

Wayland Town Planning

“The Municipal Planning Review”

June 03, 2014

Procedural History

- A. On August 1, 2006, an initial Concept Plan Application Submittal, pursuant to Town of Wayland Zoning Bylaw Article 23 entitled Mixed-Use Overlay District, was filed with the Planning Board by Twenty Wayland, LLC (the “Applicant”). The Concept Plan Application Submittal outlines a proposal for the development of a Mixed-Use Project on 56.9+/- acres of land located on the north side of Boston Post, adjacent to the MBTA right-of-way, at 400 – 440 Boston Post Road. For this decision, the word “Applicant” shall also mean all assigns and successors.
- B. On August 29, 2006, Applicant filed a plan entitled “CP-6: Perspective Views”.
- C. On September 1, 2006, Applicant filed a revised Concept Plan Application Submittal, which included supplemental information required by the Planning Board’s Mixed-Use Overlay District Rules and Regulations (the “Rules”).
- D. On September 9, 2006, the Planning Board (or the “Board”), accompanied by its design consultants, The Cecil Group, visited the town centers of Sudbury, MA, Concord, MA and Weston, MA. On October 1, 2006, the Board accompanied by its design consultants, The Cecil Group, visited the Pine Hills of Plymouth, MA and Mashpee Commons, Mashpee, MA.
- E. On September 15, 2006, Applicant filed a Draft “Neighborhood Traffic Impact and Access Study, Wayland Town Center” together with a Technical Appendix prepared by Vanasse & Associates, Inc. for Twenty Wayland, LLC.
- F. On October 4, 2006, the Planning Board sponsored a Community Forum workshop to solicit public input on the September 1, 2006 site layout plan.
- G. On October 10, 2006 and October 11, 2006, Applicant presented three alternative site layout plans referred to as Alternatives #1, #2 and #3.
- H. On October 29, 2006, the Planning Board visited 400 – 440 Boston Post Road and walked the site of the proposed development.
- I. Additional public meetings on the Concept Plan Submittal were held on August 30, 2006; September 6, 2006; September 13, 2006; September 20, 2006; September 28, 2006; October 10, 2006; October 18, 2006; October 25, 2006; November 1, 2006; and November 8, 2006.
- J. The Board deliberated on this determination at its meetings of November 1, 2006 and November 8, 2006 and considered all of the following: the Concept Plan Application Submittals, additional site layout plans, other submissions referred to above and those listed in subsequent sections of this determination, information gleaned from visits to the other locations and the development site, input from The Cecil Group design consultants and TEC, Inc. the Town’s traffic consultants, as well as statements from the Applicant and its representatives, comments from town boards, commissions, and committees, and comments from members of the general public as made either at the public meetings or in written submissions to the Planning Board.



