

UNIT TYPE	DESCRIPTION	RSF/UNIT	# UNITS	TOTAL # OF UNIT TYPE	TOTAL UNIT TYPE % MIX	% UNIT MIX PER TYPE	AVG. RSF/UNIT TYPE	TOTAL RSF	TOTAL GBA	GSF/UNIT	EFFICIENCY
S1	STUDIO UNIT	513	54	55	25%	25%	515	27,702			
S2	STUDIO UNIT	596	1			0%		596			
S3	STUDIO UNIT	0	0			0%		0			
								28,298			
A1	1 BEDROOM 1 BATH UNIT	855	12	127	58%	6%	804	10,260			
A2	1 BEDROOM 1 BATH UNIT	770	74			34%		56,980			
A2.1	1 BEDROOM 1 BATH UNIT	0	0			0%		0			
A3	1 BEDROOM 1 BATH UNIT + DEN	1,008	6			3%		6,048			
A4	1 BEDROOM 1 BATH UNIT	904	6			3%		5,424			
A5	1 BEDROOM 1 BATH UNIT + DEN	868	12			6%		10,416			
A6	1 BEDROOM 1 BATH UNIT + DEN	954	5			2%		4,770			
A7	1 BEDROOM 1 BATH UNIT	688	12	6%	8,256						
								102,154			
B1	2 BEDROOM 2 BATH UNIT	1,024	6	36	17%	3%	1,177	6,144			
B2	2 BEDROOM 2 BATH UNIT	1,058	12			6%		12,696			
B3	2 BEDROOM 2 BATH UNIT	1,215	6			3%		7,290			
B4	2 BEDROOM 2 BATH UNIT	1,496	6			3%		8,976			
B5	2 BEDROOM 2 BATH UNIT	1,210	6			3%		7,260			
								42,366			
C1	3 BEDROOM 3 BATH UNIT	0	0	0	0%	0%	#DIV/0!	0			
								0			
TOTAL	5 STORY OVER PODIUM			218	100%	100%	793	172,818	204,413	938	85%

AMENITY SPACES	AREA (SF)
SITE AREA	103,732
LEASING & MAIL (RESERVED AT GROUND LEVEL)	2,000
RECREATION SPACES	
AMENITY/ INTERIOR REC. SPACES (LEVELS 1-3)	4,836
EXTERIOR COUTYARD/ REC. SPACE	6,697
TOTAL RECREATION SPACE (Interior Amenity + Courtyard)	11,533
10% min of exterior rec space (REQUIRED)	10,373
TOTAL	13,533

RETAIL	AREA (SF)
RESTAURANT 1	6,100
RESTAURANT 2	9,100
BANK (future office/retail)	5,100
CAFÉ	2,015
DENTAL OFFICE	3,122
TOTAL	25,437

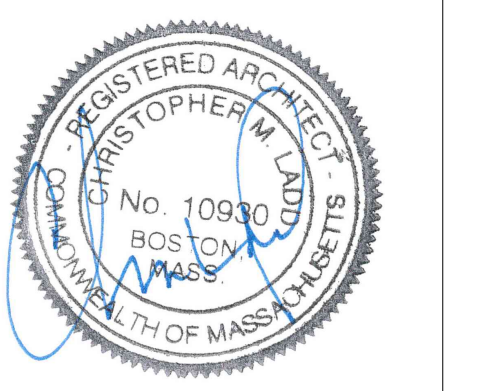
Note:
GBA does include corridors & stairs
Efficiency does include Amenity Space
Balconies assume 24 SF/Unit (no balconies at studios)
RSF does not include balconies

RETAIL PARKING REQUIREMENTS				SUBTOTAL	*REDUCTION	TOTAL
RESTAURANT 1	1 space / 4 seats	160	seats	40		40
RESTAURANT 2	1 space / 4 seats	230	seats	58		58
OFFICE/RETAIL	1 space / 500 sf	5,100	SF	11		11
CAFÉ	1 space / 4 seats	70	seats	18		18
DENTAL OFFICE	3 space / treatment room	11	treatment rooms	33	25%	25
RETAIL PARKING TOTAL						152

RESIDENTIAL PARKING REQUIREMENTS				SUBTOTAL	*REDUCTION	TOTAL
STUDIO	1 space / unit	55	units	55		55
1 BEDROOM	1 space / unit	127	units	127		127
2 BEDROOM	1.5 spaces / unit	36	units	54		54
GUEST	1 space / 10 units	218	units	22		22
RESIDENTIAL PARKING TOTAL						258

PARKING PROVIDED (ON SITE)		EXISTING	NEW
		74	
			104
			178

Parking Note:
1. CCOD allows up to 50% reduction with parking study.
2. CCOD allows 25% reduction in parking demand for uses defined in "General Use" category in Table 4. "Hospital - outpatient" and "Clinic" uses fall under this category.



