

## PROJECT DATA SUMMARY

### 1. Applicant

Wellesley Park, LLC (the "Applicant") has been organized under the General Laws of the State of Massachusetts and is qualified to undertake the planning and development of the proposed rental community in Wellesley, MA. The Applicant proposes to develop 55 rental units on a limited dividend basis as required under all laws and regulations of the Commonwealth of Massachusetts. The project managers and members of Wellesley Park LLC, Peter Holland, Victor Sheen, Jonathan Parkes and Tani Halperin, have experience developing and managing multiple housing developments in the Greater Boston area. The Applicant respectfully requests that all notices from the Board in connection with this Application be sent to Moira Cronin, 257 Hillside Ave, Needham MA 02494.

### 2. Description of the Development

Located near the center of Wellesley on Weston Road, 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 is a short four tenths of a mile walk from the Wellesley Square MBTA Commuter Rail station and right down the block from the vibrant Wellesley and Linden Squares. The site consists of a single family house on Weston Road that opens up to 36,014 sf site.

The new L-shaped building will be six-stories and utilizes the sloping site to provide 60 below grade parking spaces with access off Weston Road and 6 visitor and 1 delivery space off the driveway access to the main building. There are 55 residential units spread over five floors above. At the center of the project will be a publicly-accessible courtyard and amenity space on the ground floor that has a direct walkway to the street. A fire lane has been provided to meet required maximum access lengths around the perimeter of the building.

On Weston Road a new building that houses the leasing office is scaled to match the existing single family houses across the street. In the Multi-Family building, the ground floor (roughly at grade with Weston Road) contains the residential lobby and amenity space. The remaining floors are then 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.

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, 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. The top floor will be set back 5 feet to further reduce the visual height of the building.

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. 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.

### 3. Qualification as a 40B Development

The development qualifies as assisted "low or moderate income housing" within the meaning of

Massachusetts General Laws Chapter 40B, section 20 and will provide 11 units (20%) which will serve households earning at or below 50% of area median income and thus will meet the definition of low and moderate income under the statute. The Applicant will develop this project pursuant to the guidelines of the MassHousing New England Fund Program administered by MassHousing under which a site approval letter has been granted.

4. Local Need

According to figures compiled by the Massachusetts Department of Communities and Development (DHCD), in September 2017, Wellesley's subsidized housing inventory represented 6.3% of its total housing stock, which is below the threshold requirements established under Chapter 40B of M.G.L.

5. Exceptions and Approvals Requested

148 Weston Road is zoned General Residential, Single Residence 15 (SR-15) - restricts development to single lots. Certain elements of the proposed development do not comply with the current underlying zoning. Consequently, an exception of use is required to enable multi-family residential at the proposed density to be constructed. Other exceptions to the Town of Wellesley's Zoning Bylaws and other local land use regulations are specifically detailed in this application. If any specific exceptions have not been listed in this application, the applicant, upon notification of such an oversight, shall promptly amend the list of exceptions included herein.

CONCLUSION

For all of the foregoing reasons, and for the additional reasons the Applicant will present at the scheduled public hearing on this Application, the Applicant respectfully requests the Board, after complying with the procedural requirements as provided by law, issue to the Applicant a Comprehensive Permit for the Development.