

RIO Task Force, 2025

Data Sets That May be Relevant to the Discussion

Below is a table of contents of data that have been discussed by the RIO Task Force with potential relevance / perspective to the discussions. Each data set has been vetted by Planning Staff and lists its sources and (if any) assumptions. All documents are in PDF form, given they are publicly posted.

Table of Contents:

Document	Description	Why Relevant?
Data-0 TofC-data-sets.PDF	Table-of-Contents for documents that may be relevant to the RIO discussion	
Data-1-Housing-units	Housing Units by zoning district	Help understand the number of people/households potentially affected by a change to a zoning district.
Data-2 Multi-unit parcels.PDF	Multi-unit parcels in Town, sorted 4 ways: <ol style="list-style-type: none"> 1) By number of Housing Units 2) By zoning district 3) By voting Precinct 4) By Elementary School 	A view of the current housing stock in Wellesley that is NOT Single Residence. Multi-unit structures exist to perhaps a greater degree than many realize: particularly 2- and 3-unit dwellings. Many would NOT be allowable “by-right” in today’s ZBL (but have a historical precedence like a variance).
Data-3 SHI and actual affordable count.PDF	Strategic Housing Inventory – the official Town list/count of affordable ⁱ units maintained for 40B State Compliance.	Many zoning decisions take into account the impact on our 40B “Safe Harbor” status, even though in most situations the Wellesley Inclusionary Zoning bylaw helps ensure we stay compliant. Note the column that shows the actual number of units priced as affordable; which is a different number than how Massachusetts legally (and currently) counts ⁱⁱ .affordable units.
Data-4 SR parcels in-abut Commercial.PDF	Number of 1+ acre parcels, zoned partially or wholly in a Single Residence (SR) zoning district, that also either include or directly abut a Commercial District ⁱⁱⁱ .	An outright prohibition of RIO on any parcel in an SR district is on the discussion table. But discussions also recognized that there are parcels in SR not functioning as Single Residence; and are potentially ripe for redevelopment (and thus a RIO). This data set enumerates those parcels so the question can be asked: “Is there a way to accommodate these parcels via a RIO tool, and/or are there so few that it’s not material?”
Data-5-		
Data-6-		

ⁱ Affordable is as per the State and Federal definitions in relevant laws and bylaws. The MA 40B requirement is for Towns and Cities to have at least 10% of housing units as affordable. The standard Wellesley must abide by in MA law focuses on units that are calculated as affordable for households below 80% of the Area Median Income (AMI) for the Boston area; a number calculated each year by the Federal Department of HUD.

ⁱⁱ Note that the state of MA requirement/algorithm for counting sometimes differs, or various reasons, from a straight count of how many affordable units exist. There has been some talk (very preliminary!) in housing policy circles about the possibility of either raising the 40B level to a number higher than 10%, or changing the counting method so that fewer market rate units can be counted in the Strategic Housing Inventory. Emphasis: the possibility of these changes are very much unknown and may not ever occur.

ⁱⁱⁱ The Zoning bylaw defines Commercial District to include Business, Business A, Industrial, Industrial A, the Lower Falls Commercial District and the Wellesley Square Commercial District. For the purposes of this analysis, zoning districts Administrative & Professional, Multi-Unit Residence and Limited Residence have also been included since those districts generally consist of larger buildings like in a Commercial District.

Wellesley Zoning Districts

Single Residence Districts

SR10
SR15
SR20
SR30
SR40
SRA

Other Residence Districts

General Residence
General Residence A
Town House
Multi-Unit Residence
Limited Residence
Limited Apartment

Commercial Districts

Business
Business A
Industrial
Industrial A
Limited Business
Admin & Professional

Special Use Districts

Educational
Educational A
Educational B
Transportation
Parks, Rec & Conservation

Other Special Districts

Wellesley Square Commercial
Lower Falls Village Commercial
Planned Development

Overlay Districts

Historic
RIO
Linden St Corridor
Large-Scale Solar
Commercial Recreation
Wellesley Park Smart Growth
Flood Plain / Watershed Protection
Water Supply Protection

Wellesley Zoning District Sizes

District	% of Town Area	
SR10	21.6%	71.3% Single Residence Districts
SR15	10.5%	
SR20	24.7%	
SR30	3.7%	
SR40	10.8%	
Gen Res + A	1.4%	1.8% Other Residential Districts
Other Residential ¹	0.4%	
Business + A	1.8%	
Industrial + A	0.5%	3.7% Commercial Districts
Admin & Professional	1.0%	
Wellesley Square	0.3%	
Lower Falls	0.1%	22.3% Parks & Education Districts
Educational + A + B	10.5%	
Parks Rec & Conservation	11.8%	
All Other ²	0.9%	

Wellesley Zoning Districts by Household Count

District	Number of Households	% of Households
SR10	4,148	45%
SR15	1,236	14%
SR20	2,261	25%
SR30	75	<1%
SR40	155	2%
Gen Res + A	506	6%
Other Residential ¹	332	4%
Business + A	168	2%
Industrial + A	4	0%
Admin & Professional	350	xxxx
Educational + A + B	175	2%
Parks Rec & Conservation	0	0%
Wellesley Square	57	<1%
Lower Falls	0	0%
All Other ²	2	0%

