

## LETTER OF TRANSMITTAL

<b>TO</b>
City of Worcester Division of Planning & Regulatory Services City Hall 455 Main Street, Room 404 Worcester, MA 01608

<b>DATE</b>	<b>JOB NO.</b>
April 17, 2024	ENG23-3319
<b>ATTENTION</b>	Conservation Commission
<b>RE</b>	
Notice of Intent Curtis Apartment Redevelopment - Phase 2	

### WE ARE SENDING YOU:

- |                                       |  |  |   |
|---------------------------------------|--|--|---|
| <input type="checkbox"/> Shop Drawing | <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Plans                           | <input type="checkbox"/> Samples        |
| <input type="checkbox"/> Change Order | <input type="checkbox"/> Prints              | <input type="checkbox"/> Copy of Letter                  | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Other        |  | <input type="checkbox"/> Under Separate Cover Via: _____ |   |

COPIES	DATE	NO.	DESCRIPTION
<b>Electronic Submission</b> Only per Eric Flint  planning@worcesterma.gov	Varies (see where noted)	-	Notice of Intent Curtis Apartments Redevelopment - Phase 2 <ul style="list-style-type: none"> <li>- Notice of Intent Cover Letter</li> <li>- Section A.1: Application Form</li> <li>- Section A.2: Project Description</li> <li>- Section B: Certified Abutter List and Map</li> <li>- Section C: Copy of Abutter Mailing (<b>draft letter only – to be sent separately when date of hearing confirmed</b>)</li> <li>- Section D: NOI Filing Fee (Statement of Fees)</li> <li>- Section E: Exhibit 'A'</li> <li>- Section F: Project Plans</li> <li>- Section G: Stormwater Report</li> </ul>
1	-	-	NOI Fee Check ( <b>original to be delivered to City of Worcester</b> )

### THESE ARE TRANSMITTED AS CHECKED BELOW:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> For Approval | <input type="checkbox"/> Approved as Submitted            | <input type="checkbox"/> Resubmit Copies for Approval   |
| <input type="checkbox"/> For Your Use            | <input type="checkbox"/> Approved as Noted                | <input type="checkbox"/> Submit Copies for Distribution |
| <input type="checkbox"/> For Review and Comment  | <input type="checkbox"/> As Requested                     | <input type="checkbox"/> Return Corrected Prints        |
| <input type="checkbox"/> FOR BIDS DUE            | <input type="checkbox"/> Prints Returned After Loan to Us | <input type="checkbox"/> Returned for Corrections       |
| <input type="checkbox"/> Other                   |   |   |

### REMARKS:

If you have any questions regarding this submittal, please contact Jesse Johnson, PE, at (978) 935-3795.	
COPY TO: Mike Lozano, Trinity Curtis Phase Two Limited Partnership	SIGNED:

**RECEIVED**

By Mattie VandenBoom at 5:01 pm, Apr 11, 2024



westonandsampson.com

55 Walkers Brook Drive, Suite 100  
Reading, MA 01867  
tel: 978.532.1900

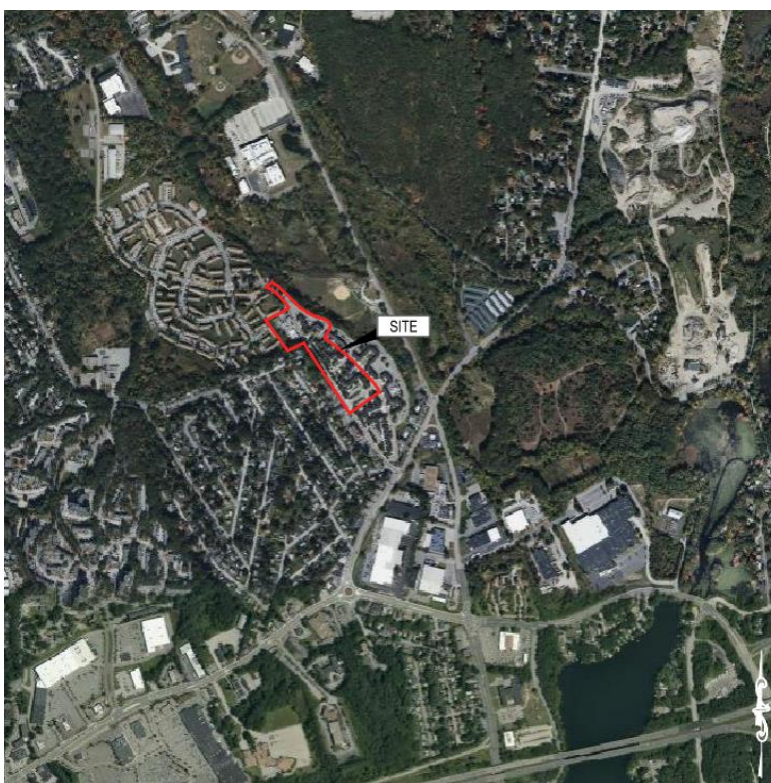
## Notice of Intent

April 17, 2024

### CURTIS APARTMENTS REDEVELOPMENT – PHASE 2

PREPARED FOR:  
TRINITY CURTIS PHASE TWO LIMITED  
PARTNERSHIP

SUBMITTED TO:  
WORCESTER CONSERVATION COMMISSION



April 17, 2024

City of Worcester  
Conservation Commission  
455 Main Street  
Worcester, MA 01608

**Re: Notice of Intent (NOI) Filing  
Curtis Apartments Redevelopment – Phase 2  
Lots 1-4: 37 and 60 Great Brook Valley Avenue  
Lot 5: 67 and 69 Tacoma Street**

Dear Members of the Commission:

On behalf of Trinity Curtis Phase Two Limited Partnership, Weston & Sampson Engineers, Inc. is hereby enclosing and electronic submission of the Notice of Intent (NOI) documents to fulfill the requirements of the City of Worcester Wetlands Protection Ordinance and Wetlands Protection Regulations.

This submittal is a formal Notice of Intent in connection with the Curtis Apartments Redevelopment Project – Phase 2. The redevelopment will include the construction and development of 7 new buildings and 150 mixed-income affordable rate units, including 6 new multifamily and townhouse buildings at 37 and 60 Great Brook Valley Avenue that will contain a total of 126 residential units, and a 4-story mixed-use building at 67 and 69 Tacoma Street that will contain a public library on the first level, an economic opportunity center with accessory offices and community rooms on the first and second levels and 24 residential units on the third and fourth levels. The project also includes the re-alignment of several adjacent public street layouts and on-street and off-street parking spaces, a new park and open spaces. Site improvements will also include updates to pedestrian access, a new bus shelter, a new closed stormwater collection and conveyance system, utility connections to buildings, as well as site lighting and landscaping. The project will result in a decrease in impervious cover.

