

**MEMORANDUM**

Date: October 2, 2007

To: Wayland Planning Board

From: Kenneth Buckland, AICP LEED AP, The Cecil Group

RE: Report on revised Wayland MPS Application: Signage, Landscape, Streetscape and Lighting

Copies: David O'Connor ASLA, Brian Groth

The following is the second review by The Cecil Group of the landscape plans submitted by the applicant for the Wayland Master Special Permit Application for the Wayland Town Center Mixed Use Overlay District (MSP submittal). This memo follows two previous review memos.

**New Submittals**

The additional information that was provided in the interim period since the last public hearing on September 18<sup>th</sup>, includes seven sheets LH-1 through LH-7. The plans are entitled "Master Plan Special Permit Public Hearing Accompanying Sheets." The plans include the following:


- 1:10 scale plans for four areas.
- Cross-sections of the northern project buffer, typical street, pedestrian mews, and along the buffer between the future market building and future bike path.
- Revised site plans at 1:60 scale.

**Zoning Criteria for Review**

Based on our review of the regulations, some of the issues regarding the elements of our review before the Board include compliance with the performance standards of section 2309, plus an understanding of the level of design that needs to be provided at this MUP Master Special Permit stage to allow the Board to make later findings of "compliance" under the Site Plan Reviews (section 2304.4).

The newly submitted landscape plans provide additional detail in terms of additional plantings along the buffers and within the parking lots, more detail on the streetscape, and additional information on the buffers. In conformance with the regulations, sections 2309.1 and 2309.3, the Board will need to make findings as to:

1. Whether the plantings meet the multiple criteria of 2309.1.1., and section 2309.7.
2. Whether the streets and sidewalk designs meet the criteria of section 2309.6.

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3. Whether the buffer plantings meet the standard to “create visual barriers” (2309.3) for particular features, including the loading docks at the rear of the market.
  4. In addition, we recommend the Board determine that the new submittal is part of the Master Special Permit application, to clarify the listed title of those sheets.

### **Review Comments on New Submittals**


The new submittal shows certain changes and indications of design that the Board may wish to further clarify:

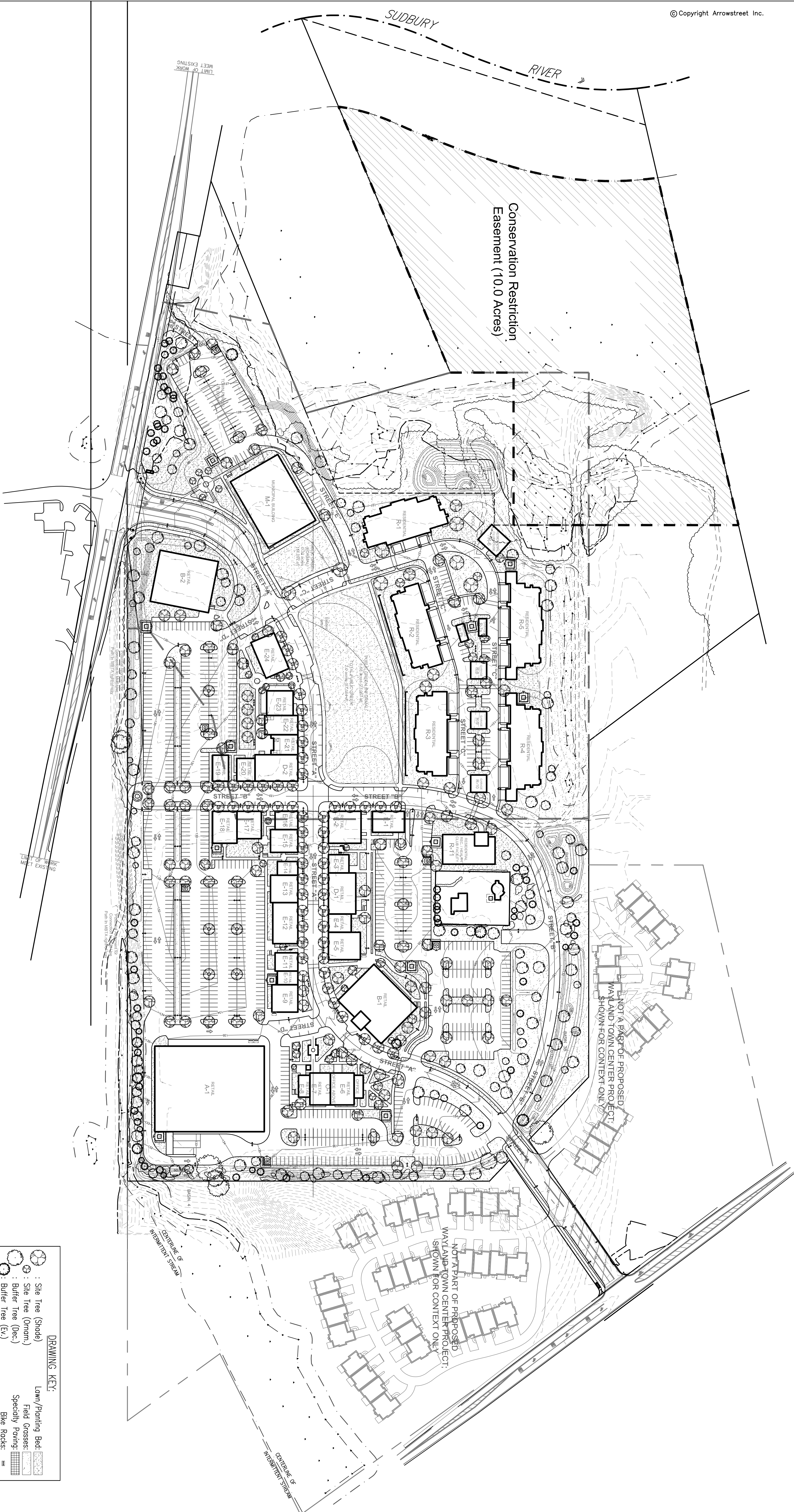
1. The site plans both at 1:10 and 1:60 scale show tree plantings but not shrubs. However, shrubs are indicated in the cross-sections. The previously planting plans, L-1 through L-6, include plant schedules that must be updated to conform to the revised planting plans on the ‘LH’ sheets and include the shrub plantings.
2. The new site plans show additional tree plantings not indicated on the original MSP submittal. The previously planting plans, L-1 through L-6, include plant schedules that must be updated to conform to the revised planting plans on the ‘LH’ sheets.
3. The 1:10 scale details indicate such callouts as “specialty paving,” and “secondary sidewalks,” without providing more clarity as to what these entail or the level of quality and construction. The specialty paving could include a range of options from pressed asphalt to brick pavers, which we consider a very broad range of options.
4. The cross-section along the bike path shows the suggested plantings along the market building. Although the plantings allow the building architecture to properly become part of the landscape, the Board must make a finding that a “visual buffer” is provided at the loading dock with this plan. A denser buffer may be warranted to meet this criterion at that building and property corner.