Initial Concept Plan – August 2006



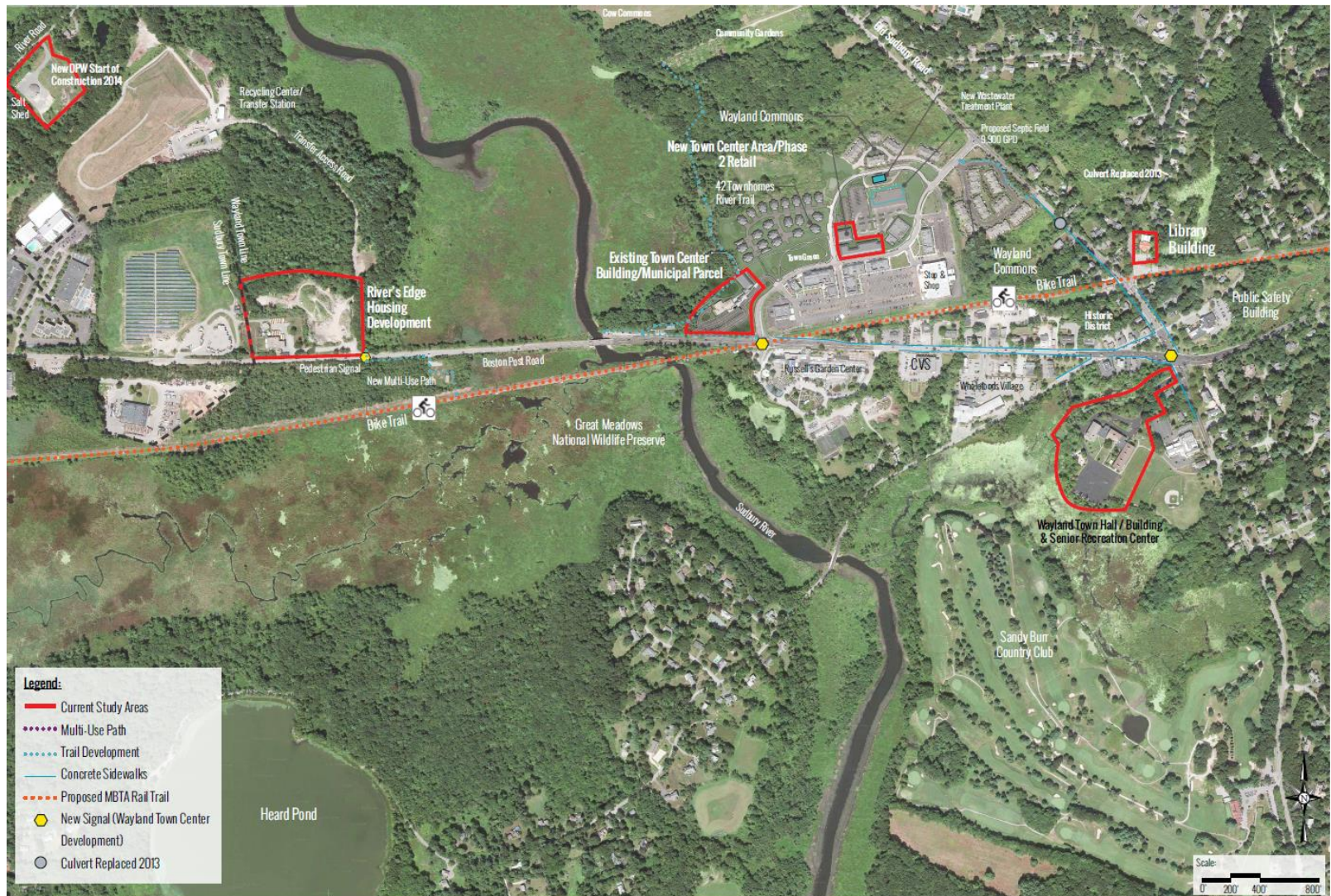
Existing Site



Current Plan



Town Land Use Study



Building Use Audit - RBA Report

BUILDING USE AUDIT Town of Wayland

Wayland Town Buildings Study TOWN BUILDING Existing Spaces			
Room:	Net Area	Dept.	Comment
Assessors Office	447	Assessor	
Office	139	Assessor	
Building Department	997	Bldg	
Vault	789	Clerk	
Town Clerk	404	Clerk	
Conservation	524	Conserv	
Storage (half of room)	26	Conserv	
Department of Public Works	418	DPW	
DPW Office	219	DPW	
Storage Room	113	DPW	
Facilities Office	204	Facilities	
School Facilities Office	86	Facilities	
Drawing Review	150	Facilities	
Building Directors Office	148	Facilities	
Finance Office	375	Finance	
Finance Director	184	Finance	
Supply Closets	71	General	
Copy, Mail Room	243	General	
Lobby and Stairs	565	General	
Storage	176	General	
Kitchen	168	General	
Storage	53	General	
Hearing Room	1,554	General	
Hearing Room 2	323	General	
Hearing Room 3	317	General	
Storage	85	General	
Custodial Storage	298	General	
Storage	165	General	
Office Storage	66	General	
Storage Room	110	General	
Employee Lounge	185	General	
File Room	131	Health	
Copy	44	Health	
Board of Health	366	Health	
Public Health Nurse	66	Health	
Board of Health Director	65	Health	
Assistant Board of Health	99	Health	
Computer Lab	518	IT	
Data Processing Center	399	IT	
Closet	21	IT	
Planning	404	Planning	
Recreation Dept	340	Rec Dept	
Maintenance Office	1,259	Rec Dept	
Selectmen Meeting Room	513	Selectmen	
Surveyor / GIS	749	Surveyor	
Town Administrator	262	Town Admin	
Town Administration	437	Town Admin	
Human Resources	140	Town Admin	
Conference	198	Town Admin	
Kitchen Storage	253	Town Admin	
Treasurers Office	127	Treas	
Treasurers and Tax Collector Office	529	Treas	
Veterans Office	126	Vet	
Counselors Office	150	Youth and Fam Serv	
Counselors Office	140	Youth and Fam Serv	
Waiting, Sec. Files	208	Youth and Fam Serv	
Subtotal of net spaces:	17,146	70%	
Mech, toil., circul., structure	7,348	30%	
TOTAL Gross Square Feet:	24,494	100%	