Wellesley Zoning: Multi-Unit Parcels By Zoning District

District	% of Town Parcels	# Multi-Unit Parcels	# Multi-Unit Units	% of Town Total Units
SR10	48%	122	515	23%
SR15	15%	13	98	4%
SR20	29%	12	77	3%
SR30	1%	1	2	0%
SR40	2%	5	14	1%
Gen Res + A	2%	75	442	20%
Other Residential¹	~0%	15	370	16%
Business + A + Ltd	~0%	9	154	3%
Industrial + A	~0%	1	2	0%
Admin & Professional	~0%	1	350	16%
Educational + A + B	~0%	5	162	7%
Parks Rec & Conservation	1%	0	0	0%
Wellesley Square	~0%	3	57	3%
Lower Falls	~0%	0	0	0%
		262	2,243	

Wellesley Zoning: Multi-Unit Parcels By Precinct

Precinct	# Multi-Unit Units	# Multi-Unit Parcels	2 units	3-5 units	6-10 units	11-20 units	>20 units
A	16	3	2	0	0	1	0
B	353	59	31	12	8	3	5
C	25	7	6	0	0	1	0
D	142	35	28	4	1	0	2
E	633	22	11	4	1	1	5
F	89	14	9	1	2	1	1
G	457	57	22	19	8	5	3
H	528	65	40	15	2	2	6
	2,243	262					

Multi-Unit Parcels in Wellesley

Address (Name) of Multi-Unit Parcel	Zoning District	Voting Precinct	Elem. School	Units	Acres	Units/Acre	Additional Reference or Comments ²
William St - 40 (The Nines)	Ad/P	E	Fis	350	4.9	72.2	40R
Grove St - 65,75,85 (Wellesley Green)	Ltd. Apt	G	Hun	149	7.0	21.1	
Grove St - 50 & 60 (Glen Grove Apts)	Ed	H	Hun	125	3.8	33.0	
Barton Rd - 109	Gen Res	E	Fis/Sch	88	16.7	5.3	WHA-owned.
Washington St - 487-513 (Morton Circle)	Ltd. Res	H	Spr	76	3.2	23.6	WHA-owned.
Oak St - 11 (Linden Sq. Townhomes)	Biz	H	Spr	64	5.4	11.9	
Hastings St - 62-66 (Hastings Village Apts)	SR15	E	Fis	53	2.2	24.2	
Seaward Rd - 12 (Phillips Park Apts)	SR10	E	Fis	50	1.9	26.3	Ex-WPS school
Fieldstone Way - 41 (Great Plain Ave)	SR20	F	Hun	44	12.1	3.6	40B
Worcester St - 978 (Wellesley Place)	Biz A	B	Hun	36	2.3	15.4	40B?
Cedar St - 4 (Ardemore Apts)	SR10	D	Sch	36	1.2	30.6	40B
Washington St 666-670 (Wells College)	SR10	G	Hun	36	3.4	10.6	
Linden St - 100 (Terrazza main bldg)	Gen Res	B	Spr	35	1.4	24.7	RIO overlay
Washington St - 312	Biz	E	Fis	32	1.1	29.5	
Weston Rd - 315 (Weston Rd Apts)	Ltd. Res	B	Har	32	0.8	40.1	WHA-owned.
Washington St - 580 (Belclaire)	WSCD	G	Hun	30	1.3	23.8	
Linden St - 37 & 63 (Linden Gardens)	Gen Res	B	Spr	29	1.7	17.0	
Russell Road - 12 (Wellesley Hollow)	SR10	B	Har	28	1.5	18.5	
River St - 41 (River St Apts)	Ltd. Res	D	Sch	26	0.7	38.2	WHA-owned.
Stearns Rd - 16 (The Albion)	SR10	H	Spr	24	1.0	23.9	40B
Weston Rd - 148 (Bristol main bldg)	Gen Res	B	Har	22	1.3	17.2	RIO overlay
Worcester St - 680 (Highland Park)	SR10	H	Spr	21	0.5	45.7	40B
Washington St - 540-568	WSCD	H	Hun	20	1.2	17.2	
Burke Ln - 3 (Cedar Place Apts)	SR15	E	Fis	19	0.9	20.5	40B
Westerly St - 21 (Crestwood)	Gen Res	B	Spr	17	2.0	8.4	
Washington St - 608-610 (Welsinor Apts)	Ltd. Res	G	Hun	16	0.9	17.5	
Wellesley College - 106 Central	Ed	G	Hun	13	212.0	0.1	
Garden Rd 63 - GardenClose (Brown Sch)	SR20	C	Spr	13	2.6	5.1	Ex-WPS elementary
Washington St - 609-617 (Webb)	TH	G	Hun	13	1.2	11.2	
Wiswall Cir - 1-20	TH	G	Hun	13	1.3	9.9	
Grant Ave - 2 (Grant Ave Condos)	Gen Res	H	Hun	12	1.3	9.0	
Linden St - 50 (Waldo Court)	Gen Res	B	Spr	12	0.5	26.3	WHA-owned.
Appleby Rd - 11-15-17	SR10	G	Hun	12	0.5	24.3	
Edgemoor Circle - 4 (Edgemoor Circle)	SR10	A	Har	12	1.5	7.8	
Dana Hall School - 45 Dana	Ed	F	Hun	11	34.8	0.3	
Pleasant St - 26-34 (Pleasant Ridge)	Gen Res	B	Spr	11	1.3	8.4	
Linden St - 2-20	Gen Res	B	Spr	10	1.5	6.8	
Linden St - 3-25	Gen Res	B	Spr	10	1.1	8.8	
Seaver St 40 (Kingsbury Sch)	Multi Res	H	Hun	10	3.9	2.5	Ex-WPS elementary
Bethel Rd - 7 (Cedar Grove)	SR10	D	Sch	10	1.2	8.5	
Washington St - 594	Multi Res	G	Hun	9	0.6	16.0	
Weston Rd - 2-18 (Wells College)	SR10	G	Hun	9	0.6	16.3	
Linden St - 278-290 (Linden Plaza)	Gen Res	H	Spr	8	1.0	8.4	

