

**Frequently Asked Questions regarding the  
Warrant Article submitted by the  
Council on Aging / Community Center Advisory Committee to the  
2018 Annual Town Meeting**

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**WHY IS A COMMUNITY CENTER IMPORTANT?**

Community Centers provide people of all ages the opportunity to work, play, and meet for the benefit of their local communities, including educational classes, recreational activities, social gatherings, art classes, musical practice and performances and other cultural activities. The proposed Community Center shall be a meeting place for voluntary organizations and other groups in the community that need accommodation. In Wayland, the CoA/CC Advisory Committee has coordinated planning between the Recreation Department, the Council on Aging, and other departments in order to propose a very affordable, flexible, and efficient facility.

**WHAT TYPE OF EVENTS WOULD OCCUR IN A COMMUNITY CENTER?**

The Community Center would hold activities sponsored by the Council on Aging, Recreation, Veterans Affairs, the Historical Commission and community groups like scouting, youth athletic boards and parents' associations. The Senior Center with all of its staff and programs would move there, leaving 2,800 square feet of space in the Town Building that can be reassigned to meet other Town needs. While the Recreation staff would remain in the Town Building, they will be able to offer many new programs and classes that require indoor space that does not currently exist.

**WHY IS THIS PROPOSAL CALLED "PHASE I" OF A COMMUNITY CENTER?**

Phase 1 consists of renovating and finishing an existing building of about 10,500 sq. ft. The original Community Center proposal recommended 21,000 sq. ft. of space. In deference to fiscal prudence, it is proposed that half of the project (10,500 sq. ft.) be completed and operating before undertaking the expense of Phase 2. A future TM will decide if and when Phase 2 is built.

**IS THE PROJECT TOO BIG?**

The proposed building is appropriate for today's needs, but may need a Phase 2 addition to bring it to 21,000 sq. ft. in the long term plan. The 21,000 square foot estimated size comes from (1) a space and programming requirements analysis by our consultant, (2) state standards for a COA building of 5-6 square feet per senior resident (60+) with 3,600+ senior residents in town, (3) a review of the community space provided by peer towns ranging between 1..2 - 1..6 square feet per senior resident. The proposed Phase 1 design would make us roughly comparable in size to our peer towns.

**WE'VE GOTTEN BY WITHOUT A COMMUNITY CENTER - WHY DO WE NEED ONE NOW?**

There are many town needs unmet today due to a lack of space, as shown in our programming study. The CoA has no small room meeting space for the many different types of counseling they do - a major part of their work. Activities are held throughout the Town Building and other spaces outside the building, and are often cancelled due to space conflicts. There is no Veterans assistance space in town, and indoor recreation activities are scattered throughout the town. Many desirable activities are not programmed at all due to a lack of space. As the Wayland Arts Center will close this year to make room for Fire Department expansion at Station 2, there will be no place for any arts activities.

The need for space for Council on Aging services is particularly acute. Our peer towns that have built out CoA space have 1.2 to 1.6 square feet per capita - with some, including Concord and Sudbury, in the design phase to expand. Wayland has 0.2 square feet per capita, approximately 10% of that in our peer towns.

**DOES THE NEEDED SPACE FIT ON THE LOT?**

Yes. Our engineer has prepared several different scenarios that all meet the sizing requirements while taking into account the proposed square footage, the layout, the riverfront constraints and other factors. The final sizing and design shall be developed in collaboration with our engineers, town boards, and permitting authorities.

**CAN'T WE JUST HOLD MORE EVENTS AT THE SCHOOLS OR OTHER COMMUNITY BUILDINGS?**

There is no other space in town besides the schools for meetings. The schools have very limited space in cafeterias and gyms and are often tied up with school-related activities after hours and on weekends. Classrooms aren't feasible for use as meeting space, due to their configuration, furnishings, and the disturbance to teachers.

