

GROWTH POLICY COMMITTEE

RESIDENTIAL PROPERTY OF WAYLAND - AN ANALYSIS

Population = 12,887

as of 1996.

Dwelling Units = 4631

The undeveloped land, presently zoned residential, was reviewed for potential development according to the Wayland ZBL:

SF = Single Family Houses - lot frontage and area vary according to town zoning map.

PDD = Planned Development District (by act of Town Meeting) townhouses or attached units, on at least 40 contiguous acres, with 70% preserved as open space.
Eg. Mainstone

Wetlands and soil conditions have been considered (grossly) and the figures to follow represent potentials under present zoning by-law and waste water disposal requirements. No consideration was given to the cluster development by law which must have ten acres and yields an extra 10% of the number of SF units per development.

The figures do not represent any growth trends. They simply are rough calculations of how much developable residential land remains in Wayland and how many dwelling units could be constructed under today's ZBL.

Those properties for which there could be a development to exceed 10 dwellings have been itemized. All others are relatively small which is an important fact for Planning Board when dealing with the ZBL rewrite.

What should we do with this information? Each member of the Growth Policy Committee may consider the figures and determine what they mean, what impact such growth would have from the perspective of the various committees and boards that we represent. **What will be the impact on our water system? the landfill? roads? schools? waste water disposal? diversified/affordable housing, etc.?**

POTENTIAL RESIDENTIAL GROWTH IN WAYLAND

Potential New Development - # of Dwelling Units/SF and PDD

These figures represent possible development on privately owned land which presently is not protected.

TOTAL = 550 Single Family Houses on 1160 Acres

OR

It would be possible with an act of Town Meeting to build a planned development in at least two locations south of Route 20 which would eliminate 200 single family houses and add 460 town house condominium-like units. Under this scenario the figures would be:

350 SF Houses
460 PDD Units(other)

TOTAL = 830 Dwelling Units

Development Permitted But Not Yet Built or Completed

The following figures represent the number of units for which there are approved plans, and have not been completed to date, including Willowbrook on Rt. 30 at Oak St. (44 units) and Mainstone on west side of Rice Road (112 units).

59 SF on 126 acres (18 built)
156 Townhouse Units on 98 acres (0 blt)

TOTAL = 219 Dwelling Units Permitted

Proposed Development Not Yet Permitted, Not In Other Counts

16-24 SF Houses on part of 26 acres
(Paine Estate - Parcels F & G)
100 Units (Independent/Assisted Living)
(Paine Estate - Parcels F & G)
603 Units (Assisted) on 13 acres
(Commonwealth Rd)

TOTAL = 176-184 Dwelling Units

OPEN SPACE RECREATIONAL PLAN AND FUTURE RESIDENTIAL DEVELOPMENT

The 1995 OSRP indicates tracts of land which are desirable to be protected and held as open space by the Town or private owners. An overlay of those parcels on the undeveloped residential land shows how many dwelling units would not be built if the entire OSRP were implemented.

778.8 Acres of Undeveloped Residential Land
included in OSRP Wish List

Potential Dwelling Units on OSRP Wish List

TOTAL = 311 SF Houses Potentially on OSRP Wish List Land.

OR

111 SF Houses
460 PDD Units

TOTAL = 571 Dwelling Units Potentially on OSRP Wish List.

Tracts of Land on Which 10 + New Dwelling Units Could Be Built (Still in Private Ownership with No Plans to Date)

<u># of Units</u>	<u>Acres</u>	<u>Location</u>
10 SF	20+	Waltham Road
20 SF	30+	Lincoln Road
23 SF	36+	Concord & Bow
15 SF	28+	Glezen Lane
16 SF	44+	Raytheon
50 SF	127+	Sandy Burr
110 PDD	"	"
150 SF	300	Mainstone Farm
300 PDD	"	"
20 SF	64 +	Rice Road
15 SF	14 +	Stonebridge Road