Multi-Unit Parcels in Wellesley

Address (Name) of Multi-Unit Parcel	Zoning District	Voting Precinct	Elem. School	Units	Acres	Units/Acre	Additional Reference or Comments ²
Oak St 33-39 - (Windsor Oaks)	Gen Res	B	Spr	8	1.3	6.0	
Washington St - 600	Multi Res	G	Hun	8	0.6	14.2	
Wasington St. 604-606 (Bancroft Apts)	Multi Res	G	Hun	8	0.6	14.2	
Abbot St - 5&7	SR10	G	Hun	8	0.2	33.9	
Waban St - 3 (Wellesley Village)	SR10	G	Hun	8	0.3	27.1	
Dana Hall School - 27 Hampden	Ed	F	Hun	7	1.6	4.5	
Everett St - 3-11	Gen Res	B	Spr	7	0.7	10.6	
Linden St - 56-68 (Linden Crest)	Gen Res	B	Spr	7	0.9	8.0	
Central St - 25-35	WSCD	G	Spr	7	0.2	40.2	
Babson College - 231 Forest	Ed	F	Hun	6	174.2	0.0	
Curve St. - 1-11 (Heights)	Gen Res	B	Spr	6	0.7	8.5	
Linden St - 32	Gen Res	B	Spr	6	0.8	7.8	
Pleasant St - 22-24 (Pleasant Ridge Hgts)	Gen Res	B	Spr	6	1.1	5.4	
Bemis - 15	SR10	E	Fis	6	0.1	49.7	
Washington St - 626-628	SR10	G	Hun	6	0.1	40.8	
Oak St - 19 (Oak Place Townhouses)	Biz	H	Spr	5	0.7	6.8	
Forest St 13 - Res @ Wellesley Hills	Biz A	B	Har	5	0.5	10.5	
Oak St - 28-32	Gen Res	B	Spr	5	0.6	7.8	
Oak St. - 36-38	Gen Res	B	Spr	5	0.5	11.0	
Cottage St - 34	SR10	G	Hun	5	0.2	29.1	
Washington St - 629	SR10	G	Hun	5	0.2	24.4	
Washington St - 65-71 (Commons)	SR15	D	Sch	5	0.7	6.9	
Washington St - 845 & 845Z	SR40	G	Hun	5	39.4	0.1	
Linden St - 172-178	Biz	H	Spr	4	0.2	19.6	
Brook St - 11-19 (Mansard)	Gen Res	H	Hun	4	0.2	21.6	
Hollis St - 16 (12-18 Terrazza affordable)	Gen Res	B	Spr	4	0.5	8.7	
Linden St - 134-138	Gen Res	B	Spr	4	0.4	9.4	
Linden St - 72	Gen Res	B	Spr	4	0.4	11.0	
Pine Tree Rd - 2-6	Gen Res	H	Spr	4	0.4	9.8	
Waban St - 1	Gen Res	G	Hun	4	0.2	20.9	
Washington St - 408-410	Gen Res	H	Hun	4	0.3	12.6	
Westerly St - 2	Gen Res	H	Spr	4	0.7	6.0	
Abbot St - 11	SR10	G	Hun	4	0.2	19.6	
Abbot St - 14	SR10	G	Hun	4	0.2	18.4	
Bemis - 11	SR10	E	Fis	4	0.1	30.8	
Cross St - 10 (Jubilee House)	SR10	G	Hun	4	0.1	28.6	SHI
Washington St 619 - Washington Sq	TH	G	Hun	4	0.5	8.4	
Washington St - 253-273	Biz	E	Spr	3	0.4	8.1	
Washington St - 316-320 (Stuart Bldg)	Biz	E	Fis	3	0.4	7.8	
Brook St - 21-25 (Brookside)	Gen Res	H	Hun	3	0.5	6.0	
Church St - 62	Gen Res	G	Hun	3	0.1	30.0	
Church St - 66	Gen Res	G	Hun	3	0.1	24.6	
Church St - 70	Gen Res	G	Hun	3	0.1	24.9	

