



# **TOWN OF WAYLAND**

ST. ANN'S VILLAGE  
124 COCHITUATE ROAD  
**PUBLIC FORUM**

**TOWN MANAGER'S OFFICE**  
**CONTEXTUAL INFORMATION**

FEBRUARY 15, 2023

Michael Jaillet, Acting Asst Town Manager

# **TOWN OF WAYLAND**

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124 COCHITUATE ROAD



## **SIZE COMPARISON TO OTHER WAYLAND PROPERTIES**

373 Commonwealth Rd  
Wayland, Massachusetts  
Google Street View  
Nov 2022 See more dates

**Commonwealth  
Residences**

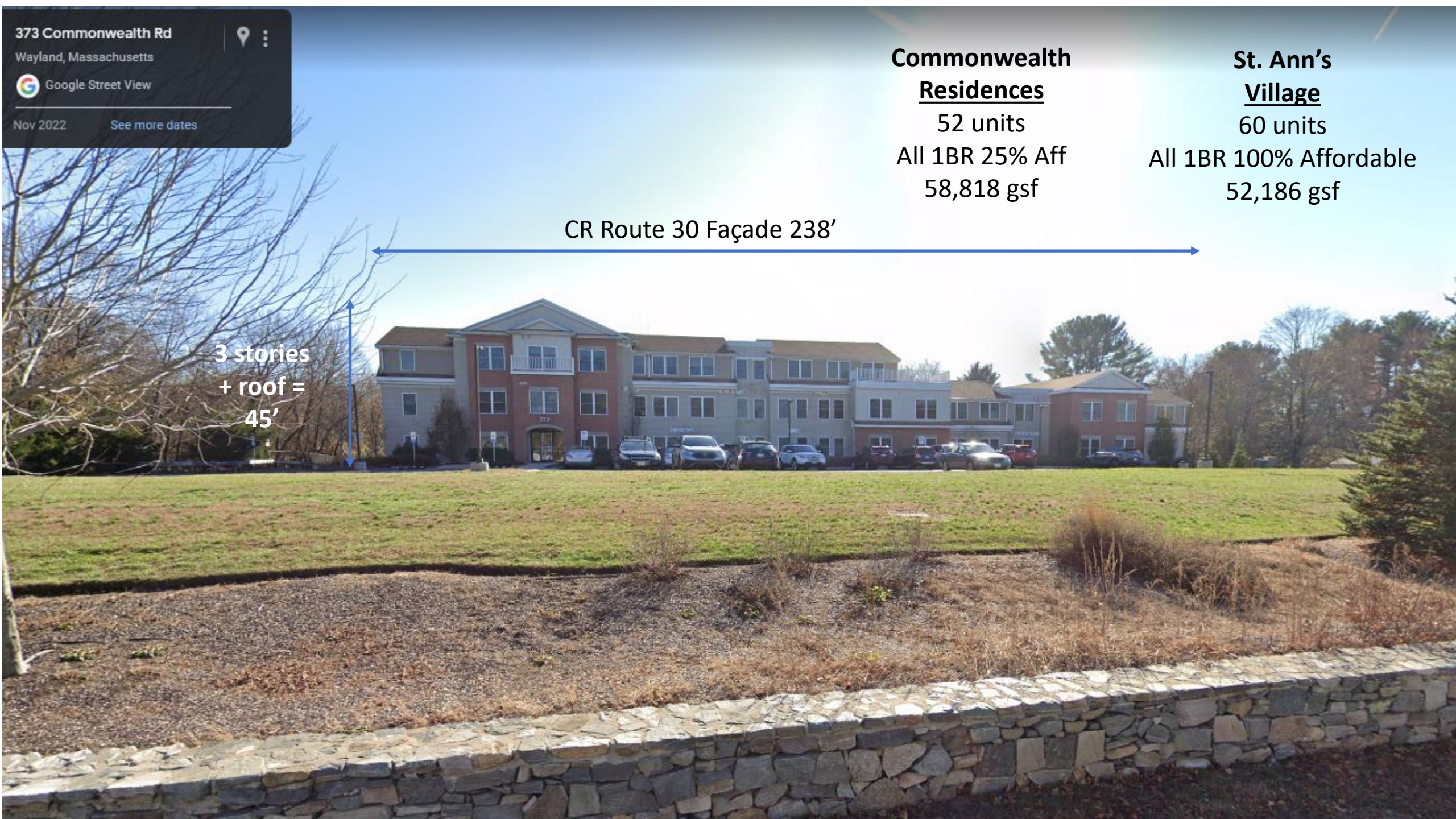
52 units  
All 1BR 25% Aff  
58,818 gsf

**St. Ann's  
Village**

60 units  
All 1BR 100% Affordable  
52,186 gsf

CR Route 30 Façade 238'

3 stories  
+ roof =  
45'



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Wayland, Massachusetts  
Google Street View  
Nov 2022 See more dates

**Commonwealth  
Residences**

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58,818 gsf

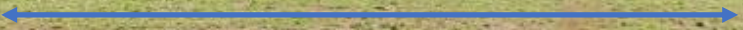
**St. Ann's  
Village**

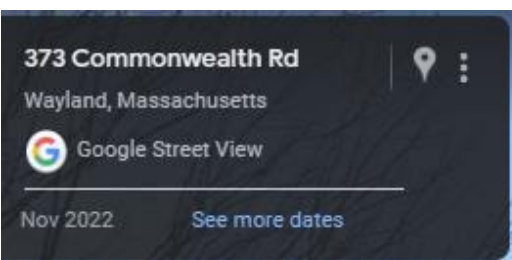
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CR Route 30 Façade 238'



