



TOWN OF WAYLAND

ST. ANN'S VILLAGE
124 COCHITUATE ROAD
ZBA HEARING

TOWN MANAGER'S OFFICE CONTEXTUAL INFORMATION

June 8, 2023

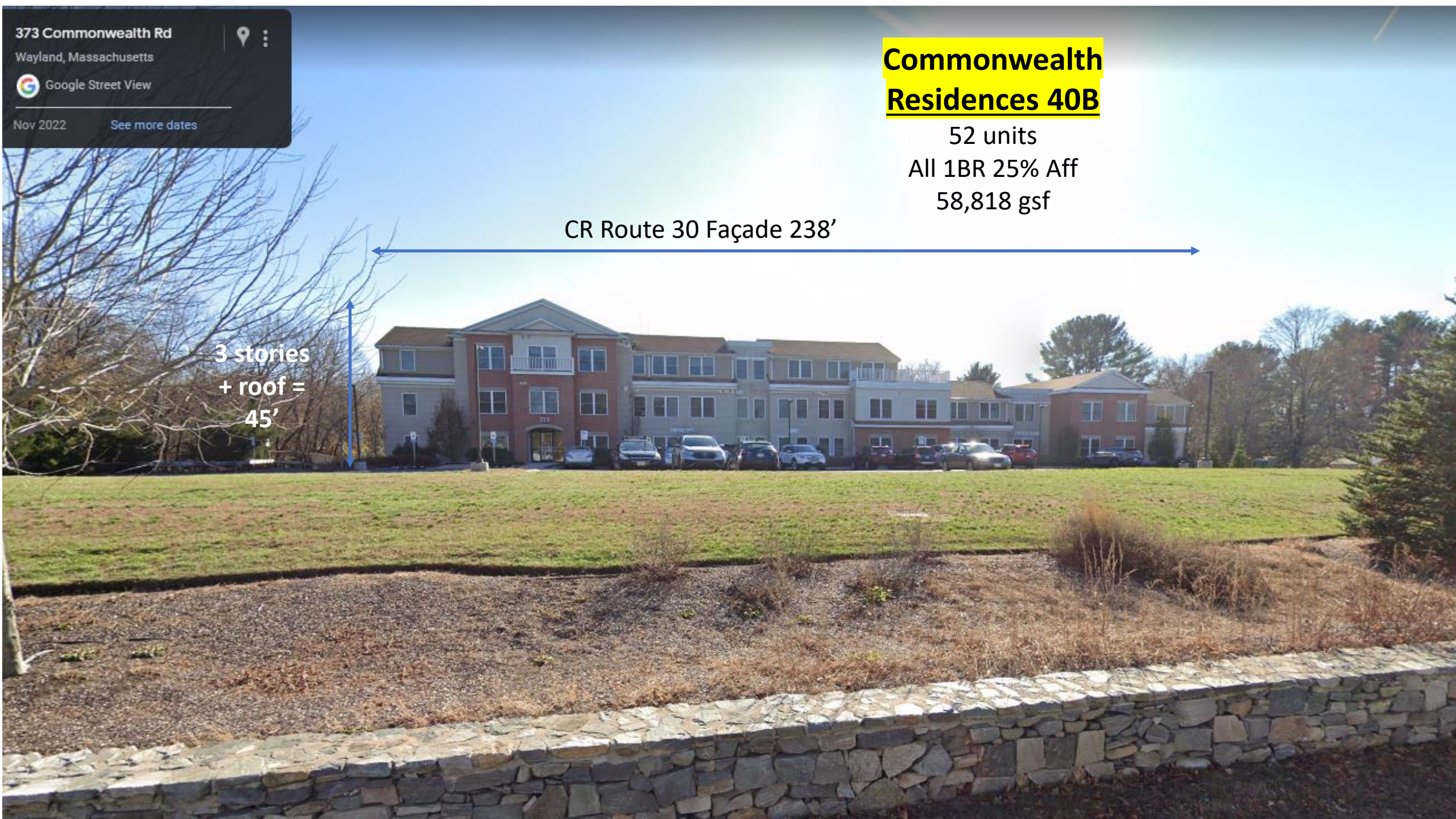
Michael Jaillet, Housing Consultant, Town Manager's Office



TOWN OF WAYLAND
ST. ANN'S VILLAGE
124 COCHITUATE ROAD

SIZE COMPARISON TO OTHER WAYLAND PROPERTIES

(From earlier St. Ann's public forum)



373 Commonwealth Rd

Wayland, Massachusetts

Google Street View

Nov 2022

[See more dates](#)

Commonwealth Residences 40B

52 units

All 1BR 25% Aff

58,818 gsf

CR Route 30 Façade 238'

3 stories
+ roof =
45'

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'



St Ann's Route 27 Façade 124'

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

St. Ann's Village

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

CR Route 30 Façade 238'

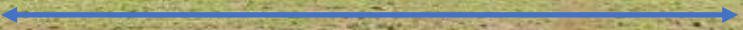


2 stories
+ roof =
Approx
30-35'

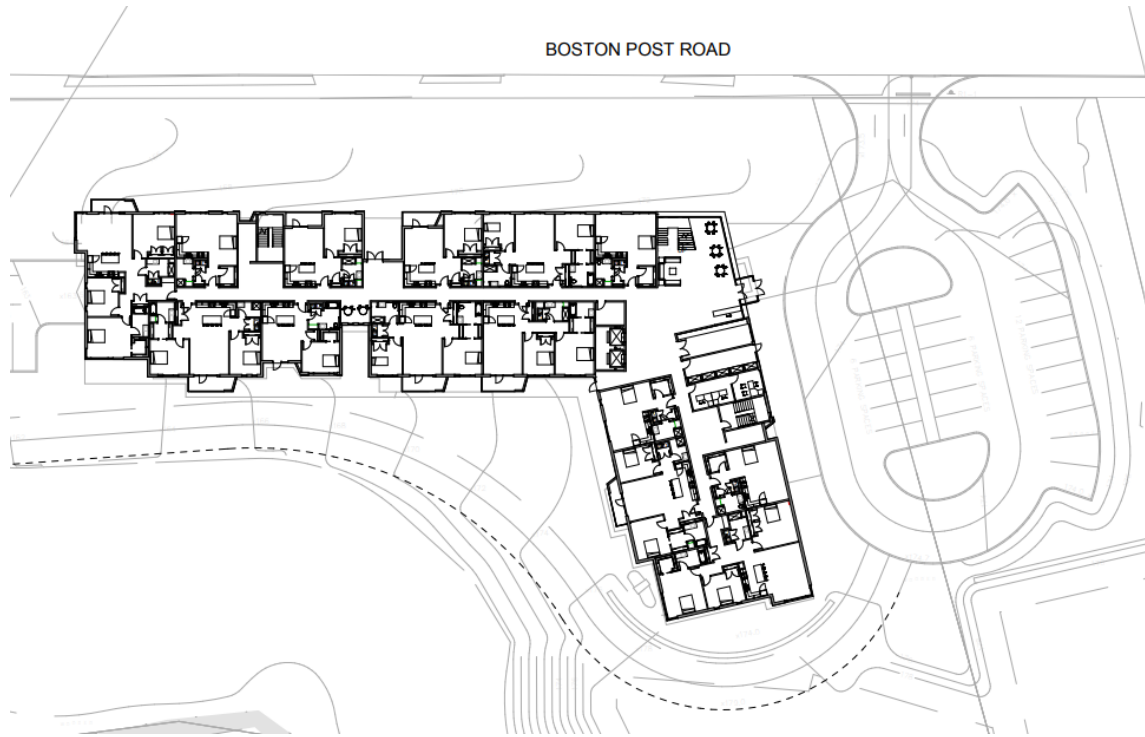


St Ann's Longest Façade: 185'
(Facing church – still 53' shorter than CR)