Multi-Unit Parcels in Wellesley

Address (Name) of Multi-Unit Parcel	Zoning District	Voting Precinct	Elem. School	Units	Acres	Units/Acre	Additional Reference or Comments ²
Everett St - 10	Gen Res	B	Spr	3	0.4	7.2	
Everett St - 10	Gen Res	H	Hun	3	0.3	10.8	
Linden St - 139	Gen Res	H	Spr	3	0.4	7.4	
Linden St - 144 (Linden Flats)	Gen Res	B	Spr	3	0.3	8.9	
Oak St - 5-7	Gen Res	H	Spr	3	0.3	10.5	
Wellesley Av - 12	Gen Res	H	Hun	3	0.2	16.2	
Appleby Rd - 10	SR10	G	Hun	3	0.2	13.9	
Appleby Rd 12 - Appleby Place	SR10	G	Hun	3	0.2	13.5	
Cedar St - 64	SR10	D	Sch	3	0.3	9.3	
Cottage St - 24	SR10	G	Hun	3	0.2	14.1	
Crescent St - 1	SR10	D	Sch	3	0.3	8.8	
Cross St - 6	SR10	G	Hun	3	0.2	16.5	
Curve St - 69-71	SR10	B	Spr	3	0.3	9.8	
Denton Rd - 60	SR10	G	Hun	3	0.1	22.6	
Grove St - 97	SR10	F	Hun	3	1.1	2.7	
Oak St - 63	SR10	H	Spr	3	0.4	8.2	
State St - 24	SR10	H	Hun	3	0.4	7.9	
Summit Rd - 6	SR10	B	Spr	3	0.3	10.4	
Sunset Rd - 1	SR10	B	Spr	3	0.2	15.1	
Waban St - 7	SR10	G	Hun	3	0.3	11.3	
Walnut St - 182 (Fire Station)	SR10	D	Sch	3	0.3	8.7	
Weston Rd - 237	SR10	B	Har	3	0.2	14.6	
Weston Rd - 34	SR10	G	Hun	3	0.1	29.8	
Windermere Ln - 4	SR10	H	Spr	3	1.5	2.0	
Worcester St - 646	SR10	H	Spr	3	0.6	4.9	
Cedar St - 149	SR15	E	Fis	3	0.3	9.0	
Washington St - 891 & 891Z	SR40	G	Hun	3	5.7	0.5	
Seaward Rd - 12 (322-324 Washington)	Biz	E	Fis	2	0.1	20.7	
Aberdeen Rd - 4-6	Gen Res	H	Hun	2	0.3	7.4	
Brook St - 14	Gen Res	H	Hun	2	0.2	8.7	
Brook St - 16-18	Gen Res	H	Hun	2	0.2	8.7	
Hollis St - 11	Gen Res	B	Spr	2	0.4	5.1	
Kingsbury St - 23	Gen Res	H	Spr	2	0.4	5.0	
Kingsbury St - 24	Gen Res	H	Spr	2	0.3	7.0	
Linden St - 226-228	Gen Res	H	Spr	2	0.2	8.9	
Linden St - 248-250 (Linden Arms)	Gen Res	H	Spr	2	0.3	7.8	
Linden St - 291	Gen Res	H	Spr	2	0.2	8.3	
Linden St - 33	Gen Res	B	Spr	2	0.4	5.7	
Linden St - 76	Gen Res	B	Spr	2	0.2	11.0	
Linden St - 83	Gen Res	B	Spr	2	0.2	10.2	
Linden St - 84	Gen Res	B	Spr	2	0.2	12.0	
Oak St - 1	Gen Res	H	Spr	2	0.3	7.3	
Oak St - 16	Gen Res	B	Spr	2	0.3	6.6	

Multi-Unit Parcels in Wellesley

Address (Name) of Multi-Unit Parcel	Zoning District	Voting Precinct	Elem. School	Units	Acres	Units/Acre	Additional Reference or Comments ²
Oak St - 24-26	Gen Res	B	Spr	2	0.4	5.5	
Oak St - 25	Gen Res	B	Spr	2	0.3	7.3	
Oak St - 29	Gen Res	B	Spr	2	0.4	5.2	
Oak St - 31	Gen Res	B	Spr	2	0.2	12.5	
Pleasant St - 10-12	Gen Res	B	Spr	2	0.3	6.3	
Pleasant St - 17-19	Gen Res	B	Spr	2	0.2	10.3	
Pleasant St - 21	Gen Res	B	Spr	2	0.3	7.6	
Pleasant St - 33-35	Gen Res	B	Spr	2	0.3	7.5	
Rice St - 8	Gen Res	H	Hun	2	0.3	7.1	
State St - 9	Gen Res	H	Hun	2	0.3	6.9	
Washington St - 325	Gen Res	E	Spr	2	0.2	9.1	
Washington St - 404-406	Gen Res	H	Hun	2	0.2	8.7	
Washington St - 430	Gen Res	H	Hun	2	0.3	6.6	
Washington St - 432	Gen Res	H	Hun	2	0.3	7.6	
Washington St - 436	Gen Res	H	Hun	2	0.2	11.5	
Washington St - 476-478	Gen Res	H	Hun	2	0.3	6.8	
Wellesley Av - 10	Gen Res	H	Hun	2	0.2	9.4	
Wellesley Av - 16	Gen Res	H	Hun	2	0.1	16.8	
Westerly St - 20	Gen Res	B	Spr	2	0.4	5.1	
Westerly St - 3-5	Gen Res	B	Spr	2	0.2	8.3	
Westerly St - 7	Gen Res	B	Spr	2	0.2	8.9	
Weston Rd - 112	Gen Res	B	Har	2	0.3	6.3	
Weston Rd - 138	Gen Res	B	Har	2	0.3	6.8	
River St - 53	Ind A	D	Sch	2	0.3	6.1	
Linden St - 127	Ltd. Res	H	Spr	2	0.2	9.7	Senior
Washington St - 600a	Multi Res	G	Hun	2	0.4	5.4	
Abbott Rd - 31	SR10	E	Fis	2	0.3	6.5	
Appleby Rd - 16	SR10	G	Hun	2	0.2	9.0	
Appleby Rd - 19	SR10	G	Hun	2	0.2	9.7	
Appleby Rd - 6	SR10	G	Hun	2	0.2	9.4	
Belair Rd - 14	SR10	G	Hun	2	0.3	7.0	
Bow St - 11-13	SR10	D	Sch	2	0.2	10.6	
Brook St - 36	SR10	H	Hun	2	0.5	3.8	
Cedar St - 11	SR10	D	Sch	2	0.2	9.7	
Cedar St - 20	SR10	D	Sch	2	0.2	9.6	
Cedar St - 92-94	SR10	D	Sch	2	0.8	2.6	
Cedar St - 96	SR10	D	Sch	2	0.2	8.2	
Clifford St - 37	SR10	H	Hun	2	0.2	8.5	
Columbia St - 31-33	SR10	D	Sch	2	0.3	8.0	
Crest Rd - 84	SR10	B	Spr	2	0.2	8.8	
Crest Rd - 89	SR10	B	Spr	2	0.7	2.9	
Cross St - 10	SR10	G	Hun	2	0.1	13.9	
Cross St - 9	SR10	G	Hun	2	0.1	15.7	

