



## MEMORANDUM

### Town of Wellesley - Planning Department

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To: Zoning Board of Appeals

From: Jeanette Rebecchi, Planner on Behalf of the Design Review Board

Date: January 25, 2018

Re: 1-8 Delanson Circle (Wellesley Crossing)

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On January 10, 2018 and January 24, 2018 the Design Review Board reviewed the Comprehensive Permit Application submitted by Delanson Reality Partners LLC (“the Applicant”) to the Zoning Board of Appeals for the property located at 1-8 Delanson Circle. In terms of evaluating the project, the Design Review Board recommends the Applicant submit a 3D model of the proposed building, as well as juxtaposing the building’s elevation against nearby commercial properties to truly show the scale of this project.

The Design Review Board also made suggestions for improvement that they wish to convey to the ZBA and Applicant. Ultimately, the Board is of the opinion that the scale of the project should be reduced, and halving the number of proposed units would be more reasonable given the context of this site. Otherwise, concerns related to the scale and design of this project can be mitigated in a number of ways as outlined below:

- Reduce the number of stories to ideally three, but no more than four.
- Vary the roofline:
  - Set back the top floor to provide a penthouse-style silhouette
  - Add roof deck amenities
- Vary the building line to avoid one solid mass along the street edge:
  - Add projecting bays
  - Utilize horizontal design elements
  - Use different materials for the top floor
  - Use a variety of forms (wider or taller elements) to break up the façade and give it more depth.
- Plant large, 6” caliper or greater trees along Linden Street.
- Break up the staircase leading to the courtyard by utilizing two flights of stairs with a landing in the middle.
- Create more open space, and increase the size of the interior courtyard. The current configuration is overshadowed by the surrounding five-story building and hillside.
- Minimize the height of the retaining walls, by installing a series of shorter, terraced walls.
- Ensure the width of the fire lane complies with building code.

Thank you for your attention to this matter.