**ISN'T THE LIBRARY PROPOSING SIMILAR SPACE? WHY CAN'T COMMUNITY ACTIVITIES USE THAT?**

The leadership of the CoA/CC Advisory Committee and the Library Planning Committee have discussed this issue and feel that we have a good understanding of the various spaces. Library spaces focus on "study, discourse and lectures", while the Community Center will house spaces for making art, craft and hobby activities, specialized programming for seniors, private counseling services, exhibition of historic materials, rental of space for private events, Veteran's activities, and gross motor activities for all ages.

More importantly, the library has a policy of not permitting the use of their spaces by either the Recreation Department or the Senior Center for activities where fees are charged. Most such activities do require payment to cover costs of operating respective programs. Therefore, the library rooms are, for the most part, off limits to the Recreation Department and the Senior Center activities.

**ISN'T THIS PROJECT JUST A PLOY TO INCREASE TRAFFIC AT THE TOWN CENTER?**

No, by utilizing land already committed to us, with existing infrastructure in place, and re-using a building already in place, we can create this important new community facility at a significantly lower cost than new facilities in peer towns. The Town Center location is central to Wayland, and is located in a walkable retail area and along the future bike path, which makes it user-friendly for seniors, families and residents alike, and has the added benefit being located next to the beauty of the Sudbury River.

So while the Community Center happens to be at Town Center, and by proximity, businesses in Town Center and the Route 20 corridor may see a bump in activity, any increase to them will be a small fraction of their everyday activity since many residents already are there anyway. We see instead that the locating the Community Center here will provide added convenience for residents to combine activities and everyday trips, so that the Town resources are likely to be used more often. Furthermore, by locating the Center near a walkable, public shopping area and park -- where people are out of their cars and walking around, whether for lunch or errands or just a cup of coffee -- we will encourage the everyday connections with neighbors and friends that make a small town like Wayland a great place to live.

**DOES THE TOWN CONTROL THE LAND YET?**

Not as of January 1, 2018. However if this Article is approved at Annual Town Meeting, implementing the design is contingent on the town obtaining control of the land. If the town does not obtain control of the parcel, the design activities and funding under this Article do not move forward. The alternative of waiting until a future town meeting to authorize the next design phase delays this project at least a year, further delaying the delivery of needed and unmet services to town residents, and increasing the amount of time that the parcel sits unused but under town control.

**IS THERE ENOUGH SEPTAGE CAPACITY?**

Yes. The Town Center project reserved 3,000 gallons per day for use by a building on this parcel, and our engineer has calculated, based on Title V regulations, that capacity is sufficient for the proposed building.

**WHAT ABOUT CONSERVATION ISSUES, ESPECIALLY WITH THE PROPERTY BEING IN RIVERFRONT?**

The CoA/CC Advisory Committee has had informal discussions with the Conservation Commission to understand the regulations applicable to this site and this project. The proposed scope of work in this Article was devised in compliance with the informal ConCom request to minimize expansion of the existing building. We will re-engage with them once we have a formal design for their review, and will proceed in accordance with the required review and protocol for a riverfront location. All other outstanding items in the original Order of Conditions from ConCom will be addressed at that time.

**WHAT ABOUT THE REMAINING ENVIRONMENTAL TESTING?**

As voted at the November 2015 STM, the Town will complete additional environmental testing as part of the process of obtaining control of the land. (Again, no design under this article will occur until after the Town has control of the land, so by definition this testing will be complete prior to starting design.) Initial testing, discussed during the November 2015 STM, revealed no issues. However as requested by the town, more comprehensive follow-up testing was completed to re-confirm suitability of the site.

**HOW IS THE TOWN PROTECTING ITSELF FROM LIABILITY ONCE THE PARCEL IS ACQUIRED?**

As part of the article passed at the November 2015 STM, the town is required to take measures to protect itself as part of the process of gaining control of the municipal parcel. One such outstanding item to address is the self-imposed AUL deed restriction that the former owner, Raytheon put on 77 acres of the property in 1997 that limit development, excavation and some uses of the property. However, the Raytheon representative LSP-of-Record has indicated that he is willing to either amend or terminate restrictions on use at the municipal site. A report on the AUL by CMG Environmental, Inc. was written on 6/27/2005.