Multi-Unit Parcels in Wellesley

Address (Name) of Multi-Unit Parcel	Zoning District	Voting Precinct	Elem. School	Units	Acres	Units/Acre	Additional Reference or Comments ²
Curve St - 43	SR10	B	Spr	2	0.2	10.0	
Denton Rd - 79	SR10	G	Hun	2	1.0	2.1	
Donizetti St - 12	SR10	H	Spr	2	0.2	8.8	
Donizetti St - 28	SR10	H	Spr	2	0.2	11.7	
Donizetti St - 6	SR10	H	Spr	2	0.5	4.3	
Donizetti St - 8-10	SR10	H	Spr	2	0.5	4.3	
Eaton Ct - 25	SR10	E	Fis	2	0.1	16.5	
Elm St - 2	SR10	D	Sch	2	0.3	7.7	
Fairbanks Ave - 17-19	SR10	D	Sch	2	0.3	7.9	
Francis Rd - 2	SR10	H	Spr	2	0.2	8.0	
Grove St - 109	SR10	F	Hun	2	0.8	2.6	
Hampden St - 13-15	SR10	F	Hun	2	0.3	7.8	
Hampden St - 28	SR10	F	Hun	2	0.3	7.6	
Hampden St - 9-11	SR10	F	Hun	2	0.4	5.3	
Howe St - 41	SR10	B	Spr	2	0.2	9.2	
Kingsbury St - 32	SR10	H	Spr	2	0.3	6.0	
Lantern Lane - 31	SR10	E	Fis	2	0.3	6.3	
Lantern Ln - 31	SR10	E	Fis	2	0.3	6.3	
Ledyard St - 20	SR10	D	Sch	2	0.3	5.9	
Leighton Rd - 12	SR10	G	Hun	2	0.3	7.1	
Linden St - 405	SR10	H	Spr	2	0.3	7.7	
Linden St - 407	SR10	H	Spr	2	0.2	9.5	
Middlesex St - 2	SR10	F	Hun	2	0.2	12.0	
Middlesex St - 8	SR10	F	Hun	2	0.3	7.3	
Morton St - 20-22	SR10	H	Hun	2	0.2	10.3	
Norfolk Terr - 14	SR10	G	Hun	2	0.1	19.5	
Oak St - 56	SR10	B	Spr	2	0.3	5.8	
Oak St - 59	SR10	H	Spr	2	0.4	4.6	
Paine St, 9-11	SR10	H	Hun	2	1.0	2.1	
Peck Ave - 12 (WHDC)	SR10	H	Hun	2	0.1	15.0	
Pleasant St- 43	SR10	B	Spr	2	0.6	3.3	
Pleasant St- 53	SR10	B	Spr	2	0.4	4.6	
Pleasant St- 59	SR10	B	Spr	2	0.2	8.7	
Prospect St - 62-64	SR10	D	Sch	2	0.2	9.4	
Redwing Rd - 7	SR10	D	Sch	2	0.4	5.4	
Riverdale Rd - 14	SR10	D	Sch	2	0.3	7.7	
Roanoke Rd - 15	SR10	G	Hun	2	0.2	9.0	
Rockland St - 16	SR10	H	Spr	2	0.5	4.1	
Russell Rd - 51	SR10	B	Har	2	0.1	16.8	
Shore Rd - 64	SR10	B	Har	2	0.3	7.5	
Smith St - 59-61	SR10	H	Hun	2	0.5	3.7	
Smith St - 63	SR10	H	Hun	2	0.2	8.8	
Solon St - 5	SR10	F	Hun	2	0.2	9.8	