MULTI-FAMILY RESIDENTIAL DEVELOPMENT
225 SHREWSBURY STREET & 68 ALBANY STREET
WORCESTER, MA
OWNER/APPLICANT: LUNDGREN EQUITY PARTNERS

REV	DATE	DESCRIPTION

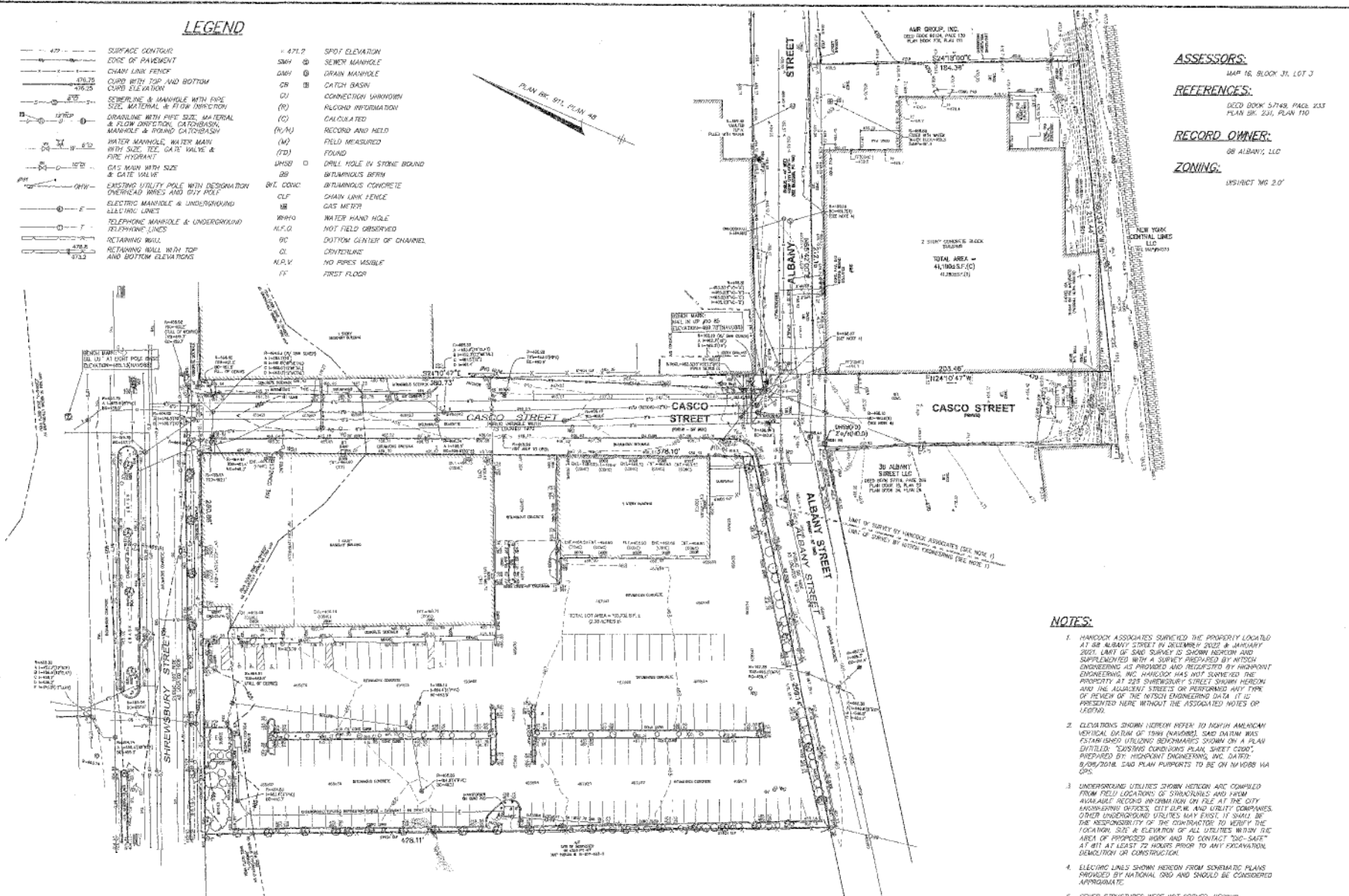
ISSUE TYPE:
DESIGN DEVELOPMENT
ISSUE DATE:
07/07/2022
PROJECT NUMBER:
21026

DRAWN BY: Author
CHECKED BY: Checker
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PROJECT DATA / SITE PLAN

LEGEND

- 47.75 --- SURFACE CONTOUR
- EDGE OF PAVEMENT
- CHAIN LINK FENCE
- CURB WITH TOP AND BOTTOM CURB ELEVATIONS
- SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
- DRAINAGE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCH BASIN, MANHOLE & ROUND CATCH BASIN
- WATER MAIN/WATER MAIN WITH PIPE SIZE, TEE, GATE VALVE & FIRE HYDRANT
- GAS MAIN WITH PIPE SIZE & GATE VALVE
- EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRE AND CITY POLE
- ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
- TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES
- RETAINING WALL WITH TOP AND BOTTOM ELEVATIONS
- 471.2 ○ SPOT ELEVATION
- SMH ○ SEWER MANHOLE
- DMH ○ DRAIN MANHOLE
- CR ○ CATCH BASIN
- CU ○ CONNECTION UNIFORM
- (R) RECORD INFORMATION
- (C) CALCULATED
- (N/A) RECORD AND FIELD
- (M) FIELD MEASURED
- (FD) FOUND
- UNSD ○ DRILL HOLE IN STONE BOUND
- BB BITUMINOUS BERM
- BT, CONC BITUMINOUS CONCRETE
- CLF SHAIN LINK FENCE
- CB GAS METER
- WHFH WATER HAND HOLE
- N.F.G. NOT FIELD OBSERVED
- GC DUTTON CENTER OF CHANNEL
- CL CENTERLINE
- N.F.V. NO PIPES VISIBLE
- FF FIRST FLOOR



#68 ALBANY STREET & #225 SHREWSBURY STREET

