

February 15, 2024

VIA E-MAIL – PLANNING@WORCESTERMA.GOV

Division of Planning & Regulatory Services

City Hall Room 404

455 Main Street

Worcester, MA 01608

Attn: Michelle M. Smith, Assistant Chief Development Officer

Re: 98 Beacon Street LLC - Application to City of Worcester Planning Board for Definitive Site Plan Review Approval for a Multifamily Development Project at 96 and 98-100 Beacon Street, Worcester, Massachusetts (the "Property")

Dear Ms. Smith,

This firm represents 98 Beacon Street LLC in its application to the City of Worcester Planning Board (the "Board") for Definitive Site Plan Review approval in connection with the redevelopment of the existing building on the Property to install approximately fifty-eight (58) residential units and additional site improvements related thereto.

We hereby submit the following items for filing with the Board:

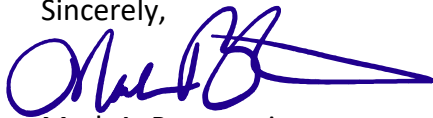
1. Definitive Site Plan Review Application with Certificate of Tax/Revenue Collection Compliance;
2. Project Impact Statement and Statement in Support;
3. Civil Plan Set;
4. Drainage Report;
5. Architectural Plans, Floor Plans and Elevations;
6. Zoning Determination Form (to be submitted under separate cover letter);
7. Traffic Impact and Access Study; and
8. Certified List of Abutters.

We will coordinate with staff to facilitate the submission of the addressed envelopes, the filing fees payable to the City of Worcester and necessary copies of the above items.

Kindly file this Application with the City Clerk and schedule this Application to be presented and discussed at the Board's next available meeting, which is scheduled to occur on **March 20, 2024**. Please let me know if you have any questions concerning the enclosed.

Thank you for your assistance with this matter.

Sincerely,



Mark A. Borenstein,

Enclosures

cc: Project Team

City of Worcester Planning Board



DEFINITIVE SITE PLAN APPLICATION

Division of Planning & Regulatory Services

City Hall, 455 Main Street, Room 404, Worcester, MA 01608

Phone: (508) 799-1400 x 31440 – Fax: (508) 799-1406 – E-mail: planning@worcesterma.gov (preferred)

1. PROPERTY INFORMATION

- a. 96 and 98-100 Beacon Street
Address(es) – please list all addresses the subject property is known by
- b. 03-001-0001A and 03-001-00008
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 67142 Page 140
Current Owner(s) Recorded Deed/Title Reference(s)
- d. Business, General (BG-6.0) and Commercial Corridors Overlay District (CCOD-D)
Zoning District and all Zoning Overlay Districts (if any)

2. APPLICANT INFORMATION

- a. 98 Beacon Street LLC
Name(s)
- b. 40 Jackson Street, Suite 3200, Worcester, MA 01608
Mailing Address(es)
- c. mborenstein@bowditch.com; (508) 688-9136
Email and Phone Number(s)
- d. Owner
Interest in Property (e.g., Lessee, Purchaser, etc.)

I certify that I am requesting the Worcester Planning Board grant the Definitive Site Plan as described below 98 Beacon Street LLC

By its Manager: Worcester Beacon MM LLC


(Signature)


_____, Andrew P. Consigli, Authorized Signatory

3. OWNER OF RECORD INFORMATION (IF DIFFERENT FROM APPLICANT)

- a. Same
Name(s)
- b. _____
Mailing Address(es)
- d. _____
Email and Phone Number

4. REPRESENTATIVE INFORMATION

a. Mark A. Borenstein
Name(s)

b. 
Signature(s)

c. Bowditch & Dewey, LLP, 311 Main Street, Worcester, MA 01608
Mailing Address(es)

d. mborenstein@bowditch.com; (508) 688-9136
Email and Phone Number

e. Attorney
Relation to Project (*Architect/Attorney/Engineer/Contractor, etc.*)

5. AUTHORIZATION N/A - Owner is Applicant

Authorization I, _____, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map _____ Block _____ Lot(s) _____, do hereby authorize _____ to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the _____ day of _____, 20_____.

On this _____ day of _____, 20_____, before me personally appeared _____, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: _____

(If there is more than one owner of the land to be considered in this application, a notarized authorization is required for each owner.)

