



Tighe&Bond

Town of Wayland Council on
Aging/Community Center Advisory
Committee

Proposed Council on Aging/Community Center Facility Preliminary Alternatives Analysis

Prepared For:

Town of Wayland, Massachusetts

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Section 1

Introduction

This preliminary evaluation presents the availability of *"practical and substantially equivalent economic alternatives"* ("Alternatives Analysis") to the currently proposed Community Center site located at 440 Boston Post Road (also known as the Municipal Pad Site). Our review is based on the requirements stated in the Commonwealth of Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 (WPA) and implementing Regulations (310 CMR 10.00). Our intent for this report is to generate a preliminary discussion about the alternatives analysis described herein at this conceptual stage in project planning.

1.1 Sites Considered in Alternatives Analysis

As required by 310 CMR 10.58(4)(c)(2)(c), for activities conducted by a municipal government, the scope of alternatives extends not only to alternate designs on the original parcel, but also to any adjacent parcels and any other land which can be reasonably obtained within the municipality. The Council on Aging/Community Center Advisory Committee (CoA/CCAC) identified a number of municipally-owned sites that could be reasonably obtained within Wayland to evaluate their feasibility in meeting the CoA/CCAC's purpose of providing a Community Center Facility, while reducing potential work within Riverfront Area. A total of ten sites were identified for evaluation, including the preferred site location. Table 1-1 presents a list of these sites, their size, and ownership based on the Town assessor's database, as well as wetlands resources located on the parcel based on review of maps in Massachusetts and Town Geographic Information System (GIS) wetlands datalayers. Note that BVW stands for Bordering Vegetated Wetland and ILSF stands for Inland Land Subject to Flooding.

Figure 1 shows the locations of these sites within the Town of Wayland. Site numbers do not imply priority or preference, these numbers are merely used to discuss the sites throughout the document and identify sites on the maps. All figures are located at the end of this report.

Table 1-1
Sites Considered in Alternatives Analysis

Site #	Property Address and ID	Parcel Size ¹ (acres)	Owner ²	Wetland Resources On Parcel ³
1	O Alpine Road Parcel 07-019	12	Town of Wayland School Department	BVW, Riverfront Area
2	Paine Estate Old Connecticut Path Parcel 33-001C	26.33	Town of Wayland Board of Selectmen	Riverfront Area, BVW, Floodzone
3	Old DPW Site 193/195 Main Street Parcel 47D-005	4.7	Town of Wayland Department of Public Works ⁴	No (may fall in 100' Buffer to BVW that is across Main Street)
4	Town Building Site 41 Cochituate Road Parcel 23-001	34.7 (Total) ~5 (Town Building) ⁵	Town of Wayland Except 5 acres, under control of Recreation Department)	Riverfront Area, BVW, Floodzone
5	O Orchard Lane Parcel 18-056	13.72	Town of Wayland School Department	No
6	Claypit Hill School 86 Claypit Hill Road Parcel 19-072	25.82. ac (entire site) 4.65 (School Building) ⁵	Town of Wayland Claypit Hill School	No
7	Wayland High School 260 Old Connecticut Path (near admin offices) Parcel 37-034	77.5 ac (entire site) 10 ⁵	Town of Wayland High School	Floodzone, BVW, ILSF, Riverfront Area

¹ Based on Town of Wayland Assessor's Atlas

http://www.wayland.ma.us/Pages/WaylandMA_GIS/atlas unless otherwise noted.

² The information about ownership presented is to be confirmed by further title search by the Town at a future date.

³ The presence or absence of wetland resources determined through a desktop survey using MassDEP Wetlands data layers available in MassGIS and Town of Wayland wetlands GIS datalayers. The presence of the resources listed above has not been field-verified at the sites for the purposes of this analysis. Note that the presence of Riverfront Area is based on review of USGS topography maps.

⁴ This site is included on the warrant for 2016 Annual Town Meeting and therefore information is subject to change.

Table 1-1
Sites Considered in Alternatives Analysis

Site #	Property Address and ID	Parcel Size ¹ (acres)	Owner ²	Wetland Resources On Parcel ³
8	Wayland High School 260 Old Connecticut Path (near athletic fields) Parcel 37-034	77.5 (entire site) 10 ⁵	Town of Wayland High School	Floodzone, BVW, ILSF, Riverfront Area
9	440 Boston Post Road (Municipal Pad Site) – Preferred Site Lot 4-1, Parcel R-20-1, Parcel R-21 and Lot 8- 1 ⁶	4.16 ac ⁶	Twenty Wayland LLC c/o KGI Properties LLC	Riverfront Area, BVW, Floodzone
10	Town Library 5 Concord Road Parcel 23-094	1.3	Town of Wayland	BVW, Floodzone

1.2 Identification of Practicable Alternatives for Proposed Use

In accordance with the general performance standards for development within Riverfront Area set forth at 310 CMR 10.58(4), an applicant *"shall prove by preponderance of the evidence that there are no practicable and substantially equivalent economic alternatives to the project with less adverse effects on the interests identified in M.G.L. c. 131, §40."* An alternative is practicable if *"it is available and capable of being done after taking into consideration **costs, existing technology, proposed use, and logistics**, in light of overall project purposes."* These four factors are further described below and are defined at 310 CMR 105.58(4)(c)(1)(a-d).

- **Costs** include expenditures for a project within the Riverfront Area, such as land acquisition, site preparation, design, construction (including buildings, parking, utilities, etc.), landscaping, transaction expenses for each alternative, and a demonstration of whether such costs are reasonable or prohibitive to the owner.
- **Existing technology** includes the best available measures, such as the most up-to-date technology or best designs, measures, or engineering practices.
- **Proposed use** relates directly to the project purpose and typically requires economic viability. Practicable and substantially equivalent economic alternatives include those which are economically viable for the proposed use in regards to site location, project configuration within a site, and the scope of the project. As this

⁵ Assessed area per Town Assessor's Database

⁶ Shown as Lot 4-1, Parcel R-20-1, Parcel R-21 and Lot 8-1 on a plan entitled "Plan of Land in Wayland, MA," dated December 12, 2013 prepared by Hancock Associates and recorded with the Middlesex South Registry of Deeds as Plan No. 1008 or 2013, a copy of which plan is on file in the Office of the Town Clerk.

is a municipal project, the proposed use also takes into account legitimate governmental purposes (e.g., public purposes such as economic development, public health and safety, recreation, etc.).

- **Logistics** account for the presence or absence of either physical or legal constraints. For instance, the physical characteristics of a site may influence its development such as topography or soil conditions. Legal constraints include situations where a project cannot meet other applicable requirements to obtain permits at an alternate site.

1.2.1 Project Purpose

As defined by the CoA/CCAC at their meeting on February 24, 2016, the project purpose consists of the following elements:

Primary Purpose

1. To create a Community Center that will provide much-needed space for a senior center, recreation activities, meeting space, display space for the Historical Commission, and space for Veterans' activities. The size of the site should allow for a 21,000 square feet facility and 100 parking spaces needed to accommodate current and future programming (projected population in 2035), and will provide an indoor shared community space for all residents, without significantly sacrificing other Town space and uses.

Secondary Purposes

2. To satisfy the Town's obligation to create a municipal use on the municipal pad at the Town Center.
3. To provide a Community Center that is centrally-located for all residents and among the locations with dense populations of citizens aged 60 or older, including the proposed River's Edge Apartments, as well as existing condominium and townhouse developments and residences in long-established neighborhoods.
4. To create a Community Center providing the required facilities at the lowest cost to the taxpayers by selecting a site with a high level of existing infrastructure (water, sewerage, roads, electric and telecommunication utilities, prepared site, buildings, etc.), and avoiding construction of a septic system.
5. To diminish incremental traffic generated by the Community Center by locating it near frequently used services such as shops, groceries, banks, and Town government facilities.
6. To create a Community Center, an open-public-access facility, in a location that does not attract people into locations populated by protected groups (e.g., pre-schools, daycare centers, schools with minor students).
7. To select a site not currently desired for other Town uses so that the project can be built in a timely manner.
8. To minimize disruption to existing neighborhoods, roads, and utilities.
9. To provide clear visibility and easy access from a main road.
10. To select a location where the quality of winter road maintenance is high.

1.2.2 Environmental Constraints

Tighe & Bond utilized Massachusetts GIS data and Town GIS data to assess each site for its ability to accommodate the construction of a 21,000 sf building and associated parking, stormwater management, and other site work. This assessment evaluated not only the space available for development, but the presence of sensitive environmental areas and potential for hazardous materials, as well as their proximity to existing infrastructure. Table 1-2 lists the screening criteria and source. Figures 1 through 15 shows the various criteria with respect to each of the ten proposed sites.

Table 1-2
Preliminary Screening Criteria

Criteria	Source
Available Space	MassGIS 2013 orthophotography and Town's parcel boundaries
Riverfront Area	USGS Topographic Maps
Wetlands	MassGIS inland wetlands & hydrography and Town wetlands data
Floodzones	FEMA 2014 flood zones from MassGIS, Town 100 year flood zone (124 ft and 100 ft elevation)
Proximity to water and sewer	Town's 2016 mapped water system hydrants and wastewater extent
NHESP Priority & Estimated Habitat	MassGIS 2008 NHESP priority habitat of rare species and NHESP estimated habitat of rare species
NHESP Certified & Potential Vernal Pools	MassGIS 2016 NHESP certified vernal pools and 2000 NHESP potential vernal pools
Wellhead Protection Areas	MassDEP 2016 wellhead protection areas (Zone I, Zone II, and IWPA) from MassGIS and Town's water protection and aquifer protection data
Aquifers	MassGIS 2007 aquifer boundaries
Open Space	MassGIS 2015 protected and recreational open space
Solid Waste Landfill	MassGIS 2013 solid waste landfill area
Oil & Hazardous Material with Activity & Use Limitation	MassGIS 2016 oil & hazardous material with activity & use limitation data
Solid Waste Land Disposal Areas	MassGIS 2013 solid waste landfill area
Chapter 21 E sites	MassGIS 2016 Chapter 21E sites with regulated status designation data

Note that there are no surface water supply protection areas, Areas of Critical Environmental Concern (ACEC), EPA Sole Source Aquifers, or Non-Potential Drinking Water Source Areas in the Town of Wayland and therefore these items are not included in Table 1-2.

Section 2

Preliminary Screening

Of the ten sites preliminarily evaluated, five were dismissed during the preliminary screening as they lack adequate space to accommodate the proposed facility, parking, and stormwater management without significant disruption to other Town facilities (i.e., construction is infeasible). A brief overview of these four parcels and the reasons for their dismissal follows.

Site 4: Town Building Site, 41 Cochituate Road, Parcel 23-001

- While there is space on the site for construction of a 21,000 square foot facility, likely in the courtyard area of the existing building, the existing septic system would have to be moved and expanded given that the current system is at capacity. Moving and expanding the current system would be costly and disruptive to the existing facility use.
- There is inadequate space for construction of the associated 35,000+/- square feet of parking and stormwater management structures to address the increase in impervious cover without taking area from the existing playing fields owned by the Recreation Department.
- Wetland resources are present on site including, but not limited to, BVW, BLSF, and Riverfront Area (Sudbury River).
- During construction, existing Town facilities would be displaced and would need to be temporarily relocated at additional cost to the Town.
- The area around the building is considered Open Space with limited protection.
- The parcel is within NHESP Priority Habitat and Estimated Habitat.
- The assessment completed of this site as part of the Alternatives Analysis ignores a previous proposal by DRA to renovate the Town Building with a smaller addition, not adding 21,000 square feet. This proposal also assumed the existing parking lot would be used and did not include adding 100 spaces. This previous proposal would displace town offices and force the construction of a new building for town offices in another location in Town (such as Site #9, 440 Boston Post Road). In addition, this proposal would not respond to the actual direct need for senior and recreation space. The layout of the existing Town Hall is not easily adapted to large open function halls need by senior and recreational activities, and therefore substantial work would be necessary to upgrade and alter the existing building, potentially costing as much or more as utilizing Site #9 (Preferred Site) considered in this Alternatives Analysis. Due to these many factors, this earlier proposal is considered to be impractical.

Site 6: Claypit Hill School

- While there is space on the site for construction of a 21,000 square foot facility, associated 35,000+/- square feet of parking, and stormwater management systems/other site work, it would occupy an area that needs to be cleared, some of which may be BVW and would require replication and/or other creative site work

to provide the requisite mitigation. This site would also occupy the existing fields, reducing the limited number of athletic fields currently available in Wayland.

- The new building would be located at a facility that serves a population of protected groups and/or minors.
- Construction of the Community Center would displace a portion of the existing facilities currently used which would likely need to be relocated at additional cost to the Town with adverse effects to the school operations.
- A portion of this site is within the Wayland Aquifer Protection District.