St Ann's Route 27 Façade 124'





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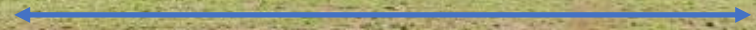
CR Route 30 Façade 238'



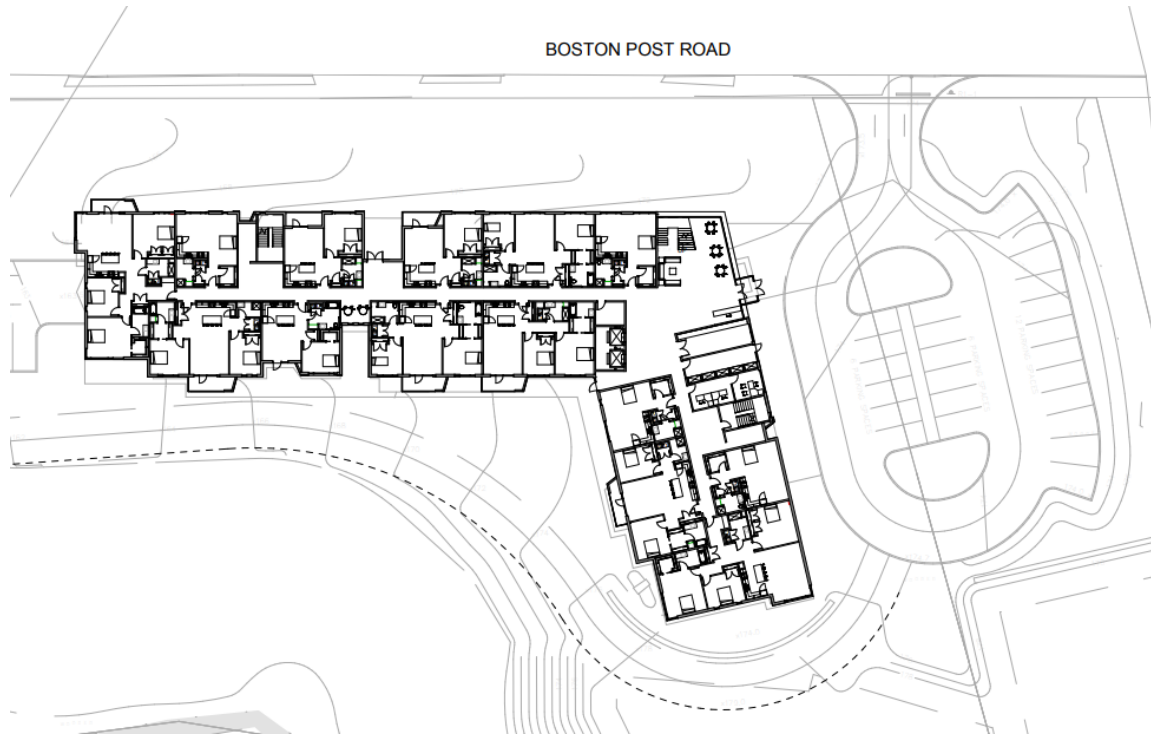
2 stories  
+ roof =  
Approx  
30-35'

St Ann's Longest Façade: 185'  
(Facing church only – still 53' shorter than CR)

St Ann's Route 27 Façade 124'



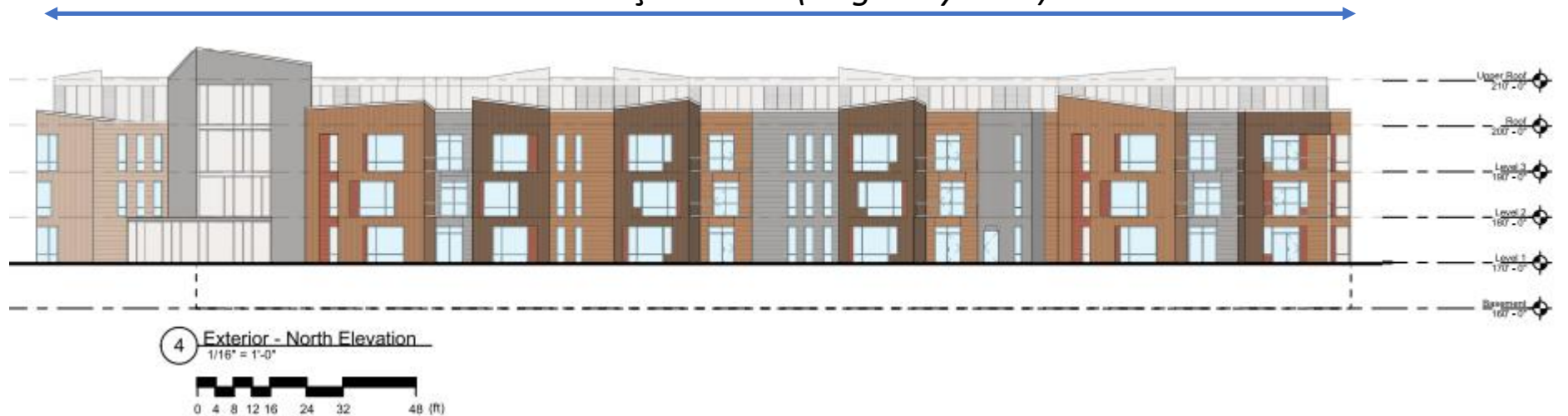
St Ann's Shortest (two) Façades: 60' each  
(Abutter single family homes  
are 72-82' and 110'+ long. Rectory is 66'.)