### **Recommendation**

We recommend clarification of the above details to provide a clearer understanding of the project proposal so the Board can later make the appropriate finding of “compliance” during the subsequent Site Plan Review stage.

This completes this stage review by The Cecil Group. We will present these findings at the October 2<sup>nd</sup> hearing and will be available for further questions and discussion.



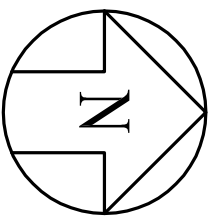


**DRAWING KEY:**

	: Site Tree (Shade)		Lawn/Planting Bed
	: Site Tree (Ornament)		Field Grasses
	: Buffer Tree (Dec.)		Speedily Paving
	: Buffer Tree (Ev.)		Bike Racks
	: Shrubs (Various)		Total Parking: 1223

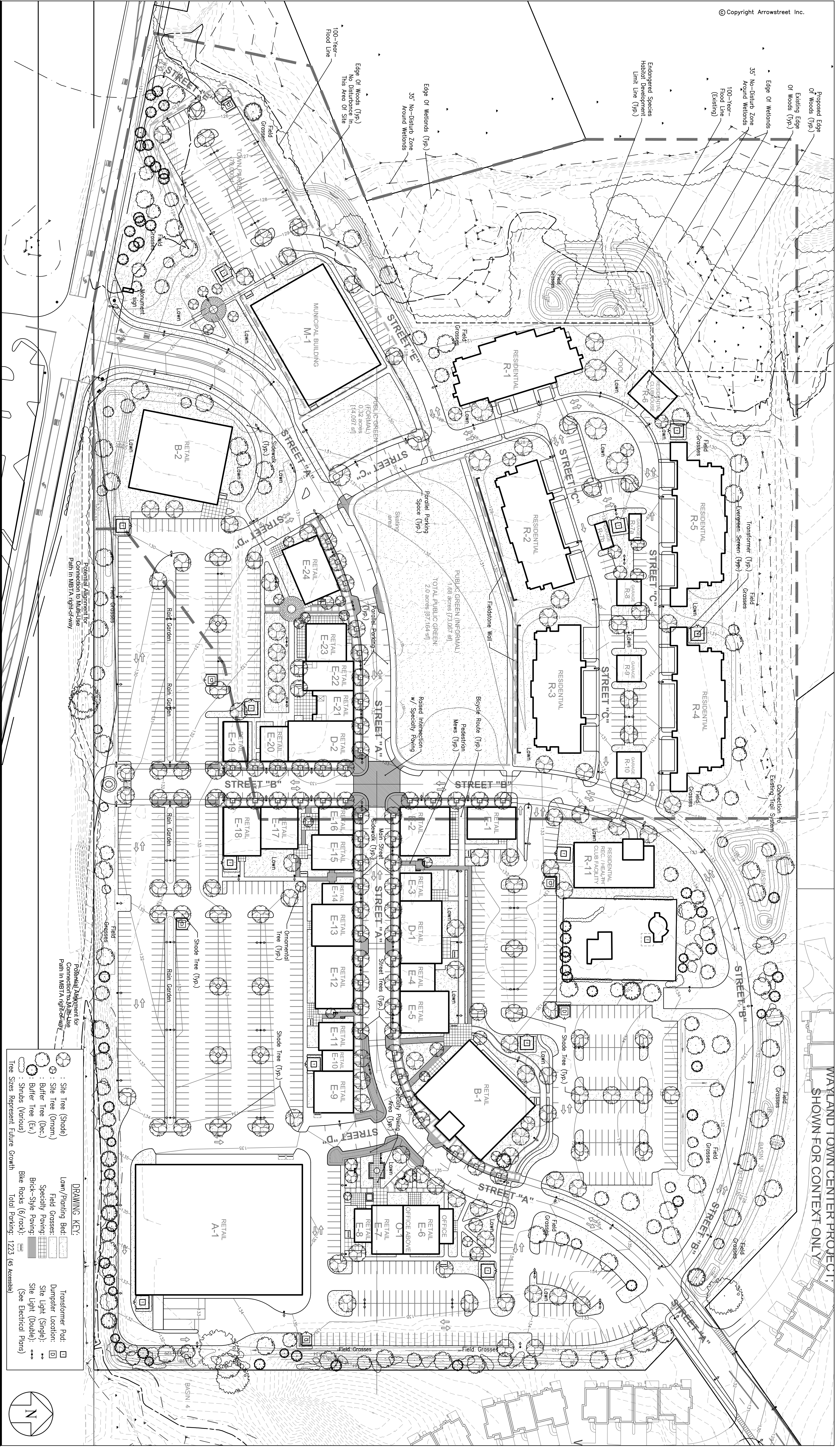
Note : Tree Sizes Represent Future Growth

