



Alta at River's Edge

490 Boston Post Road, Wayland, MA

190 Unit Multifamily Rental Community

Wayland Planning Board

August 6, 2019

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- **Wood Partners Overview**
- **Project Overview**
- **Location**
- **Civil Plans**
- **Architectural and Landscape Plans**
- **Zoning Variances Required**
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Project Team



Applicant/Developer

WP East Acquisitions, LLC. (Wood Partners)
91 Hartwell Avenue
Lexington, MA 02421



Architect

The Architectural Team
50 Commandant's Way at Admiral's Hill
Chelsea, MA 02150



Civil Engineer

Allen & Major Associates, Inc.
10 Main Street
Lakeville, MA 02347



Legal Counsel

Nutter McClennen & Fish LLP
155 Seaport Boulevard
Boston, MA 02210



Landscape Design

Copley Wolff Design Group
10 Post Office Square
Boston, MA 02109



Wood Partners is a fully integrated real estate company focused solely on the development of luxury apartment communities. We fulfill the roles of developer, general contractor and property manager on the majority of our development projects. Wood Partners is consistently ranked as a top 5 multifamily housing developer, for number of starts, by Multifamily Executive magazine, including the #2 ranking in 2018.

National Infrastructure: Wood Partners has the advantage of a national platform with over 650 professionals located in 18 offices operating properties in 19 states.

- In its history, Wood partners has developed over 60,000 units at a value of over \$10.3 billion nationwide.
- In 2018 Wood Partners started 18 projects around the country, representing 4,883 units with a total capitalization of nearly \$1.2 Billion.
- As of 12/31/18 Wood Partners had 35 projects under construction, 9,260 units, with a completed capitalization of \$2.3 Billion.

Local Expertise and Experience: The Boston/MA office opened in 2008 and has completed construction on twelve successful communities with two currently under construction and one more anticipated to begin in 2019. This represents over 3,000 units of housing in MA.

Wood Partners' Boston office development portfolio includes:

- Alta XMBLY, Somerville, MA (Pre-Construction) – 329 units
- Alta Clara at the Fells, Stoneham, MA (Under Construction) – 261 units
- Alta Union House, Framingham, MA (Under Construction) – 196 units
- Alta Easterly, Walpole, MA (2018) – 157 units
- The Westerly at Forge Park, Franklin, MA (2017) – 280 units
- The Slate at Andover, Andover, MA (2016) – 224 units
- 37 Washington, Melrose, MA (2016) – 88 units
- 2 Washington, Melrose, MA (2015) – 94 units plus ground-floor retail
- Zinc, Cambridge, MA (2015) – 392 units plus ground-floor retail
- Everly, Wakefield, MA (2014) – 186 units
- Alta at The Estate, Watertown, MA (2014) – 155 units
- Alta Legacy Farms, Hopkinton, MA (2014) – 240 units
- Alta Stone Place, Melrose, MA (2013 & 2014) – 212 units
- Alta Brigham Square, Arlington, MA (2012) – 116 units plus retail
- Alta at Indian Woods, Stoughton, MA (2011) – 154 units



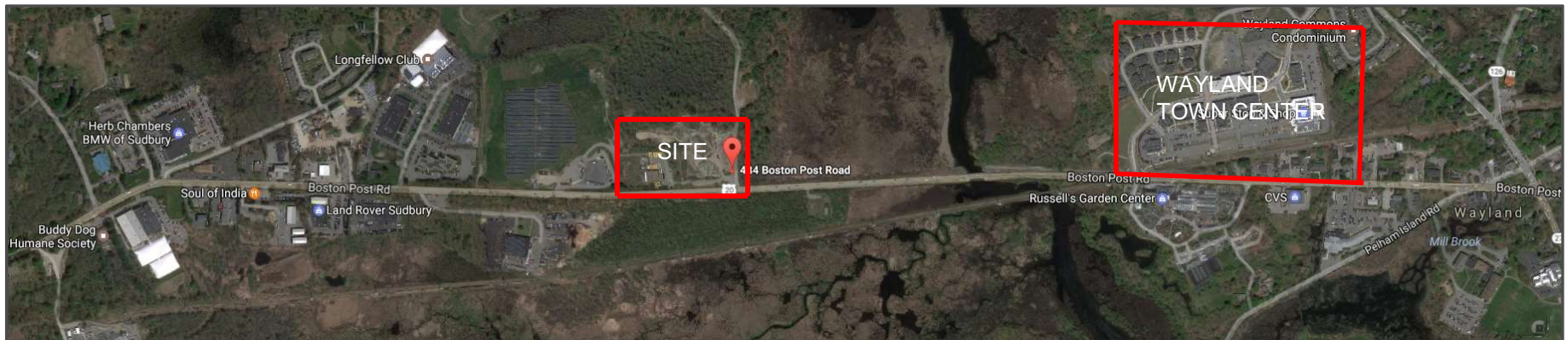
- The site is situated on an 8.24 acre parcel of land in a highly visible location on the Wayland and Sudbury town line with views of the Sudbury River and within a very short distance of the prime retail in town, Wayland Town Center.
- Alta at River's Edge will consist of 190 luxury apartment homes located in two traditionally-inspired New England-style 3 and 4-story residential buildings that define two major open spaces.
- The buildings are architecturally broken-down in scale by façade off-sets, peaked-roof towers at special locations, projecting bays with gable and shed roof forms, and covered main entry porches with standing-seam metal roofing
- The unit mix will consist of various sized 1-bedroom and 2-bedroom layouts mixed throughout the building. A summary of the unit mix is as follows:
 - 1 BR – 80 Units / 848-sf Avg.
 - 2 BR – 110 Units / 1,249-sf Avg.
- Parking is provided in a combination of structured parking levels situated below the residential floors and landscaped surface lots.
 - There will be 306 total parking spaces; 151 garage spaces located under the buildings and 155 surface spaces. The parking ratio is 1.61 per unit and 1.0 per bedroom.
- The project will include 48 (25%) affordable units and 48 (25%) age restricted (55+).
- The property will feature a full amenity package including a state-of-the-art fitness center, resident lounge, business center/work stations and two interior courtyards featuring a pool, outdoor fireplace, dining areas and grills.

