Memorandum

To: Wayland Board of Selectpersons
From: Wayland Economic Development Committee
Re: Recommendation For Consideration For Use of Parcels of Land

The Board of Selectpersons ("BOS") may be aware that one of the topics of conversation by the Economic Development Committee ("EDC") has been the potential creative uses of certain parcels of land in Wayland for a variety of uses. These parcels were all part of the study done by the WRAP Committee (report of June 2017).

The EDC is presenting to the BOS, per this memorandum, a recommendation that the BOS take the lead in orchestrating the coordination of, and shepherding the cooperation of, various boards and committees of the Town to work together with regard to how the Town can utilize these assets. Under the leadership of the BOS, and by bringing various interests together, the Town has an opportunity to utilize these assets such that the various desires of residents for recreational, conservation, and affordable/senior housing uses can be met by unlocking some of the potential value of our own Town properties, which is substantial, for the benefit of all.

We identify, below, several of the land parcels that EDC has been discussing, and we do so in consideration of some of the following potential assets that might be made available to residents:

- Recreational parcels – there are several parcels that are not mentioned when the Recreation Commission brings potential sites for new fields to residents for consideration. We think there may be some creative ways for these assets to be utilized that might help the Town to pay for these assets. We are hopeful that if there is a broader discussion of these needs, there might be better solutions than previously explored if the discussion is opened to a broader, collaborative group of boards and committees.
- Conservation parcels – some of the parcels available in Wayland might be considered in conjunction with the recreational desires of the Town to provide green space, hiking trails and other uses, where no uses currently exist. We pride ourselves on being a "semi-rural" town and we have the incredible beauty of the Sudbury River – however recreational access to the River is relatively limited. Making good decisions on these assets could increase our outdoor amenities as a Town, improve our way of life, which in turn will attract people to Wayland and help to continue to increase our property values for the good of all.
- Long-term thinking of Town operations – A long term look at assets such as Town Building and the needs of the schools, as classrooms change in the future are important considerations for the Town as we plan our capital costs into the future. In addition, the possibility of combining some of the Town's uses (Town Building, Council on Aging, etc.) with commercial uses might help

to generate additional tax revenue for the Town to help offset our significant long-term capital needs.

Some of the Assets for Consideration

Assets that have been discussed by the EDC in our meetings over the past several months, and a brief synopsis of our discussions, are as follows:

1. Wayland Town Building – EDC had proposed to the BOS in mid-2019 that alternative uses for the Town Building should be considered, for a variety of reasons, including the potential economic benefit in terms of both capital cost savings and potential increased revenue. EDC has begun a brief investigation of how the Town Building can be used for potential senior housing (one of several potential uses) and an initial plan from an architectural firm, at no cost to the Town, has demonstrated that this is a potential and intriguing viable use of the Property, while maintaining the current playing fields and The Children's Way. We have conducted an initial read of the title restrictions at the Property; and we have requested that Town Council review the title. Our initial review indicates that alternative uses are permitted at the Property, however counsel should review that. A major focus of this analysis is to provide the Town with the tools it needs to evaluate its Town Building facility that needs to work for many decades to come. The current building is inefficient in its layout and requires significant upcoming capital improvements.

2. Land For Recreational Use, In Particular, Playing Fields – EDC is concerned that the current focus on a playing field at the Loker Recreation area has possibly preempted consideration of other sites in Wayland where more regular fields and turf fields might be provided at more economical costs, and/or where we might consider generating some alternative value to help offset the cost of these fields. Parcels discussed by EDC include:

    a. Orchard Lane – 13.72 acres of upland area. While it is woodland, there do not appear to be wetland issues and no environmental issues. The site is large enough for parking and multiple fields. Could some land be sold for a discreet number of townhouses to pay for or help pay for the fields? The Schools have control of this parcel, but based upon initial discussions with the Schools, they have no plans in the foreseeable future to use this land for schools, and the schoolchildren could benefit from the recreational uses that could be developed at this parcel.

    b. The Greenways – 26.4 acres of open space near the center of Town. EDC has raised the possibility of using this property for a combination of playing fields, hiking trails, and possibly some limited number of townhouses or other residential housing in order to offset the cost of creating the recreational uses. This site is near the Sudbury River and

offers an extraordinary potential to make the River more approachable and enjoyable for residents, to create a wonderful amenity for the Town. Phased planning could utilize only targeted areas for current needs, while still preserving large areas for potential future uses.

c. Wayland Middle School and Claypit Hill School – Existing playing fields and the prior DPW location at WMS. We have only briefly discussed the possibility of providing turf fields at these locations, noting they are flat and open and would likely provide relatively low costs alternatives for such fields, while providing an amenity to the schools and freeing up the need for such facilities at other locations in Wayland. Importantly, most or all of the required parking is already in place, which is often a significant part of the cost of new fields. The Recreation Commission has noted that they would not "control" these fields; however this argument is a perfect reason why having many boards and committees involved in these considerations could be good for the Town. Together, we can find solutions.

d. Town Building – Existing soccer field. Similar to the Middle School and Claypit locations, the Town Building soccer field may be a better fit for a turf field than a new location. Parking already exists, ambient light is typical to the area, and it only peripherally abuts nearby homes and neighborhoods, since it is buffered by Town Building and church buildings. By potentially locating a turf field here, new less expensive grass fields may be able to be built more cost effectively in alternative areas.

e. Loker Recreation Area – [acres?]. Loker was a subject of much debate at last Town Meeting. It still might be a good location for a playing field, also it was purchased by the Town for recreational uses in addition to open space. The question is whether there are better sites for the currently proposed turf uses at this site, and potentially a less costly or more beneficial use at this site being possible.

f. Cochituate Fields – While this area is currently fully built out, the Town should keep an eye out for potential land sales adjacent which could expand this recreation area. The fields are centrally located, have parking, are walkable, and all the infrastructure is there to make field construction efficient.

3. Former DPW site along Route 20 – Across Route 20 from the Transfer Station Access Road, the current dilapidated site behind a chain link fence is a gateway to Wayland that could provide passive recreation, access to the bike trail and possibly other uses. Again, we abut the Sudbury River yet another beautiful location here, but we are not currently creating access, making the area available nor creating any value for the Town.

4. Municipal Building Pad at Town Center – Much discussion has been had about the Municipal Pad for a community center, and potential river access for kayaking, trails, etc. We await resolution on the land issues in order for this project to proceed, but in the meantime, these amenities – even as cost-effective as the community center has the potential to be, by reusing the existing structure – will cost the Town money to create. Could we get innovative to create additional incremental zoning and value at Town Center to help pay for these improvements? This topic may be worth exploring. In addition, there may be other opportunities for the Council on Aging and Community Center within the Town Center area that need to be explored, as there is much demaind for those assets in Wayland.
5. Alpine Field – this property might continue to be used for a playing field, and potential improvements might be possible with creative thinking, or alternatively it might be used for other needs of the Town if fields shift elsewhere.

There are many potential creative solutions at hand to help solve Wayland's capital needs, and to generate improvements to make the most out of our Town's amenities -- but it will take a collaborative effort to make them a reality. Therefore we request that the BOS create a collaborative group in order to explore, review, nurture and shepherd ideas as they may make sense for all the parties involved.

EDC is a body whose role is to make recommendations to the BOS. Per this memo, and by a vote by the EDC at our meeting of September 13, 2019, the EDC is requesting that BOS consider the recommendations set forth in this memorandum, along with other boards and committees in Wayland that are involved in such considerations.

Wayland Economic Development Committee