6. PROVIDE THE FOLLOWING ITEMS, 1 DIGITAL COPY IN PDF FORMAT VIA EMAIL TO PLANNING@WORCESTERMA.GOV AND CONFIRM WITH STAFF BEFORE SUBMISSION OF 1 PHYSICAL COPY BY HAND DELIVERY OR MAIL:

- Zoning Determination Form** obtained from the Inspectional Services Division (email inspections@worcesterma.gov or call 508 – 799 – 1198 for more information)
- Completed Site Plan Application, signed by all parties involved.
- Completed **Tax Certification** for the Applicant and Owner (if different) are attached (page 4)
- If the applicant is NOT the Owner, the **Owner(s) Authorization** for the applicant to apply is attached (page 2)
- A **Certified Abutters List(s)** issued within 3 months of this application’s filing date which includes all properties affected and includes any contiguous, commonly owned property(s). This can be obtained from the Assessor’s Office and includes all abutters and abutters to abutters within 300’ of the edge of the land owner’s property.
Note: if the property(s) is within 300 ft. of another town an abutters list from that town may be required
- Project Impact Statement** describing the proposed project and analyzing how the project and site layout were designed with consideration for and to be compatible with the review criteria in the Zoning Ordinance.
- Site Plan** showing the full project scope and all elements listed in Item 11 of this application, stamped and signed by all applicable professionals
- Architectural drawings** showing exterior elevation, height in feet and stories, exterior materials for all structures, and corresponding floor plans stamped and signed by all applicable professionals
- Stormwater Report** demonstrating compliance with Massachusetts Stormwater Standards for the project, as applicable based on project type and scope (*contact staff to confirm*)
- Traffic Study**, if necessary based on expected traffic generation (*contact staff to confirm*)

7. PROVIDE 1 PHYSICAL COPY OF THE FOLLOWING ITEMS:

- One stamped (i.e. postage paid) pre-addressed envelope for *each* party on the Abutters List and the applicant (if different from the owner), with the following return address:

Division of Planning and Regulatory Services
455 Main Street (City Hall), Room 404
Worcester, MA 01608

- Filing Fee** of \$ 4,485.00 is enclosed (*see fee schedule or contact staff to confirm amount*).

8. TAX CERTIFICATION

This certification must be completed by all applicants and owners of the property, certifying payment of all local taxes, fees, assessments, betterments, or any other municipal charges of any kind. Failure to include a completed certification shall result in the application being deemed incomplete.

If a Single Owner or Proprietorship:

- a. _____
Name
- b. _____
Signature certifying payment of all municipal charges
- c. _____
Mailing Address
- d. _____
Email and Phone Number

9. IF A PARTNERSHIP OR MULTIPLE OWNERS:

- e. _____
Names
- f. _____
Signatures certifying payment of all municipal charges
- g. _____
Mailing Address
- h. _____
Email and Phone Number

Applicant, if different from owner:

- i. N/A

Printed Name & Signature of Applicant, certifying payment of all municipal charges

If a Corporation or Trust:

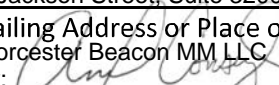
- j. 98 Beacon Street LLC

Full Legal Name
- k. Massachusetts

State of Incorporation
- 40 Jackson Street, Suite 3200, Worcester, MA 01608

Principal Place of Business
- l. 40 Jackson Street, Suite 3200, Worcester, MA 01608

Mailing Address or Place of Business in Massachusetts
- Worcester Beacon MM LLC

By:  Andrew P. Consigli, Authorized Signatory
- m. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- n. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- o. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- p. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges

10. PROJECT TYPE AND DESCRIPTION

a. Existing Conditions. Describe the current/existing use of the property

The property is occupied by an existing historic 5-story approximately 38,610 square foot mill building with an unstriped gravel parking area and loading dock area.

b. Proposed Conditions. Check the box for all of the categories that describe the proposed project:

Proposed Project Type			
Residential	<input checked="" type="checkbox"/>	New Construction	<input type="checkbox"/>
Industrial/manufacturing	<input type="checkbox"/>	Rehabilitation/Renovation	<input checked="" type="checkbox"/>
Business	<input type="checkbox"/>	Expansion/Addition	<input type="checkbox"/>
Mixed Use	<input type="checkbox"/>	Change of use	<input checked="" type="checkbox"/>
Subdivision	<input type="checkbox"/>	Drive-through	<input type="checkbox"/>
		Gas station	<input type="checkbox"/>
		Lodging House	<input type="checkbox"/>
		Historic Property	<input checked="" type="checkbox"/>
		Abuts Historic Property	<input type="checkbox"/>
		Billboard	<input type="checkbox"/>
		Airport Environs Overlay	<input type="checkbox"/>
		≥15% Slope Disturbed	<input checked="" type="checkbox"/>

c. Describe the proposed use of the property (attach separate narrative if needed)