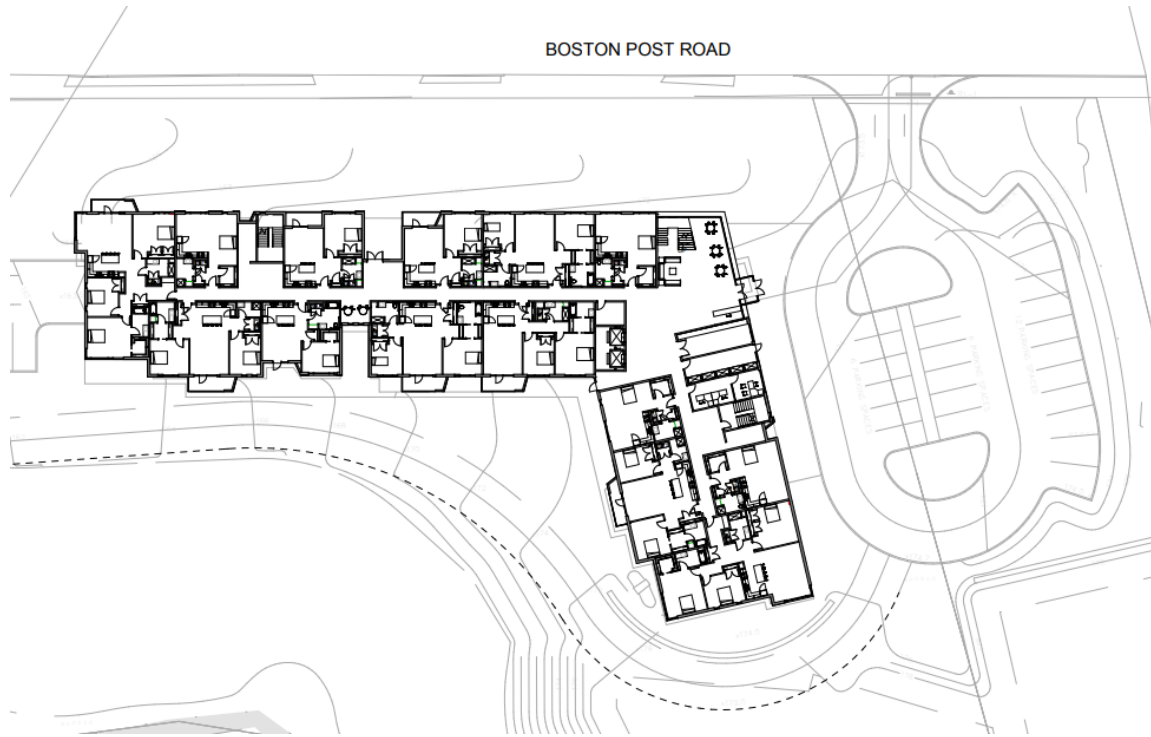


**Cascade Wayland  
(Mahoney's)**  
 60 units  
 25% Affordable  
 Approx 75,000 gsf  
 4 stories  
*50% larger than St. Ann's*

**St. Ann's  
Village**  
 60 units  
 100% Affordable  
 52,186 gsf  
 2-3 stories

Cascade Route 20 Façade 250' (originally 457')





**Cascade Wayland  
(Mahoney's)**

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 25% Affordable  
 Approx 75,000 gsf  
 4 stories