SEE SHEET L2 FOR ENLARGEMENT & LABELS

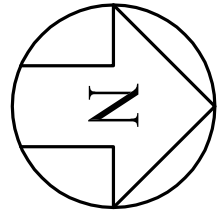


<div>CBA Landscape Architects</div> <div></div>	<div>ARROW STREET</div> <div>Architecture Urban Design Planning Graphics and Interiors</div> <div>212 Elm Street, Somerville MA 02144 617/623-5555 fax617/623-4646 www.arrowstreet.com</div>	<div>CBA Landscape Architects</div> <div>212 Elm St, 3rd Fl., Somerville, MA 02144 • www.cba-ls.com P: 617-623-7500 • F: 617-776-9776 • cba@cbalandscape.com</div> <div></div> <div>S U B S E R I B E R S ARCHITECTS</div> <div>14 Franklin Street Quincy, MA 02189</div>	<div>PropONENT:</div> <div>Twenty Wayland, LLC</div> <div>45 Broad Street, 4th Floor Boston, MA 02109</div>	<div>PROJECT:</div> <div>Wayland Town Center</div> <div>400 Boston Post Road Wayland, Massachusetts</div>	<div>Drawing Title:</div> <div>Master Special Permit Public Hearing Accompanying Sheets</div> <div>SCALE 1:100</div> <div>LH-1</div>
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DRAWING KEY:	
	: Site Tree (Shrub)
	: Site Tree (Dec.)
	: Site Tree (Ev.)
	: Shrub (Various)
	Total Parking: 1223 (45 Accessible)
	Transformer Pad:
	Dumpster Location:
	Site Light (Single):
	Site Light (Double):
	(See Electrical Plans)



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ARCHITECTS

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PropONENT:

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Boston, MA 02109

PROJECT:

Wayland Town Center  
400 Boston Post Road  
Wayland, Massachusetts

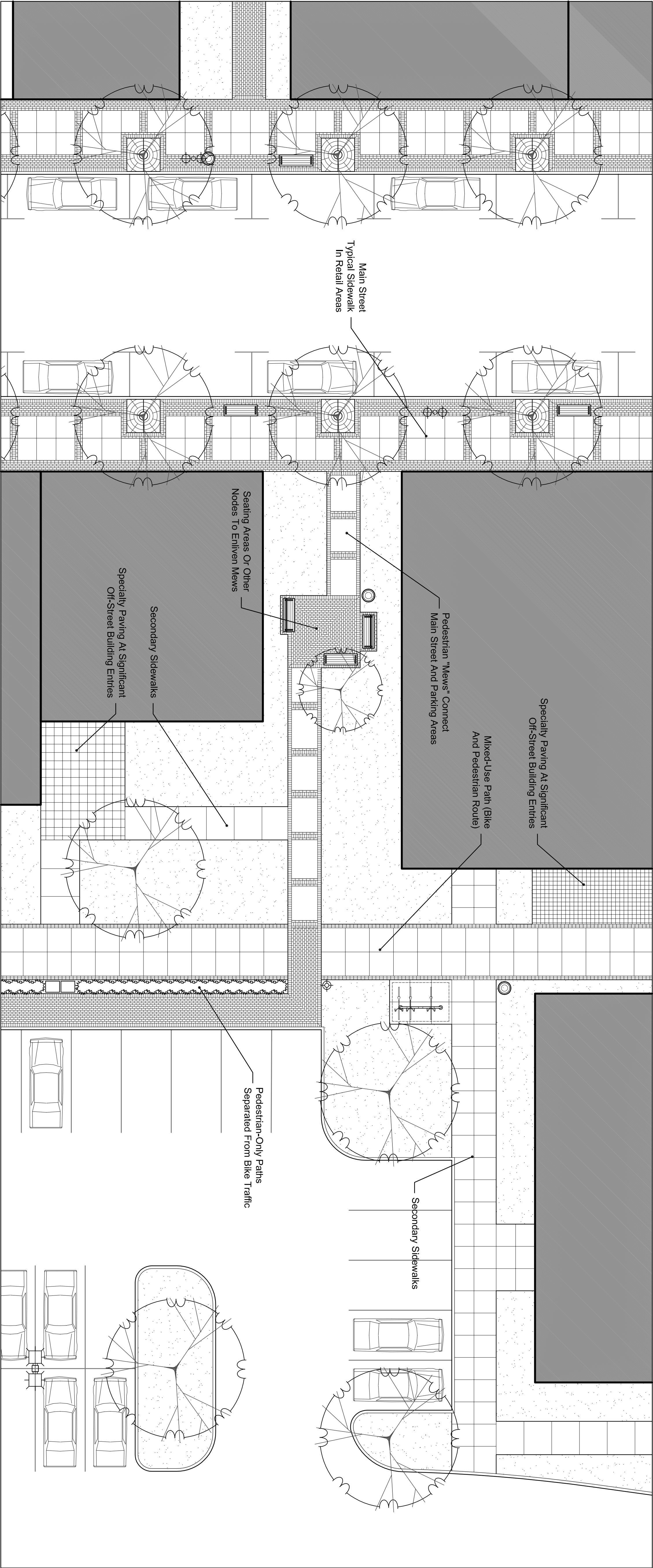
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Master Special Permit  
Public Hearing  
Accompanying Sheets