St Ann's Route 27 Façade 124'



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

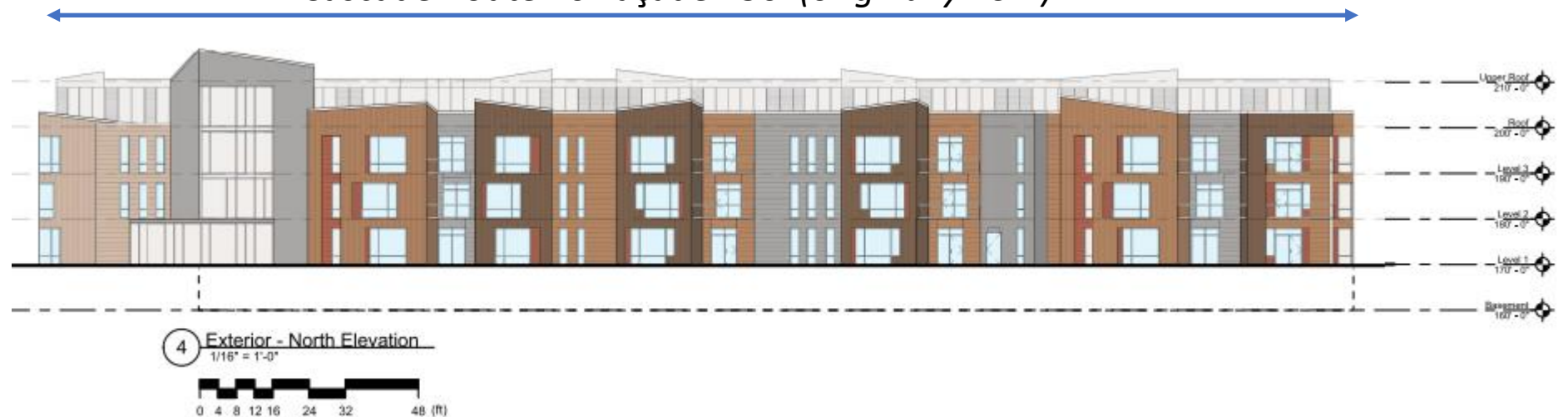


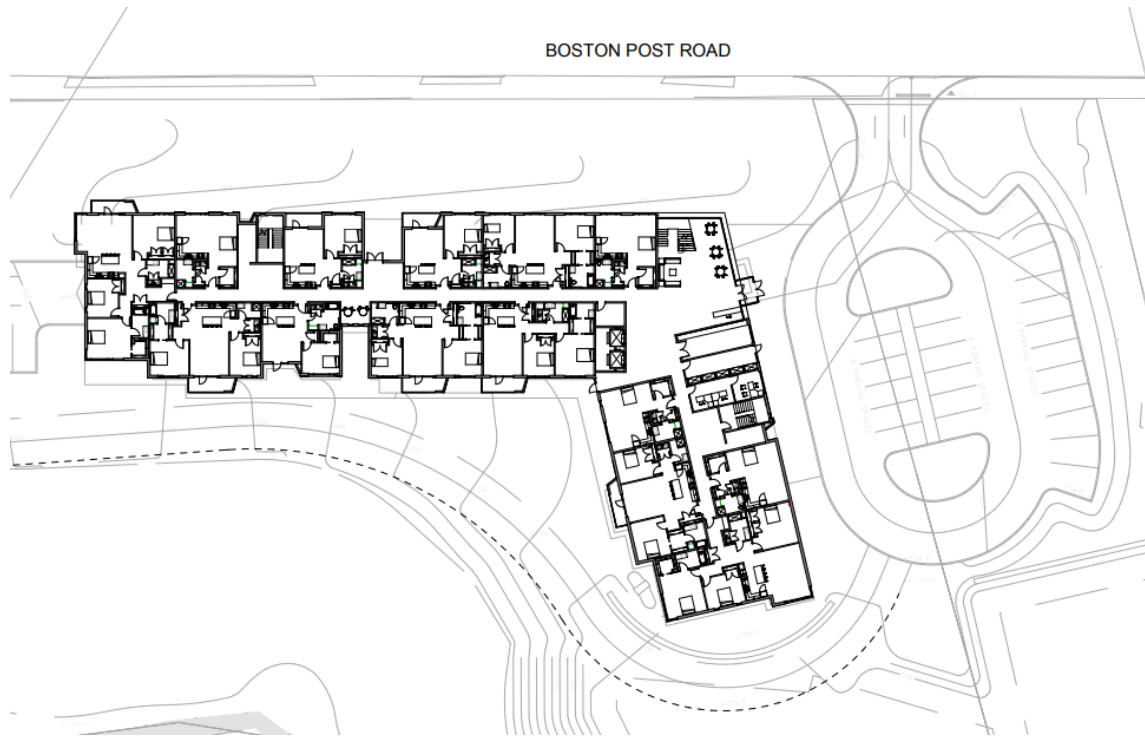
Cascade Wayland (Mahoney's) 40B

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)**

60 units
25% Affordable
Approx 75,000 gsf
4 stories

**St. Ann's
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

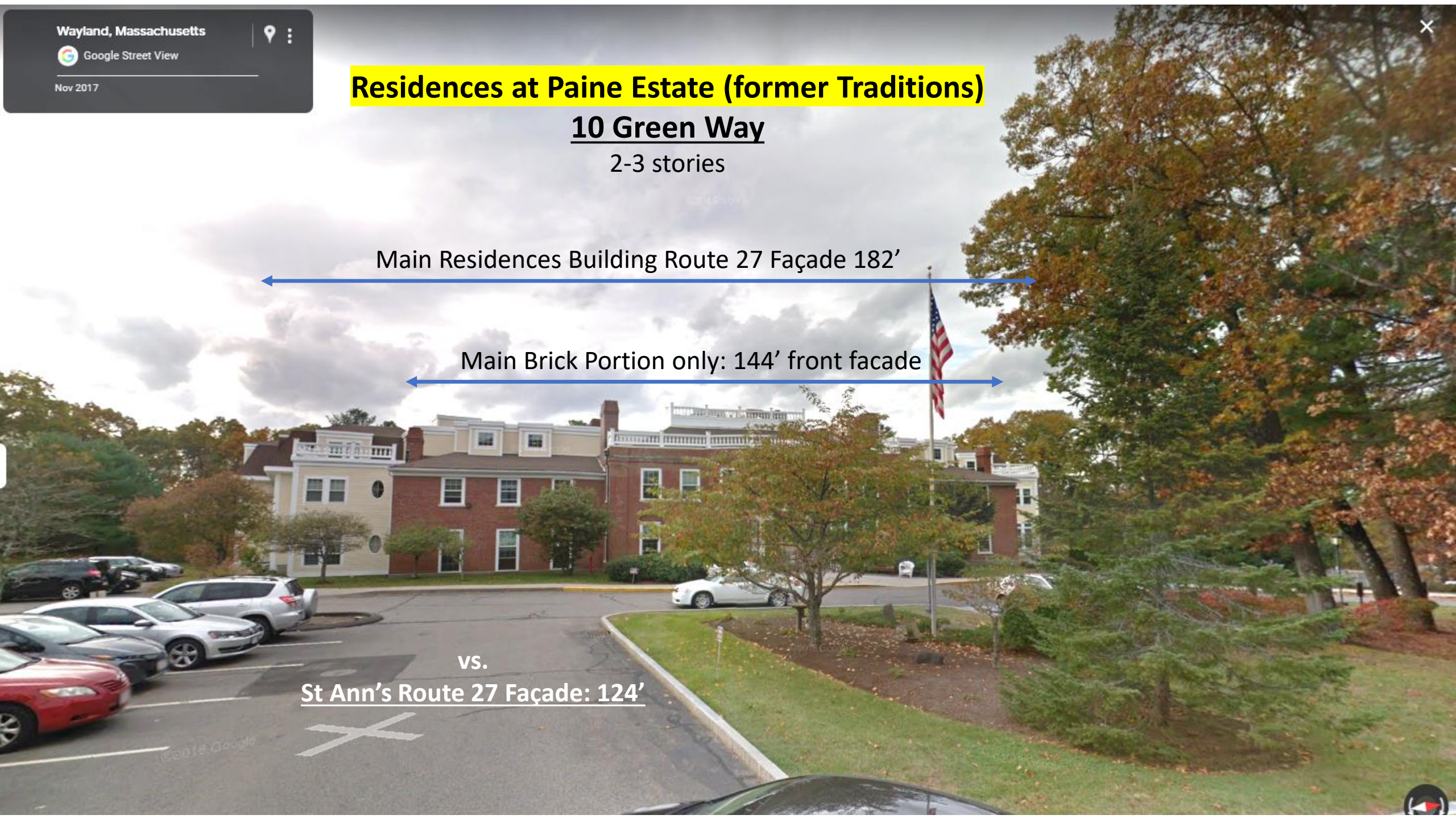
2-3 stories

Main Residences Building Route 27 Façade 182'

Main Brick Portion only: 144' front facade