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Village**

60 units  
 100% Affordable  
 52,186 gsf  
 2-3 stories

**Cascade Route 20 Façade 250' (originally 457')**



**St Ann's Route 27 Façade 124'**

Wayland, Massachusetts

Google Street View

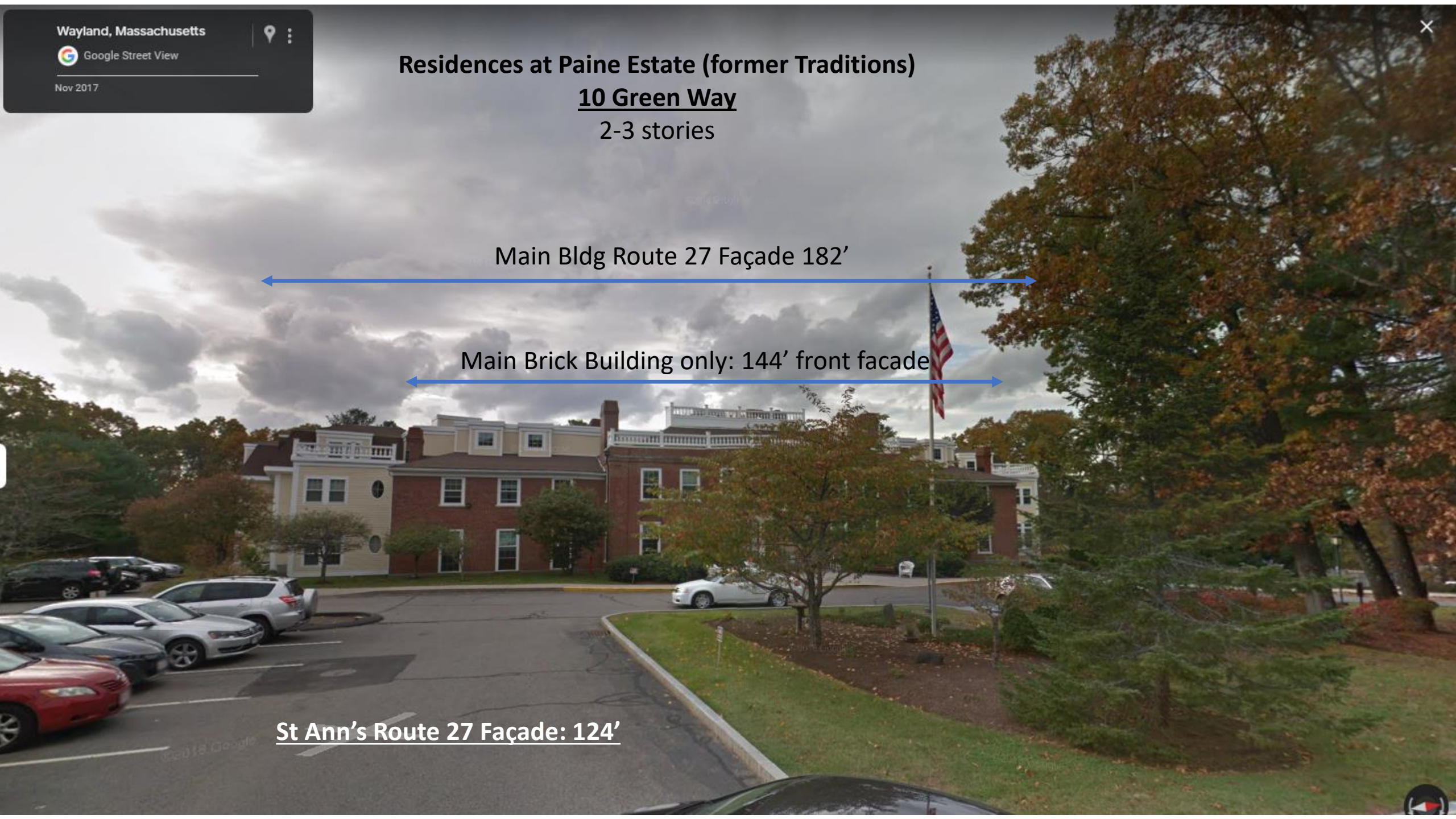
Nov 2017

**Residences at Paine Estate (former Traditions)**  
**10 Green Way**  
2-3 stories

Main Bldg Route 27 Façade 182'

Main Brick Building only: 144' front facade

St Ann's Route 27 Façade: 124'

