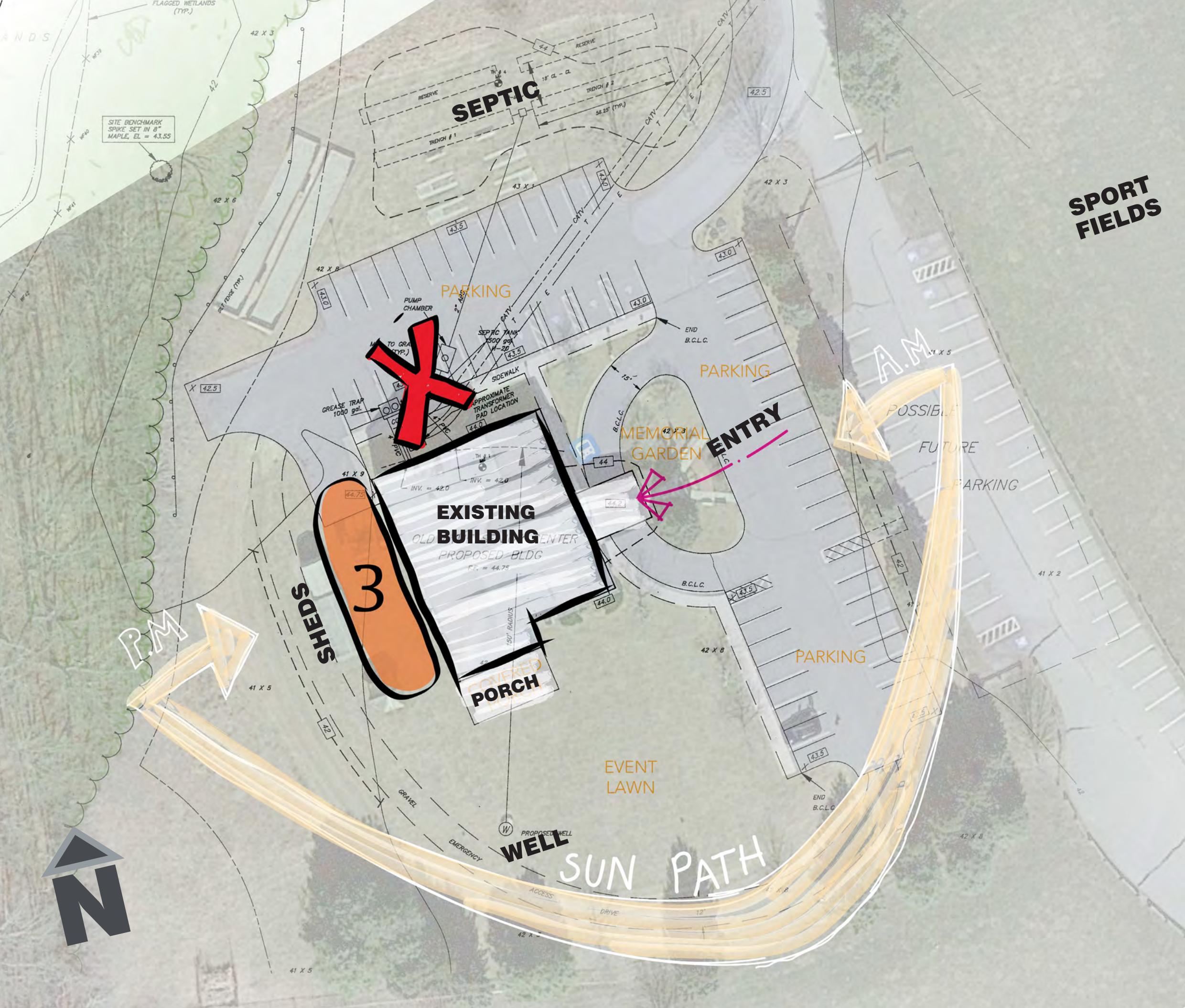


diagram

site plan

Option Two...

Adding an addition South of the building



diagram

site plan

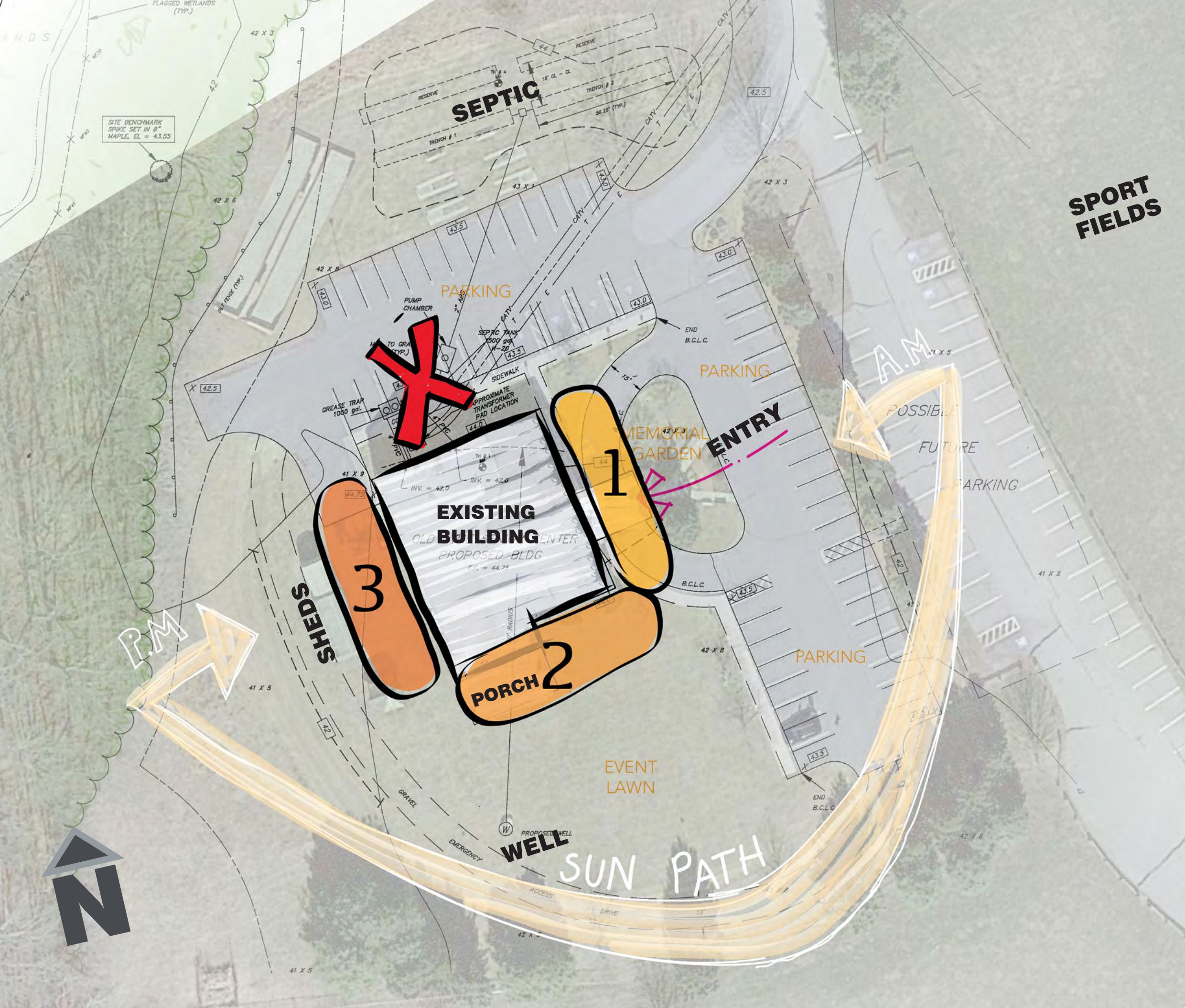
Option Three...

Adding an addition West of the building

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diagram

site plan

All Options

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diagram option one

location of addition...