Wayland Town Buildings Study CHILDRENS WAY Existing Spaces			
Room:	Net Area	Dept.	Comment
Tots Room	450	Children	
Pre-school Classroom	648	Children	
Pre-school Classroom	596	Children	
Pre-school Classroom	808	Children	
Pre-school Classroom	838	Children	
Toilet	68	Children	
Closet	10	Children	
Closet	10	Children	
Closet	5	Children	
Toilet	69	Children	
Closet	10	Children	
Closet	12	Children	
Closet	5	Children	
Main Office	251	Children	
Room 5	603	Children	
Lounge	74	Children	
Speech	71	Children	
PT	251	Children	
OT	65	Children	
Toilet	46	Children	
Closet	36	Children	
Subtotal of net spaces:	4,930	70%	
Mech, toil., circul., structure	2,113	30%	
TOTAL Gross Square Feet:	7,043	100%	

Wayland Town Buildings Study GYMNASIUM Existing Spaces			
Room:	Net Area	Dept.	Comment
Gym Storage	578	Gym	
Storage	81	Gym	
Storage	43	Gym	
Gymnasium	4,764	Gym	
Stage	1,190	Gym	
Storage	41	Gym	
Storage	178	Gym	
Subtotal of net spaces:	6,875	70%	
Mech, toil., circul., structure	2,946	30%	
TOTAL Gross Square Feet:	9,821	100%	

Wayland Town Buildings Study COUNCIL ON AGING Existing Spaces			
Room:	Net Area	Dept.	Comment
Council on Aging	2,128	COA	
Storage Closets	44	COA	
Closet	6	COA	
Storage Closets	30	COA	
Kitchen	171	COA	
Seniors Computer Lab	120	COA	
Office	175	COA	
Office	128	COA	
Subtotal of net spaces:	2,802	70%	
Mech, toil., circul., structure	1,201	30%	
TOTAL Gross Square Feet:	4,003	100%	

Wayland Town Buildings Study SCHOOL DEPARTMENT Existing Spaces			
Room:	Net Area	Dept.	Comment
School Technology Director	208	Schools	
School Technology	276	Schools	
Closet	38	Schools	
METCO Office	278	Schools	
Database Manager	90	Schools	
Sec	136	Schools	
Business Administration	284	Schools	
Account Analyst	68	Schools	
Human Resources	217	Schools	
Secretaries and Files	355	Schools	
Assistant Superintendent	265	Schools	
Administrative Assistant	361	Schools	
Superintendent	247	Schools	
File Storage	257	Schools	
School Committee Room	754	Schools	
Closet	7	Schools	
Conference	333	Schools	
Copy Room and Lounge	363	Schools	
Storage Room	105	Schools	
Secretaries and Files	388	Schools	
Director of Student Services	192	Schools	
Student Services	83	Schools	
File Storage	247	Schools	
Student Transportation	359	Schools	
Subtotal of net spaces:	5,911	70%	
Mech, toil., circul., structure	2,533	30%	
TOTAL Gross Square Feet:	8,444	100%	