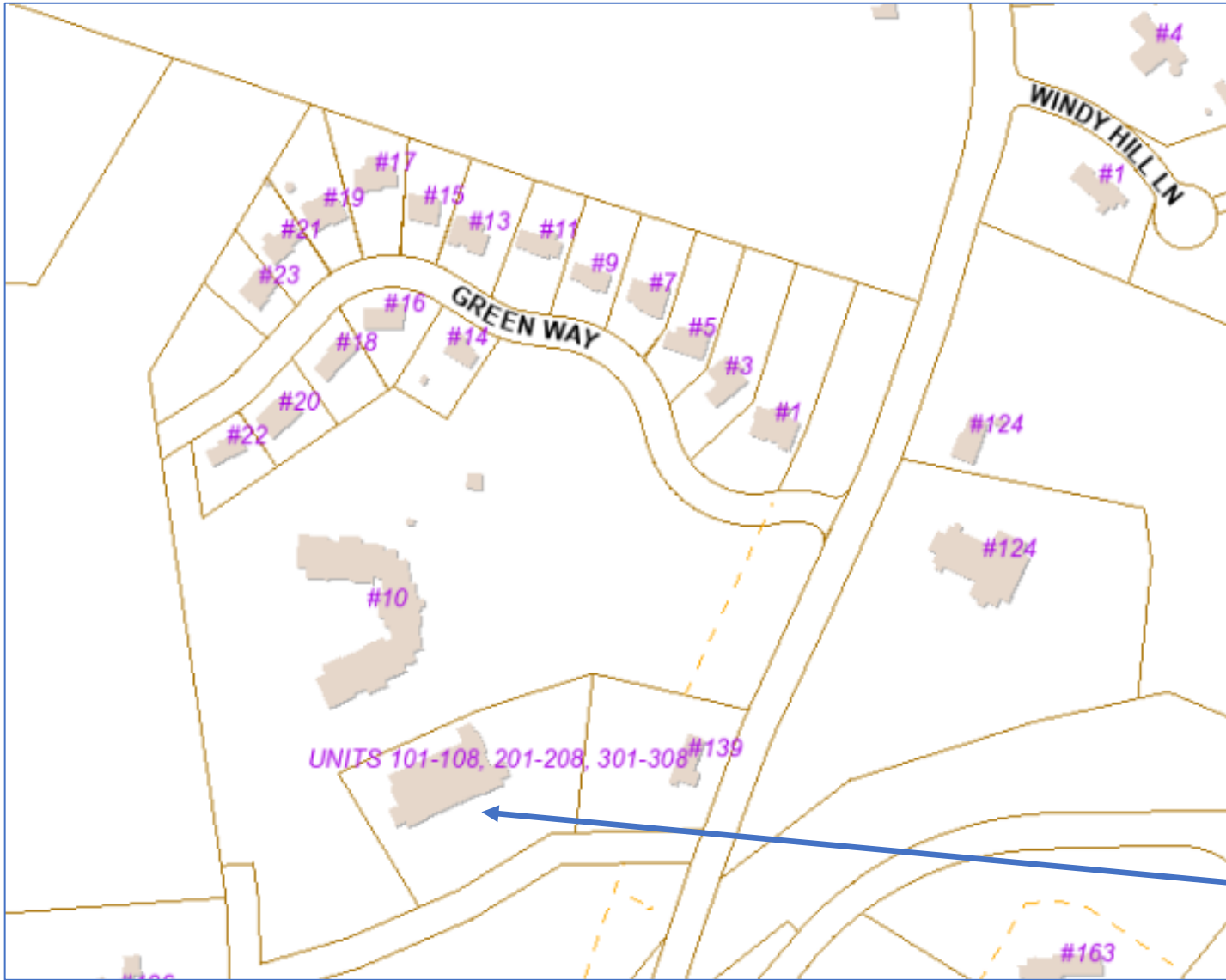




# Residences at Paine Estate (former Traditions)

## 6 Green Way

22 units  
3-4 stories

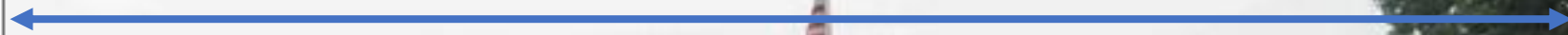


Long Façade: approx. 165' at 4 stories  
(vs St Ann's long façade 185' at 2-3 stories)

## Sandy Burr Golf Course Clubhouse

103 Cochituate Road  
2 stories front, 3 stories rear

Sandy Burr Clubhouse Route 27 Façade: 181'



St Ann's Route 27 Façade 124'

