

Wellesley Crossing (8 Delanson Circle)
Wellesley, MA 02482

PROJECT NARRATIVE

Located in the heart of Wellesley at the intersection of Linden and Hollis Streets, directly across the street from the Wellesley Square MBTA Commuter Rail station and right down the block from the vibrant Wellesley and Linden Squares, the proposed building seeks to take advantage of an underutilized site and create a transit-oriented residential development with easy access to the heart of downtown Boston. The site consists of vacating dead-end Delanson Street and combining five single-family residential plots into a new property of approximately 61,774 SF. The new U-shaped building will be five-stories, with ground floor parking providing 100 spaces accessed off of Hollis Street and 90 residential units spread over four floors above. At the center of the project will be a publicly-accessible courtyard and Community Room on the second floor with direct access from Linden Street via an open-air staircase.

At 8 Delanson Circle, the ground floor (at grade with Linden Street) contains the lower residential lobby, leasing office, utilities and bike storage along with the parking for the building. A 20 foot wide stair directly adjacent to the residential lobby leads from Linden up into the courtyard. The second floor (at grade with the northeast corner on Hollis Street) is comprised of the upper residential lobby, fitness area for residents, and community room while the remaining building area will be dedicated to residential units. The courtyard is designed in a way to maximize functionality and can accommodate public access as well as private space for resident use. There will also be a fire lane off of Hollis Street with direct access to the courtyard in the case of an emergency.

The exterior of the building has been designed in a way to break down its scale, emphasizing a more horizontal nature through a series of horizontal datums, bays, setbacks and material changes. The ground floor will be light-toned masonry with punched storefront-style openings for the lobby and leasing offices, while the upper floors will contain materials more native to the surrounding neighborhood, using varying cladding textures but maintaining a complimentary color palette. Large windows on the upper floors will be broken down with muntins to give a more traditional feel while also providing plentiful natural light for the residents. Given the current steep grading across the site (the southeast corner of Linden and Hollis Streets is approximately 30' lower than the opposite corner to the northwest), the six-story building will be nestled into the landscape using a series of landscaped terraces at the rear to minimize any potential impact on neighboring properties. The cornice of the new building will be level or lower with the top of some of the adjacent homes.

All units throughout the building will be designed to provide layouts that promote open

kitchen/living/dining spaces, with comfortably sized bedrooms, bathrooms, laundry, storage areas, Juliette balconies and terraces (where possible). Each unit will have individual washer/dryers along with individual heating and cooling systems. The design provides for a range of unit sizes and layouts, coupled with the affordable component that will provide much-needed quality housing that fits well within the immediate context and surrounding neighborhoods of Wellesley.