Condition Assessment

May 2013

	1	Current Critical	TOWN HALL	FIRE STATION #2	LIBRARY	1	Current Critical	
	2	Potentially Critical				2	Potentially Critical	
	3	Necessary Not yet Critical				3	Necessary Not yet Critical	
	4	Recommended				4	Recommended	
		Comments					Comments	
Grouping: Items that can be bid as a package								
Cost: Cost of the work								
	#	Cost	Proposed Year of Work	Cost	Proposed Year of Work	Cost	Proposed Year of Work	
LIFE SAFETY	1	Extend Corridor for Egress	\$ 10,983.00		\$ 21,563.00			LIFE SAFETY
	2	Add Fire Rated Enclosure at Stairs			6,686.00			
	3	Add Exit Signs			3,493.00			
	4	Add Emergency Lighting			22,490.00			
	5	Upgrade Fire Alarm System	\$ 243,802.00			246,802.00		
	6	Add Fire Rated Partition	\$ 2,557.00		306,596.00			
	7	Upgrade Electrical Service Equipment	\$ 603,110.00			603,110.00		
	8	Upgrade Standby Generator	\$ 119,562.00			119,562.00		
	9	Provide Proper Support of Backflow Preventer	\$ 3,518.00		1,213,620.00			
	10	Add Platform & Ramp at Door			89,951.00			
	11	Patch Concrete Step Noisings	\$ 7,386.00			7,386.00		
	12	Provide Safe Access to A/C in A/C			5,443.00			
HEALTH	13	Add Moisture Barrier/Slab in Crawl Space	\$ 402,204.00			402,204.00		HEALTH
	14	Additional Kilo Hood if required		\$ 5,265.00		5,265.00		
	15	Replace Ventilation System		\$ 50,769.00		50,769.00		
ADA	16	Replace Septic System			-			ADA
	17	Add Push Button Door Operator	\$ 38,299.00		11,409.00			
	18	Correct Stair Noisings Interior	\$ 6,000.00		6,000.00			
	19	Replace/Add Hand/Guardrails on Stairs	\$ 402,140.00			402,140.00		
	20	Add Guard around Low Ceiling Areas	\$ 5,389.00			5,389.00		
	21							
	22	Replace Sinks & Modify Counters	\$ 21,939.00		\$ 6,217.00			
	23	Correct Door Hardware	\$ 31,467.00		\$ 63,854.00			
	24	Correct Door Style(s)	\$ 12,944.00			12,944.00		
	25							
	26	New/Modified Toilet Room(s)		\$ 36,875.00		36,875.00		
SITE	27	Modify Vestibule	\$ 456.00		456.00			SITE
	28	Add Lift to Stage	\$ 45,050.00			45,050.00		
	29	Ramp Modifications	\$ 7,053.00			7,053.00		
	30	Add Low Seatings to Service Counters	\$ 6,217.00			6,217.00		
	31	Modify Service Counters	\$ 6,421.00			6,421.00		
	32	Modify/Reimage Furnishings	\$ 5,190.00		2,086.00			
	33	Replace stair railings	\$ 38,172.00			38,172.00		
	34	Replace Room Signage	\$ 36,773.00			36,773.00		
	35	Modify Items Projecting from Walls	\$ 1,943.00		1,943.00			
	36	Replace Lavatory Basin & Faucets	\$ 3,951.00			3,951.00		
	37	Construct New Restroom	\$ 155,792.00			155,792.00		
EXTERIOR	38	Replace Threshold	\$ 2,518.00			2,518.00		EXTERIOR
	39	Add Extensions to Stair Handrails						
	40	Replace Drinking Fountain & Patch Wall	\$ 6,544.00			6,544.00		
	41	Add Floor Designations to Elevator			876.00			
	42	Add Grab Bar in Toilet			1,873.00			
	43	Re-Pushion Stacks			10,483.00			
	44							
	45	Inspect Septic System		\$ 5,876.00		5,876.00		SITE
	46	Replace Sidewalk & Modify Steps			238,107.00			
	47	Replace Damaged Siding	\$ 5,169.00			5,169.00		EXTERIOR
	48	Repair/Recoat Wood Sills	\$ 30,336.00			30,336.00		
	49	Restore Plaster Beams	\$ 4,250.00			4,250.00		
INTERIORS	50	Restore Corbin Trim	\$ 25,046.00			25,046.00		INTERIORS
	51	Re-pointing and Masonry Repairs	\$ 14,490.00			14,490.00		
	52	Repoint Cornice	\$ 24,241.00			24,241.00		
	53	Clean and/or Paint Wood Trim	\$ 14,666.00			14,666.00		
	54	Replace Aprons at Overhead Doors		\$ 35,376.00		35,376.00		
	55	Wdw. Window Repairs/Painting	\$ 2,513.00			2,513.00		
	56	Paint Cupole and Wood Trim		\$ 4,917.00		4,917.00		
	57	Repair Rain-Leader	\$ 917.00			917.00		
	58	Repoint Downspouts	\$ 3,139.00			3,139.00		
	59	Repoint Soffit Panels	\$ 8,076.00			8,076.00		
	60	Remove Jcy			9,486.00			
	61	Re-Paint Railings			5,994.00			
ENERGY & WATER CONSERVATION	62	Patch Concrete at Plaster	\$ 1,396.00			1,396.00		ENERGY & WATER CONSERVATION
	63	Re-Paint Wood Trim	\$ 2,113.00			2,113.00		
	64	Clean Granite			52,666.00			
	65	Repair Pilasters	\$ 8,929.00			8,929.00		
	66	Repair Chimney Crack						
	67	Replace Ceiling Areas	\$ 4,840.00			4,840.00		
	68	Patch Tile Walls in Restrooms	\$ 2,251.00			2,251.00		
	69	Paint Door & Frame	\$ 3,116.00			3,116.00		
	70	Add New Rubber Treads & Risers to Stair	\$ 3,445.00			3,445.00		
	71	Replace Vinyl Floor Tile	\$ 86,176.00			86,176.00		
	72	Re-Finish Steps & Stairs	\$ 36,403.00			36,403.00		
	73	Add Drainage Pan at Cupole	\$ 2,613.00			2,613.00		
HAZARDOUS	74	Provide Dedicated IT Room with Cooling		\$ 27,233.00		27,233.00		HAZARDOUS
	75	Replace Light Fixture Lenses			7,488.00			
	76	Replace Temperature Control System*	\$ 941,346.00			941,346.00		
	77	Replace Unit Ventilators	\$ 77,343.00			77,343.00		
	78	Replace pumps with VFD Units	\$ 60,368.00			60,368.00		
	79	Add Primary/Secondary Pumping	\$ 58,677.00			58,677.00		
	80	Upgrade Interior Lighting	\$ 1,902,234.00			1,902,234.00		
	81	Upgrade Exterior Lighting	\$ 22,596.00			22,596.00		
	82	Replace Plumbing Fixtures with Low Flow	\$ 65,819.00			65,819.00		
	83	Replace Urinals with Low Flow	\$ 30,424.00			30,424.00		
	84	Add Insulation at wall penetration	\$ 50.00			50.00		
	85	Replace Damaged Glass	\$ 942.00			942.00		
HAZARDOUS	86	Replace Thermostats		\$ 2,633.00		2,633.00		HAZARDOUS
	87	Upgrade Boiler to Gas		\$ 40,743.00		40,743.00		
	88	Add Air Conditioning		\$ 807,236.00		807,236.00		
	89	Upgrade Lighting Controls	\$ 53,643.00			53,643.00		
	90	Replace Mechanical Equipment			830,844.00			
	91	Provide Separate A/C Controls to Meeting Rm			17,137.00			
	92	Remove & Replace VAT	\$ 6,972.00			6,972.00		
	93	Replace Pipe Fittings						
	94	Repair Crack in Chimney		\$ 975.00		975.00		