Adding an addition East of
the building

key:



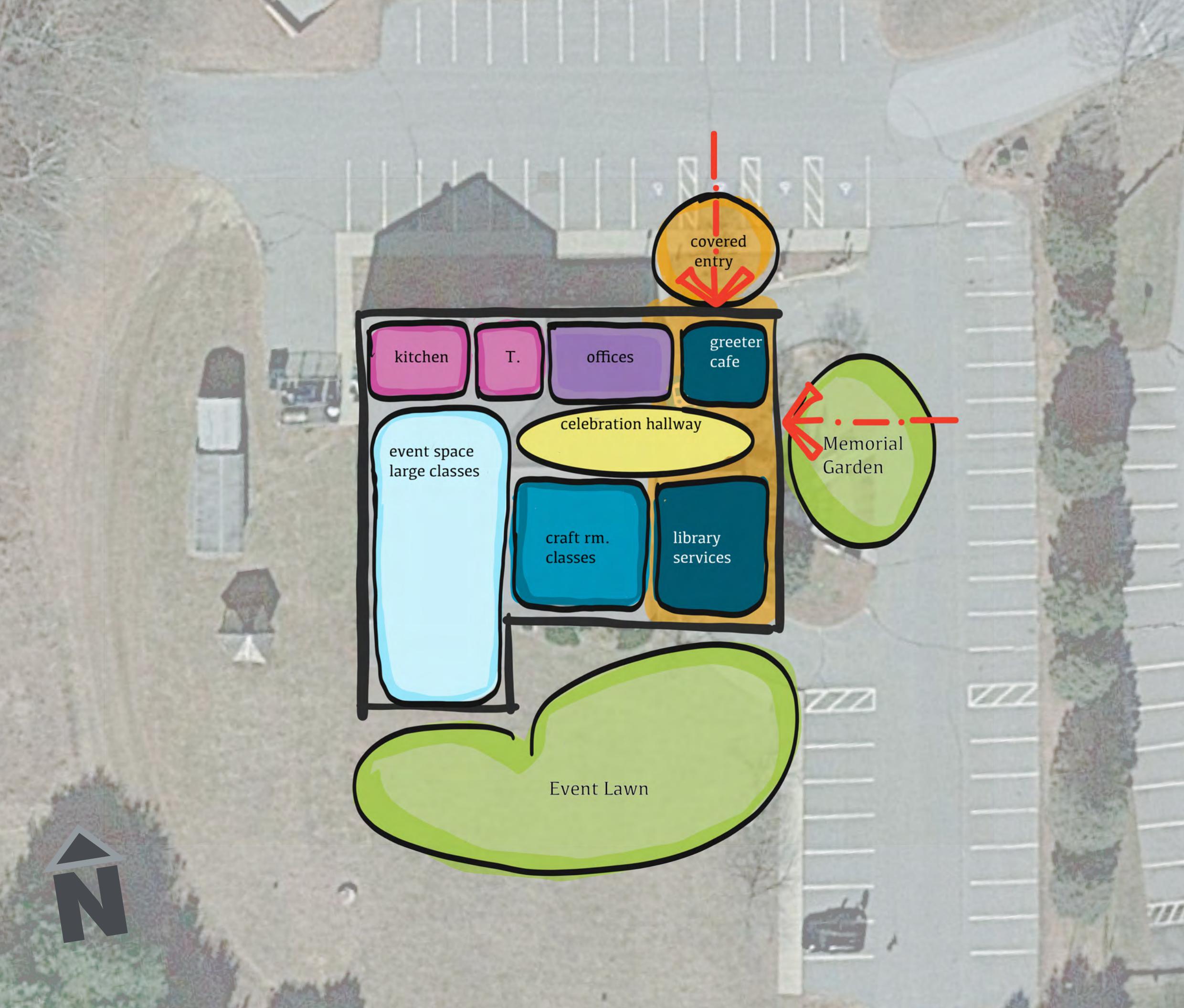
addition



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diagram

option one

spaces...

organization of spaces

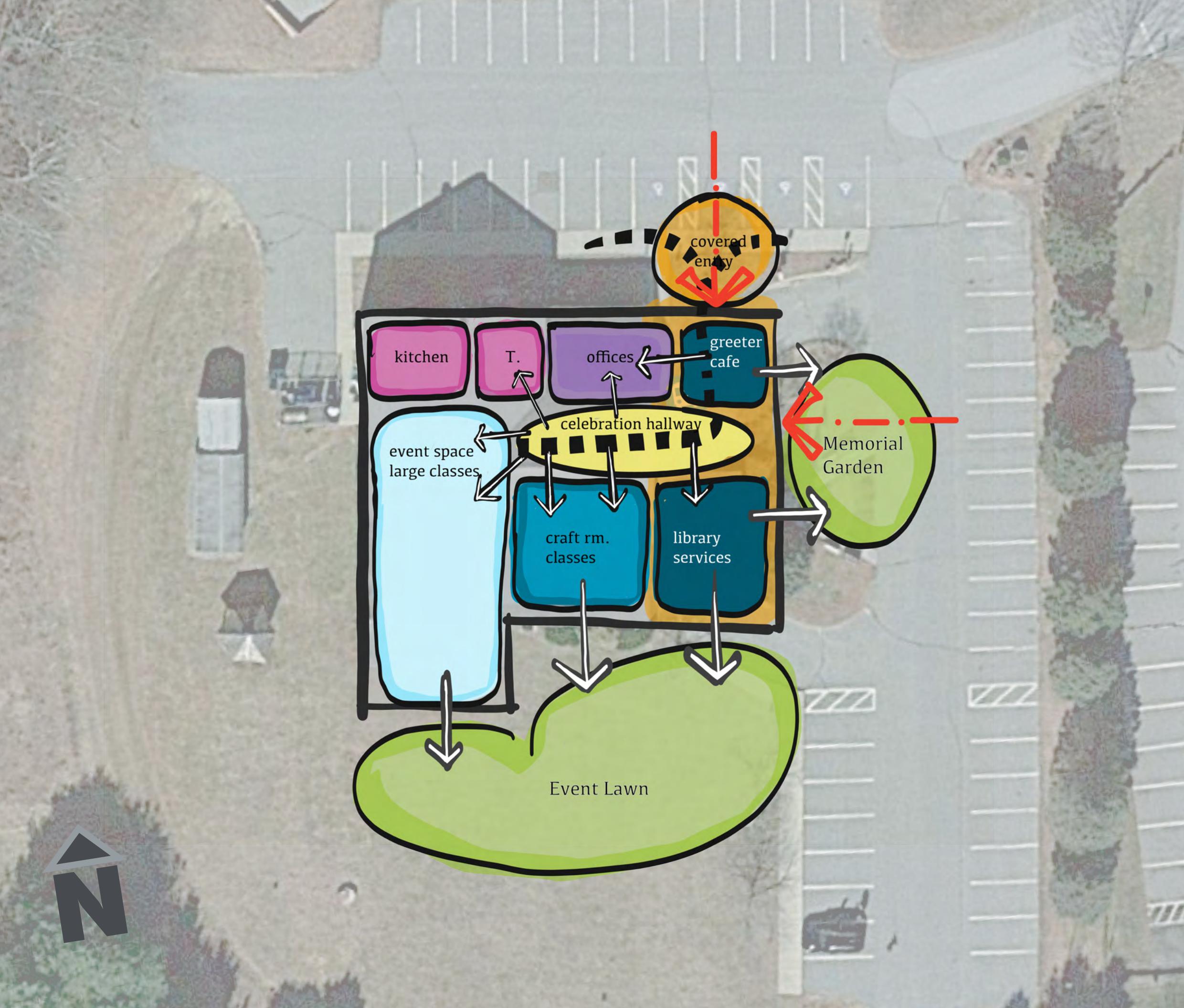
key:

- addition
- “loud” space
- “active” space
- “quiet” space
- support space
- circulation
- outside space
- ← entry

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diagram

option one

circulation...