The proposed project will not impact any resource areas that are regulated under the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40, or the Wetlands Protection Regulations at 310 CMR 10.00.

The proposed project is subject to the requirements of the Wetlands Protection Ordinance and Wetlands Protection Regulations of the City of Worcester. These standards define the Stormwater Protection Zone (SPZ) as “all land within 100-feet of any existing or proposed inlet to any storm drain, catch basin or storm drain system component discharging into any lake, pond, river, stream, or wetland”. Under this definition, the area within the Curtis Apartments Redevelopment Phase 2 limit of work lies within the SPZ.

As part of the filing, we have enclosed the following:

- Section A.1: Application Form
- Section A.2: Project Description
- Section B: Certified Abutters' List and Map
- Section C: Notice to Abutters
- Section D: Notice of Intent Fee Transmittal Form
- Section E: Exhibit 'A'
- Section F: Project Plans
- Section G: Stormwater Report

If you have any questions regarding this submittal, please contact me at (978) 935-3795.

Regards,

WESTON & SAMPSON

A handwritten signature in black ink, appearing to read "Jesse Johnson". The signature is fluid and cursive, with the first name "Jesse" being more prominent than the last name "Johnson".

Jesse Johnson, PE  
Team Leader

Cc: Mike Lozano, Trinity Curtis Phase Two Limited Partnership

## SECTION A.1: APPLICATION FORM

# Notice of Intent Application Form

## City of Worcester Wetlands Protection Ordinance

To be filled out if the only trigger for review is 1) proximity (100-ft or less) to any existing or proposed inlet to any storm drain, catch basin, or other storm drain system component discharging to any lake, pond, river, stream, or wetland (see City of Worcester Wetlands Protection Ordinance) &/or 2) Isolated Land Subject to Flooding trigger (when stricter than the Wetlands Protection Act trigger). If other triggers are applicable – please fill out WPA NOI Form instead and indicate that it is filed both under the Wetlands Protection Act **and** the Ordinance.

### A. General Information

#### 1. Project Location:

37 and 60 Great Brook Valley Avenue		Worcester	01605
67 and 69 Tacoma Street, portion 180 Constitution Ave.			
a. Street Address	52-INX-0001A, 52-INX-0001G, 52-004-00001, 52-INX-0003H, 52-INX-0003B	b. City/Town	c. Zip Code
f. Assessors Map/Plat Number		Map 52 Lot 1A, 1G, Lot 1, 3H, and 3B	
		g. Parcel /Lot Number	

2. Is any portion of the proposed project jurisdictional under the Massachusetts Wetland Protection Act M.G.L. c. 131, §40?

Yes  No

If yes, please file the Wetlands Protection Act Form 3 - Notice of Intent instead of this form

#### 3. Applicant:

Michael	Lozano	Trinity Curtis Phase Two Limited Partnership	
a. First Name	b. Last Name	c. Company	
75 Federal Street, 4th Floor			
d. Mailing Address			
Boston		MA	02110
e. City/Town		f. State	g. Zip Code
617-720-8400	617-720-8401	mlozano@trinityfinancial.com	
h. Phone Number	i. Fax Number	j. Email address	

Check if more than one owner

#### 4. Property owner (if different from applicant):

If there is more than one property owner, please attach a list of these property owners not listed on this form.

Peter	Proulx	Worcester Housing Authority	
a. First Name	b. Last Name	c. Company	
630A Plantation Street			
d. Mailing Address			
Worcester		MA	01605
e. City/Town		f. State	g. Zip Code
508-635-3106	774-420-2735	Proulx@worcesterha.org	
h. Phone Number	i. Fax Number	j. Email address	

#### 5. Representative (if any):

Weston & Sampson			
a. Firm			
Jesse	Johnson		
b. Contact Person First Name	c. Contact Person Last Name		
55 Walkers Brook Drive, Suite 100			
d. Mailing Address			
Reading		MA	01867
e. City/Town		f. State	g. Zip Code
978-935-3795		Johnson.Jesse@wseinc.com	
h. Phone Number	i. Fax Number	j. Email address	

# Notice of Intent Application Form

## City of Worcester Wetlands Protection Ordinance

*To be filled out if the only trigger for review is 1) proximity (100-ft or less) to any existing or proposed inlet to any storm drain, catch basin, or other storm drain system component discharging to any lake, pond, river, stream, or wetland (see City of Worcester Wetlands Protection Ordinance) &/or 2) Isolated Land Subject to Flooding trigger (when stricter than the Wetlands Protection Act trigger). If other triggers are applicable – please fill out WPA NOI Form instead and indicate that it is filed both under the Wetlands Protection Act **and** the Ordinance.*

6. Is any portion of the proposed project jurisdictional under the Massachusetts Wetland Protection Act M.G.L. c. 131, §40?

Yes  No

If yes, please file the Wetlands Protection Act Form 3 - Notice of Intent instead of this form

7. Which provision of the City of Worcester Wetland Protection Ordinance is this project being filed under?

The proposed project is located within 100 feet of any existing or proposed storm drain, catch basin or storm drain component.

The proposed project includes impacts to Isolated Lands Subject to Flooding (an isolated depression or closed basin without an inlet or an outlet which at least once a year confines standing water to a volume of at least 1/8 acre-foot)

8. Describe current site conditions:

See Section B: Project Description

9. General Project Description:

See Section B: Project Description

10. List distance/s to, number and type of storm drain system components within 100-ft of the project:

See Section B: Project Description

11. Does this application meet the requirements of the Massachusetts Stormwater Policy?

Yes (If yes, please attach a Stormwater Management Form) No

Not Applicable. Explain why: \_\_\_\_\_

12. Property recorded at the Registry of Deeds for:

Worcester

a. County 3259 (Great Brook Valley Ave)  
7656 (Tacoma Street)

b. Book

0091 (Great Brook Valley Ave)

0047 (Tacoma Street)

c. Page Number

d. Certificate # (if registered land)

13. Total Fee Paid (from the City of Worcester Statement of Fee Calculation Form to be completed and included with this application)

\$3,525.00

a. Total Fee Paid

## B. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the Wetlands Protection Ordinance.

<u>Rebecca Ay, authorized Signatory</u> Signature of Applicant	<u>2/15/2024</u> Date
<u>WHA Contracting office</u> Signature of Property Owner (if different)	<u>3/5/2024</u> Date
<u>Jesse Polson</u> Signature of Representative (if any)	<u>3/6/2024</u> Date

---



## SECTION A.2: PROJECT DESCRIPTION

# CURTIS APARTMENTS REDEVELOPMENT – PHASE 2

## Project Description

### Regulatory Overview

The proposed project will not impact any resource areas that are regulated under the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40, or the Wetlands Protection Regulations at 310 CMR 10.00.