Town Hall
Total Cost
\$ 4,879,577.00

Fire Station #2
Total Cost
\$ 1,345,626.00

Library
Total Cost
\$ 1,749,359.00

Grand Total
Total Cost
\$ 7,974,562.00

Building Use Audit - Option 1



Town Library Building



Town Administration Building



Town Center

The main driving force of this option is the construction of a new building on the Town Center site that will accommodate both the Library and Council on Aging functions. These two uses are able to share a number of functions, but more importantly the Library is an excellent adjunct for the senior citizens.

Moving the Council on Aging from Town Hall will provide the much need expansion space for Town Departments but would not permit an expansion of the School Department.

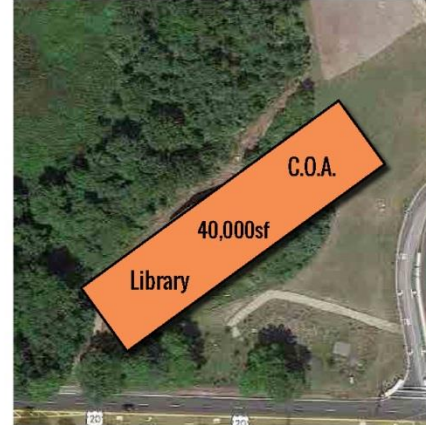
The option allows for the relocation of the School Department to the library building. This will provide an expansion of the School Department but would leave a large are of Town Hall vacant. A portion of this space could be used for an IT expansion and the Arts Center without reducing meeting room space.



Wayland Fire Station #2



DPW Facility



Existing Town Center Building

The Arts Center would be relocated from Fire House #2 to the meeting room area of Town Hall resulting in a reduction of meeting space.

The Fire House could then accommodate an internal expansion to resolve its space needs. Removal of the storage are at the rear of the building will allow for full use of the equipment bays.

Option 1B requires moving the library out of the current library building but without a proposed future use. The option therefore calls for either mothballing or for the sale of the current building. The School Department would remain at Town Hall but as such would not provide expansion space for the department and would also restrict an expansion of the IT department.



Building Use Audit - Option 2



Town Library Building



Town Administration Building



Town Center

This option is similar to option #1 with the exception that a new building just for the Council on Aging would be constructed on the Town Center Site.

Moving the Council on Aging from Town Hall will provide the much need expansion space for Town Departments but would not permit an expansion of the School Department.

The Arts Center would be relocated from Fire House #2 to the meeting room area of Town Hall resulting in a reduction of meeting space. (OPTION 2B): Alternatively an addition could be added to the new COA building for the Arts Center to allow for the meeting space to be unchanged.

The Fire House could then accommodate an internal expansion to resolve its space needs. Removal of the storage area at the rear of the building will allow for full use of the equipment bays.



Wayland Fire Station #2



DPW Facility



Existing Town Center Building

The library would need to remain in its current building. With the proximity of wetlands, history of basement flooding (town has equipment to reduce the impact of a flood) and the lack of parking we do not believe this to be a viable option.



