

RIVER'S EDGE DESIGN GUIDELINES

PURPOSE:

These guidelines supplement the RFP for proposed multi-family housing at the River's Edge Wayland. Please refer to the River's Edge Housing Overlay District (REHOD) zoning for the site, as well as building and zoning regulations for local requirements for design and construction of new buildings in Wayland. The Design Guidelines Plan (the "Guidelines Plan"), attached as Appendix A, is hereby included as a visual guide for the River's Edge Housing Overlay District zoning and many of the River's Edge Design Guidelines below.

The Design Guidelines set forth below were developed by the Wayland Planning Board, Design Review Board, Economic Development Committee, and from comments by other Wayland residents in order to provide guidance to Respondents to the River's Edge RFP. Many of these Design Guidelines are recommendations and are not absolute mandated criteria. The essence of the design process is to create a quality community for the Town of Wayland, and creativity and excellent design are encouraged.

The intent of these guidelines is to direct new multi-family housing construction at the River's Edge site such that:

1. The designer must consider forms, shapes, textures, and functions that are compatible with the general character and design styles of the Town and with the natural surroundings of the site.
2. Arts and crafts, shingle style or Adirondack/Berkshire design and/or detailing are suggested to link the natural environs and traditional character. Modern design and style elements may be proposed with quality design and details, particularly those which may meet Green Building criteria, however fully modern design is not encouraged, as it is inconsistent with the overall character of Wayland. Standard "suburban garden apartment" cookie-cutter design is discouraged.
3. The primary goal of any design is that the buildings' functionality and form are suited to the natural environs of the River's Edge site and that the architecture is welcoming and inviting. The project should have a sense of destination, and sense of place, in and among the buildings. Buildings are encouraged to be of different but complementary designs and/or colors to provide visual interest for the project as a whole.
4. The materials, products, and finishes should be of lasting quality. They should be chosen for contextual suitability, quality and durability.

Note the attached site design (Appendix B) is just one sample design that meets the River's Edge Design Guidelines in terms of scale and articulation that a proponent might propose for the site, but is not meant to be an absolute layout or design requirement.

1. GENERAL REQUIREMENTS:

- a. Proposed buildings shall be no higher than three occupied residential floors and 45 feet in height, measured from average exterior grade to the highest roof point, with three exceptions as shown on the Guidelines Plan, specifically:
 - i. maximum 35 feet in height within 100 feet of the Route 20 roadway (with the preferred intent that any building façade facing Route 20 shall “step down”, so that even if a first building facing Route 20 starts beyond 100 feet of the Route 20 roadway, that the maximum height for the first 25 foot depth of the building will be 35 feet), and
 - ii. maximum four occupied residential floors and 58 feet in height in the northwest quadrant of the site (see REHOD zoning map)
 - iii. for those areas along the north of the site abutting wetland areas where subsurface parking is recommended but where grading of excess soils may be difficult, the average grade for buildings adjacent to the wetlands may be defined as grading along the front (south) and sides (east/west) of the building only (*i.e. excluding the north side, so that the parking level may be partially visible from the back but not from other facades. See Parking Section 9a for more detail.*)
- b. Rooflines shall be in proportion and consistent with the architectural style of the project. Peaked rooflines shall vary in height and detail with the use of dormers, shed dormers, step downs and other articulation as may be appropriate to provide visual interest for the project.
- c. Common, central green spaces shall be provided, including walking paths and seating areas. Resident gathering areas such as grill areas, outdoor fireplaces and patios are strongly encouraged.
- d. Massing, detailing, materials and colors shall be considered for visual appeal for drivers and by those enjoying the natural beauty of the Sudbury River, as well as serve as a suitable attractive statement for entrance to the Town of Wayland from the west.

