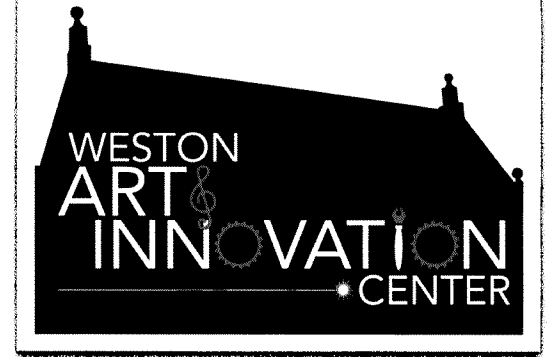


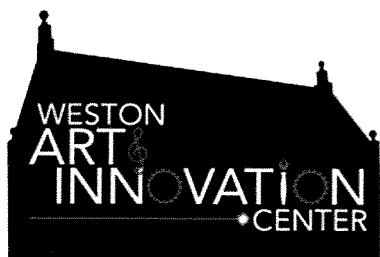
FREQUENTLY ASKED QUESTIONS

Weston
Art & Innovation
Center
www.westonaic.org



Questions	Answers
LOCATION ISSUES	
Is the Old Library the best place in Weston for the Art & Innovation Center (WAIC)?	<p>Yes - The OL is the only location in town that provides open, flexible space for hands-on learning and a safe, secure location for equipment and technology</p> <ul style="list-style-type: none"> • There is no similar space in the public schools, Library, Rec Center or COA • Case campus septic is at full capacity. Case estates planning is just beginning, septic and other issues will make reuse of buildings complicated and a long way off • Programming and hours of operation will respond to demand and traffic • WAIC preserves all of the Old Library's historic interior and exterior
What are the Zoning issues?	<p>None - As a branch of the Weston Library, WAIC is considered a municipal use</p> <ul style="list-style-type: none"> • All zoning and permitting requirements are met on-site including septic and parking
Why is Weston Media Center (WMC) part of this plan?	<p>Synergy - Arts, technology and digital media are essential to 21st Century learning</p> <ul style="list-style-type: none"> • WMC is Weston's digital media hub • WMC is currently inaccessible to the public • WMC's studio at Brook School could be used for an additional unit of elderly housing
What if WAIC fails?	<p>Unlikely - however interior changes required by WAIC are modest</p> <ul style="list-style-type: none"> • OL will have all new systems and ADA accessibility required for any public access • OL could be easily adapted to another use
DEMAND	
Does Weston want an Art and Innovation Center?	<p>Yes - 84% of residents surveyed want an arts center (National Citizen Survey Poll)</p> <ul style="list-style-type: none"> • Library classes in art and technology are often over-subscribed • Demand for use of the library community room frequently exceeds capacity • Library's most popular items are "how to" and technology books • Residents expect excellence in schools and services. Libraries around the world now promote learning synergy by combining technology, the arts and digital media
Weston artists often have their own studios. Why would they want WAIC?	<p>Local artists want - Exhibition space</p> <ul style="list-style-type: none"> • Space in which to critique each other's work • Opportunities to curate special exhibits • Space away from their usual workplace
Will there be space for movies, exhibitions, concerts, cooking classes, and tastings?	<p>Yes - Historic Reading Room is ideal for exhibits, movies, concerts, meetings, receptions and recitals</p> <ul style="list-style-type: none"> • Cooking classes and tastings will be held
PROGRAMMING	
Do we need more programming when the Rec Center, Library and COA do such a great job?	<p>Yes - Programming will not duplicate existing offerings</p> <ul style="list-style-type: none"> • WAIC programs will use equipment and space not available elsewhere • Library, Weston Media, COA, and Rec Center collaboration will continue & expand • Residents want to learn technology, "how-to", arts and media • Programming will be flexible and respond to resident requests
Is programming limited to art-related activities?	<p>No - Programming may include:</p> <ul style="list-style-type: none"> • Word, Excel, PowerPoint, Photoshop, Lightroom, Final Cut software • Digital camera, audio and video workshops • Website design • Sewing, garden design, jewelry making, bike maintenance
Could people drop in?	<p>Yes - WAIC will be a vibrant, warm and welcoming place</p> <ul style="list-style-type: none"> • "Drop in" access to WAIC equipment and computers will be explored • Free WIFI will be available
Hours of operation?	<p>Flexible and to be determined - Demand and traffic mitigation are key</p> <ul style="list-style-type: none"> • Professional staff will be present • Building security and public safety are paramount

