

# Town of Lynnfield

The background of the slide features a close-up, slightly blurred image of several rolled-up white blueprints. A blue pen is visible, resting on one of the blueprints. The blueprints contain various technical drawings and text, including the word 'GENDA' and some dates like '24/01'.

## Capital Facilities Advisory Committee Assessment & Improvement Plan March 2017



In 2016, the Capital Facilities Advisory Committee conducted an assessment of town facilities.

They discovered shocking conditions.

This presentation outlines the need for facilities improvement, and a strategic plan to achieve those improvements.

Offered for consideration by the CFAC.

## Lynnfield's Capital Facilities

### Include:

- Public Safety (Police and Fire)
- Library
- Town Hall
- Other

They were designed and built for 1960s requirements.

The growing population and developing community far exceeds these requirements.

For example, the Fire Department bays were built to accommodate these trucks:



Not these.



Due to inadequate space, rooms are used for multiple purposes.

This creates unsafe & inefficient facility



**PD: 'KITCHEN', 'COPY ROOM', & 'CONFERENCE ROOM'**



**OVERCROWDED & INACCESSABLE SPACES**



**FD: 'KITCHEN', 'CONFERENCE ROOM' & 'LOUNGE'**



**OVERCROWDED WORKSHOP**



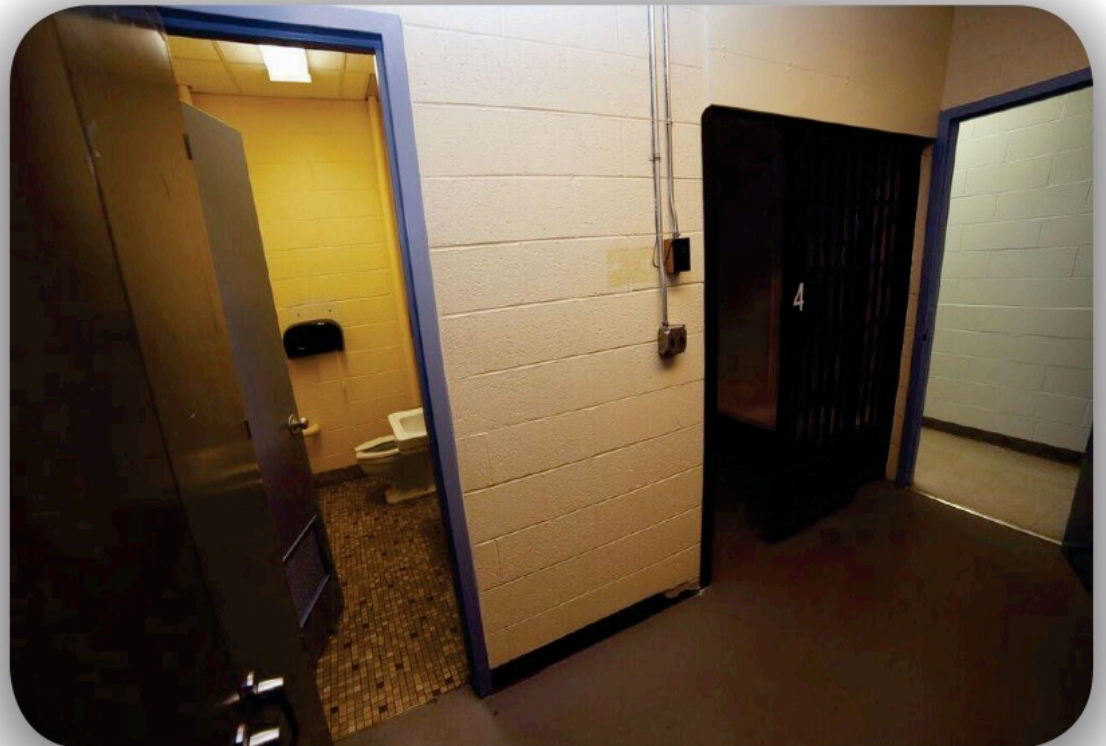


**"EVIDENCE ROOM"**

Yes. Really.

Here, we see the only women's restroom in the Police Department.

It is shared with the prison.





# The Library features one large space, shared by “everyone”!



Exterior water problems



- There is no meeting space
- No children's area
- Inadequate storage



# The Town Hall

The Town Offices are used beyond capacity, causing inefficiencies and subjecting data to loss



All offices are under-sized.



Desk completely full – no storage.



Storage space completely full of paper documents.

# Improvement Actions to Consider

The assessment shows what we should be working to improve. Now, how do we do it?

We've experienced an 'Out of sight, Out of mind' mentality for the last decade. Few people were personally aware of the conditions at Public Safety facilities, so there wasn't a sense of urgency to improve them. Also, how would we even begin to improve them?

A strategic plan follows.

## Items for resolution:

- "Space" is needed throughout facilities
- Police & Fire have outgrown facilities, and are currently working in hugely unacceptable conditions.
- Town Hall has outgrown its facility
- Library is underutilized due to lack of facility options
- (Very) Outdated technology in all facilities
- Lynnfield lacks Recreation & Community Centers
- Schools are in good condition, but require a comprehensive maintenance plan by 2020.
- A comprehensive long range maintenance plan was established in 2004, and must be addressed.