The proposed project is subject to the requirements of the Wetlands Protection Ordinance and Wetlands Protection Regulations of the City of Worcester. These standards define the Stormwater Protection Zone (SPZ) as “all land within 100-feet of any existing or proposed inlet to any storm drain, catch basin or storm drain system component discharging into any lake, pond, river, stream, or wetland”. Under this definition, a portion of the Curtis Apartments Redevelopment Phase 2 limit of work lies within the SPZ.

### Background, Existing Conditions of Complex and Curtis Apartments

Worcester Housing Authority currently owns and operates the apartment complex known as Curtis Apartments. Curtis Apartments is located at the properties known and numbered as 3, 6, 16, 37, 52 and 60 Great Brook Valley Avenue, Worcester, Massachusetts (collectively, the “Curtis Apartments Complex”), which properties are owned by Worcester Housing Authority. The Curtis Apartments Complex contains several parcels of land that total approximately +/-22.5 acres and are separated by public ways, including, but not limited to, Great Brook Valley Avenue and Brookview Drive.

The Curtis Apartments Complex is located entirely within the Residence, General (“RG 5”) zoning district and the GP-2 and GP-3 Zones of the Water Resources Protection Overlay District (“WR”) and is bounded by Northeast Cutoff and Boylston Street to the east, Tacoma Street to the west, Great Brook Valley Park to the north. The Curtis Apartments Complex is surrounded by single and multifamily homes and various businesses (e.g., restaurant gasoline service station, health clinic, cannabis, contractor, etc.).

Most of the buildings sit on a plateau that overlooks the Town of Shrewsbury to the east, sitting between Brookview Drive and Tacoma Street, with Great Brook Valley Avenue bisecting the Curtis Apartments Complex. The internal portion of the site has limited access to and from Tacoma Street. The remaining buildings, along Boylston Street, and Northeast Cutoff, are downgradient from the plateau, physically removed from the upper part of the site and only connected by a steep stairway from Brookview Drive to Boylston Street.

### Master Plan for Curtis Apartments Complex

Trinity is proposing an overall redevelopment of the Curtis Apartments Complex that will bring the entire site into the 21st century, utilizing modern planning and design principles and the latest in energy efficient and climate resilient construction (the “Master Plan Project”). The Master Plan Project will serve the existing residents and welcome new residents far into the future. Over the span of 4 phases, the Master Plan Project will create 527 units: 372 of the new units will replace the existing public housing units that will allow current residents the opportunity to return, and an additional 155 net new mixed-income units that will be affordable to households with incomes up to 80% of area median income.

## CURTIS APARTMENTS REDEVELOPMENT – PHASE 2

### Project Description

The phased approach will allow for an orderly and feasible redevelopment with residents temporarily relocated and then returned to new buildings phase-by-phase to prioritize safety and convenience. The addition of new affordable units at higher income levels will, create a vibrant mixed-income neighborhood that is stable, safe and productive.

The Master Plan Project calls for the demolition of all 11 existing buildings to be replaced with 15 new multifamily high-rise buildings and a series of low-rise townhouse-style buildings that will offer modern design and features. The new buildings will place some unit entries along the street, allowing residents to have “front doors” and create a more traditional neighborhood feel. The buildings will be a mix of 4-5 story structures and 3-story townhouse structures, giving the neighborhood context and variety, while fitting cohesively into the surrounding neighborhood.

The Master Plan Project will provide vast improvements over the existing site, providing ample parks and greenspace, new connections to the surrounding neighborhoods and major infrastructure upgrades. Brookview Drive and Great Brook Valley Avenue will be re-aligned to better align with the property lines, buildings and parking, and will be fully reconstructed with Complete Streets principles, utility replacement, improved on-street parking and new roadway connections to Tacoma Street that will eliminate the dead-end features that currently exist. Parking for the site will be increased and improved with upgraded on-street parking areas and off-street parking lots. The buildings will be surrounded by landscaping, reducing the amount of hardscape. Two new parkland spaces will also be created that will provide recreation areas to families and create more opportunity for landscaping and shade trees. Pervious areas will be dramatically increased to improve stormwater management and drainage and reduce heat island effect. The newly constructed buildings on Boylston Street and Northeast Cutoff will have improved connections to the upper portion of the site through improved stairways and graded pathways to augment accessibility. Plans also call for addressing connections between Curtis and Roberto Clemente Field, a City of Worcester park, on Northeast Cutoff. As part of the proposal, the pathways to the park will be improved through selective landscaping, grading and safety features to make the park more accessible. This plan dovetails with the City of Worcester’s planned improvements at the park for families to enjoy.

### Previously Approved - Phase 1

The first phase of the project incorporated the development of 16 and 52 Great Brook Valley Avenue.<sup>1</sup> As shown on the previously approved plans, 16 and 52 Great Brook Valley Avenue is comprised of an approximately 147,356 square foot lot of land (the “Lot 1B Property”) and an approximately 24,608 square foot lot of land (the “Lot 1F Property”), and the Phase 1 Project Area includes a portion of the Lot 1B Property<sup>2</sup> and all of the Lot 1F Property.

---

<sup>1</sup> 16 Great Brook Valley Avenue is shown on the Worcester Assessor Map as Map 52, Lot 1B. 52 Great Brook Valley Avenue is shown on the Worcester Assessor Map as Map 52, Lot 1F.

<sup>2</sup> As well as a portion of the parcel of land currently adjoining Brookview Drive shown on the Worcester Assessor Map as Map 52, Lot 1G, which will become a portion of the Lot B1 Property once Lot 1G, the Lot B1 Property and the existing Brookview Drive layout are reconfigured under the Phase 1 Project.

## CURTIS APARTMENTS REDEVELOPMENT – PHASE 2

### Project Description

A Notice of Intent was filed with the City of Worcester Conservation Commission for Phase 1 in October of 2022 and an Order of Conditions (CC-2022-078) was subsequently issued on November 17, 2022. To date, construction has not commenced but is anticipated to start at the end of February 2023.

### Current Project Scope – Phase 2

The second phase of the Master Plan Project (the “Phase 2 Project”), will include the demolition of 5 existing buildings and construction and development of 7 new buildings and 150 mixed-income affordable rate units, including 6 new multifamily and townhouse buildings at 37 and 60 Great Brook Valley Avenue that will contain a total of 126 residential units, and a 4-story mixed-use building at 67 and 69 Tacoma Street that will contain a public library on the first level, an economic opportunity center with accessory offices and community rooms on the first and second levels and 24 residential units on the third and fourth levels. The project also includes the re-alignment of several adjacent public street layouts and on-street and off-street parking spaces, a new park and open spaces. Site improvements will also include updates to pedestrian access, a new bus shelter, a new closed stormwater collection and conveyance system, utility connections to buildings, as well as site lighting and landscaping. The project will result in a decrease in impervious cover.