Building Use Audit - Option 3



Town Library Building



Town Administration Building



Town Center

This option is driven by the Library moving to a new building on the Town Center Site. The new location is highly visible and would therefore would be an enhancement for the building.

If the School Department is relocated to the current Library building an expansion of the Council on Aging would be possible with a single story addition and by using the space vacated by the School Department.

The School Department is undersized for the Library building, however, this will allow for the majority of spaces to be accommodated on the main level reducing the potential loss of files etc., should a basement flood occur again. Parking requirements will be less than the library and should be satisfied by the current parking spaces. The office spaces mostly fit under the mezzanine level and low ceiling areas, leaving the higher spaces for open plan administrative spaces. The one challenge will be to enclose the high oval space in the historic portion of the building to create conference space. This would need to be accomplished with high glass walls constructed outside the large cornice that runs outside the space.

Town Department expansion would occur in the area of the current COA.

The Arts Center would be relocated from Fire House #2 to the meeting room area of Town Hall resulting in a reduction of meeting space. (OPTION 3B): Alternatively the Library building could be constructed slightly larger to include an Arts Center.

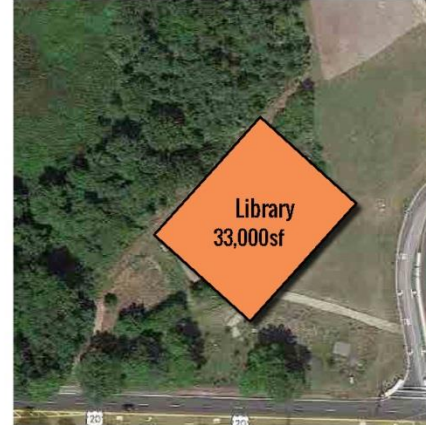
The Fire House could then accommodate an internal expansion to resolve its space needs. Removal of the storage area at the rear of the building will allow for full use of the equipment bays.



Wayland Fire Station #2



DPW Facility



Existing Town Center Building



Building Use Audit - Option 4



Town Library Building



Town Administration Building



Town Center

In this option the Town Hall Departments would be relocated to a new building at Town Center.

Recreation and the Pre-School would remain at the current Town Hall. COA would have sufficient space in the current building for a full expansion in addition to accommodating the Arts Center in the remaining space.

The Fire House could then accommodate an internal expansion to resolve its space needs. Removal of the storage area at the rear of the building will allow for full use of the equipment bays.

The Option requires that the Library be relocated to the Town Hall site. Due to the limitations of floor loading the library would be accommodated with a two story addition. The large meeting space for the COA and Library would also need to be accommodated in the addition. However, we believe the addition would be too large for the current site.

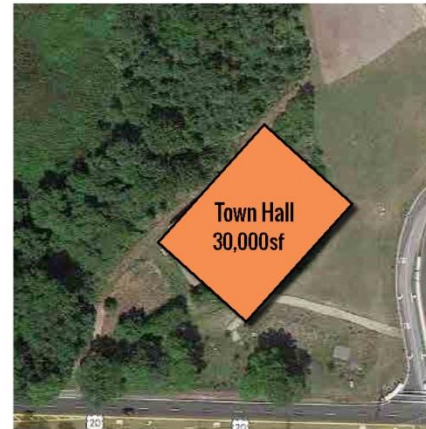
The School Department would be relocated to the library.



Wayland Fire Station #2



DPW Facility



Existing Town Center Building



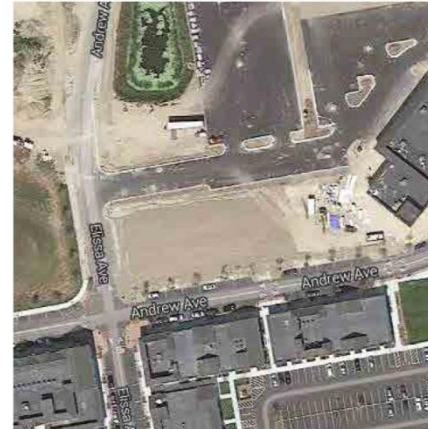
Building Use Audit - Option 5



Town Library Building



Town Administration Building



Town Center

The new site at Town Center includes a wood framed building that was constructed in the flood plain. This option would include the use of that building for the School Department and Arts Center.

The space requirements at Town Hall exceed even those of Option #4 and is therefore not a viable option.



