

## Section 3 – Community Setting

### Regional Context

Wakefield is a suburban residential community that is located 10 miles northeast of Boston and is bordered to the north by Lynnfield and Reading, to the west by Stoneham, and to the south by Stoneham, Saugus, and Melrose. State Route 128 passes through the north end of the community and Interstate 93 is located approximately one and a half miles west of the western edge of the Town. There are two commuter rail stops in Wakefield that transport commuters to Boston and several Massachusetts Bay Transportation Authority ([MBTA](#)) bus routes through Wakefield. Due to its location in proximity to Boston and two major interstate highways, in addition to its commuter rail access, Wakefield is in a prime location for both business and residential development.

Wakefield is part of the North Coastal Watershed with most of Wakefield's streams and small rivers draining to the east towards Saugus and Lynn. Four significant open space areas exist in Wakefield in addition to the Saugus and Mill Rivers and numerous other recreational and park areas identified in the inventory. These parcels include:

- **Lake Quannapowitt** – a 247 acre lake that is the headwaters of the Saugus River. It is located at the north end of Wakefield near the borders with Reading and Lynnfield.
- **Crystal Lake** - a 78 acre lake in the southeastern portion of the Town. It is used as a drinking water reservoir and supplies approximately 10 to 15 percent of the Town's water needs. The Massachusetts Water Resource Authority ([MWRA](#)) supplies the remainder. It abuts the Town of Stoneham and some of the watershed protection properties are located in Stoneham. Its outlet is the Mill River, which flows to the Saugus River.
- **Reedy Meadow** ([Lynnfield Marsh](#)) - Predominantly located in the Town of Lynnfield but more than 30 acres are located and protected within Wakefield. The Saugus River passes through the meadow.
- **Breakheart Reservation** - is over 600 acres and includes two ponds and a portion of the Saugus River. It is predominantly located in the Town of Saugus, but more than 27 acres of the reservation are located in the eastern end of Wakefield with other undeveloped Town land adjoining it. The Regional Vocational School property abuts Breakheart with more than 30 forested acres.

### ***Regional Planning Affiliation***

Wakefield is one of 101 municipalities that are served by the Metropolitan Area Planning Council ([MAPC](#)). Created by an act of the Legislature in 1963, MAPC serves as a forum for state and local officials to address issues of regional importance. Council membership consists of community representatives, gubernatorial appointees, and city and state agencies that collaborate in the development of comprehensive plans and recommendations in areas of population and employment, transportation, economic development, regional growth and the environment. The Council's professional planners, GIS specialists, demographers and others also provide technical assistance to its member communities.

Wakefield is also a member of the North Suburban Planning Council ([NSPC](#)), one of eight subregions within the Metropolitan Area Planning Council. NSPC is a group of nine communities (Burlington, Lynnfield, North Reading, Wilmington, Reading, Stoneham, Woburn, and Winchester) that meet regularly to discuss issues of common interest. NSPC is a forum for discussing regional open space issues and opportunities.

### ***Relationship to the Regional Development Plan***

[MetroPlan](#), adopted in 1990, was an outgrowth of MAPC's commitment to promote efficient and environmentally sound development and provided a roadmap for development in the Boston metropolitan area. The plan's framework promoted a sustainable development pattern that focused on existing infrastructure in order to strengthen the region's economy and safeguard air, water, and land resources. MetroPlan encouraged efficient development by promoting compact development patterns and discouraging sprawl. By limiting sprawl, MetroPlan also encouraged the protection of open space and sensitive natural resources such as wetlands, watersheds, and aquifers.

[MetroFuture](#), launched in 2003, is MAPC's large-scale, participatory regional development visioning forum to create a new regional plan for the Boston metropolitan area. Through MetroFuture, MAPC is taking a collaborative approach to identifying what regional residents believe should be safeguarded and what should be changed about the region. MAPC is incorporating these visions with strategies aimed at accomplishing these changes.

### ***Regional Open Space Efforts***

Wakefield's early master plan recognized the Town's regional context and proposed parkways linking Wakefield to the major open spaces in adjoining Towns. There are three major regional parks to the east of Wakefield: Breakheart Reservation, Lynn Woods and Mt. Hood Memorial Park. These three parks abut the Saugus River and the Town has discussed applying for a riverways grant or becoming involved in the [Adopt-A-River](#) program for the Saugus River,

which begins at Lake Quannapowitt and threads through several marshlands in Town. To the south and west of Town, Middlesex Fells Reservation principally adjoins Melrose. Future efforts to link Wakefield to the Fells may include collaboration with the City of Melrose to study possible pathways from the Greenwood area of Wakefield to West Hill Terrace or Ferdinand Street in Melrose. Both these trails are very close to the Fells and could provide future trail access to the Fells if they are extended.