The Phase 2 area of study is predominantly developed, consisting mostly of roadways, parking areas, and residential buildings, with landscape areas scattered throughout. The change in topography within the limit of work is relatively small and ranges from elevations of 456 at the northwest corner (Tacoma Street) to 445 at the southeast corner (Great Brook Valley Avenue). NRCS soil mapping describes the soils within the area of study to be urban land. This soil mapping plus original design plans from the 1950s indicate that the entire project area was built on “fill”.

### Commonwealth of Massachusetts Wetlands Protection Act

The proposed project will not impact any resource areas that are regulated under the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40, or the Wetlands Protection Regulations at 310 CMR 10.00.

Land Subject to Flooding is in close proximity to the limit of work. FEMA Flood Zone ‘A’ and Flood Zone ‘X’ are shown on:

- Plan Set 1 (Lots 1-4): Sheets V101, V102, V105
- Plan Set 2 (Lot 5): Sheet V101

### City of Worcester Wetlands Protection Ordinance

The proposed project is subject to the requirements of the Wetlands Protection Ordinance and Wetlands Protection Regulations of the City of Worcester. These standards define the Stormwater Protection Zone (SPZ) as “all land within 100-feet of any existing or proposed inlet to any storm drain, catch basin or storm drain system component discharging into any

## CURTIS APARTMENTS REDEVELOPMENT – PHASE 2

### Project Description

lake, pond, river, stream, or wetland”. Under this definition, portions of the site for the Curtis Apartments Redevelopment Phase 2 limit of work lies within the SPZ.

#### Distances to number and type of storm drain system components

##### Within 100-ft of the project:

Twenty-three (23) inlets are located within 100 feet of the limit of work. These inlets consist of area drains and catch basins. The following list shows the distance from the limit of work to each inlet as summarized below:

Inlet Identification	Distance to Limit of Work (Feet)
EX-CB-1	9.0
EX-CB-2	9.0
EX-CB-5	10.2
EX-CB-7	10.3
EX-CB-9	25.8
EX-CB-11	83.5
EX-CB-12	82.5
EX-CB-13	14.5
EX-CB-16	14.3
EX-CB-18	15.4
EX-CB-20	9.2
EX-CB-21	14.6
EX-CB-22	25.3
EX-CB-23	80.5
EX-CB-24	74.7
EX-CB-25	74.4
EX-CB-26	58.6
EX-CB-27	98.3
EX-CB-28	2.6
EX-CB-29	38.0
EX-CB-31	57.0
EX-AD-1	24.0
EX-AD-2	22.9

##### Within the project:

There are nineteen (19) existing inlets within the limit of work, all of which are catch basins. These are shown on:

- Plan Set 1 (Lots 1-4): Sheets V102-105
- Plan Set 2 (Lot 5): Sheets V101

Following redevelopment, the proposed site will have forty (40) new inlets (23 catch basins, 17-yard drains). These new inlets are shown on:

## CURTIS APARTMENTS REDEVELOPMENT – PHASE 2

### Project Description

- Plan Set 1 (Lots 1-4): Sheets C106 and C107
- Plan Set 2 (Lot 5): Sheet C103

**Note:** A separate consolidated exhibit has been prepared that identifies all drainage structures within the limit of work and within 100' of the limit of work. Refer to Exhibit 'A' included under Section E.

The following narrative discusses the proposed project's compliance with the City's Wetlands Protection Ordinance and Wetlands Protection Regulations.

#### **General Provisions: Erosion and Sediment Control**

All projects within jurisdiction of the City's Wetlands Protection Ordinance are required to meet the General Provisions in Section 3 of the City of Worcester Wetlands Protection Regulations. These standards, and the means by which they will be met, are described as follows:

##### ***3.1 Limited Project Wetland Crossings***

Not applicable, project is not a Limited Project Wetland Crossing.

##### ***3.2 Erosion and Sediment Control***

The proposed project involves land disturbance and therefore these provisions apply.

The presumption contained in 3.2.2 cannot be overcome as site conditions (i.e. soil and slope) will not prevent sediment from leaving the disturbed area. Therefore, the project must meet the performance standards contained in section 3.2.3. These standards, and the means by which they will be met, are described as follows:

***Standard 3.2.3(a): Limit erosion by minimizing the amount of exposed ground and the length of time it is exposed.***

The Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan included as Attachment H to the Stormwater Report (Section F of this NOI) describes the Best Management Practices (BMPs) required to be utilized as Construction Period Pollution Prevention Measures to reduce potential pollutants and prevent any offsite discharge. Specifically, Section 2.3 of this Plan discusses stabilizing soils. "The Contractor shall limit the area of land which is exposed and free from vegetation during construction. In areas where the period of exposure will be greater than two (2) weeks, mulching, the use of erosion control mats, or other protective measures shall be provided as specified. The Contractor shall take account of the conditions of the soil where erosion control seeding will take place to ensure that materials used for re-vegetation are adaptive to the sediment control. Following the completion of construction, embankment areas will be finished with

## CURTIS APARTMENTS REDEVELOPMENT – PHASE 2

### Project Description

topsoil and seed. The overland areas of the proposed construction staging areas will also be re-seeded.”

In addition, because this project will result in one or more acres of land disturbance, the selected contractor will be required to obtain coverage under the United States Environmental Protection Agency’s National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP) for Stormwater Discharges from Construction Activities. The contractor will be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) and comply with the CGP requirements. Part 2.2.14 of the CGP requires that exposed portions of this project (disturbing 5 acres or less at a time) must “initiate the installation of stabilization measures immediately in any areas of exposed soil where construction activities have permanently ceased or will be temporarily inactive for 14 or more calendar days; and complete the installation of stabilization measures as soon as practicable, but no later than 14 calendar days after stabilization has been initiated.”

The more restrictive standard shall apply to the contractor.

***Standard 3.2.3(b): Reduce the steepness and length of slopes on the site.***

As previously stated, the change in topography within the limit of work of the existing site is relatively small and ranges from elevations of 456 at the northwest corner (Tacoma Street) to 445 at the southeast corner (Great Brook Valley Avenue).

