

PROJECT DATA SUMMARY

1. Applicant

Delanson Realty Partners 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 90 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 Delanson Realty Partners LLC, Victor Sheen, Yonathan Halperin and Jonathan Parkes, 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 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.

Fronting on Linden Street, the ground floor 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 five-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.

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 18 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 Massachusetts Housing Partnership Permanent Rental Financing Program 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

1-8 Delanson Circle is zoned General Residential, Single Residence 10 (SR-10) - 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.