In addition, the Town of Wakefield is also part of a five-town, regional bikeway project that is underway with the Towns north of Wakefield. An application to create the bikeway through the federal Inter-modal Surface Transportation Efficiency Act ([ISTEA](#)), now known as Tea3, was approved in 1997 and the draft plan for its creation is now in its final stages. The project will provide linkages for Wakefield to the Towns of Reading, Lynnfield, Wilmington, and North Reading. When completed, this trail system will provide extended access to the [Bay Circuit Trail](#), a major 200 mile, circumferential park and trail system intended to link 50 cities and towns.

## **History of the Community**

Initially settled in 1638 as a Parish of Lynn, "Linn Village" was incorporated as the Town of Reading (Redding) in 1644. At that time, "Old Redding" included what are presently Reading and Wakefield. In 1651, a grant extended the Reading lands north of the Ipswich River to the Andover line (presently North Reading). A southern section was annexed from Malden as Greenwood in 1729, and boundaries were established with Stoneham and Saugus. In 1812, because of political differences among the three parishes, the First Parish (South Parish) separated and became incorporated as South Reading. Then, in 1868, following a gift of land and a new brick Town Hall from local businessman Cyrus Wakefield, the Town was renamed in his honor. For many years, all the territory west of Crystal Lake, the Lake and Albion Streets section, and a large part of the present Wakefield Park belonged to Stoneham. The southern section of this Stoneham land was acquired by an Act of the Legislature in 1856; the northerly part, comprising 142 acres (including the balance of the Wakefield Park), was acquired in 1889. In 1933, a portion of Saugus known as Golden Hills became part of Wakefield.

Wakefield has a long history as a manufacturing community. In 1677, Jonas Eaton was given a grant of land on the condition that he would remain and become a shoemaker. By the mid-18th century, shoemaking had become a thriving industry, and in 1805, Wakefield had its first shoe manufacturing company, Thomas Emerson & Sons. Early records of the Evens family revealed Thomas Evens, Jr., made hand-turned footwear in the early 1800's as well. His son, Lucius Bolles Evans, introduced shoemaking as a collective system, distributing leather linings, thread, lasts, tacks, etc., to the townspeople for assembly. L.B. Evans footwear (established in 1841) became L.B. Evans Son in 1881, and incorporated as L.B. Evans Son Company in 1905. For many years, the company was Wakefield's leading industry, and the country's oldest shoe manufacturing company. In the early 1980's the company terminated its manufacturing business

in Wakefield and the factory building was renovated for multiple commercial uses.

Other early industries included shoe tools (awls), razor straps, and tin-ware. Dr. Richardson's Sherry Wine Bitters was also a well-known New England product.

In 1845, with the completion of the Boston and Maine Railroad line from Boston passing through South Reading, the Town was transformed into a commuting residential suburb of Boston. The railroad brought new citizens and new industries, and specifically "heavy industry." Two important industries were founded by Wakefield's leading entrepreneur, Cyrus Wakefield: the Boston and Maine Foundry, which became the first in the country to produce enameled bathtubs; and, in 1855, the Wakefield Rattan Company, which produced wicker furniture, seat covers for street cars and trains, and floor matting and carpeting. In addition to these industries, in the 1870's Cyrus Wakefield built two-acre commercial/industrial blocks and organized the Quannapowitt Water Company, supplying the Town with water from the two lakes. Later, the Wakefield Rattan Company consolidated with Heywood Brothers & Company to become the Heywood-Wakefield Company. In 1930, the company moved to Gardener, Massachusetts. The matting portion of the business remained in Wakefield and incorporated as the National Mat and Matting Company, Inc.

In addition to the industries noted above, for many years ice companies cut and stored ice from Lake Quannapowitt to be shipped to Boston and the South. In addition, the Winship-Boit Company, later known as Harvard Mills, came to Wakefield in 1889. Its factory building, located on Albion Street, has been renovated for multiple commercial uses.

## **Population Characteristics**

According to the 2000 U.S. Census, the population of Wakefield was 24,804, continuing a trend of minor population loss beginning in 1980 when the population dipped from 1970's Census figure of 25,402 to 1980's of 24,895. In 1990, there were 24,825 people in Wakefield. Based on the Census, 47.4%, or 11,762 residents, were male and 52.6%, or 13,042 residents, were female. The population of the Town is 96.9% white with 3.1% of other races. The median age was 38.9 years.

Wakefield follows the national trend of decreasing household size with an increasing number of households. The average household size in Wakefield decreased 5% between 1990 and 2000, from 2.67 persons/household to 2.54. For the MAPC region, the average household size decreased from 2.63 to 2.56, a decline of 3%. That decline is predicted to continue and explains why it is that though overall population is predicted to decline, demand for housing will continue to be high and will continue to influence land use demands in Wakefield.