Wayland Fire Station #2



DPW Facility



Existing Town Center Building



Library Grants

Tentative Calendar for Next MPLCP Construction Grant Round		
<i>Funding is contingent on 1) approval of the FY14 \$150M general bond bill approval by June 2014, and</i>		
<i>2) availability of funds through MPLCP capital budget.</i>		
Activity	Deadlines for Scenario #1	Deadlines for Scenario #2
MBLC mails/email notice of Grant Round to library directors, trustee chairs and municipal officials	5/18/2015	5/16/2016
Library submits letter of intent	10/9/2015	10/11/2016
Library submits construction grant application	1/28/2016	1/27/2017
MBLC votes on provisional grant awards	7/14/2016	7/13/2017
Library secures local matching funds and accepts grant award	1/31/2017	1/31/2018
Library begins construction	1/31/2018	1/31/2019
<i>Prepared for Wayland PL April 2014</i>		



Recreation Commission - Option 6 A



Recreation Commission - Option 6 B



Recreation Commission - Option 6 C



Recreation Commission - Option 6 D



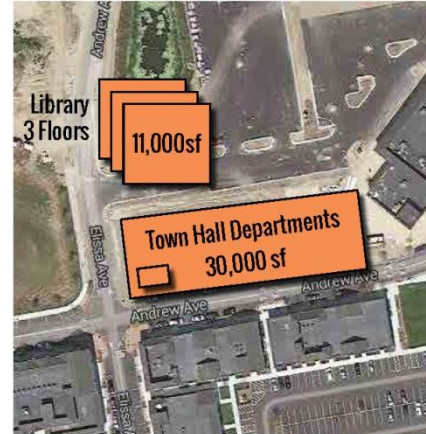
Option 7



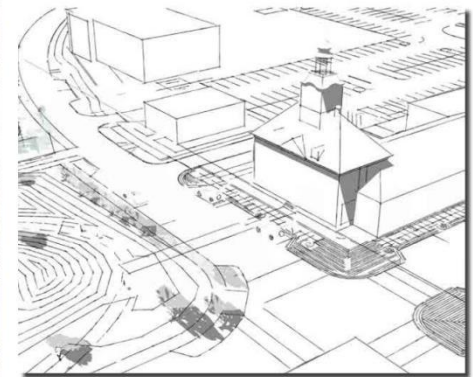
Town Library Building



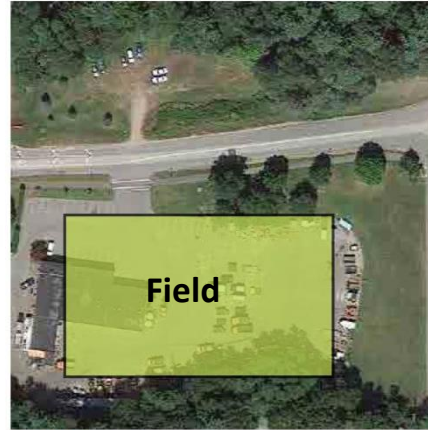
Town Administration Building



Town Center



Wayland Fire Station #2



DPW Facility



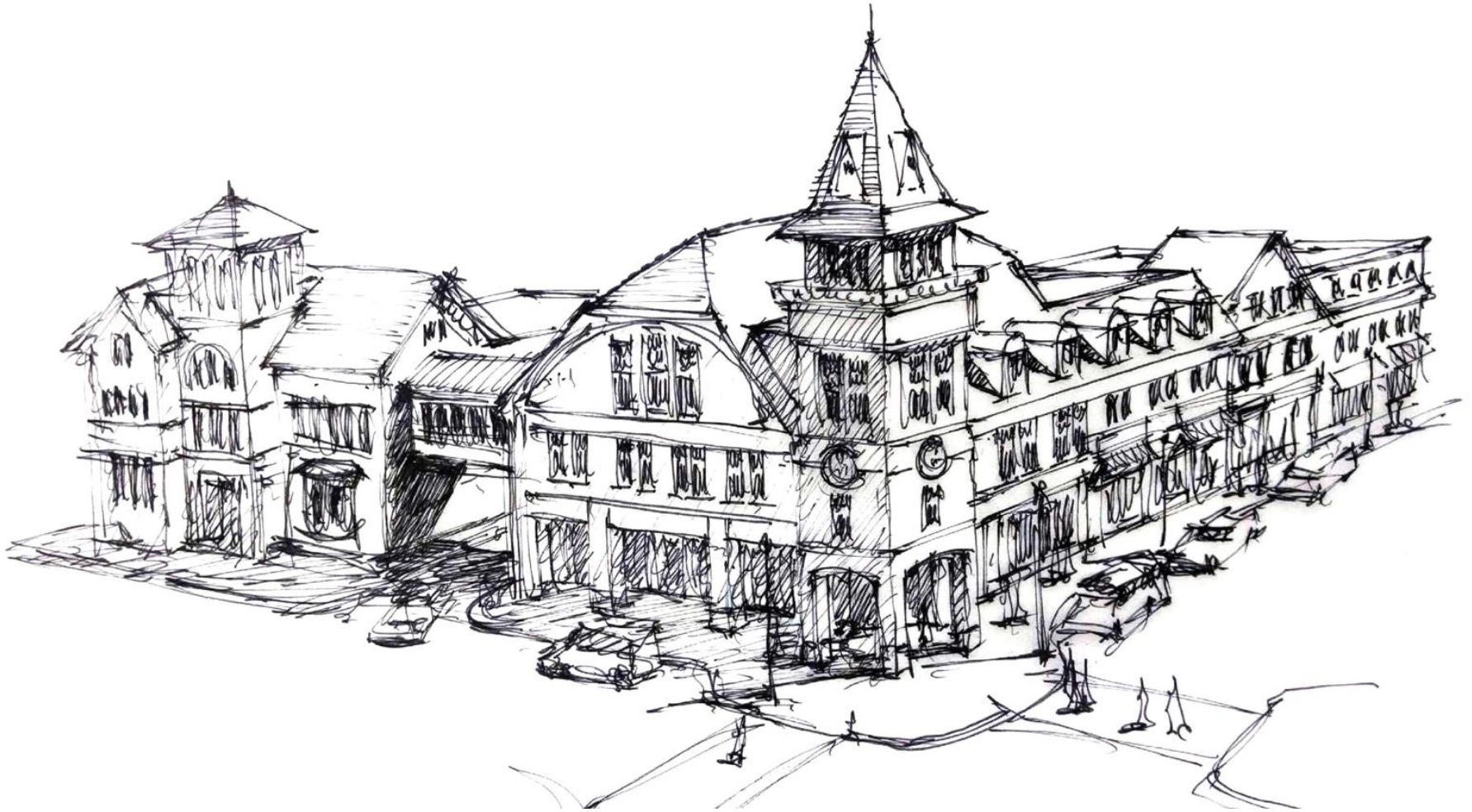
Existing Town Center Building



Option 7 –Council on Aging & Rec/Concert/Auditorium



Option 7 –Town Hall Departments



Town Comparison

Towns	Town Pop	Size of Library (sq ft)	New/Renovation (Date)	Cost in millions	Location	Branch Library	% Lib Mtg Space	Council on Aging/Com center	Size (sq ft)	Cost in millions	Date	Town Hall in center of town	Size (sq ft)	School department in town hall