The Applicant seeks to: (i) make alterations to the existing building to install approximately 55 dwelling units (including ground floor residences) and amenity areas; (ii) upgrade building systems; (iii) renovate the facade; (iv) replace windows and doors; (v) reconfigure the existing curb-cut on Beacon Street; (vi) repave the existing parking area to the east of the existing building to install 7 off-street parking spaces; (vii) install stairs and accessible ramps and walkways; (viii) remove the existing curb-cut and loading area along Lagrange Street; and (ix) conduct other site improvements related thereto.

d. Fill in all information relevant to the proposed project

All Projects	Existing	Change +/-	Total
Overall lot size in square feet	+/- 15,496 SF	N/A	+/- 15,496 SF
Number of buildings	1 Building	N/A	1 Building
Total square footage of building(s)	+/- 38,610 SF	N/A	+/- 38,610 SF
Number of stories of building(s)	5 Stories	N/A	5 Stories
Number of parking spaces	Unstriped Area	+7 Spaces	7 Spaces*
Number of loading spaces	2 Spaces	- 2 Spaces	0 Spaces
Changes to on-street parking	N/A	N/A	N/A
Total vehicle daily trips. <i>Please consult staff for specific thresholds requiring review.</i>	0 Trips	+ 264 Trips	264 Trips
Square feet of wetlands	0 SF	N/A	0 SF
Square feet of surface (open) water	0 SF	N/A	0 SF
Square feet of area vegetated/wooded	0 SF	0 SF	0 SF
Number of trees over 9" in caliper	0 Trees	+ 5 Trees**	5 Trees**
Cubic yards of fill material to be imported/exported	TBD	TBD	TBD
Square feet of property in floodplain	0 SF	N/A	0 SF
Length of roadway (in feet or miles)	0 ft	N/A	0 ft
Residential	Existing	Change +/-	Total
Number of units	0 Units	+58 Units	58 Units
If multi-family, number of bedrooms per unit	0 Bedrooms	+ 58 Bedrooms	58 Bedrooms
Number of accessible units	0 Units	+ 3 Units	3 Units
Number of affordable units	0 Units	N/A	0 Units
Business/ Industrial	Existing	Change +/-	Total
Gross square feet of floor area	+/- 38,610 SF	- 38,610 SF	0 SF

11. ZONING

If this project has already been granted Zoning Relief by the Zoning Board of Appeals, please list the relief below:

Type of Relief	Date Approved
Variance (Min. Front Yard Setback)(ZB-2023-031) - Recorded in WDRD in Book 69258, Page 65	April 24, 2023

12. PERMITS REQUIRED

List any **Federal, State, or City of Worcester** agencies from which permits or other actions have been or will be sought. Please continue list on an attached sheet if needed.

Agency Name	Permit Type	Date Filed	File Number
Inspectional Services	Building Permit	TBD	
Worcester Historical Commission	Demolition Delay Waiver	TBD	

13. PLAN REQUIREMENTS

The following information is required of all applications submitted for Site Plan Review. If you are not providing one of these, please check "waiver requested" next to the item.

Feature	Waiver Requested	Location in Set (Sheet/ page #)
a. Site Plan at a minimum 1" = 40'-0" scale, legend, & properly oriented north arrow	<input type="checkbox"/>	All
b. Locus plan with zoning information shown	<input type="checkbox"/>	Cover C-101
c. Existing utilities	<input type="checkbox"/>	Survey
d. Existing and proposed grading using differing linetypes, showing 2' contours	<input type="checkbox"/>	Survey and Grading C-401
e. Soil types identified on the plan (including test-pit/boring locations)	<input checked="" type="checkbox"/>	
f. Location of all trees over 9" caliper inches on existing conditions plan	<input checked="" type="checkbox"/>	
g. Architectural elevations or renderings (including exterior materials)	<input type="checkbox"/>	Architectural Plans
h. Landscape plan including plantings, and details for all landscape elements	<input type="checkbox"/>	C-301
i. Shade trees to reduce heat island effect. (1 tree required per dwelling unit and a minimum of 1 tree required for every 10 interior parking spaces, 3.5" caliper size)	<input checked="" type="checkbox"/>	C-301
j. Stormwater mitigation measures for the 2, 10, 25, & 100-year design storm. Provide a stamped Stormwater Checklist & Calculations. <i>All projects shall comply with Massachusetts Stormwater Standards, as applicable to project scale.</i>	<input type="checkbox"/>	Stormwater Report and C-401
k. For multi-family residential dwellings in B zones, 10% of site area has been provided for recreation. <i>Note: See Article IV, Section 2, Table 4.2, footnote 3.</i>	<input type="checkbox"/>	NA

14. REVIEW STANDARDS

The following standards shall be used by the Planning Board in reviewing all applications for site plan review. These standards are intended to provide a frame of reference for the applicant in development of applications. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention or innovation. Applicants are encouraged to evaluate the extent to which the site plan, its immediate and general locus and the City more generally can tolerate the development being proposed and adjust their proposals accordingly.

