



THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF TRANSPORTATION

EOT

DEVAL L. PATRICK
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LIEUTENANT GOVERNOR

BERNARD COHEN
SECRETARY

March 24, 2008

Ian Bowles, Secretary
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Boston, MA 02114-2150

RE: Wayland – Wayland Town Center – FEIR
(EOEA #13844)

ATTN: MEPA Unit
Holly Johnson

Dear Secretary Bowles:

On behalf of the Executive Office of Transportation, I am submitting comments regarding the proposed Wayland Town Center project, as prepared by the Office of Transportation Planning. If you have any questions regarding these comments, please call J. Lionel Lucien, P.E., Manager of the Public/Private Development Unit, at (617) 973-7341.

Sincerely,

David J. Mohler
Deputy Secretary for Planning

DJM/jll

cc: Luisa Paiewonsky, Commissioner
Frank Tramontozzi, P.E., Chief Engineer
Thomas Waruzila, District 3 Highway Director
Neil Boudreau, State Traffic Engineer
PPDU files
MPO Activities files
Planning Board, Town of Wayland
Boston Region Metropolitan Planning Organization
Metropolitan Area Planning Council

COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF TRANSPORTATION AND PUBLIC WORKS
OFFICE OF TRANSPORTATION PLANNING
MEMORANDUM

TO: David J. Mohler, Deputy Secretary
Executive Office of Transportation and Public Works

FROM: J. Lionel Lucien, P.E., Manager
Public/Private Development Unit

DATE: March 20, 2008

RE: Wayland-Wayland Town Center – FEIR
(EOEA #13844)

The Office of Transportation Planning has reviewed the Final Environmental Impact Report (FEIR) for the Proposed Wayland Town Center mixed-use development project. The property, which housed the former Raytheon Corporation, Polaroid Corporation and other businesses, is located on 56.5 acres, bounded by Boston Post Road (Route 20) and the Massachusetts Bay Transportation Authority (MBTA) right-of-way to the north, Old Sudbury Road (Route 27) to the west, and the Sudbury River to the east. The project entails the reduction of 38,000 square feet of structural development, and the construction of approximately 100 residential units, 155,000 square feet of retail space, 10,000 square feet of office space, and a 40,000 square foot municipal building. Based on ITE Land Use Codes 230 (Residential Condominiums/Townhouse), 710 (General Office), 590 (Library), and 820 (Shopping Center), the project is expected to generate 11,682 vehicle trips on an average weekday. A MassHighway permit is required for access to Route 20. The project is categorically included for the preparation of an Environmental Impact Report.

The FEIR included a Traffic Impact and Access Study prepared in accordance with EOEEA/EOTPW Guidelines for EIR/EIS Traffic Impact Assessment. We believe that the traffic study has generally addressed the concerns raised in our DEIR comments and we recommend that no further review be required based on traffic. However, there are a few remaining items that we believe could be addressed prior to the issuance of the Section 61 finding for the project or during the permitting process.

The FEIR has revisited the conceptual design of the Route 20/Route 27/126 intersection to address our concerns regarding its geometry and traffic operations. During the process, the project proponent has met on numerous occasions with MassHighway and the Town of Wayland to ensure an optimum design, while taking into consideration the constraints associated with this intersection. As a result, the FEIR included a conceptual plan we believe would provide adequate traffic operations to minimize the impacts of the project. The project proponent should be aware that the

proposed plan may require a design waiver from MassHighway, which could be handled during the permitting process.

In our letter on the DEIR, we expressed concern about the ability of the site access road to adequately attract cut through traffic that currently travels along Old County Road, River Road, Old Sudbury Road, and Glezen Road. Subsequent to the filing of the DEIR, we met with the project proponent to outline our concerns and the need to address the ownership of the proposed by pass road through the site that connects Route 20 to Route 27. We have encouraged the proponent to gain approval from the Town of Wayland for a public street designation if the internal access road were to be used as a bypass. To address our concerns that the internal roadway would serve as a bypass for traffic heading between Route 20 west of the site and Route 27 north of the site, the proponent has responded that the "bypass road" is expected to be approved as a public way, but will be maintained by the proponent. Therefore, prior to the issuance of the Section 61 finding for the project, the proponent should provide EOTPW with confirmation from the Town of Wayland of the public designation of the roadway.

Furthermore, the project proponent has worked with MassHighway and the owner of the Russell's Garden Center and reached an agreement on the final design for the intersection of the proposed site driveway on Route 20 to address our concerns regarding access at this location. The revised design will address safety and improve traffic operations.

The FEIR included a comprehensive Transportation Demand Management program that we believe would encourage multimodal transportation to site. The TDM program includes a commitment to improve and provide pedestrian and bicycle amenities in and around of the project site and to connect to a future walkway/bikeway along the existing MBTA right-of-way south of the site and the proponent has committed to donate funds to the Town of Wayland for its construction. The proponent has also committed to work with the Metro-West Regional Transit Authority and the Town of Wayland to provide public transportation to the site. These improvements would encourage non-vehicular access to the site and reduce vehicle trips.

The project proponent should provide the Office of Transportation Planning with a letter of commitment that reiterates all the commitments associated with the project. The letter will be the basis for MassHighway to issue a Section 61 finding for the project. If you have any questions regarding these comments, please contact Erin Kinahan at (617) 973-8059.