how the the building will flow

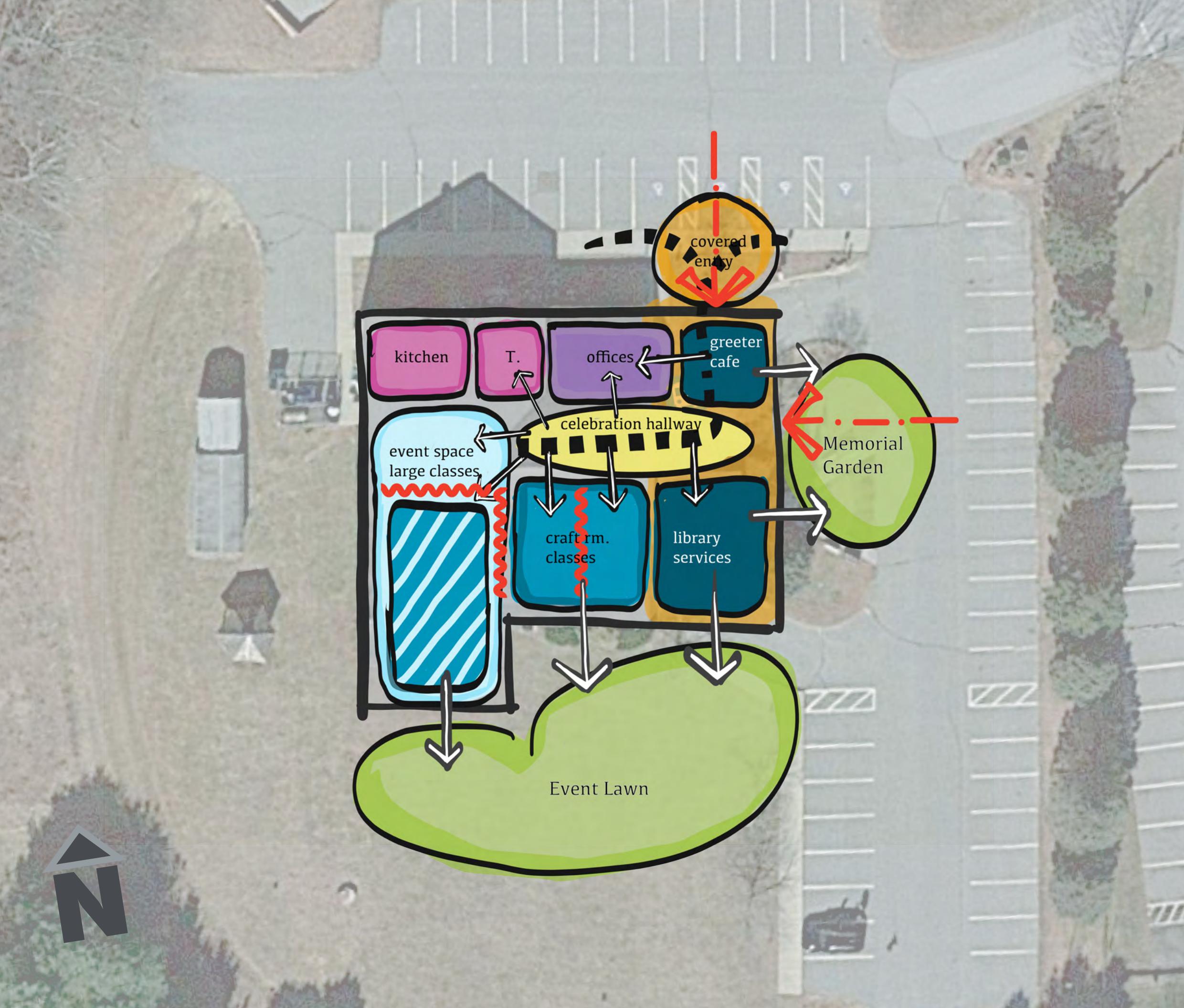
key:

- addition
- “loud” space
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- ← entry

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diagram

option one

how flexible...

possible flexible and shared spaces...

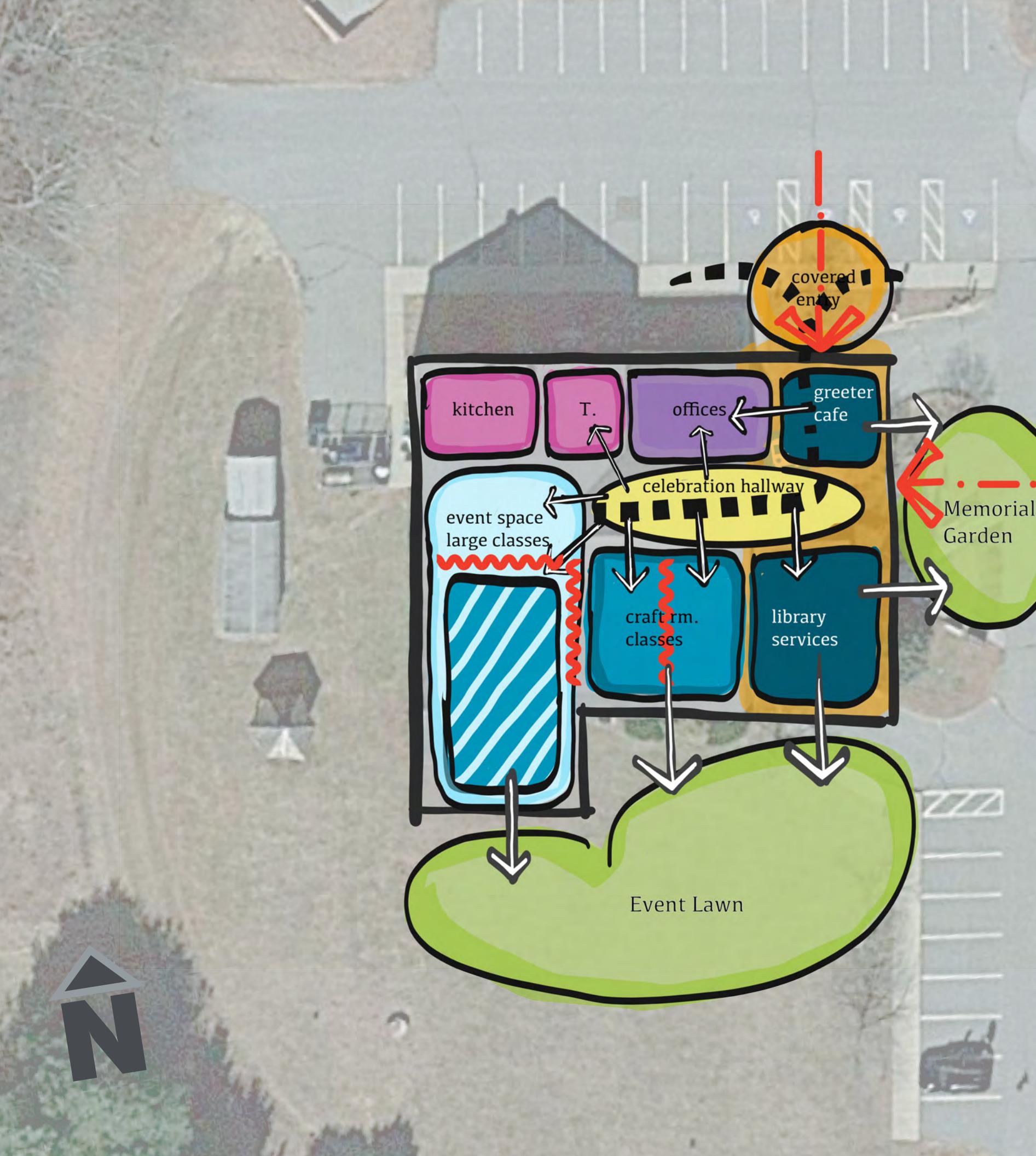
key:

- addition
- “loud” space
- “active” space
- “quiet” space
- ● support space
- circulation
- outside space
- ← entry
- // flex space
- ~~ flex walls

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pro's

- support spaces to the north
- event spaces to the south & event lawn
- circulation
- celebrates memorial garden
-
-

con's

- site circulation changes
- addition creates lack of relief from parking lot
-
-

diagram option one

pro's & con's

lets discuss the good and the bad

key:

- addition
- "loud" space
- "active" space
- "quiet" space
- support space
- circulation
- outside space
- ← entry
- // flex space
- ~ flex walls

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diagram option two

location of addition...

