



January 11, 2023

VIA EMAIL

Select Board
Town of Wayland
41 Cochituate Road
Wayland, MA 01778

RE: Proposed Mill Creek Residential Project at 297-311 Boston Post Road, Wayland MA

Dear Members of the Board,

This letter is to formally request that the Wayland Select Board join Mill Creek in an application to the Massachusetts Department of Housing and Community Development (DHCD) in a Local Initiative Program (LIP) arrangement for our proposed development at 297-311 Boston Post Road, Wayland, MA.

The development as proposed would be comprised of one hundred and seventy two (172) rental housing units, of which 25%, or forty-three (43) units, would be affordable in perpetuity to renters earning no more than 80% of the Area Median Income (AMI) as determined by the U.S. Department of Housing and Urban Development (HUD). All 172 units would be eligible for inclusion on the Subsidized Housing Inventory (SHI), ensuring that Wayland remains over the 10% Safe Harbor for the foreseeable future. Mill Creek is also committed to providing a pass-through access from Boston Post Road to Pelham Island Road, including a 2-way bike lane.

The project will revitalize the existing Rt. 20 retail corridor and provide a new customer base for the existing retail businesses, creating a mixed use zone along both sides of Rt. 20. The on site flooding, wetlands impacts and stormwater treatment will all be improved, and the Town will realize a meaningful increase in its tax income from the project site. Traffic generation and impacts for a residential development will be significantly less compared with a fully-occupied retail center.

As demonstrated over the past several months, Mill Creek is committed to working with the Town to answer questions and address any concerns related to the project. The project would be subject to a detailed review by the Wayland Zoning Board of Appeals prior to the issuance of a Comprehensive Permit under Massachusetts Chapter 40B. Agreeing to enter into a LIP arrangement with Mill Creek is not an approval of the development as proposed and does not waive the Select Board's or the Zoning Board's right to review and comment on the proposal. While the project plans provided to-date reflect our best understanding of the site constraints

and project goals, we will work with the Select Board, the Zoning Board and its peer review consultants, along with applicable Town personnel, on all aspects of the proposed project.

We suggest that the Select Board nominate an individual or working group to review and advise Mill Creek on the LIP Application to DHCD. We look forward to a continued dialogue with the Select Board, the Zoning Board of Appeals, and the public, and reiterate our interest in a collaborative relationship with the Town in support of this project.

Thank you for your time and consideration. Please feel free to contact us if we can be helpful in any manner.

Respectfully submitted,



Doug Arsham
Senior Managing Director



Anand Boscha
Vice President, Development

CC: Debbie Horwitz, Goulston & Storrs
Tim Alexander, MCRT