vs.

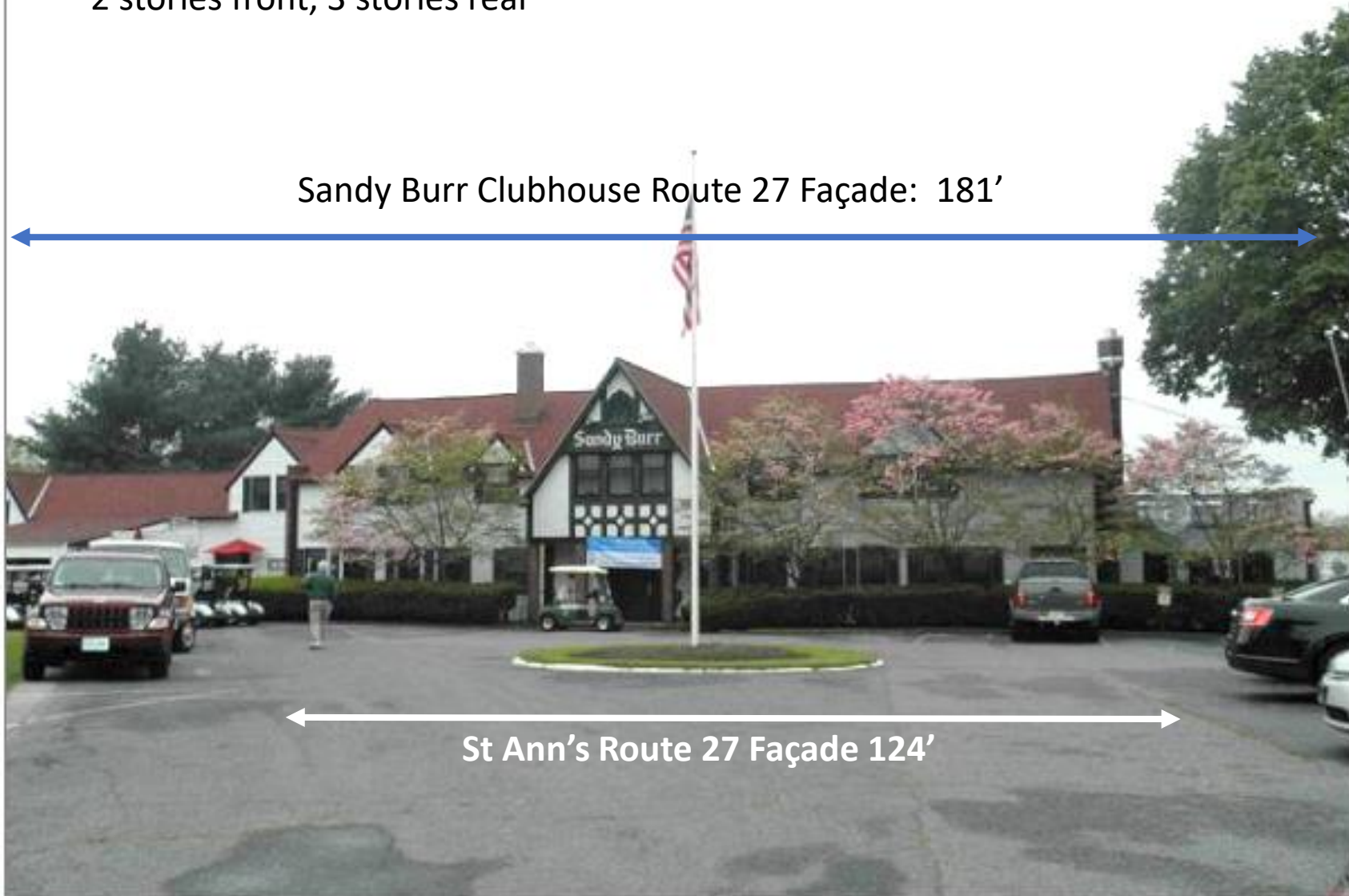
St Ann's Route 27 Façade: 124'



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'

ST. ANN'S VILLAGE

124 COCHITUATE ROAD



SIZE COMPARISON CONCLUSIONS

- U-shaped design works well with site topography
- 2 story at front and 3 story at back
- Route 27 façade length is consistent or less than nearby facades & far less than other Wayland 40B facades
- Windy Hill Lane-facing façade lengths are consistent or less than abutting single-family homes



