

RE: Wellesley Zoning Board of Appeals
Wellesley Town Hall
525 Washington Street
Wellesley, MA 02482

The purpose of this letter is to clearly outline the refinements that have been made to the proposed Hanover Wellesley project since the original Site Plan Approval submission, dated September 10, 2019. Many of the updates, reflected on the updated plan set enclosed herein and dated as of November 14, 2019, are a result of the very thoughtful feedback received from the Town to date.

Site / Landscape Design

- Public Realm along William Street

Landscape benches have been incorporated in the two plaza spaces adjacent to the Leasing and Retail programs along William Street. The curvilinear forms create a dynamic edge between the pedestrian and vehicular zones, while also carving out space for informal public use.

- Tenant Move-in Entrance

The secondary entry for tenant move-in, located on the south side of the building, has been pulled away from the Trash Room to allow for a landscape buffer between the two separate functions.

Architectural Design

- Unit Mix

In order to reconcile challenging unit layouts at inside corners, particularly those with adjacencies to building support spaces, it was necessary to redistribute space between several unit types. This reallocation increased the quantity of 1-bed dwellings by 1 unit while simultaneously decreasing the quantity of 2-bed dwellings by 1 unit. The net effect of this revision has not changed the total number of dwelling units, which has been maintained at 350 units in accordance with the previous submission.

- Exterior Egress Stair

An additional egress stair has been added to the the areaway between the precast garage and the residential corridor. The intent was to provide an additional means of vertical egress for occupants within the residential building, without needing to enter the garage. The stair discharges at an egress court in the areaway, which is connected to a public way.

- Building Massing / Fenestration

The exterior design has been revised to expand on the theme of visually reducing the building massing with color and material breaks. Particular attention has been paid to the entrance view along William Street and the view from the highway.

On William Street, accent panels have been added within the gray siding area. These panels soften the edge on the white panel by eliminating hard lines and also serve to add a layer of color and texture to the long façade.

Facing the amenity plaza, the façade has been redesigned to include a mix of textured siding and smooth panels to create a clean, vertical rhythm that is scaled to the pedestrian experience. We have also revised the balcony positions and included shading devices to reinforce the texture and to make the residential language more evident.

Along the highway, the sections of white panel have been significantly reduced. We have increased vertical breaks of gray siding and have introduced accents panels similar to those used along William Street.

- Garage Cladding

The garage massing has been broken down to minimize the scale of the structure, while also identifying zones that relate to the residential building and the surrounding office park. This is largely achieved through use of texture and patterning in the precast panels. The south stair and elevator core incorporates a vertical glass break to create a sense of entry, relating back to the existing office building across the street.

In summary, we believe the project design reflected in the enclosed plans has been greatly enhanced by the input of the various town boards, officials and staff that have offered comments throughout this process. Please reach out with any further comments or questions.

Sincerely,



Brian O'Connor

Partner
CUBE 3