Location – 490 Boston Post Road

- The site is the location of the old Wayland/Sudbury Septage Facility that was decommissioned in 2009.
- The site is currently being used by the Town of Wayland for parking buses and until recently a police firing range and a dumping area for town construction debris.
- Access is via the Access Road off of Rt. 20 that leads to the DPW Transfer Station.



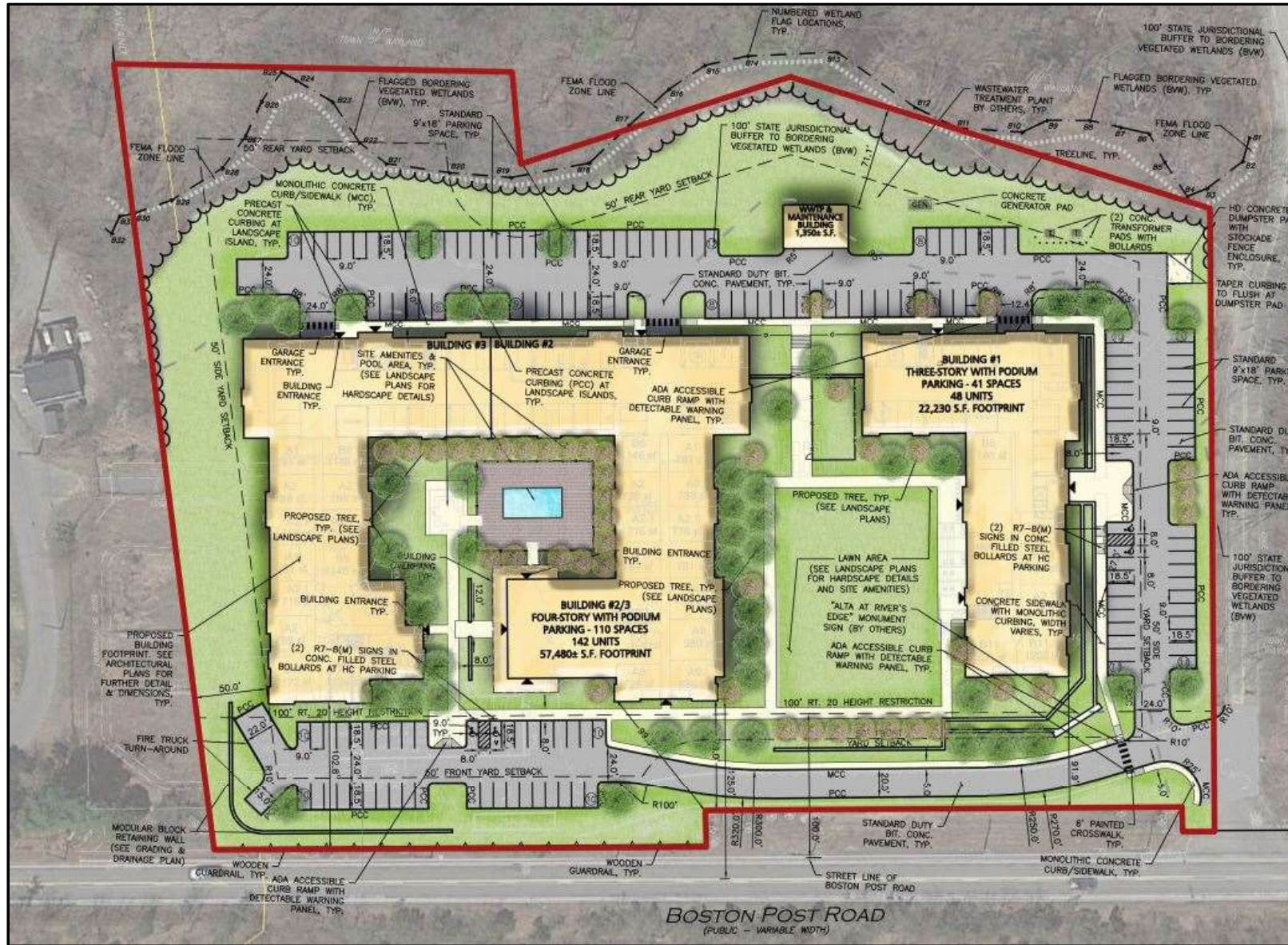
Adjacent to the Sudbury River and ½ mile to Wayland Town Center