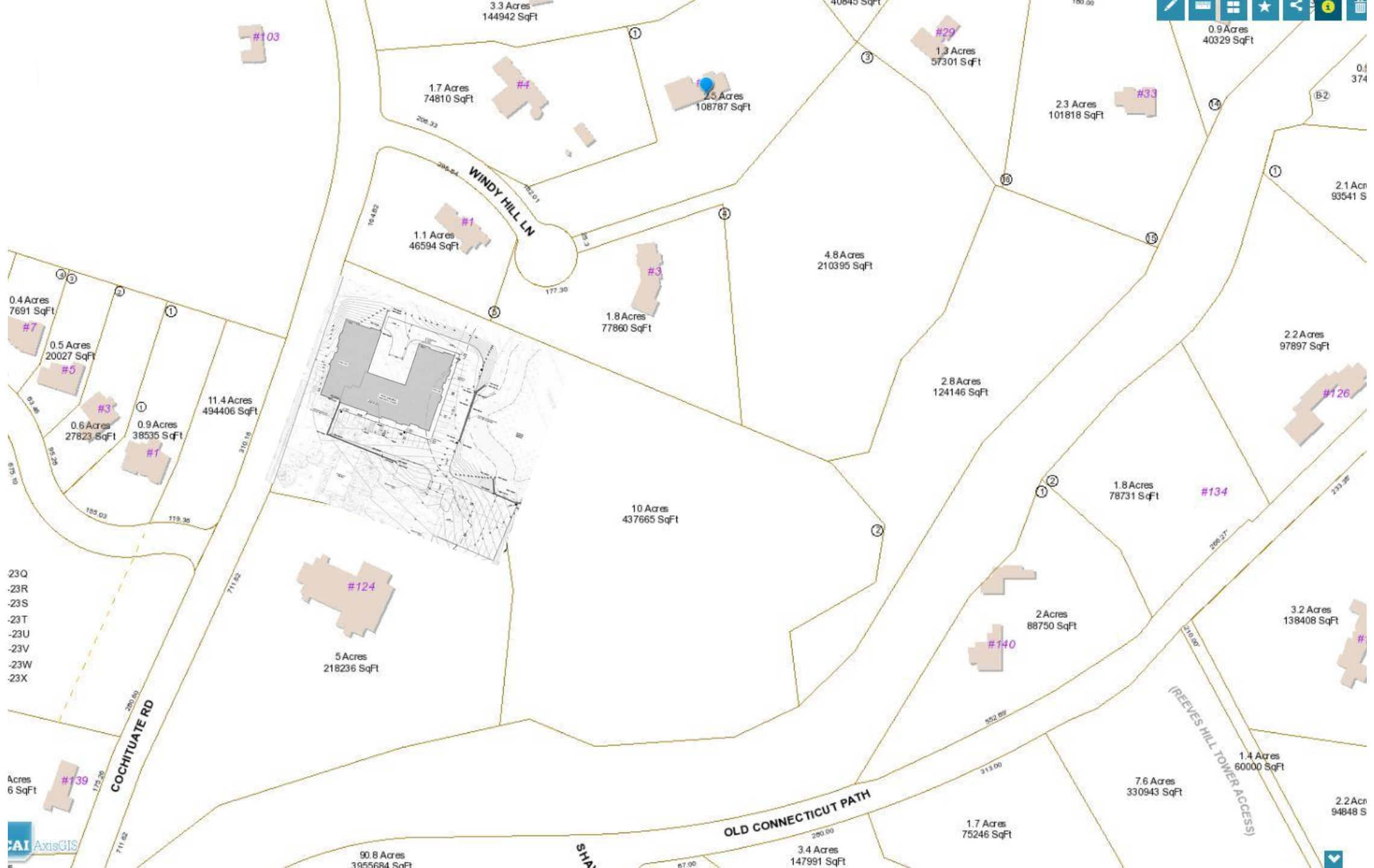


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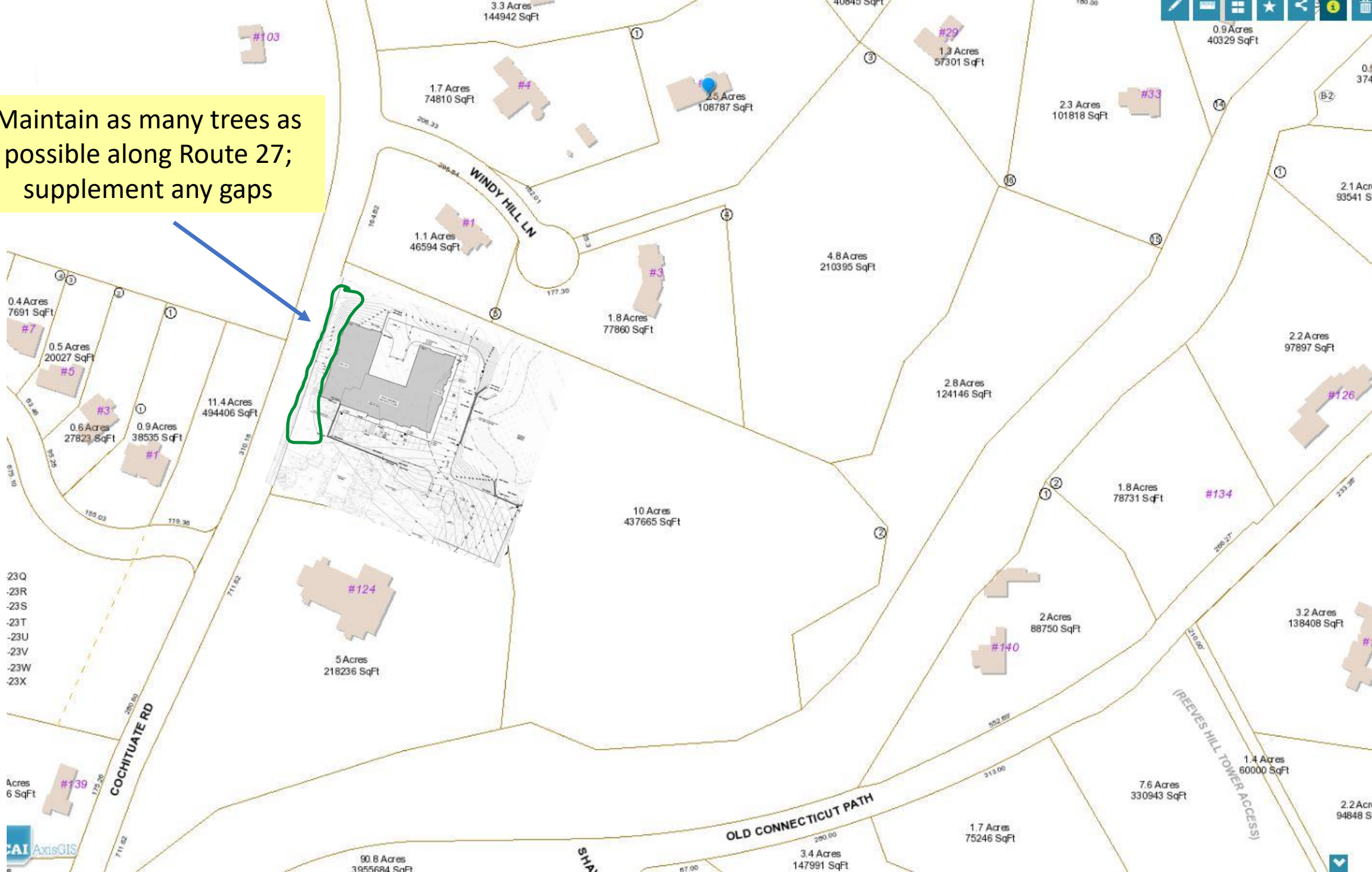