FINANCIALS	
<p>What will it cost Weston taxpayers?</p> <p>Where will the money come from?</p>	<p>No tax increases are expected</p> <ul style="list-style-type: none"> • Community Preservation Act (CPA) funds are earmarked for OL restoration • Financial projections for operations are conservative and based on extensive research by the WAIC team • Operations to be paid by program fees, rentals, sponsorships, grants and fundraising • WAIC will be a new town amenity and enhance Weston's reputation as a great place to live and raise a family
<p>Why is the OL project so expensive?</p>	<p>Renovating any historic building is costly</p> <ul style="list-style-type: none"> • Caring for our historic treasures demonstrates what our community values • \$364,000 will be requested from CPA funds for design fees at May 9th Town Meeting. This equals 13% of construction costs, the specification for historic projects • \$2,800,000 will be requested from CPA funds for building costs at May 2017 Town Meeting • Furnishings and equipment to be paid by fundraising (\$200,000 already pledged)
<p>Wouldn't it be cheaper to renovate the OL into a "plain vanilla" box rather than an Art and Innovation Center?</p>	<p>No - Greatest expense is in making the building code-compliant, modernizing systems and making the OL ADA accessible</p> <ul style="list-style-type: none"> • Customizing the interior to suit WAIC's needs requires minimal build-out • Planning is most cost effective when done for a specific use and program • Plans can be specified to separate WAIC's specific needs from the generic build-out
<p>Can CPA funds be used for an Art & Innovation Center?</p>	<p>Yes - CPA funds can be used to renovate a historic building for another use</p> <ul style="list-style-type: none"> • Restoring a historic building to active re-use is the best way to ensure its survival • CPA money cannot fund equipment, chairs, etc. • WAIC has \$200,000 pledged toward start-up costs (other than renovations) • Fundraising continues
<p>What are the costs of operating the WAIC?</p>	<p>Annual income and expenses for first year operations conservatively estimated:</p> <ul style="list-style-type: none"> • \$314,420 - Income for workshop fees, reading room rentals, membership fees, sponsorships, grants and fundraising • \$297,486 - Expenses for salaries & benefits, utilities, maintenance, materials, hardware, software and marketing • \$16,934 - Net Profit, first year of operations • Second Year profit estimated at \$122,485 • All profits will be used to maintain the building, expand and enrich WAIC programs
PROCEDURES	
<p>Should we know what is happening with the JST before we decide what happens with the OL?</p>	<p>No - After two years of serious study, JST/OL Working Group (JSTOLWG) decided that a dual-track serves both buildings better and allows progress on OL to start now</p> <ul style="list-style-type: none"> • Both buildings and all reasonable uses have been thoroughly studied • WAIC is the unanimous JSTOLWG choice for the OL • Friends of the JST proposal for a full service restaurant and space for non-profits is the JSTOLWG unanimous choice for the JST • Likelihood of success at Town Meeting is better with a dual-track plan
<p>Will there EVER be a real restaurant in Weston?</p>	<p>Yes - Friends of the Josiah Smith Tavern are well underway with plans for a full service restaurant</p> <ul style="list-style-type: none"> • JST is a much more complex building than OL and planning takes longer • JST is a great place for a restaurant – as evidenced by two complete, professional proposals for a full service restaurant in the barn and connector • A restaurant will complement WAIC and vice-versa
THE FUTURE	
<p>What will happen to JST and its current tenants, Women's Community League (WCL), and Weston Historical Society?</p>	<p>A full-service restaurant is planned for JST (subject to Town Meeting approvals)</p> <ul style="list-style-type: none"> • Negotiations to keep WCL a successful, local non-profit are ongoing • Weston Historical Society plans on becoming a tenant in the JST at discounted rent • Weston Forest and Trail plans on becoming a tenant in the JST at discounted rent
<p>What will happen if the proposed restaurant fails?</p>	<p>Many restaurant operators are eager to be in Weston</p> <ul style="list-style-type: none"> • JST barn and connector was the location of choice for two well-established restaurateurs in previous re-use proposals • Weston will control the size and type of restaurant allowed (no Hooters or 5 Guys)



