

Community Conversation: Wayland MUOD

October 4, 2006

Meeting Results

Overall Questionnaire Results:

1. Landscaping

Mature trees to screen housing from river (2)
Save current hedge that currently hides Raytheon building by moving grocery store 20' north
Landscaping seems overly structural and unnatural
Save/reuse as many maples as possible
Native, drought-resistant plants
No pruning of trees buffering river

2. Massing

More cross streets
Smaller frontage on Main St.
Roof lines should vary (2)
Store sizes should vary
More architectural detail for next presentation
Café/street seating on Main St.
Avoid stage scenery
Unique, old-time character (not cookie-cutter)

3. Screening/Buffer Requirements

Lower height of multi-family units
Shield Historic District residents from grocery store noise, lights, etc.
Screening from Wayland Common
Ugly things should be buffered
No need to buffer nice buildings
Clean line of site over the river
Avoid blowing trash
Protect historic houses on Rt. 27 from hearing development

4. Signs

New England character
Discreet signage

5. Streets

Pervious surface toward river for engines
No access road onto Rt. 27 (2)
No truck access from Rt. 27 (2)
Restrict access to residential and emergency use (2)
Discourage/eliminate bypass route from Rt. 20 to Rt. 27
Historic names for streets
"Bridlepath" used to cross Raytheon property
Pedestrian concourse/boulevard with no auto traffic
Two rows of shops back-to-back
Changing the axis so that it does not conform to parking lot
Better access to grocery store from Rt. 20

Main St. with on-street parking (to avoid “mall look”)
Main St. with access on both Rt. 20 and Rt. 27
Curves
Clarification of “streets”, “paving” and “service areas” in diagrams
Two access roads from Rt. 20 and Rt. 27
Make sure stores along Rt. 20 don’t feel isolated

6. Parking and Loading

Break-up mass parking adjacent to grocery store
Pedestrian walkways through parking lots
Parking needs to be broken up and safe to walk through

7. Lighting

Downward (2)
Safety lighting
Low and focused
Avoid light pollution

8. Open Space

Not “formal”
Rolling, more natural green
Non-irrigated to minimize wasting water
Green should protect views to the Sudbury River (2)
2-acre town green (?)
Open space for housing
Walking Trails
Make sure it can be used to town social functions
Statues
Gazebo
Place for community events in the summer
Athletic area for playing
Shade/peaceful areas
Ice-skating pond
Canoe landing
Bike trails connecting shopping area and green space areas

9. Efficiency of Design

LEED-certified (4)
Green-housing and use
Important!!!
Create “Bump” areas
Get the “vibe”

10. Stormwater Management

Stormwater!

11. Affordable Units

Some rental units

Results by Group:

Group 1 (KB):

1. Landscaping

Maples at entrance (+)
Arbor vitae hedge (+)
Based on maturity and physical condition (+)
Formal town green (-)
Pedestrian plantings (+)
Protect scenic river visual with building height (+)
Remove nuisance vegetation
4-season friendly (+)
Native/invasives
Jurisdictional differences
Willows for multi-purpose

2. Massing

English Garden (+) vs. French (-)
Rectilinear (-)
Diverse roofline (+)
Diverse setbacks (+)
Mixed but not heavy brick (+)
Windows break up expanse (+)
Add portals into stores and beyond (+)

3. Screening/Buffer Requirements

4. Signs

Discreet (+)
Awnings connected with design of buildings (+)

5. Streets

Calling it "Main Street" (-)
Curvilinear but not "too curvy" (+)
Traffic Calming (+)
Rt. 27 for Emergency and Residential traffic only (?)
No trucks from Rt. 27 (?)
Need thru street (?)
Curbstones to separate pedestrians (+)
Pedestrian concourse (?)
Bike routes/racks (+)
Designated lanes (+)
Historic names (+)

6. Parking and Loading

Extent of parking for grocery (-)
Walkways across parking lot (+)
Break up parking with landscaping (+)
Parking for river use (+)

7. Lighting

Control light pollution (+)
Solar control (+)
How many hours of lighting operation (?)
Colors? (?)

Not harsh (-)
Lighting Plan (+)
Landscape/pathway lights through open spaces (+)

8. Open Space

Outdoor eating area near grocery (+)
Pathways in wild area (jurisdiction?) (+)
More natural/less grass (+)
Hours of use (?)
Benches on outside (+)
Play spaces (+)
Add topography (+)

9. Efficiency of Design

10. Stormwater Management

11. Affordable Units

Group 2 (SC):

1. Landscaping

Rectangular layout/square development tends to be boring
Concern entry is too far to the east (sight line issues)
Entry would fit landscape better if it is toward the west
Roadway entry from n. west should be inviting/connected not through parking lot
From Rt. 20, visibility of the public building (?)
New England towns built along road, not on enclave
Important to see relationship to other uses
Savannah Parks – small parks as focus for different districts
Native plants in the refuge and not invasives that could spread – key to ecology of Great Meadows
Consider Framingham model of parking lot plantings