The project has been designed to minimize the steepness and length of slopes. Generally, slopes were minimized where possible and maintained as necessary. The following plans depicts all proposed grading and drainage for Phase 2 of the redevelopment:

- Plan Set 1 (Lots 1-4): Sheets C106 and C107
- Plan Set 2 (Lot 5): Sheet C103

As previously stated, the selected contractor will be required to obtain coverage under the CGP, prepare SWPPP, and comply with the CGP requirements. Part 2.2.7 of the CGP requires that disturbance to steep slopes must be minimized during construction activities.

***Standard 3.2.3(c): Divert flows away from disturbed areas during construction.***

The Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan included as Attachment H to the Stormwater Report (Section F of this NOI) describes the Best Management Practices (BMPs) required to be utilized as Construction Period Pollution Prevention Measures to reduce potential pollutants and prevent any offsite discharge. Specifically, Section 2.2 of this Plan discusses controlling stormwater flowing onto and through the project. “A portion of the perimeter around the construction area will be lined with compost filter tubes and silt fence. The tubes/fence will be inspected daily and accumulated silt will be removed as appropriate. In addition, any storage of material will require a second

## CURTIS APARTMENTS REDEVELOPMENT – PHASE 2

### Project Description

level of protection by surrounding the areas with another row of compost filter tubes.”

As previously stated, the selected contractor will be required to obtain coverage under the CGP, prepare SWPPP, and comply with the CGP requirements. The Erosion and Sediment Control requirements of Part 2.2 are intended to manage flows during construction.

The Erosion & Sediment Control Plans show the locations of the compost filter tube and silt fence and the locations of silt sacks with respect to the limit of work. Erosion Control Details show the installation details associated with single compost filter tubes, silt fence, inlet sediment control, erosion control blankets, and a stabilized temporary construction entrance.

The following plans depict erosion and sediment control measures and installation details for Phase 2 of the redevelopment:

- Plan Set 1 (Lots 1-4): Sheets C100, C101, C500
- Plan Set 2 (Lot 5): Sheet C100 & C500

***Standard 3.2.3(d): Protect exposed surfaces through vegetative or other stabilizing cover.***

The Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan included as Attachment H to the Stormwater Report (Section F of this NOI) describes the Best Management Practices (BMPs) required to be utilized as Construction Period Pollution Prevention Measures to reduce potential pollutants and prevent any offsite discharge.

Section 2.1 of this Plan discusses minimizing disturbed area and protecting natural features and soil. “In order to minimize disturbed areas all work will be completed within well-defined work limits. These work limits are shown on the construction plans. The Contractor shall not disturb native vegetation in the undisturbed wooded area without prior approval from the Engineer. The Contractor will be responsible to make sure that all workers know the proper work limits and do not extend their work into the undisturbed areas. The protective measures are described in more detail in the following sections.”

Section 2.3 discusses stabilizing soils, which was already addressed in the discussion documenting compliance with Standard 3.2.3(a).

Section 2.4 of this Plan discusses proper storage and cover of any stockpiles. “The location of the Contractor's storage areas for equipment and/or materials shall be upon cleared portions of the job site or areas to be cleared as a part of this project and shall require written approval of the Engineer. Adequate measures for erosion and sediment control such as the placement of compost filter tubes around the downstream perimeter of stockpiles shall be employed to protect any downstream



## CURTIS APARTMENTS REDEVELOPMENT – PHASE 2

### Project Description

areas from siltation. The Engineer may designate a particular area or areas where the Contractor may store materials used in his operations.”

As previously stated, the selected contractor will be required to obtain coverage under the CGP, prepare SWPPP, and comply with the CGP requirements. Part 2.2.5 of the CGP includes requirements related to managing stockpiles or land clearing debris piles composed, in whole or in part, of sediment and/or soil. Part 2.2.14 discusses stabilizing soils, which was already addressed in the discussion documenting compliance with Standard 3.2.3(a).

***Standard 3.2.3(e): Decrease the velocity of runoff through check dams, slope breaks, berms, and improved (i.e., vegetation, rip rap) drainage surfaces.***

As discussed in the narrative addressing Standard 3.2.3(b), the existing and proposed site conditions are relatively flat.

The Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan included as Attachment H to the Stormwater Report (Section F of this NOI) describes the Best Management Practices (BMPs) required to be utilized as Construction Period Pollution Prevention Measures to reduce potential pollutants and prevent any offsite discharge.

Section 2.2 of this Plan discusses controlling stormwater flowing into and through the project. “A portion of the perimeter around the construction area will be lined with compost filter tubes and silt fence. The tubes/fence will be inspected daily and accumulated silt will be removed as appropriate. In addition, any storage of material will require a second level of protection by surrounding the areas with another row of compost filter tubes.”

As previously stated, the selected contractor will be required to obtain coverage under the CGP, prepare SWPPP, and comply with the CGP requirements. Part 2.2.3 of the CGP includes requirements related to installing sediment controls along any perimeter areas of the site that are downslope from any exposed soil or other disturbed areas.

The Erosion & Sediment Control Plans show the locations of the compost filter tube and silt fence and the locations of silt sacks with respect to the limit of work. Erosion Control Details show the installation details associated with single compost filter tubes, silt fence, inlet sediment control, erosion control blankets, and a stabilized temporary construction entrance.

The following plans depict erosion and sediment control measures and installation details for Phase 2 of the redevelopment:

- Plan Set 1 (Lots 1-4): Sheets C100, C101, C500
- Plan Set 2 (Lot 5): Sheet C100 & C500

## CURTIS APARTMENTS REDEVELOPMENT – PHASE 2

### Project Description

***Standard 3.2.3 (f): Trap sediment in basins and behind barriers (i.e., staked hay bales and fencing). The barriers are to be keyed into the ground to prevent sediment from passing under them.***

The Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan included as Attachment H to the Stormwater Report (Section F of this NOI) describes the Best Management Practices (BMPs) required to be utilized as Construction Period Pollution Prevention Measures to reduce potential pollutants and prevent any offsite discharge. Section 2.2 of this Plan discusses controlling stormwater flowing into and through the project, which was already addressed in the discussion documenting compliance with Standard 3.2.3(e). Section 2.5 discusses perimeter controls and sediment barriers. “Erosion control lines as described in Section 5 will be utilized to ensure that no sedimentation occurs outside the perimeter of the work area.” Section 2.6 discusses storm drain inlet protection. “Storm drain inlets will be protected from sediment.”

As previously stated, the selected contractor will be required to obtain coverage under the CGP, prepare SWPPP, and comply with the CGP requirements. Part 2.2.3 of the CGP includes requirements related to installing sediment controls along any perimeter areas of the site that are downslope from any exposed soil or other disturbed areas. Part 2.2.10 of the CGP includes requirements to protect storm drain inlets.