Weston Arts and Innovation Center

A Branch of the Weston Public Library

www.westonaic.org

Imagine the Possibilities!

Below are a sample of classes and activities that could be offered at the Weston Arts and Innovation Center in the Old Library. Please check those of interest to you. This is not a commitment! We only want to gauge the relative interest in the following.

2D ARTS

- Watercolor, Oils, Pastels
- Illustration, Cartooning
- Print Making, Stenciling
- Calligraphy, Pen & Ink
- Photography, Videography
- Silk Screening

TEXTILE ARTS

- Sewing
- Knitting, Crochet
- Fashion Design
- Weaving
- Embroidery, Needlepoint
- Fabric Printing, Batik
- Quilting

PERFORMANCE ARTS

- Art Shows
- Open Mic Nights, Music
- Poetry Slams, Storytelling
- Travelogues, Slide Shows
- Movie Nights
- Play Reading & Performances
- Fashion Shows

3D ARTS

- Stained Glass
- Mosaics, Tiling
- Origami, Paper Cutting
- Jewelry
- Woodworking, Wood Carving
- Beading
- Acrylic and Polymer Clay
- Paper and Card Making
- Sculpture

TECHNOLOGY

- Photoshop, Illustrator
- Video Recording & Editing
- Audio Recording & Editing
- Website Design, Publishing
- Mobile App Design
- Robotics
- Laser Cutter
- 3D Modeling & Printing
- Word, PowerPoint, Excel
- Arduino/Raspberry Pi
- Lego Mindstorms, Tech Toys
- Programming
- GIS, GPS, Mapping

BOOKS, WRITING, MEDIA

- Writing Fiction/Non-fiction
- Children's & YA Books
- Podcasting
- Blogging
- Book Making, Photo Books

CRAFTS

- Kites, Wind Socks & Chimes
- Weather Vanes, Whirligigs
- Dolls, Puppets
- Bird, Bug, Bat Houses
- Toys and Models
- Basketry, Folk Crafts

HOME, GARDEN & KITCHEN

- Wine, Beer, Tea Tasting
- Candy Making
- Ethnic Foods
- Canning, Preserving, Pickling
- Furniture Refinishing
- Home, Car, Bike Repair
- Gardening, Herbs
- Hydroponics, Terrariums
- Flower Drying, Arranging

Are you interested in other classes or activities not listed above? _____

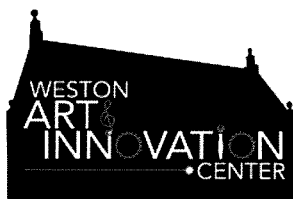
Can you *lead* an introductory workshop in (or help organize) any of the above? If so, please circle the activities above and print your email address below. Again, this is not a commitment!

Name _____

Email _____

Thank you very much. Email questions and comments to westonaic@gmail.com.

Also check out our website at www.westonaic.org.