Multi-Unit Parcels in Wellesley

Address (Name) of Multi-Unit Parcel	Zoning District	Voting Precinct	Elem. School	Units	Acres	Units/Acre	Additional Reference or Comments ²
Summit Rd - 8-10	SR10	B	Spr	2	0.2	8.8	
Twitchell St - 2	SR10	H	Hun	2	0.2	9.6	
Twitchell St - 39	SR10	H	Hun	2	0.2	8.6	
Upland Rd - 8-10	SR10	Hun	Hun	2	0.3	7.5	
Upson Rd - 21	SR10	A	Har	2	0.4	4.5	
Waban St - 10	SR10	Hun	Hun	2	0.3	8.0	
Waban St - 11	SR10	Hun	Hun	2	0.3	6.8	
Waban St - 5	SR10	Hun	Hun	2	0.2	8.3	
Walnut St - 125	SR10	D	Sch	2	0.4	5.4	
Walnut St - 126-128	SR10	D	Sch	2	0.5	4.0	
Walnut St - 138-140	SR10	D	Sch	2	0.7	2.7	
Walnut St - 176	SR10	D	Sch	2	0.1	19.3	
Walnut St - 241	SR10	D	Sch	2	0.3	6.3	
Walnut St - 243-245	SR10	D	Sch	2	0.1	13.9	
Walnut St - 275	SR10	D	Sch	2	0.1	23.6	
Washington Ct - 6	SR10	D	Sch	2	1.1	1.9	
Washington St - 192	SR10	D	Sch	2	0.3	6.8	
Washington St - 440	SR10	Hun	Hun	2	0.1	17.5	
Washington St - 635	SR10	Hun	Hun	2	0.2	10.0	
Weston Rd - 12-14	SR10	Hun	Hun	2	0.1	14.4	
Weston Rd - 167-169	SR10	B	Spr	2	0.2	8.7	
Woodside Ave - 63	SR10	A	Har	2	0.3	6.5	
Worcester St - 502	SR10	H	Spr	2	0.3	6.0	
Dunedin Rd - 8	SR15	E	Fis	2	0.2	11.3	
Longfellow Rd - 28	SR15	D	Sch	2	0.5	4.2	
Putney Rd. - 4	SR15	E	Fis	2	0.3	6.7	
Schaller St - 8 (+ 2 Fife Rd)	SR15	Hun	Hun	2	0.4	5.4	
Washington St - 119	SR15	D	Sch	2	0.2	10.2	
Washington St - 121	SR15	D	Sch	2	0.2	9.8	
Washington St - 123-125	SR15	D	Sch	2	0.2	8.6	
Washington St - 130	SR15	D	Sch	2	0.4	5.4	
Washington St - 61-63	SR15	D	Sch	2	0.2	10.5	
Abbot Rd - 72	SR20	E	Fis	2	0.8	2.4	
Chestnut St - 15 & 17	SR20	C	Spr	2	0.4	5.2	
Colburn Rd - 58	SR20	C	Spr	2	1.0	2.0	
Dover Rd - 29-31 (Wells College)	SR20	Hun	Hun	2	0.5	4.0	
Great Plain Ave - 102	SR20	F	Hun	2	0.9	2.2	
Hundreds Rd - 3-5	SR20	C	Sch	2	0.2	8.1	
Livermore St - 25-27	SR20	E	Fis	2	0.4	5.7	
Worcester St - 489 & 489A	SR20	C	Spr	2	1.6	1.3	demolished
Worcester St - 645	SR20	C	Spr	2	0.5	3.7	
Worcester St - 679 & 679R	SR20	C	Bat	2	0.8	2.4	
Oakland St. - 161	SR30	E	Fis	2	0.8	2.5	

Multi-Unit Parcels in Wellesley

Address (Name) of Multi-Unit Parcel	Zoning District	Voting Precinct	Elem. School	Units	Acres	Units/Acre	Additional Reference or Comments ²
Grove St - 193-197 (Twin Meadows)	SR40	F	Hun	2	0.4	4.6	
Pond Rd - 30	SR40	G	Hun	2	3.3	0.6	
Washington St - 848 & 848R	SR40	G	Hun	2	16.6	0.1	
Wiswall Cir - 6-8	TH	G	Hun	2	0.2	10.0	

Wellesley Subsidized Housing Inventory

SHI Project Name / Address	SHI Units ¹	Rental or Condo	Duration ²	Afford. priced Units ³	Other Comments / Context ⁴		
Barton Road Devel. x-xx Barton Rd	90	Rental	Perpetuity	90	WHA owned	Family	
Dean House /List House 315 Weston Rd + 41 River St	57	Rental	Perpetuity	57	WHA owned	Elderly / Disabled	
Kilmain House (Morton Circle) 487-513 Washington St.	40	Rental	Perpetuity	40	WHA owned	Elderly / Disabled	
Morton Circle Devel. 487-513 Washington St.	36	Rental	Perpetuity	36	WHA owned	Elderly / Disabled	
Linden Street Devel. / Waldo Ct 50 Linden St	12	Rental	Perpetuity	12	WHA owned	Family	
Ardemore at Wellesley 4 Cedar Street	36	Rental	Perpetuity	9		Family	40B
Jubilee House 10 Cross St	4	Rental	Perpetuity	4			
Glen Grove 50 & 60 Grove St	125	Rental	Perpetuity	125		Elderly / Disabled	
Edgemoor Circle Townhouses 4 Edgemoor Circle	3	Condo	Perpetuity	3			
DDS Group Homes	12	Rental	N/A	12			
Walnut Street Fire Station 182 Walnut St	1	Condo	Perpetuity	1			
Hastings Village 62-66 Hastings St	52	Rental	Perpetuity	13	25% affordables	Family	
Wellesley Manor 874-878 Worcester St	7	Condo	Perpetuity	7			
Peck Ave & Mellon Rd (donated houses on Peck and Mellon Rds)	3	Condo	Perpetuity	3			
Waterstone at Wellesley	82	Rental	Perpetuity	29	25% affordables (confirm)		RIO
Wellesley Commons 65-71 Washington St	1	Condo	Perpetuity	1			

Wellesley Subsidized Housing Inventory

SHI Project Name / Address	SHI Units ¹	Rental or Condo	Duration ²	Afford. priced Units ³	Other Comments / Context ⁴		
The Belclare 580 Washington St.	5	Condo	Perpetuity	5			
Wellesley Place 978 Worcester St	36	Rental	Perpetuity	9	25% affordables		
Linden Street 139 Linden St	2	Rental	Perpetuity	2			
Fieldstone Way 135 Great Plain Ave	7	Condo	Perpetuity	11			40B
The Albion 16 Stearns Rd	0	Condo	Perpetuity	0	6 not yet added		40B
Highland Park 680 Worcester Street	20	Rental	Perpetuity	5	25% affordables		40B
The Nines at Wellesley Park 40 William St	350	Rental	2050	88	25% affordables		
Cedar Place 3 Burke Lane	17	Rental	Perpetuity	5	25% affordables		40B
Terrazza 100 Linden St	4	Condo	Perpetuity	4			RIO
Bristol (2026?) 148 Weston Rd	0	Condo	Perpetuity	0	2 not built yet		RIO
Bellwether (2027?) 1xx Worcester St	0	Condo	Perpetuity	0	5 not yet built (+ 2 workforce)		RIO
49 Walnut (2027-8?) 49 Walnut St	0	Condo	Perpetuity	0	5 not yet built (+ 1 workforce)		

435

Safe Harbor / 40B Metric^{5,6}

1006

10.95%

(Actual Affordability Level)

571

6.2%

Units Required to be at 10%

919

0.028527875

Comments

Wellesley Subsidized Housing Inventory

SHI Project Name / Address	SHI Units ¹	Rental or Condo	Duration ²	Afford. priced Units ³	Other Comments / Context ⁴
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1. SHI Units column shows the number of units counted as per the official Subsidized Housing Inventory as published by the Town. State Law requires at least 10% affordability in order to achieve "safe harbor" from state laws that give developers greater zoning rights, and Cities/Towns have much more limited power to say NO. Yellow cells are for projects permitted or built that have not yet reached the official inventory count.