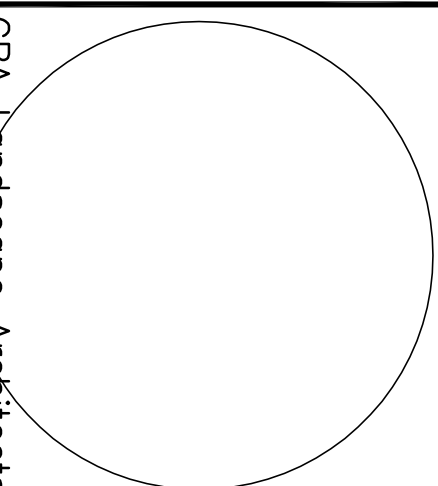
LANDSCAPE  
DETAIL PLAN

Drawing Number  
LH-2

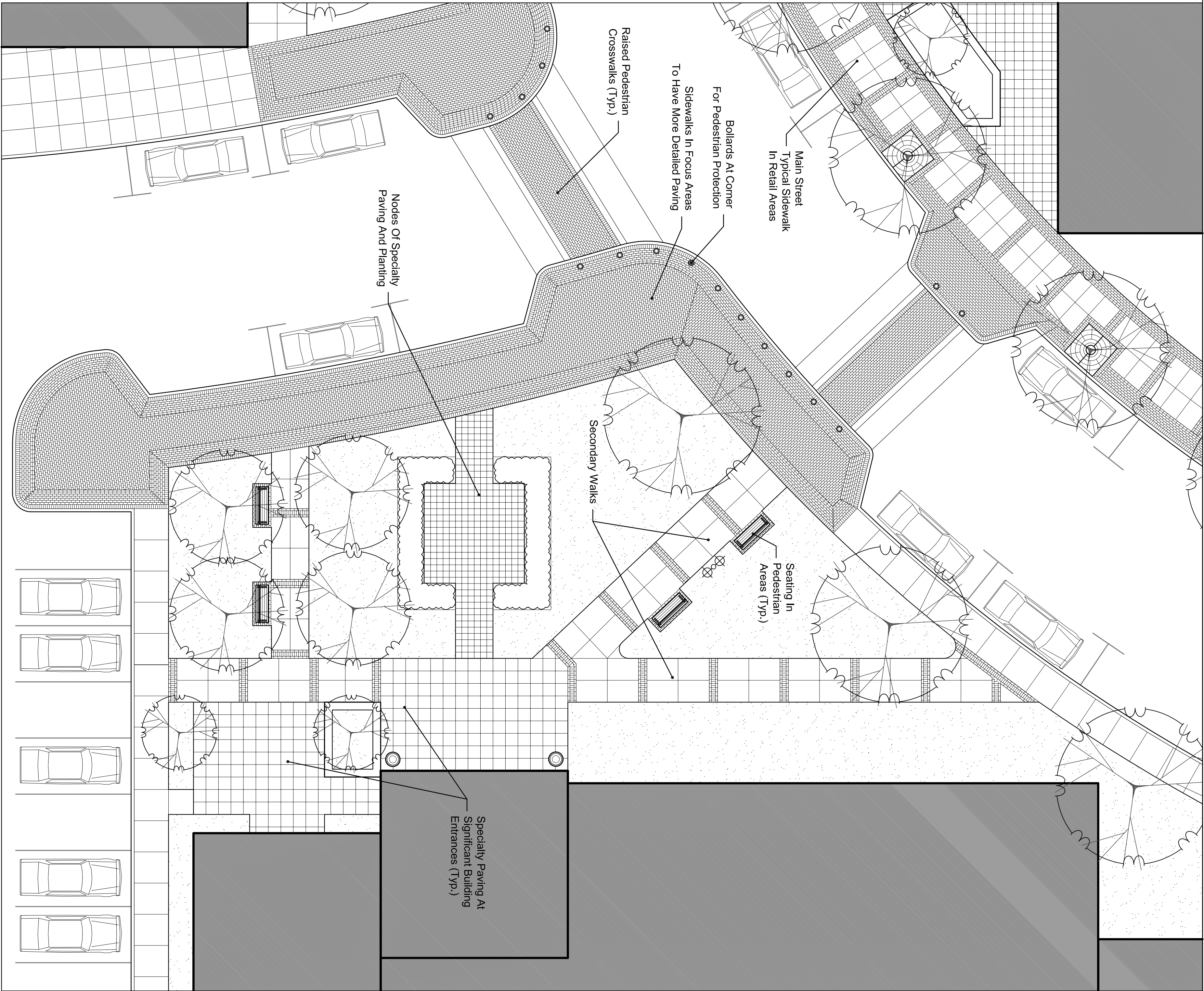




Prototypical Plan 1: Main