

RIVER'S EDGE WAYLAND
ADDITIONAL INFORMATION FOR TOWN MEETING

March 2014

BACKGROUND, INFORMATIONAL MATERIALS
& PROJECT PLANNING:

At 2012 Town Meeting, the Town appropriated CPA and Town funds (total \$360,000) for due diligence, planning and pre-permitting efforts to prepare for the potential sale of Town-owned land.

As agreed at the 2012 Town Meeting, the Economic Development Committee (EDC) completed the core due diligence exercises of environmental review and market study before embarking on any further study or expense. These studies were completed in the summer of 2012, and results were reported to Board of Selectmen and Community Preservation Committee (as well as many other interested Town and local boards and committees) in the Fall of 2012.

Over the past year and a half since, the EDC has worked on planning for the site, including tasks such as wetlands review, site layout, parking, septic, utilities, traffic, building massing and design guidelines for the project. Professional studies were completed to review traffic impacts and tax revenue and financial impacts. Outreach and input from Wayland groups and interested residents covered a wide range of public concerns, including but not limited to senior housing, affordable housing, design guidelines, zoning, environmental impacts and protecting the Sudbury River. Recent efforts include engineering review of the Wireless Communications Overlay District.

All efforts led to definition of a project which supports financial and 40B goals for the project, minimizes adverse impacts, helps meet the needs for senior and market rental housing in Wayland, and creates a beneficial project for the Town for years to come.

A wide range of highly qualified engineers and specialists assisted EDC in evaluating the site:

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|------------------------|---|
| Site Planning | Tata & Howard |
| Planning/Architecture | The Architectural Team |
| Environmental | Tighe& Bond |
| Wetlands | Peter C. Fletcher, Soils Scientist |
| Wastewater, Stormwater | Beals& Thomas |
| Traffic | TEC, Inc. |
| Market Study | Byrne McKinney & Associates |
| Tax Revenue Analysis | Connery Associates |
| Wireless | IDK Communications |
| Financial Peer Review | Edward H. Marchant, EHM/Real Estate Advisor |

The following items are available on the EDC webpage on the Town of Wayland website:

- 2014 Environmental Executive Summary
- 2014 Wireless District Impacts Executive Summary
- 2014 Wireless District Impacts map
- 2014 Financial/Market Analysis Executive Summary
- 2014 River's Edge Design Guidelines
- 2014 Request for Bid Proposals Protocol (if River's Edge articles are approved)
- 2014 River's Edge Q&A

The following reports, findings and studies can also be found on EDC's webpage on the Town of Wayland website:

- Phase I Environmental Study, Tighe& Bond, 2012
- Partial Phase II Environmental Study, Tighe& Bond, 2013
- Market Study, Byrne McKinney & Associates 2012
- Wayland Historic Commission confirmation letter of no adverse impact, 2012
- Senior Housing Focus Group results, 2012
- Wayland Ownership v. Rental Housing Costs comparison, 2012
- Tax Revenue Analysis, Connery Associates, 2013
- Financial Peer Review, Edward H. Marchant, 2014
- Traffic Study, TEC Inc., 2013
- Sudbury River View Impact Study, 2013
- Wireless Engineering and Legal Report, IDK Communications, 2014
- Letters of Support from Town Boards & Committees, 2014

As a result of the review, due diligence, project planning and community outreach efforts outlined in all of these materials and findings, EDC recommends the Town approve the two articles and to move forward with conveyance of the land and completion of the River's Edge project. EDC voted 5-0 approve both articles and narratives, in final form, on March 4, 2014. The Board of Selectmen voted 3-1 in favor of co-sponsoring this article on February 10, 2014.

PROJECT PLANNING:

EDC has endeavored to shape a project that will fit within the character of Wayland and the site's surroundings, and be an attractive project for the residents of River's Edge and the Town of Wayland.

ZONING OVERLAY & DESIGN GUIDELINES

Wayland has good precedent in terms of density and development processes at the Traditions project (the prior Payne Estate) on Route 27/126, and the Nike housing site on Oxbow Road. Traditions, an assisted living and independent living condominium project, has 100 units in two 3-4 story buildings, with average unit sizes similar those recommended for age restricted units at River's Edge. The project was developed based on design guidelines and zoning formulated by the Town. The Nike site, on a smaller scale, was also developed by a private developer based on design guidelines provided by the Town.

Similar to the Traditions and Nike site guidelines, the intent of the zoning overlay and River's Edge Design Guidelines is to provide firm guidance to potential developers as to setbacks, massing, detailing, unit types, affordability and so forth, but still allow design creativity within the specified guidelines and parameters. As long as the design criteria and zoning are met by the developer, then only Site Plan Approval will be needed from the Planning Board for the project. This provides certainty for both the developer, and more importantly, for the Town as to what the completed project can and will be.

Key criteria and principles for the zoning and design guidelines include:

- **Maintain units as affordable for Wayland's 10% requirement:** River's Edge must always remain rental (i.e. units cannot be sold as condominiums in the future) and 25% must be affordable in perpetuity, so that the units are a permanent part of Wayland's affordable unit count.

- **Establish senior housing as a priority for River's Edge:** While the minimum percentage of age-restricted units has been reduced this year, still 25% of the housing is mandated for those over 55, and any higher percentage is still allowed under the zoning.
- **Create cost-effective market-rate rental housing:** Per the River's Edge market study, only one and two-bedroom units have been planned, to provide cost-competitive housing alternatives versus home ownership. Basic reasoning is that if you can afford a 3 or 4 bedroom rent, then you most likely can afford other housing options; the goal of River's Edge is to meet the needs of those who cannot afford other options. (The only exception is that within the *affordable* units, up to three (3) three bedroom units are allowed, to help serve this need within Wayland.)
- **Create an attractive entrance to Wayland from the west:** A current eye-sore location can be redeveloped into an attractive western gateway to the Town of Wayland. Design Guidelines will help shape setbacks, landscaping, graduated building heights, and articulated rooflines and facades which lead to good design (and as noted above, the height closest to Route 20 has been reduced from three stories to two). The project will be accessed from the transfer station access road, and the shared entrance shall be upgraded in terms of landscaping and appearance.
- **Create an attractive project compatible with the natural setting:** Once the old Septage facility and dirt piles are removed, the site itself is surrounded by natural river basin, wetlands and woods (and of course the Sudbury Transfer Station, but this is a small portion of the overall surroundings). The project should fit into its natural surroundings with its choice of materials, colors, façade variations, as well as generous, indigenous landscaping to soften parking and roadway areas. Views from the Sudbury River shall be taken into account to minimize visual impact.
- **Make the property an inviting place to live for Wayland seniors and residents:** As one of the most important criteria for the long term success of the project, the project needs to be an attractive and inviting place for Wayland residents to live. For seniors, the project may be anywhere from 25% to 100% age restricted, so the project should encourage community for both seniors and non-seniors alike. Design goals include, for example:
 - Create a sense of destination for the buildings on site;
 - Design inviting entrances;
 - Establish walking paths among the buildings and/or at the perimeter;
 - Link the buildings with covered walkways when possible to allow access to shared facilities even in inclement weather;
 - Provide public and private outdoor spaces;
 - Provide appealing common amenities;
 - Link the project with local transit (MWRTA) and potentially a shuttle bus to Town Center;
 - Link the project with the upcoming Wayland bike path.

For more detail, see the River's Edge Design Guidelines.

Please note that any sample project layouts or renderings provided by EDC are simply possibilities within the River's Edge Design Guidelines. While they may help to visualize the site and to provide visual cues as to the design goals, they are not meant to represent required layouts or designs.