2. Some units may not be countable in perpetuity as per the State "safe harbor" algorithm. Although highly unlikely, Wellesley's largest project of 350 SHI units could theoretically come off the list (but only if 40B safe harbor laws are no longer in place in 2050).

3. Units actually priced as Affordable. (The SHI Units column is the "official" number as per the State algorithm and counting method, which allows counting 100% of units IF the project is a rental building and at least 25% are, in fact, affordable.)

4. Additional information about certain projects is included in the right-most columns to provide more context.

5. How the 40B math works:

> 2025 total housing units in Wellesley (the denominator) =

> 2025 countable units as per the SHI =

9184
1006

Source: SHI and Housing Unit data from Town of Wellesley [xyz](#), November, 2025

6. Additional Note: Congressman Auchincloss has discussed changing how Massachusetts counts market rate units in the affordable 40B "Safe Harbor" algorithm. Link to his comments: [Auchincloss - Housing](#)

** 172-178 Linden St. (Federal Realty) ?? - where are these 4 affordable rentals? Maybe not 80% AMI affordable?

1+ Acre Single-Residence Parcels that Include or Abut Commercial Districts

Type	Address	Owner : Use	Area (sqft)	Area (acres)	Zones in Parcel	Commercial Abutting	Voting Precinct
SF & Com	521 Washington St	Town of Wellesley : Cochituate Aqueduct @ Town Hall	101,835	2.3	SR10, Lt R		H
SF abut Com	525 Washington St	Town of Wellesley : Town Hall and Duck Pond	558,595	12.8	SR10	Lt R, WSCD	H
SF & Com	216 Worcester St	Ko Realty : Toyota Auto Sales	73,657	1.7	Bus, BusA, SR15		E
SF & Com	230 Worcester St	Atrius MSO, LLC : Harvard-Vanguard Medical Bldg.	100,650	2.3	Bus, BusA, SR15		E
SF & Com	892 Worcester St (+ 888)	Various : Office Space	258,477	5.9	SR10, Ad/P		B
SF abut Com	12 Russel Rd	Various : Wellesley Hollow condos	65,881	1.5	SR10	Bus	B
SF abut Com	900 Worcester St	Albany Rd : Hockey/Swimming (Town of Wellesley land!)	341,171	7.8	SR10	Ad/P	B
SF abut Com	29 Overbrook Dr	Town of Wellesley : Cross-Town Trail	162,753	3.7	SR10	Bus	A
SF & Com	981 Worcester St	Cohen, Trustee : "Renaissance" Office Bldg	113,410	2.6	SR10, Bus		A
SF & Com	965 Worcester St	Worcester St LLC : Mazda Auto Sales	58,902	1.4	SR10, Bus		A
SF abut Com	Cedar Street (no #)	Town of Wellesley : Cochituate Aqueduct @ Charles R.	102,268	2.3	SR10	Bus A	D
SF abut Com	5 Edgemoor Cir	Various : Multi-Unit TH on Natick Line @ Overbrook Dr	67,089	1.5	SR10	Bus	A
SF abut Com	66 Walnut St	National Grid : Gas facility and parking lot	64,414	1.5	SRA	Bus A	D
SF abut Com	62-66 Hastings St	Hastings Village LLC : Multi-fam Apartments	95,447	2.2	SR15	Bus A	E
SF & Com	50 River St	State of MA MDC : Woods/Shoreline in Lower Falls	78,380	1.8	IndA, SR10		D
SF & Com	57 River St	River Place LP : Office Building	107,050	2.5	IndA, SR10		D
SF & Com	40 Washington St	Haymac LLC (Haynes) : Office Building	84,155	1.9	LFVCD, SRA		D
SF & Com	6 Washington Ct	McQuillen Trust : ex-Auto Repair + 2-Unit Dwelling	46,449	1.1	LFVCD, SR10		D
SF & Com	9 Ledyard St	Archbishop of Boston : St. Johns School	69,029	1.6	LFVCD, SR10		D
SF abut Com	20-30 Municipal Way	Town of Wellesley : DPW Offices and Operations	472,171	10.8	SR15	Bus	D
SF abut Com	25 Municipal Way	Town of Wellesley : DPW Offices and Operations	126,113	2.9	SR15	Bus	D
SF & Com	24 Eaton Ct	Town of Wellesley : Parking Lot	58,567	1.3	SR20, Bus		E
SF & Com	231 Forest St	Babson College : College Campus	7,588,914	174.2	Ed, EdA, EdB, SR30, BusA		F
SF & Com	312 Washington St	Telik-Berkeley LP : Multi-Unit Apts + Restaurant	47,195	1.1	Bus, SR10		E
SF & Com	12 Seaward Rd	GPLF Realty, LLC : Multi-Unit Apts	82,764	1.9	Bus, SR10		E
SF & Com	326-332 Washington St	Jumbo Capital : Medical Office + Retail	70,418	1.6	Bus, SRA		E
SF & Com	16 Laurel Ave	Jumbo Capital : Misc Offices	82,780	1.9	Bus, BusA, SR10		E