**WHAT ABOUT OTHER DESIGN ISSUES (DRAINAGE, ETC.)?**

Preliminary engineering has been completed to confirm the conceptual feasibility of drainage and other infrastructure requirements for the project; final designs will be refined during the overall design process.

**HOW WILL THIS PROJECT BE MANAGED?**

The Permanent Municipal Building Commission will take this project on if the Article passes at Town Meeting. They will solicit proposals from Owner's Project Managers and design firms right away in order to be ready to commence design once the property is under agreement.

**WHAT OTHER SITES HAVE YOU LOOKED AT, AND WHY IS THIS THE BEST SITE?**

The CoA/CC Advisory Committee's engineer drafted an Alternatives Analysis, both for the Conservation Commission and general use, that looked at major town-owned parcels that could be used for this use, including the existing Town Building, Alpine Road, Orchard Lane, the High School and Claypit Hill School, the Paine Estate, and the former DPW site. The Alternatives Analysis found appreciable challenges with each of these sites, with those challenges detailed in that report. The report concluded that the Municipal Pad is the best site for this project.

**HOW MUCH OF THE EXISTING STRUCTURE CAN BE REUSED?**

A structural engineer has reviewed the building and reports that it is sound and to current code. The plan is to reuse as much of it as possible, at very least the foundation and structure. The reuse of other pieces, including existing doors and windows, plumbing, electrical, HVAC, and other components, will be assessed once the town has control of the parcel and design is underway, with the goal of reusing as much as possible.

**HOW ARE YOU MINIMIZING COST?**

The largest cost savings are realized by (1) using a site with the most needed infrastructure in-place and/or nearby, and (2) reusing the existing building as much as possible versus all new building. Given the building in place is structurally sound and usable, the Town starts well ahead of the game in terms of minimizing costs, since the price for municipalities to build from the ground up in accordance with all state regulations is typically quite expensive.

One of the most critical factors to minimize long term cost is good building envelope design with improved insulation, air tight windows and energy efficient HVAC systems. Adding solar panels will reduce the long-term operating costs of the building.

We want every square inch of this Center to be used to the fullest, to keep initial costs down, yet to maximize its long-term value to Wayland.

**WILL THE LIBRARY BE ALLOWED TO USE THIS SPACE?**

Yes. All town departments will be welcome to use the building.

**WILL THIS BE A “GREEN” BUILDING?**

Yes. Green design is one of the most important aspects to make this happen in a town that voted itself a Green Community. The CoA/CC Advisory Committee has met with members of the Wayland Energy and Climate Committee to discuss a building alteration strategy. We conclude that the building designers should pursue energy efficiency, solar/and storage, and other electric heating systems that make sense economically over the span of the construction cost bonding period.

Wayland will seek cost-effective design and construction of this renovation project to minimize carbon-based energy use through cost-effective energy efficient design, building system controls, and on-site renewable energy generation and energy storage and seek to achieve net zero energy to the extent it is cost effective.

**WILL THERE BE PROGRAMS AND CLASSES FOR PRE-SCHOOL-AGED CHILDREN?**

Yes. Parents of very young children have expressed strong desire for indoor gross-motor play programs, especially in the winter when weather conditions may keep small children indoors. Both weekday and weekend programs are anticipated.

**WILL THERE BE SPACE FOR ART CLASSES?**

Yes, one room will be fitted with sinks and cabinets to accommodate a variety of art activities for all ages. If Phase 2 of the project is built, it is hoped that an expanded art center can be created at that time.

**WILL THE BUILDING BE ACCESSIBLE?**

Yes. The entire public facility is on the ground floor and will be renovated to current code.