Street Sidewalk, Pedestrian Mews, Bicycle Route, and Parking Areas

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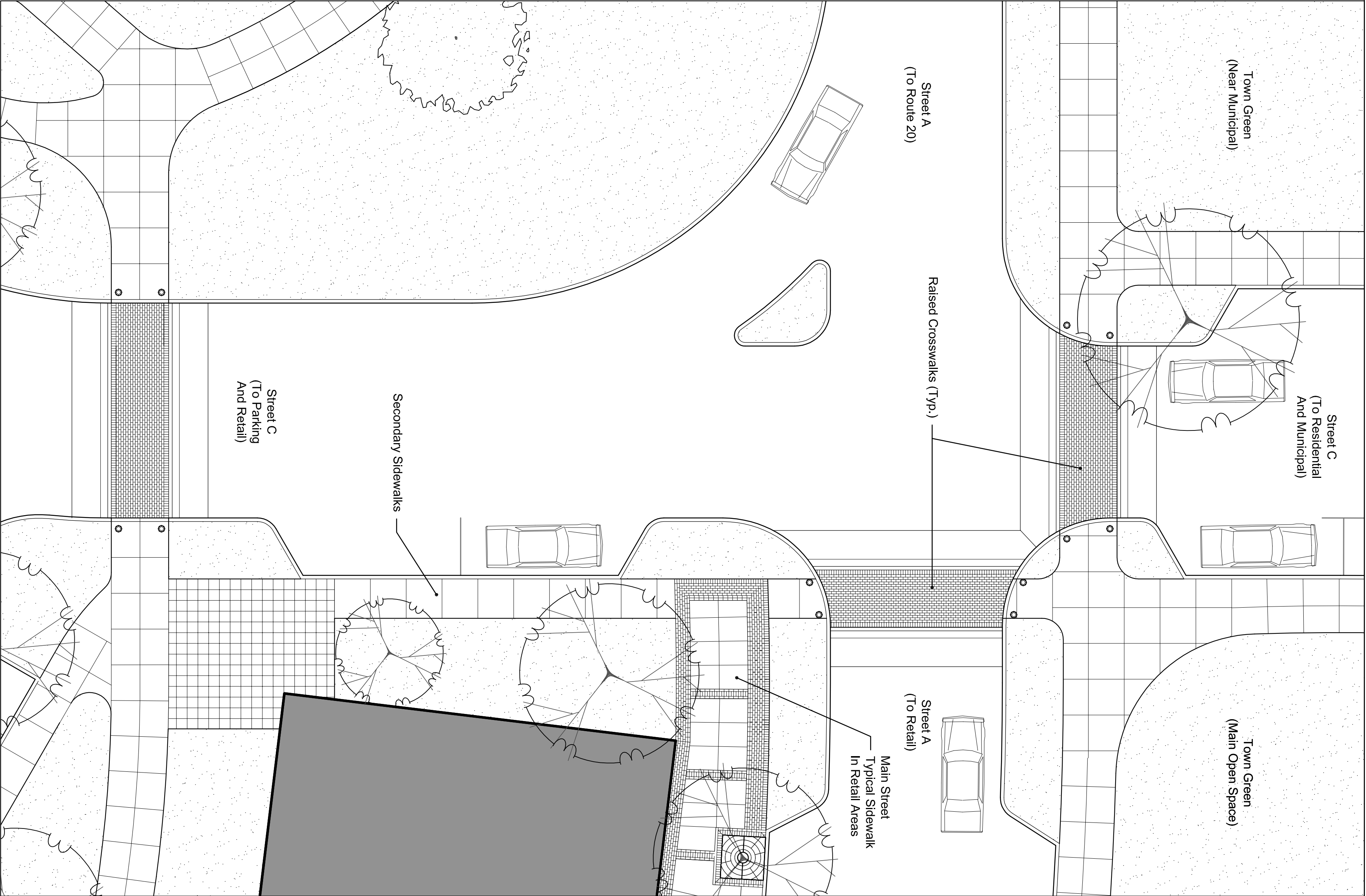