Site 7: Wayland High School (near administrative offices)

- While there is space on the site for construction of a 21,000 square foot facility, associated 35,000+/- square feet of parking, and stormwater management systems/other site work, it would occupy an area that needs to be cleared, some of which may be BVW and would require replication or other creative site work, and will occupy the existing fields, reducing the limited number of athletic fields currently available in Wayland.
- The new building would be located at a facility that serves a population of protected groups and/or minors.
- Construction of the Community Center would displace a portion of the existing facilities currently used which would likely need to be relocated at additional cost to the Town with adverse effects to the school operations.
- Wetland resources are present on-site (BVW, BLSF, Riverfront Area).
- This site is within the Wayland Water protection district (Zone II and IPWA), Aquifer Protection District, and overlies aquifers.

Site 8: Wayland High School (near athletic fields)

- While there is space on the site for construction of a 21,000 square foot facility, associated 35,000+/- square feet of parking, and stormwater management systems/other site work, it would occupy an area that needs to be cleared, some of which may be BVW and would require replication or other creative site work, and will occupy the existing fields, reducing the number of limited athletic fields currently available in Wayland.
- The new building would be located at a facility that serves a population of protected groups and/or minors.
- Construction of the Community Center would displace a portion of the existing facilities currently used which would likely need to be relocated at additional cost to the Town with adverse effects to the school operations.
- Wetland resources are present on-site (BVW, BLSF, Riverfront Area).
- This site is within the Wayland Water protection district (Zone II and IPWA), Aquifer Protection District, and overlies aquifers.

Site 10: Town Library

- The existing building is approximately 14,025 square feet. There is insufficient space on the site for creation of facilities totaling 21,000 square feet, associated 35,000+/- square feet of parking, and stormwater management systems/other site work.
- The bearing walls and columns divide the building up into many smaller rooms or alcoves with ornate and historically significant detailing. A community center's program calls for large multi-purpose rooms that can be subdivided into smaller activity rooms. Previous evaluation completed by the DRA showed what would have to happen to the building interior to make adequate space for activity rooms, which would destroy much of the historical character of the building's interior.
- Another significant problem is that the building has its own septic system with insufficient capacity for the expanded septic needs of a community center.
- Finally, the building has a number of concerns that will require expensive repairs and upgrades, including addressing flooding concerns in the basement and parking area.

Section 3

Secondary Screening

The remaining five sites were further evaluated for costs, technology, proposed use, and logistics.

3.1 Costs (Relative)

Costs include expenditures for a project within the Riverfront Area, such as land acquisition, site preparation, design, construction (including buildings, parking, utilities, etc.), landscaping, transaction expenses for each alternative, and a demonstration of whether such costs are reasonable or prohibitive to the owner.

As part of assessing the relative costs, Tighe & Bond looked at the available space on each site for presence of existing buildings, connection to the public water system versus the need to install a well, connection to the public wastewater system versus the need to install a septic system, topography, and hazardous conditions (e.g., landfill, solid waste disposal, Chapter 21 E classified oil and/or hazardous material sites, underground storage tanks, etc.). We also estimated the approximate proportion of the project costs within Riverfront Area on the site.

Table 3-1 lists each site and identifies cost considerations and relative costs based on those considerations.

3.2 Technology

Design and construction of the facility with respect to impacts to Riverfront Area and other areas subject to local and state wetlands protection are not likely to vary dramatically among the various sites and are anticipated to employ best available measures (e.g., overall design considerations and engineering methods, controls to manage sediment and prevent pollution during construction, and measures to manage post-construction stormwater runoff both through drainage design and long-term operation and maintenance). Erosion and sedimentation control during construction will be more extensive on sites with steeper slopes. For this alternatives analysis, technology does not impact the site selection and therefore no further consideration is given to this category.

3.3 Proposed Use

Table 3-2 lists each site and indicates whether or not that facility will meet each of the project purposes.

TABLE 3-1
Cost Drivers and Relative Costs

Site #	Property Address	Building and Parking Costs			Connection to Water System ¹	Connection to Wastewater System ²	Site Work & Other Utilities ³	Environmental Factors	Riverfront Area on Site?
		Existing Building and Parking	New Building and Parking ⁴	Overall Building and Parking Cost					
1	O Alpine Road	None	New building to meet 21,000 square foot program, as well as parking for 100 cars and associated site work and drainage would need to be constructed.	Site requires entirely new building and parking, and therefore costs would likely be approximately 35% greater than the Preferred Alternative for new building and parking lot.	Based on review of the Town's mapped hydrants, there appears to be public water lines available on the road abutting the site, and therefore costs are driven by connection distance. This site is small and therefore connection costs are expected to be low compared to other sites.	No existing connection, therefore a septic system would be needed. Adds approximately \$130,000 to project construction (including design, permitting, construction) compared to Preferred Alternative.	Road and electrical lines would need to be constructed.	None were identified based on review of available data and GIS mapping (see Section 1.2.2). Further investigation is necessary to identify potential environmental factors that would impact costs.	Potentially
2	Paine Estate, Old Connecticut Path, Parcel 33-001C	None	New building to meet 21,000 square foot program, as well as parking for 100 cars and associated site work and drainage would need to be constructed.	Site requires entirely new building and parking, and therefore costs would likely be approximately 35% greater than the Preferred Alternative for new building and parking lot.	Based on review of the Town's mapped hydrants, there appears to be public water lines available on the road abutting the site, and therefore costs are driven by connection distance. This parcel is large and therefore connection costs are expected to be high compared to other sites.	No existing connection, therefore a septic system would be needed. Adds approximately \$130,000 to project construction (including design, permitting, construction) compared to Preferred Alternative.	There is currently no infrastructure on the parcel including roads, electric, etc. All would need to be installed and given site sizes, would be substantially more expensive than other parcels. Parcel is very hilly and has challenging topography. Removal of soil and or ledge would be necessary at \$25 per yard (soil) to \$100 per yard (ledge).	None were identified based on review of available data and GIS mapping (see Section 1.2.2). Further investigation is necessary to identify potential environmental factors that would impact costs.	Potentially
3	Old DPW Site, 193/195 Main Street	No building ⁵ , some existing paved area, however, would need to be redesigned to accommodate new parking needs and manage stormwater runoff.	New building to meet 21,000 square foot program, as well as parking for 100 cars and associated site work and drainage would need to be constructed.	Site requires entirely new building, and therefore costs would likely be approximately 35% greater than the Preferred Alternative for new building and improved parking lot.	This site has an existing water system connection but it may need to be upgraded, therefore connection costs are expected to be low compared to other sites.	No existing connection, therefore a septic system would be needed. Adds approximately \$130,000 to project construction (including design, permitting, construction) compared to Preferred Alternative.	There is currently road access to parcel, electrical and drainage may need upgrades.	Site is the Old Wayland Dump, which is now an inactive, uncapped landfill. This site was active from 1938 through 1958 and accepted municipal solid waste. The closure is incomplete. Significant costs will be incurred to complete closure, manage soils during construction, and address concerns about site use.	No

¹ All sites can connect to public water supply, however, costs will be driven by distance from building to public water supply. Costs do not include installation of a separate well for site, which may exceed \$15,000 (including electrical service) depending on depth to groundwater and subsurface conditions. These costs are presented as feasibility level opinion of probable cost and have an accuracy of +50% to -30%.

² Cost is presented as feasibility level opinion of probable cost and has an accuracy of +50% to -30%. Costs for septic system are to manage 3,000 GPD discharge and conservatively assumes limited separation from groundwater, and therefore cost includes Title 5 approved fill.

³ All sites will require improvement to drainage design and stormwater management and therefore relative costs were not included.

⁴ Estimated costs for new construction and estimated costs for rehabilitation of existing building were provided by Sterling Architects, Inc. and used to estimate relative percent increase

⁵ Note that Figure 9 shows this site as having an existing building. However, the aerial photographs are from 2013 and this building has been removed since the aerial photographs were taken.

TABLE 3-1
Cost Drivers and Relative Costs

Site #	Property Address	Building and Parking Costs			Connection to Water System ¹	Connection to Wastewater System ²	Site Work & Other Utilities ³	Environmental Factors	Riverfront Area on Site?
		Existing Building and Parking	New Building and Parking ⁴	Overall Building and Parking Cost					
4	Town Building Site, <i>41 Cochituate Road</i>	N/A – Eliminated in Preliminary Screening (see Section 2)							
5	0 Orchard Lane	None	New building to meet 21,000 square foot program, as well as parking for 100 cars and associated site work and drainage would need to be constructed.	Site requires entirely new building and parking, and therefore costs would likely be approximately 35% greater than the Preferred Alternative for new building and parking lot.	Based on review of the Town's mapped hydrants, there appears to be public water lines available on the road abutting the site, and therefore costs are driven by connection distance. This site is small and therefore connection costs are expected to be low compared to other sites	No existing connection, therefore a septic system would be needed. Adds approximately \$130,000 to project construction (including design, permitting, construction) compared to Preferred Alternative.	Road and electrical lines would need to be constructed.	None were identified based on review of available data and GIS mapping (see Section 1.2.2). Further investigation is necessary to identify potential environmental factors that would impact costs.	No
6	Claypit Hill School, <i>86 Claypit Hill Road</i>	N/A – Eliminated in Preliminary Screening (see Section 2)							
7	Wayland High School, <i>264 Old Connecticut Path – near admin offices</i>	N/A – Eliminated in Preliminary Screening (see Section 2)							
8	Wayland High School, <i>264 Old Connecticut Path – near athletic fields</i>	N/A – Eliminated in Preliminary Screening (see Section 2)							
9	440 Boston Post Road (Preferred Site)	Yes, existing building is approximately 10,250 square feet.	New 10,750 square foot building to meet 21,000 square foot program would need to be constructed along with parking to accommodate 100 parking spots.	Project can utilize existing 10,250 square foot building and limit new construction to a 10,750 square foot building, total building and parking costs would be approximately 35% less than the other sites.	This site has an existing water system connection but it may need to be upgraded, therefore connection costs are expected to be low compared to other sites.	Connection to Town's wastewater collection system available. Parcel has been allocated 3,000 gallons per day.	Depending on program needs, electrical may need to be upgraded.	Costs associated with addressing requirements of the former Raytheon property deed restrictions will likely be incurred. (Notice of Activity and Use Limitation and an Easement Restriction Agreement, both are not a standard MassDEP AUL, as further described in the June 27, 2005 letter to the Town of Wayland Board of Selectmen from CMG Environmental, Inc.) Restrictions may be amended by the Licensed Site Professional of record. Potential costs may include hazardous soils management during construction, specific building requirements, or other specifics. More research on this is necessary.	Yes

TABLE 3-1
Cost Drivers and Relative Costs

Site #	Property Address	Building and Parking Costs			Connection to Water System ¹	Connection to Wastewater System ²	Site Work & Other Utilities ³	Environmental Factors	Riverfront Area on Site?
		Existing Building and Parking	New Building and Parking ⁴	Overall Building and Parking Cost					
10	Town Library 5 Concord Road	N/A – Eliminated in Preliminary Screening (see Section 2)							

Table 3-2
Alternative Site Locations’ Consistency with Project Purposes and Goals, as Defined by the CoA/CCAC

Site #	Property Address	Primary Purpose: Create a Community Center that provides the required 21,000 sf of space and 100 parking spaces for current and future uses and population (2035) without significant impact to other Town uses	Create municipal use on municipal pad at Town Center	Centrally located facility for all residents and near senior citizens	Provide Community Center in a location with existing infrastructure to control cost to taxpayers	Offset traffic generation from Community Center by locating near frequently used services (i.e., shops, town facilities)	Place in a location away from protected populations such as pre-schools, daycares, and schools	Locate on a site with no competing interests for timely construction	Construction should minimize disruption to existing neighborhoods, roads and utilities	Provide clear visibility and easy access to the Community Center from a main road	Locate where quality of winter road maintenance is high	% Project Purposes & Goals Met
1	0 Alpine Road	✓	x	x	x	x	✓	✓	x	x	x	30% (3/10)
2	Paine Estate, Old Connecticut Path, Parcel 33-001C	✓	x	x	✓	x	✓	✓	x	x	x	40% (4/10)
3	Old DPW Site, 193/195 Main Street	✓	x	x	✓	x	x	x	✓	✓	✓	50% (5/10)
4	Town Building Site, 41 Cochituate Road	X	N/A – Eliminated in Preliminary Screening (see Section 2)									
5	0 Orchard Lane	✓	x	x	x	x	✓	✓	x	x	x	30% (3/10)
6	Claypit Hill School, 86 Claypit Hill Road	X	N/A – Eliminated in Preliminary Screening (see Section 2)									
7	Wayland High School, 264 Old Connecticut Path – near admin offices	X	N/A – Eliminated in Preliminary Screening (see Section 2)									
8	Wayland High School, 264 Old Connecticut Path – near athletic fields	X	N/A – Eliminated in Preliminary Screening (see Section 2)									
9	440 Boston Post Road (Preferred Site)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	100% (10/10)
10	Town Library 5 Concord Road	X	N/A – Eliminated in Preliminary Screening (see Section 2)									

✓ = Meets Project Purpose and Goals x = Does not meet Project Purpose and Goals

3.4 Logistics

Logistics take into account the presence or absence of either physical or legal constraints. For instance, the physical characteristics of a site may influence its development. Legal constraints include situations where a project cannot meet other applicable requirements to obtain permits at an alternate site, such as zoning restrictions. Table 3-3 lists potential constraints associated with the five remaining sites.