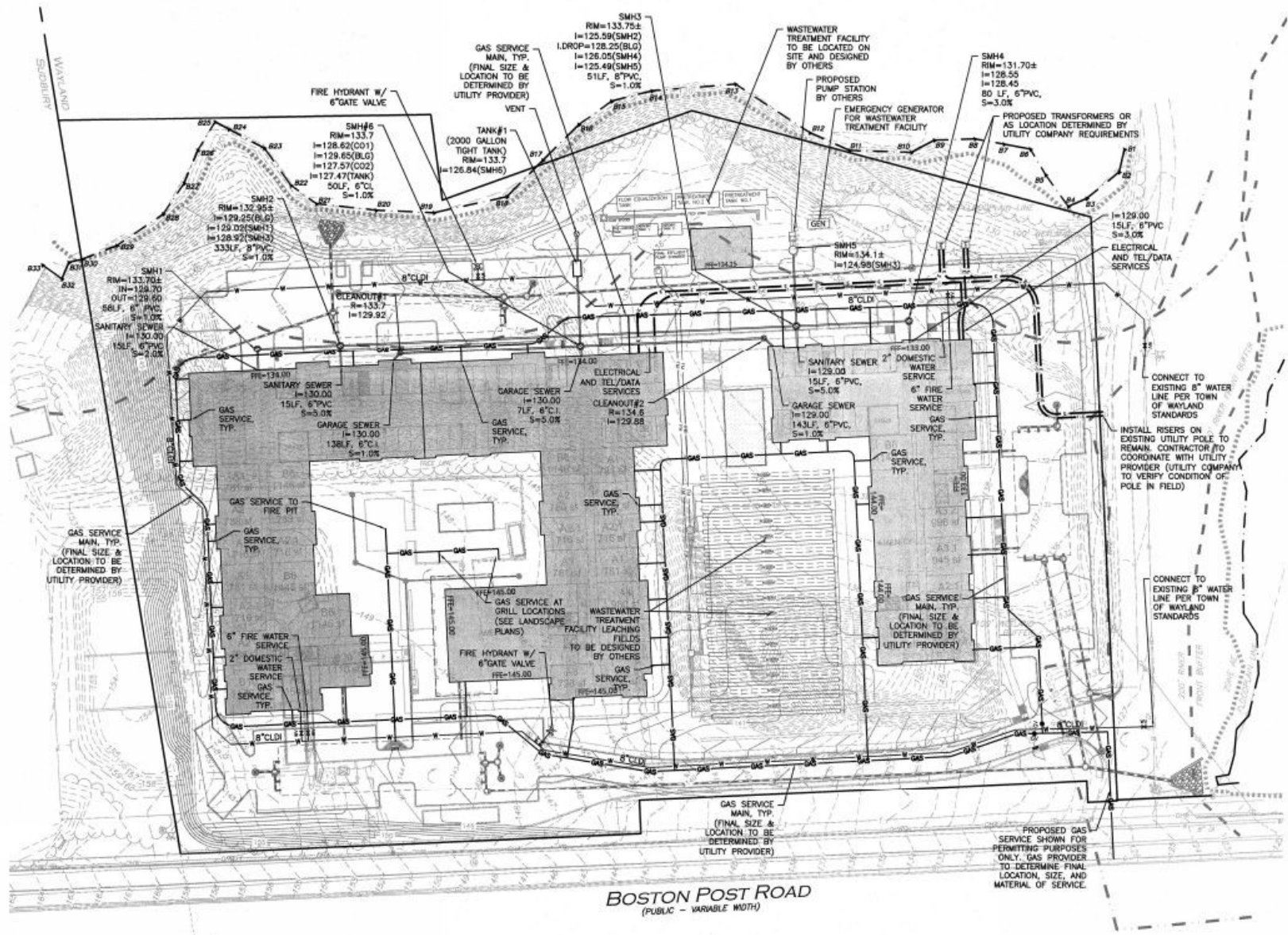
Civil – Existing Conditions



Civil – Site Plan



Civil – Utility Plan



BOSTON POST ROAD
(PUBLIC - VARIABLE WIDTH)

