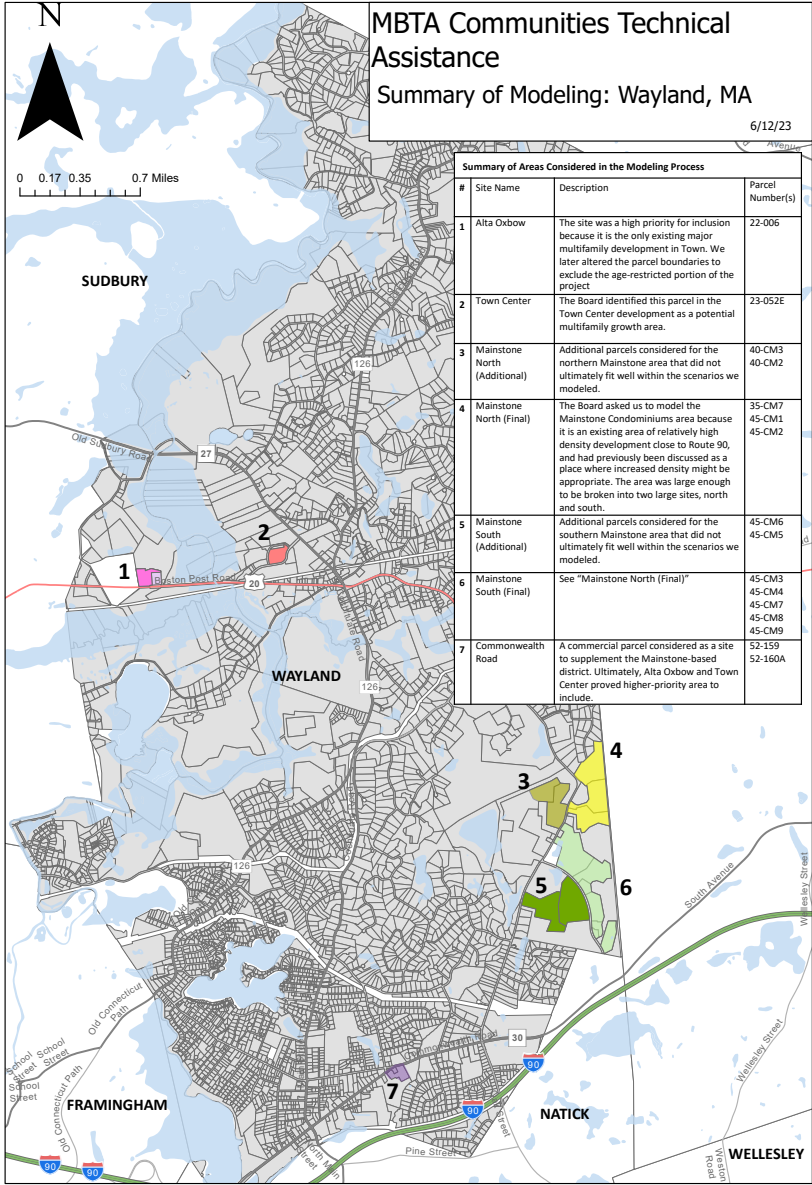