Table 3-3
Logistical Constraints

Site #	Property Address & ID	Constraints
1	0 Alpine Road	Potentially a significant early settlement archeological site.
2	Paine Estate, Old Connecticut Path Parcel 33-001C	Parcel 33-1C has steep topography which will limit development and increase development costs. Pine trees in the forested area will have to be removed and will expose new buildings constructed to a view from the scenic river abutting the site, which is a significant change from current conditions and will require review by the River Stewardship Council.
3	Old DPW Site, 193/195 Main Street	Site is a portion of the Old Wayland Dump, which is now an inactive, uncapped landfill. This site was active from 1938 through 1958 and accepted municipal solid waste. The closure is incomplete.
4	<i>Town Building Site, 41 Cochituate Road</i>	N/A – Eliminated in Preliminary Screening (see Section 2)
5	0 Orchard Lane	This site is Open Space legally protected in perpetuity and recorded as such in a deed or other official document). According to the MassGIS data, the Open Space protection is under the control of the Town of Wayland Conservation Commission. Further evaluation of the deed is necessary to confirm level of protection.
6	<i>Claypit Hill School, 86 Claypit Hill Road</i>	N/A – Eliminated in Preliminary Screening (see Section 2)
7	<i>Wayland High School, 264 Old Connecticut Path – near admin offices</i>	N/A – Eliminated in Preliminary Screening (see Section 2)
8	<i>Wayland High School, 264 Old Connecticut Path – near athletic fields</i>	N/A – Eliminated in Preliminary Screening (see Section 2)
9	440 Boston Post Road (Preferred Site)	Site was part of former Raytheon property. A 1997 deed restriction (Notice of Activity and Use Limitation) that is not a standard MassDEP AUL and an Easement Restriction Agreement as further described in the June 27, 2005 letter to the Town of Wayland Board of Selectmen from CMG Environmental, Inc., may be amended by the Licensed Site Professional of record.
10	<i>Town Library, 5 Concord Road</i>	N/A – Eliminated in Preliminary Screening (see Section 2)

3.5 Results of Secondary Screening

The following narrative discusses considerations from the secondary screening for each of the remaining sites. Figures 7 through 15 show site maps for each parcel evaluated as part of the Alternatives Analysis.

Site 1: 0 Alpine Road (Parcel 07-019)

- Site is under the control of the Town of Wayland School Department. It will be challenging, if not impossible, to get School Department to release site.
- While there is space on the site for construction of a 21,000 square foot facility, associated 35,000+/- square feet of parking, and stormwater management systems/other site work, project will displace the existing field, which will need to be relocated or be lost and therefore reduce the limited number of athletic fields currently available in Wayland.
- Site requires entirely new building, and therefore costs would likely be approximately 35% greater than the Preferred Site for new building and parking lot.
- This site is not centrally located and is not located near frequently used services and shops (e.g., supermarket, etc.).
- Site is in a residential area, and therefore increased traffic and noise are concerns.
- Site potentially situated within Riverfront Area and Buffer Zone to BVW. There is a flood zone on site but construction could be completed outside of the area.
- Construction of the site will require installation of a septic system, increasing project costs by approximately \$130,000 over the Preferred Site. Site work will also require construction of roads and electrical utilities, along with water system connection.
- Small area of Priority Habitat on site but construction could be completed outside of area.
- Site is open space protected in perpetuity.

Site 2: Paine Estate, Old Connecticut Path (Parcel 33-001C)

- Parcel 33-001C is owned by the Town of Wayland Board of Selectmen.
- Topography would require extensive and likely cost-prohibitive grading and fill to develop the site. In addition, pine trees in the forested area will have to be removed and will expose new buildings construction to a view from the scenic river abutting the site, which is a significant change from current conditions and will require review by the River Stewardship Council.
- Site requires an entirely new building, and therefore costs would likely be approximately 35% greater than the Preferred Site for a new building and parking lot.
- Construction of the site will require installation of a septic system, increasing project cost by approximately \$130,000 over Preferred Site. Site work will also require installation of roads and electrical utilities, along with a water system connection. Given the size of the parcel, this will be a substantial cost.
- Wetland resources are present on the parcel (BVW, BLSF, Riverfront Area).

- This site is not centrally located and is not located near frequently used services and shops (e.g., supermarket, etc.).
- Potential traffic impacts to the “five corners” intersection.
- Parcel is within the Town’s water protection areas (aquifer protection district and Zone IIs/IPWA).
- Portions of parcel is within NHESP Priority Habitat.

Site 3: Old DPW Site, 195 Main Street (Parcel 47D-005)

- Site is the Old Wayland Dump, which is now an inactive, uncapped landfill. This site was active from 1938 through 1958 and accepted municipal solid waste. The closure is incomplete. Significant costs will be incurred to complete the closure, manage soils during construction, and address concerns about site use.
- Site requires entirely new building, and therefore costs would likely be approximately 35% greater than the Preferred Site for new building and parking lot.
- This site is not centrally located and is not located near frequently used services and shops (e.g., supermarket, etc.).
- Wetland resource are not present except for a 100-foot Buffer Zone to a BVW located across the street.
- Construction of site will require installation of septic system, increasing project cost by approximately \$130,000 over Preferred Site.
- Site currently is part of an existing traffic problem due to the public school located to the rear of the parcel. Adding a community center at this location will exacerbate the traffic situation.
- Site is just on edge of Town’s water protection areas (Zone II, IPWA, aquifer protection district).

Site 5: 0 Orchard Lane (Parcel 18-056)

- Site is under the control of the Town of Wayland School Department. Extensive coordination will be needed for the School Department to release site. In addition, site may be permanently protected open space, but further research on the deed restrictions is needed.
- Site requires entirely new building, and therefore costs would likely be approximately 35% greater than the Preferred Site for a new building and parking lot.
- Construction of site will require installation of septic system, increasing project cost by approximately \$130,000 over Preferred Site. Site work will also require installation of roads and electrical utilities, along with a water system connection.
- Site is in a residential area, and therefore traffic and noise are concerns.

Site 9: 440 Boston Post Road (Preferred Site)

- This location fully meets the project purpose and need and controls cost, while minimizing impacts to natural resource areas. The Town presently has an obligation to create a municipal use in the service of the public on the existing

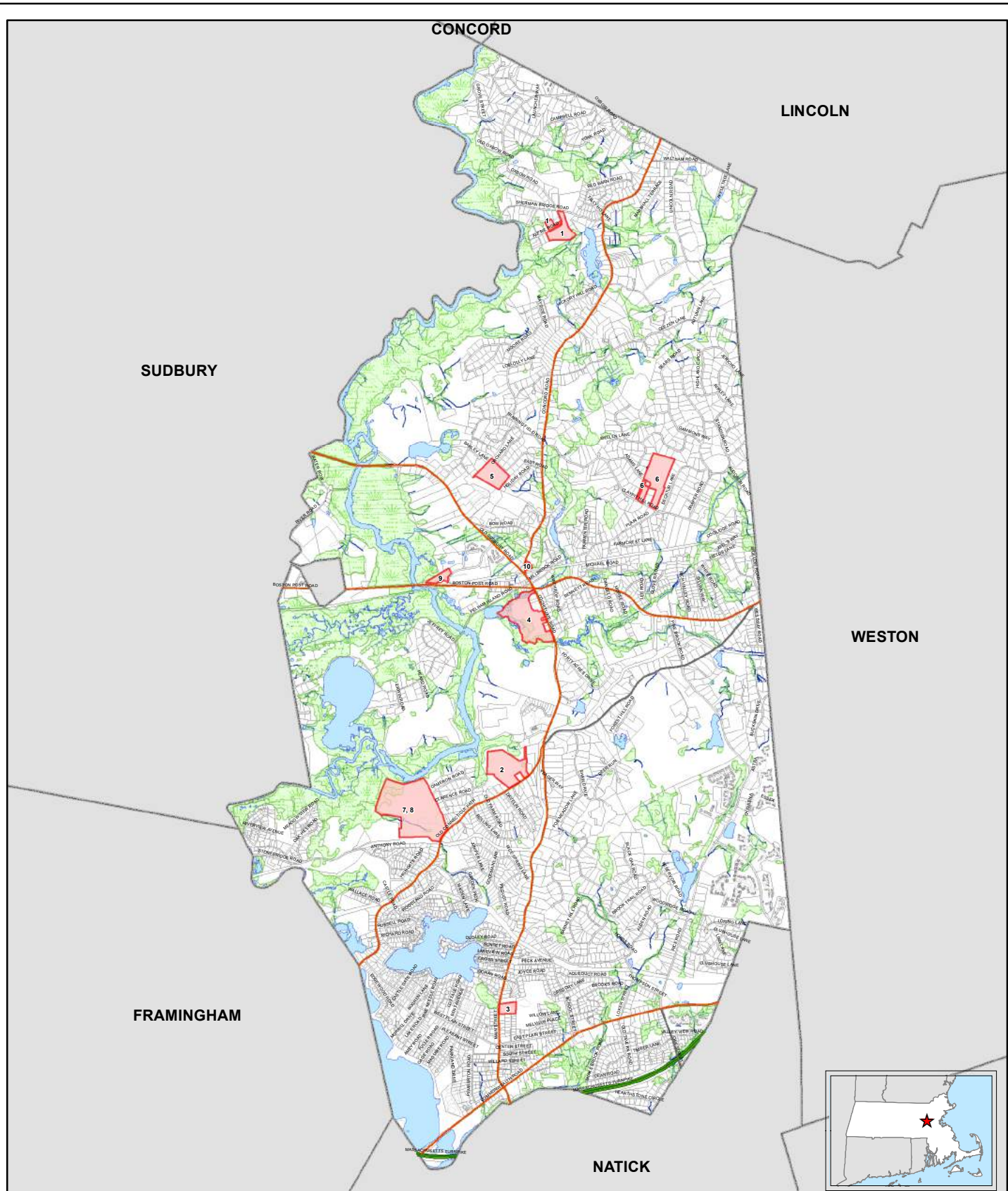
municipal pad at this site. Construction of the proposed Community Center in this location would serve both the Town's need for this public service, and would also help them in meeting the legal obligation of municipal use on this parcel.

- The ability of the Town to utilize the existing building on-site drastically reduces project costs associated with this location. The project would repurpose the existing 10,250 sf building and propose the construction of an annex to meet their spatial needs of 21,000 sf, and therefore the building costs at this site will be approximately 35% less than other alternatives.
- This site has access to the existing wastewater collection system and therefore will not require construction of a septic system on-site or a connection to the existing municipal system.
- This site is centrally located in Wayland and has close proximity to existing commercial development along a main thoroughfare. In addition, the site has the potential to connect to local trails and walkways, as well as the Town offices, which creates a loop where residents of all ages and abilities are able to exercise, boat, bike, participate in programs and services, do errands, meet friends, etc. This site is an optimum location for a community center.
- While wetland resource areas are present on site, proposed development can be situated away from and outside of the Riverfront Area to the maximum extent practicable, while still retaining use of the existing development on-site. Proposed development will not be located closer to the Sudbury River or Riverfront Area than existing development. As such, no significant adverse impacts are anticipated to the Riverfront Area, the Sudbury River, Bordering Land Subject to Flooding, or Bordering Vegetated Wetlands.
- A portion of the site is covered by NHESP Priority Habitat but initial discussions with NHESP staff indicate development on this site will not likely be in conflict with habitat or endangered species.
- This site is the preferred alternative, as it is the most economical, most feasible, and meets the project purposes.

Section 4

Conclusions

While a number of municipally-owned parcels exist within the Town of Wayland, this preliminary evaluation of existing site constraints, cost and design considerations, and ability of alternate sites to meet a majority of the project's purpose and goals supports the selection of Site 9: 440 Boston Post Road as the preferred location for the proposed Community Center. The public benefits provided by this location, along with significant cost savings to the Town made possible by the potential to reuse the existing building and connection to the Town's wastewater system, significantly outweigh the negligible minor impacts that will occur within the outer limits of Riverfront Area at this location. The conceptual design focuses development farther away from the Sudbury River than the existing development. The ability to reuse existing buildings will decrease the amount of new development required to meet the spatial requirements for the Community Center. Analysis of the current conceptual design at this location indicates that the preferred alternative, as proposed, will result in No Significant Adverse Impact to Riverfront Area, as set forth at 310 CMR 10.58(4)(d). Alternate site locations would result in displacement of existing Town facilities, installation of new utility infrastructure, additional costs of services, impacts to wetland resource areas, potential solid waste remediation, and/or alteration of currently undeveloped parcels.