Architectural – Project Renderings



Architectural – Project Renderings



Architectural – Project Renderings



Architectural – Project Renderings



Architectural – Project Renderings



Architectural – Elevations



South Elevation



West Elevation

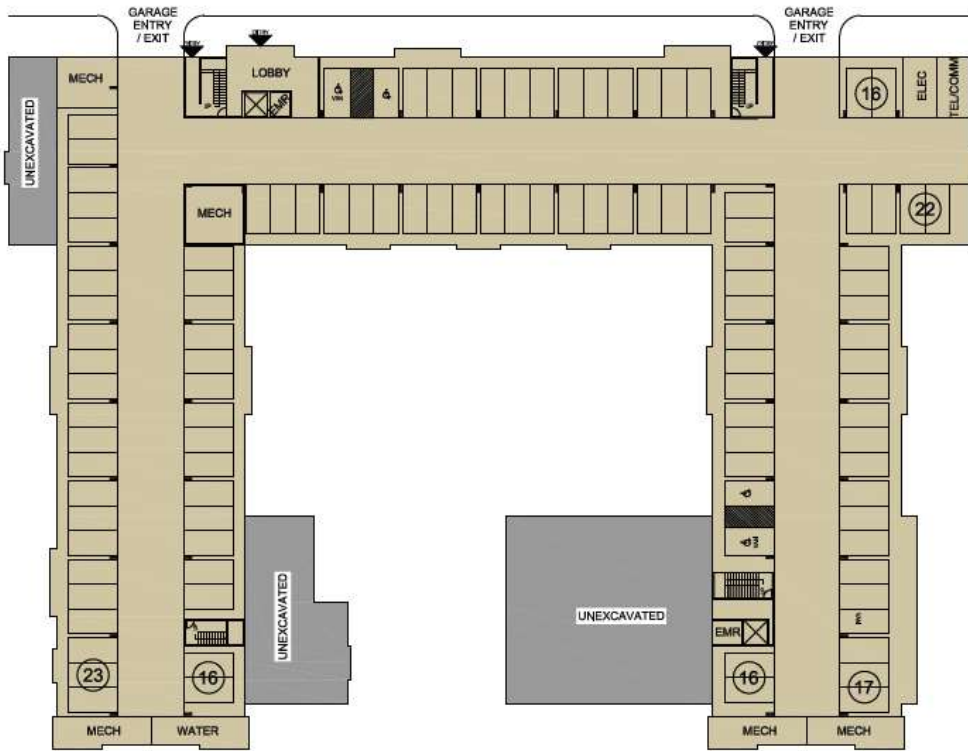


East Elevation

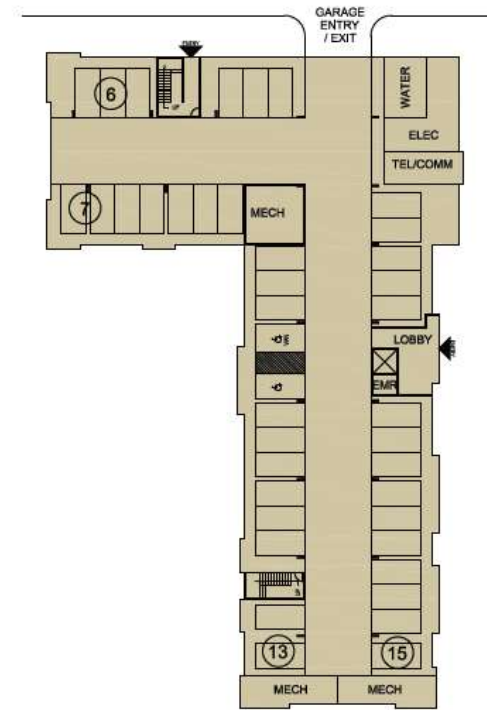


North Elevation

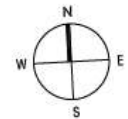
Architectural – Parking Level Floor Plan