TOWN OF WAYLAND

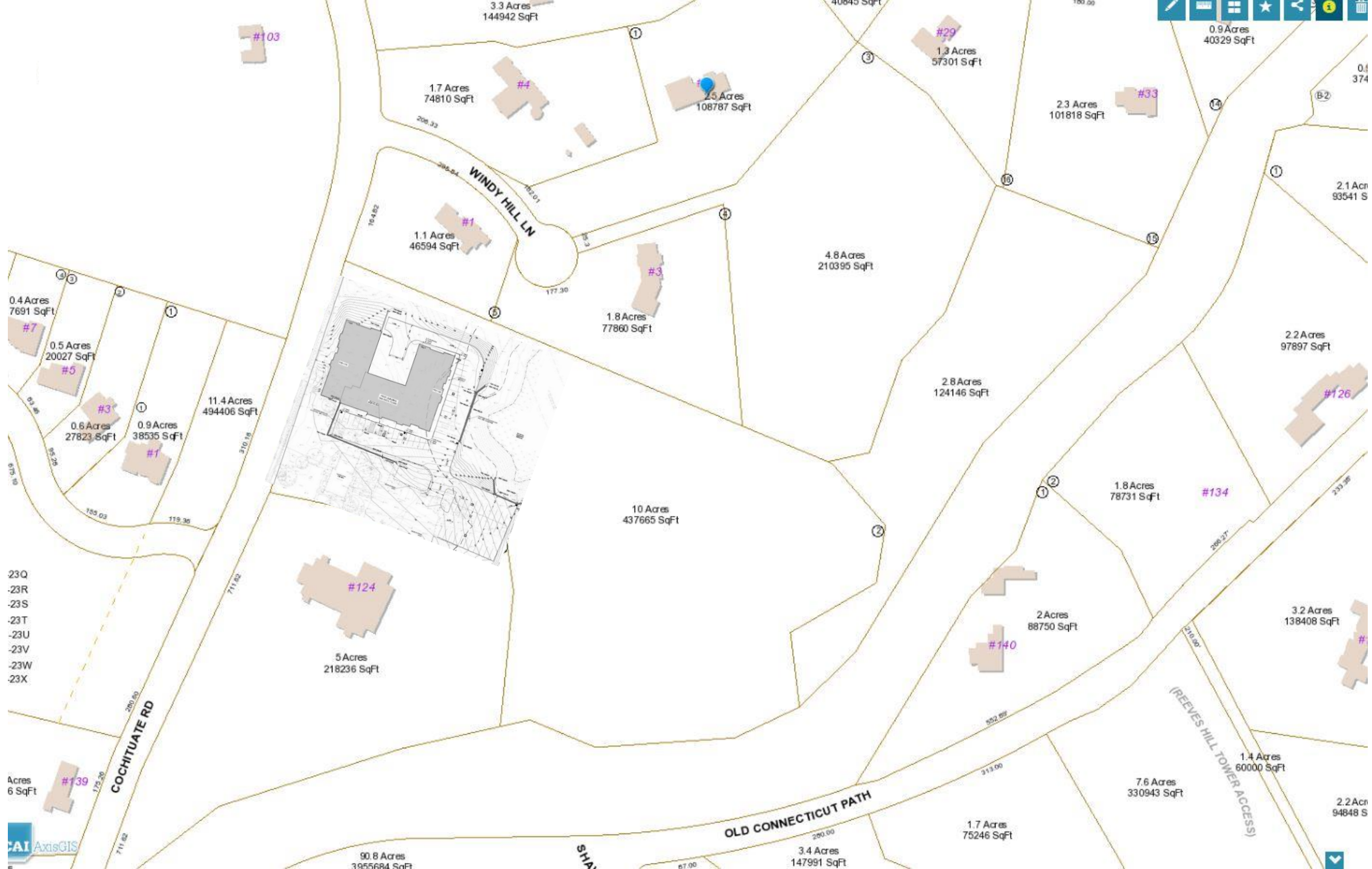
ST. ANN'S VILLAGE

124 COCHITUATE ROAD

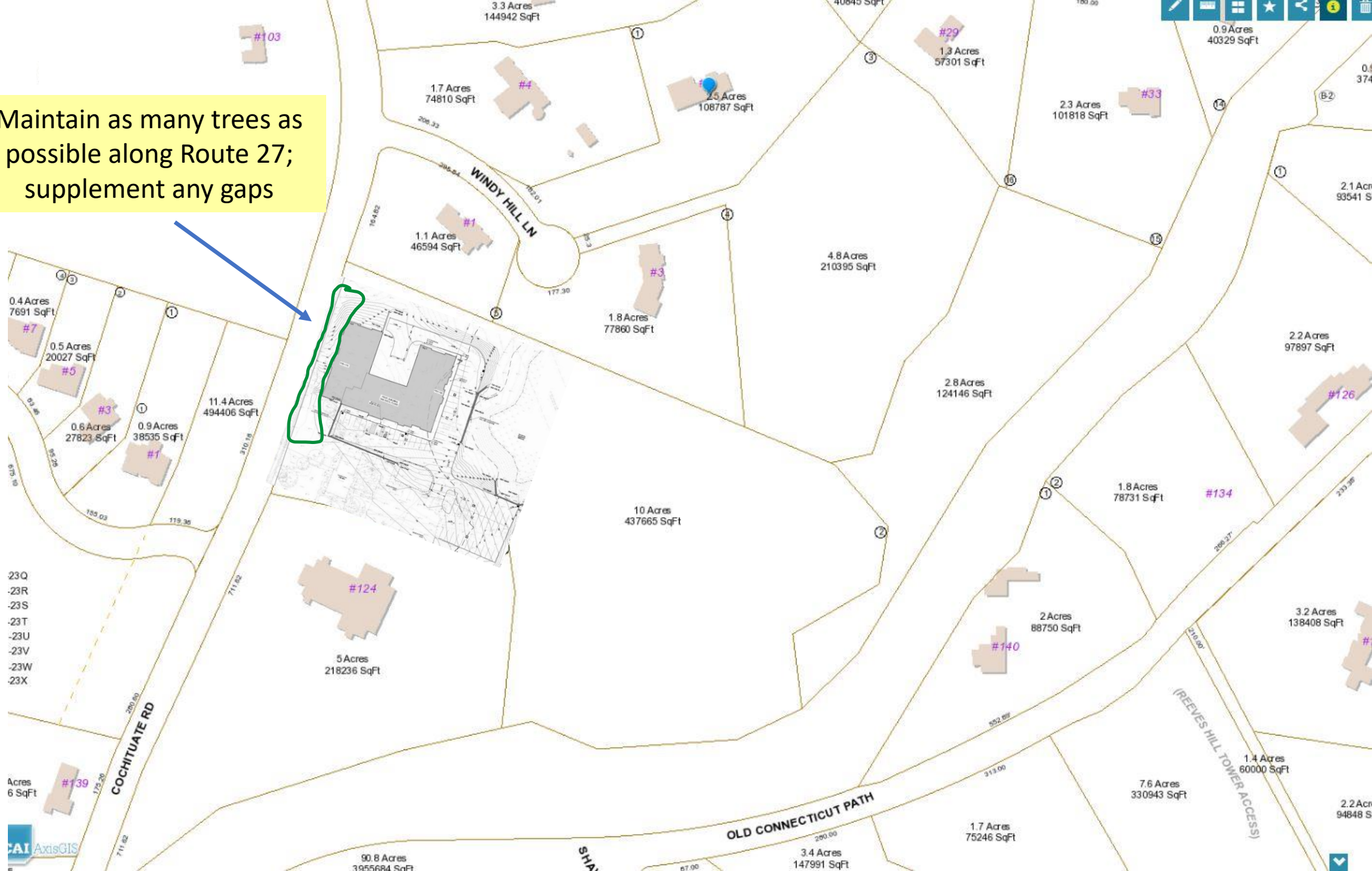
PRIOR RECOMMENDATION TO
MINIMIZE VISUAL IMPACTS:

SUPPLEMENT TREE BUFFER

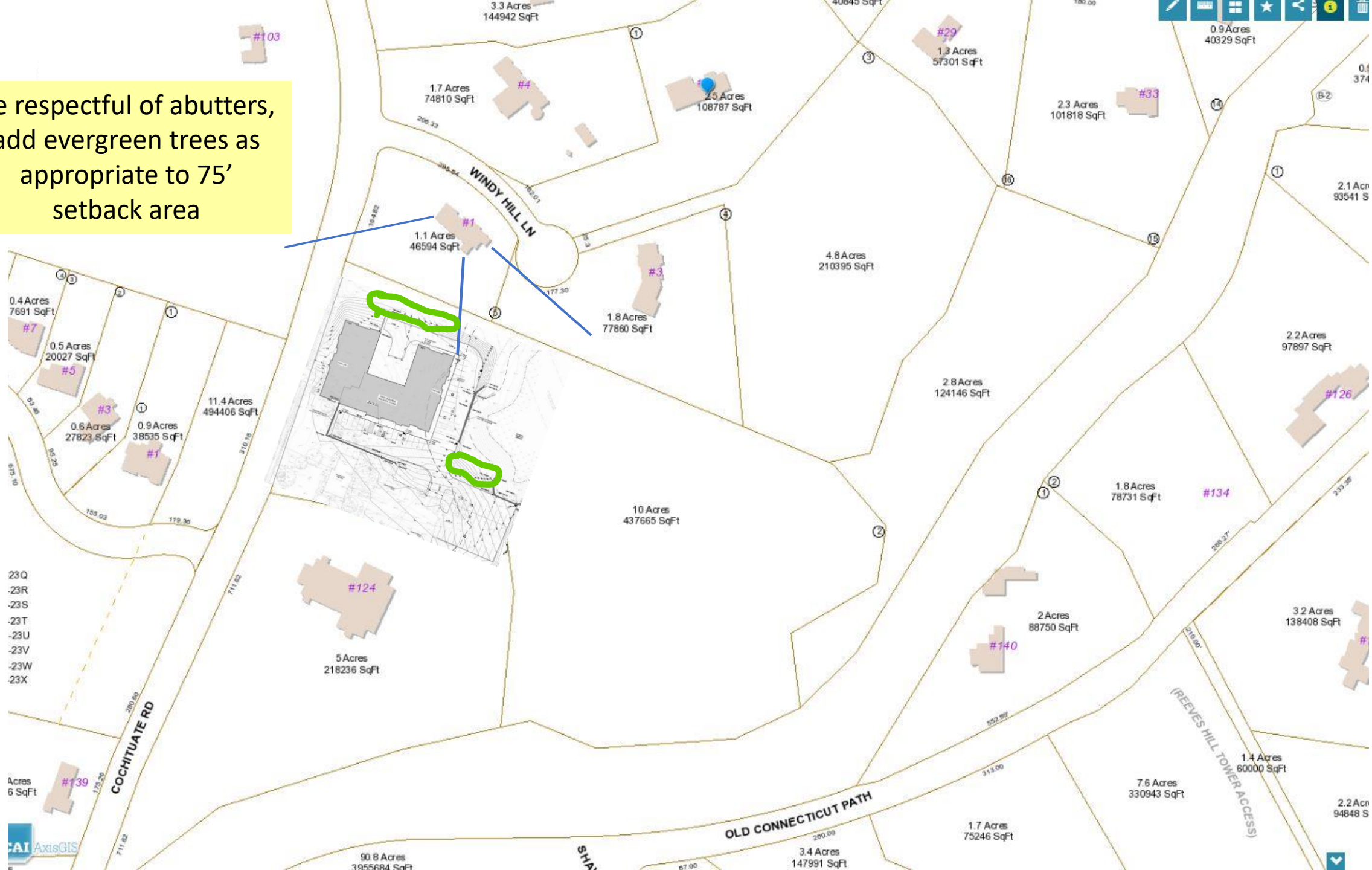
(From earlier St. Ann's public forum)



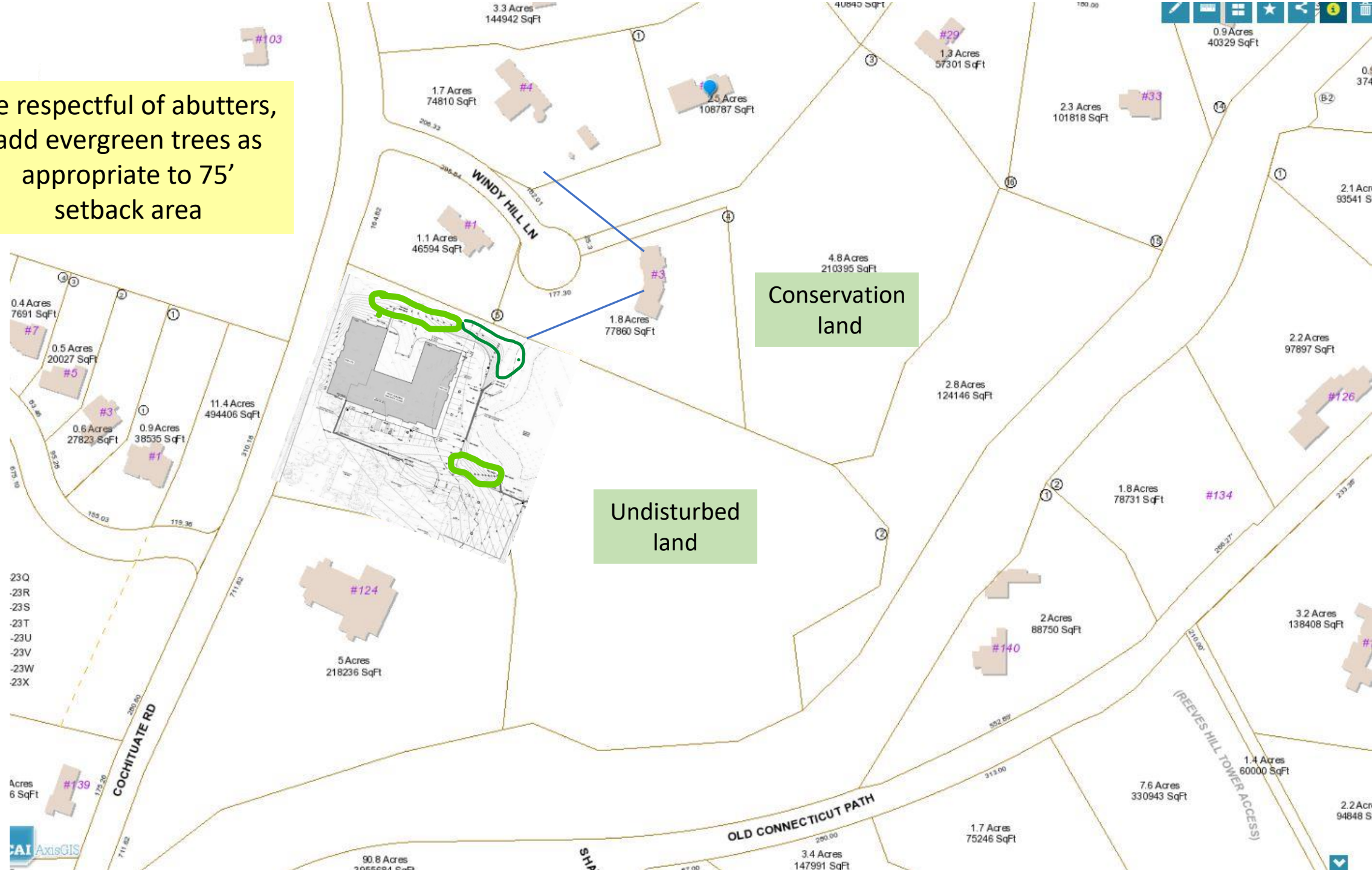
Maintain as many trees as possible along Route 27; supplement any gaps