2. FACADES

- a. All elevations should be detailed and treated as important, including the side and rear elevations of all buildings.
- b. Any façade length should not exceed 40'-50' without articulation or change of plane of a minimum of 8".
- c. All elevations should be fenestrated. Bay windows or similar protruding window elements are encouraged to help break up the massing of facades and increase visual interest inside and out.
- d. Architectural details to reduce the scale and improve visual interest should be incorporated into the design to add interest to the design and coherence within the streetscape. These details include, but are not limited to:

- i. Rake boards
- ii. Cornice lines
- iii. Corner boards
- iv. Columns or turned posts, of appropriate proportions and detailing
- v. Pilasters
- vi. Pediments or other decorative entranceways.

Details should be used as appropriate to the building construction type.

- a. If siding is used, it should be wood, fiber cement, polyash or similar siding. Aluminum, E.I.F.S. and vinyl siding are prohibited. Long expanses of clapboard are recommended to be broken up with arts and crafts / shingle style detailing
- b. Siding should begin not more than 24" from ground/landscaping to avoid any large exposed areas of cast concrete foundations.
- c. If brick is used, it should be no larger than a small standard modular unit size (e.g. 3-5/8' x 2-1/4" x 8" or similar). Stone veneer or brick is encouraged at lower elevations.
- d. Variation of detailing is encouraged for first floors, versus second/third floors, versus fourth floors to help break down the scale of the façade walls. Such detailing shall be created within a recognizable hierarchy of the overall design, not simply variation for variation's sake.

3. MATERIALS

- a. Brick, wood siding, fiber cement, polyash or similar siding, wood shingle, stone, cultured stone or other natural materials are acceptable on the front, rear, and side elevations. Vinyl, E.I.F.S. and aluminum siding are prohibited.
- b. Roofs:
 - i. Shingles shall be dimensional, architectural grade fiberglass shingles.
 - ii. Shingles must have a minimum thirty (30) year warranty; forty (40) year warranty is preferred.
 - iii. Flat roofs shall be minimized but otherwise may be EPDM, TPO or tar and gravel.

4. COLORS

- a. Colors are preferred to be chosen in a natural earthtone palette to complement the woodland, river and wetland surroundings, avoiding bright non-natural colors and pastels.

5. ENTRANCES / CONNECTIONS / PRIVATE OUTDOOR SPACE

- a. Front porches and/or covered entrances protruding from the front façade plane are preferred on all buildings to help break down the scale of the buildings.

- b. Age-restricted buildings are encouraged to feature covered drop-off entrances or structural awnings for weather-protected resident access, and covered walkways if possible between buildings to encourage pedestrian access between buildings.
- c. Private outdoor patio/balcony/Juliette balcony space shall be provided for not less than 50% of the apartments.
- d. Juliette balconies are preferred for a cleaner look to the façade, but are not required per se. To the extent full balconies are included at the election of the developer, open air rather than recessed balconies are preferred for the majority of balconies. Full balconies shall be well integrated into the design form, avoiding the appearance of "tack on" structures. Balcony rails are preferred to be earthtone or black in color to minimize visual impact.

6. WINDOWS

- a. Windows and doors should reflect the style of the building itself in scale, proportion and style. Windows are encouraged to be earthtone in trim color (green, brown, tan) to match the natural setting and earthtone façade colors, in lieu of stark white or light ivory.
- b. All window casings should be built out to give dimensionality to the façade and not be flush with the plane of the façade.
- c. Windows should contain muntins in a general proportion that is appropriate to give texture to the buildings, and should be simulated divided light.
- e. Wood windows, with the exterior clad in either aluminum or vinyl, or aluminum windows, are preferred. Fiberglass windows are allowed; vinyl windows are not allowed unless they are highly energy efficient and with similar detail and profile to other windows described herein.

7. DOORS

- a. Main entrances must feature swing doors, not sliding glass doors or otherwise commercial or hospitality storefront entries with glass extending to the ground.
- b. Emergency egress doors shall be detailed on the exterior to meet the overall design detailing.
- c. Flush doors are not preferred and should only be used as secondary or egress only doors.