Adding an addition South of the building

key:



addition



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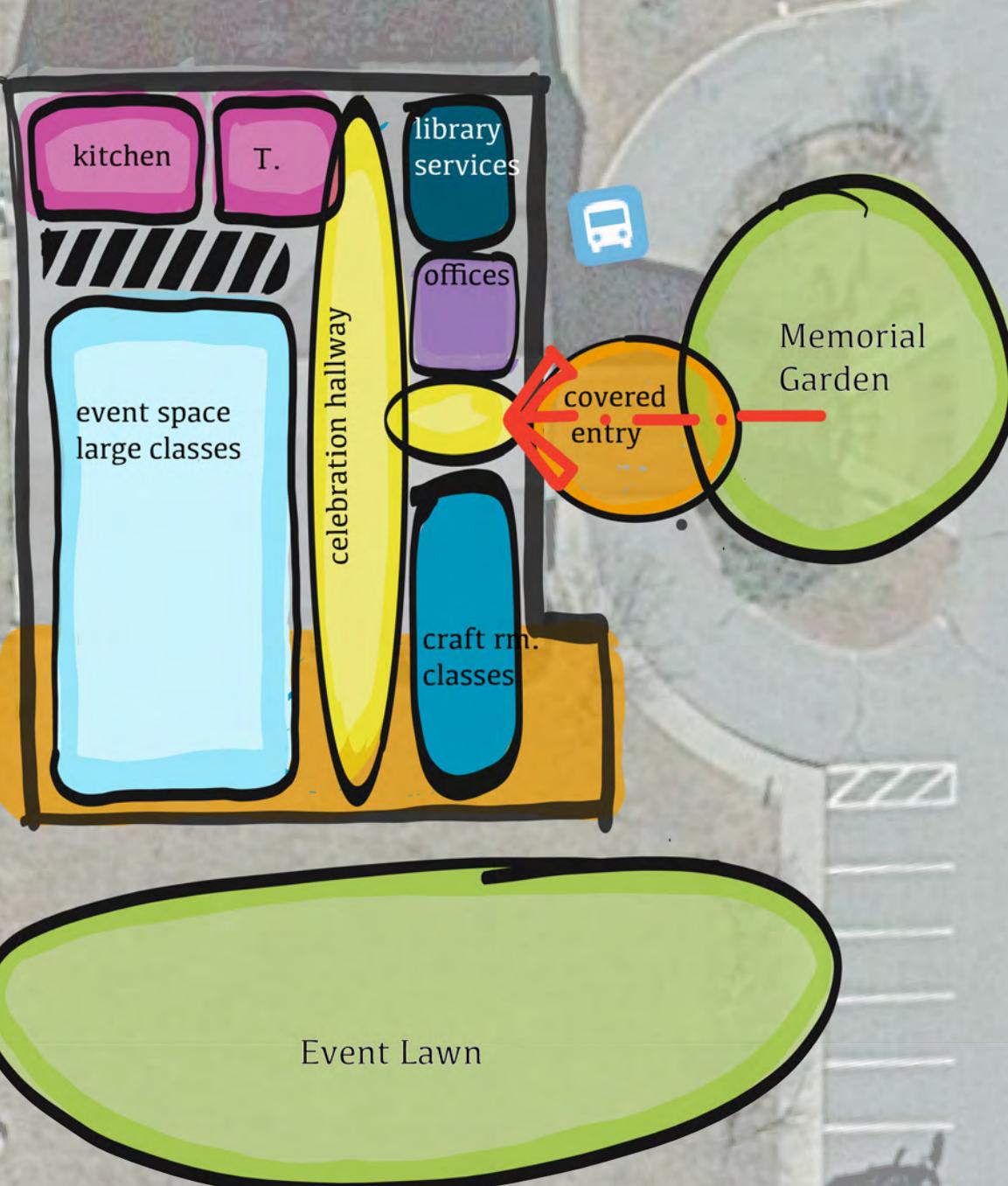
diagram option two

spaces...

organization of spaces

key:

- addition
- "loud" space
- "active" space
- "quiet" space
- support space
- circulation
- outside space
- ← entry



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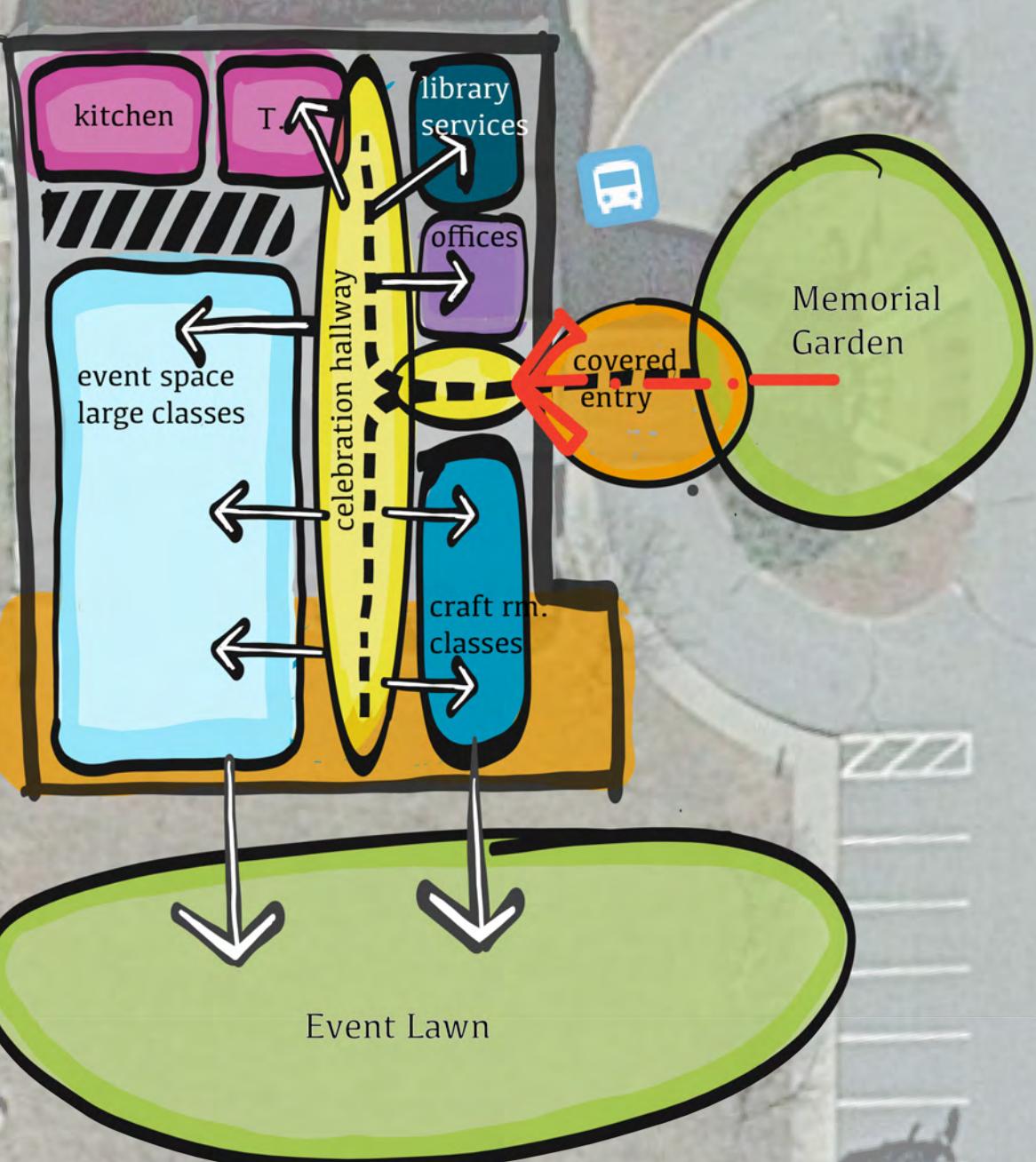
diagram option two

circulation...

how the the building will flow

key:

