



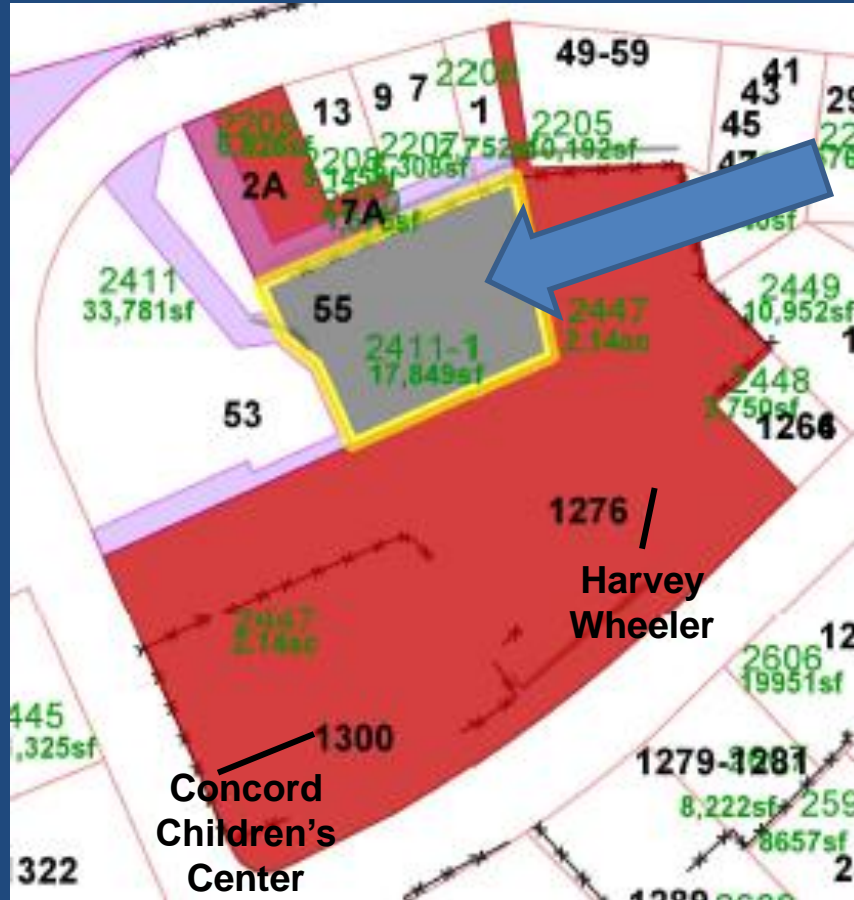
## ARTICLE 23

### AUTHORIZE ACQUISITION OF 55 CHURCH STREET PROPERTY

ARTICLE 23: Mr. Whelan moves that the Town vote to authorize the Select Board to acquire, by purchase, gift, eminent domain or otherwise, fee, easement and/or other property interests in, on, over, across, under and along all or any portion of the property at 55 Church Street, including the buildings and appurtenances thereon, shown on the assessors maps as parcel #2411-1, containing 0.41 acres more or less, for municipal purposes, under such terms and conditions as the Select Board may determine, and further, that to meet such appropriation the Town will vote to raise and appropriate, transfer from available funds in the Treasury, or authorize the Town Treasurer with the approval of the Select Board to borrow by the issuance of bonds or notes under the provisions of Chapter 44 of the Massachusetts General Laws, the sum of \$1,200,000, or any other sum, for the purpose of acquiring said property, including any necessary improvements to the property and incidental related expenses, and further that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the Massachusetts General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount, or take any other action relative thereto.



# ARTICLE 23 AUTHORIZE ACQUISITION OF 55 CHURCH STREET PROPERTY



- Located in the West Concord Business District
- Currently used as business & professional office space
- Non-confirming site
  - Does not meet side-yard setback;
  - Minimum parking requirement not met;
  - Special permit by ZBA granted in Oct. '06



ARTICLE 23  
AUTHORIZE ACQUISITION OF  
55 CHURCH STREET PROPERTY

- Gross Bld. Area: 5,070 square feet  
*(Does not include unfinished 3<sup>rd</sup> floor)*
- *Year Built* 2003; 13 years old
- Levels:
  - 2 above grade: finished
  - 1 below grade: finished
  - 1 third floor walk-up: unfinished

Other Notable Amenities Include:

ADA compliant public areas; elevator access to all floors; restrooms on all levels (except 3<sup>rd</sup> floor); room for expansion in unfinished 3<sup>rd</sup> floor.



