Josiah Smith Tavern and Old Library Working Group

Presentation to Town Meeting

May 8, 2017
Current Situation

- Both buildings are town-owned
- Old Library on track to become WAIC/WMC
- JST lightly used by non-profits
  - Many issues with occupancy
  - Historic preservation restriction
- Prior reuse proposals
  - Large restaurant in Tavern (2008)
  - Private residential condos in Old Library (2013)
- Exterior renovations only
  - Josiah Smith Tavern: $610,000 (2007)
  - Old Library: $1.15 million (2015)
- Time to restore the JST Complex
Background & Working Group Process

Our responsibility: Coordinate Town efforts to redevelop the properties

- **Diverse representation**
  - 5 at-large members
  - Representatives of Board of Selectmen and other committees

- **Extensive due diligence in nearly 70 public meetings**
  - Examined all available data and engaged expert consultants

- **Solicited creative input from the community**
  - Statements of Interest in December 2015
  - Request for Proposals in August 2016

Recommended a **master plan** to the Board of Selectmen to put both buildings back into active use...
Master Plan for Reuse of Both Buildings

- Weston Art & Innovation Center in the Old Library
- Restaurant in the Barn, community room rental & non-profit tenants in the Tavern
- Two-phase master plan:
  1. **Library**: Weston Art & Innovation
     - Design fees approved May 2016
     - Design & engineering underway
  2. **Tavern**: Ready for Town Approval
     - Vote “Yes” on Article 29
- Utilizes CPC Funds
- Complements Town Center improvements & plan
Phase 1: Old Library

**Weston Art & Innovation Center**
- Art & technology learning center in the stacks
- Restored reading room as a community space
- Weston Media Center in lower level

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**Design Funds approved May 2016**
- Top use favored by Residents
- Strong, established sponsor
- Public access and preserves building
- Financially self-sustaining
- Stand-alone use with flexibility for future reuse
- Perfect fit for the building and for Weston
Phase 2: Tavern

Support the Friends of the JST
- 105 seat restaurant in the Barn
- Non-profit space in Tavern
- Shared community use in 2nd floor ballroom

Rationale
- Uses consistent with Resident survey
- Liquor license available
- Proven viability & demand
- Experienced sponsor familiar with property
- Use consistent with historical preservation
- Financially self-sustaining
- WCL, WF&T, WHS supportive & participating
- Town retains ownership

Vote “Yes” on 29 to approve Design Funds
Master Plan Accommodates Top 5 Uses

The Master Plan accommodates the Top 5 preferred uses by Residents in the 2014 Citizens Survey.
Let’s return these historically important and prominent buildings to active use!

Vote “Yes on 29” for design funds to Restore the JST Complex and Create a **Tavern in the Tavern** and community and office space

Please continue to support the **Weston Art & Innovation Center** in the Old Library