The Erosion & Sediment Control Plans show the locations of the compost filter tube and silt fence and the locations of silt sacks with respect to the limit of work. Erosion Control Details show the installation details associated with single compost filter tubes, silt fence, inlet sediment control, erosion control blankets, and a stabilized temporary construction entrance.

The following plans depict erosion and sediment control measures and installation details for Phase 2 of the redevelopment:

- Plan Set 1 (Lots 1-4): Sheets C100, C101, C500
- Plan Set 2 (Lot 5): Sheet C100 & C500

***Standard 3.2.3 (g): Maintain and adjust erosion and sediment control measures continuously during construction.***

The Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan included as Attachment H to the Stormwater Report (Section F of this NOI) describes the Best Management Practices (BMPs) required to be utilized as Construction Period Pollution Prevention Measures to reduce potential pollutants and prevent any offsite discharge. Section 2.7 of this Plan discusses retaining sediment on site. “The Contractor will be responsible to monitor all erosion control measures. Whenever necessary the Contractor will clear all sediment from the compost filter tubes that have been silted up during construction. Daily monitoring should be conducted using the attached Monitoring Form.”

## CURTIS APARTMENTS REDEVELOPMENT – PHASE 2

### Project Description

As previously stated, the selected contractor will be required to obtain coverage under the CGP, prepare SWPPP, and comply with the CGP requirements. Part 2.1.4 of the CGP requires that the contractor “ensure all stormwater controls are maintained and remain in effective operating condition during permit coverage and are protected from activities that would reduce their effectiveness.” Part 4 of the CGP includes requirements related to site inspections and Part 5 of the CGP includes requirements related to corrective actions.

#### **Performance Standards: Activities Within the Stormwater Protection Zone (SPZ)**

Activities that fall within the Stormwater Protection Zone are required to meet the performance standards in Section 4.3 of the City of Worcester Wetlands Protection Regulations. These standards, and the means by which they will be met, are described as follows:

***Standard 4.3.4(a): Erosion and Sediment Controls must be provided according to a plan conforming to the provisions of section 3.2 herein and approved by the Conservation Commission.***

The Erosion & Sediment Control Plans show the locations of the compost filter tube and silt fence and the locations of silt sacks with respect to the limit of work. Erosion Control Details show the installation details associated with single compost filter tubes, silt fence, inlet sediment control, erosion control blankets, and a stabilized temporary construction entrance.

The following plans depict erosion and sediment control measures and installation details for Phase 2 of the redevelopment:

- Plan Set 1 (Lots 1-4): Sheets C100, C101, C500
- Plan Set 2 (Lot 5): Sheet C100 & C500

The narrative included in the previous section documents how the provisions of Section 3.2 of the City’s Wetlands Protection Regulations are met.

***Standard 4.3.4(b): The general performance of erosion controls shall be considered adequate if there is no visibly silted effluent entering the stormwater system.***

The proposed work will be competitively bid and will be installed by a contractor that will be required to monitor erosion controls to ensure that no visibly silted effluent enters the stormwater system during construction.

The narrative included in the previous section documents how the project will employ erosion controls such that no visible silted effluent enters the stormwater system. In addition to the controls discussed, the contractor will be required to install a stabilized temporary construction entrance to minimize off-site tracking. In addition, as previously stated, the selected contractor will be required to obtain coverage under the CGP, prepare SWPPP, and comply with the CGP requirements. Part 2.2.4 of the CGP requires that the contractor “minimize sediment track-out.”

## CURTIS APARTMENTS REDEVELOPMENT – PHASE 2

### Project Description

These provisions will reduce the potential for sediment to enter inlets located within the SPZ.

**Standard 4.3.4(c):** *For projects resulting in the conversion of five thousand (5,000) square feet or more of pervious surface to impervious surface, measures shall be provided to mitigate peak rates of runoff and minimize discharge of pollutants to the stormwater system.*

There will be a net **reduction** in impervious surface as a result of the Phase 2 improvements and overall neighborhood redevelopment. As a result of this reduction, peak discharge rates, volumes and pollutants levels from the disturbance area will be reduced in the post development condition. The 2, 10, 25 and 100-year 24-hour storm events were analyzed using HydroCAD.

Existing conditions were modeled based on the current condition of the site at the date of this report. Based on a comparison of peak discharges from the site under the storm events described above, the proposed improvements will decrease peak runoff rates from the site. The calculations are included herein for reference, and a summary table is provided within the attachments of the Stormwater Report in Section F of this NOI.

Additionally, the project has been analyzed for compliance with the Massachusetts Stormwater Handbook. Further discussion is provided in the Stormwater Report in Section F of this NOI.

### Plan Requirements for a Notice of Intent

In accordance with the City of Worcester Wetlands Protection Regulations Part 5.3, the plans submitted for the Notice of Intent include the following information (at a minimum):

Item	Notes
<i>(a) A project locus map copied from a U.S. Geological Survey quadrangle sheet or City of Worcester map showing the location of the proposed project.</i>	A Site Locus Map and Site Aerial Map are included on: Plan Set 1 (Lots 1-4): Cover Sheet (G000) Plan Set 2 (Lot 5): Cover Sheet (G000)
<i>(b). Names and locations of adjacent roadways.</i>	Names and locations of adjacent roadways shown on: Plan Set 1 (Lots 1-4): V101-V107, C106-C107 Plan Set 2 (Lot 5): V101, C103
<i>(c) Property lines including distances.</i>	Property lines including distances are shown on: Plan Set 1 (Lots 1-4): V101-V107 Plan Set 2 (Lot 5): V101
<i>(d) On all drawings the title designating the project location, the name of the person preparing the drawings, the date prepared and any revision dates.</i>	Included on all sheets.
<i>(e) Delineation of all known wetland resource areas and the Buffer Zone for Bordering Vegetated Wetland.</i>	FEMA Flood Zone A and Flood Zone X are shown on: Plan Set 1 (Lots 1-4): V102, V105

