MBTA Communities
Summary of Modeling
Wayland, MA

12/5/23

Summary of Areas Considered in the Modeling Process

#	Site Name	Description	Parcel Number(s)
1	Launcher Way	An existing housing site, Launcher Way was ultimately decided to lack the road infrastructure to support dense multifamily development.	01-001
2	Orchard Lane	A parcel controlled by the Wayland School Committee identified in the Town's Housing Production Plan as a potential site for affordable housing development.	18-056
3	Boston Post Rd.	Current commercial parcels identified by the Planning Board as a potential location for redevelopment as multifamily.	21-006 21-006A 21-CM1 21-003
4	Alta Oxbow	The site was a high priority for inclusion because it is the only existing major multifamily development in Town. We later altered the parcel boundaries to exclude the age-restricted portion of the project	22-006 (modified boundaries)
5	Town Center	The Board identified this area in the Town Center development as a potential multifamily growth area.	23-052E 23-052C 23-052 (modified boundaries)
6	Green Way	An existing multifamily site including age-restricted condominiums.	33-001 33-CM1
7	Mainstone North (Additional)	Additional parcels considered for the northern Mainstone area that did not ultimately fit well within the scenarios we modeled.	40-CM3 40-CM2
8	Mainstone North (Final)	The Board asked us to model the Mainstone Condominiums area because it is an existing area of relatively high density development close to Route 90, and had previously been discussed as a place where increased density might be appropriate. The area was large enough to be broken into two large sites, north and south.	35-CM7 45-CM1 45-CM2
9	Mainstone South (Additional)	Additional parcels considered for the southern Mainstone area that did not ultimately fit well within the scenarios we modeled.	45-CM6 45-CM5
10	Mainstone South (Final)	See "Mainstone North (Final)"	45-CM3 45-CM4 45-CM7 45-CM8 45-CM9
11	Commonwealth Road	A commercial parcel considered as a site to supplement the Mainstone-based district. Ultimately, Alta Oxbow and Town Center proved higher-priority area to include.	52-159 52-160A

CONCORD
SUDBURY
WAYLAND
FRAMINGHAM
NATICK
Lincoln Road
Old Sudbury Road
Boston Post Road
Dudley Road
Old Connecticut Path West
Old Connecticut Path East
Cochituate Road
South Avenue
Wellesley Street
School Street
Concord Street
Main Street
Commonwealth Road
Pine Street
Oak Street
North Main Street
Speen Street
0 0.15 0.3 0.6 Miles

Legend

- Tax Parcels
- Excluded Land (Natural Features)
- Roads
  - Interstate
  - U.S. Highway
  - State Route
  - Non-numbered Road
- Sites Previously Considered
- Current Sites Under Consideration

Prepared by Barrett Planning Group for the Town of Wayland