8. ROOFS

- a. Interest should be added to the roofs and rooflines with height and plane changes, and possibly dormers or other articulation.
- b. Roofs should be consistent with the architectural design of the project. Peaked roofs are recommended, and shall be peaked with a minimum pitch of 6:12 and maximum pitch of 12:12, and overall height and massing consistent with the facades heights and lengths of its building, but in no case higher than 15'

from bottom to top of roof. If peaked roofs are utilized, any flat roof areas shall be allowed as needed for mechanical equipment, as long as such areas are minimized, not visually prominent and/or which may be hidden behind adjacent rooflines.

- c. Rooflines are encouraged to vary at a minimum, and if possible within the overall design, are encouraged to incorporate part or all of the uppermost floor behind the roof, such as with dormers, gables or even mansard roof, to help minimize the lower façade heights of the buildings.
- d. There should be a cornice line and it should be of a wide proportion and built out to give dimension to the transition from the roof to the façade.
- e. Shingles must conform to the NSRA Committee approved color list which are subdued tones in the weathered gray, weathered brown, gray-brown, and moss green ranges.
- f. Visible roof elements and other roof elements and penetrations should be finished to match adjacent roof color.
- g. Rooftop mechanical equipment shall be placed to minimize their visibility to the maximum extent possible, especially from prominent views (southwest, south and southeast).
- h. South-facing roofs are encouraged to be solar panel ready.

9. PARKING

- a. A minimum of 40 parking spaces is recommended to be provided internal to the residential buildings. As described above in Section 1.a.ii, internal parking is encouraged at the north side of the site, and in particular any north single-level parking exterior wall may be partially exposed (up to 6'), in order to accommodate grading adjacent to wetlands and also to allow natural ventilation of the parking level. Landscaping shall be located along the wall to soften the appearance of any exposed area of the wall, and ventilation openings shall be detailed to minimize their appearance.
- b. The remaining parking spaces may be surface spaces. Surface parking spaces shall be shielded from view from adjacent roadways using soft and hard (low stone wall) landscaping.
- c. Ramps or entrances to internal parking shall not be visible from adjacent roadways.
- d. Expanses of parking are to be broken by landscaping islands, at least 1 per 10 spaces or per 85 lineal feet of parking.
- e. No independent enclosed garage/parking structures are allowed. Non-enclosed covered parking (with solar panels encouraged), complementary to the overall design intent, and not visible from Route 20, may be allowed.

10. UTILITIES / SUPPORTING INFRASTRUCTURE

- a. All utilities distribution on site shall be installed underground.
- b. Headhouses, pull stations or other ancillary structures for utilities shall be located for minimal visual effect, partially or fully recessed if possible, and otherwise masked with landscaping as may be possible.
- c. All service entrances, dumpsters and loading facilities (if any) should be located at the rear of buildings and/or at facades not readily visible from roadways to the east and south. Such uses should be screened from view with solid fencing, wall and/or landscaping from public streets and parking areas.
- d. Equipment (such as air conditioning units or exhaust fans) should be located on rooftops as much as possible, to avoid visual or aural disruption at and around the buildings.

11. TOPOGRAPHY

- a. All excess soils currently stockpiled on site will be screened and reused on site. Excess soils in particular will be utilized to minimize the appearance of any underground parking.
- b. The height of the prominent southwest corner of the site will be maintained to retain the topographic variety on site. Internal parking is preferred to be located at those areas which can utilize the change in grade to help mask the ground-level or subsurface parking level.
- c. Retaining walls shall be minimized when working with the topography of the site. Any retaining walls shall be stone or stone façade. Split-face or other block assembly wall construction is discouraged.

12. LANDSCAPING AND EXTERIOR ELEMENTS

- a. The project and quality of landscape along Route 20 should recognize the prominence of this site as the "front door" to Wayland while traveling west to east along Route 20.
- b. A minimum of 10-20% of site must be reserved for open space. Open space shall be defined as: The portion of a lot not covered by buildings, garages or other accessory buildings or structures, canopies, off-street parking areas, maneuvering aisles, loading areas or driveways. The portions of a lot devoted to lawn; landscaping; swimming pools constructed at or below grade; at grade terraces, patios, walks, tennis or other play courts; and woodland or wetland shall be considered as open space. Open space shall be free of automotive traffic, or parking.
- c. Walking paths are encouraged within and around the perimeter of the site. Paths shall integrate pedestrian access to the Landfill Access Road (and potential future connection to River Road via the DPW access road) and anticipate connection to the upcoming bike path across Route 20 from the site.