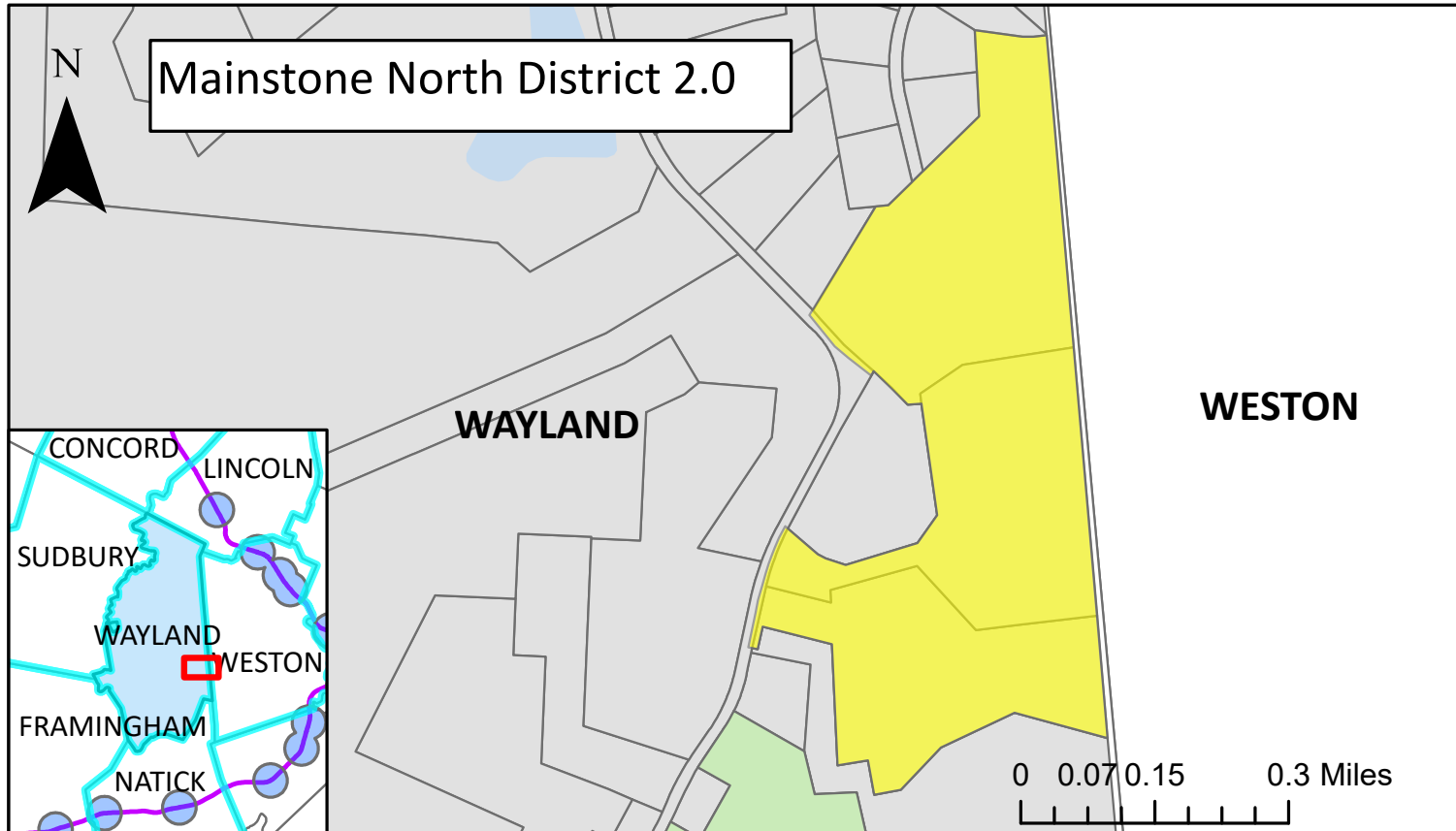