## For Consideration:

- Lynnfield's population has increased 40% since these facilities were built.
- Population is expected to increase another 18% over the next 10 years.
- It's not about "if" we need it. It's only about "when" we need it.



# Lynnfield Capital Facilities: Square Foot Analysis

Department	Existing SF	Current SF Required	Net SF Required	% Increase
Public Safety:				
Police	5,372 sf	12,000 sf	6,628 sf	120%
Fire - Center	6,600 sf	15,000 sf	8,400 sf	125%
Fire - South	4,692 sf	6,100 sf	1,400 sf	30%
Library:	14,000 sf	26,000 sf	12,000 sf	100%
Town Hall:	10,200 sf	17,000 sf	<u>6,800 sf</u>	66%
			35,300 sf	Requirement

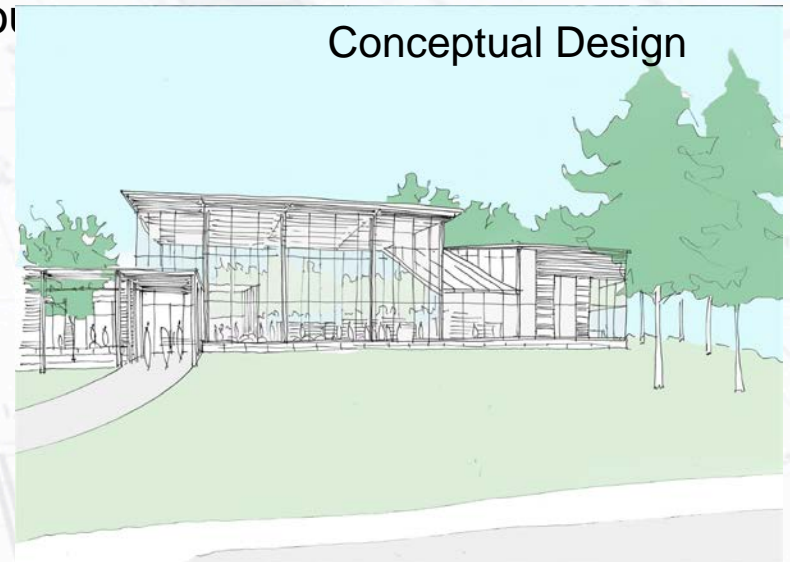
# Library Replacement

The town has applied for state funding to replace the library.

The Library is proposed to sit at Reedy Meadow Golf Course

## Items for consideration:

- 40% State funding will benefit entire town.
- NEW 26,000ft<sup>2</sup> structure is designed as an extension of the town's character, values, and architecture.
- The proposed location will extend the town center. Site is a "10".
- We will integrate Danforth remnants into new library
- We will be able to offer new programs, and bring existing programs (now hosted other places) back into the town.
- Over 100,000 annual visits to the library
- After renovations to neighboring libraries, attendance increased 30% and Program attendance is up 90%!



View from the new Library:





# New Reedy Meadow Village

Along with the new library, a multi-building village can be erected to meet future needs of the town.

This village would include:

**Golf:** Maintain the existing 9 holes.

- Existing club house could be replaced with the barn, or possibly as part of a new building.

**Existing Barn:**

Repurpose existing equipment barn to serve numerous town purposes:

- Shows
- Weddings
- Town Voting Location
- Workshops
- Rotary BBQ
- Town Signature Events

**Cafe:** A café could be utilized to serve residents & golfers.

**Recreation Center:** Erect a facility to serve as Community Recreation Center

**Golf Maintenance Facility:** To hold and maintain necessary equipment to maintain the golf course.







Current Barn: Exterior



Current Barn: Interior



Barn Renovation Concept



# Repurpose Existing Library

With the new library built, the existing library building could be renovated.

The 14,000ft<sup>2</sup> facility could house other town departments.

Such departments could include:

- School department – to free up valuable space at Town Hall and Senior Center.
- Assessor's Office
- Animal Control
- Health Department
- Recreation
- Meeting Space
- Other ?

To Consider:

- Limited parking at this facility



# New Public Safety Facility

The Police & Fire facilities were constructed in 1964, and designed for 1964 purposes.

The South Lynnfield Fire Station is in very poor condition. It was built in 1959.

- The Post Office occupies approximately 3,000ft<sup>2</sup>. Its lease with the town ends in 20\_\_
- Dance studio occupies approximately 3,000ft<sup>2</sup>. Its lease with the town ends in 20\_\_

**The New Public Safety Building would reside on South Lynnfield property (2-3 acres)**



This will free up additional space at the Town Hall, & allow existing facility to be renovated.



## Senior Center Expansion

School Department currently  
occupies 5,000 ft<sup>2</sup>

We could to renovate this area  
To offer useful space for the Senior Center



# Lack of Recreational & Community Centers

Currently, Lynnfield does not have a Recreational or Community Center.

A facility to offer these types of amenities serves town residents and increases home values. Adding a recreation/community center to the town would provide a highly desired facility in central location. Ideally, the location would be home to other town facilities.

