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PROJECT NARRATIVE

16 Stearns Road Wellesley, MA

The proposed building is located on a side street one block from Route 9, Worcester Street, in Wellesley. The site is adjacent to and overlooks the multi-acre Sprague Fields, a large open space and recreational area.

Our 24 unit building is sited and configured so as to minimize the building massing adjacent to neighboring homes putting open space and landscaping immediately adjacent to our neighbors. There is a garage level has it's entrance at the end of Stearns Road. The main entrance is accessed by a turn-around that includes guest and handicapped accessible parking.

The building form is faceted creating an entry courtyard and presenting a series of distinct gable forms in order to blend a multi-unit building into a single-family neighborhood

A covered portico leads to the main lobby and internal circulation leads to a third floor library/ sitting room and provides lower level access to a patio adjacent to the Town sports fields. The building features modest recessed terraces, both hip and gable roofs that, together with complementary color shading, contributes to minimizing the visual impact.