

Wayland Introduction



Concord, MA

Agenda

- LIP
- Mill Creek and Housing
- Proposed Site Plan
- Technical Aspects
- Architectural Concept

Team

Proponent



Architect



Counsel



Civil Engineer



Wastewater



Traffic Engineer



Wetlands Consultant



HOUSING CRISIS

Existing Site



Concept



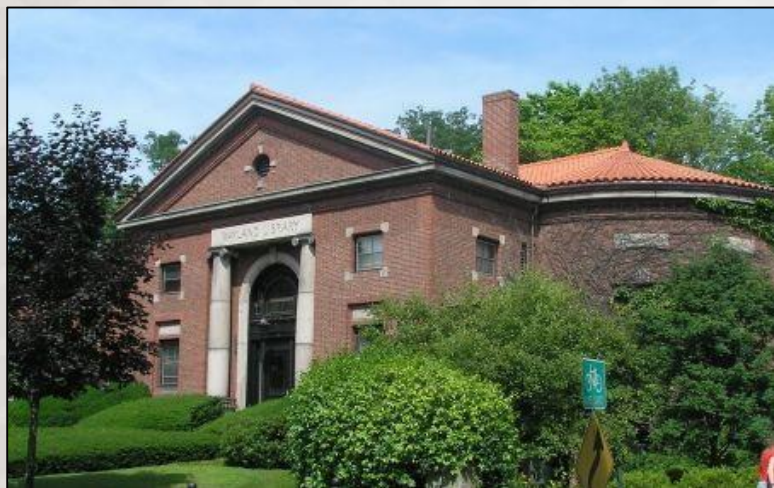
Technical



Design Goals

- Understand and be responsive to the language of the town. Building forms, massing, scale, colors, and materials
- Ensure that building massing is positioned in the most sensitive way with regard to neighborhood edges, transportation networks, and street edges.
- Develop building details and fenestration treatments that support the character of Wayland and feel at home
- Develop color and material palettes that support a timeless approach to design and integrate with the surroundings.

Wayland Building Form & Context



- Traditional building forms
- Symmetry / repetition of elements
- Interesting roof lines and building details
- Quality materials and timeless approach to design



Wayland Town Center



- Clearly defined and traditionally scaled building forms
- Visually strong building details / pedestrian scale
- Diverse color and material palette
- Connected indoor and outdoor spaces / awnings / seating / landscape

Alta Rivers Edge

- Traditional building forms
- Symmetry / repetition of elements
- Colors and materials compatible with Wayland architectural language



View from Boston Post Road – Looking West



View from Boston Post Road – Looking East



View from Pelham Island Road – Looking Southwest



PROJECT BENEFITS

- Revitalize long-vacant retail site and enable mixed-use district at key location in center of Wayland
- Provide new customers for Town Center and support existing commercial
 - Encourage other redevelopment along Boston Post Road
- Ensure 10% 40B safe harbor
- Significant increase in tax assessment & revenue
- Diversify Wayland housing stock and provide workforce housing
- Environmental benefits

QUESTIONS