Applicants should additionally provide a narrative “project impact statement” summarizing how the proposed project has been designed with the following criteria in mind by evaluating their proposal on the basis of the following 16 review standards, as outlined in the Zoning Ordinance per Article V, Section 5, B.

Provide the following information about the proposed project in relation to the review standards. If you are not providing one of these features please check “none” next to the item.

1. Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.

Feature	None	Page/ sheet #
a. Pedestrian pathways internal to the site, with dimensions of path widths	<input type="checkbox"/>	Site Plan C-301
b. Pedestrian pathways connecting to sidewalks or nearby amenities	<input type="checkbox"/>	Site Plan C-301
c. Doors/egress to all existing and proposed buildings	<input type="checkbox"/>	Architectural Plans and Site Plan C-301
d. Pedestrian paving and surface treatment details	<input type="checkbox"/>	Site Plan C-301
e. Safe, ADA accessible pedestrian crossings at driveways and intersections	<input type="checkbox"/>	Site Plan C-301

2. Adequacy and arrangement of vehicular traffic access and circulation including intersections, road widths, pavement surfaces, dividers and traffic controls.

Feature	None	Page/ sheet #
a. Driveway layout & materials	<input type="checkbox"/>	Site Plan C-301
b. Dimensions of all drives and curb cut widths, minimizing the number and width of curb-cuts (see Note 5 to Table 4.4)	<input type="checkbox"/>	Site Plan C-301
c. Access control and directional signage (e.g. gates, pavement markings, etc.)	<input type="checkbox"/>	Site Plan C-301
d. Pavement and curb details, including level sidewalks at driveways	<input type="checkbox"/>	Site Plan C-301
e. Permeable or porous paving, and/ or cool pavements/ treatments	<input checked="" type="checkbox"/>	

3. Location, arrangement, appearance and sufficiency of off-street parking and loading.

Feature	None	Page/ sheet #
a. Number of parking spaces provided (9 x 18)	<input type="checkbox"/>	Site Plan C-301
b. Number of compact parking spaces (8 x16)	<input type="checkbox"/>	Site Plan C-301
c. ADA parking spaces	<input type="checkbox"/>	Site Plan C-301
d. Parking aisle width (24 feet for 90° parking; see policy for angled spaces)	<input type="checkbox"/>	Site Plan C-301
e. Parking is outside front & exterior side yard/setback (except residential drives)	<input type="checkbox"/>	Site Plan C-301
f. Loading spaces or docks (see Table 4.5 and related notes)	<input checked="" type="checkbox"/>	
g. Screen planting between parking and edge of property or pedestrian paths	<input type="checkbox"/>	Landscape C-301
h. Number of electric vehicle charging stations or “ready” (conduit run) spaces	<input type="checkbox"/>	Site Plan C-301 and Utility Plan C-501
i. Bicycle parking (is it covered, or provided inside the building? Circle: YES NO)	<input type="checkbox"/>	Site Plan C-301 and Architectural Plans

4. Location, arrangement, size, design and general site compatibility of buildings, lighting and signs.

Feature	None	Page/ sheet #
a. Building entrance fronting on the sidewalk	<input type="checkbox"/>	Site Plan C-301
b. Front façade with features to add visual interest and activate street (e.g., window placement, variation of materials, reduction in massing, etc.)	<input type="checkbox"/>	Architectural Plans
c. Green roof, blue roof, rooftop solar, or use of high-albedo roof treatments	<input checked="" type="checkbox"/>	
d. Light levels appropriate for safety (1 foot candle) where pedestrians and vehicles will meet	<input type="checkbox"/>	Lighting Plan C-703
e. Parking and circulation directional signage	<input type="checkbox"/>	Site Plan C-301
f. Signage facing the street	<input type="checkbox"/>	TBD

5. Adequacy of stormwater and drainage facilities.

Feature	None	Page/ sheet #
a. Flood Zones, wetlands, watercourses, and water quality and wellhead protection areas	<input checked="" type="checkbox"/>	
b. Bioswale or other open stormwater infiltration area planted with native vegetation (rain garden, etc.)	<input checked="" type="checkbox"/>	
c. Infiltration of clean runoff to maintain groundwater supply	<input type="checkbox"/>	Drainage Report and Drainage Plan C-401
d. Overflow or other connection to City stormwater infrastructure***	<input type="checkbox"/>	Drainage Report and Drainage Plan C-401