The table below shows how the composition of Wakefield households has changed over the past

decade. As noted above, the total number of households in Wakefield has increased. Also, as compared with the total number of households, there are fewer married couples overall, as well as fewer persons who are 65 and older and more single parents with children than in 1990.

**Table 1: Household Composition 1990-2000**

<b>Household Type</b>	1990	2000	% Change	% of all Households 1990	% of all Households 2000
<i>Family Households</i>					
Married Couples with children	2,366	2,455	3.8%	25.5%	25.2%
Married Couples without children	3,091	2,913	-5.8%	33.3%	29.9%
Single females with children	366	384	4.9%	3.9%	3.9%
Single females without children	521	563	8.1%	5.6%	5.8%
Single males with children	67	103	53.7%	0.7%	1.1%
Single males without children	229	186	-18.8%	2.5%	1.9%
<i>Non-family households</i>					
Persons living alone	2,171	2,575	18.6%	23.4%	26.4%
Persons not living alone	417	568	36.2%	4.5%	5.8%
Persons over 65	1,066	1,030	-3.4%	11.5%	10.6%

Data Source: U.S. Census 1990, 2000

### ***Population Density***

Population density demonstrates what amount of space there is relative to the number of people in the Town. It gives a sense of how densely developed a Town is and also what kind of demand for open space and recreation facilities there might be. According to the 2000 U.S. Census, 24,804 people live within Wakefield's 7.91 square miles. This means that there were 3,375 people/square mile in Wakefield in 2000. This is a higher density than many of the Towns that abut Wakefield, such as Lynnfield and North Reading, which both have densities of just over 1,000 people/square mile, and Reading, which has 2,409 people/square mile.

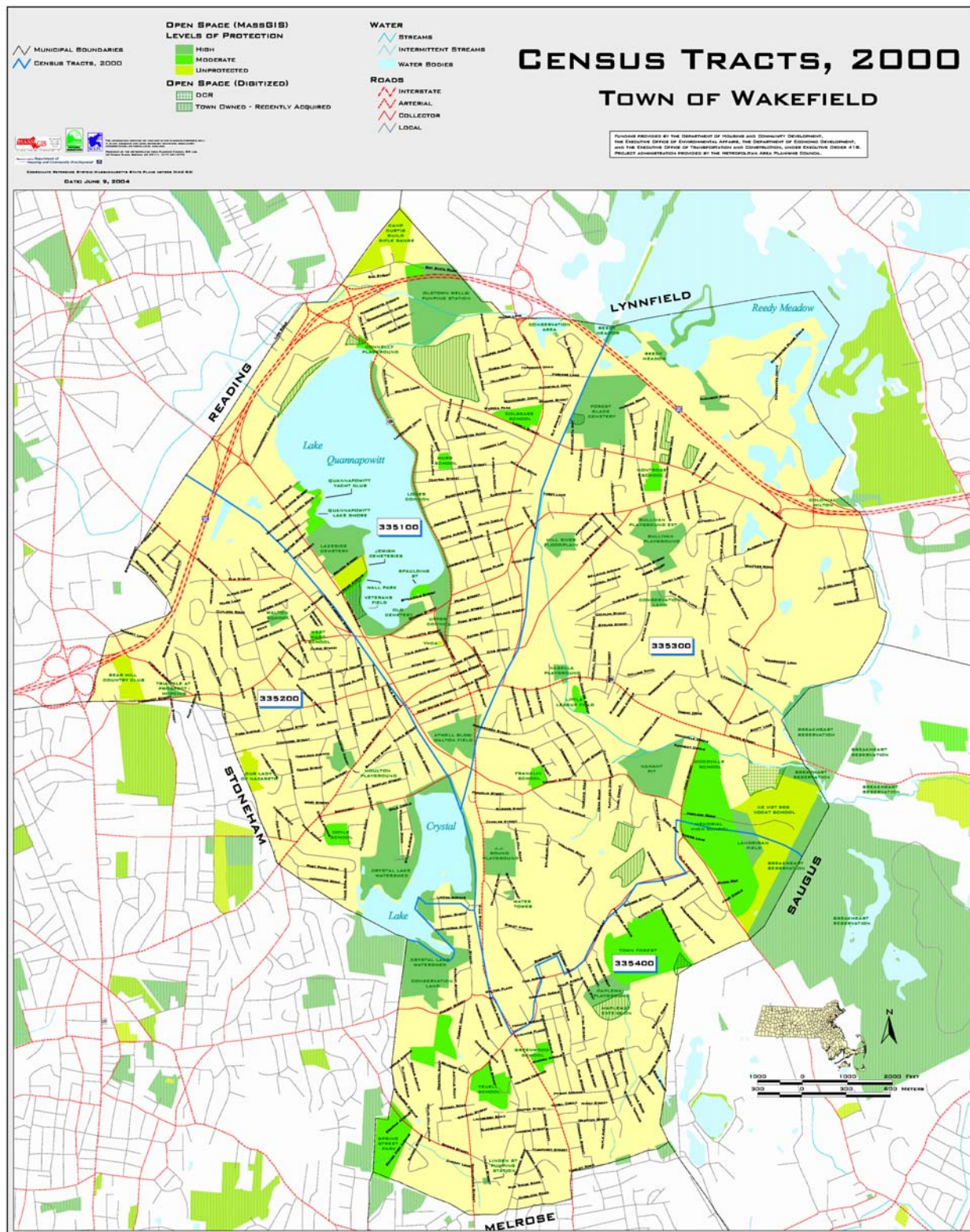
There are four census tracts in Wakefield with densities that range from 2,589 persons per square mile to 4,403 persons per square mile. Table 2 shows the population and density by census tract and Map 1 shows the census tract boundaries.

