

PROJECT DATA SUMMARY

1. Applicant

680 Worcester Road, LLC (the "Applicant") has been organized under the General Laws of the State of Massachusetts and is qualified to undertake the planning and development of the proposed apartment community in Wellesley, MA. The Applicant proposes to develop 20 rental units on a limited dividend basis as required under all laws and regulations of the Commonwealth of Massachusetts.

The project manager of 680 Worcester Road LLC, Jay Derenzo, as well as many members of his development team, have experience developing multi-family housing developments in the Greater Boston area. The Applicant respectfully requests that all notices from the Board in connection with this Application be sent to Geoffrey Engler, 257 Hillside Ave, Needham MA 02494.

2. Description of the Development

The proposed building is located on the south side of Worcester Street in Wellesley which is the east-bound lane of a divided thoroughfare (Route 9) with direct access to Boston and adjacent communities. The proposed building has an overall horizontal massing with three stories of residential units above one level of parking. In order to achieve a balanced massing, this horizontal form is combined with a series of vertical elements. The first vertical feature is the entry, main lobby and individual residential level lobbies with generous glass openings in a brick form. Four window bay features proceed down the front street elevation.

The vehicular entrance is at the westerly end of the site and passes under the residential floors above creating covered parking for several guest spaces and the garage entry which is essentially at grade.

The grade of the site and existing sidewalk rises about 4 feet from the lobby entry to the end of the building and we have incorporated a raised planting area about 4 feet high that meets natural grade at the easterly end. This raised area features a brick wall and works with the brick façade of the garage level to create a masonry base for the residential floors above.

In order to emphasize the horizontal aspect of the building we have employed three layers of materials. As the building meets the ground, the brick base is the primary material, followed by 2 levels of clapboard siding capped by a belt course separating the third floor with its flush vertical boards and parapet. The individual units will be accessed by 2 stairways and an elevator core connecting the entry level, the garage level and the residential corridors. The amenities will include a lounge/library on the first residential level that leads to a common terrace constructed over a covered parking area at the south east corner of the building.

All units throughout the building will be designed to provide layouts that promote open kitchen/living/dining spaces, with comfortably sized bedrooms and bathrooms. Each unit will have individual washer/dryers along with individual heating and cooling systems. The design provides for a range of unit sizes and layouts, coupled with the affordable component that will provide much needed quality housing that fits well within the immediate context and surrounding neighborhoods of Wellesley.

3. Qualification as a 40B Development

The development qualifies as assisted "low or moderate income housing" within the meaning of Massachusetts General Laws Chapter 40B, section 20 and will provide 5 units (25%) which will serve households earning at or below 80% of area median income and thus will meet the definition of low and moderate income under the statute. The Applicant will develop this project pursuant to the guidelines of the MassHousing New England Fund Program administered by MassHousing under which a site approval letter has been granted.

4. Local Need

According to figures compiled by the Massachusetts Department of Communities and Development (DHCD), in September 2017, Wellesley's subsidized housing inventory represented 6.3% of its total housing stock, which is below the threshold requirements established under Chapter 40B of M.G.L.

5. Exceptions and Approvals Requested

680 Worcester Street is zoned Single Residential 10 (SR-10) - restricts development to single lots. Certain elements of the proposed development do not comply with the current underlying zoning. Consequently, an exception of use is required to enable multi-family residential at the proposed density to be constructed. Other exceptions to the Town of Wellesley's Zoning Bylaws and other local land use regulations are specifically detailed in this application. If any specific exceptions have not been listed in this application, the applicant, upon notification of such an oversight, shall promptly amend the list of exceptions included herein.

CONCLUSION

For all of the foregoing reasons, and for the additional reasons the Applicant will present at the scheduled public hearing on this Application, the Applicant respectfully requests the Board, after complying with the procedural requirements as provided by law, issue to the Applicant a Comprehensive Permit for the Development.