Wayland	12,994	14,000	1900/1988 addition/roof rep 2007		Center	No	2%	COA/Town Hall 1976	2,400		1940's	Yes	58000	Yes
Weston	11,261	30,200	1996	7	Not Center	No	2.60%	Both	20,500	4.4	2011	Yes	12,000	No
Concord	17,668	48,100	2005	8.5	Center	Yes	2 Meeting Rooms	COA	18,985		NA	Yes	25,072	No
Sudbury	17,659	32,790	2000	5	Not Center	No	9%	Both	4,000		1989	Yes	10,074	No
Lincoln	7,666	14,945	1988	2.5	Center	No	Na	COA	9,976		1993	Yes	11,600	No
Framingham	66,910	53,000	1979	4.5	Center	Yes	4.20%	Both	8,000		2000	Yes	70,000	No
Wellesley	27,982	56,000	2000	13.5	Center	Yes 2	5%	Both/non profit run	7,000		1977	Yes	13,244	No
Lynnfield	11,596	14,323	1990's	4	Center	No	0%	Both	23,621		1950	Yes	25,864	Yes
Natick	33,006	42,088	1873/addition ren. 1997	8	Center	Yes	6%	Both	26,258	10	2013	Yes	30,869	Yes



What's Next

DRAFT

1. Town Objectives
2. Development Program
 - a. Square Footage Requirements
 - b. Floor Loading Requirements
 - c. Telecommunications/Computer Requirements
 - d. Elevator Requirements
 - e. Access Requirements (Hours/Days)
 - f. Parking Requirements
 - g. Special Design Requirements
 - h. Septic Requirements
 - i. Ownership or Rental?
 - j. If Rental, Lease Business Terms
 - k. Signage Requirements
 - l. Security Requirements
3. Zoning Issues
4. Timing Requirements
5. Current Agreement with Developer
6. Current Litigation with Developer
7. Funding Required
 - a. Pre-development Costs
 - b. Soft Costs
 - c. Hard Costs (Shell, Tenant Improvements, FF&E)
 - d. Occupancy Costs
8. Town Decision Making Process
9. Source of Funding
10. Public Bidding/RFP Requirements
11. Town-controlled Alternative Sites/Buildings Available