# MBTA Communities Technical Assistance

Wayland Planning Board  
6/13/23



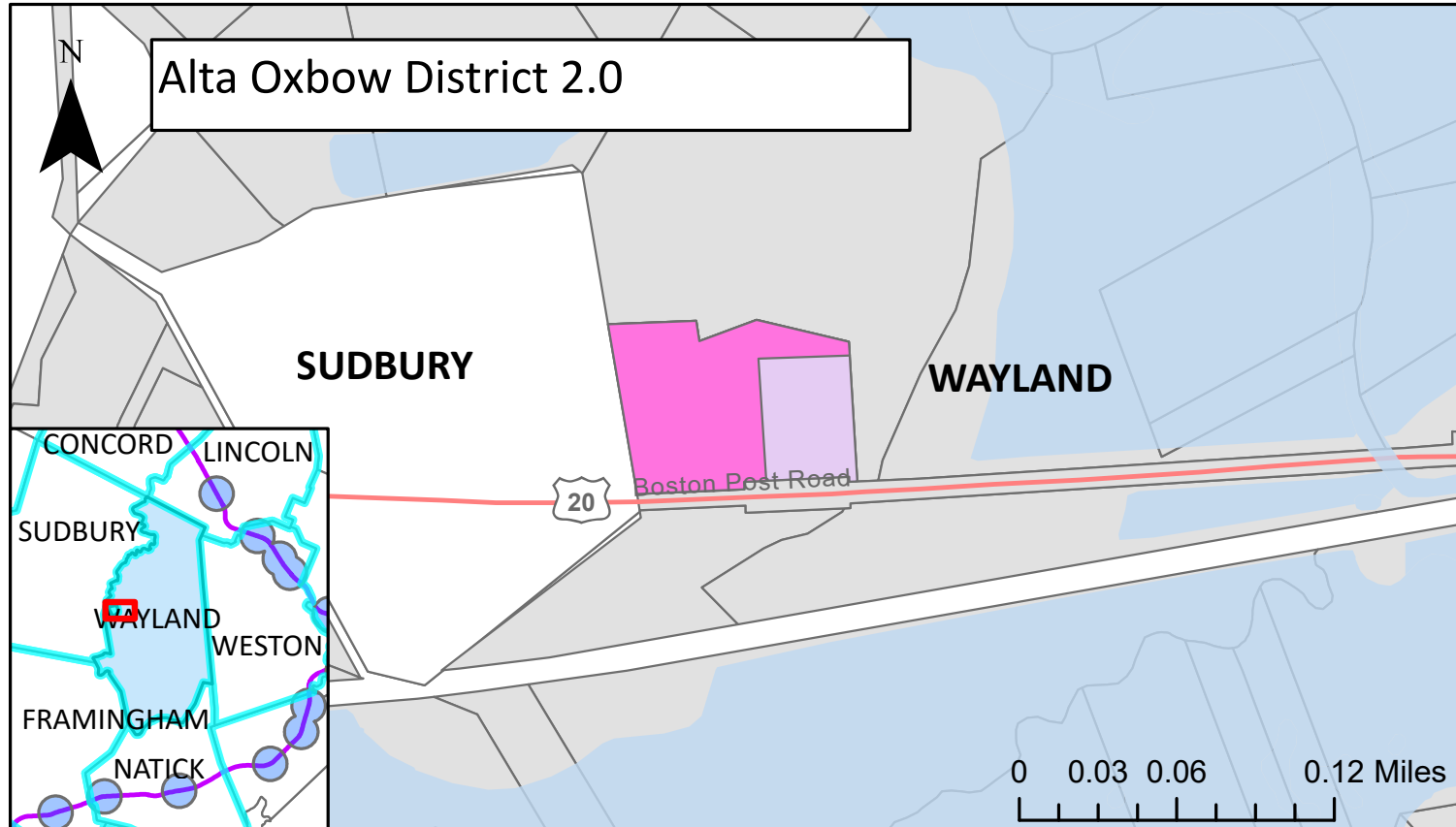
# Updated Scenarios 1: Mainstone North



Mainstone North 2.0	
Model Results	
Total Area (acres)	44.5
Unit Yield	529
Gross Density (units/acre)	12.2
Maximum Units per Lot**	180
Selected Dimensional Regulations	
Min. lot size (sq. ft.)	40,000
Max. building height (stories)	2.5
Max. building coverage	15%
Parking spaces per unit	1.5
Min. open space	70%