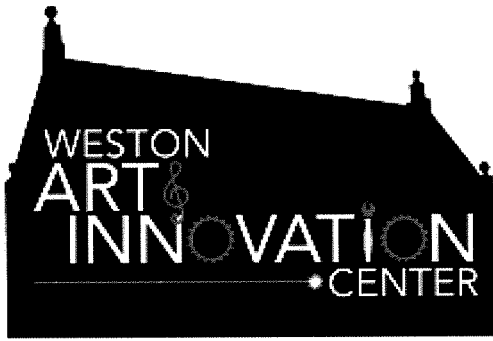


Funding the Possibilities!

FUNDS AVAILABLE NOW	AMOUNT	USE	SOURCE	TAX INCREASE
TOTAL:	\$100,000	Seed capital	Weston Library Trustees	NONE
	\$ 5,000	Donation (expected)	Friends of the Library	
	\$ 90,000	Start-up for capital costs	Comcast & Verizon capital restricted grant to Weston Media Center	
	\$ 5,000	Pledges (as of 3/1/2016)		
	\$200,000			
FUNDS NEEDED FOR START-UP:				
TOTAL:	\$ 364,000	Design fees 2016	Community Preservation Act historic funds	NONE
	\$2,800,000	Renovation costs 2018	Community Preservation Act historic funds	
	\$3,164,000			
INCOME STATEMENT FIRST YEAR OPERATIONS:				
FIRST YEAR PROFIT:	\$314,420	Operating income	Workshop fees, reading room rentals, membership fees, corporate sponsorships, grants and fundraising	NONE
	\$297,486	Operating expenses	Salaries & benefits, utilities, maintenance, materials, hardware, software, marketing	
	\$ 16,934			
INCOME STATEMENT SECOND YEAR OPERATIONS:				
SECOND YEAR PROFIT:	\$454,150	Operating income	Workshop fees, reading room rentals, membership fees, corporate sponsorships, grants and fundraising	NONE
	\$331,665	Operating expenses	Salaries & benefits, utilities, maintenance, materials, hardware, software, marketing	
	\$122,485			
LONG TERM OPERATIONS				
	\$1,500,000	Endowment	Individuals, foundations, corporations, grants	NONE

Imagine the future in the heart of the Weston.

www.westonaic.org



Imagine the Possibilities!

**The Right Idea, The Right Time,
The Right Place, The Right People**

www.westonaic.org

A BRANCH OF THE WESTON PUBLIC LIBRARY DEVOTED TO HANDS-ON LEARNING & CREATIVITY

WHAT IS THE WESTON ART & INNOVATION CENTER (WAIC)?

A Library for the 21st century, a center for hands-on learning, creativity and exhibitions including:

- **Fine arts** – painting, drawing, sculpture, printmaking, illustration, fashion design, calligraphy
- **Crafts** – fiber arts, sewing, quilting, needlepoint, soft sculpture, acrylic clay, jewelry, woodworking
- **Culinary and ethnic arts** – cooking, cheese making, candy making, ethnic foods/customs
- **Technology** – Photoshop, Lightroom, Excel, digital design, computer code, 3-D printers, laser cutters, robotics
- **Digital media center and studio** – photography, video and audio recording, editing, production
- **Performance, recital, reception, meeting and gallery space** in the historic Reading Room

WHY AN ART & INNOVATION CENTER?

84% of residents want an arts / cultural center (National Citizen Survey poll) and:

Weston Library

- Needs more space for hands-on learning, presentations, and programs
- Current location cannot expand because of septic restraints
- Media and technology central to 21st century learning

Weston Media Center

- Needs training and studio space accessible to the public
- Current location at Brook School possibly re-used for affordable housing

WHO WILL RUN WAIC?

Proven managers, advisors and fundraisers:

- **Weston Library Board of Trustees and Town of Weston** – oversight of Library operations
- **Susan Brennan, Director of Weston Library** – oversight of WAIC
- **WAIC Director** – full time, on-site manager, employee of Weston Library
- **WAIC Advisory Board** – professionals invested in success of WAIC
- **Gloria Cole, Executive Director of Weston Media Center** – manages non-profit

WHY AT THE OLD LIBRARY?