**Table 2: Population Density by Census Tract**

Census Tract	2000 Pop.	Total Area (sq.miles)	Persons/sq. mile of Land Area
3351	5,995	2	3,650
3352	5,684	1.38	4,403
3353	8,154	3.15	2,589
3354	4,971	1.38	3,590

Data Source: U. S. Census 2000





## *Age of Residents*

The age of the residents of the Town is significant in planning for open space and recreation because the type of open space desired often varies according to age categories. Playgrounds are important for young children, for example, while there may be a greater demand for playing fields from young teens. On the other hand, older members of the community may desire areas where they can walk, run, sit, and relax, or go fishing and biking. A summary of the most recent data on the current and forecasted age structure of the Town of Wakefield is provided below:

**Table 3: Projected Population by Age Group**

<b>Age Group</b>	<b>2000 Population/ Age Group</b>	<b>% of Total Population</b>	<b>% Change 1990 to 2000</b>	<b>Projected Population 2020</b>	<b>% Change 2000 to 2020</b>
Under 5 years	1,593	6.4%	-2.6%	973	-38.9%
5 to 9 years	1,513	6.1%	1.1%	995	-34.2%
10 to 14 years	1,578	6.4%	18.3%	1,161	-26.4%
15 to 19 years	1,347	5.4%	-8.1%	1,467	8.9%
20 to 24 years	1,009	4.1%	-39.0%	1,504	49.1%
25 to 34 years	3,628	14.6%	-20.5%	2,815	-22.4%
35 to 44 years	4,473	18.0%	12.5%	2,154	-51.8%
45 to 54 years	3,746	15.1%	47.0%	3,285	-12.3%
55 to 64 years	2,168	8.7%	-5.3%	3,428	58.1%
65 to 74 years	1,770	7.1%	-18.5%	2,856	61.4%
75 years +	1,979	8.0%	17.0%	1,050	-46.9%
<b>Total</b>	<b>24,804</b>			<b>21,688</b>	

Source: U.S. Census 1990, 2000

As shown in this table, Wakefield's current population is dominated by the middle range age groups of 25-34, 35-44, and 45-54. These ages collectively represent over 47% of the 2000 population of the Town of Wakefield. The 2020 projection shows a population that is losing numbers in the younger age categories while gaining significantly in the upper age categories from 55 years to 75 years. Thus, according to the tendencies of preference for open space and recreation facilities by different age groups noted above, an increasing older population indicates that there may be a future need for additional passive recreational facilities while playgrounds and athletic fields may become less of a priority.



## ***Economic Data***

Wakefield is considered a middle class suburb of Boston with many people employed in Boston and the surrounding communities. Based on Massachusetts Division of Employment and Training employment data, the major employment sector in Wakefield is in professional and technical services while manufacturing, though still an active and significant component, makes up a smaller proportion of the local economy. The Town's evolution from the rattan industry and shoe manufacturing to predominantly a residential community with corporate headquarters for international organizations, light manufacturing, electronics and service industries, has been most evident during the past thirty years. According to the Town Economic Development Plan, Wakefield evolved into more of a bedroom community during the 1990s even though new office buildings were also developed during that time. Only 18.4% of Wakefield's 2000 workforce worked in Wakefield, down from 25.9% a decade earlier. Among the leading companies whose home offices are located in Wakefield are Comverse Networking Systems (formerly Boston Technology); Worldwide Construction; Edgewater Technology; Metcalf and Eddy, Engineers; and Nevlen, Inc. More detailed information on Wakefield's economy and economic development plans can be found in the 2004 Wakefield Economic Development Plan.

According to the 2000 Census, the median household income in Wakefield was \$66,117 while the median family income was \$77,834. The per capita income was \$30,369. In 2000, 2% of all families in Wakefield were below the poverty level, which was one percentage point lower than the poverty rate of 1990.