- d. Raised, lined planting beds for tenant use are encouraged, where and if possible.
- e. Recreation, play areas, outdoor activity and seating areas are encouraged, where possible.
- f. Trees and shrubs shall be planted to soften views of building foundations. Expanses of longer façade walls should also be softened through the use of landscaping.
- g. Landscaping shall be planted to buffer but not block views of the proposed development from the street. Buffer landscaping shall be a mix of native and non-native Evergreen trees and deciduous trees to provide a variety of seasonal tree cover, as well as understory shrubs and perennial plantings to complement tree species. For all plantings, species indigenous to surrounding areas are encouraged.
- h. Trees
 - i. If a shade tree (such as hardwood maple, oak, elm or similar) is used, it should have a minimum trunk size of three (3) inches in diameter upon installation, as measured six (6) inches above the established ground level. Evergreens should be 8-10' minimum, with larger sizes included so heights will vary and appear more natural.
 - ii. Ornamental trees (such as pear, cherry, plum, dogwood, crab apple, lilac or similar) may also be used to complement the larger shade tree varieties.
 - iii. Particularly along the Landfill Access Road, a row of large-height-species trees (similar in species or eventual height as those currently located on the opposite side of the roadway along the river boundary) shall be planted to create a future attractive tree-canopy-lined roadway.
 - iv. Existing trees which are in good condition at the southwest corner of the site shall be preserved as possible to maintain mature tree growth.
- c. Acceptable fence/wall styles:
 - i. Decorative low-profile (4' or less) stone walls are encouraged as a New England design element to complement and be inherent to the landscape treatment.
 - ii. Dumpster or other ancillary use enclosures shall be natural wood or stained wood solid fence and shall be of sufficient height to mask such uses.
 - iii. Natural wood basket weave fences, vinyl fencing (especially white), concrete block walls, chain link fences, and snow fencing are not acceptable.

d. Railings:

- i. All railings must be of cedar, redwood or cypress, or black or natural-tone wrought iron, or vinyl in dark/natural wood tones. Pressure-treated and/or painted wood is not permitted.
- ii. All posts must be finished with a cap detail.

13. SIGNAGE

- a. Project signage at the Route 20 entrance shall be integrated with surrounding landscape and shall be no taller than 15' in height and 40 square feet in area. A second sign shall be allowed at the landfill access road entrance, no taller than 10' in height and 30 square feet in area.
- b. Signage shall be of natural material (or natural material appearance) and shall be externally, indirectly illuminated; lighting fixtures to illuminate such signage shall be masked so that the lamp is not visible.
- c. Temporary signage after construction is not allowed. Leasing availability signage is only allowed when limited in nature and designed as a natural appendage to the main Route 20 entrance signage (e.g. a hanging shingle of consistent design and quality below the main entrance sign).

14. LIGHTING

The project design is encouraged to be to be Dark Sky compliant, to reduce light pollution to the natural environment surrounding the property. If this is not feasible due to security or safety concerns, please note where applicable. Specific requirements are as follows:

- a. Lighting should serve only to illuminate entries and signage, adjacent pedestrian and parking areas or to highlight significant architectural elements such as a main entry. Continuous illumination of a building façade in its entirety, whether with cove lighting or up-lighting is discouraged.
- b. All parking lot fixtures should be down light and full cut-off such that the fixture head is opaque at a minimum to the bottom of the bulb to minimize light pollution both to residents on site and to the surrounding area.
- c. Free-standing fixtures should be coordinated in appearance with building-mounted fixtures.
- d. Security lighting should be concealed from view to the extent possible.
- e. Site lighting is to be held to no more than one footcandle unless otherwise recommended.