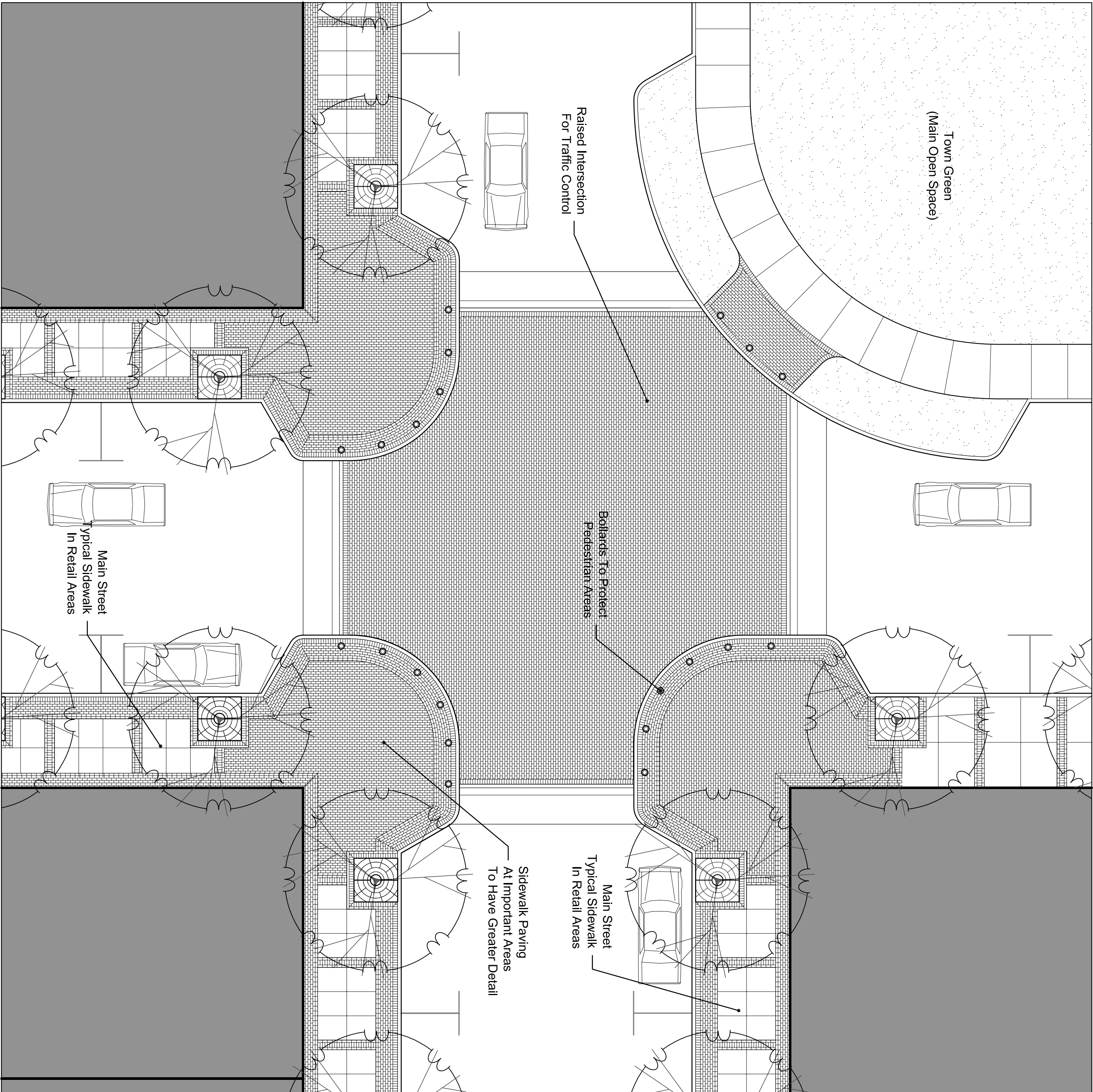
Prototypical Plan 2: Pedestrian Plaza Feature Area

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Prototypical Plan 3: Intersection of Streets A and C



Prototypical Plan 4: Intersection of Streets A and B (Raised)

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S T U D I O

A R C H I T E C T S

14 Franklin Street  
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PropONENT:

Twenty Wayland, LLC  
45 Broad Street, 4th Floor  
Boston, MA 02109

PROJECT NO:

0805

DRAWN BY:

DJC / REC / HGF

CHECKED BY:

CCB

ISSUE DATE:

26 SEPT 2007

PROJECT:

