

**Nike Site Advisory Committee (NSAC) Recommendation
to the Wayland Board of Selectmen
for the disposition of the former Nike Site located on Oxbow Road:
February 25, 2004**

The Nike Site Advisory Committee supports the Town's efforts to provide Affordable Housing opportunities and to encourage economic and social diversity. We are also aware that the percentage of existing affordable housing units in Wayland is currently just over 3%, exposing the town to a proliferation of outside 40B developments.

Recognizing that the committee's charge sets affordable housing as a priority, and that the town is making a commitment to this initiative through the Master Plan and the Board of Selectman setting the development of an affordable housing plan as the town's top priority goal, we present the following.

We Recommend:

1. Town should acquire the former Nike Site property located on Oxbow Road in order to control any undesirable development of the site.
2. In order to prevent the GSA from taking the property to an open market sale, there must be a property acquisition article in the April Special Town Meeting or an amendment to an existing April Town Meeting article.
3. Any article must fund the demolition or securing of the structures in the first year of the proposal in order to ensure minimal liability risk to the Town.
4. The creation of an approximate 50' wide buffer around the perimeter of the site protected with a permanent conservation restriction designated for trails only, with parking for access to ensure connectivity with the Bay Circuit Trail and trails to Farrar Pond & Mount Misery.

We Recognize:

- Funds are extremely tight in the Town so any proposal must minimize any tax impact and primarily be funded by CPA funds, and State, local, Federal grants or other funding.

We therefore Propose:

1. **Option A:** Acquisition of approximately a 3.5 acre parcel (see next page) for Affordable Housing and the remainder of the property acquired at 100% discount through the Federal Lands to Parks Program for active and/or passive recreation. The cost of the land plus the demolition costs should not exceed the level of funding by the CPA and other sources, providing all

avenues of obtaining the property at a reduced amount, including, but not limited to, Town counsel's interpretation of United States Code Annotated Title 40 section 550, collaborative partnerships with HUD, and legislative leveraging, have been exhausted. The Town should review the possibility of a time contingency in the Purchase & Sale to secure grants and other funding sources. A pro forma for the development of the Affordable Housing should also be completed.

We recommend that no more than a total of 16 units (8 duplexes) should be built on the property, and that they be so designated affordable in perpetuity.

2. **Option B:** Otherwise if the purchase or acquisition of the 3.5 acre parcel is not pursued, then Park & Recreation should acquire the entire site, for 100% discount, through the Federal Lands to Parks program with the demolition funded by the CPA and/or other sources, to initially be passive recreation with the potential to develop athletic fields in the future.
3. **Option C.** If option A and B are not pursued, then support the existing April Town Meeting Petitioner's Article to acquire the site through the Federal Lands to Parks Program, with demolition funding shared between CPA & private fund-raising. Under this agreement, with partial funding provided by private fund-raising efforts, the entire site would be restricted to passive recreation in perpetuity.

Comments:

1. If the Board of Selectmen is considering the Affordable Housing option, the committee recommends beginning active and substantial talks with the GSA, utilizing all of the aforementioned provisions.
2. Begin the application process for the Lands to Parks Program now. Because the application must accurately reflect the interests/ plans of Park & Recreation and Conservation, we believe one person should be designated to coordinate this application. Elyse LaForest's help should be utilized in preparing and reviewing the draft prior to being finalized by the Town.
3. If Affordable Housing is pursued, there should be consideration for Town employees.
4. Property zoning will need to be commensurate with the proposed use.

5. A viable pro forma for the Affordable Housing must be developed prior to the April Town Meeting.
6. The GSA should be asked to clean out the storm drains and standing water from the silos and any other recommendations of the environmental consultant. Any site redevelopment should be done under professional oversight.
7. Failure of one of these Articles to pass at Town Meeting will very likely lead to public sale of the property by the GSA in short order.
8. Minimize risk to the Town by promptly and properly securing the site. Ensure Town protection for any pre-existing environmental conditions within the property transfer agreements.