15. GREEN COMMUNITY

- a. Wayland has voted itself a green community and has adopted the "stretch code", an appendix to the MA Building Code. All designs must comply with stretch code requirements for energy- and resource-efficient materials, insulation, lighting, mechanical and building systems.

- b. Beyond the stretch code, proponents are encouraged to incorporate green design principles and materials in building design, for example
 - i. Design the building systems to minimize the consumption of energy.
 - 1. Solar panels and/or the use of solar energy from future nearby panels is encouraged.
 - 2. Geothermal heating and air conditioning is encouraged to be considered as a long-term cost-saving and energy-efficient HVAC system.
 - ii. Design the buildings and specify system components to minimize the consumption of water.
 - 1. Energy efficient and water-efficient appliances and plumbing fixtures shall be utilized
 - 2. Roof run-off shall be harvested in rainwater cistern(s) for re-use for irrigation.
- c. The following are sustainable design suggestions for landscape design, with particular sensitivity to the site's adjacency to the Sudbury River.
 - i. Choose low-maintenance plants that:
 - 1. Once established, do not require regular watering
 - 2. Are pest and disease resistant, thus requiring no or only minimal pesticides (where any and all must be in compliance with Conservation Commission requirements within wetlands and riverfront zones).
 - 3. Are correctly matched to their lighting and micro-climate requirements
 - 4. Minimize turn grass lawns and use species which require less water and pesticides/fertilizer
 - ii. Use organic fertilizers on an ongoing basis
 - iii. Minimize water use beyond normal rainfall. Irrigation should be planned for a permanent condition; the first year following substantial completion, plantings should be irrigated as needed only to allow the plantings to become established, after such time, sprinklers should be run manually if at all to maintain lawns only.
 - iv. Materials and techniques to reduce storm water runoff thus allowing rain water to percolate into the ground are encouraged. Examples include permeable paving, bio-swales and rain gardens.

16. UNIT TYPES

- a. Not less than 25% of the units shall be 55+ age-restricted, per the REHOD, or as may be otherwise amended.

- b. Per the REHOD zoning, 25% of all units shall be affordable for those meeting 80% AMI criteria. These affordable units shall be distributed proportionally between the age-restricted and non-age-restricted units.
- c. The residential unit mix on site should be substantially similar to the following unit mix:

<u>55+ Age Restricted</u>		<u>Non-Age Restricted</u>	
5%	Studios (avg 600 sf)	0%	Studios
50%	1 BR (avg 700-750 sf) & 1BR+Den (avg 850sf)	40%	1 BR (avg 700-750 sf) & 1BR + Den (avg 900 sf)
45%	2BR (avg 900-1000 sf)	55%	2 BR (avg 1000 sf)
		5%	2BR+ Den (avg 1250 sf)

Alternatively, the project may have a higher percentage of one bedroom units in either or both categories. Unit sizes are suggested and may range across different unit layouts.

- d. Affordable units shall be a representation of the range of market-rate unit sizes, types and locations so that the affordable units are distributed among (and indistinguishable from) market-rate units.
- e. Amenities are encouraged to be shared between age-restricted and non-age-restricted buildings as possible.
- f. Per the zoning overlay, up to 25% of the age-restricted units may be assisted living units, as long as such assisted living units qualify as rental affordable (either affordable or market-rate) units per DHCD guidelines. Otherwise, all age-restricted units shall be independent senior housing units.

17. COMMON INTERIOR SPACES:

The project will provide at a minimum typical common areas including health/fitness facilities and meeting room(s). Common interior areas are encouraged to be located within the footprint of one or more of the residential buildings, adjacent or near to entrances and/or lobbies -- as opposed to in a separate structure or in back-of-house locations -- to encourage their everyday use and utility for as many residents as possible.