## CURTIS APARTMENTS REDEVELOPMENT – PHASE 2

### Project Description

Item	Notes
	<p>Plan Set 2 (Lot 5): V101</p> <p>No wetlands or wetland buffers within Phase 2 limits of work.</p>
<p><i>(f) Location of all present and proposed structures and paved areas.</i></p>	<p>Existing structures and paved areas are shown on:                      Plan Set 1 (Lots 1-4): V101-V107                      Plan Set 2 (Lot 5): V101</p> <p>Proposed paved areas and structures are shown on:                      Plan Set 1 (Lots 1-4): C106-C107                      Plan Set 2 (Lot 5): C103</p>
<p><i>(g) Existing and proposed contours of the entire site and affected adjacent areas. Generally, two (2) foot contours should be shown. Contours should refer to the National Geodetic Vertical Datum of 1927 and any amendments thereof.</i></p>	<p>Existing contours are shown on:                      Plan Set 1 (Lots 1-4): V101-V107                      Plan Set 2 (Lot 5): V101</p> <p>Proposed contours are shown on:                      Plan Set 1 (Lots 1-4): C106-C107                      Plan Set 2 (Lot 5): C103</p>
<p><i>(h) Location of existing and proposed stormwater management facilities and associated engineering data.</i></p>	<p>Existing stormwater infrastructure is shown on:                      Plan Set 1 (Lots 1-4): V101-V107                      Plan Set 2 (Lot 5): V101</p> <p>Proposed stormwater infrastructure is shown on:                      Plan Set 1 (Lots 1-4): C106-C107                      Plan Set 2 (Lot 5): C103</p>
<p><i>(i) Location of proposed wetland areas to be filled and associated replication areas. Cross sections showing slopes, bank and bottom treatment of each wetland resource to be altered. Locations of cross sections must be specified.</i></p>	<p>Not applicable.</p>
<p><i>(j) Locations and elevations of cellars or floors and subsurface sewage disposal systems, including leaching facilities and reserve leaching areas.</i></p>	<p>Locations of floors with elevations are shown on:                      Plan Set 1 (Lots 1-4): C107                      Plan Set 2 (Lot 5):</p> <p>Sewer services are shown on:                      Plan Set 1 (Lots 1-4): C104 &amp; C105                      Plan Set 2 (Lot 5):</p>
<p><i>(k) Soil characteristics of the site.</i></p>	<p>A NRCS Soil Report is included in the Stormwater Report (Section G of the NOI).</p>
<p><i>(l) Erosion and sediment control plans.</i></p>	<p>Erosion &amp; Sedimentation Control Plan shown on:                      Plan Set 1 (Lots 1-4): Sheets C100 &amp; C101                      Plan Set 2 (Lot 5): Sheet C100</p>

## CURTIS APARTMENTS REDEVELOPMENT – PHASE 2

### Project Description

Item	Notes
	Erosion Control Details shown on: Plan Set 1 (Lots 1-4): Sheet C500 Plan Set 2 (Lot 5): Sheet C500
<p><i>(m) Layout and site plans shall be drawn at commonly acceptable scales, preferably one (1) inch = forty (40) feet with detail and profile drawings drawn to appropriate scales.</i></p>	Layout and site design features are shown on: Plan Set 1 (Lots 1-4): Sheets C102, C103, L101, L102 Plan Set 2 (Lot 5): Sheets C101, L101  Construction details are shown on: Plan Set 1 (Lots 1-4): Sheets C500-C507, L300, L301 Plan Set 2 (Lot 5): Sheets C500-C506, L300, L301
<p><i>(n) For plans involving construction of areas in excess of one acre, methods for stabilizing cleared areas of the site during extended shutdown due to weather, economic conditions or any other cause should be provided.</i></p>	Notes pertaining to methods for stabilization are included on Sheet C001.  Additional details will be provided in the Construction General Permit Stormwater Pollution Prevention Plan (SWPPP) prepared by the selected contractor prior to initiation of land disturbing activities.
<p><i>(o) The sequence of construction for proposed erosion and sediment controls, clearing and grubbing, excavation, installation of improvements, grading, and stabilization.</i></p>	Notes pertaining to the sequence of construction for proposed erosion and sediment controls, clearing and grubbing, excavation, installation of improvements, grading, and stabilization are included on Sheet C001.  Additional details will be provided in the Construction General Permit Stormwater Pollution Prevention Plan (SWPPP) prepared by the selected contractor prior to initiation of land disturbing activities.
<p><i>(p) For projects requiring hydraulic/hydrologic calculations, plans showing sub catchment areas, cover, soil types, drainage paths and design points with labelling which corresponds to the calculations should be provided. Analysis of the 1 (or 2), 10-, 25-, and 100-year frequency storms for pre-development and post development conditions should be provided as appropriate, including a concise summary of peak rates of flow at design points as well as flood elevations and duration. Massachusetts Stormwater Standards, or standards otherwise required by the ordinance or regulations, shall be met using design storms based on NOAA Atlas 14, Cornell's Northeast Regional Climate Center data, or if newer data is available, most conservative data based on highest precipitation amounts.</i></p>	Plans, calculations, and narrative are in the enclosed Stormwater Report (Section G of this NOI).

**SECTION B: CERTIFIED ABUTTER'S LIST**

**SECTION C: NOTICE TO ABUTTERS**



Notification to Abutters Under the City of Worcester Wetlands Protection Ordinance

In accordance with City of Worcester Wetlands Protection Ordinance, you are hereby notified of the following:

1. **The applicant's name is:** Trinity Curtis Phase Two Limited Partnership  
75 Federal Street, 4<sup>th</sup> Floor  
Boston, MA 02110
2. **The project address is:** 37 and 60 Great Brook Valley Avenue  
67 and 69 Tacoma Street  
180 Constitution Avenue  
Worcester, MA
3. **The applicant has filed a Notice of Intent with the Worcester Conservation Commission** seeking to work within one hundred (100) feet of any existing or proposed inlet to any storm drain, catch basin, or other storm drain system component discharging to any lake, pond, river, stream, or wetland (referred to as the Stormwater Protection Zone or SPZ).
4. **Description of the Proposal:** The second phase of the Master Plan Project (the "Phase 2 Project"), will include the demolition of 5 existing buildings and construction and development of 7 new buildings and 150 mixed-income affordable rate units, including 6 new multifamily and townhouse buildings at 37 and 60 Great Brook Valley Avenue that will contain a total of 126 residential units, and a 4-story mixed-use building at 67 and 69 Tacoma Street that will contain a public library on the first level, an economic opportunity center with accessory offices and community rooms on the first and second levels and 24 residential units on the third and fourth levels. The project also includes the re-alignment of several adjacent public street layouts and on-street and off-street parking spaces, a new park and open spaces. Site improvements will also include updates to pedestrian access, a new bus shelter, a new closed stormwater collection and conveyance system, utility connections to buildings, as well as site lighting and landscaping.
5. **Date, time, and place of public hearing:** The public hearing will be held on Monday, May 6, 2024, at 5:30 PM. Note: The meeting location can be confirmed with the Division of Planning & Regulatory Services.