Unanimous choice as best re-use by both the JST/OL Working Group and Historical Commission

- Old Library renovations remain fully intact and no exterior changes needed
- Low-impact use of Old Library
- Low-impact on traffic, parking, noise
- Central, accessible location
- Public access to historic building
- Flexible schedule and programming to meet demand
- Zoning and permitting requirements all met on site

WHAT'S NEXT?

- **March 19th at 9am and April 7th at 7pm**
Public Forums at Town Hall – detailed presentations, Q&A
- **May 9th - Town Meeting** at Weston High School – CPA funding vote for design fees

JOSIAH SMITH TAVERN AND OLD LIBRARY WORKING GROUP

Come to the Open Forum from 9 to 11 am on March 19, 2016 in Town Hall

Please Support Our Unanimous Choice for the Old Library: The Weston Art & Innovation Center

Plus our Unanimous Choice for the Tavern: the Friends of Josiah Smith Tavern

Please Vote to Approve Design Funds for The Weston Arts & Innovation Center (WAIC) at the

May 2016 Town Meeting.

The Josiah Smith Tavern and Old Library Working Group (“Working Group”) has been working diligently for over 2 years, meeting approximately twice a month to explore a wide range of issues relating to the properties, including:

- Examining prior failed proposals for re-use, town surveys relating to the properties and physical data relating to the properties;
- Understanding in great detail the zoning, regulatory and historic preservation requirements
- Meeting with various stakeholders including current and prospective tenants, and abutters;
- Engaging expert consultants to conduct feasibility studies, develop cost estimates and complete a demand analysis for types of reuse;
- Soliciting Statements of Interest (SOI) from prospective sponsors

We have been strongly guided by the large and representative 2014 town-wide survey conducted by a well-respected national polling organization, which indicated that Weston residents want the reuse of these buildings to include an arts/cultural center (84%), restaurant/café (78%), function space for rent (74%), museum/space of Weston historical artifacts (71%), and office space for Weston nonprofits (67%). The Working Group’s recommendations described below provide for **ALL** of these desired uses, while no other proposals that we received effectively include all of these important amenities.

After an in depth public review process, in December 2015, the Working Group unanimously recommended that the Town support the Weston Public Library’s proposal to develop the Weston Arts & Innovation Center (WAIC), an art & technology learning center with creative maker space in upper stacks area, open program/learning/function space in the Reading Room, and the Weston Media Center in the lower level.

The rationale for Working Group’s unanimous recommendation is as follows:

- Sponsored by a Municipal department with strong, established organization and support in town;
- Represents the “Arts & Cultural” reuse desired by residents, as evidenced by town meeting votes and surveys;
- Preserves open, public access to the Old Library;
- Preserves the historic interior and exterior of the building; this minimal impact is consistent with preservation and offers flexibility for future reuse;
- The WAIC is open to an opportunity to work with other organizations to develop programming;
- Continued Town ownership;
- \$3 million estimated cost is within current CPC funding availability, and is consistent with the guidelines of the CPC;
- Construction & startup costs will be supplemented by private fundraising;
- Approval of project requires only a simple majority vote at Town Meeting given current zoning and available CPC funds.
- Can start right away because this program is entirely independent and solely on the Old Library site.

The Working Group also recommended the Town work with the Friends of the Josiah Smith Tavern for reuse of the JST Complex. This reuse combines a restaurant, coffee stand and space for town-oriented non-profits, including the Women's Community League, Weston Historical Society and Weston Forest & Trail Association. The effort of refining this proposal continues, and unlike the plan for the Old Library, is not ready to come before May 2016 Town Meeting.

Accordingly, the Working Group also recommends that the two concepts be pursued separately and with different timelines, and they should be subject to separate Town Meeting votes and approval processes. We believe this is the best course of action given that the properties have issues unique to each (cost, historical restrictions, zoning, licensing, etc.), the timing of development is likely to be different, and a discrete approval process allows for better feedback. In short, the issues and considerations are complex, and we believe the Town will have greater success in achieving necessary approval by dealing with each individually rather than pursuing a "grand solution."