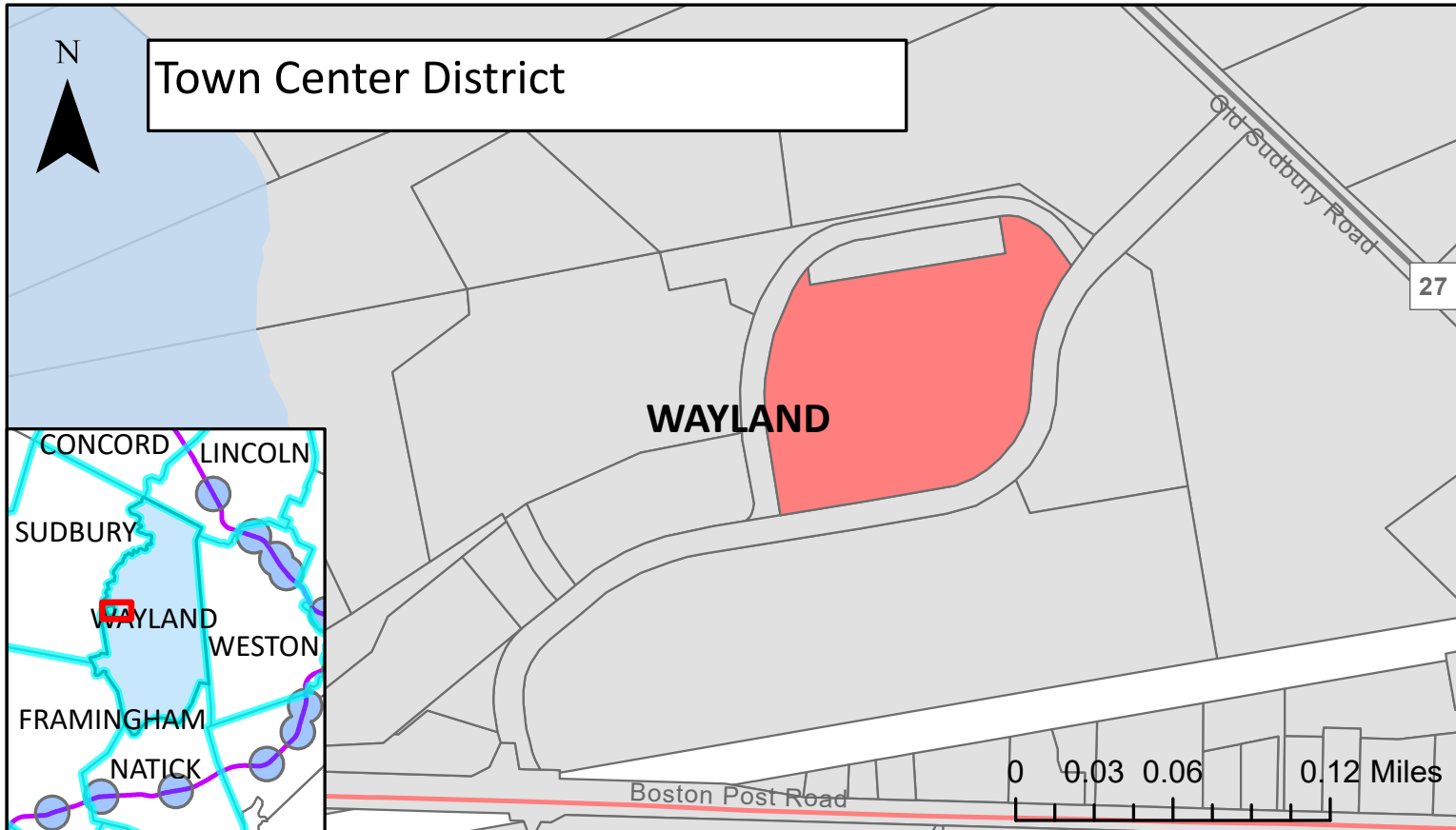
# Scenario 1: Adding Alta Oxbow



Alta Oxbow (minus age-restricted units)	
Model Results	
Total Area (acres)	5.7
Unit Yield	152
Gross Density (units/acre)	31.7
Maximum Units per Lot**	152
Selected Dimensional Regulations	
Min. lot size (sq. ft.)	40,000
Max. building height (stories)	4
Max. building coverage	20%
Parking spaces per unit	1.25
Min. open space	70%



# Scenario 1: Adding Town Center



Town Center	
Model Results	
Total Area (acres)	5.6
Unit Yield	131
Gross Density (units/acre)	23.4
Maximum Units per Lot**	N/A
Selected Dimensional Regulations	
Min. lot size (sq. ft.)	40,000
Max. building height (stories)	4
Max. building coverage	20%
Parking spaces per unit	1.25
Min. open space	70%