Worcester, Massachusetts 01604

PREPARED FOR

LUNDGREN EQUITY PARTNERS

c/o CM&B, Inc.
75 Sylvan Street, Building C
Danvers, Massachusetts 01923

HANCOCK ASSOCIATES

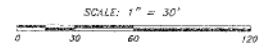
Civil Engineers
Land Surveyors
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-2200, FAX (978) 774-7894
WWW.HANCOCKASSOCIATES.COM



- NOTES:**
- HANCOCK ASSOCIATES SURVEYED THE PROPERTY LOCATED AT 68 ALBANY STREET IN DECEMBER 2022 & JANUARY 2023. LIMIT OF SURVEY IS SHOWN HEREON AND SUPPLEMENTED WITH A SURVEY PREPARED BY MCDON ENGINEERING AS PROVIDED AND REQUESTED BY HANCOCK ASSOCIATES. HANCOCK HAS NOT SURVEYED THE PROPERTY AT 225 SHREWSBURY STREET, SHOWN HEREON AND THE ADJACENT STREETS OR PERFORMED ANY TYPE OF REVIEW OF THE MCDON ENGINEERING DATA IT IS PRESENTED HERE WITHOUT THE ASSOCIATED NOTES OR LEGEND.
 - ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN MEAN SEA LEVEL DATUM OF 1988. DATUM WAS ESTABLISHED UTILIZING BENCHMARKS SHOWN ON A PLAN ENTITLED, "EXISTING CONDITIONS PLAN SHEET 000", PREPARED BY HANCOCK ASSOCIATES, INC. ON 04/26/2018. SAID PLAN PURPORTS TO BE ON NAVD83 NA DATUM.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE CITY ENGINEERING DEPT., CITY PL&W AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "GAS-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
 - ELECTRIC LINES SHOWN HEREON FROM SCHEMATIC PLANS PROVIDED BY NATIONAL ONE AND SHOULD BE CONSIDERED APPROXIMATE.
 - SEWER STRUCTURES WERE NOT OPENED. SECOND INFORMATION SHOWN WHERE AVAILABLE.