*This application may be viewed 8:30am-2:00pm at the Division of Planning & Regulatory Services, City Hall, 455 Main Street, Room 404, Worcester, MA. Contact phone number - 508-799-1400 x31440.*

*Notice of the public hearing, including its date, time and place, will be published at least 7 calendar days prior to the hearing in the Worcester Telegram & Gazette.*

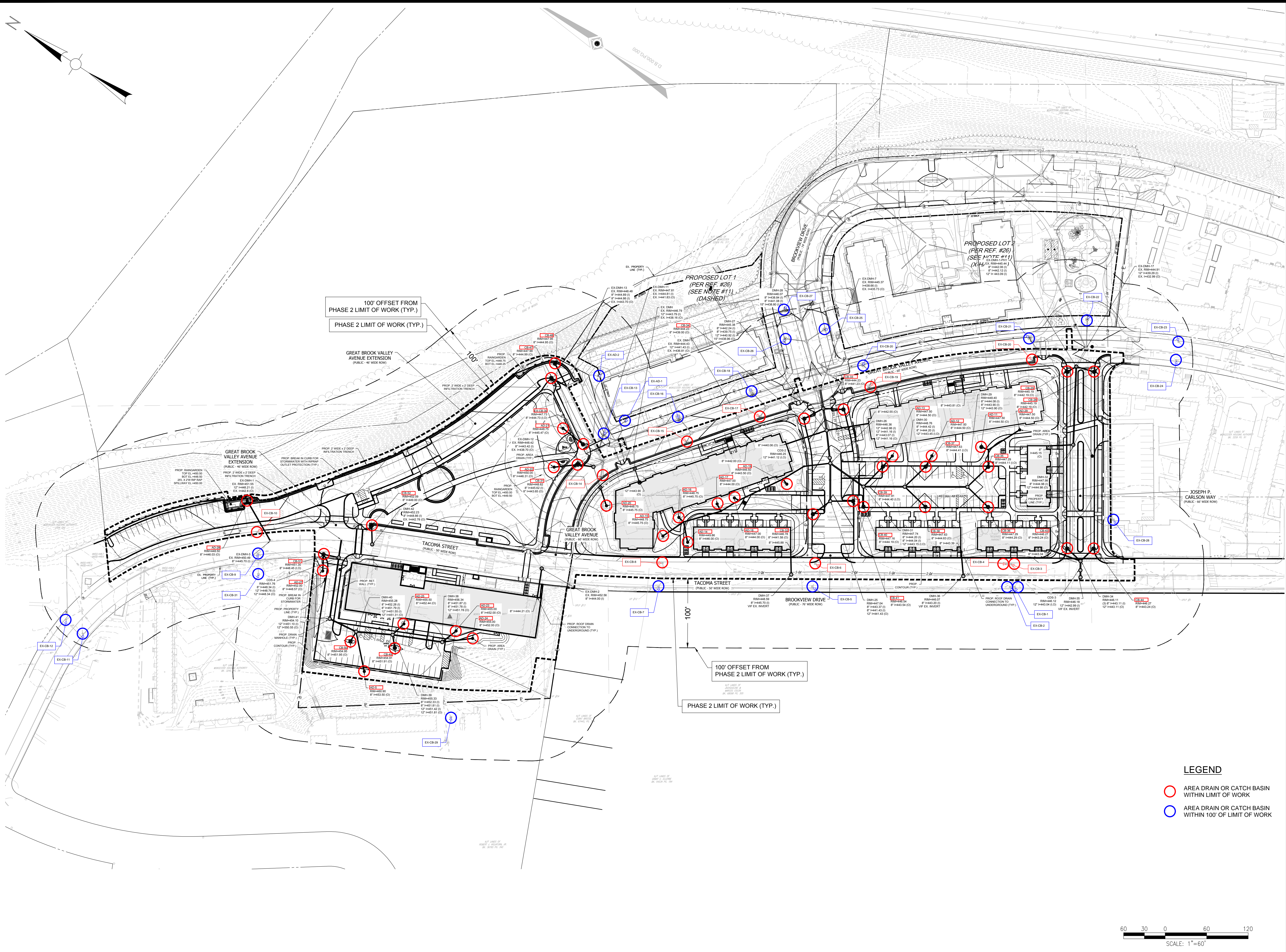
*Agenda for the public hearing, including its date, time, and place, will be posted on the City website (<http://www.worcesterma.gov/city-clerk/agendas-minutes/boards-commissions>) not less than 48 hours prior to the hearing.*

Addition information regarding the project may be obtained from Weston & Sampson Engineers, by contacting Jesse Johnson at 978-935-3795 between the hours of 8:00 AM and 5:00 PM on Monday through Friday.

**SECTION D: NOTICE OF INTENT FEE TRANSMITTAL FORM**

SECTION E: EXHIBIT A





Project:  
**CURTIS APARTMENTS  
 REDEVELOPMENT  
 PHASE TWO**

**TRINITY  
 FINANCIAL**  
 75 Federal Street, 4th Floor  
 Boston, MA 02110  
 617.720.8400

**GREAT BROOK VALLEY  
 AVENUE, BROOKVIEW  
 DRIVE, JOHN P. CARLSON  
 WAY & TACOMA STREET  
 WORCESTER MA 01605**

**Weston & Sampson**  
 Weston & Sampson Engineers, Inc.  
 55 Walkers Brook Drive, Suite 100  
 Reading, MA 01867  
 978.532.1900 800.SAMPSON  
 www.westonandsampson.com

Consultant:  
  
 Copley Wolff Design Group, Inc.  
 10 Post Office Square  
 Suite 1315  
 Boston, MA 02109

Revisions:

No.	Date	Description
1	1/31/24	LOT 2 REVISIONS
2	2/09/24	70% DRAFT CD
3	4/17/24	NOTICE OF INTENT



Issued For:  
**NOT FOR  
 CONSTRUCTION**

Scale: AS SHOWN  
 Date: JANUARY 24, 2024  
 Drawn By: REB  
 Reviewed By: MJY  
 Approved By: JMJ  
 W&S Project No: ENG23-3319  
 W&S File No: -

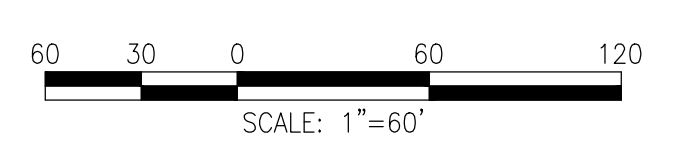
Drawing Title:  
**NOI  
 STORMWATER  
 PROTECTION  
 ZONE EXHIBIT**

Sheet Number:  
**FIG-1**

**LEGEND**

○ AREA DRAIN OR CATCH BASIN  
 WITHIN LIMIT OF WORK

○ AREA DRAIN OR CATCH BASIN  
 WITHIN 100' OF LIMIT OF WORK



C:\Users\jld\OneDrive\TempFiles\jld\Projects\_25616\Unissued\_Drawing.dwg



## SECTION F: PROJECT PLANS

## SECTION G: STORMWATER REPORT