

BACKGROUND INFORMATION / MATERIAL

Over the past 7 years Town leaders have 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. The Project Planning for this site, included 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, and environmental impacts and protecting the Sudbury River. Efforts also included 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 Town Officials in evaluating the site:

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

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

Below are additional timeline of events as it relates to the project:

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.

Town Meeting

The River's Edge land transfer and zoning overlay district took two Town Meetings to pass by 2/3 vote

April 4, 2013 Annual Spring Town Meeting land transfer was passed over.

April 4, 2013 Annual Spring Town Meeting zoning overlay district River's Edge 197-123 does not pass (14 votes)

April 3, 2014 Annual Spring Town Meeting zoning overlay district River's Edge 304-114 passes by 2/3

April 3, 2014 Annual Spring Town Meeting transfer of property passes 303-99.

2011 Town of Wayland applies for \$400,000 MassWorks funds for sidewalks on Route 20 and is not successful.

2012 Town of Wayland applies for Mass Works funding for sidewalks and is not successful.

2013 Town of Wayland applies for Mass Works funding for sidewalks and is not successful

2014 Environmental Bond Bill and MassWorks funding. The Town of Wayland applied for a \$2,500,000 dollar grant associated with providing potable water supply and wastewater disposal infrastructure improvements for the proposed Project. The Town of Wayland is in the process of depicting two (2) alternatives for water supply to the site, which include a connection with the Sudbury Water District water distribution system and a connection to the Town of Wayland's existing water distribution system. The connection to the Wayland's Water system would provide the Town with a major Fire Loop and would improve water quality. The Town of Wayland is also in the process of depicting the two (2) alternatives for wastewater treatment and disposal including both onsite and offsite disposal. The funds would also be used for providing a new sewage discharge on site from our existing \$5.2 million dollars Wastewater Treatment Plant. This would also help defray the cost to the current users. Project is placed in Environmental Bond bill but not successful in receiving Mass Works grant.

2014 Town of Wayland submits resource delineation to the Wayland Conservation Commission on November 26, 2014 and a public hearing is opened on December 18, 2014. Hearings are continued several times and closed on May 21, 2015. Town of Wayland receives permit for DEP file 322-832 on June 16, 2015.

May 2014 Board of Selectmen establish River's Edge Advisory Committee (REAC) temporary advisory committee to review bids for (RFP).

April 2016 (RFP) is issued for River's Edge.

July 2016 Town receives two proposals with the price proposal opened on **August 15, 2016.**

2016 Wood Partners awarded (RFP)

2017 The Town of Wayland on July 31, 2017 signed a Land Disposition Agreement for the sale and redevelopment of land for the River's Edge Affordable Housing Project.

2017 The Town of Wayland applies for \$2,400, 000 dollar grant from Mass Works to assist with the extension and upgrade of the water main in the center of town, to provide potable water for the River's Edge Affordable Housing Project. Town of Wayland in awarded grant on October 31, 2017.

2017 Wood Partners begin due diligence and uncover asbestos material in one location.

2018 Town of Wayland sets up meeting with DEP and bids the clean-up work. Bids are received at a cost of \$425,000.

November 2018 Fall Town Meeting passes article for funding of clean-up at \$790,000.

December 2018 clean-up of asbestos is completed.

January 7, 2019 Wood Partners resume due diligence and BOS grant extension.

April 22, 2019 Board of Health issues waiver on local regulations regarding the Wastewater Treatment Plant.

Spring of 2019 Wood Partners completes due diligence.

ZONING OVERLAY & DESIGN GUIDELINES ADOPTED FOR RIVER'S EDGE

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 nonseniors 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.