ELEVATION BENCH MARKS		
DATUM: NAVD83 (SEE NOTE 2)		
NO.	DESCRIPTION	ELEV.
1.	LIGHT POLE BASE, BOX CUT	466.13
2.	UP#10 - BS NAIL(FD) (1.0'A.G.)	469.28
3.	UP#11 - NAIL(FD) (1.0'A.G.)	470.25



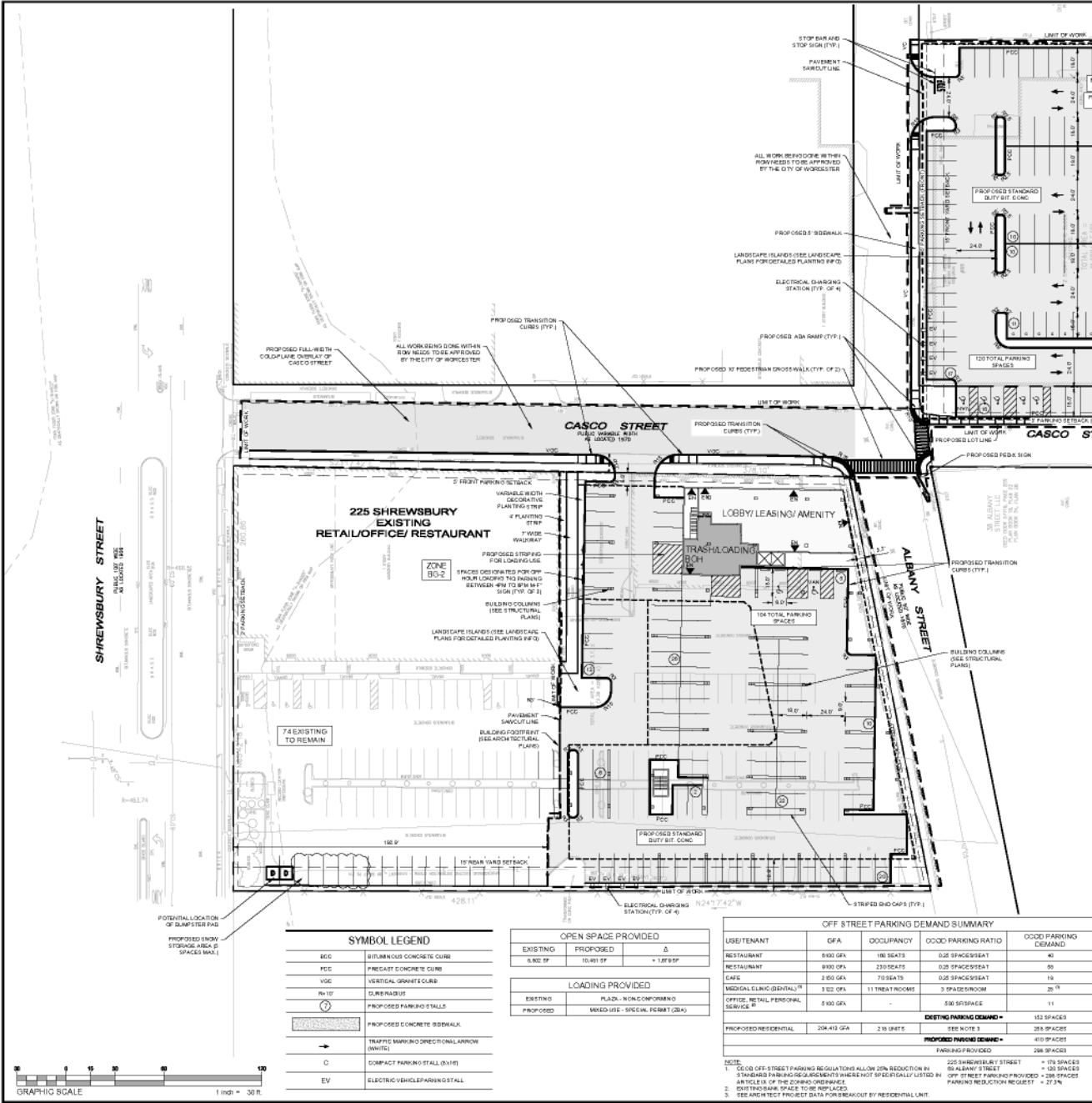
EXISTING CONDITIONS PLAN OF LAND IN WORCESTER, MA

DATE: 7/26/2023 DRAWN BY: MAM
 SHEET: 14 - 30 CHECK BY: WJC

LAYOUT: EC
 SHEET: 1 OF 1
 PROJECT NO.: 24392



MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 225 SHREWSBURY STREET & 68 ALBANY STREET
 WORCESTER, MA
 OWNER/APPLICANT: LINDGREN EQUITY PARTNERS



ZONING ORDINANCE DIMENSIONAL SUMMARY - 225 SHREWSBURY STREET
 ZONING DISTRICT: BG-2
 OVERLAY DISTRICTS: COMMERCIAL CORRIDOR OVERLAY DISTRICT - SHREWSBURY STREET (CCOOS-S), UNION STATION VIEW CORRIDOR OVERLAY DISTRICT (USOD)

CRITERIA	DIMENSIONAL REQUIREMENTS			ZONING COMPLIANCE
	BG-2.0	CCOOS-S*	PROPOSED	
LOT AREA ⁽¹⁾	5,000 SF	-	2,366 sq.	YES
LOT FRONTAGE ⁽¹⁾⁽²⁾	40.0'	40.0'	37.6'	YES
MIN. FRONT YARD ⁽³⁾	NA	0'	0.0'	YES
MAX. FRONT YARD ⁽³⁾	NA	15.0'	0.0'	YES
SIDE YARD ⁽³⁾	NA	-	0'	YES
REAR YARD ⁽³⁾	15.0'	-	14.1'	YES
BUILDING HEIGHT	10.0'	-	10.0'	NO - VARIANCE REQUIRED
FLOOR TO AREA RATIO	2.0	2.0	0.26	YES
RECREATIONAL AREA	10.0 FT ²	-	0'	SEE FOOTNOTE 3. YES - SEE FOOTNOTE 3.