RECOMMENDATION TO MINIMIZE  
VISUAL IMPACTS:  
**SUPPLEMENT TREE BUFFER**

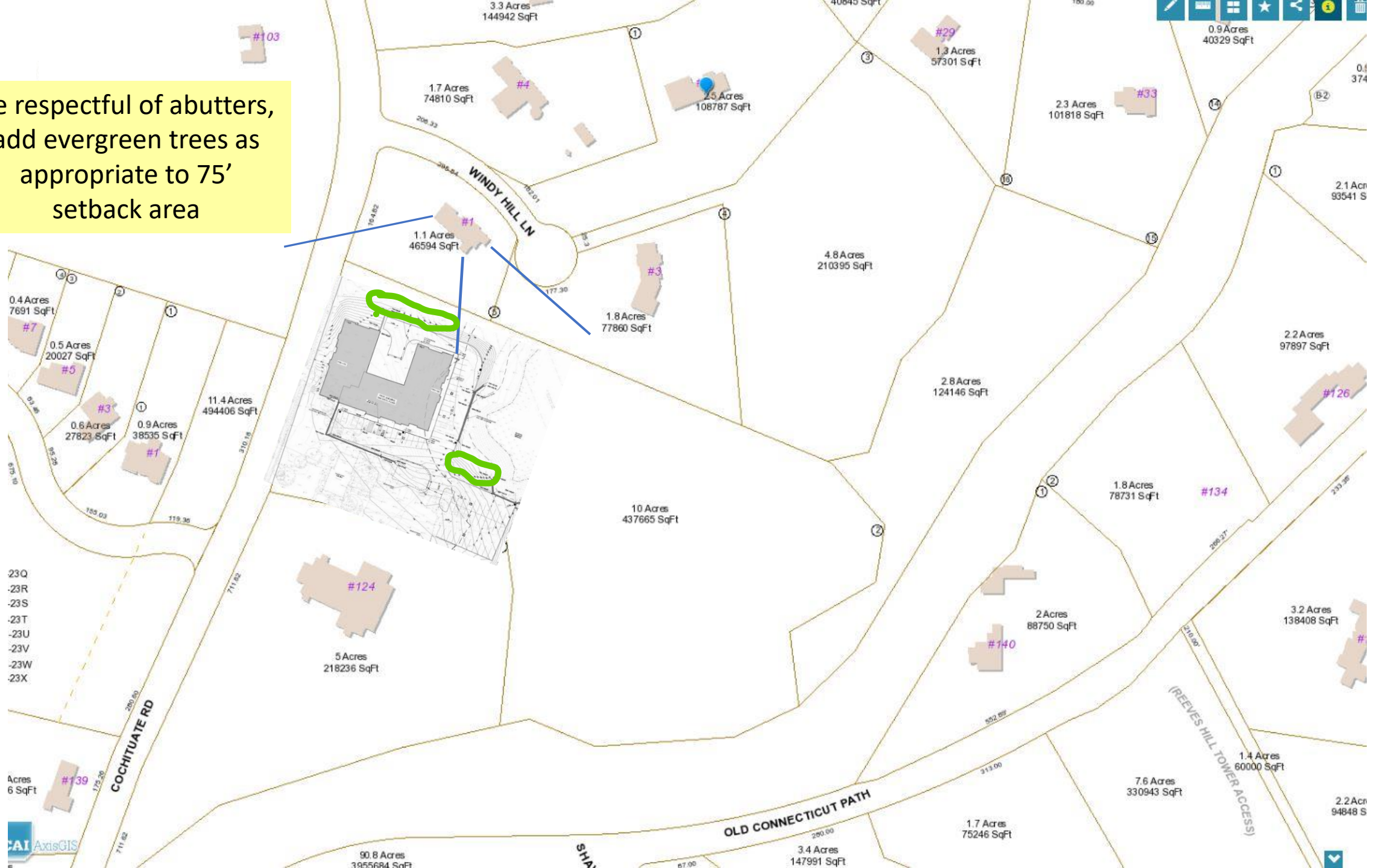


23Q  
-23R  
-23S  
-23T  
-23U  
-23V  
-23W  
-23X

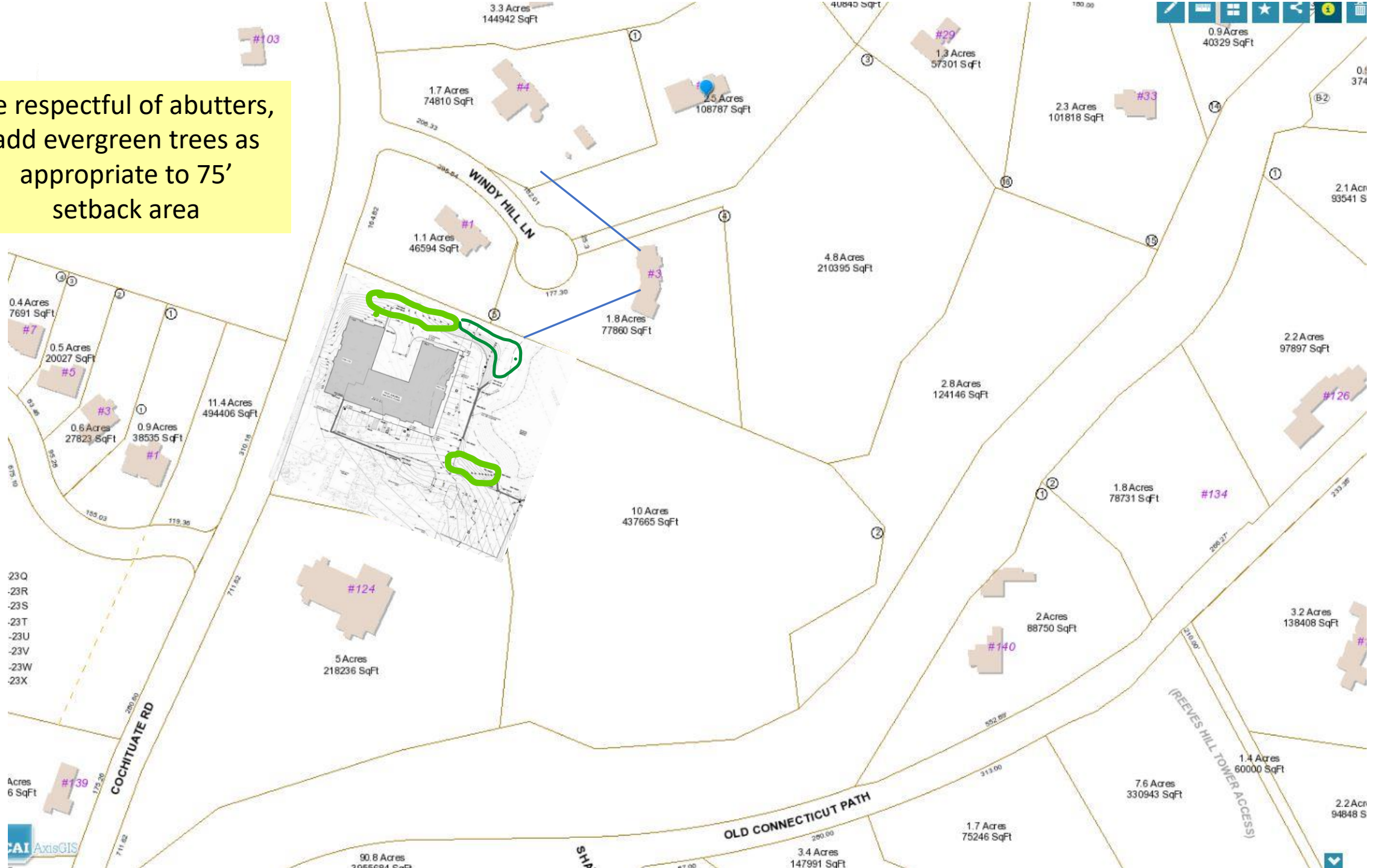
Maintain as many trees as possible along Route 27; supplement any gaps



