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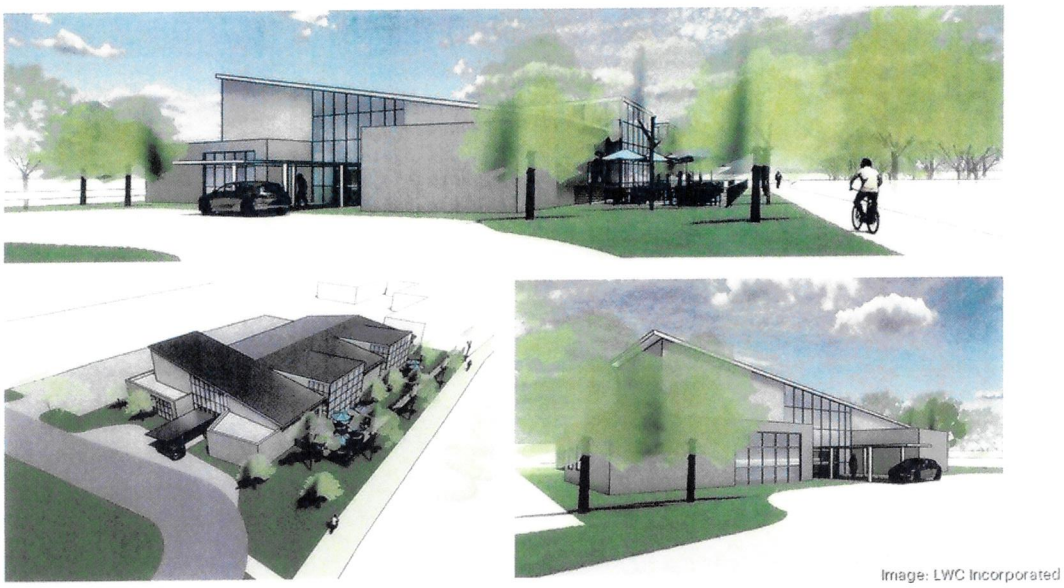
Yellow Springs Senior Center finalizes $735K purchase, progresses with new facility



A rendering of the new Yellow Springs Senior Center to be constructed at 108 Cliff St.
LWC INCORPORATED

By Max Abbatiello – Staff Reporter, Dayton Business Journal
Oct 8, 2026

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After announcing its move in January, The Yellow Springs Senior Center officially closed on its new location at the former lumber yard property off Cliff St. Here are the next steps.

The need for a new facility has been apparent for almost 20 years, when a previous board identified the need for a new space in 2008. The membership at the YSSC recently surpassed 800 people, more than the organization has ever had. The space at 227 Xenia Ave. has not been able to fully provide for the large population of seniors within the village, which accounts for 33% of residents. The average senior population for Ohio cities is 19%.

The YSSC entered a contract to purchase a former lumber yard property at 108 Cliff St. in April with the intention of moving its facility to the location. On Sept. 23 the organization finalized its purchase of the property. The sale came out to $735,000.

Now, the nonprofit senior care organization can begin the process of developing its new facility. Next steps include evaluating the current structure on the property and deciding whether or not to take it down or renovate it. The post and beam building was constructed in 1940 and resides on about 0.66 acres of land.

Either way, the new senior center will be a one-story 10,600 square foot building, more than doubling the space of its current building at 227 Xenia Ave., which is 3,700 square feet. Making the building one story allows the center to be more accessible for its users.

The interior of the center. The new facility will be one floor to allow more accessibility for users of all mobility.

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Additional improvements include more office space. There will be one office space for each staff person, whereas before staff had to share desks. There will be four classrooms instead of two. There will also be a full adult assisted changing room.

Caroline Mullin has been the executive director for the YSSC since June 2021. She says with the new facility the center will now be able to provide more space to the community for activities.