The Working Group recognizes there are two sponsors who submitted Statements of Interest that were not selected. These groups have elected to bypass the Working Group's selection process and appeal directly to Town residents at Town Meeting. **We do not endorse these plans.**

Weston Civic Center (formerly known as Historic Gateway to Weston) has submitted a 14-signature citizen's petition to appear on the Warrant, proposing a restaurant in the Old Library as Phase 1 of a proposed 2-phase project. The Working Group **unanimously opposes** this Article for many reasons, including:

- This method bypassed the Historical Commission and the Community Preservation Committee, and consequently does not have their endorsements;
- The petition is premised on an incorrect belief that a restaurant is only viable in the Old Library;
- It requires the joining of infrastructure with the JST Complex, specifically septic & parking, which would significantly increase the project cost and size, and impact on St. Julia's Church, and restrict the Town's ability to deal with these parcels separately in the future;
- Despite the necessity of joining the properties, the proposal provides little visibility on actual cost and programming of the JST (Phase 2) and the benefits to residents of such reuse;
- Indeed, it is likely that this proposal would leave the JST without a comprehensive enough reuse plan to justify the Town spending the estimated \$4 million required for renovation, and this in turn could result in the JST building being condemned for health and safety reasons, leaving the Women's Community League and Weston Historical Society without a home;
- The proposal is not actionable, as it would be subject to both an RFP and approval of Phase 2, No actual plan or layout was ever submitted for the restaurant in the Old Library;
- The sponsors have not exhibited the expertise and organizational depth necessary to develop and manage the project, and could therefore put the Town resources at significant risk.

The Elderly Housing Committee also submitted a Statement of Interest to develop 9 elderly affordable housing units in the Old Library. Their SOI was considered by the Working Group, but not selected, and we understand they too will submit a Warrant Article to appeal directly to residents. Here again, the Working Group **unanimously opposes** this Article for the following reasons:

- Residents have rejected residential use in the Old Library in the past, and in the National Survey by a greater than two-to-one margin, with affordable housing also significantly rejected for these buildings
- Town approval is unlikely because residential use would require either re-zoning (needing a two-thirds vote at Town Meeting) or a complex 40B process
- Conversion to residential use would eliminate any public access to the building;
- Construction of a total of 10 bedrooms in 9 residential units would permanently and irreversibly destroy the historic interior and much of the exterior architecture that was recently restored at significant CPC expense, and may not even be structurally possible;

- Elderly housing would not add any vitality to the Town Center, and is not a good fit with a restaurant in the JST Barn;
- We did not find the Elderly Housing Committee's financials and build-out assumptions credible, including the ability to support the required septic on-site.
- We believe a re-use that allows all residents the opportunity to enjoy the building and its location is superior than one that makes the building essentially private, for the use of just a few;
- Adding additional elderly housing units at the Brook School Apartment Complex, where they already exist, would be a much less costly and more efficient approach to increasing Weston's stock of elderly affordable housing.

The Working Group believes that our recommendations offer the best combination of uses and amenities, and they offer the Town the best opportunity for real plans to put these buildings into active use. The Working Group continues to work with both WAIC and Friends of the JST in advancing their proposals. To that end, the Working Group will facilitate an **Open Forum on March 19, 2016 in Town Hall** and will continue to provide support for these groups before Town committees and Annual Town Meeting.

Josiah Smith Tavern and Old Library Working Group

Dianne Butt, Chris Houston, Marisa Morra,
Tom Palmer (Co-Chair), John Sallay, Clint Schuckel, Jay Valenta (Co-Chair) and Steve Wagner
Email: jstol@westonmass.org and on Facebook at [Josiah Smith Tavern & Old Library Working Group](#)

The Old Library

The 1899 Building was built to be “a splendid monument to the culture and refinement of the citizens of Weston.” The library is significant historically as a symbol of Weston’s civic pride as the town evolved from a rural backwater to a more sophisticated community that valued education, literacy, and culture.