Legend

- Potential Sites
- Parcels
- Town Boundary
- Lakes, Ponds and Rivers
- Inland Wetlands
- Streams

Roads

CLASS

- Limited Access Highway
- Multi-Lane Highway, NOT Limited Access
- Other Numbered Highway
- Major Road - Collector
- Minor Street or Road

1:54,000

0 2,250 4,500
Feet

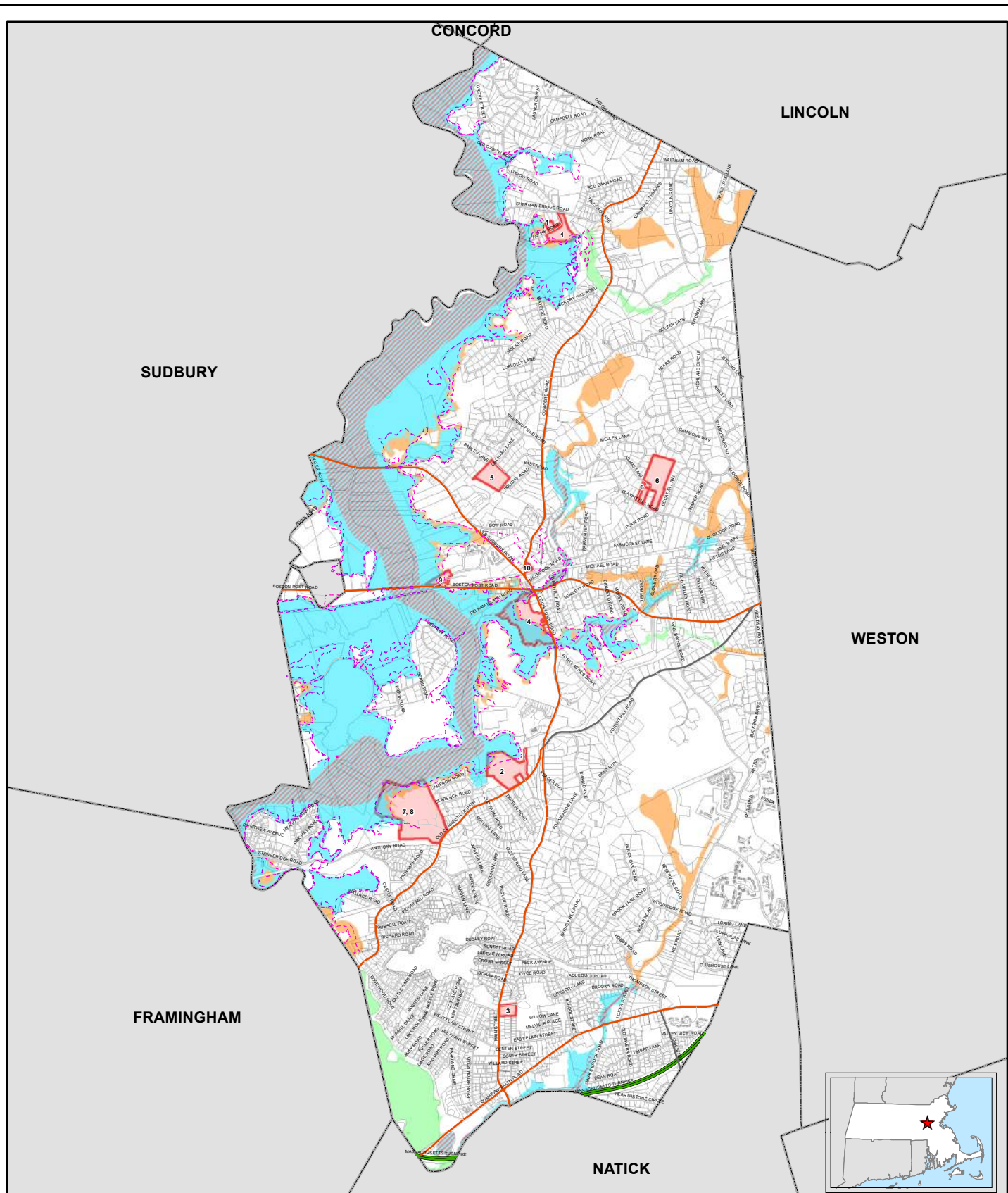
FIGURE 1 SITE LOCATION MAP

Proposed Council on Aging/
Community Center Facility
Alternatives Analysis
Wayland, Massachusetts

March 2016



Office of Geographic and Environmental
Information(MassGIS), Commonwealth of Massachusetts
Executive Office of Environmental Affairs.



Legend

Potential Sites

1-10 Potential Sites

FEMA Flood Zone

- A: 1% Annual Chance of Flooding, no BFE
- AE: 1% Annual Chance of Flooding, with BFE
- AE: Regulatory Floodway
- X: 0.2% Annual Chance of Flooding

- Wayland Floodplain 120 ft
- Wayland Floodplain 124 ft

- Town Boundary
- Parcels

Roads CLASS

- Limited Access Highway
- Multi-Lane Highway, NOT Limited Access
- Other Numbered Highway
- Major Road - Collector
- Minor Street or Road

1:54,000
0 2,250 4,500
Feet

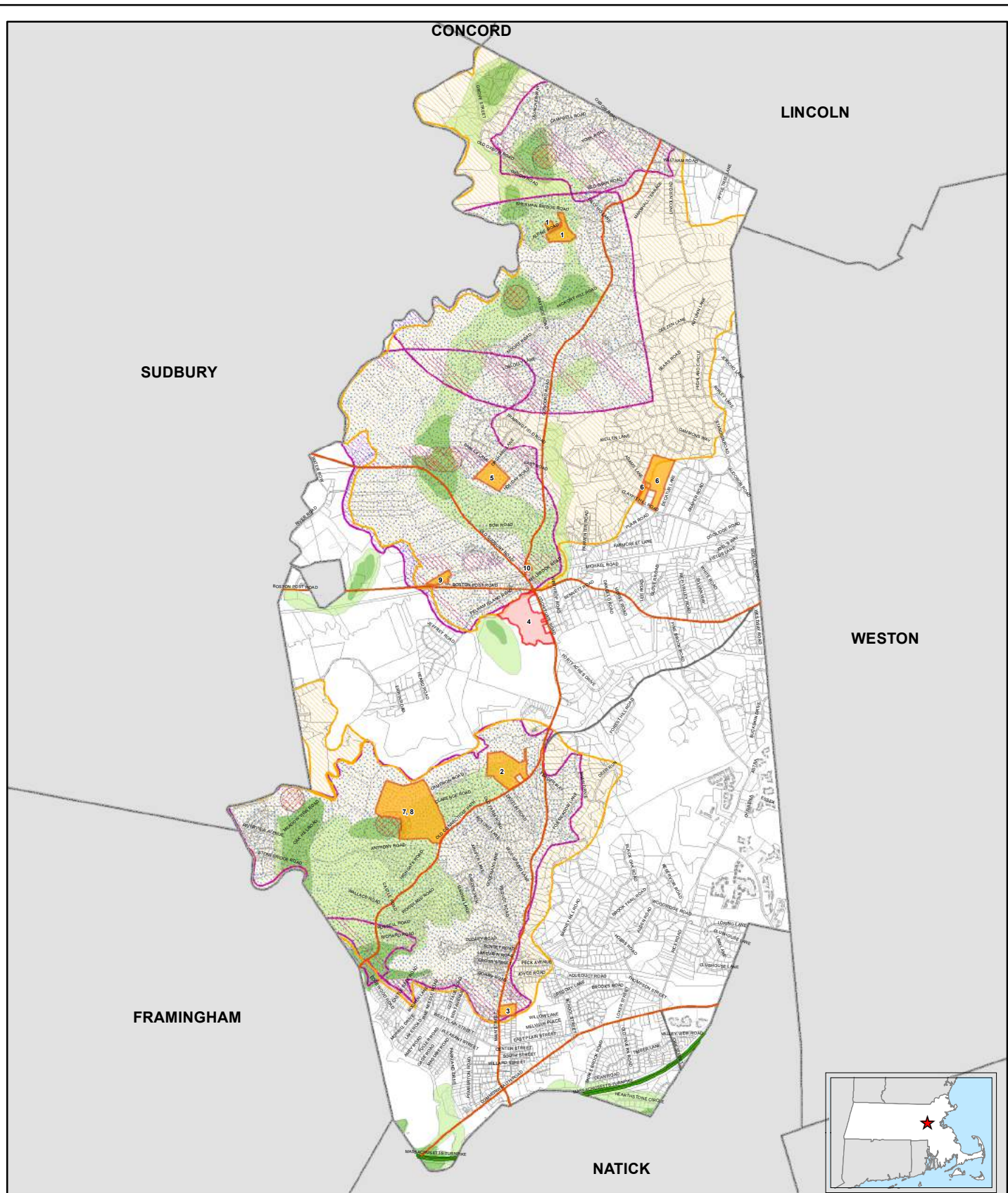
FIGURE 2 FLOOD ZONES

Proposed Council on Aging/
Community Center Facility
Alternatives Analysis
Wayland, Massachusetts

March 2016



Office of Geographic and Environmental
Information(MassGIS), Commonwealth of Massachusetts
Executive Office of Environmental Affairs.



Legend

Potential Sites

Within Water Protection Area



Aquifers

- Potentially Productive Medium Yield Aquifer
- Potentially Productive High Yield Aquifer

Wayland Water Protection

Wayland Aquifer Protect

Zone I

Zone II

DEP Interim Wellhead Protection Area (IWPA)



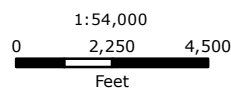
Roads

CLASS

- Limited Access Highway
- Multi-Lane Highway, NOT Limited Access
- Other Numbered Highway
- Major Road - Collector
- Minor Street or Road



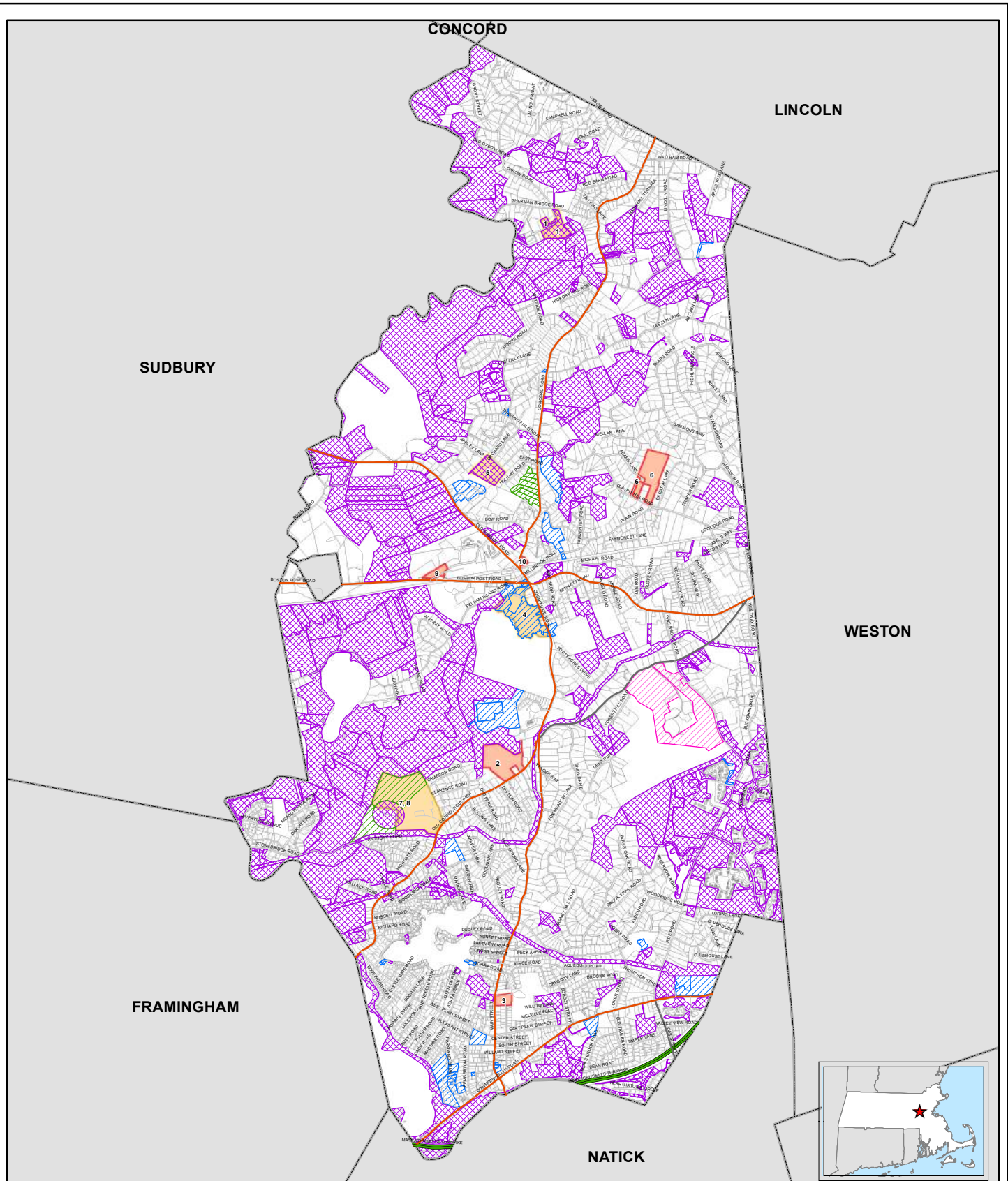
Office of Geographic and Environmental Information(MassGIS), Commonwealth of Massachusetts
Executive Office of Environmental Affairs.