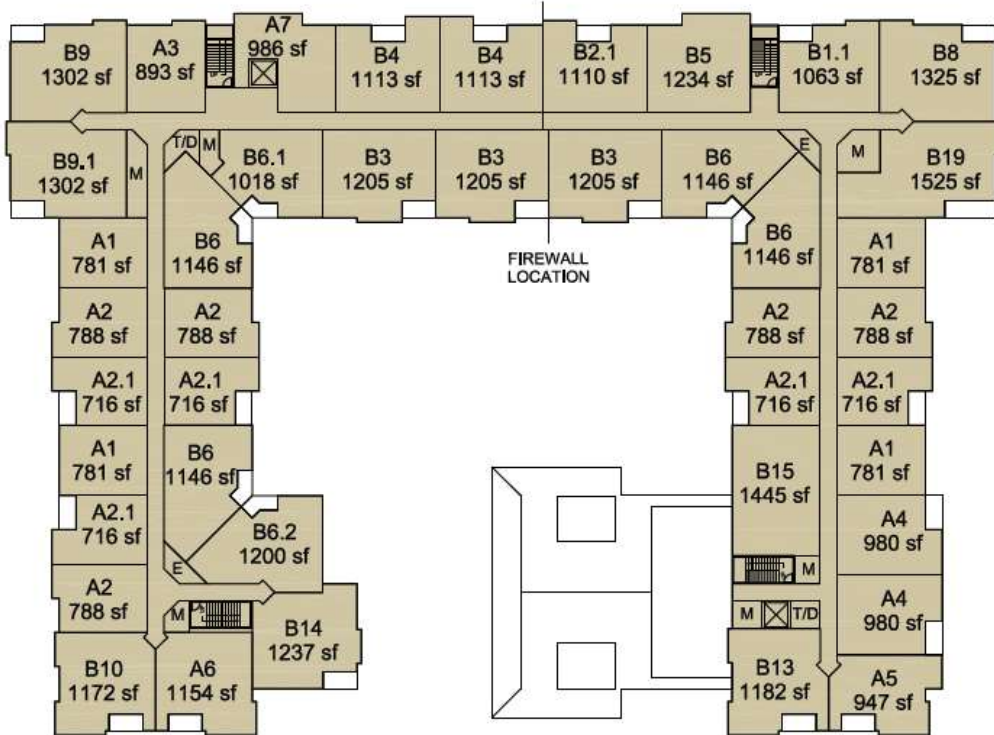
Building 2/3



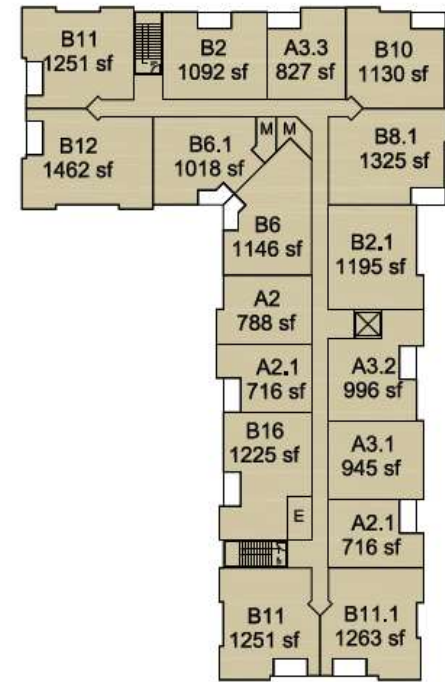
Building 1



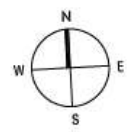
Architectural – Second & Third Floor Plan