2. Massing

Uses near public building should be complementary
Can retail and housing be partly mixed together?
Added living space above stores
Public building should not be in flood plain
Grocery store might want to be connected/create vitality with closer relationship to other uses
What is the model or precedent for the New England town center?
Should be planned to encourage transit
Avoid long, single storefront – variety along sidewalk
Variety of storefront setbacks
Pay attention to grocery store architecture – like Collins Market?
Integrate market with uses across street
Possibly move historic buildings to this site
Integrate “big house” buildings (like Weston)
Use actual traditional designs
Consider an “organic” look with building design drawn from different periods

3. Screening/Buffer Requirements

Concerns that buildings will be visible from the river (2)

Housing would need buffering to conceal it from Rt. 20/27
Can the grocery store take advantage of existing trees and/or new screening?
Integrate nature with lower-density development
Seeing some of a public building (library) would be ok (e.g. steeple above trees)
Buffer grocery so that views from historic houses are not affected
Avoid noise from grocery HVAC

4. Signs

No neon signs
Coordinate signs to use
Nantucket Center-type signage

5. Streets

Why is traffic being drawn through the commercial area?
Curves – rectangular configuration is not inviting
Curves and rotaries would slow traffic
Need to address concerns re volume and type of traffic from Rt. 27
Backs of retail buildings that face Rt. 20 are attractive (see Wellesley)
Why isn't Main St. wider? Encourage traffic/parking
Is access to the river to be provided?
Pedestrian link to the river
Think cowpaths (curves)

6. Parking and Loading

7. Lighting

Protect night sky with downlighting and avoid light-leakage off-site

8. Open Space

The more open and free access is, the better Wayland will be for everyone
Scatter 2 acres of open green along among several spaces
Include monument? Historical element? Spirit of town? River...

9. Efficiency of Design

10. Stormwater Management

Use of biofilters/biogarden incorporated

11. Affordable Units

Group 3 (DA):

1. Landscaping

Native plants
Drought-resistant plants
Views of the river
Appropriate use of evergreens and deciduous trees

2. Massing

Good clustering in the design
Want to avoid the "mall effect"
Variance in store location relative to street
Curving Main St.

Pedestrian-only
New England-effect carries over to housing
Design seems unusually structured
Variability to housing

3. Screening/Buffer Requirements

Appropriate screening between development and Wayland Commons
Screened off loading dock for supermarket
Adequate screening in the wetlands
Green buffering between river and development

4. Signs

Minimal
Commercial directory

5. Streets

Extra-wide sidewalks (2)
Pedestrian/bicycle access
Impact of thru traffic?
Narrow streets
Curving Main St. for traffic calming
Direct access to supermarket from Rt. 20
Get thru traffic off Main St.

6. Parking and Loading

Add trees to parking lots
Designated employee parking
Parallel parking or side-angle parking?
Adequate parking for housing and municipal building

7. Lighting

Gas lighting?
New England-character lamps
Downward lighting
Safe but not too bright
Greater amount of short lampposts
Fewer tall lampposts
NOT like Raytheon

8. Open Space

Topographical diversity
Open space seems overly formal
Gazebo (2)
Green, open space for housing development
Natural amphitheater in the Town Green
Off-centered gazebo in the green

9. Efficiency of Design

No pesticides on town green

10. Stormwater Management

Asphalt=stormwater problem

11. Affordable Units

Most Popular Themes:

1. Landscaping

Use of native plants

Use landscaping to buffer and screen river, loading areas, and certain buildings

Don't make the landscape overly structured

Maintain existing landscape

2. Massing

Create a sense of character

Vary roof heights

Vary store setbacks

Make it pedestrian-friendly

Provide historic flavor, with character

3. Screening/Buffer Requirements

Provide screening between Sudbury River and all development

Put buffer between development and Rts. 20 and 27

Buffer grocery store and use existing vegetation

Integrate project with natural landscape

4. Signs

New England character

Discreet

No neon

On awnings reflective of architecture

Add a commercial directory

5. Streets

Extra-wide sidewalks

Pedestrian/bicycle access

What is the impact of through traffic?

Narrow streets

Curve the main street

Need direct access to supermarket from Rt. 20

Get thru traffic off the main street

6. Parking and Loading

Break up the parking lot adjacent to grocery store

Pedestrian-friendly

Lots of trees

Designate employee parking

Adequate parking for housing and municipal building

7. Lighting

Gas lighting?

New England-character lamps

Downward lighting

Safe but not too bright
Fewer tall lampposts

8. Open Space

Add topographic relief
Open space seems overly formal
Add a gazebo
Green, open space for housing development
Natural amphitheater in the Town Green

9. Efficiency of Design

LEED-certified
Green housing
No pesticides on town green

10. Stormwater Management

Reduce asphalt and reduce stormwater problem

11. Affordable Units

Add rental units