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Board of Selectmen
Town of Wayland

MEMORANDUM

TO: Wayland Board of Selectmen and Wayland Finance Committee

FROM: Tom Fay, Chair, Wayland Library Planning Committee (“LPC”)

RE: Why an Expansion of 5 Concord Road Cannot Work Legally or Financially

Date: February 11, 2018

The information below is the result of studies and input from paid and unpaid professionals who have been intimately involved in the Library Project for years. Also, a list of pertinent studies and reports related to 5 Concord Road are listed at the bottom of this memo.

Question: Can We Expand the Footprint of 5 Concord Road With the Use of a State Grant?

Answer: No

Why?

1. The library sits within the Aquifer Protection District, according to a Wayland by-law (“Aquifer by-law”; *see*, www.ecode360.com/12361415). The primary purpose of this by-law is to preserve and protect the public drinking water supply.
 - a. The Aquifer by-law states that no more that 15% of the TOTAL lot area may be impervious, (i.e. water will not soak through it) without the granting of a site plan approval. Further, the maximum allowed coverage of impervious surface is 30% of the UPLAND portion of the lot (dry land that stays dry) for which there are no exceptions.
 - b. The 5 Concord Road site is 44,431 SF, according to the Wayland GIS survey. The total impervious area (existing building + library parking) is 16,514 SF, according to a Tappe Architects’ CAD file. The current impervious coverage of the 5 Concord Rd site is 37%, thus preventing expanding the footprint since the current condition already exceeds the maximum allowable coverage.
 - c. The LPC explored combining the 1 Concord Road lot (next to 5 Concord Road, and upon which the Freight House sits) with the 5 Concord Road site to further analyze options for increasing the available impervious coverage. The 5 Concord and 1 Concord lots are 83,887 SF, plus or minus, the town surveyor informed us, and the UPLAND area is 70,774 SF; this equates to 84.4% of the total area. Our by-law does not have a requirement for the UPLAND area; it deals with impervious areas; so, 27,450 SF is impervious (this is the combined total of the existing library building and all parking

areas), and equates to 38.8% of UPLAND area – thus preventing expanding the footprint since the current condition already exceeds the maximum allowable coverage. The Aquifer by-law was enacted in 2010, AFTER the 1988 library addition.

- d. The land behind the library, to the east, is wetland, not UPLAND; we cannot expand over it or on it.
2. Removing the current underground septic system to allow expanding the footprint to the north does not increase the impermeable area on the top of the ground.
3. Even if the Aquifer by-law did not exist, in order to expand to meet the 33,000 square foot space requirement, as set forth by the Library Program, and validated by the state, an expansion would have to extend over the current lower parking lot, in front of the rotunda, a much loved key feature of the existing library, destroying the architectural beauty of the building's south side.
4. Further, approximately 70% of the current library building is located inside the 100' wetlands buffer zone. This poses additional regulatory challenges to expanding the building since any expansion on the south, and east, and a portion of the north, is inside the buffer zone.
5. In addition to the roadblock the Aquifer by-law presents, the Town's building setback by-laws also prevent logical expansion since most of the existing structure is less than 10' from the setback line.
6. The drive entrance or exit cannot be relocated to improve vehicle access towards Millbrook Road due to wetland restrictions, nor can it be shifted north on Concord Road since there is insufficient depth between the west face of the building and the Concord Road edge to provide adequate vehicle turning radius. The proximity of the drive access to the traffic light is extremely problematic and there are limited options to improve this condition under any renovation scenario.
7. Even if we could expand the current library (bypassing all of the above regulatory limits) to 33,000 sq. ft., parking challenges would increase, not decrease.

Question: If we rejected a state grant, could we expand the current library solely using tax monies paid by residents?

Answer: Yes, if we violate the town's Aquifer Protection by-law, but it will cost Wayland residents more money for much less space.

Why?

IDEA A: add on a 14,000 SF addition

1. If the Town chose to violate its own Aquifer by-law, and add an additional 14,000 SF to the current library, the cost to do so would be about \$18M, according to Tappe Architects. This figure would include a renovation of the current building, which is also about 14,000 SF.
2. The state would likely not give any grant monies to Wayland for this addition given the Town's decision to act in violation of its own by-law, which would likely be successfully legally challenged, the inability to certify that the location is not prone to flood, and the lack of sufficient parking spaces to meet the needs of the increased number of library users.
3. Further, this addition would likely be unpopular since, as mentioned above, it would include an addition at the library's south side, in front of the large reading room, over the current parking lot, thus blocking the view of this iconic building.

IDEA B: add on 5000 sq. ft. to the north side of the current library.

1. Again, such an addition would also violate the Aquifer by-law, and any such pursuit would likely be successfully legally challenged.
2. However, if the Town pursued this idea, the costs would be about \$13.9M, according to Tappe Architects. This figure is comprised of \$2.7M for the renovation of the current building, \$4.9M for construction costs, and \$6.25M for other fees and scope, including site work, FFE (furniture, fixtures and equipment), temporary location costs, among other costs.
3. This \$13.9M figure for 5000 SF of new library space compares to the \$18M cost to residents for a new 33,000 sq. ft. library at the middle school. It is worth noting that the expected cost to Wayland residents for a new library will be closer to \$14M, not \$18M, given the advice of the Energy and Climate Committee relative to the solar and geothermal energy expense being contracted out, and the conservative, but prudent, contingency and escalation costs required by the Town's Permanent Municipal Building Committee ("PMBC").
4. This high cost for an addition, (not legal due to the Town's Aquifer by-law), is attributable, in part, to the existing structure, and the seismic upgrade required if a substantial renovation is undertaken. The majority of the current library is 118 years old, and the Town will need to abide by the current building code.
5. It is worth noting that Tappe Architects designed the 1988 library addition.

Conclusion: any plan to expand the current library would be in violation of Wayland's by-laws and would be financially irresponsible.

Partial List of Wayland Free Public Library Studies

Library Planning & Design Study 2015- current: Tappe Architects, Design Techniques OPM; PMBC and LPC oversight.

Library Feasibility Study Final Report 2005, Lerner | Ladds + Bartels; reported to the Town on April 28, 2005.

Library Building Program, December 2014 – Tom Jewell, library consultant; 2003 Louise Brown; L|L+B updated 2004; Tappé Architects updated 2010 for CoA joint project study.

Joint Senior Center/Library Feasibility Studies at Town Center Municipal Pad; GMI Architects, December 2010; Kang Associates, June, 2012.

Comprehensive Building/Program Audit for Town of Wayland, May 10, 2013, Drummey Rosane Anderson, Inc.

Library Planning Committee, 2001-2002; Final Report, April 12, 2002.

Long Range Plan 2018-2020, Chuck Flaherty, library consultant; Long Range Plan 2013-2017, Sandra Vandermark, library consultant.

These reports and other documentation can be found at waylandlibrary.org. More information on the new building project can be found on [facebook.com/Wayland Library Moving Forward](https://www.facebook.com/WaylandLibraryMovingForward).