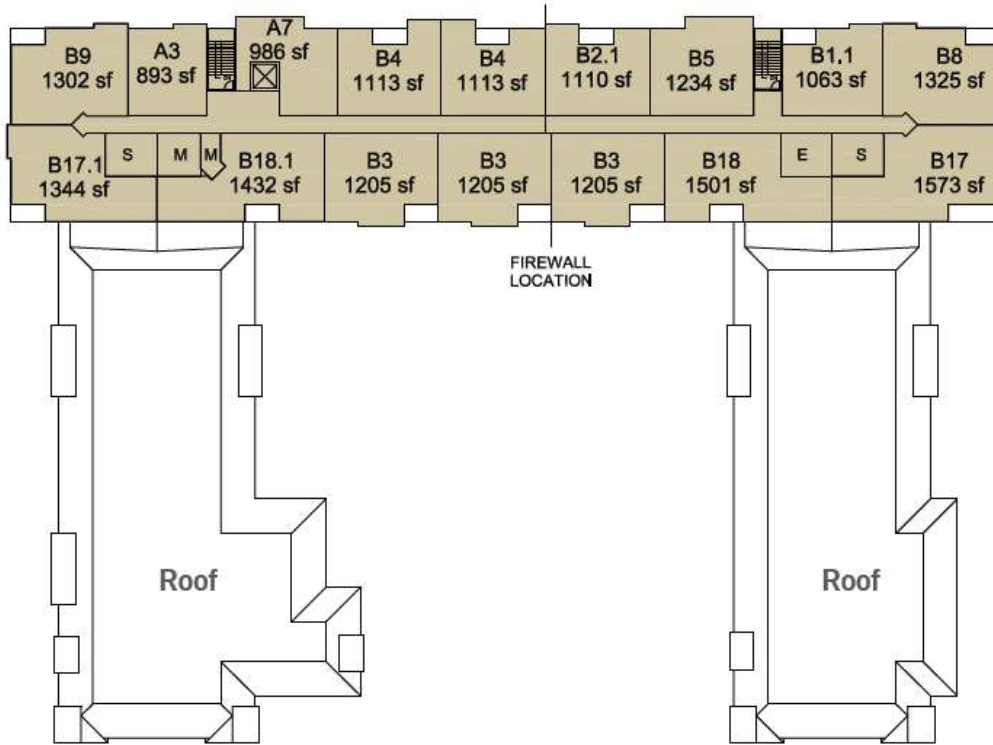
Building 2/3



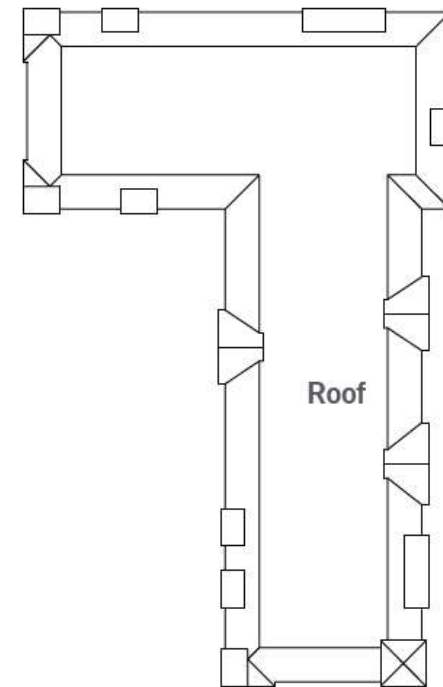
Building 1



Architectural – Fourth Floor Plan



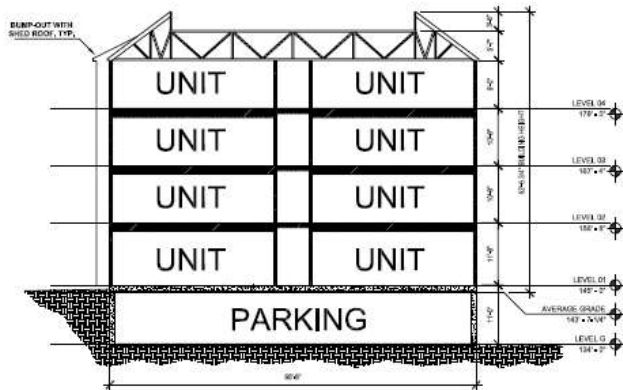
Building 2/3



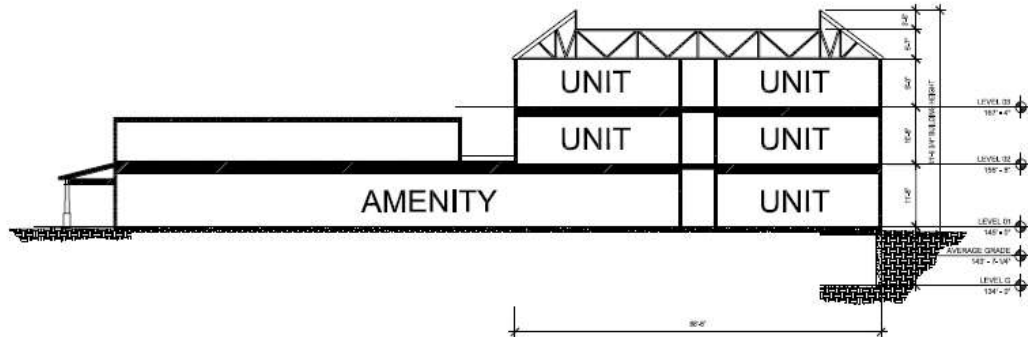
Building 1



Architectural – Building Section



**BUILDING 2|3
FOUR STORY**



**BUILDING 2|3
THREE STORY**

NOTE:
AVERAGE GRADE IN THE INVERTS EDGE OVERLAY DETERMINED BY CALCULATED OVERLAP + GRADE ALONG THE EAST, SOUTH, AND WEST SIDES. NORTH SIDE IS EXCLUDED TO ENCOURAGE PROTECTIVE PAVERS. (1/20/2020).
CALCULATION PROVIDED BY ALLEN & MAJOR ASSOCIATES.

WAYLAND CONCEPT PLAN 06.18.2019

BUILDING 1 (Age Restricted)		Floor	
Floor 3	21,176	18	28
Floor 2	21,176	6	11
Floor 1	21,319	4	10
Podium	22,110	16	31
Total Residential GSF		65,669	
Total Building GSF (inc Podium)		87,779	
Podium Parking Spaces		41	
Amenity Area SF		3009	
Building Efficiency		0.82	

Floor	
18	28
6	11
4	10
16	31
Units*	

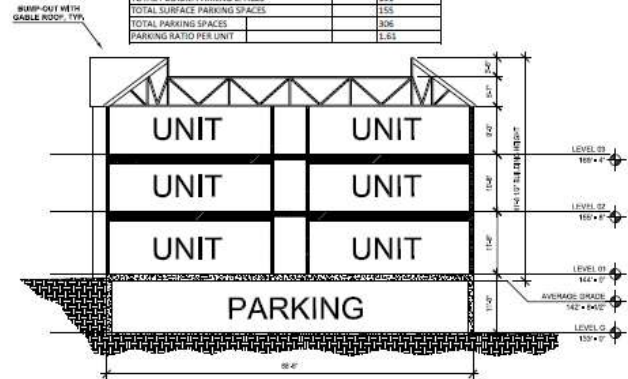
*Age restricted units must be 25% min. of total units.
190' x 25' = 47.5%
This is a requirement per the zoning.
Unit B6.1 is 2 Bed/1 Bath for trash room.
Amenity space includes Mail/Package Room SF

BUILDING 2/3:		Floor	
Floor 4	25,433	18	28
Floor 3	50,365	2	14
Floor 2	50,365	20	21
Floor 1	55,447	20	43
Podium	48,956	22	30
Total Residential GSF		179,610	
Total Building GSF (inc Podium)		228,566	
Podium Parking Spaces		110	
Amenity Area SF		5048	
Building Efficiency		0.82	