## Recreation Center:

- Food service facilities for events
- Morning coffee/café destination
- Fitness Center w/Cardio Equipment
- Workout studio (Dance, Zumba, Yoga, Spin etc.)
- Gymnasium
  - Basketball, Indoor Volleyball, Rock Wall
- Teen lounge & gathering space
  - Pool Table, Foosball, Video games, etc.
- Function Hall
- Music & Art Studios
- Outdoor Sports Courts & Fields
- Playground

## Community Center:

- Children's area
- After-school activities
- Cultural groups
- Meeting rooms
- Town clubs
- Meeting place for Scouts or 4-H
- Classroom-style Training Room
- Computer Lab
- Shuffleboard





# Repurpose Existing Police & Fire

By renovating and repurposing the existing police & fire buildings,

We create more space at the town hall, and provide greater amenities to valuable town departments.



Departments could include:

- DPW Usage
- School department
- Animal Control
- Health Department
- Recreation Center
- Community Center

THEN -

## Reconfigure the Town Hall

The relocation of departments frees up valuable space in the Town Hall.

**Space could be used for:**

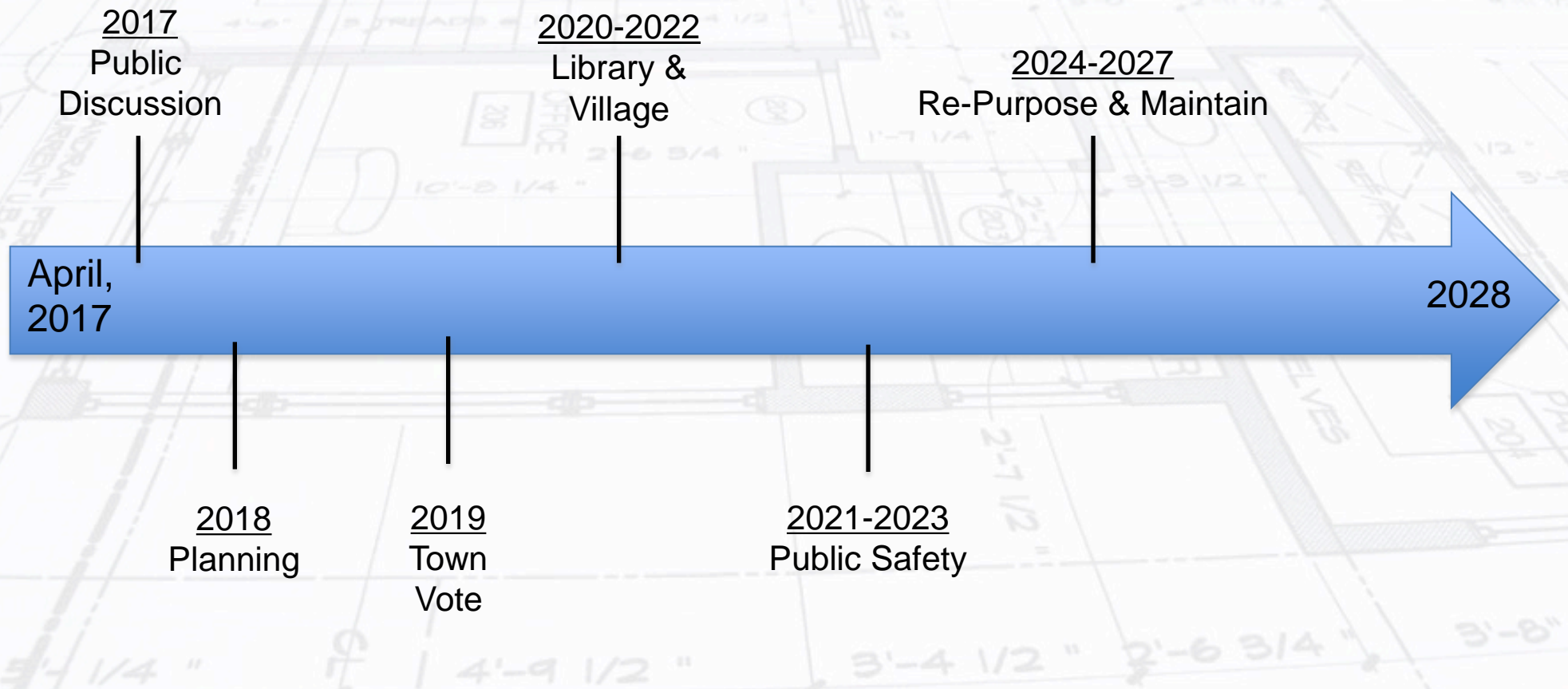
- Additional storage
- Meeting Rooms
- Program Space
- Office Expansion





# Proposed Timeline

## 10 Year Projection



# Capital Facilities: Next Steps

## Next Steps:

- Finalize needs assessment
- Conduct public forums
- Gather public feedback, wants & needs
- Hire planning consultant to determine best strategies
- Create comprehensive plan for long term facilities
- Recommend maintenance fund for schools
- Apprise town throughout entire process.
- Ultimately deliver what town needs and wants over next 20 years