

## **TOWN OF WAYLAND REQUEST FOR TOWN MEETING ARTICLE**

1.SPONSOR: Board of Selectmen

2.DATE RECEIVED: 1.15.2018

3.CONTACT PERSON: Mary Antes

4.TELEPHONE/DAY:

5.TELEPHONE/EVENING:

6.BOARD VOTE:

7.DATE OF BOARD VOTE:

8. PROPOSED FUNDING SOURCE: to determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, but not by borrowing, in compliance with Massachusetts General Law Chapter 44 or other enabling authority, or otherwise, and to authorize the Town Administrator with the approval by the voters of the Town of Wayland to take any action necessary to carry out this program.

9. ARTICLE TITLE:  
Appropriate funds for design, construction documents and bidding for a proposed Community Center at Wayland Town Center.

10. COST: 11. NO COST: 12. DATE COST ESTIMATE AVAILABLE: \$468,333

13. SPONSOR'S ARTICLE TEXT:

To determine whether the Town will vote to appropriate a sum of money to be expended under the direction of the Board of Selectmen for the purpose of preparing Bid Documents and obtaining bids for a Council on Aging/Community Center building on the "municipal pad," the parcels of land located on and off Boston Post Road (Route 20) and Andrew Avenue in Wayland Massachusetts shown as Lot 4-1, 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.

The design scope shall include renovations to the existing building on the “municipal pad” and minor modification as needed, as well as related site development for driveway access, parking and landscaping, with engineering confirmation that wastewater capacity is available and sufficient for that size building and for the proposed community center use.

No funds allocated under this Article shall be expended until the Town of Wayland acquires control of the 1.79 acre “municipal pad” and achieves satisfactory environmental testing for PCB’s as authorized at the November 9, 2015 Special Town Meeting.

**14. SPONSOR’S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR’S DISCRETION ):** The proposed Community Center will serve unmet needs of the Council on Aging and the Recreation Department that are both operating with below standard facilities at this time, along with other organized community groups that compete for minimal meeting space. There are twelve peer Towns of Wayland that are recognized by the Finance Committee; all of those towns have a separate council on aging facility, and ten have a community center (one of the two that does not have this, Lincoln, is in the process of planning a combined Council on Aging/Community Center, similar to the project that is proposed per this article). Wayland is only one of our twelve peer towns that does not have a facility of this type.

The COA/CC believes that the use of this land for the purposes set forth herein are consistent with the goals set forth by the Town in planning for a municipal use at the Town Center property, which was to create a mixed-use project that would be a gathering place and attract residents of Wayland for a multitude of purposes, including residences, shopping, dining and gathering for recreational and other activities, all in walking distance to one another. Use of this parcel for a community center provides easy access to these amenities by way of a short walk.

The Wayland Recreation Department has very little space for indoor programming, including a non-standard basketball court at the Town Building, an aging pottery/painting studio appended to Fire Station #2 (to be closed in 2018 to build out fire Department women’s dormitory facilities), and limited, shared space in the Town Building and schools that does not provide sufficient meeting space for the large number of groups

Mark Foreman 1/7/2018 12:00 PM

**Comment [1]:** We should keep this more general in case something changes between now and March with the art center, etc. – we can always get more specific later.

Mark Foreman 1/7/2018 12:03 PM

**Comment [2]:** Is it acquiring this space, or the whole region?

organized through Recreation and community groups. With the continued increase in youth participation in organized activities (both sports and other organizations), the need for group meeting space in town is increasing year-over-year. The community center will be designed specifically to offer flexible space suitable for programs offered by ANY municipal and community entity and spaces that can be made available for rent to private groups.

Mark Foreman 1/7/2018 12:07 PM

**Comment [3]:** Not sure that we can point to new activities just yet...

## 15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500

WORDS): The existing building at the municipal pad represents a unique opportunity for the Town of Wayland. Since it is built and readily adaptable, many costs typically undertaken by a town to create a senior or community center are already paid. For less than the typical cost of a new building, this existing building can be finished for new uses for Wayland's future.

