



Summary of Town of Wellesley Compliance Model for M.G.L Chapter 40A, Section 3A: MBTA Communities Zoning

Unit Capacity per District Table

Data Metric	District 1	District 2	District 3	District 4	District 5	Totals
District Name	Wellesley Square	Wellesley Office Park	Wellesley Hills			
Modeled Unit Capacity	2,264	2,872	1,463	0	0	6,599
Dwelling Units per Acre Limit	298	850	359			1,508
District Unit Cap Limit		850				850
Max Lot Coverage Limit	3,059	6,944	3,682			13,685
Lot Area per Dwelling Unit Limit	306		368			674
Max Units per Lot Limit	2,264	2,872	1,463	0	0	6,599
FAR Limit						0
Final Unit Capacity per District	268	850	315	0	0	1,433

Summary Table

Data Metric	District 1	District 2	District 3	District 4	District 5	Totals
District Name	Wellesley Square	Wellesley Office Park	Wellesley Hills			
District Acreage (see note)	0.0	1.0	0.0	0.0	0.0	1.0
District Density Denominator (see note)	0.0	1.0	0.0	0.0	0.0	1.0
Final Unit Capacity per District	268	850	315	0	0	1,433
DU/AC	0.0	830.9	0.0	0.0	0.0	1,400.8
Parcel Acreage	17.6	26.6	21.1	0.0	0.0	65.3
Total Built Square Feet	2,280,586	2,875,262	1,484,609	0	0	6,640,457
Total Units in Station Area	268	686	315	0	0	1,269
Non-Conforming Parcels	0	0	0	0	0	0
Total Excluded Land (sf)	52,090	54,662	68,556	0	0	175,308
Total Open Space (sf)	205,046	286,137	252,648	0	0	743,831
Total Parking Area (sf)	0	392,081	303,670	0	0	695,751
Units Forgone due to Unit Cap in Zoning	0.00	0.00	0.00	0.00	0.00	0

Comparison Table of Requirements and Modeled Results

Category	Guideline Requirement	Modeled Results
Community:	Wellesley	Wellesley
Community Category:	Commuter Rail	Commuter Rail
2020 Housing Units (Census PL-94):	9,282	9,282
Minimum Multi-family Unit Capacity:	1,392	1,433
Minimum Land Area:	50	1.0
Developable station area:	920.78	920.78
% Unit Capacity within Transit Station Areas:	90%	101%
% Land Area Located in Transit Station Areas:	90%	136%