**FIGURE 3
WAYLAND WATER
PROTECTION AREAS**

Proposed Council on Aging/
Community Center Facility
Alternatives Analysis
Wayland, Massachusetts

March 2016



Legend

Within Protected Open Space

No (Red box)

Yes (Orange box)

Protected and Recreational Open Space

Level of Protection

Limited (Blue hatched box)

In Perpetuity (Pink hatched box)

Temporary (Orange hatched box)

Unknown (Green hatched box)

Town Boundary (Black line)

Parcels (White box)

Roads

CLASS

Limited Access Highway (Green line)

Multi-Lane Highway, NOT Limited Access (Red line)

Other Numbered Highway (Orange line)

Major Road - Collector (Grey line)

Minor Street or Road (Thin grey line)

1:54,000

0 2,250 4,500

Feet

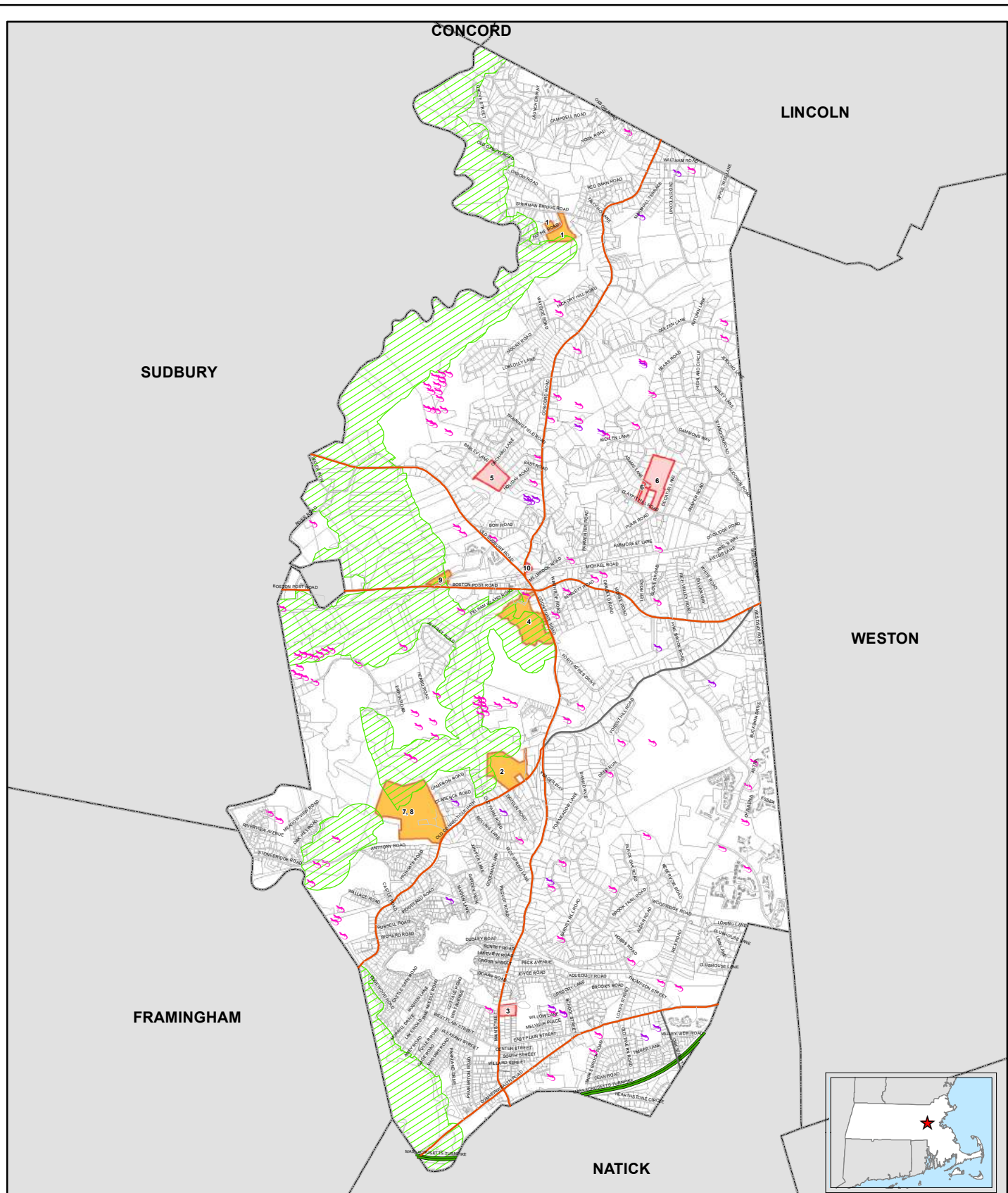


FIGURE 4
PROTECTED AND RECREATIONAL OPEN SPACE
Proposed Council on Aging/
Community Center Facility
Alternatives Analysis
Wayland, Massachusetts

March 2016



Office of Geographic and Environmental
Information(MassGIS), Commonwealth of Massachusetts
Executive Office of Environmental Affairs.



Legend

Potential Sites Within NHESP Area

- Yes
- No
- NHESP Priority and Estimated Habitats of Rare Species

- Town Boundary
- Parcels

- NHESP Potential Vernal Pools
- NHESP Certified Vernal Pools

Roads CLASS

- Limited Access Highway
- Multi-Lane Highway, NOT Limited Access
- Other Numbered Highway
- Major Road - Collector
- Minor Street or Road

1:54,000
0 2,250 4,500
Feet



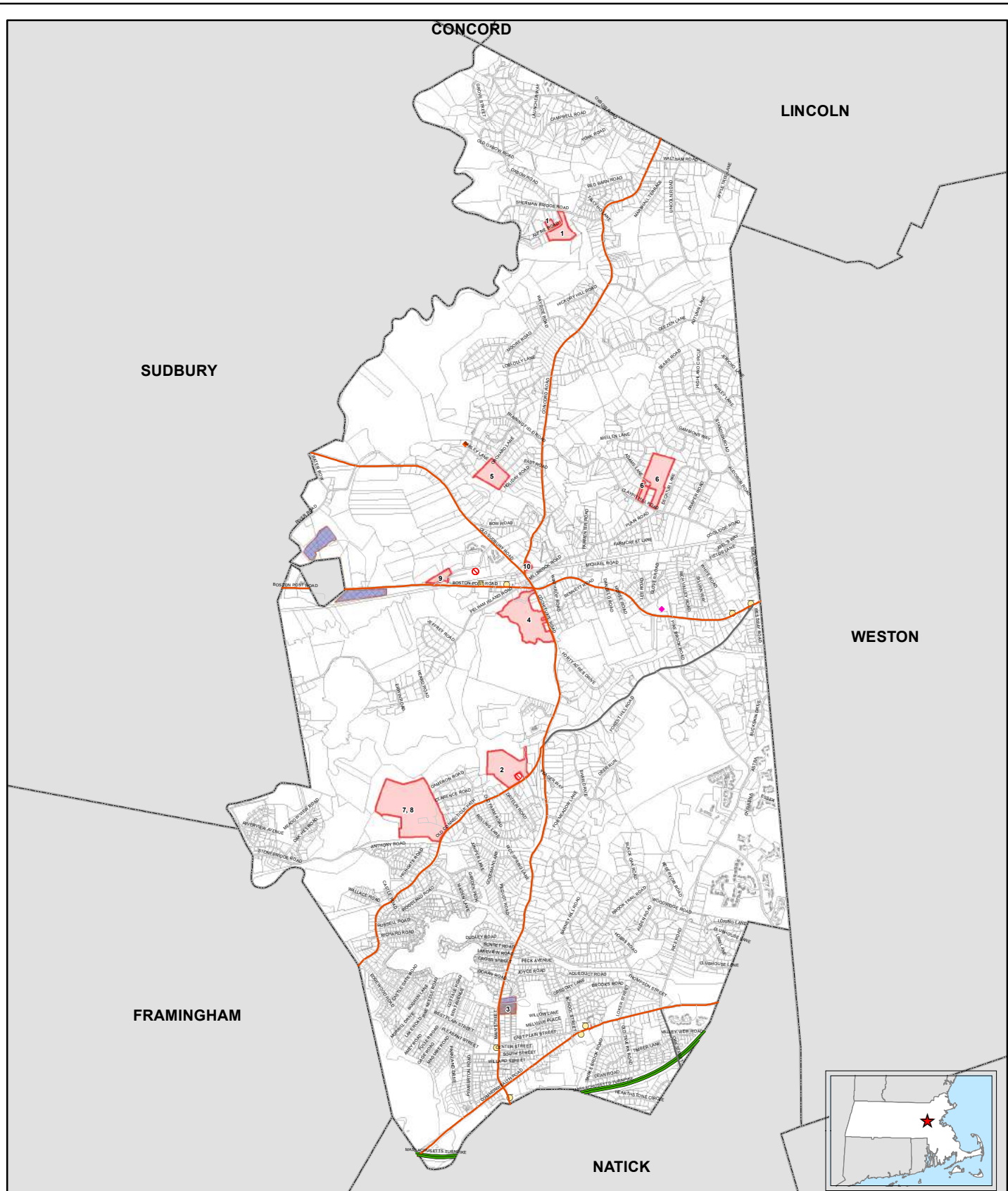
FIGURE 5 NHESP AREAS

Proposed Council on Aging/
Community Center Facility
Alternatives Analysis
Wayland, Massachusetts

March 2016



Office of Geographic and Environmental
Information(MassGIS), Commonwealth of Massachusetts
Executive Office of Environmental Affairs.



**FIGURE 6
HAZARDOUS WASTE SITES**

Proposed Council on Aging/
Community Center Facility
Alternatives Analysis
Wayland, Massachusetts

March 2016

Legend

- Underground Storage Tanks
- Chapter 21E Sites

- Potential Sites
Within Hazardous Waste Site**
- Yes
 - No

**Tier Classified Sites
Regulated Status**

- TIER I
- TIER II
- TIER 1D

- Landfills**
- Municipal Solid Waste
 - Solid Waste Landfill
 - Town Boundary
 - Parcels

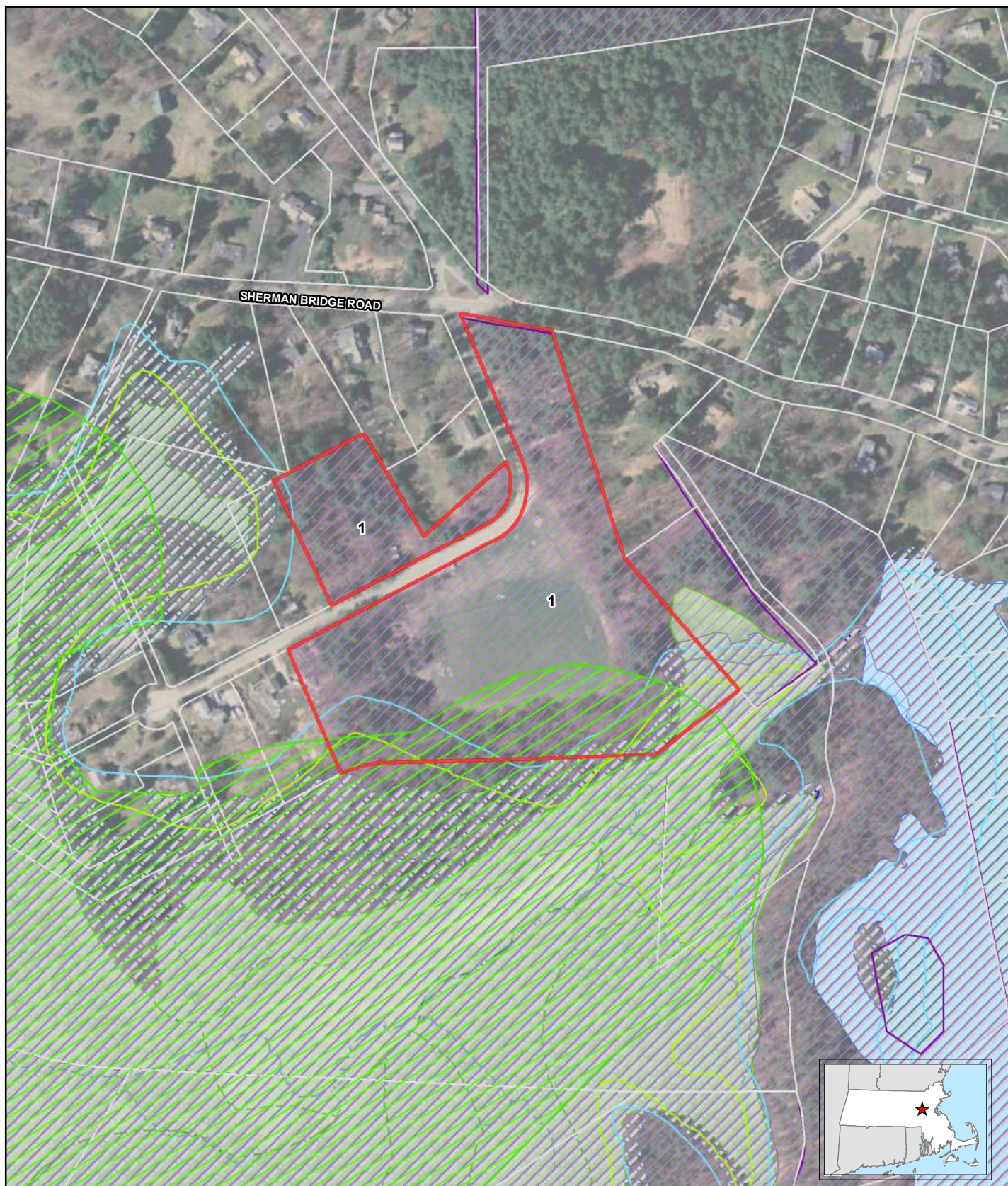
- Roads
CLASS**
- Limited Access Highway
 - Multi-Lane Highway, NOT Limited Access
 - Other Numbered Highway
 - Major Road - Collector
 - Minor Street or Road



Office of Geographic and Environmental
Information(MassGIS), Commonwealth of Massachusetts
Executive Office of Environmental Affairs.