Alexander S. Jenney, of Fox, Jenney and Gale, was the principal architect of the firm that won the competition for the new Library in 1899.

Jenney began his professional career in the office of America’s great architect, H. H. Richardson. It was in Richardson’s office that he met Stanford White, who later established the prestigious firm McKim, Mead, and White, and designed the Boston Public Library. Jenney joined their Boston office and oversaw the work on that great building.

The architectural style of the Old Library is rooted in the English Arts and Crafts movement. The proportions of the building follow the “Golden Mean,” a mathematical formula used by architects and artists for centuries because of its aesthetically pleasing proportions. It has exceptional quality design and materials.

The CPA funded exterior restoration of the Old Library was completed in 2015, overseen jointly by the Historical Commission and the Permanent Building Committee. Its renewed splendor has inspired many new admirers.

Further Information:

The Old Library Report by the Historical Commission can be found online: <http://www.weston.org/documentcenter/view/518>

Or in the Weston Historical Society Bulletin
link: <http://westonhistory.org/Bulletins/2010-Fall-Bulletin.pdf>

Weston Art and Innovation Center - Old Library

From: "Field, John F." <field.j@westonmass.org>
To: "alaarch@earthlink.net"
Cc: "Swaine, Ann" <swaine.a@westonmass.org>
Subject: Weston Art and Innovation Center - Old Library
Date: Mar 7, 2016 11:36 AM
Attachments: [image001.gif](#)

Hello Adrienne,

Thanks for bringing me 'up to speed' last week on the Weston Art and Innovation Center proposal to re-use the Old Library.

I think this would be a great fit for the building and site and would certainly benefit the community!

Based on the plans you presented, EC1, A1,A2 and A3, and discussions we had, the proposal will meet the requirements of Architectural Access (521 CMR), Occupancy/Egress and other State Building Code(780CMR) issues and the Zoning Bylaw as to Use and Parking.

I look forward to working to help make this re-use possible.

Please don't hesitate to contact me if I can be of any assistance,

Regards,

John F. Field, P.E.

Land Use Coordinator

Inspector of Buildings – Zoning Enforcement Officer

Office (781) 786-5045

Cell (978) 501-3007

Field.j@westonmass.org

RE: Old Library, Weston

From: Robert Gemma <RGemma@mwengineering.com>
To: Aydelott and Associates
Subject: RE: Old Library, Weston
Date: Mar 2, 2016 2:01 PM

Based on your estimate of 3600 square feet of general office use, the old Library will need a septic system with a capacity of 270 Gallons Per Day (GPD).

Considering the soil testing that we completed a few years ago, I think it is feasible to construct a sewage disposal system in the front of the building with sufficient capacity to accommodate this flow.

Best regards,

Rob

Robert A. Gemma, PE, PLS
President

MetroWest Engineering, Inc.

75 Franklin Street

Framingham, MA 01702

P: (508) 626-0063

F: (508) 875-6440

<http://www.mwengineering.com>

-----Original Message-----

From: Aydelott and Associates [mailto:alaarch@earthlink.net]

Sent: Wednesday, March 02, 2016 12:36 PM

To: Robert Gemma <RGemma@mwengineering.com>

Cc: Aydelott & Associates <alaarch@earthlink.com>

Subject:

Hi Rob

This is a memo to confirm my question regarding general office use at the Weston Old Library at 356 Boston Post Road Weston Ma. I have been doing pro bono work for the Arts and Innovation Center (part of the Weston Library). Their proposal for reuse of the Old Library was selected by the Selectmen's Working Group. I need to confirm that septic flow for this use can be processed on site at the septic field proposed at the north (or front) of 356 BPR.

The building will have 4000 usable square feet of general office use.

Thank you for your help,

Adrienne Giske RA