***Contact DWP&P to determine any applicable sewer connection or use change fees.

6. Adequacy of water supply and sewerage disposal facilities.

Feature	None	Page/ sheet #
a. Connections to or extensions of city sanitary sewer and water utilities. <i>Contact DWP&P to determine any applicable sewer connection or use change fees.</i>	<input type="checkbox"/>	Utility Plan C-501 Utilize existing connection
b. Connections to or extensions of city storm drainage infrastructure	<input type="checkbox"/>	Drainage Plan C-401
c. Footing or foundation drainage for a proposed structure or wall	<input type="checkbox"/>	TBD

7. Adequacy, type and arrangement of trees, shrubs and other landscaping elements in accordance with the Landscaping Design Standards set forth in Article V, Section-5(C).

Feature	None	Page/ sheet #
a. Walls, including height (show top & bottom elevations at highest and all intersecting points, minimize height whenever possible), materials, and related drainage.	<input type="checkbox"/>	Site and Grading Plan C-301 and C-401
b. Engineered slopes (rip-rap is not recommended)	<input checked="" type="checkbox"/>	
c. Planted buffers between parking facilities and adjacent properties or roads	<input type="checkbox"/>	Landscape Plan C-301
d. Proposed plantings and areas to be seeded (number, species or mix, size)	<input type="checkbox"/>	Landscape Plan C-301
e. Fencing, including information on material, height, and style (including gates)	<input type="checkbox"/>	Site and Grading Plan C-301 and C-401
f. Planted buffers along rear and side yard setbacks	<input type="checkbox"/>	Landscape Plan C-310

8. In the case of an apartment complex or other multiple dwelling, the adequacy of useable common property or open space. Note: for residential uses in Business Districts see Article IV, Section 2, Table 4.2, footnote 3.

Feature	None	Page/ sheet #
a. Outdoor seating (i.e. benches, seat walls, picnic tables, etc.)	<input type="checkbox"/>	Site Plan C-310
b. Recreation or play area (Is it designed for children/ families? Circle: YES NO)	<input checked="" type="checkbox"/>	
c. Raised beds for a community garden or other urban agriculture provisions	<input checked="" type="checkbox"/>	
d. Paved pedestrian plaza area (includes patios) or deck	<input type="checkbox"/>	Site Plan C-310
e. Interior common space and amenities or balconies	<input type="checkbox"/>	Architectural Plans

9. Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.

Feature	None/	Page/ sheet #
a. Plan locating all existing (to remain) & proposed light fixtures	<input type="checkbox"/>	Lighting Plan C-703
b. Details of all proposed light fixtures: showing max temperature of 4,000K, dark-sky compliant, and with shielding to prevent light spillover	<input type="checkbox"/>	Lighting Plan C-703
c. Photometric plan for parking lots with ≥12 new spaces	<input type="checkbox"/>	Lighting Plan C-703
d. Opaque fencing or evergreen planting to screen trash or utility areas (including siting and screening of roof-top equipment, as applicable)	<input type="checkbox"/>	Landscape Plan C-301
e. Sound attenuation at loading, utility, and other noise generating areas with particular attention to sensitive neighbors	<input type="checkbox"/>	Landscape Plan C-301
f. Limit of clearing, with mature vegetation protected where possible	<input type="checkbox"/>	Site Plan C-301

10. Adequacy of fire lanes and other emergency zones and the provisions of fire hydrants.

Feature	None	Page/ sheet #
a. Diagram of fire truck access path (applicant should coordinate turning radius and access requirements with the Fire Department)	<input type="checkbox"/>	Turning Exhibits
b. Clearly marked fire or emergency loading areas	<input checked="" type="checkbox"/>	
c. Fire hydrants and/or FDC connections	<input type="checkbox"/>	Utility Plan C-501

11. Special attention to the adequacy of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion.

Feature	None	Page/ sheet #
a. All buildings and utilities are located at or above the 500-year flood elevation	<input checked="" type="checkbox"/>	
b. Drainage infrastructure is designed to reduce ponding and slow runoff	<input type="checkbox"/>	Drainage Report and Drainage Plan C-401

