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PROJECT NARRATIVE

The proposed building is located on the south side of Worcester Street in Wellesley which is the east-bound lane of a divided thoroughfare with direct access to Boston and adjacent communities. Our 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.