1:54,000
0 2,250 4,500
Feet





Legend

- Potential Sites
- NHESP Priority and Estimated Habitats of Rare Species
- Parcels

Protected and Recreational Open Space

Level of Protection

- In Perpetuity

- 124 Foot Elevation Floodplain
- 120 Ft Elevation Floodplain
- FEMA Flood Hazard

- Lakes, Ponds and Rivers
- MassDEP Wetlands**
- Inland Wetlands
- Wayland Wetlands**
- Inland Wetlands
- Streams



Based on MassGIS Color Orthophotography (2013)

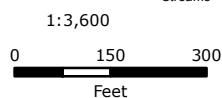
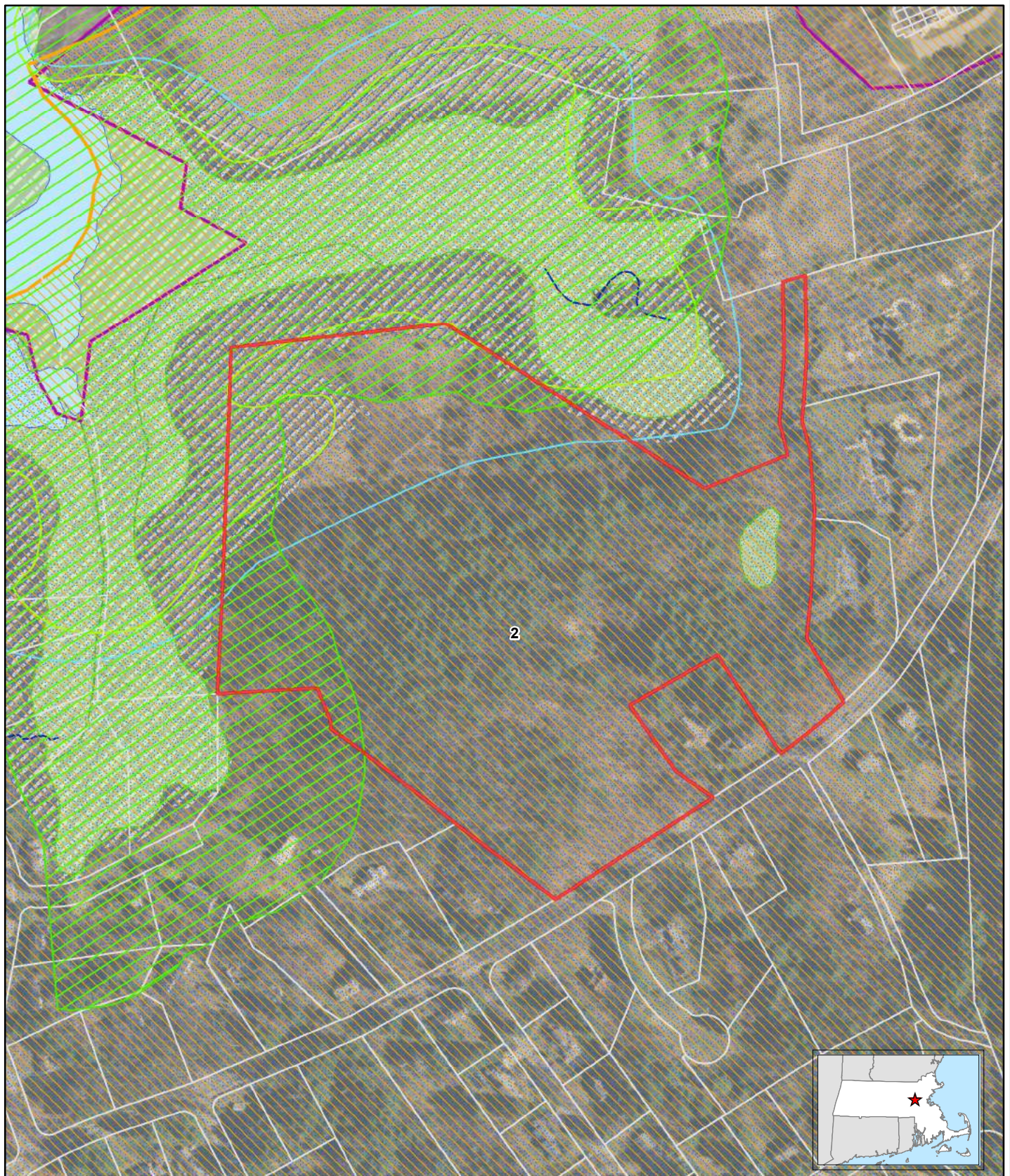


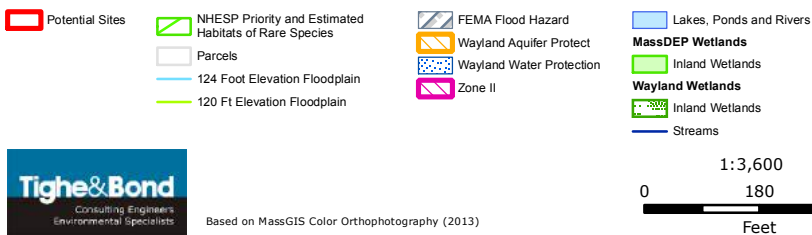
FIGURE 7 SITE MAP – SITE #1 0 ALPINE ROAD

Sites Considered for Proposed
Council on Aging / Community
Center Facility Alternatives Analysis
Wayland, Massachusetts

March 2016



Legend



Based on MassGIS Color Orthophotography (2013)

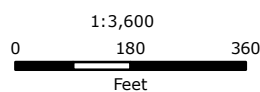
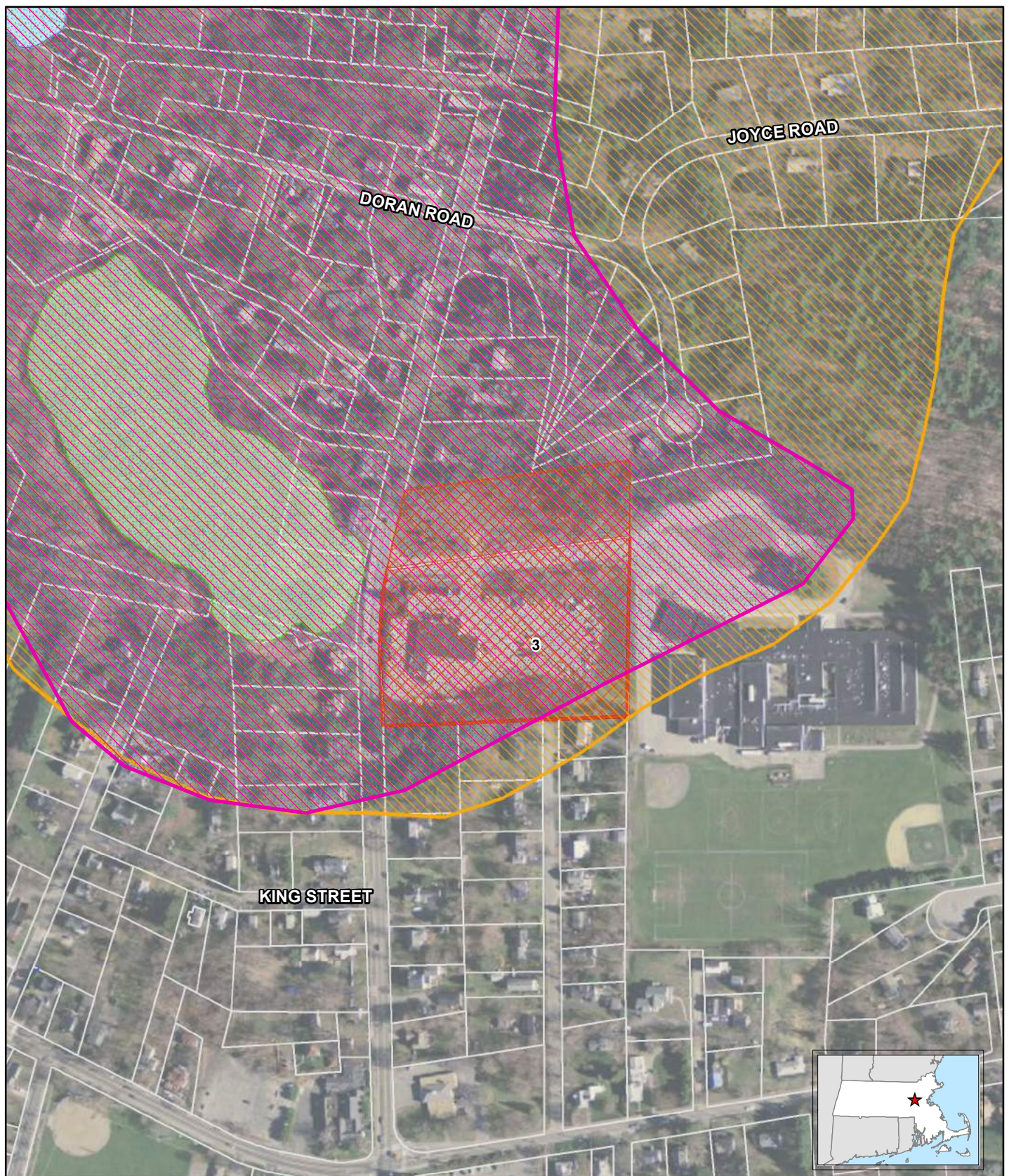


FIGURE 8 SITE MAP – SITE #2 PAINE ESTATE

Sites Considered for Proposed
Council on Aging / Community
Center Facility Alternatives Analysis
Wayland, Massachusetts

March 2016



Legend

Potential Sites

Zone II

Wayland Water Protection

Wayland Aquifer Protect

Lakes, Ponds and Rivers

MassDEP Wetlands

Inland Wetlands

Wayland Wetlands

Inland Wetlands

Streams

Solid Waste Landfill

Parcels



Based on MassGIS Color Orthophotography (2013)

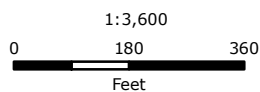


FIGURE 9 SITE MAP - SITE #3 OLD DPW SITE

Sites Considered for Proposed
Council on Aging / Community
Center Facility Alternatives Analysis
Wayland, Massachusetts