Developers are encouraged to provide creative amenity and common area spaces, to support the wide range of interests that residents may have and to engender community among residents. Specialized uses such as movie theater, shared office/incubator/conference space, kitchen/cooking/dining space, or even a screen porch with TV's for summer Red Sox games are examples of creative amenities. Developers shall describe all amenity and common areas to be provided for residents. Other suggestions for site-specific creative amenities could include potential ideas such as:

- a. **Panorama Common Room.** A resident common room of approximately 1500 sf is an example of a suggested element which could be provided on the top floor of the upper most building at the southwest corner of the site, with panoramic views to the east and possibly south.

If included, access is recommended to be readily accessible from the main floor entrance and elevator of the building, or an otherwise readily accessible secondary door, such that the room can be used by residents on a common-area basis, as well as non-residents on an event-by-event basis to help introduce and integrate the project into the community. The Town of Wayland would ideally be allowed the use of the room for two events per year at no cost to the Town (aside from any food service or special services), with the intent of helping introduce groups of Wayland residents to the project.

- b. **Diner or Café.** A diner or café open to both residents and the public, is encouraged, to weave the project into the fabric of the overall Wayland community and to provide walkable amenity to residents on site.

The diner would offer at a minimum breakfast and lunch service, and ideally dinner service on weekends if possible. The diner or café would be readily accessible and visible from the Transfer Station Access Road and Route 20 entrance, perhaps at the southeast corner of the site. Ideally the diner or café will be accessible from inside the building or immediately adjacent to a lobby, so that residents do not have to exit the building to enter the diner/café. Outdoor seating is encouraged. Parking may be shared with the guest parking on site.

- c. **Pub or Pub Service.** The community benefits of a friendly neighborhood pub are many, and a pub social setting is encouraged. For example, in a prominently located common room, the design of a u-shaped or curved bar with 12-16 stools is encouraged, such that a caterer or other food service professional could "hold bar" once or twice per week for residents. Depending upon the discretion of residents and management, a pub space could be proposed as part of the diner/café which may be open to the public.

18. OPERATIONAL/COMMUNITY DESIGN ELEMENTS

- a. Proponents are encouraged to integrate ZipCars or other shared vehicle usage into the parking plan. This is to encourage sustainability as well as provide options for seniors and others to reduce their automobile ownership/operating costs.
- b. A goal of the project is to be linked with MWRTA and other regional transit where possible. Proponent will coordinate with the Town of Wayland and MWRTA as needed.
- c. *[Optional – please include discussion if concept is appropriate for the Proponent's Project]* Proponents are encouraged to operate a shuttle bus between the site and Town Center to facilitate pedestrian access to this walkable community nearby, and to reduce traffic trips on Route 20. Note the shuttle bus could possibly be coordinated with the The Coolidge at Sudbury senior housing project at Landham Road.

- d. Proponents are encouraged to provide reasonable storage on site, potentially even on each residential floor for residents to readily store excess personal possessions, given the efficient suggested size of the apartments.
- e. *[Optional – please include discussion if concept is appropriate for the Proponent's Project]* Proponents are encouraged to consider, as may be allowed by law, and as may be practicable and perceived as a benefit by future residents, to allow limited sub-leasing by tenants, specifically for residents' leasing of their furnished spaces while they are out of town, via an acceptable, reputable clearing house such as Airbnb (www.airbnb.com), VRBO (www.vrbo.com) or HomeAway (www.homeaway.com).

By allowing seniors and others the ability to create value from their apartment while they are not using it (for a limited duration each year), benefits are three-fold: first, it provides useful income for seniors or residents who may be on limited incomes; second, it provides cost-effective housing options for visiting relatives and guests of Wayland families and residents, which is highly convenient and also has the merit of financially helping out fellow Waylanders; and third, it provides an opportunity for Wayland residents to actively "try out" River's Edge as a potential housing option.

- f. *[Optional – please include discussion if concept is appropriate for the Proponent's Project]* Proponents are encouraged to consider allowing, and even possibly facilitating, shared leases for residents who split time between Wayland and for example Florida or Cape Cod. This could significantly reduce housing costs for residents who want to, but might not otherwise be able to afford to, maintain a part-time presence in Wayland.