12. Adequacy of erosion and sedimentation control measures to be utilized during and after construction.

Feature	None	Page/ sheet #
a. Erosion control plan narrative sequence (including perimeter controls and temporary stormwater management) for construction activities	<input type="checkbox"/>	Soil Erosion & Sediment Control Plan C-601
b. Plans for securing of any stockpiles on site during construction	<input type="checkbox"/>	Soil Erosion & Sediment Control Plan C-601
c. Temporary and permanent slope stabilization/designs for slopes greater than 3H:1V; (note: loam and seed is not sufficient)	<input type="checkbox"/>	Soil Erosion & Sediment Control Plan C-602
d. Slopes ≥2.5H:1V are engineered (note: loam and seed is not sufficient)	<input checked="" type="checkbox"/>	
e. Temporary sediment basins and other means of stormwater velocity attenuation or conveyance proposed during construction	<input type="checkbox"/>	Soil Erosion & Sediment Control Plan C-602

13. Conformance and compatibility of the site plan design with structures listed in the most recent State Register of Historic Places.

Feature	None	Page/ sheet #
a. Protection of existing historic architectural or site features	<input type="checkbox"/>	Architectural Plans
b. Historically-sensitive façade, window, and roof treatments	<input type="checkbox"/>	Architectural Plans

14. Adequacy and impact on the regional transportation system.

	Feature	None	Page/ sheet #
a.	Bus service within ¼ mile (indicate number of stops and route numbers)	<input type="checkbox"/>	Cover C-101
b.	Improvements to neighborhood walk/bike-ability or public transportation	<input type="checkbox"/>	Site Plan C-301

15. Adequacy of plans and protective measures to ensure minimal risk of contamination to surface or ground water.

	Feature	None	Page/ sheet #
a.	Snow storage locations (outside of basins and required parking/landscape buffer)	<input type="checkbox"/>	Site Plan C-301
b.	Water quality structures to remove total suspended solids (TSS) from runoff	<input type="checkbox"/>	Drainage Report and Drainage Plan C-401
c.	Water quality structures to remove pollutants from runoff (i.e. oil/ water separators, etc.)	<input type="checkbox"/>	Drainage Report and Drainage Plan C-401
d.	Plan for mitigation of any contaminated soils (include RTN, RAM Plan, AUL)	<input checked="" type="checkbox"/>	
e.	Locations of material to cut or filled (including the location of the source material if fill)	<input type="checkbox"/>	TBD
f.	Dewatering plans	<input type="checkbox"/>	Drainage Report and Drainage Plan C-401

16. Conformance of the site design with the purposes and intent of the Worcester Zoning Ordinance.

	Feature	None	Page/ sheet #
a.	Minimum yard setbacks (for front, side, and rear)	<input type="checkbox"/>	Site Plan C-301
b.	Property and right-of-way boundary lines (include the status of ways)	<input type="checkbox"/>	Survey and Site Plan C-301
c.	Easements for any utilities, public access, or adjacent properties	<input type="checkbox"/>	Survey and Site Plan C-301
d.	Regularity factor for all lots	<input type="checkbox"/>	Site Plan C-301
e.	% paving within the front-yard for residential uses	<input type="checkbox"/>	Site Plan C-301
f.	Height of all structures in feet and stories	<input type="checkbox"/>	Architectural Plans and Site Plan C-301

Project Impact Statement and Statement in Support of 98 Beacon Street LLC
Application to City of Worcester Planning Board for Definitive Site Plan Review Approval
for a Multifamily Development Project at
96 and 98-100 Beacon Street, Worcester, Massachusetts

I. Background, Project Scope.

98 Beacon Street LLC is the owner of the property known and numbered as 96 and 98-100 Beacon Street, Worcester, Massachusetts¹ consisting of two parcels containing approximately 15,496 square feet of land (the “Property”). The Property is occupied by an existing 5-story, approximately 38,610 square foot commercial building (the “Existing Building”) with an unstriped gravel parking area to the east and loading area to south. The Existing Building is a historic mill building known as J.A. Colvin Lofts and is located within the historic Lagrange Street Area.

The Property is located entirely within the Business, General 6.0 (“BG-6.0”) zoning district and the Commercial Corridors Overlay District-Downtown Subarea (“CCOD-D”). In 2022, the Worcester City Council rezoned the Property from Manufacturing, General (MG-2.0) to BG-6.0 and CCOD-D to allow for residential uses.

The Property is bounded by Beacon Street with primarily residential buildings to the north, a surface parking lot and the Junction Shop and Hermon Streets historic area (also known as the Beacon – Hermon Streets Manufacturing District) to the east, Lagrange Street to the west, an existing autobody shop and other commercial uses to the southeast. In 2021, a new residential development was approved to the south on Lagrange Street which will include the conversion of four (4) mill buildings into approximately sixty-three (63) affordable and workforce housing dwelling units (the “Lagrange Project”).