Wayland Town Center  
400 Boston Post Road  
Wayland, Massachusetts

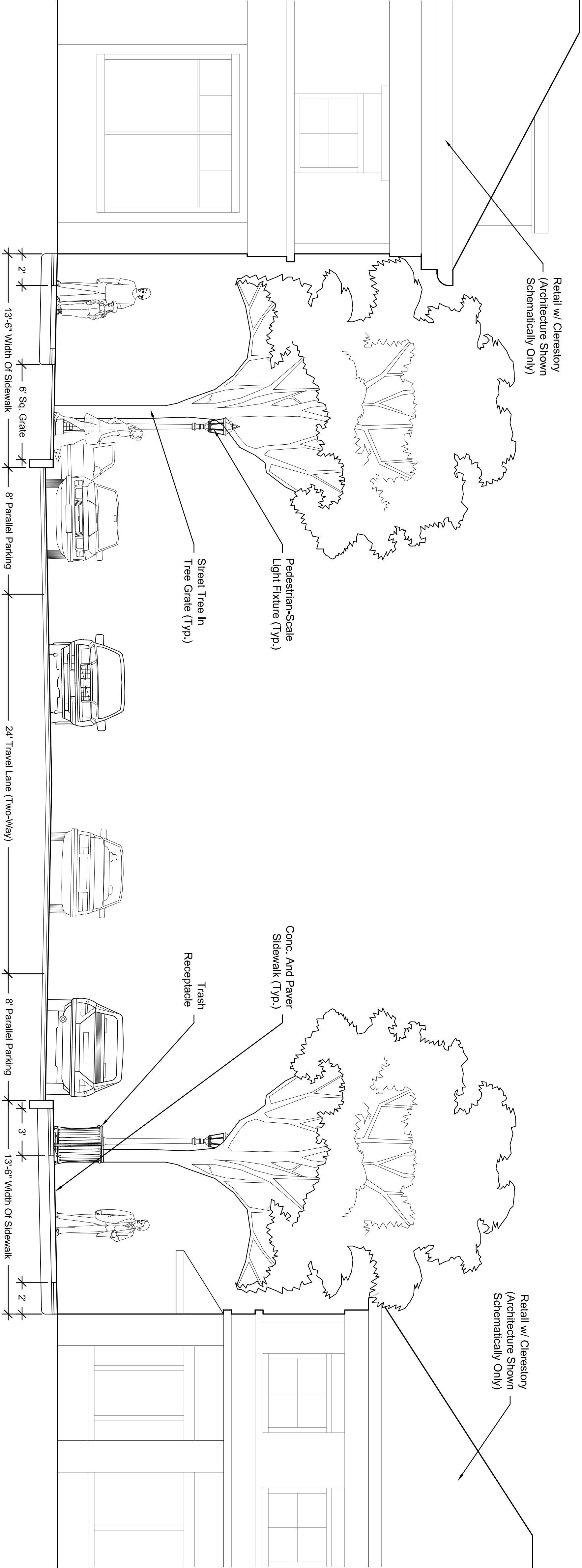
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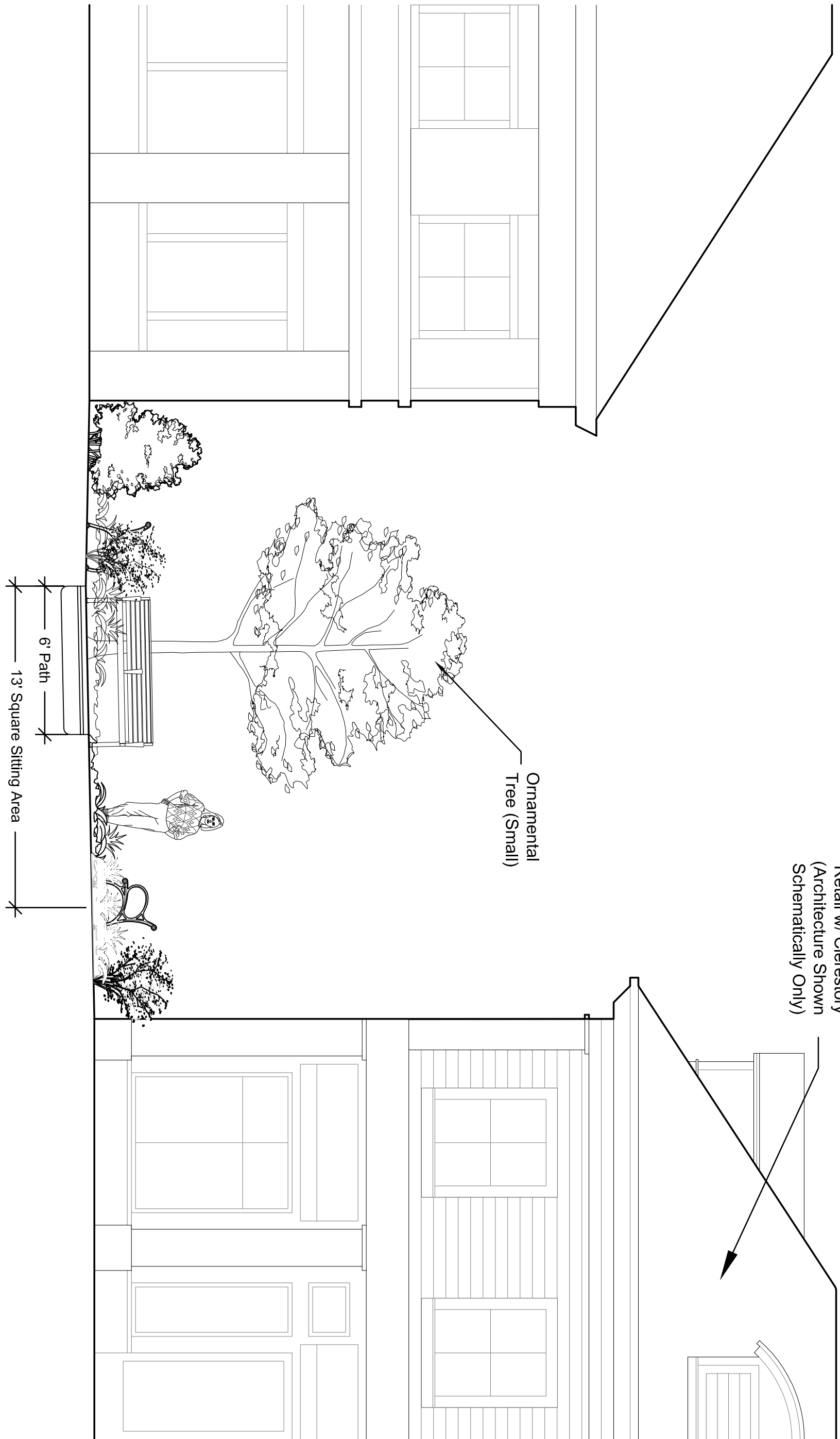
SCALE 1:10