March 2016

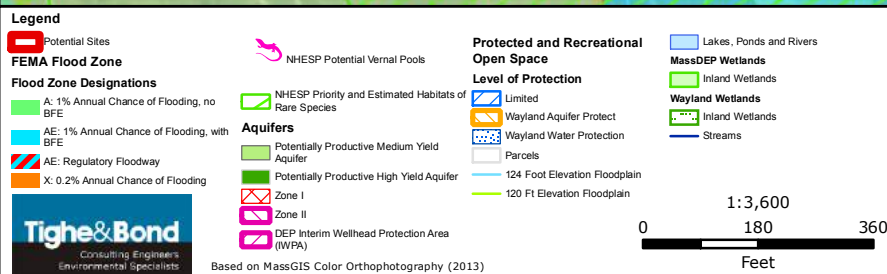
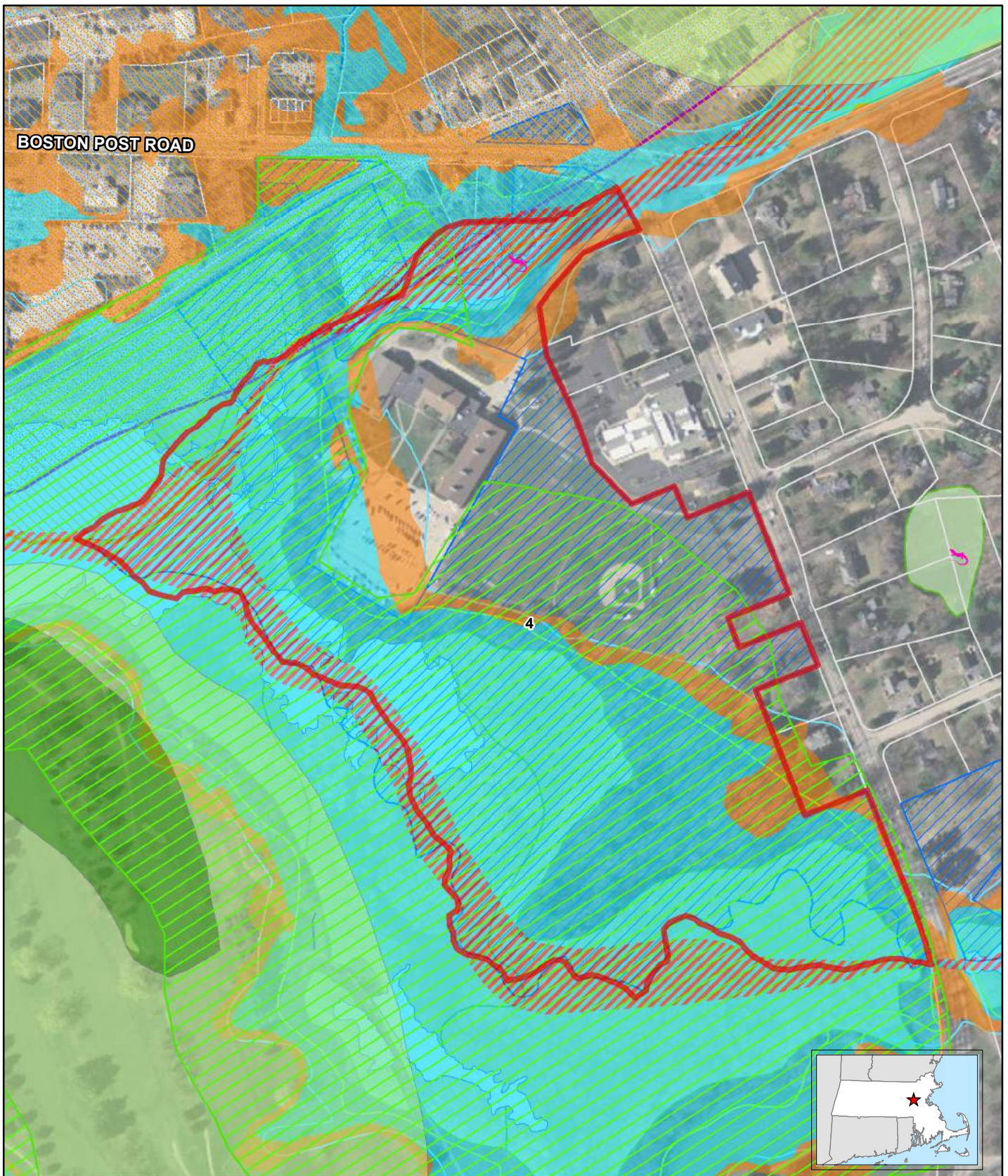
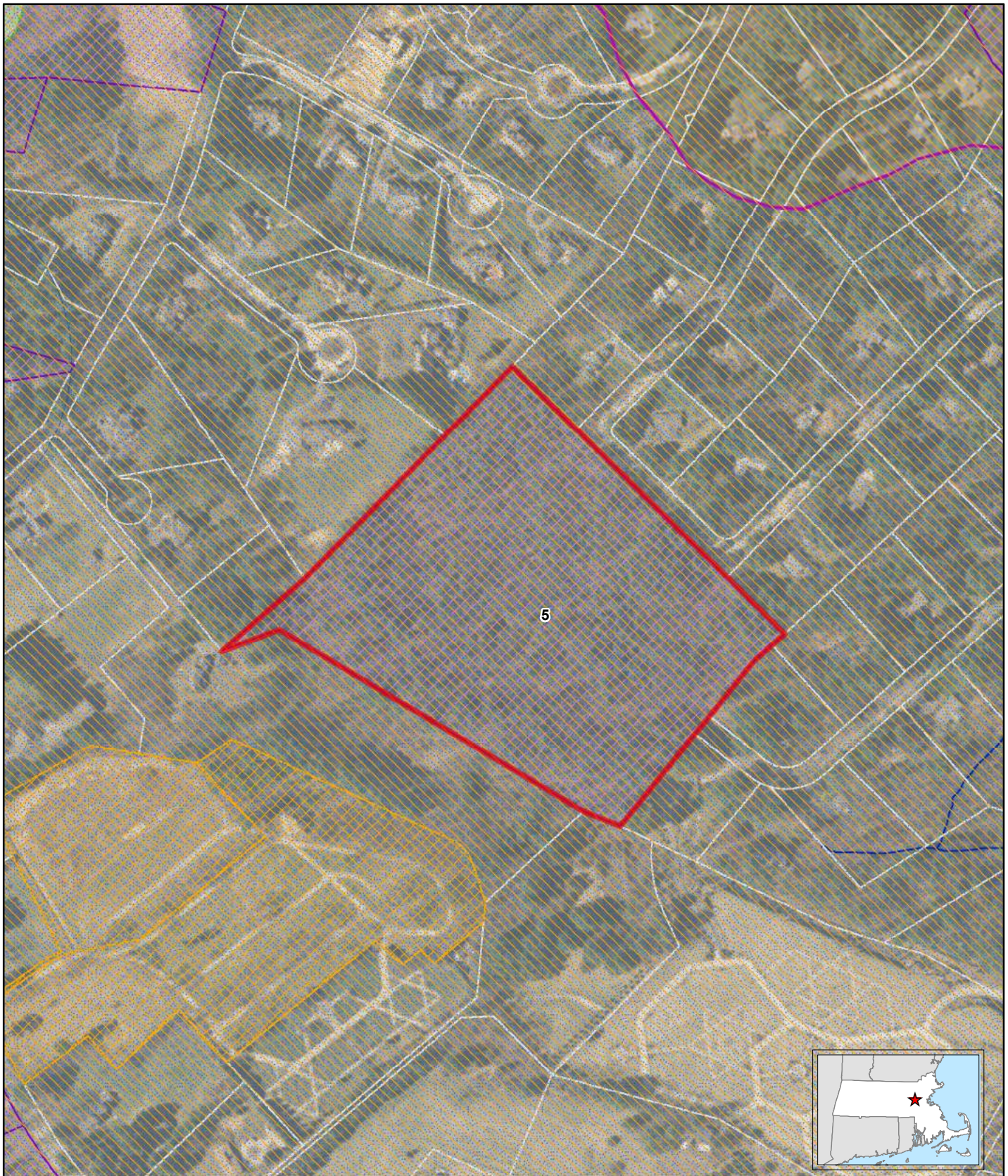


FIGURE 10
SITE MAP - SITE #4
TOWN BUILDING SITE

Sites Considered for Proposed
Council on Aging / Community Center Facility
Alternatives Analysis
Wayland, Massachusetts

March 2016



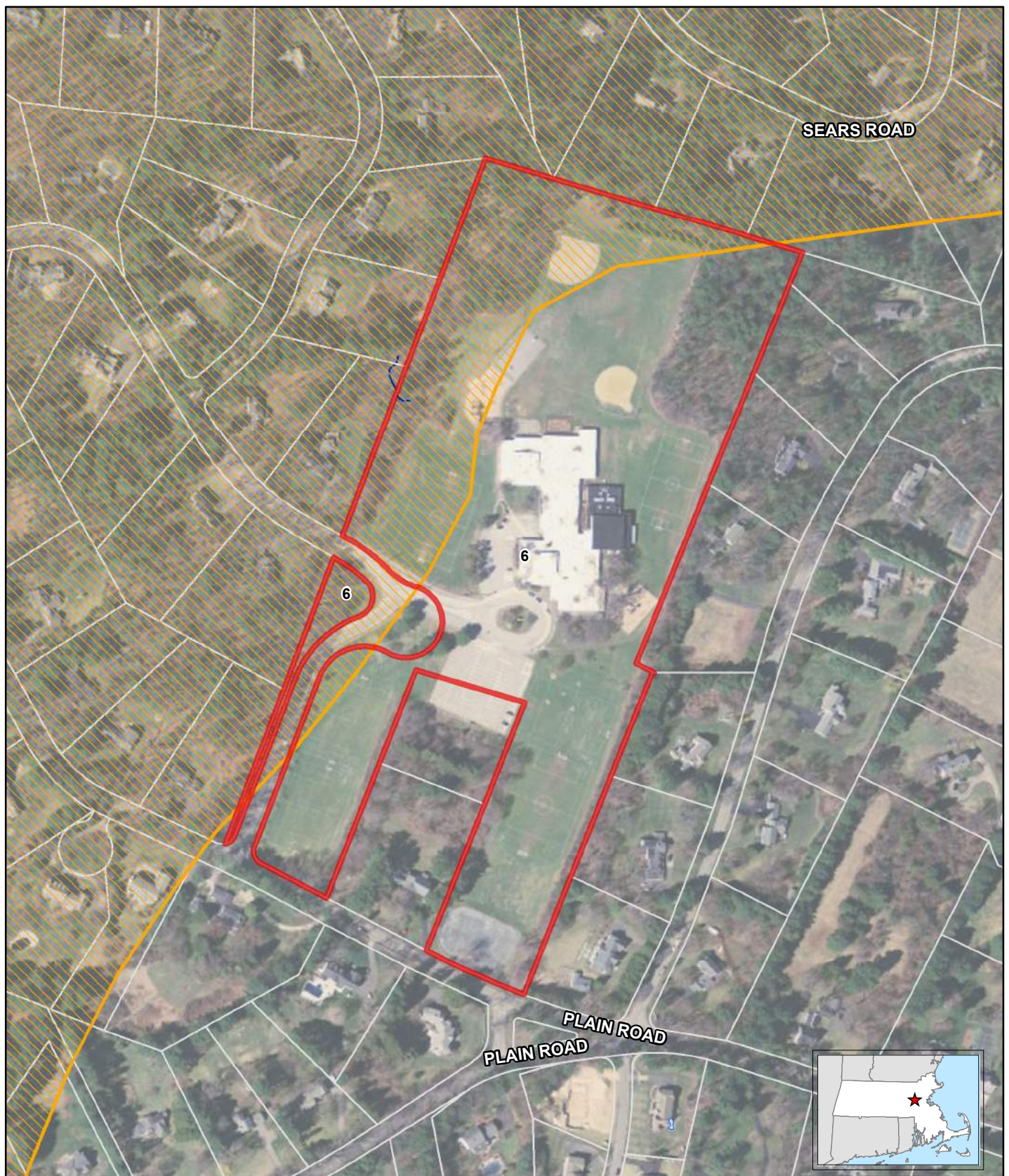
Legend



Based on MassGIS Color Orthophotography (2013)

FIGURE 11 SITE MAP - SITE #5 0 ORCHARD LANE

Sites Considered for Proposed
Council on Aging / Community
Center Facility Alternatives Analysis
Wayland, Massachusetts
March 2016



Legend

- Potential Sites
- Wayland Aquifer Protect

- Protected and Recreational Open Space**
- Level of Protection**
- Limited
 - Parcels

- 124 Foot Elevation Floodplain
- 120 Ft Elevation Floodplain

- Lakes, Ponds and Rivers

MassDEP Wetlands

- Inland Wetlands

Wayland Wetlands

- Inland Wetlands

- Streams

1:3,600

0 180 360
Feet

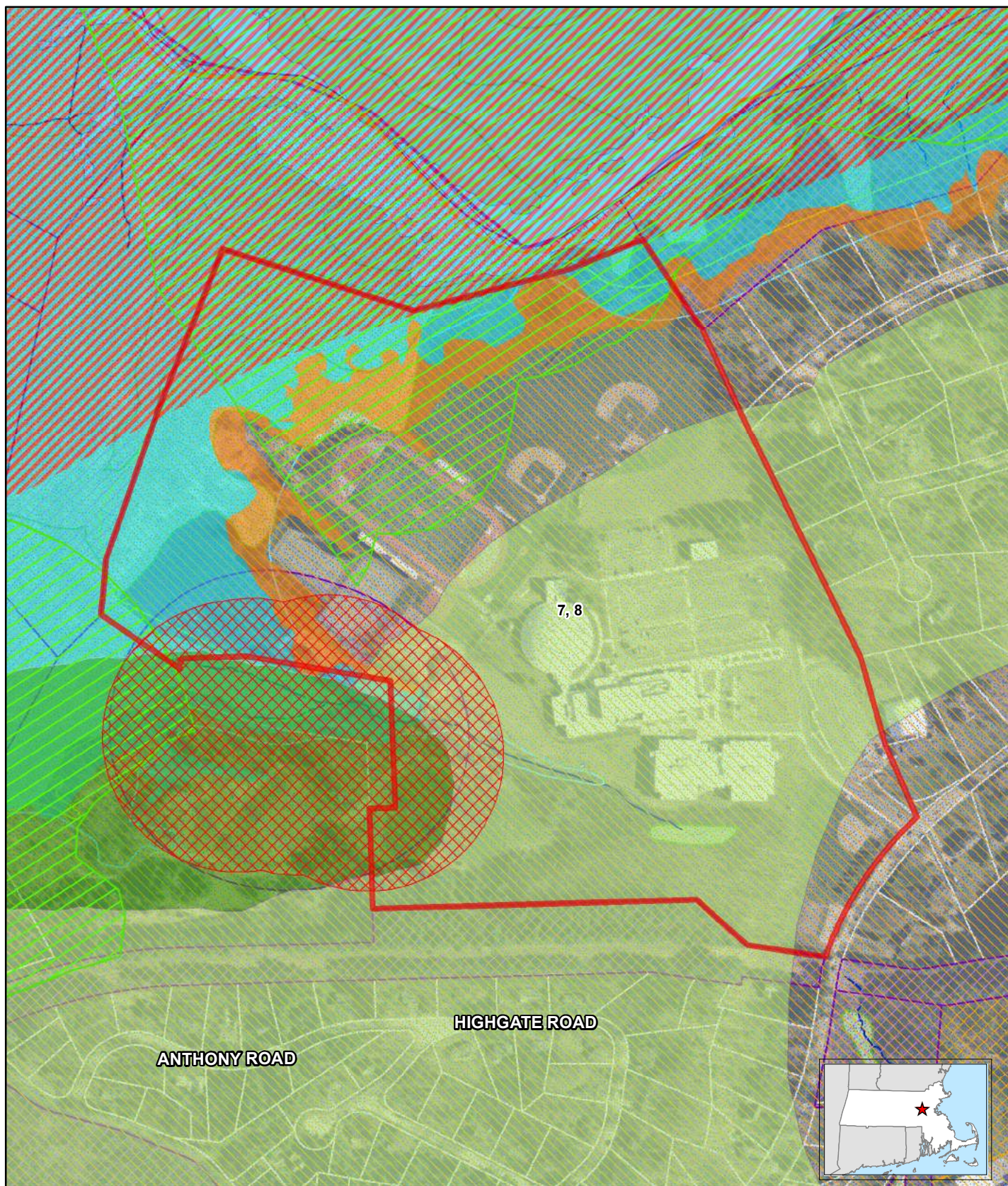


Based on MassGIS Color Orthophotography (2013)