- addition
- "loud" space
- "active" space
- "quiet" space
- support space
- circulation
- outside space
- ← entry



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diagram option two

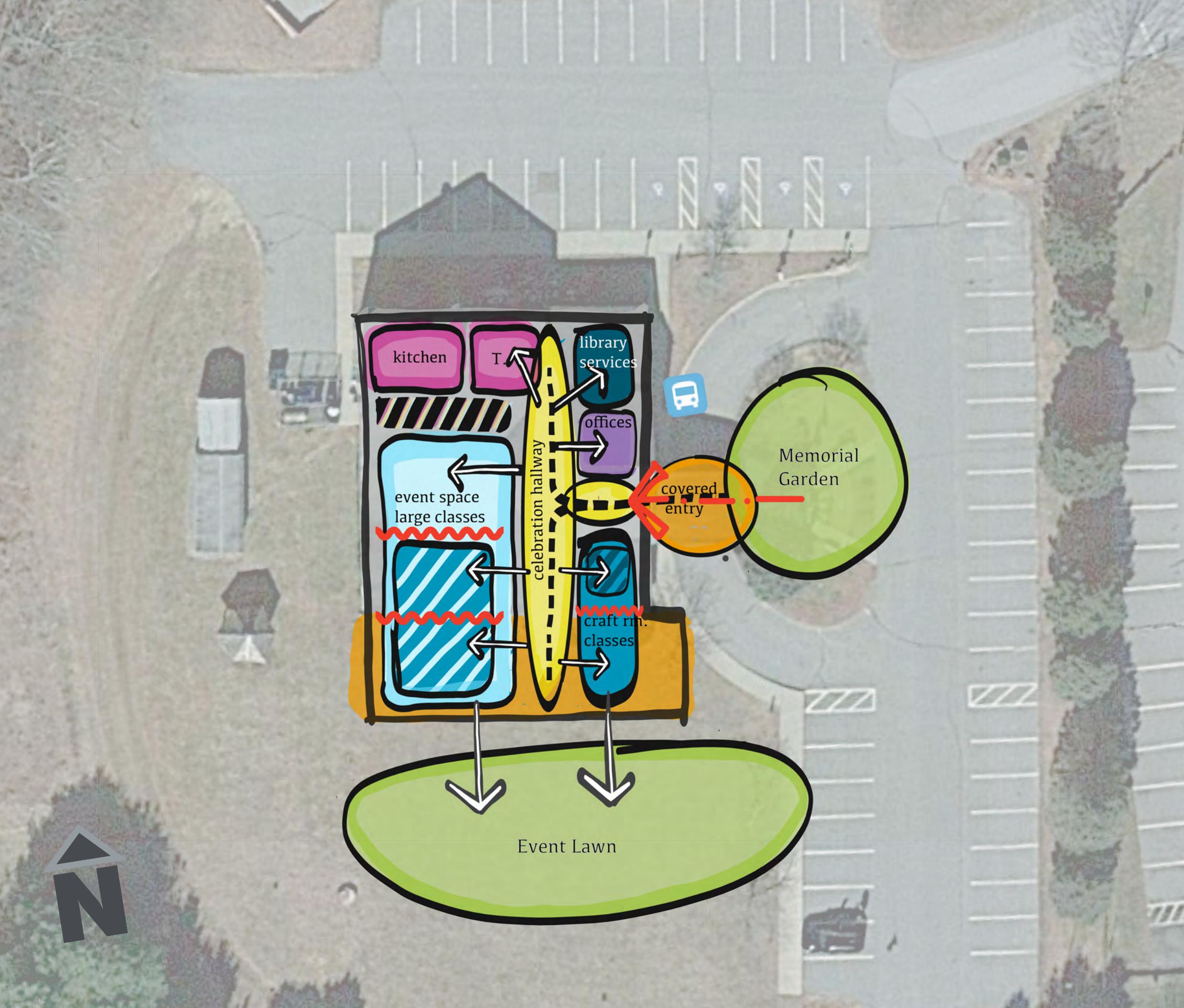
how flexible...

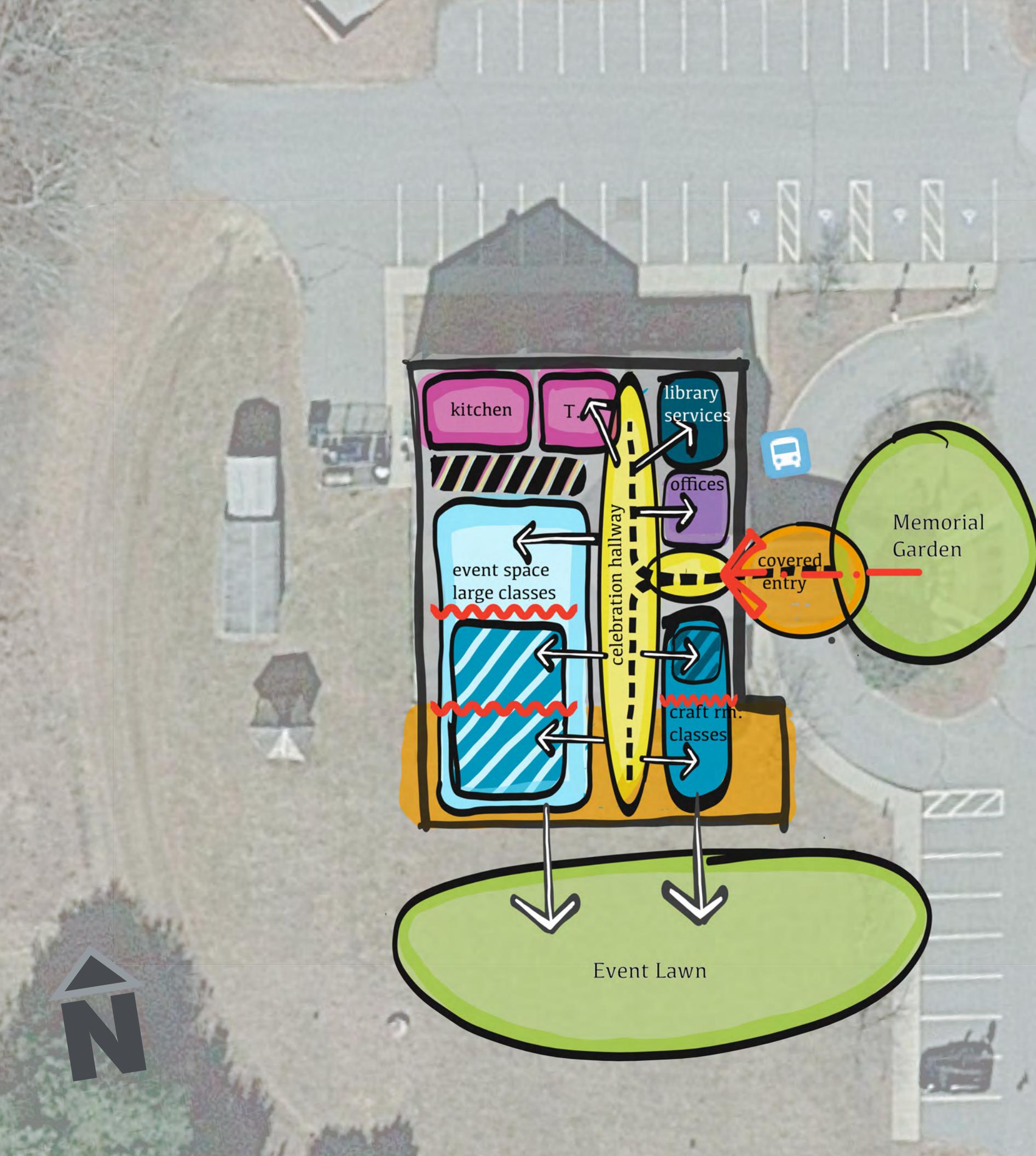
possible flexible and shared spaces...

key:

- addition
- "loud" space
- "active" space
- "quiet" space
- support space
- circulation
- outside space
- entry
- flex space
- flex walls

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pro's

- addition location easiest place to expand, possible cost savings
- new office location allows to better connection to entry
- circulation acts as buffer between event spaces
- similar layout as existing
-

con's

- kitchen isolated from hallway
- less event lawn
-
-

diagram option two

pro's & con's

lets discuss the good and the bad

key:

- addition
- "loud" space
- "active" space
- "quiet" space
- support space
- circulation
- outside space
- entry
- flex space
- flex walls

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diagram option three

location of addition...