1. LOT AREA & LOT FRONTAGE IN THE CCOOS ARE ONLY APPLICABLE FOR MULTIFAMILY RESIDENTIALS (ARTICLE II, SECTION 6.0 OF WORCESTER ZONING ORDINANCE).
 2. EXISTING AND PROPOSED LOT FRONTAGE AND YARD SETBACKS SHOWN ARE TAKEN FROM CAD STREET.
 3. FOOTPRINT OF EXISTING PROPOSED PLANS BUILDINGS NOT EXISTING AND IS PROPOSED NON-CONFORMING.
 4. FOR NEW RESIDENTIAL USES IN THE BG-2 DISTRICT, AT LEAST 10% OF LOT AREA MUST BE SET ASIDE FOR RECREATIONAL PURPOSES, EXCLUDING THE FINE FOOT BUFFER.
 5. SEE LANDSCAPE AND ARCHITECTURAL PLANS FOR MORE INFORMATION.
 6. PER THE REQUIREMENTS OF ARTICLE 6.0 OF THE CITY OF WORCESTER ZONING BY LAW.

ZONING ORDINANCE DIMENSIONAL SUMMARY - 68 ALBANY STREET
 ZONING DISTRICT: MG-2
 OVERLAY DISTRICTS: COMMERCIAL CORRIDOR OVERLAY DISTRICT - SHREWSBURY STREET (CCOOS-S), UNION STATION SIGN OVERLAY DISTRICT (USOC)

CRITERIA	DIMENSIONAL REQUIREMENTS			ZONING COMPLIANCE
	MG-2.0	CCOOS-S*	PROPOSED	
LOT AREA	NA	-	0.95 ac.	YES
LOT FRONTAGE	NA	-	2.12'	YES
MIN. FRONT YARD	15.0'	-	0'	YES
MAX. FRONT YARD	NA	-	0'	YES
SIDE YARD	0.75'-1'	-	0'	YES
REAR YARD	15.0'	-	0'	YES
BUILDING HEIGHT	NA	-	20'	YES
FLOOR TO AREA RATIO	2.0	-	0.70	NA

1. THE EXTERIOR SIDE WIND OF A CORNER LOT SHALL NOT BE LESS THAN ONE HALF THE RESPECTIVE FRONT YARD REQUIREMENT.
 2. PER THE REQUIREMENTS OF ARTICLE 6.0 OF THE CITY OF WORCESTER ZONING BY LAW.