Floor	
18	28
2	14
20	21
20	43
22	30
64	78
Units	

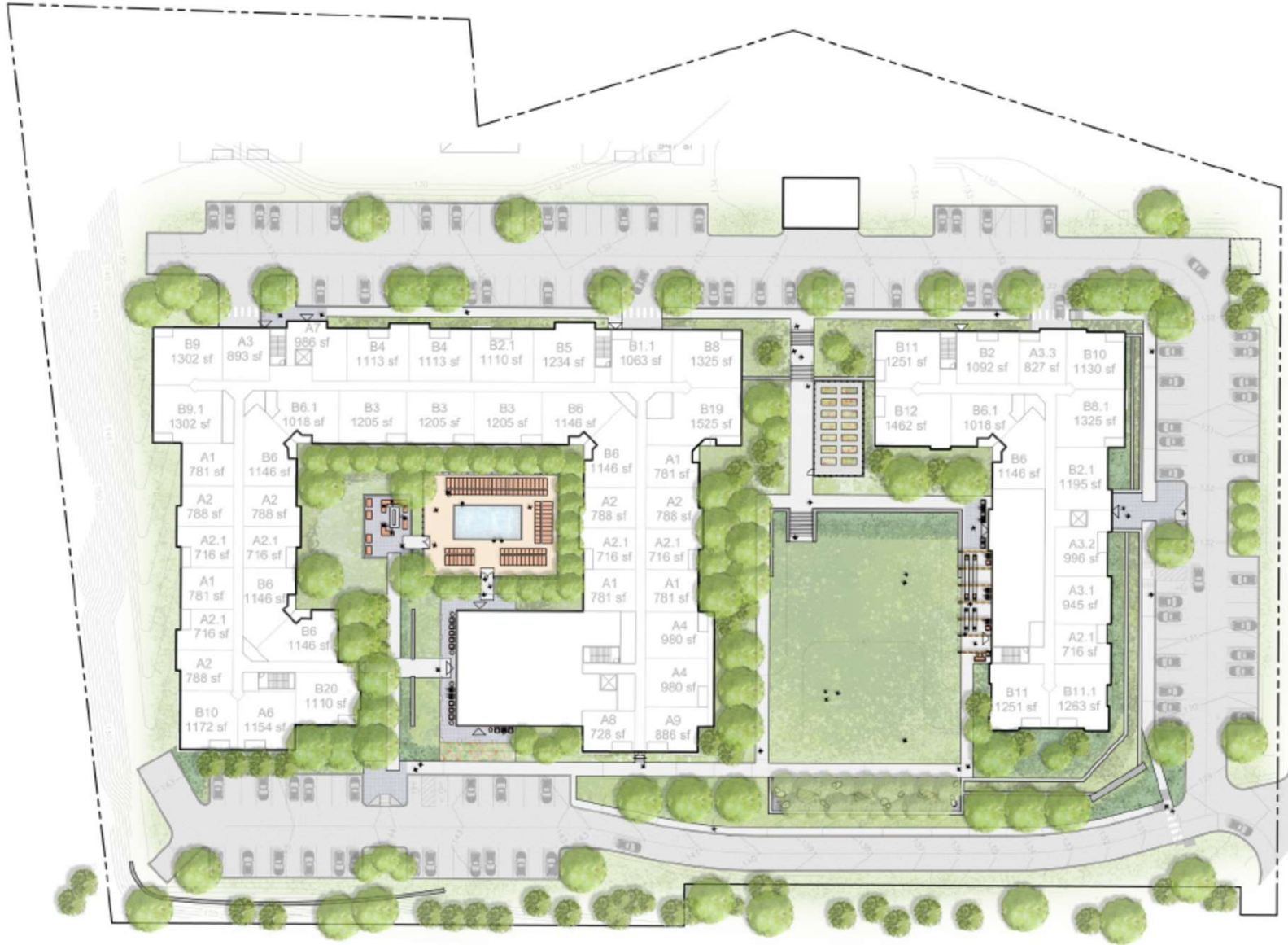
(17) 1 Bed + den units in Block 2/3
(6) 2 Bed + den units in Block 2/3
Unit B6.1 is 2 Bed/1 Bath for trash room.
Amenity space includes Mail/Package Room SF

PROJECT TOTALS		TOTAL PROJECT	
Building 1 Residential GSF	65,669	Floor	18
Building 2/3 Residential GSF	179,610	4	2
TOTAL RESIDENTIAL GSF	245,279	3	14
TOTAL RESIDENTIAL NRSF	199,542	2	26
AVERAGE NRSF/UNIT	1050	1	26
AVERAGE EFFICIENCY	0.82	80	130
TOTAL PODIUM GSF	71,066	Units	
TOTAL PROJECT GSF (inc podium)	314,345	1 BED RATIO:	42%
TOTAL LOT AREA	8.24 Acres	2 BED RATIO:	58%
TOTAL AMENITY AREA	8,957	TOTAL:	100%
TOTAL UNIT COUNT	190		
TOTAL PODIUM PARKING SPACES	151		
TOTAL SURFACE PARKING SPACES	155		
TOTAL PARKING SPACES	306		
PARKING RATIO PER UNIT	1.61		