Adding an addition West of
the building

key:



addition



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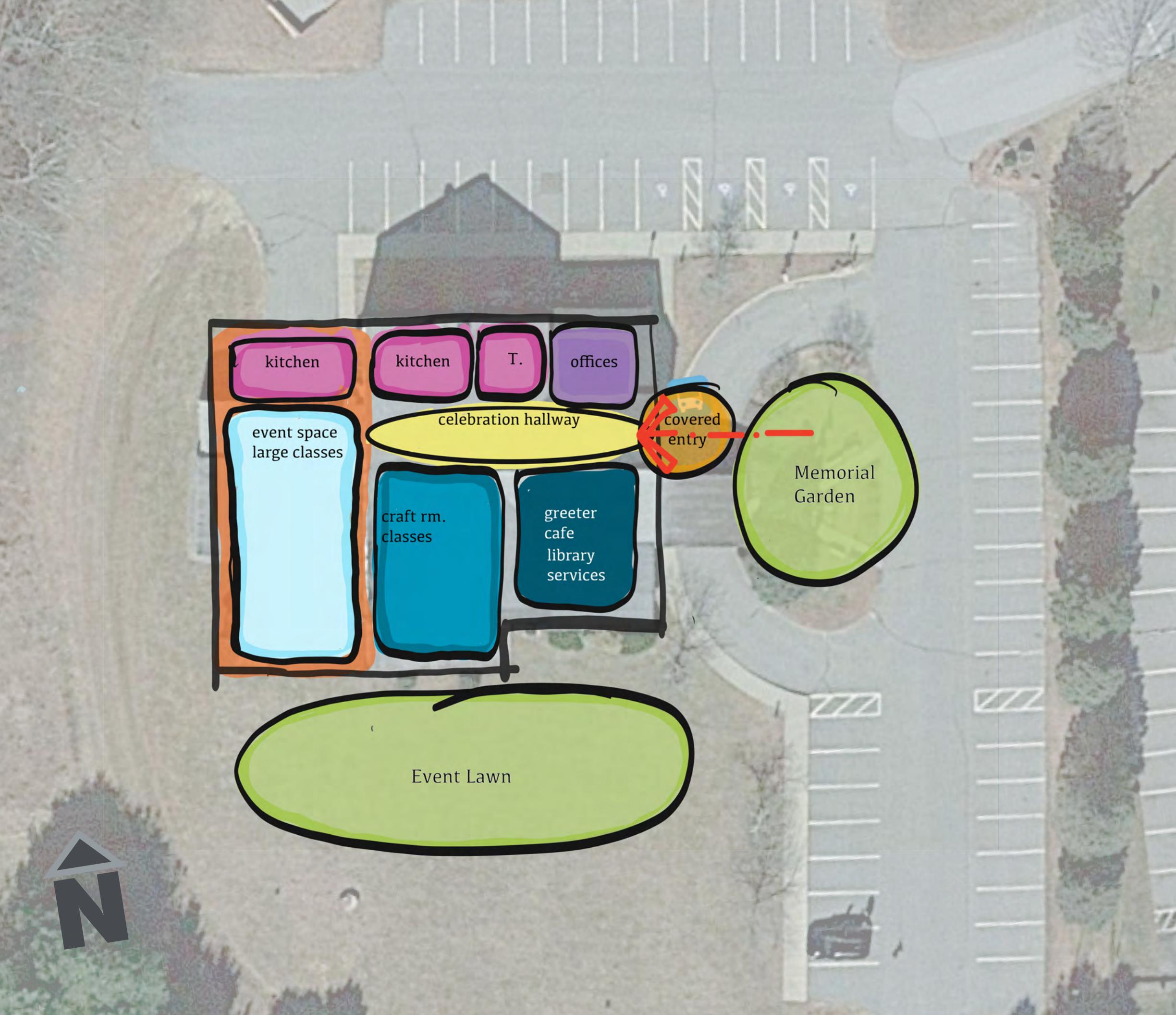
diagram option three

spaces...

organization of spaces

key:

- addition
- "loud" space
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- circulation
- outside space
- entry



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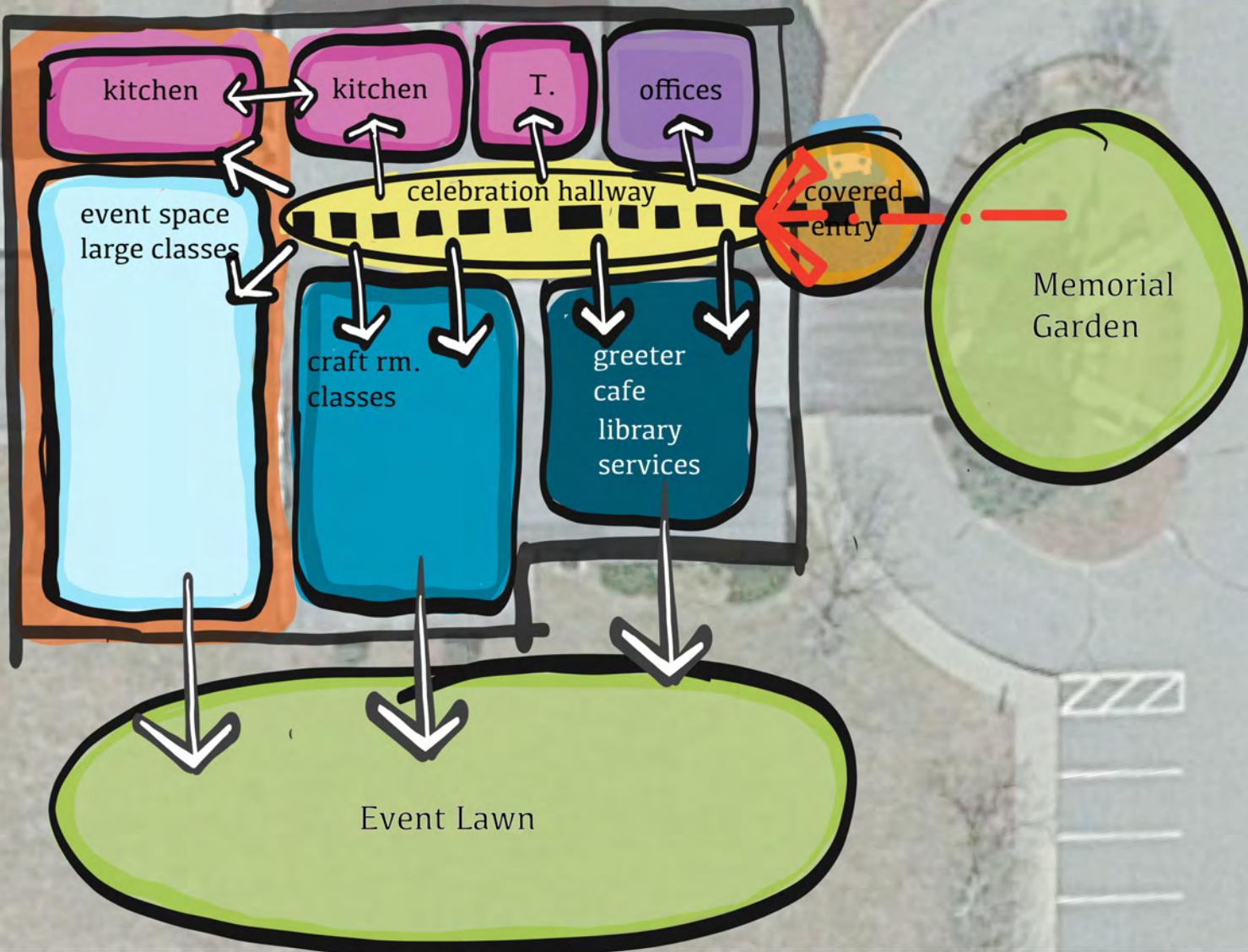
diagram option three

circulation...