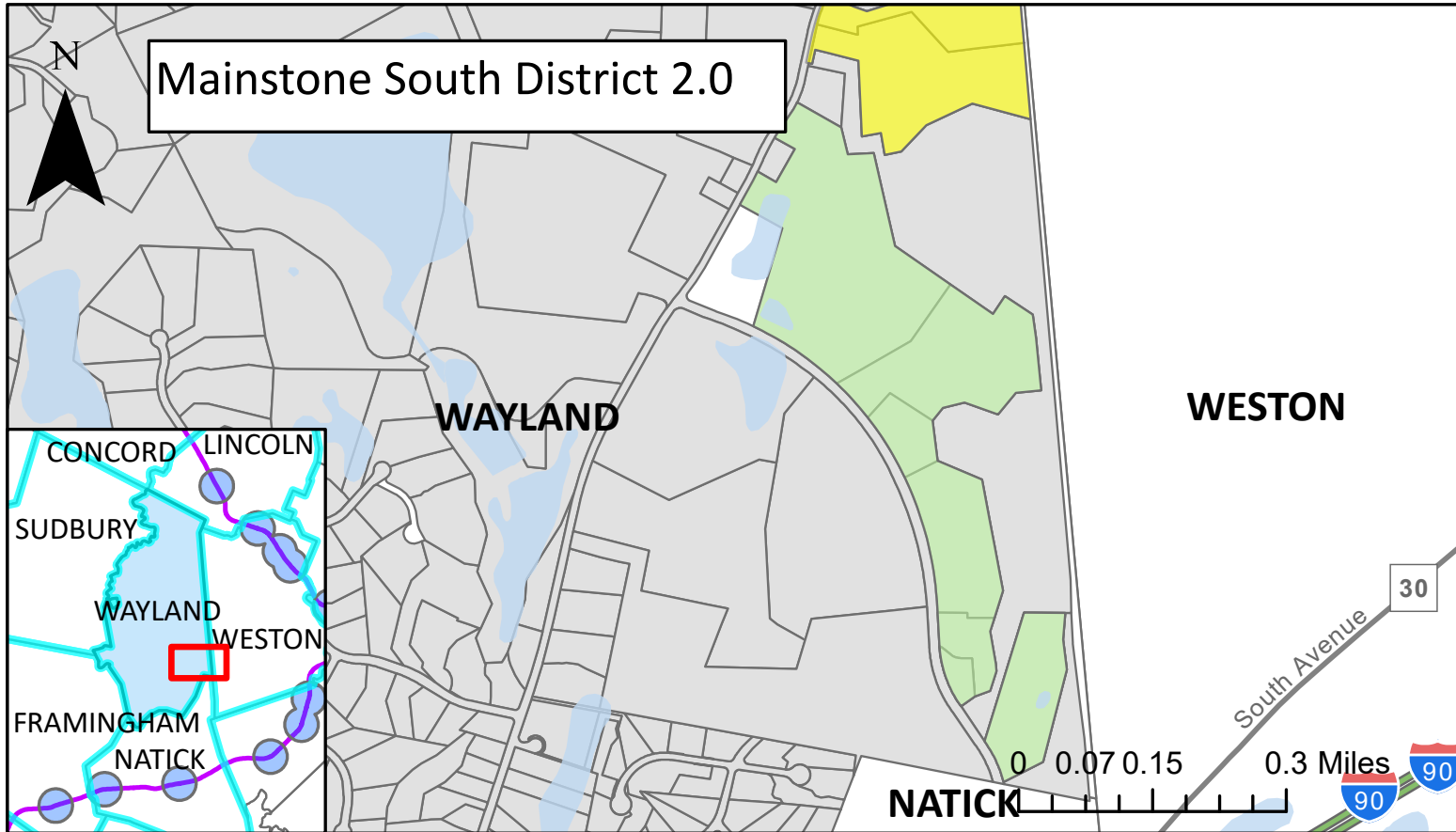


# Scenario 1: Total

Table 1: Summary of Modeled District – Scenario 1				
	Mainstone North 2.0	Alta Oxbow Site	Town Center Site	Scenario 1 Total
<b>Model Results</b>				
Total Area (acres)	44.5	5.7	5.6	55.9
Unit Yield	529	152	131	812
Gross Density (units/acre)	12.2	31.7	23.4	15.1
Maximum Units per Lot**	180	152	N/A	*
<b>Selected Dimensional Regulations</b>				
Min. lot size (sq. ft.)	40,000	40,000	40,000	40,000
Max. building height (stories)	2.5	4	4	*
Max. building coverage	15%	20%	20%	*
Parking spaces per unit	1.5	1.25	1.25	*
Min. open space	70%	70%	70%	70%
<p><i>*Varies by subdistrict.</i></p> <p><i>**Used here as an arbitrary way to reach the desired density- there may be more desirable zoning tools to achieve the same effect.</i></p>				



# Scenario 2: Mainstone South



Mainstone South 2.0	
Model Results	
Total Area (acres)	58.7
Unit Yield	753
Gross Density (units/acre)	15.9
Maximum Units per Lot*	230
Selected Dimensional Regulations	
Min. lot size (sq. ft.)	40,000
Max. building height (stories)	3
Max. building coverage	15%
Parking spaces per unit	1.5
Min. open space	70%



# Next Steps

- Develop “outline” content for an overlay district to address the MBTA Communities Guidelines, i.e., a first draft.
- The outline should include a plan approval process for the overlay district, as trying to repair the Town’s Site Plan Review bylaw is more than we can accommodate with the funds remaining in our contract with MHP.