Since 2006, the plan for the Town Center development has included this benefit of a municipal building pad gift. With the BoS is

negotiating for transfer of the site. The timing is right to move forward with specific planning for Wayland uses on the site.

The need for space for the COA is acute and getting worse. More than twenty-five percent of Wayland residents are 60+ years old and eligible for local, state,

and federal programs and services. These seniors are underserved by inadequate facilities, squeezed into 2800 sf space at Town Building and a patchwork of other scattered resources. State guidelines recommend provision of 5 to 6 sq feet per senior, and surrounding towns are well ahead of Wayland in providing these resources. Wayland's senior population is growing and is expected to peak at 30% of the town population in 2030 before declining, and this site represents an optimal, well-located, cost-effective way to meet this essential need. In addition, the COA is currently unable to serve the families of seniors due to a lack of private meeting space, and is sending town residents to other communities for these services.

The community also needs space for organized group activities. Participation in organized activities continues to rise, especially among youth, and the town has little space for these groups to meet. Youth often participate in multiple sports and clubs over a year – and even over a season – and the town needs space to meet the needs of these groups.

This facility can be designed as flexible space that will serve citizens of all ages by managing program schedules. Close coordination of shared space and resources, so that the rooms and spaces are used to their full potential and services can be streamlined can be achieved by the Recreation & CoA staff through joint planning.

Locating the senior/community center at the municipal pad increases its visibility & places it in a walkable community so that residents can walk to shops, restaurants, housing, a health club, and medical offices without having to drive between these uses.

In addition to the space itself, adequate parking can be provided at the municipal pad, with overflow parking readily available in the nearby Town Center lots and on- street parking for peak events.

## 16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

The current CoA designated space is only 1/10<sup>th</sup> the size recommended by the Commonwealth. The Council on Aging has been requesting additional space for their operations for many years and it has been shown that the facilities currently available to them are significantly less than other towns of comparable size to Wayland. Towns (so designated by the Fin.Com for benchmarking purposes) provide an average of 2 sq. ft. per senior resident in their Senior Centers. Wayland provides 0.66 sq. ft. per senior resident. The Commonwealth Office of Elder Affairs recommends that 5 to 6 sq. ft. per senior resident over 60 be provided.

The Council on Aging provides elder services recommended by the Older American Act. The current space fails to provide minimum recommended facilities for counseling, storage of confidential information, and private spaces in which confidential information may be exchanged.

The town has insufficient space for community groups to meet, and participation in these groups – especially among youth – is increasing.

Mark Foreman 1/7/2018 12:10 PM

**Comment [4]:** I can see folks arguing against this considering the amount of vacant space today

Mark Foreman 1/7/2018 12:15 PM

**Comment [5]:** We should be able to get stats from rec on club/activity registration

Many residents of all ages in Wayland have actively pursued a Community Center in Wayland for youth programs and recreational activities for citizens of all ages and have held events to demonstrate such support for a facility that is available in many of Wayland's peer towns.

This use would be consistent with the goals of the Town in acquiring the Town Center municipal parcel.

**17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS) 18. CHAIR (OR DESIGNEE) SIGNATURE/DATE:**

Some may feel that the Town cannot afford to spend money on a significant renovated facility at a time when our debt service is at the top of the Finance Committee's recommended maximum debt service level (10% of Total Spending).

Some may feel that providing better facilities for seniors is not a priority at this time.

Some may feel that providing better indoor facilities for recreation is not a priority at this time.

Some fear that the site selected may have environmental issues or be too close to the Sudbury River.

Some may feel that the Town should not be undertaking new projects given that we have a relatively high per household tax bill as compared to peer Towns. \_\_\_\_\_

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**Sponsor & Contact Information**

Council on Aging-Julie Secord, Director

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Recreation Department- Katherine Brenna, Director

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