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Contact: Jeanette Rebecchi
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October 24, 2018

Lenore Mahoney, Executive Secretary
Wellesley Zoning Board of Appeals
525 Washington Street
Wellesley, MA 02482

RE: ZBA 2018-64 – 680 Worcester Street 40B

Dear Ms. Mahoney,

On October 11, 2018 the Design Review Board (“the Board”) reviewed the comprehensive permit application submitted by 680 Worcester Road, LLC. (“the Applicant”) for the property located at 680 Worcester Street. Please find the following suggestions for improvement that the Board feels would mitigate the impacts of the Applicant’s project.

Architecture

- **Uniformity:** The same design elements and strategies should be provided on all sides of the building. The south elevation, visible to the abutting neighbors, is very stark.
- **Building Height:** The Alzheimer facility located next door at 694 Worcester Street is 2.5 stories. The Applicant should decrease the height of this project to no more than three stories to keep building height roughly consistent along the corridor.
- **Front Entrance:** The front entrance to the building is very inconspicuous. Further study is required to strengthen this feature.
- **Ground Floor:** The Applicant has not provided enough articulation, creating a ground floor that reads very “flat”.
- **4th Floor:** The Board recommends creating a penthouse floor setback on all sides by approximately 12’. Avoid bringing the projecting bays up to the roof to differentiate the penthouse floor from those below and break up the massing of the building.
- **Roof Crown:** The elevation drawings do not match what is shown on the rendering.
- **Brick Tower:** Further refinement of this design concept is needed. The Board recommend wrapping a canopy entrance around the front/north elevation.
- **2nd Floor terrace:** More information is needed on this feature, which is oddly split between common and private use.

Site Design/Landscaping

- **Site Design:** The rear setback should be increased to provide greater privacy for the abutting single-family homes.
- **Landscaping:**
 - Creating a planting strip in front of the retaining wall will reduce the perceived height.
 - More shade trees, 4" caliper or greater, are needed along Route 9.
 - Planting 10'-14' evergreen trees where abutting residential properties will provide better screening for the neighbors.
- **Outdoor Amenities:** For a development of this size, more outdoor amenity space is needed.

Additional Information

- **Context:** Abutting homes should be shown on plans to provide context; an architectural model would also be helpful.
- **Shadow Study:** A shadow analysis should be conducted to assess the impact on abutting properties.
- **Roof Plan:** A roof plan should be provided. The Board noted that the aerial rendering shows a roof-top terrace.
- **Roof-top Equipment:** All roof-top equipment will be highly visible given the flatness of the roof. Sightline views should be provided on all elevation drawings and renderings, and the equipment screened as necessary.
- **Rear Patio:** More information is needed regarding the features of this outdoor amenity.
- **Materials:** Product spec sheets are needed for all materials (windows, cladding, lighting etc.).
- **Sustainability:** The Applicant should provide information on how sustainable building techniques, if any, have been incorporated.

Thank you for your attention to this matter.

Sincerely,



Jeanette Rebecchi, Planner
On Behalf of the Design Review Board