FIGURE 12 SITE MAP - SITE #6 CLAYPIT HILL SCHOOL

Sites Considered for Proposed
Council on Aging / Community Center Facility
Alternatives Analysis
Wayland, Massachusetts

March 2016



Legend

Potential Sites

FEMA Flood Zone

Flood Zone Designations

- A: 1% Annual Chance of Flooding, no BFE
- AE: 1% Annual Chance of Flooding, with BFE
- AE: Regulatory Floodway
- X: 0.2% Annual Chance of Flooding



NHESP Priority and Estimated Habitats of Rare Species

Aquifers

- Potentially Productive Medium Yield Aquifer
- Potentially Productive High Yield Aquifer
- Zone I
- Zone II
- DEP Interim Wellhead Protection Area (IWPA)
- Wayland Aquifer Protect
- Wayland Water Protection

Protected and Recreational Open Space

Level of Protection

- Limited
- In Perpetuity
- 124 Foot Elevation Floodplain
- 120 Ft Elevation Floodplain

Lakes, Ponds and Rivers

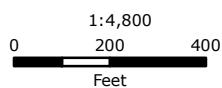
MassDEP Wetlands

Inland Wetlands

Wayland Wetlands

Inland Wetlands

Streams

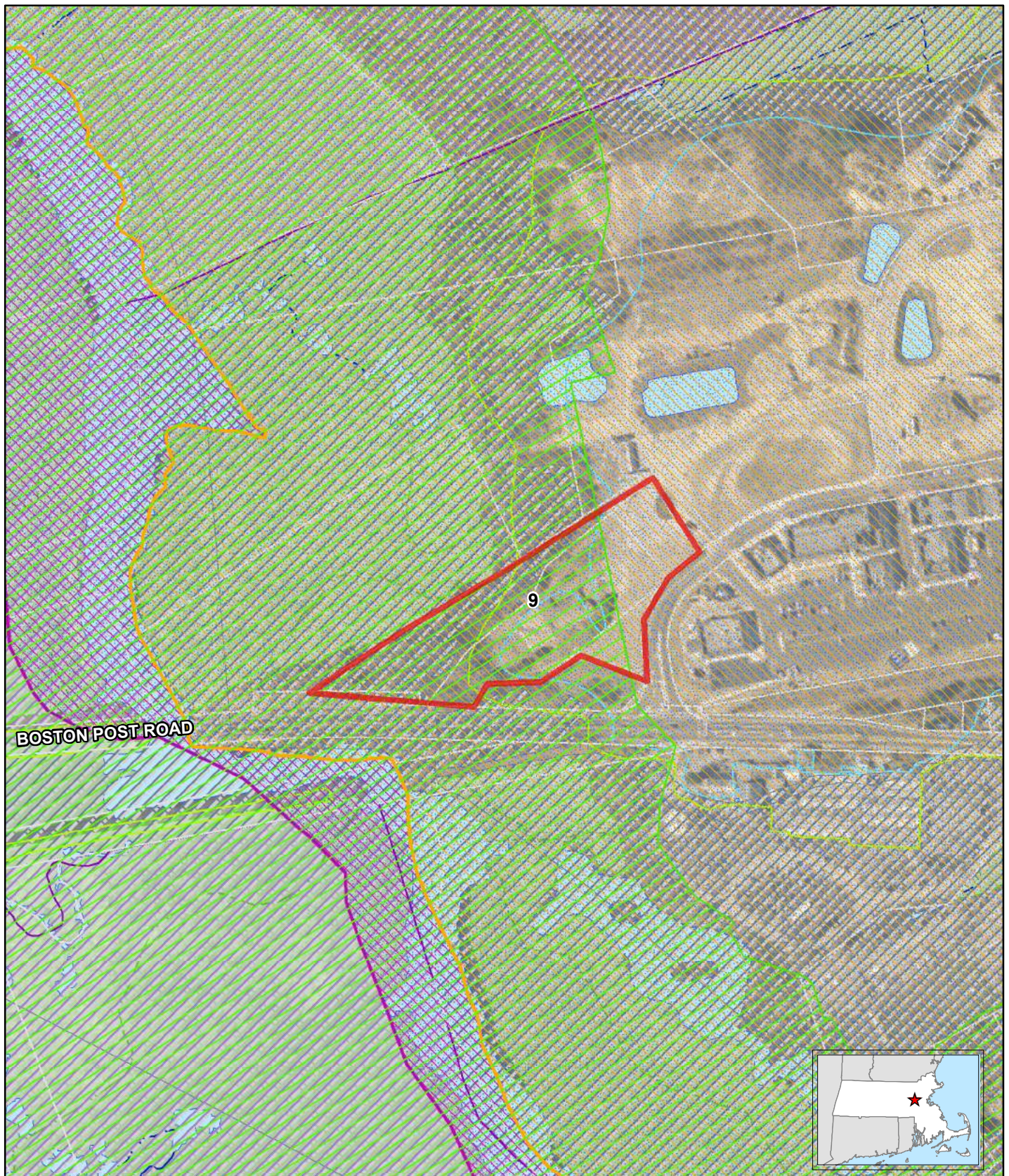


Based on MassGIS Color Orthophotography (2013)

FIGURE 13 SITE MAP - SITES #7 & #8 WAYLAND HIGH SCHOOL

Sites Considered for Proposed
Council on Aging / Community Center Facility
Alternatives Analysis
Wayland, Massachusetts

March 2016



Legend

- Potential Sites
- NHESP Priority and Estimated Habitats of Rare Species
- Wayland Aquifer Protect
- Wayland Water Protection
- Zone II

- Parcels
- Protected and Recreational Open Space**
- Level of Protection**
- Limited
- In Perpetuity

- 124 Foot Elevation Floodplain
- 120 Ft Elevation Floodplain
- FEMA Flood Hazard
- Lakes, Ponds and Rivers

- MassDEP Wetlands
- Inland Wetlands
- Wayland Wetlands
- Inland Wetlands
- Streams



Based on MassGIS Color Orthophotography (2013)

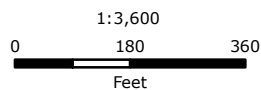
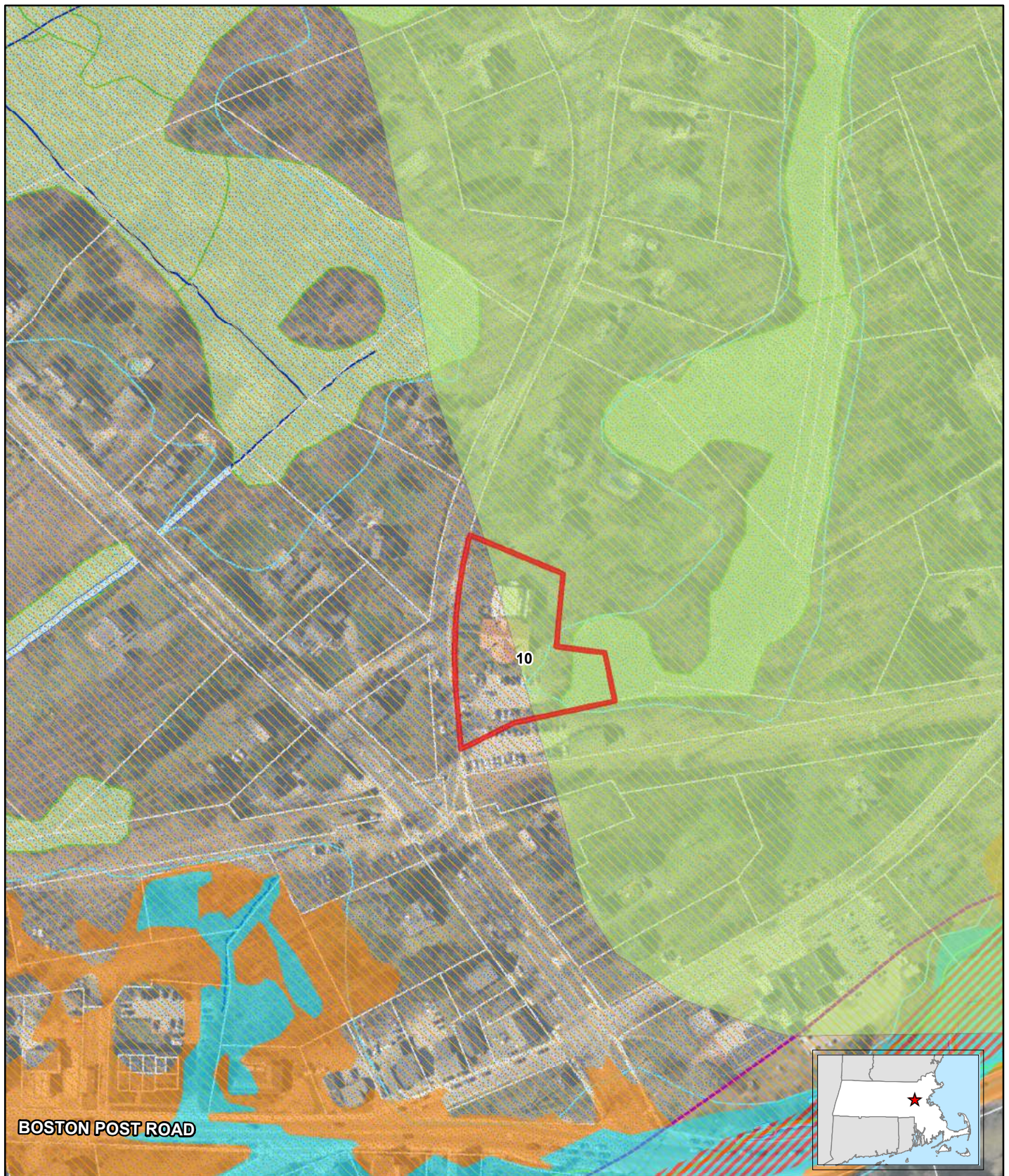


FIGURE 14 SITE MAP - SITE #9 BOSTON POST ROAD MUNICIPAL PAD SITE

Sites Considered for Proposed
Council on Aging / Community
Center Facility Alternatives Analysis
Wayland, Massachusetts

March 2016



BOSTON POST ROAD

Legend

Potential Sites

FEMA Flood Zone

Flood Zone Designations

AE: 1% Annual Chance of Flooding, no BFE

AE: 1% Annual Chance of Flooding, with BFE

AE: Regulatory Floodway

X: 0.2% Annual Chance of

Aquifers

Potentially Productive Medium Yield Aquifer

Potentially Productive High Yield

Zone II

DEP Interim Wellhead Protection Area (IWPA)

Wayland Aquifer Protect

Wayland Water Protection

Parcels

124 Foot Elevation Floodplain

120 Ft Elevation Floodplain

Lakes, Ponds and Rivers

MassDEP Wetlands

Inland Wetlands

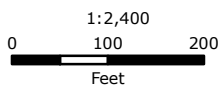
Wayland Wetlands

Inland Wetlands

Streams



Based on MassGIS Color Orthophotography (2013)



**FIGURE 15
SITE MAP - SITE 10
WAYLAND TOWN LIBRARY**

Sites Considered for Proposed
Council on Aging / Community Center Facility
Alternatives Analysis
Wayland, Massachusetts

March 2016