In 2001, the resident labor force in Wakefield was 13,949 workers while Wakefield businesses employed 14,941 workers. Based on this data, Wakefield is a net importer of labor, though by a small margin. The average annual wage in 2001 was \$53,983. The trade, services, and government sectors employed the greatest number of workers while agriculture, forestry, and fishing employed the fewest. MAPC projects job growth in Wakefield to grow to 17,868 by 2020.

**Table 4: Occupation of Workforce**

	<b>Management/ Professional</b>	<b>Service</b>	<b>Sales/ Office</b>	<b>Farming, fishing, forestry</b>	<b>Construction, extraction, maintenance</b>	<b>Production, transportation material moving</b>
1990	4,447	1,267	4,832	83	1,412	1,144
2000	6,292	1,303	3,622	10	979	1,011
% Change 1990-2000	41.5%	2.8%	-25%	-88%	-30.7%	-11.6%
1990 % of total	33.7%	9.6%	36.6%	0.6%	10.7%	8.7%
2000 % of total	47.6%	9.9%	27.4%	0.1%	7.4%	7.6%

Source: U.S. Census 1990, 2000

**Table 5: Educational Attainment of Population 25+ 1990-2000**

	<b>High School</b>	<b>2 Yr College</b>	<b>4 Yr College</b>	<b>Graduate School</b>
1990	5,814	1,319	2,945	1,542
2000	4,430	1,559	4,472	2,590
% Change	-23.8%	18.2%	51.9%	68%
1990 % of Total population 25+	33.7%	7.7%	17.1%	8.9%
2000 % of Total population 25+	24.9%	8.8%	25.1%	14.6%

Source: U.S. Census 1990, 2000

As the charts above indicate, Wakefield's workforce shifted towards management and professional industries during the 1990s while the Town also saw a shift towards higher educational attainment. As the Town's population and economy continue to evolve, the interest in and demand for conservation areas and green spaces within the Town may also shift.

### ***Housing Characteristics***

According to the 1990 Census, 2,675 units (29%) of Wakefield's housing was renter occupied. Though the number of units that were renter occupied increased during the 1990s to 2,728 units, the percentage of total units dropped slightly to 28%. The homeowner vacancy rate, which gives a sense of the demand for properties in an area, increased in Wakefield during the 1990's from .3% to .4%. However, the rental vacancy rate dropped from 4.1% to 1.8% during the same period, indicating a high demand and tight supply for housing. Both the homeowner and rental vacancy rates for Wakefield are lower than the MA (3.5% rental, .7% homeowner) and National (5% rental, 3% homeowner) rates, indicating tighter housing supply in Wakefield. In many instances, a tight housing situation results in a greater need for outdoor recreation facilities and open space preservation.

In addition to the vacancy and ownership rates noted above, it should also be noted that 63% of Wakefield's housing units are single unit detached units, 22% are 2-4 unit structures, while 13% contain 5 units or more. These figures are important for understanding what kinds of development pressures there may be in Wakefield as well as areas in Town that may have different open space and recreation needs according to the types of housing in those sections.

## **Growth and Development Patterns**

### ***Patterns and Trends***

Wakefield has a long history as a manufacturing community and though manufacturing continues to be a significant economic influence today, Wakefield has also evolved into a

residential suburb of Boston and has experienced heavy residential growth. In addition to a manufacturing sector, Wakefield is also home to numerous high technology and medical equipment firms because of its easy access and proximity to some of the major transportation routes in Eastern Massachusetts.

## ***Infrastructure***

### **Transportation**

Interstate 95/State Route 128 passes through the north end of Wakefield while Interstate 93 is approximately one and a half miles west of the western edge of the Town. Wakefield has two commuter rail stops as well as several Massachusetts Bay Transportation Authority ([MBTA](#)) bus routes.

### **Sewer Service**

Wakefield is part of the Massachusetts Water Resources Authority ([MWRA](#)); all sewerage is collected and treated at MWRA facilities. A small percentage (less than 5%) of houses are not connected to sewer lines, and as inspections or problems arise with the leach fields or septic tanks, they are rebuilt according to current standards or are connected to the MWRA sewer lines. Because sewerage is collected and treated by the MWRA, growth limitations or house lot size are not impacted by restrictions under Title 5 requirements.

### **Water Supply System**

Crystal Lake provides approximately 10 to 15 percent of Wakefield's drinking water, with the rest supplied by the MWRA. Crystal Lake measures approximately 78 acres with a 700-acre protected watershed. There are no permitted drinking water wells located in Wakefield. Generally speaking, groundwater supply and aquifer recharge issues are not expected to be development constraints for the Town of Wakefield except in the area of Crystal Lake where watershed protection remains important as does long-term water use.