how the the building will flow

key:

- addition
- "loud" space
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- circulation
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- ← entry



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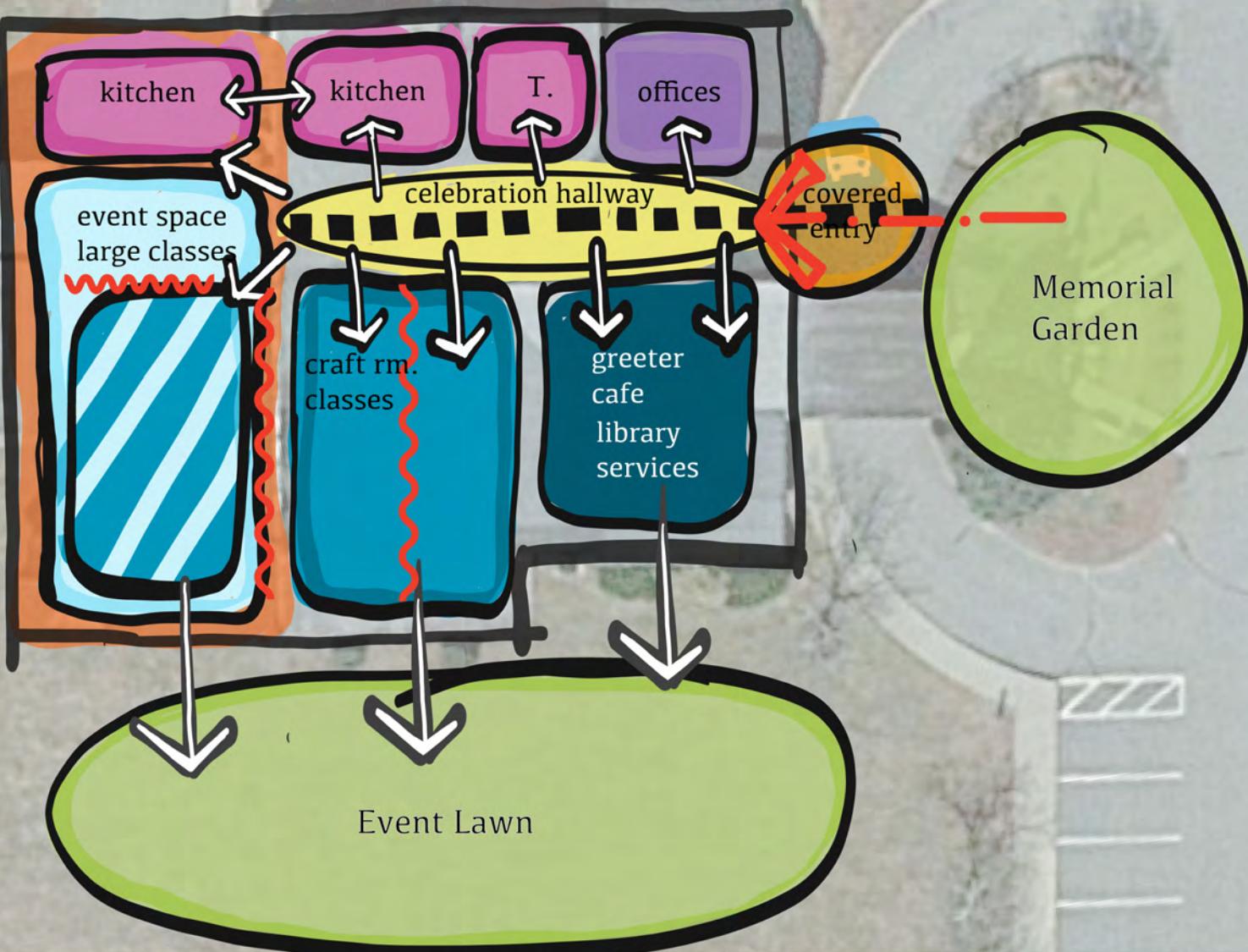
diagram option three

how flexible...

possible flexible and shared spaces...

key:

- addition
- "loud" space
- "active" space
- "quiet" space
- support space
- circulation
- outside space
- ← entry
- // flex space
- ~~ flex walls



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pro's

- entry location shifts
- kitchen expanded easily
- circulation buffer between support and activity space
- support spaces to the north
- event spaces to the south & event lawn

con's

- larger addition needed
- relocate sheds

diagram option three

pro's & con's

lets discuss the good and the bad

key:

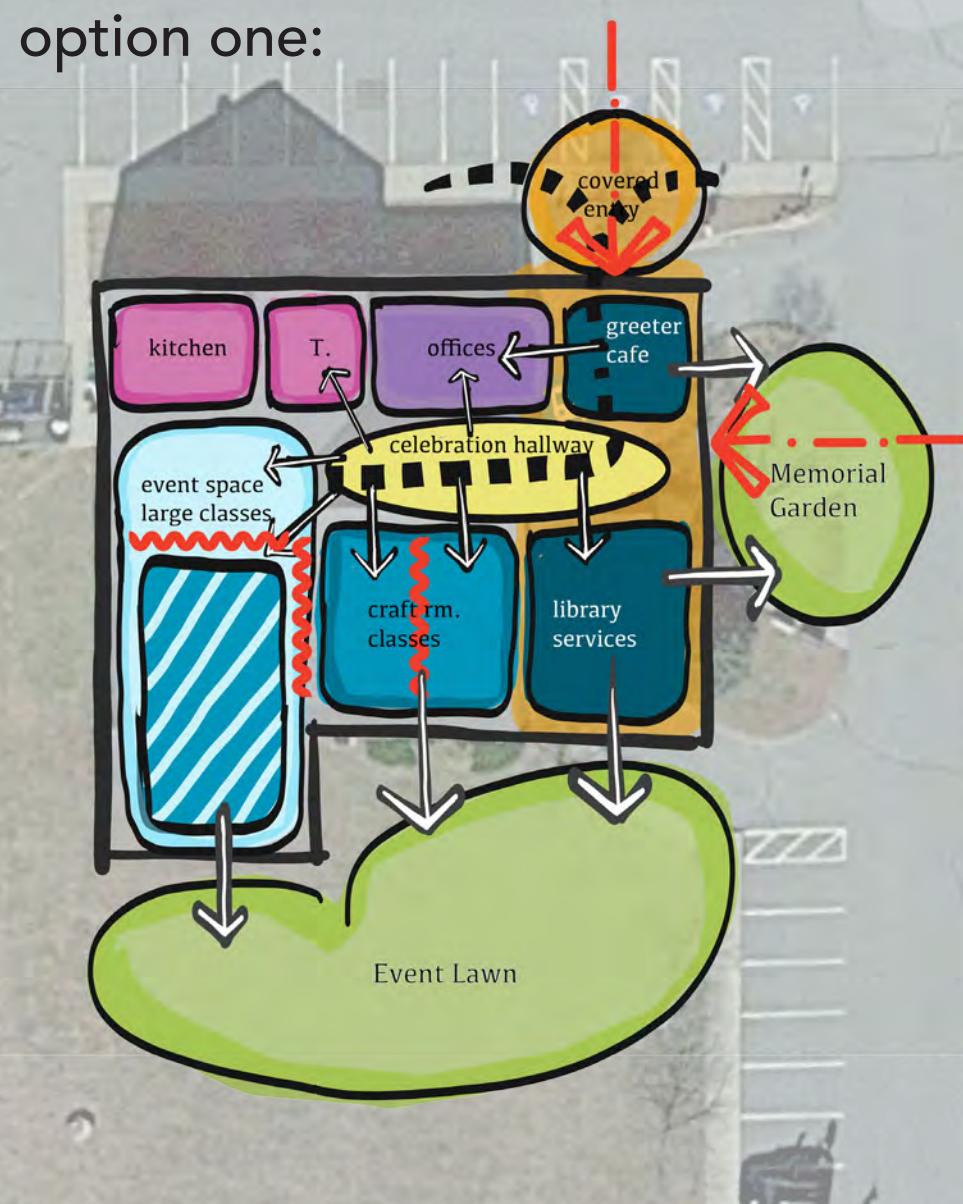
- addition
- "loud" space
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- circulation
- outside space
- ← entry
- /// flex space
- ~~~ flex walls

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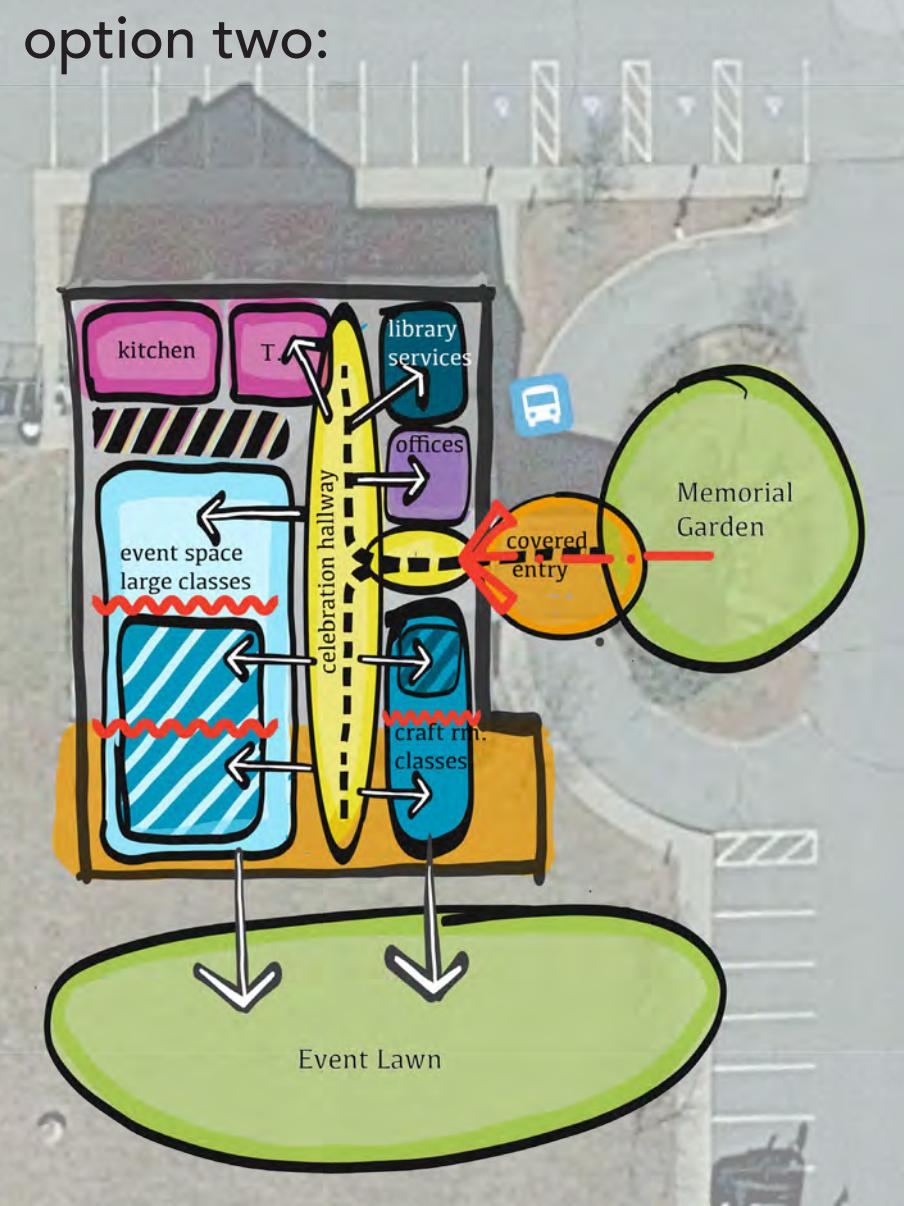
lets discuss...

diagram all options

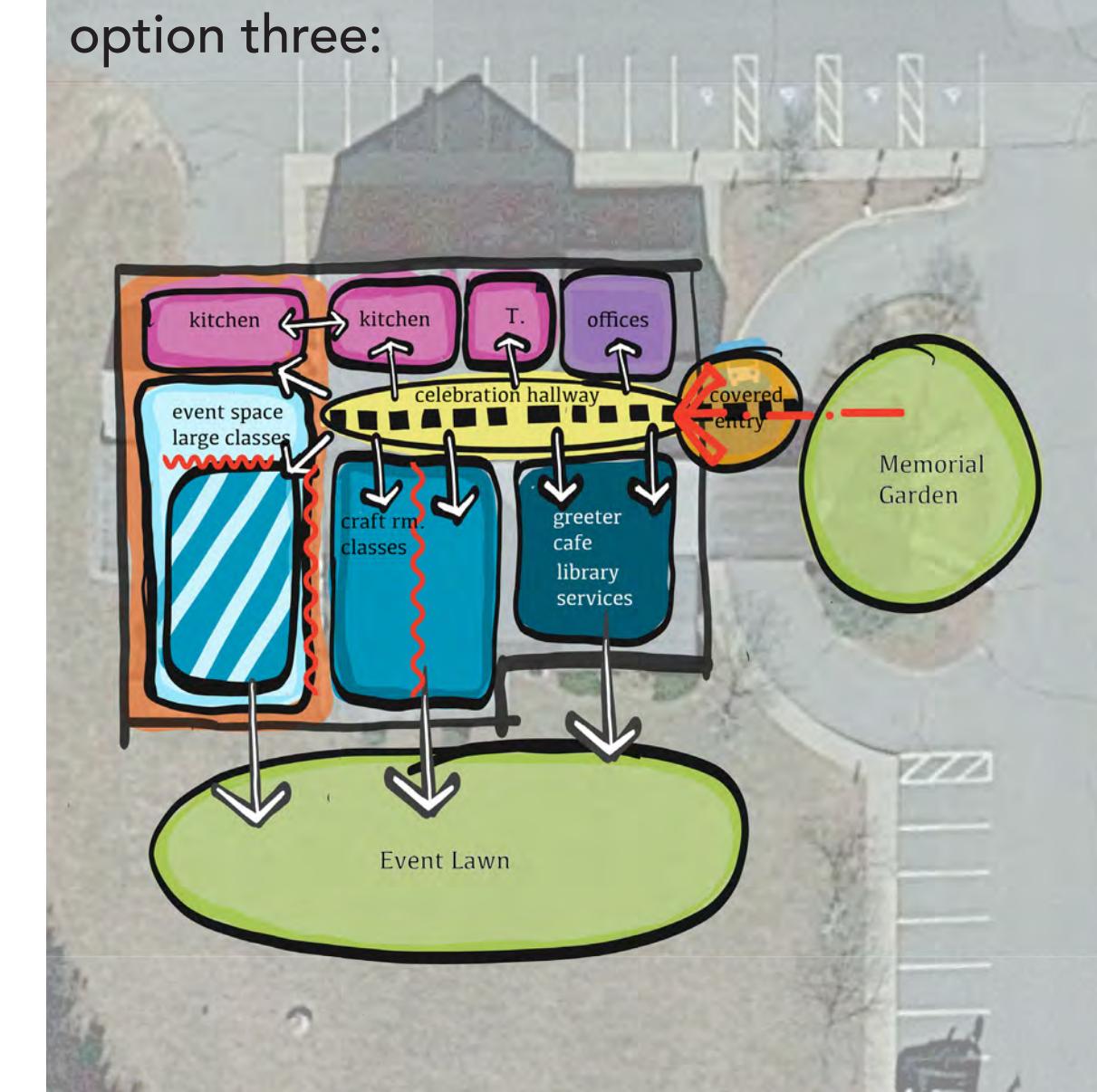
option one:



option two:



option three:



● ● ● addition

● "loud" space

● "active" space

● "quiet" space

● ● support space

● circulation

● outside space

// flex space

~~~~ flex walls

← entry

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Thank you!



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