Drawing Number  
LH-5

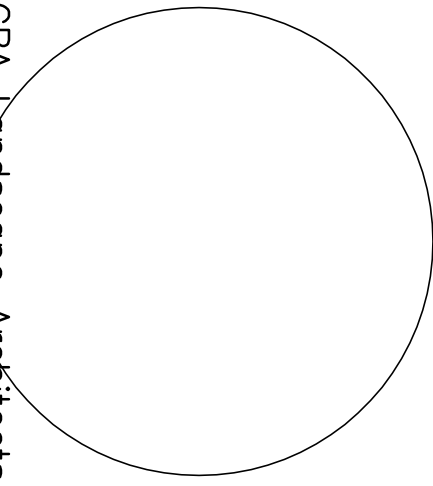




Prototypical Section: Main Street And Sidewalks



Prototypical Section: Pedestrian Mews



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14 Franklin Street

Quincy, MA 02169

A R C H I T E C T S

Project No: 0805

Drawn By: DUC/REC

Checked By: CCB

Issue Date: 26 SEPT 2007

Project:

Wayland Town Center

400 Boston Post Road

Wayland, Massachusetts

Drawing Title:

Prototypical

Sections

Drawing Number

LH-6

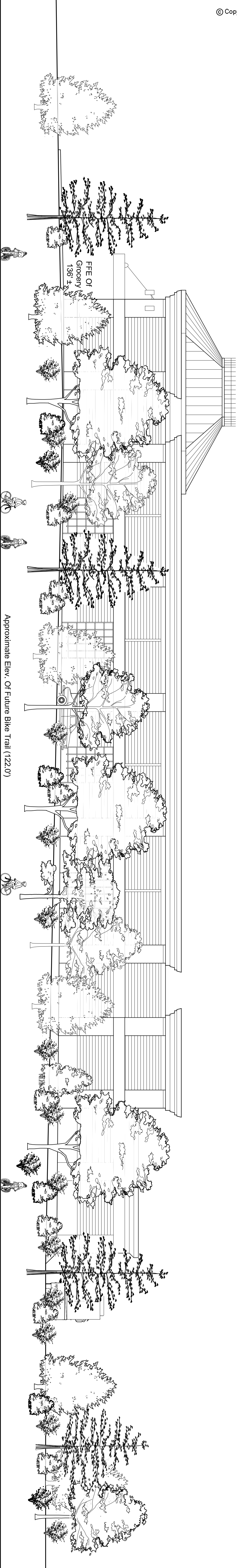
PropONENT:

Twenty Wayland, LLC

45 Broad Street, 4th Floor

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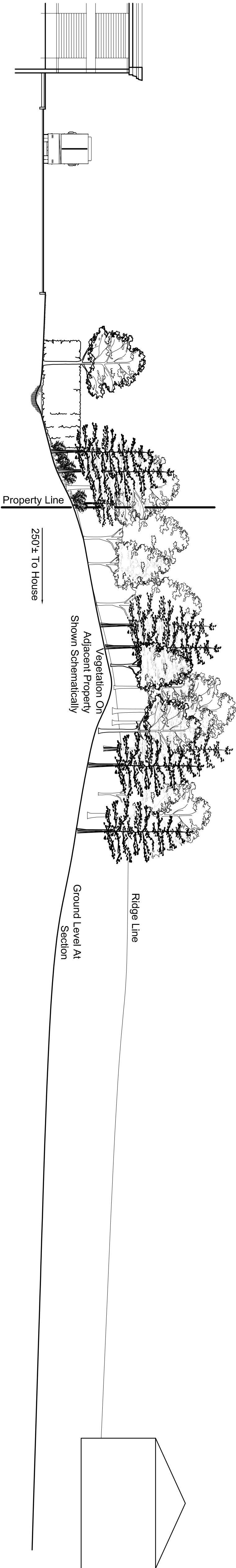




## Elevation: Proposed Screening Along MBTA Right Of Way

Scale: 1"=10'-0"

Note: Tree sizes shown for new plantings represent future growth, approximately 5-10 years after planting. Existing vegetation outside property line (within Right-of-Way)not shown.



## Section/Elevation: Screening From Adjacent Residential Property

Scale: 1/16"=1'-0"

Note: Tree sizes shown for new plantings represent future growth, approximately 5-10 years after planting. Existing vegetation outside property line is shown schematically only.

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