

Interim Report of Wayland Real Asset Planning (WRAP) Committee

March 29, 2016

In August 2015, the newly created Wayland Real Asset Planning Committee (WRAP) was tasked with working collaboratively to devise a process for developing a comprehensive long-range facilities plan, siting strategy and capital funding plan to assist the Town with making informed decisions regarding major capital projects (defined as \$500,000 and above) related to future uses of municipal (Town and School) land and buildings. Since its inception WRAP has held 20 meetings, two of which were community forums in which other Boards, Committees, and Commissions participated.

With the short-term goal of assisting the Town in making capital-related decisions at Annual Town Meeting 2016, our work has led us to the following conclusions / recommendations for articles that are related to large capital projects. Votes for each article are recorded at the end of each recommendation:

1. **Article 17 – Transfer of Main St. Land:** Due to State Library Funding program and the requirement to look at more than one site for which the Library Trustees have control, WRAP believes that this site should be available for consideration as a potential site for construction of a new library. It would be in the best interests of the Town for the library site location studies and athletic field(s) feasibility studies at 193/195/207 Main Street to be conducted in parallel. WRAP voted in support of this article (4-0).
2. **Article 18 – Transfer of Old Connecticut Path Land:** Due to State Library Funding program and the requirement to look at more than one site for which the Library Trustees have control, WRAP believes that this site should be available for consideration as a potential site for construction of a new library. This land was acquired for municipal use and provides an opportunity for the Town to consider a campus setting where a future library, COA/CC and other municipal uses can be sited in close proximity to one another. WRAP voted in support of this article (4-0).
3. **Article 21 – COA/CC Design & Construction Bid Funding:** In recognition of the need for an expanded COA, several concerns have surfaced. They include: 1) ability of the site to support current and proposed future expansion of the building, including requisite parking and adequate wastewater disposal; 2) unresolved overlap of programs between Library, COA/CC and Recreation; 3) unresolved annual operation and maintenance costs; 4) lack of articulation of operational responsibility and staffing needs after construction. We believe it is premature to connect development of design and construction bidding documents solely to the Town Center pad. Without resolution of these matters, WRAP voted not to support this article (0-4).
4. **Article 22 – Athletic Field Feasibility Study:** Only part of this article applies to future growth of athletic fields. It would be in the best interests of the Town that the library site location studies and athletic field(s) feasibility studies be conducted in parallel at 193/195/207 Main Street. Pending the results of field and library siting studies, additional municipal uses may be appropriate for this site. WRAP voted in support of this article (4-0).
5. **Article 30 – Purchase Conservation Restriction on Mainstone Farm:** Preservation of scenic vistas at Mainstone Farm through a Conservation Restriction (CR) is consistent with goals and objectives of the Town and was a primary reason for adopting the Community Preservation Act (CPA) in 2001. WRAP voted in support of this article (3-0 with one abstention).

During evaluations of town-owned land and buildings, there arose two distinct models for placement of town facilities: disparate locations distributed throughout the Town or a unified campus setting. Due to the convergence of multiple municipal building projects, Wayland is faced with a once-in-a-generation opportunity to consider exploring the synergies and cost efficiencies of a campus-type setting. Based on our work to date, one existing municipal parcel that offers this opportunity is found at 202 Old Connecticut Path. We would encourage additional consideration of this concept by the Town.

WRAP is planning to host two community forums, tentatively scheduled for April 27, 2016 and May 16, 2016 to explore the above concepts with Wayland residents. Information will follow via the WRAP website.

Respectfully submitted,
WRAP Committee Members
Tom Abdella, Anette Lewis, Gretchen Schuler and Colleen Sheehan (Chair)