COMMENTS

1. Data set was developed to analyze potential exceptions to RIO in Single Residence districts by looking at how many and what parcels might apply to the potential exception. Thus, this data includes parcels with the following scope: 1 acre parcels, wholly or partially in a Single Residence District that either includes or directly abuts a Commercial District (see comment below).
2. Commercial Districts as defined in the ZBL = Business, Business A, Industrial, Industrial A, Lower Falls Village Commercial and Wellesley Square Commercial. This data set also included Admin & Professional and Limited Residence zoning districts.
3. Of the 27 parcels listed, note the number of parcels either with non-profit owners or are already in higher density use: a. Owned by Town or State Government, the Archdiocese or a College (11); b. Used for office, medical office or auto sales buildings (9); and c. Used already for multi-unit housing (5)

Type	Parcel ID	Address	State Class	State Class Description
SF & Com	111-10-A	521 WASHINGTON STREET	930	Municipal-Selectmen-vacant
SF abut Com	111-9	525 WASHINGTON STREET	931	Municipal-Selectmen-improved
SF & Com	15-15	216 WORCESTER STREET	330	Auto Sales
SF & Com	15-16	230 WORCESTER STREET	342	Medical Office
SF & Com	182-40	892 WORCESTER STREET	343	Office Condo
SF abut Com	182-48	12 RUSSELL ROAD	102	Condo
SF abut Com	192-10	900 WORCESTER STREET	377	Other Indoor
SF abut Com	199-89	29 OVERBROOK DRIVE	930	Municipal-Selectmen-vacant
SF & Com	200-31	981 WORCESTER STREET	340	Office
SF & Com	200-32	965 WORCESTER STREET	330	Auto Sales
SF abut Com	20-16	CEDAR STREET	930	Municipal-Selectmen-vacant
SF abut Com	205-1	5 EDGEMOOR CIRCLE	102	Condo
SF abut Com	20-7	66 WALNUT STREET	425	Gas
SF abut Com	23-7	62-66 HASTINGS STREET	112	Apartment 8+
SF & Com	27-11	50 RIVER STREET	925	State-Metropolitan District Commission-not rei
SF & Com	27-8	57 RIVER STREET	340	Office
SF & Com	34-12	40 WASHINGTON STREET	340	Office
SF & Com	34-15	6 WASHINGTON COURT	013	Mixed Use
SF & Com	42-70	9 LEDYARD STREET	964	Religious-Education
SF abut Com	63-16	20-30 MUNICIPAL WAY	935	Municipal-Public Safety
SF abut Com	63-42	25 MUNICIPAL WAY	935	Municipal-Public Safety
SF & Com	64-40	24 EATON COURT	930	Municipal-Selectmen-vacant
SF & Com	67-22	231 FOREST STREET	942	Education Private-College
SF & Com	74-15	312 WASHINGTON STREET	013	Mixed Use
SF & Com	74-17	12 SEAWARD ROAD	112	Apartment 8+
SF & Com	74-7	326-332 WASHINGTON STREET	340	Office
SF & Com	75-68	16 LAUREL AVENUE	340	Office

Owner	GIS Area (sqft)	GIS Area (ac)	Zones in Parcel	Abut Com Zones	Precinct
Town of Wellesley	101,834.60	2.34	SR10, Lt R		H
Town of Wellesley	558,594.56	12.82	SR10	Lt R, WSCD	H
Ko Realty Corp	73,657.25	1.69	Bus, Bus A, SR15		E
Atrius MSO, LLC	100,650.16	2.31	Bus, Bus A, SR15		E
Multiple Condos	258,477.42	5.93	SR10, Ad/P		B
Multiple Condos	65,880.60	1.51	SR10	Bus	B
Albany Road - Wellesley LLC	341,171.25	7.83	SR10	Ad/P	B
Town of Wellesley	162,753.49	3.74	SR10	Bus	A
Cohen, Steven A, Trustee	113,409.69	2.60	SR10, Bus		A
Worcester Street 965 Group, LLC	58,901.86	1.35	SR10, Bus		A
Town of Wellesley	102,268.16	2.35	SR10	Bus A	D
Multiple Condos	67,089.22	1.54	SR10	Bus	A
Boston Gas Company	64,414.12	1.48	SRA	Bus A	D
Hastings Village, Inc	95,446.76	2.19	SR15	Bus A	E
Commonwealth of Massachusetts	78,379.68	1.80	Ind A, SR10		D
River Place Limited Partnership	107,050.33	2.46	Ind A, SR10		D
Haymac LLC	84,155.33	1.93	LFVCD, SRA		D
McQuillan, Mary C, Trustee	46,449.24	1.07	LFVCD, SR10		D
Roman Catholic Archbishop of Boston	69,029	1.58	LFVCD, SR10		D
Town of Wellesley	472,171.09	10.84	SR15	Bus	D
Town of Wellesley	126,112.72	2.90	SR15	Bus	D
Town of Wellesley	58,567.00	1.34	SR20, Bus		E
Babson College	7,588,914.28	174.22	Ed, Ed A, Ed B, SR30, Bus A		F
Melik-Berkeley Ltd Partnership	47,195.33	1.08	Bus, SR10		E
GPLF Realty, LLC	82,764.32	1.90	Bus, SR10		E
Babar, LLC, Trustee	70,418.01	1.62	Bus, SRA		E
Babson House LLC	82,779.83	1.90	Bus, Bus A, SR10		E