98 Beacon Street LLC (the “Applicant”) seeks definitive site plan review approval from the City of Worcester Planning Board (the “Board”) as more particularly described herein in connection with: (i) the renovation of interior portions of the Existing Building to install approximately fifty-eight (58) residential units consisting of fifty-one (51) studio units and seven (7) 1 bedroom units and amenity spaces; (ii) upgrading the building systems in the Existing Building; (iii) renovation of the façade of the Existing Building; (iv) replacement of Existing Building’s doors and windows; (v) reconfiguration of existing curb-cut on Beacon Street, (vi) repaving of parking area to the east of the Existing Building to install seven (7) parking spaces (including one (1) accessible space and one (1) van accessible space); (vii) removal of the

¹ 96 Beacon Street and 98-100 Beacon Street have parcel identifications of 03-001-0001A and 00008, respectively. The Property is currently owned by 98 Beacon Street LLC as shown in the deed recorded with the Worcester Registry of Deeds in Book 67142, Page 140.

existing curb-cut and existing loading area along Lagrange Street; (viii) installation of stairs and accessible ramps and walkways; and (ix) additional site improvements related thereto (the “Project”).

II. Requirement for Approval of Site Plan Review.

The development of 5 or more dwelling units and the alteration of slopes 15% or greater requires site plan review approval by the Board pursuant to Table 5.1 of Article V of the Zoning Ordinance. The Existing Building will contain fifty-eight (58) dwelling units and will involve the alteration of slopes 15% of greater along the south and easterly portions of the Property, and, therefore, the Project requires site plan review. The Applicant is also seeking certain waivers as specified herein.

III. Reasons for Approval of Definitive Site Plan.

The Project satisfies the site plan review standards and criteria as set forth in Article V, Section 5.B and the CCOD design standards and dimensional requirements as set forth in Article IX, Section 6 of the Zoning Ordinance for the reasons stated herein:

1. **Adequacy and arrangement of vehicular traffic access and circulation including intersections, road widths, pavement surfaces, dividers and traffic controls; Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.**

The proposed layout of the Project will provide a safe, adequate and efficient layout and design for vehicular and pedestrian traffic and comply with CCOD design standards. Safe, convenient, and efficient pedestrian access to the Existing Building will be provided along new and existing accessible walkways and sidewalks, including a new sidewalk along Lagrange Street. Seven (7) spaces of resident parking spaces (including one (1) accessible space and one (1) van accessible space) will be located near the main entrance of the Existing Building. New trees will be planted adjacent to these parking spaces to provide a natural buffer from adjacent properties. The Project will also be served by leased parking across the street located at 30 Lagrange Street, which parking area will consist of approximately forty two (41) parking spaces (the “Lagrange Parking Area”) to be constructed as part of the Lagrange Project. A newly proposed crosswalk will allow any occupants to cross the street and access the Project by walking up the existing sidewalk on Lagrange street from the Lagrange Parking Area.

The Property currently has one curb cut along Beacon Street used for parking at the Existing Building and circulation from the adjacent lot at 35 Lagrange Street which will be redeveloped as part of the Lagrange Project and one curb cut and loading area along Lagrange

Street. The Project will involve the modification of the existing curb cut along Beacon Street and the removal of the existing curb-cut and existing loading area along Lagrange Street, which will avoid the potential for traffic conflicts and enhance pedestrian safety along Lagrange Street. The new crosswalk across Lagrange Street will also improve pedestrian safety. The modified curb cut along Beacon Street will now be used only for passenger vehicle access to the parking area on the Property and circulation of emergency vehicles to and from 35 Lagrange Street and adjacent portions of the Lagrange Project. The modified curb cut along Beacon Street, walkways, sidewalks, parking areas, drive aisle will not cause any nuisance or hazard to vehicles or pedestrians within or off the Property or line of sight hazards along streets. The proposed drive aisles within the parking areas will provide sufficient widths and turning radii necessary to provide for safe and efficient travel for passenger vehicles.

Emergency vehicles, delivery vehicles and garbage trucks will access the Property and Existing Building by parking along Beacon Street and/or Lagrange Street. Trash receptacles will be rolled from the screened trash area to the street.

Traffic generated and patterns of access and egress will not cause congestion, hazard or a substantial change to the neighborhood character, and the Project will not result in a substantial increase in trip generation levels to and from the Property. Traffic-volume increases for the Project are estimated to be 21 trips for the AM peak hour and 23 trips for the PM peak hour. Peak hour traffic capacity analysis indicates that the estimated site generated traffic represents a very small increase to future traffic volumes in the area, and, as such, the Project is projected to have a negligible impact of area traffic operations, resulting in no degradation to levels of service for area traffic. Please see the traffic Impact and Access Study prepared by Chappell Engineering Associates, LLC.

