

May 1, 2018

## **PROJECT NARRATIVE**

### **PROPOSED DEVELOPMENT 136-140 WORCESTER STREET WELLESLEY, MA**

The project site is located on Route 9 East bound, ¼ mile from Route 128. The site has 2 single family homes and 2 existing storage buildings. The site is conveniently located on a major route to Boston and north and south. It is also located near a turn-around that will provide access to Wellesley's business areas. There is also a bus stop within walking distance.

The proposed building consists of 64 units, 45 One Bedroom, 12 Two Bedroom and 7 Three Bedroom units with 95 enclosed parking spaces. The parking is located on a lower level taking advantage of the sloping site and a street level garage that has access to a drop off area in the front of the building. There will also be 3 outdoor parking spaces for a total of 98 spaces. Bike storage and indoor trash storage are located on the Lower level garage. The building is designed to have 16 units per floor accessed by an elevator and lobby per floor with an 850 SF common space at the Second Floor.

The exterior of the building has a mixture of materials, brick, precast stone, horizontal siding and metal panels with oversized windows. The major design elements are 2 turrets. The central turret which encloses the elevator and stair is capped with a hip roof. The circular turret anchors the right side of the front façade and softens the corner on route 9.

Each unit will have an open kitchen with stone counters, Living area and open dining area. All units will have stack washer dryers and individual controlled heating and air conditioning. One BR units will have 1-1/2 baths. Two BR units will have 2 baths & Three BR units will have 2 -1/2 baths.