Be respectful of abutters,  
add evergreen trees as  
appropriate to 75'  
setback area



Be respectful of abutters,  
add evergreen trees as  
appropriate to 75'  
setback area



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RECOMMENDATION TO  
MINIMIZE VISUAL IMPACTS:  
**ROOFLINE AND FINISH DETAILS**



# WEST (ROUTE 27) FACADE



40 WEST ELEVATION 04  
Scale: 1/8" = 1'-0"



**St Ann's Route 27 Façade 124'**

# WEST (ROUTE 27) FACADE

Utilize natural color palette  
(non-white) siding



# NORTH FACADE



30 NORTH ELEVATION 03  
Scale: 1/8" = 1'-0"

60'

60'

Change north gable ends to hipped roofs (roof ends angle down).  
Perhaps consistent sloped roofline like single family home

Move courtyard to front sunny side, and so north yard is natural and not lit at night

## NORTH FACADE



Add hedges or decorative grasses down low to make it appear two stories and to mask emergency lane

Natural color siding (non-white)

NORTH FAÇADE  
(Repeat of prior slide:  
Current Design, to Review  
Again Before vs After)



30 NORTH ELEVATION 03  
Scale: 1/8" = 1'-0"

60'

60'

# NORTH FAÇADE "Quiet" Recommendation



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## **OVERALL RECOMMENDATIONS TO SITE, MASSING AND FINISH DETAILS**

- **Add natural-spaced evergreens and low plantings to add to existing buffer**
- **Install new trees at START of construction**
- **Move courtyard to south side**
- **Move trash room/access to east side**
- **Let the west and north facades be "quiet"**
  - **Avoid white siding -- natural colors only**
  - **On north façade, avoid gable ends & trim**

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## **GOOD NEIGHBOR CONSIDERATIONS**



ST. ANN'S VILLAGE  
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## **GOOD NEIGHBOR CONSIDERATIONS**

- **Minimize visual impacts**
- **Minimize any noise impacts (trash, HVAC)**
- **Confirm low traffic impacts**
- **Confirm no adverse property value effects**

**Multiple studies and years of research show quality (non-public) affordable housing does not adversely affect nearby property values**

[The Center for Housing Policy: Does Affordable Housing Cause Nearby Property Values to Decline? furmancenter.org](https://www.furmancenter.org/research/does-affordable-housing-cause-nearby-property-values-to-decline/)



THE CENTER FOR HOUSING POLICY

# INSIGHTS

from Housing  
Policy Research

## “Don’t Put it Here!”

### Does Affordable Housing Cause Nearby Property Values to Decline?

It’s a common scene at a community hearing: local residents lined up behind the microphone waiting to testify about a proposed affordable rental housing development. Some are voicing concerns that the development will decrease property values in their neighborhood. Their concerns are understandable – they want to protect their investment in their homes. On the other side, housing advocates and prospective residents argue with equal passion. They want to live in affordable homes with access to jobs, schools, and other amenities for themselves and their children. Affordable housing, they argue, will not affect the home values of residents already in the community.

Which side is right? This policy brief summarizes the conclusions of several reviews and critiques of the growing body of research on this topic. It also highlights some of the most recent work in this area carried out by researchers at the Furman Center of New York University and funded by the John D. and Catherine T. MacArthur Foundation.

“To “summarize the summaries” — the vast majority of studies have found that affordable housing does not depress neighboring property values... Overall, the research suggests that neighbors should have little to fear from the type of attractive and modestly sized developments that constitute the bulk of newly produced affordable housing today.”

### Link:

[The Center for Housing Policy: Does Affordable Housing Cause Nearby Property Values to Decline?](https://www.furmancenter.org/insights/does-affordable-housing-cause-nearby-property-values-to-decline/)  
[furmancenter.org](https://www.furmancenter.org)

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## **GOOD RESIDENT CONSIDERATIONS**

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## **GOOD RESIDENT CONSIDERATIONS**

- **Provides urgently needed 100% affordable 30-60% AMI units for seniors**
  - Meets important goal of Housing Production Plan to create deeply affordable units, not just 80% AMI**
- **No adverse effect to schools**
- **New tax revenues to offset public safety costs for added seniors**
- **Fits into the fabric of the community**
- **Wayland reaches 10% affordability to 2030**

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Please provide comments,  
questions and suggestions for  
POUA consideration and Town  
review to **Michael Jaillet**  
[mjaillet@wayland.ma.us](mailto:mjaillet@wayland.ma.us)

Thank you!