“Frequently, other nonprofits or activities in town need a space to be, and we’ve had to turn them down because we’re too busy here,” said Mullin. “It’s wonderful to think that we’ll have the opportunity to say yes more of the time.”

The decision to move the YSSC facility to the Cliff St. location was the result of a study conducted in fall of 2025. The study identified three priorities for a new facility, all of which the location supports:

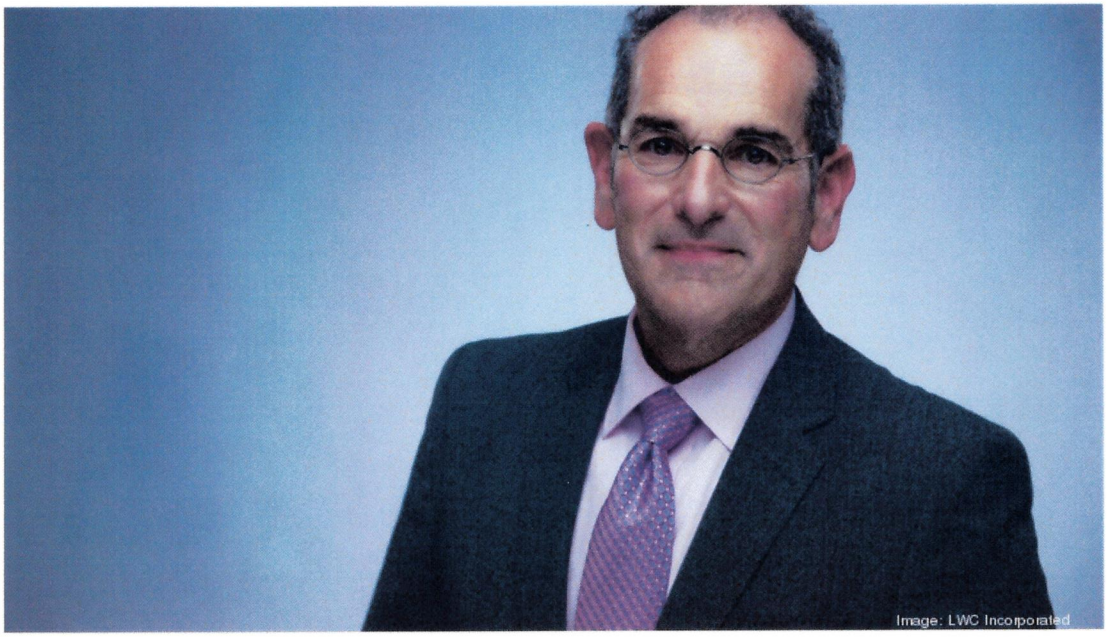
- Maintaining a downtown presence
- Allowing for phased construction
- Creating opportunity for shared space with partner organizations

The Cliff Street location sits in close proximity to the Little Miami Bike Trail, Millworks, the Yellow Springs Brewery and village government offices.

Taking on the schematics and design of the new facility is LWC Architects, a Dayton-based architecture firm headquartered downtown.

John Fabelo, a partner and the director of design at LWC, says what the building will look like is dependent on whether the existing structure is salvageable or not. One of the original goals is to celebrate the fact it was a lumber yard by letting some of the interior wood structure be exposed, paying homage to its history. He says brick and metal are likely materials to be used for the exterior with a metal roof.

"It is an important building, because of the users and the connection to community and to seniors, but it's similar to a lot of projects that we do: Public buildings, libraries, museums, buildings that change people's lives that have meaning to their day-to-day routine," Fabelo said. "This is one of those buildings we are fortunate to be a part of."



John Fabelo is a partner and director of design at LWC Inc.

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Mullin says a completion date of 2029 for the facility is within reach.

The Yellow Springs Senior Center was founded in 1959 and is an independent nonprofit serving the senior population of Yellow Springs and Miami Township. In 2025 the center offered over 2,800 hours of programming, with 96% of those programs being free. Nearly 700 individuals participated in programs in 2025.