Wakefield contains the headwaters of the Saugus and Mill Rivers. Because the Saugus River is used as a drinking water supply for the City of Lynn, at some point in the future additional protections for this river and the Mill River may be needed. However, currently, a need for additional protections has not been called for.

## ***Long-Term Development Patterns***

The Town's long-term development is largely a function of the economy, the zoning bylaws, and the amount of remaining, buildable land.

## **Zoning**

The Town of Wakefield is divided into ten zoning districts with two overlay districts. Residential densities range from 8,000 to 60,000 square foot lots. These districts are shown in the table below.

**Table 6: Wakefield Zoning Districts**

<b>Abbreviation</b>	<b>District Name</b>	<b>Minimum Lot Size (sq ft)</b>
SSR	Special Single Residence	20,000
SR	Single Residence	12,000
GR	General Residence	8,000
MR-1	Multiple Residence	40,000
MR-2	Multiple Residence	60,000
NB	Neighborhood Business	20,000
B	Business	Office 3F – 3000 4F – 4000 5F – 5000 6F – 6000
LB	Limited Business	40,000
I	Industrial	20,000
LI	Limited Industrial	80,000
FP	Floodplain	
MD	Municipal District	

Source: Wakefield Zoning By-Laws

## **Residential Districts**

The majority of the land area in Wakefield (84.3%) is zoned for residential use, and specifically for single family residential units. As is noted in the table above, the Town has five residential districts: SSR, SR, GR, MR-1, and MR-2. SSR districts are designed to be low density areas for single-family residences and their allowed accessory uses. It has a minimum lot size of 20,000 square feet and a minimum street frontage of 100 feet. The SR district is also composed of single-family residences and their allowed accessory uses but the minimum lot size is 12,000 square feet. The GR district consists of specific areas located adjacent to Wakefield Center and Greenwood which are intended for single- and two-family residences and specified complimentary and accessory uses. The minimum lot size for this zone is 8,000 square feet while the minimum lot frontage is 80 feet. Finally, the MR district is for multi-family units, including townhouses. It is divided into two parts: MR-1 allows garden apartments and attached dwellings at a maximum density of 14 units per acre while MR-2 allows garden apartments, attached dwellings, and mid-rise apartments at a maximum density of 36 units per acre. Both require a special permit.

### **Business Districts**

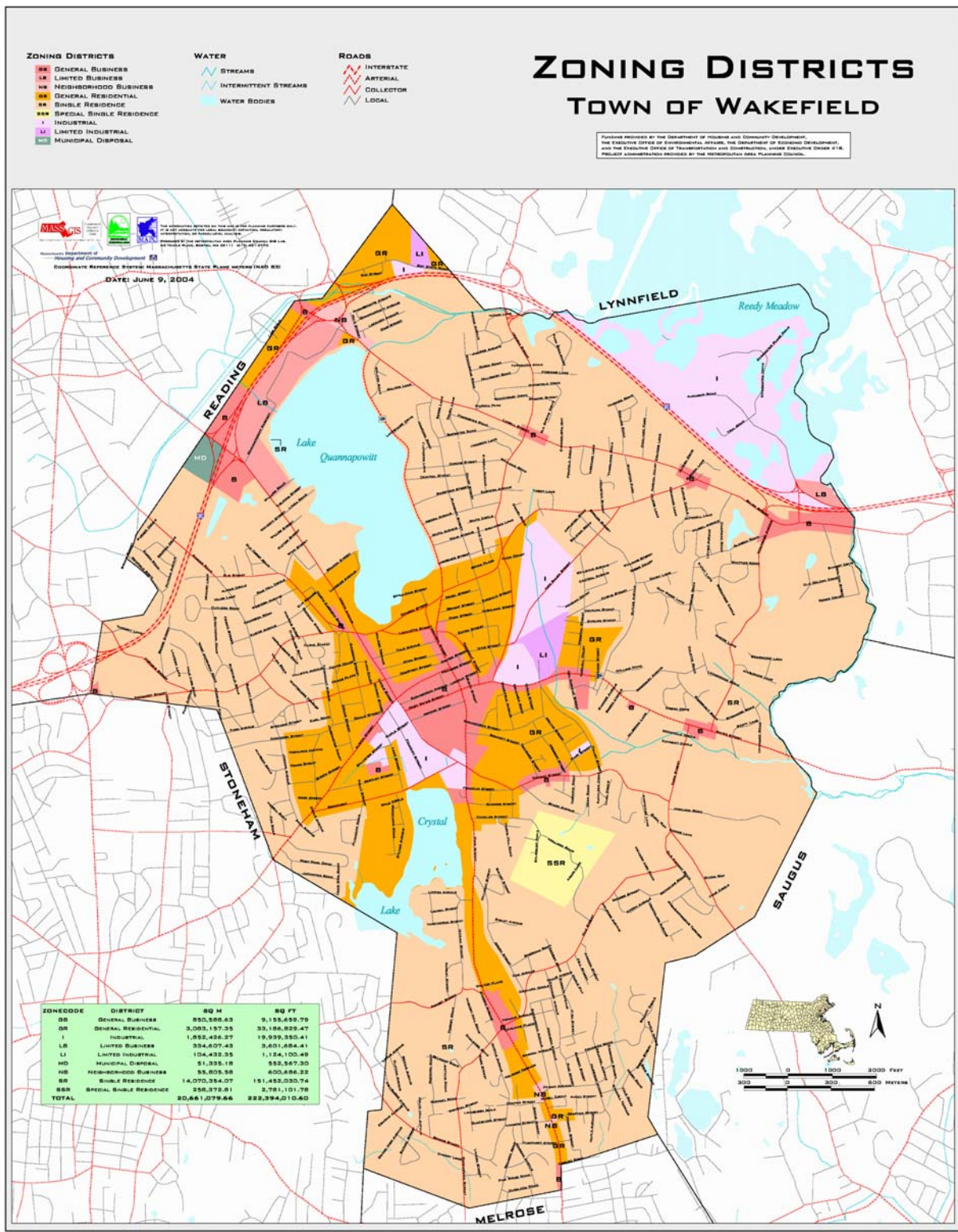
There are three types of business districts in Wakefield and all together they make up 6.06% of Wakefield's land use. The NB district consists of business areas that primarily serve the convenience needs of local residential neighborhoods (as opposed to the Town at large). The LB district allows for office and primarily non-retail business uses with the possibility of multi-family residential use by special permit. These zones are located in proximity to Route 128 or other major roadways. Finally, the B district includes those business areas in Wakefield Center and Greenwood. Uses allowed are those that serve a community-wide need and encourage the growth of a healthy Town or village business center. Multiple-residence uses are also allowed by special permit in this zone.