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







TOWN OF WAYLAND

ST. ANN'S VILLAGE
124 COCHITUATE ROAD

Conclusion:
PRIOR RECOMMENDATION TO
MINIMIZE VISUAL IMPACTS:
SUPPLEMENT TREE BUFFER

 **COMPLETE** 
(PENDING FINAL DESIGN &
SELECTION COORDINATION)



TOWN OF WAYLAND

ST. ANN'S VILLAGE

124 COCHITUATE ROAD

PRIOR RECOMMENDATION TO
MINIMIZE VISUAL IMPACTS:

ROOFLINE AND FINISH DETAILS

(From earlier St. Ann's public forum)

WEST (ROUTE 27)
FACADE



Utilize natural color palette
(non-white) siding

WEST (ROUTE 27) FACADE



SOUTH (CHURCH-FACING) FACADE



Church-Facing Façade 158'
(downhill, behind rectory)

NORTH FACADE



Change north gable ends to hipped roofs (roof ends angle down)

Move main courtyard to front sunny side, and so north yard is natural

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 BEFORE
(Repeat Before vs After)



NORTH FAÇADE **AFTER** “Quiet” Recommendation



ST. ANN'S VILLAGE
124 COCHITUATE ROAD



SUMMARY OF 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 active 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**



COMPLETE





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124 COCHITUATE ROAD

**GOOD NEIGHBOR
CONSIDERATIONS**

(From earlier St. Ann's public forum)

ST. ANN'S VILLAGE
124 COCHITUATE ROAD



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/the-center-for-housing-policy-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.

Link:

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

“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.”

Specific Abutter Request:

Can POUA move the building to the church parking lot, furthest away from Windy Hill Lane?

Keep existing trees in place

(Layout sketch provided by abutters)

New analysis here for June 8 ZBA meeting, analyzed by Town (not by developer)



Considerations:

St. Ann's needs parking for masses, weddings, funerals, holidays.

While the lot may be mostly empty during the week (like all churches in Wayland), parking is essential when the church is in use.

Church parking lost in the existing lot would need to be recreated elsewhere.

Notably, church parking is currently conveniently located directly adjacent to the church.

*** Theoretical *:**

What would moving the building to the church parking lot look like, and what would it cost?





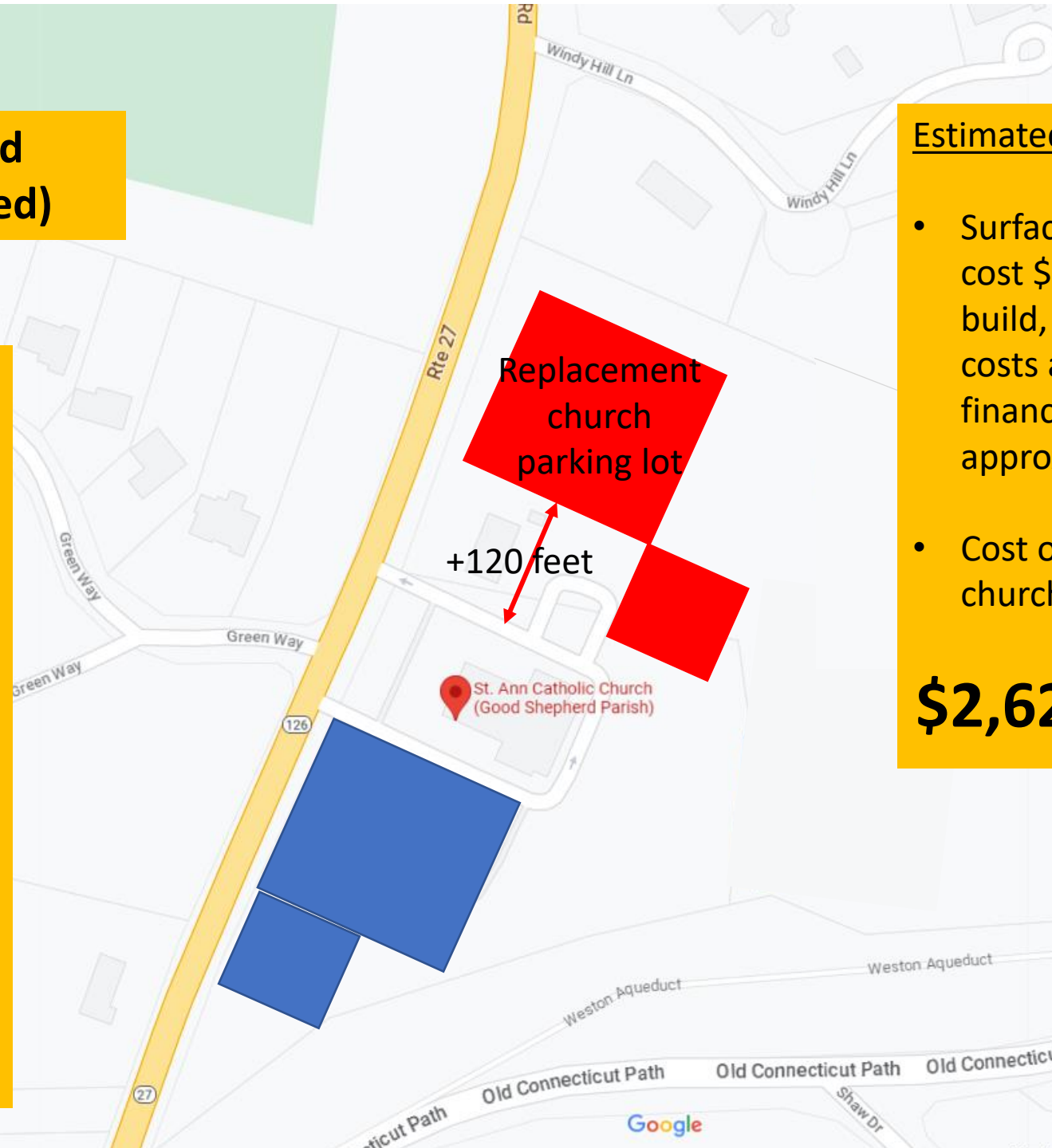
The new building, parking and fire lane (shown here in blue) would need to be relocated to the existing church parking lot

And church parking would need to be rebuilt

Relocate/Rebuild church parking (red)

Considerations:

- Proposed area would still be fully disturbed
- New parking lot will be lit at night (not dark or intermittent like the windows of an occupied house/building)
- Bulk of new church parking will be 120 feet further away from the church
- Full 3 story (not 2 story) new residential building will be visible to all Waylanders on Rt 27



Estimated Cost?