ARTICLE 23  
AUTHORIZE ACQUISITION OF  
55 CHURCH STREET PROPERTY

HUMAN SERVICES



105 Everett Street

Youth Services Coordinator  
Social Services Coordinator  
Veterans Agent  
Recreation Programs

# Current Facilities are Inadequate

- 105 Everett Street

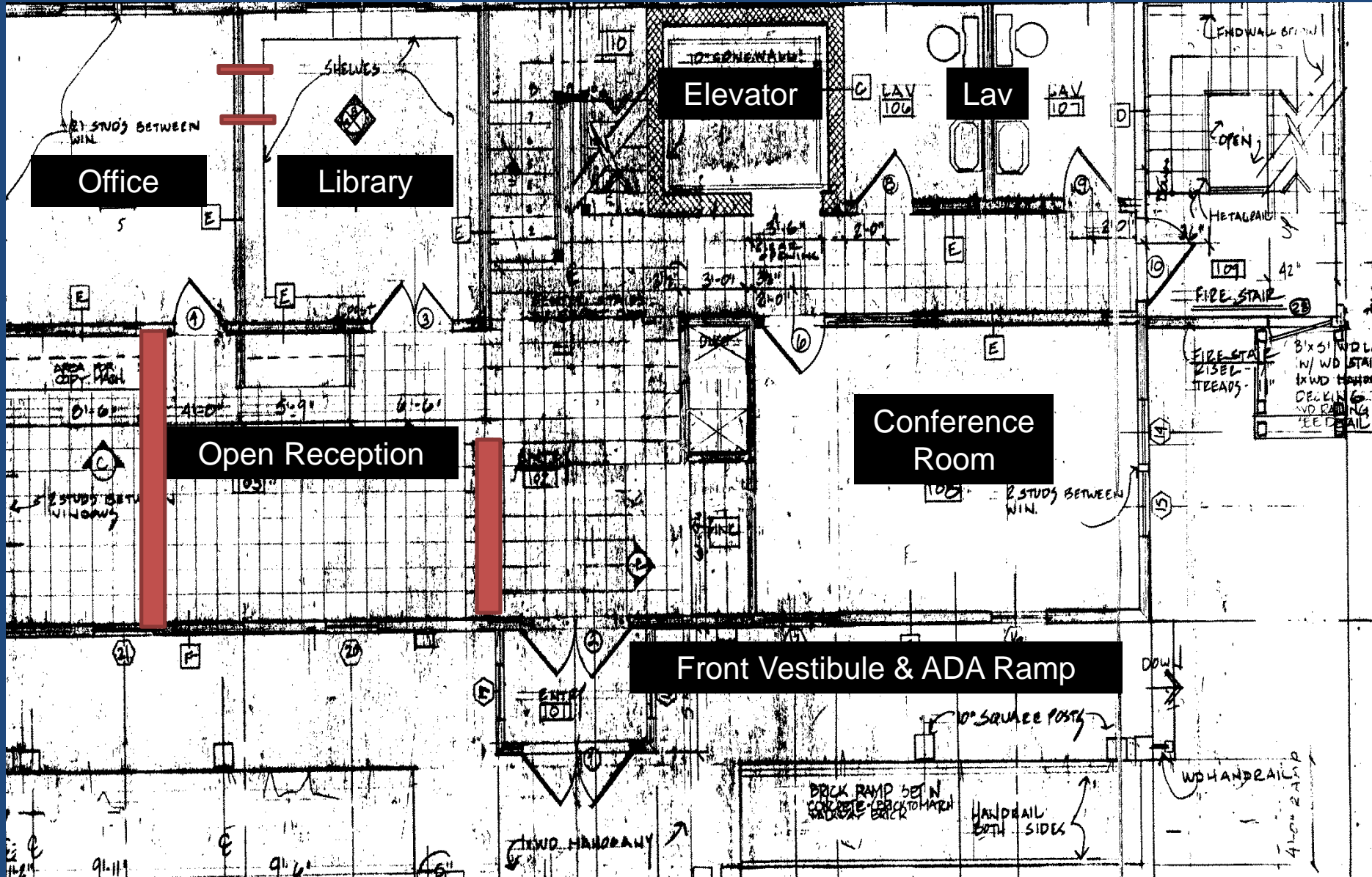
- Not ADA Compliant
- 2<sup>nd</sup> level is not built to code
- Not energy efficient
- Parking challenges
- Conflicting uses – entrance opens directly into yoga studio
- Building security is challenging

- Harvey Wheeler

- Medical 'clinic' space is shared with nurse.
- Three outreach workers share one office—no privacy for clients, distractions when writing
- Walk-ins for social services cannot meet in private spaces.