WAYLAND

POPULATION FORECAST

	1980	1990	2000	2010	2020
TOTAL POPULATION	12,170	11,874	12,607	13,228	13,811

PERCENT CHANGE

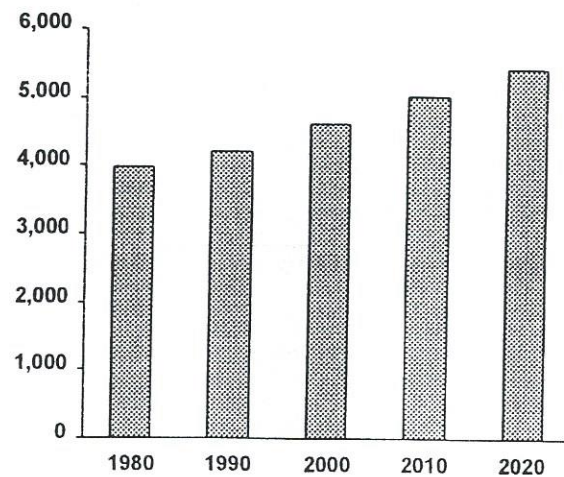
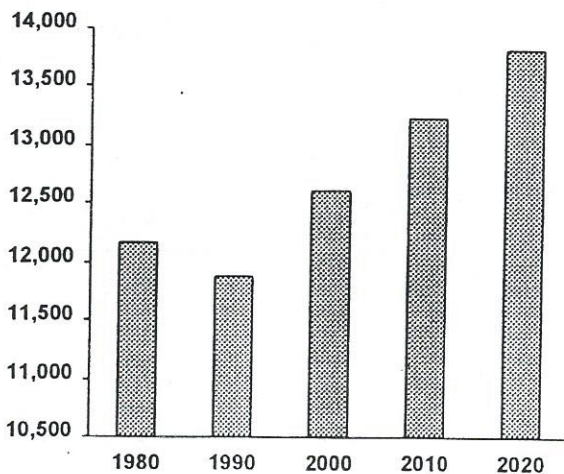
	1980-1990	1990-2000	2000-2010	2010-2020	1990-2020
WAYLAND	-2.43	6.17	4.93	4.41	16.32
MAPC REGION	1.33	2.96	1.29	0.85	5.18
METROWEST	1.88	4.71	2.21	1.42	8.55

HOUSEHOLD FORECAST

	1980	1990	2000	2010	2020
HOUSEHOLDS	3,969	4,210	4,612	5,019	5,430
PERSONS PER HH	3.04	2.80	2.73	2.64	2.57

PERCENT CHANGE

	1980-1990	1990-2000	2000-2010	2010-2020	1990-2020
WAYLAND	6.07	9.55	8.82	8.19	28.98
MAPC REGION	7.32	5.55	3.97	3.71	13.81
METROWEST	9.77	7.45	4.96	4.33	17.67



Total Population

Total Households



WAYLAND

POPULATION AGE GROUP FORECAST

AGE GROUP	1980	1990	2000	2010	2020
0 TO 4	641	807	769	698	679
5 TO 9	784	805	767	696	677
10 TO 14	1,152	757	1,031	1,041	982
15 TO 19	1,241	745	826	833	785
20 TO 24	732	587	415	598	628
25 TO 29	694	560	360	422	443
30 TO 34	963	762	659	493	739
35 TO 44	1,893	2,225	1,923	1,568	1,466
45 TO 54	1,800	1,815	2,304	2,108	1,790
55 TO 59	746	699	1,003	1,350	1,288
60 TO 64	522	721	820	1,104	1,054
65 TO 74	564	897	1,040	1,431	2,015
75 +	438	494	689	887	1,266
TOTAL	12,170	11,874	12,607	13,228	13,811

PERCENT OF TOTAL

0 TO 4	5.27	6.80	6.10	5.27	5.13
5 TO 9	6.44	6.78	6.09	5.26	5.12
10 TO 14	9.47	6.38	8.18	7.87	7.42
15 TO 19	10.20	6.27	6.55	6.29	5.94
20 TO 24	6.01	4.94	3.29	4.52	4.75
25 TO 29	5.70	4.72	2.85	3.19	3.35
30 TO 34	7.91	6.42	5.23	3.73	5.59
35 TO 44	15.55	18.74	15.25	11.86	11.08
45 TO 54	14.79	15.29	18.27	15.94	13.53
55 TO 59	6.13	5.89	7.95	10.20	9.74
60 TO 64	4.29	6.07	6.51	8.35	7.97
65 TO 74	4.63	7.55	8.25	10.81	15.23
75 +	3.60	4.16	5.46	6.70	9.57