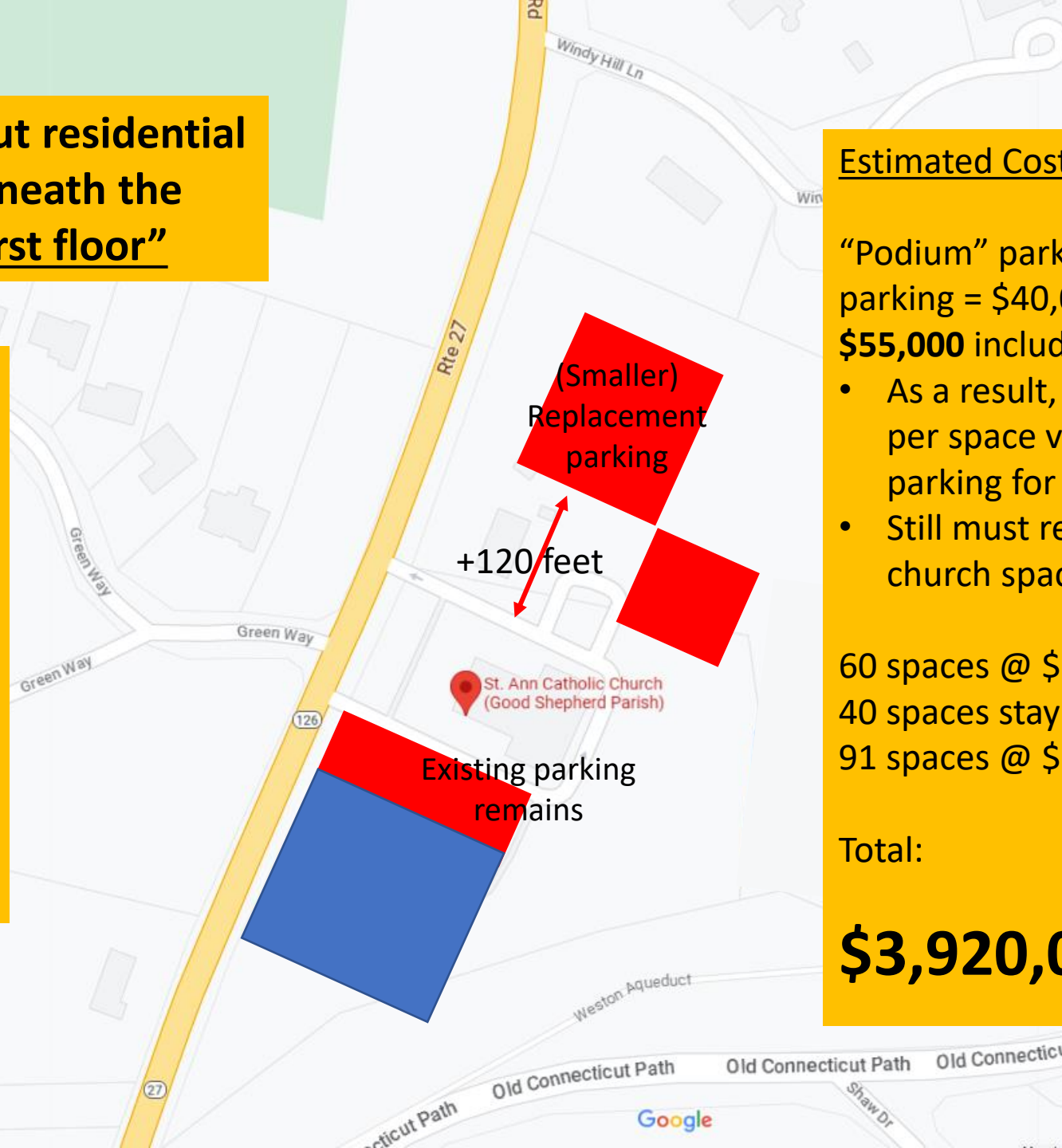
- Surface parking spaces cost \$10-15,000 to build, and with soft costs added (design, financing, etc.) total approx. **\$20,000/space**
- Cost of replacing 131 church spaces =

\$2,620,000

To save space, “Put residential parking underneath the building on first floor”

Considerations:

- 70-80% proposed area would still be disturbed
- Parking lot will still glow at night
- Bulk of church parking will still be 120 feet further from the church
- **Now 4 full stories will be visible to all Waylanders on Rt 27**



Estimated Cost?

“Podium” parking or ground floor parking = \$40,000 hard costs or **\$55,000** including soft costs.

- As a result, \$35,000 premium per space vs original surface parking for residences
- Still must rebuild majority of church spaces

60 spaces @ \$35,000 = \$2,100,000
40 spaces stay \$0 = \$ 0
91 spaces @ \$20,000 = \$1,820,000

Total:

\$3,920,000

“Put the residential parking fully underground”

Considerations:

- 70-80% proposed area will still be disturbed
- Parking lot will still glow at night
- Bulk of church parking will still be 120 feet further from the church
- Now at least back to 3 full stories still visible to all Waylanders on Rt 27

Estimated Cost?