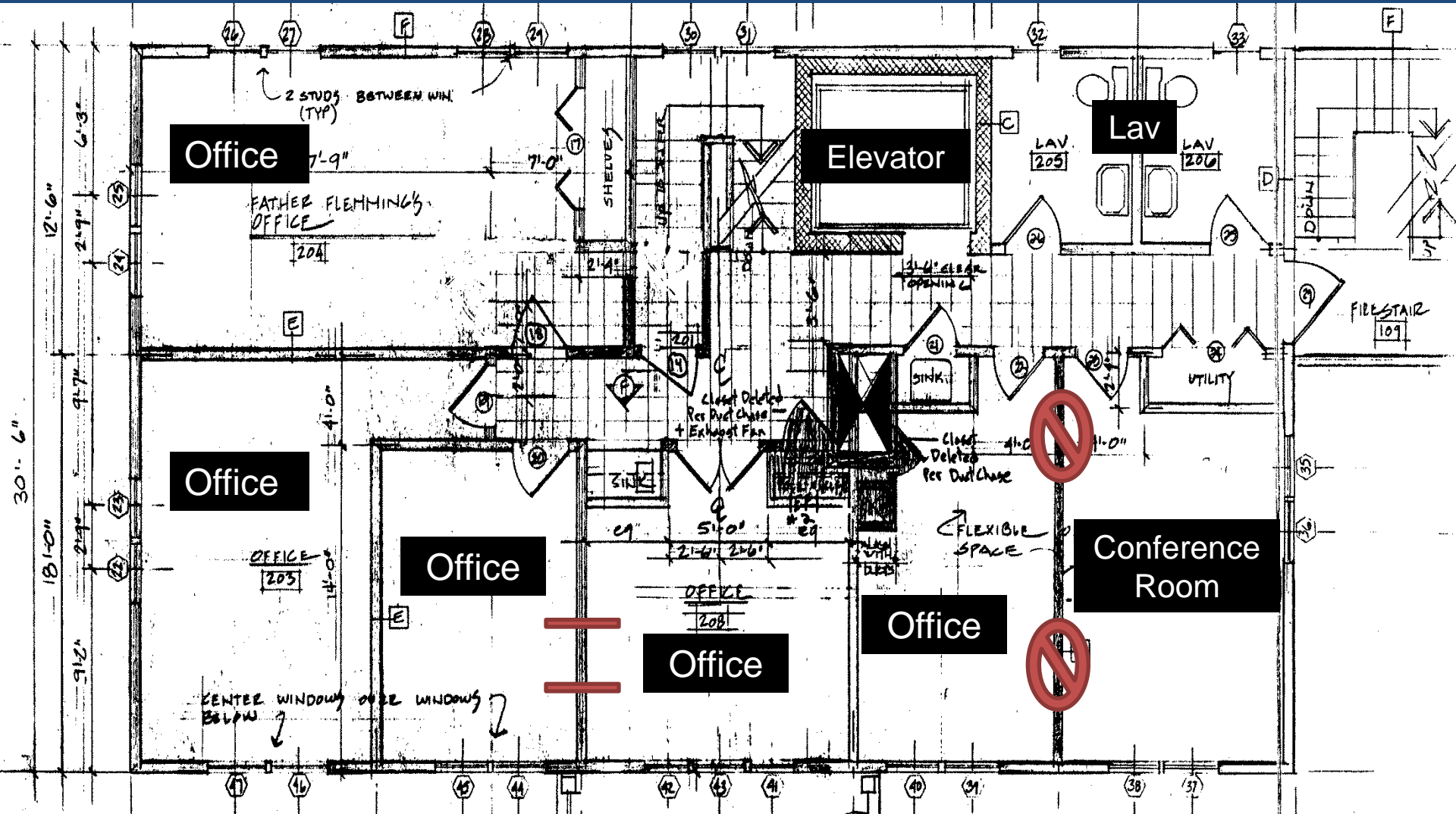
# First Floor Plan

Open reception area, 1 office, library, conference room, elevator & two restrooms



# Second Floor Plan

5 offices, conference room, elevator & two restrooms



# Basement Floor Plan

Large open meeting space, kitchenette, one restroom & 3 mechanical rooms