### **Industrial Districts**

The Industrial District, which consists of about 9.1% of Wakefield's land use, is largely located adjacent to Wakefield Center along the railroad corridors and on the northerly side of Route 128. Uses permitted are primarily light industrial uses that would not have detrimental environmental impacts on a primarily residential community. The LI district is similar to the I district but requires a special permit for certain specified uses and requires a larger minimum lot size than the I district as well as other more stringent dimensional requirements.

### **Other Land Use Controls**

Finally, the Town has three special overlay districts. The Flood Plain district regulates uses in the underlying districts that are subject to periodic flooding. The Municipal District regulates the uses and dimensional requirements of buildings erected on Town-owned land. All land on the zoning map that is zoned "parks", "schoolgrounds", or "other Town property" comprise the Municipal District. Finally, the Wireless Communications Services Overlay District establishes an area in which wireless communications services may be provided by special permit. It is designed to allow for the necessary infrastructure to be put in place for wireless communication while protecting the general public from the harms associated with wireless communication towers and facilities and also minimizing the visual impacts of these towers and facilities in the Town.





### ***Recent Growth: Proposed Subdivisions and Building Permits***

Wakefield has more than doubled its housing units since 1940, with almost 6,000 units being built between 1940 and 1999. The total number of housing units in Wakefield increased from 8,817 in 1980 to 9,520 in 1990, and 9,937 in 2000. However, the number of units being built is increasing at a decreasing rate (+8% from 1980 to 1990 but only + 4.4% from 1990 to 2000) while demand continues to be an issue for the Greater Boston Metropolitan Area. Though Wakefield's population is anticipated to decline in the coming years and the average household size (the number of persons/household) has been declining, the number of households has been increasing (though a decline is predicted beyond 2000), following a national trend. This means that although there is a potential decline in overall numbers of people, the demand for housing will continue and possibly at an increasing rate. Wakefield's [Housing Master Plan](#) of 2003 addresses the Town's housing concerns by suggesting alternative types of development such as cluster development, conservation subdivision design, and mixed-use development that could accommodate increased demand in addition to being attentive to maintaining adequate open space and recreation areas.

#### **Subdivisions**

Listed below are the scheduled and proposed developments for Wakefield. Some of those listed are already built but all of the sureties have not yet been returned so they remain "active". In addition to the subdivisions, there have also been large condo developments built in recent years. For example, there is a 4 acre site on Lake Street where two new buildings containing 137 condo units is being built. Also, a 40-unit condo complex was put in off Water Street and a 30-unit complex was approved for Main Street.