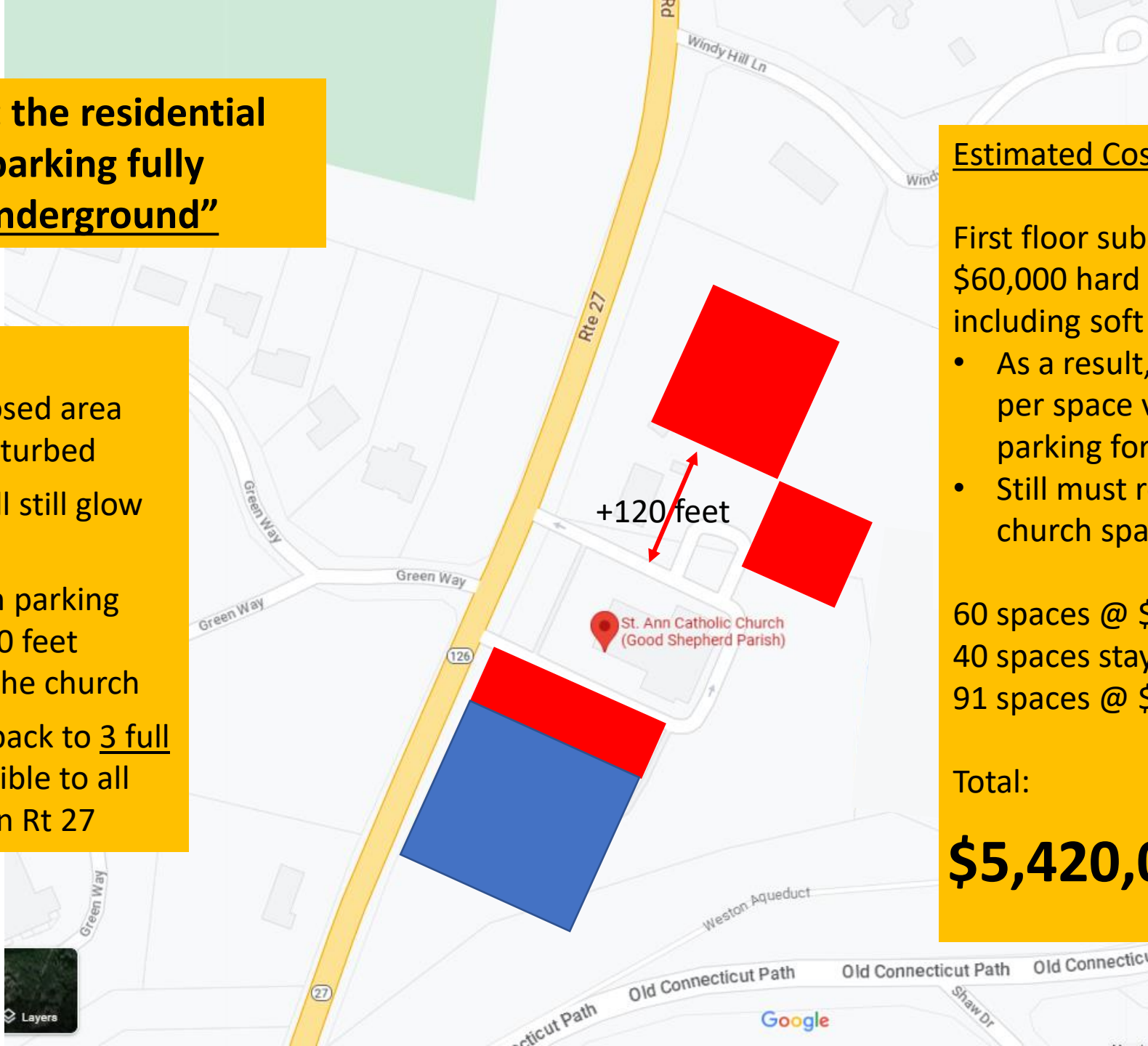
First floor subsurface parking = \$60,000 hard costs or **\$80,000** including soft costs.

- As a result, +\$60,000 premium per space vs original surface parking for residences
- Still must rebuild majority of church spaces

60 spaces @ \$60,000 = \$3,600,000
40 spaces stay \$0 = \$ 0
91 spaces @ \$20,000 = \$1,820,000

Total:

\$5,420,000

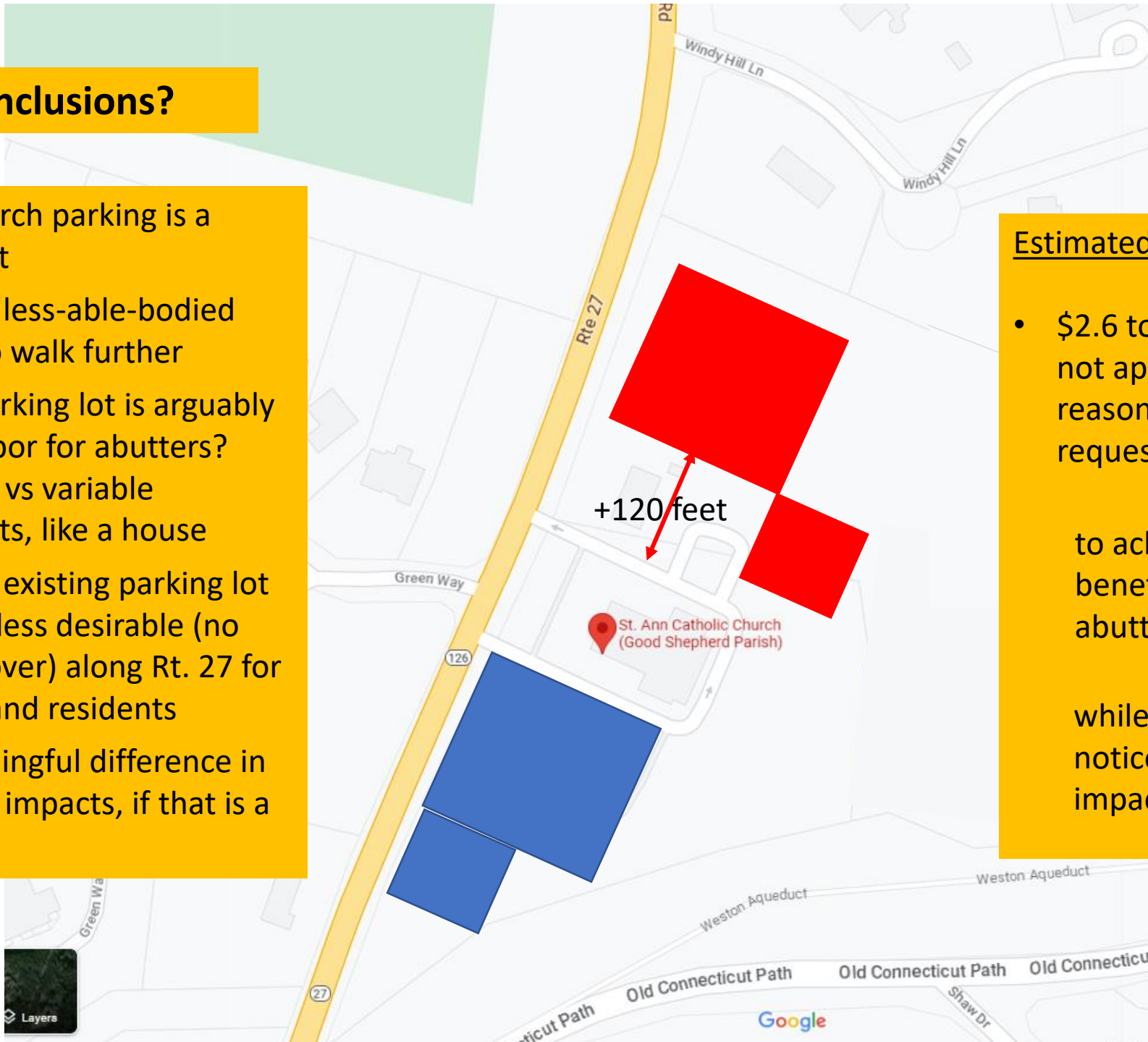


Conclusions?

- Rebuilding church parking is a substantial cost
- Burden falls to less-able-bodied parishioners to walk further
- A new large parking lot is arguably a **worse** neighbor for abutters? Full time lights vs variable apartment lights, like a house
- Housing in the existing parking lot is significantly less desirable (no topo or tree cover) along Rt. 27 for all other Wayland residents
- Likely no meaningful difference in environmental impacts, if that is a goal

Estimated Costs

- \$2.6 to \$5.4 million does not appear to be a reasonable cost to request of POUA, to achieve questionable benefits for closest abutters, while creating noticeably negative impacts on the whole.





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**PROJECT BENEFITS FOR
WAYLAND RESIDENTS**

(From earlier St. Ann's public forum)

ST. ANN'S VILLAGE



BENEFITS FOR WAYLAND

- **Provides urgently needed 100% affordable 30-60% AMI (Area Median Income) 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**