OFF STREET PARKING DIMENSIONAL SUMMARY

CRITERIA	REQUIRED	PROPOSED	ZONING COMPLIANCE
STANDARD STALL WIDTH	9'	9'	YES
STANDARD STALL DEPTH	16'	16'	YES
COMPACT STALL WIDTH	9'	9'	YES
COMPACT STALL DEPTH	16'	16'	YES
DRIVEWAY WIDTH	24'	24'	YES
FRONT LOT LINE SETBACK	0'	0'	YES
SIDE & REAR LOT LINE SETBACK	3'	3'	YES

TOTAL STANDARD PARKING = 286 SPACES
 TOTAL COMPACT PARKING = 20 SPACES
 TOTAL PARKING SPACES = 306 SPACES
 PER ZONING ORDINANCE OFF STREET ACCESSORY PARKING REQUIREMENTS (ARTICLE 6.0 OF WORCESTER ZONING BY LAW) THE PARKING LOT CONTAINING MORE THAN 120 VEHICLES UP TO TWENTY-FIVE PERCENT (20%) OF THE REQUIRED PARKING MAY BE SET ASIDE FOR COMPACT CARS AS A PART OF A FRONT PORCH OR A SPECIAL PERMIT. THE PERCENTAGE OF PARKING SPACES FOR COMPACT CARS MAY BE INCREASED THROUGH TRAFFIC SAFETY RESEARCH. EACH COMPACT SPACE SHALL BE NOT LESS THAN EIGHT FEET AND SIXTEEN INCHES IN LENGTH.

OFF STREET PARKING DEMAND SUMMARY

USE/TENANT	GFA	OCCUPANCY	0000 PARKING RATIO	0000 PARKING DEMAND
RESTAURANT	9,900 GFA	180 SEATS	0.25 SPACE/SEAT	40
RESTAURANT	9,900 GFA	230 SEATS	0.25 SPACE/SEAT	58
CAFE	2,100 GFA	70 SEATS	0.25 SPACE/SEAT	18
MEDICAL CLINIC (DENTAL) ⁽¹⁾	3,100 GFA	11 TREAT ROOMS	3 SPACES/ROOM	33 ⁽¹⁾
OFFICE, RETAIL, PERSONAL SERVICE ⁽²⁾	5,100 GFA	-	5.00 SPACE/AREA	11
PROPOSED RESIDENTIAL	204,414 GFA	219 UNITS	SEE NOTE 3	283 SPACES
				410 SPACES
				268 SPACES

NOTE:
 1. CCOOS OFF STREET PARKING REGULATIONS ALLOW 25% REDUCTION IN STANDARD PARKING REQUIREMENTS UNLESS NOT SPECIFICALLY LISTED IN ARTICLE 6.0 OF THE ZONING ORDINANCE.
 2. DENTIST/DRUM SPACE TO BE REPLACED.
 3. SEE ARCHITECT PROJECT DATA FOR BREAKOUT BY RESIDENTIAL UNIT.

SYMBOL LEGEND

BCG	BIRMINGHAM CONCRETE CURB
PCG	PRESTRESS CONCRETE CURB
VCG	VERTICAL GRANITE CURB
PH/TP	PLUMBING/TELEPHONE
(P)	PROPOSED PARKING SPACES
(S)	TRAFFIC MARKING SIDEWALK
(D)	COMPACT PARKING STALL (8'x11')
(EV)	ELECTRIC VEHICLE PARKING STALL

OPEN SPACE PROVIDED

EXISTING	PROPOSED	Δ
5,802 SF	10,493 SF	+ 4,691 SF

LOADING PROVIDED

EXISTING	PLAZA - NON-COMFORMING	PROPOSED	MIXED USE - SPECIAL PERMIT (20A)
0	0	0	0