**Table 7: Scheduled and Proposed Developments in Wakefield**

<b>Development</b>	<b>Year</b>	<b>No. of Lots</b>	<b>Total Sq. Ft.</b>
Andrews Road Ext.	1993	8	130,000
Wicker Lane	1995	11	227,700
The Woods/Upland Road	1996	7	127,513
Dexter's Lane	1997	6	92,857
Hillview Estates	1997	28	673,673
Garden Lane	1997	19	138,353
Thayer Circle	1997	5	62,787
McDonald Farm	1998	5	153,562
Butternut Street Ext.	1999	11	231,240
Sophia's Way	2003	5	298,071
Palmer's Way	2003	3	90,060
<b>Total</b>		<b>108</b>	<b>2,225,816</b>

Source: Wakefield Master Plan Housing Issues Report, 2001, MAPC Buildout Study, Wakefield Planning Board

### **Building Permits**

The following is a breakdown of the number of new residential dwelling permits issued from 1990 to 2003. For the years prior to 1999, if the data wasn't divided clearly into single-family, two-family, or multi-family categories, the specific categories for type of unit permitted were left blank but the total units permitted for that year was entered in the "total # of units" category. It is evident from this table that building permits have been issued consistently, especially for single-family residential units in the latter part of the 1990s and continuing into the early 2000s.

**Table 8: Building Permits Issued 1990-2003**

Year	Single-Family	Two-Family	Multi-Family	Total # of Units
1990				19
1991				36
1992	87	1		88
1993				48
1994				81
1995				46
1996				33
1997				27
1998	130	1		131
1999	28	6	2 bldgs., 16 units	50
2000	29	3		32
2001	22		1 bldg., 20 units	42
2002	22	1	1 bldg., 40 units	63
2003	16	6		22
Total # of Units	352	20	76	873

Data Source: Town of Wakefield Building Department, Wakefield Open Space and Recreation Plan 2000

The housing starts included significant single family developments off Lowell Street, Montrose Avenue, and the Greenwood neighborhood, as well as townhouse-style developments in various places in the Town - and generally away from the Town center. There has been extensive development in the Lowell and Montrose areas near the Interstate 95 /128 exits that reflect suburban subdivision development and sprawl issues. The housing in the Greenwood area included numerous large, previously undeveloped tracts, some of which are near protected land. Additionally, new developments have been located on previously unbuildable properties. These locations include rocky outcroppings and hills (such as Rattlesnake Hill abutting the Town Forest), as well as lands near flood plains and wetlands. The Wakefield Economic Development Plan addresses this development issue in more detail.

During the 1980s and 1990s the Town saw increased commercial development as well. Edgewater Office Park was constructed on the land formerly occupied by Pleasure Island

amusement park. The office park was constructed next to Reedy Meadow and incorporates a number of design features intended to take advantage of and to protect the significant open space and natural resources of the marsh. Two more commercial buildings were added at the end of the 1990s in this area as well on two parcels of 9.5 and 14.1 acres respectively. New office construction also occurred at the northern end of Lake Quannapowitt on existing parking lots and open space. In all, Wakefield added substantial commercial office space during the 1980s and 1990s.

### ***Buildout***

In 2000, MAPC, under contract to EOEA prepared a buildout analysis for every community in the Boston region. A buildout analysis is a tool to help communities understand the potential impacts of future growth that might occur given the amount of developable land remaining and how that land is zoned.

The table below summarizes the results of that buildout analysis for Wakefield. The analysis starts with available land in each zoning district and makes projections of additional housing units as well as commercial/industrial space according to each district's minimum lot size and other regulations. The projections only account for as of right development and do not include development by special or comprehensive permit that may increase the amount of development. These buildout projections were combined with 2000 Census and other data to create a profile of each community at buildout according to its current zoning. To get to the Department of Housing and Community Development (DHCD) web page on the Community Preservation Initiative and buildout analyses, [click here](#).

**Table 9: Summary of Buildout Analysis**

<b>Population</b>	1990	24,825
	2000	24,804
	Buildout	27,473
<b>Students</b>	1990	3,357
	2000	3,467
	Buildout	3,852
<b>Households</b>	1990	9,296
	2000	9,937
	Buildout	11,009
<b>Water use (gallons/day)</b>	2000	2,498,901
	Buildout	2,714,663

Source: MAPC Buildout Analysis, EOEA Community Preservation Initiative Community Profile page

**Table 10: Buildout Impacts**

Developable Land Area (sq ft)	16,458,423
Additional Residential Lots	970
Comm./Industrial Buildable Floor Area (sq ft)	207,711
Additional Comm./Industrial Water Use (Gal/day)	15,578
Additional Dwelling Units	1,072
Additional Future Residents	2,669
Additional Residential Water Use (Gal/day)	200,184
Additional Municipal Solid Waste (tons)	1,369
Additional Non-Recycled Solid Waste (tons)	974
Additional Students	385
New Roads (miles)	11

Source: MAPC Buildout Analysis