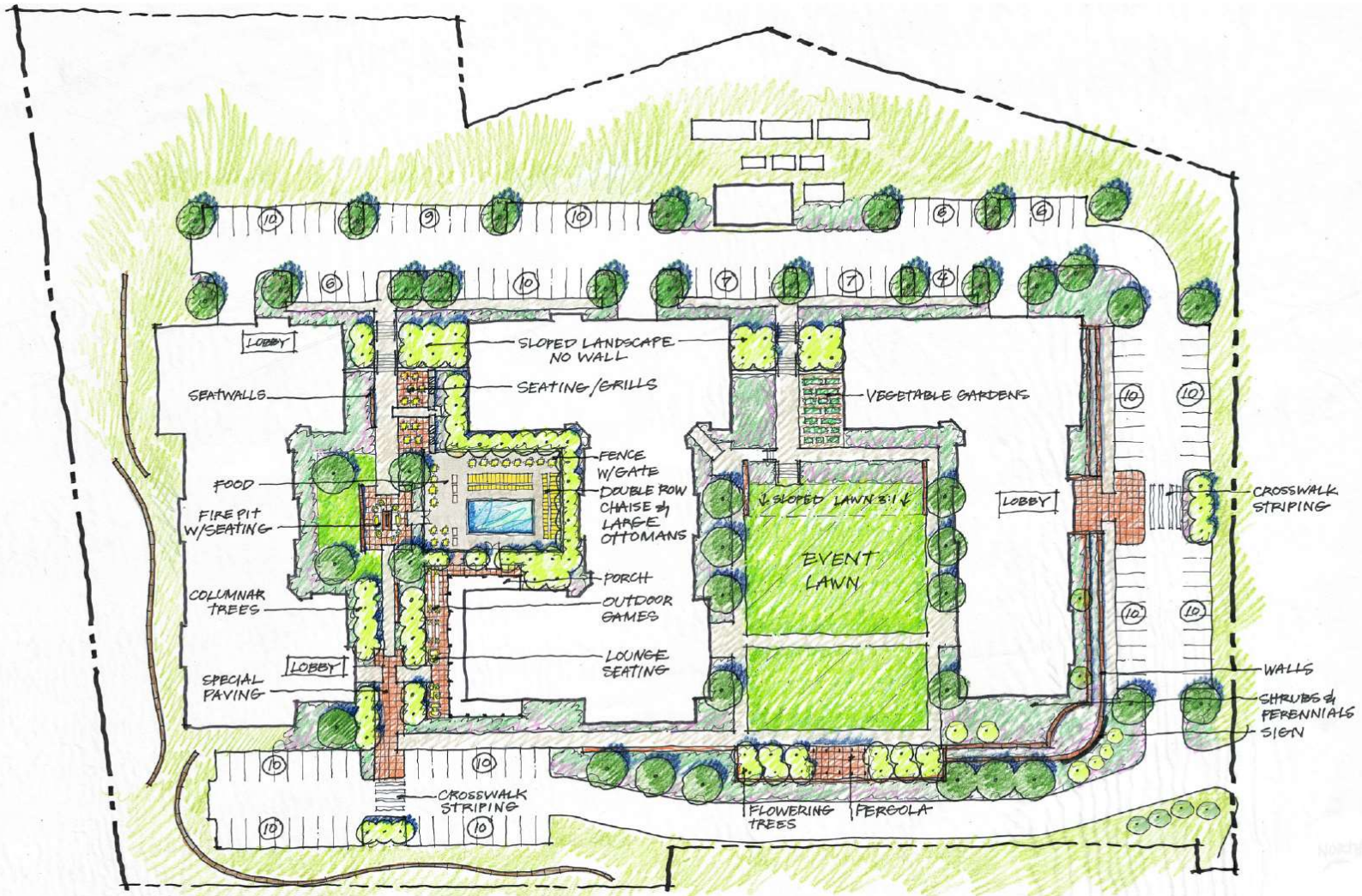


BUILDING 1

Landscape Plan – 2019



Landscape Plan – 2016











a.) § 198 Attachment 1 – Table of Dimensional Requirements as to Maximum Lot Coverage

- *Currently zoning allows for a maximum lot coverage of 20%, The Project proposes lot coverage of approximately 23.8%*

b.) § 198-2505.2 – Maximum Building Height

- *Pursuant to § 198-2505.2, on certain north-facing façades of buildings, not more than six feet of a parking level may be exposed and allow natural ventilation as long as this façade area is screened and buffered with landscape. The Project proposes a foundation on the north-facing façade with approximately 11 feet of exposed parking and foundation*

c.) § 198-2505.3 – Maximum Building Size

- *Pursuant to § 198-2505.3, no building shall exceed 150,000 square feet, The Project proposes a building containing 179,610 square feet (Building 2/3)*

Questions