The proximity of the Property to public transit and a strong network of sidewalk are expected to promote less reliance on automobiles as compared to other similar residential developments in less transit-friendly locations of the City. The project site is within a three minute walking distance of multiple bus routes operated by the Worcester Regional Transit Authority (WRTA) along the Main Street corridor. The Applicant is proposing to install an indoor bike storage room within the Existing Building and exterior bike storage which will promote bikeability to and from the Property. There are sidewalks directly in front of the Existing Building which extend along Beacon Street which connect the neighborhood to the Downtown, which offers employment and commercial opportunities. Of particular note, the Property is within a mile of Union Station, an inter-modal transit hub that hosts both train (MBTA commuter rail and Amtrak) as well as bus (WRTA) services. Bus service along Main Street, proximate to the site, provides service to Union Station.

2. Location, arrangement, appearance and sufficiency of off-street parking and loading.

Table 9.1 of Article IX of the Zoning Ordinance provides minimum and maximum parking requirements for properties in the CCOD-D based on use. Note 1 of Table 9.1 further provides that no minimum parking or loading spaces are required in the Downtown subarea. The Downtown subarea is defined as “[t]hose portions of the Commercial Corridors Overlay District zoned BG-6.0. The Property is located in the BG-6.0 and therefore there is no minimum parking or loading requirements applicable for the Project. Nonetheless, more than adequate parking will be provided for the Existing Building by the 41 parking spaces within the Lagrange Parking Area to be leased to the Applicant. The seven (7) on-site parking spaces with the 41 spaces in the Lagrange Parking Area total 48 spaces for the 58 dwelling units which results in a parking space to unit ratio of approximately .83 to 1, which is consistent with parking ratios of other high density multifamily projects in other transit-oriented areas of the City including the Downtown and Canal District.

The proposed parking will adequately serve the occupants of the Existing Building and will not have a material negative impact on the neighborhood with respect to on or off-street parking. A limited number of vehicles are anticipated to be utilized at the Property in this denser urban environment, with the majority of units to consist of smaller households, i.e., studios and 1-bedroom units. The neighborhood is transit-oriented in nature (i.e., Union Station is within a mile providing train and bus services and WRTA bus stops are nearby), and Downtown Worcester is within walking distance. There exist numerous amenities in close proximity to the Property including restaurants, retail stores, personal services and medical offices.

The Project proposes 58 residential units with 51 studio and 7 one-bedroom apartments. Based on information from the Institute of Transportation Engineers (ITE) Parking Generation manual, mid-rise multifamily use (Land Use Code 221, “dense multi-use urban, not close to rail transit” category for 58 residential units) indicates an average peak parking demand of 39 spaces. Given that 49 parking spaces are proposed, adequate parking will be available on site for the proposed use based on the ITE standard.

Additionally, a main objective of the CCOD is to reduce the amount of land devoted to parking and utilize parking areas more efficiently. The proposed parking areas maintain an urban look and feel by not overwhelming the site with surface parking.

3. Location, arrangement, size, design and general site compatibility of buildings, lighting and signs.

The Project will dramatically improve the aesthetic appeal, design and quality of the Property, which is currently in need of repairs. The Project is functionally and aesthetically compatible with the surrounding commercial and residential properties in the neighborhood,

which include a mix of churches, multifamily, commercial, retail, personal service, and automotive service uses. The Existing Building contains underutilized space, and the renovations and improvements to the site will have no greater impact on, adversely affect or be detrimental to adjoining premises or zones or the neighborhood. The proposed Project will improve the aesthetic appeal, design quality and economic vitality of the neighborhood. Based on the foregoing, the Project will fit into the present character of the neighborhood, and granting this approval will promote an appropriate use of the site.

The kind, size, height and nature of the Project are consistent with other buildings within the neighborhood which have been renovated for multifamily uses. The Project will bring a historic property back into productive use. The Existing Building is located on the corner of Beacon Street and Lagrange Street which makes its location prominent within the area. The Project's façade renovations and replacement of the doors and windows will further beautify the Existing Building and create a more visually interesting streetscape. The Existing Building will comply with all dimensional and CCOD design requirements as set forth in the Zoning Ordinance, except with respect to the front yard setback for which the Applicant has received relief from the Zoning Board of Appeals.

The Project use will not result in any increase in noise levels that would be noticeable at any abutting properties. The Project will neither create a nuisance, hazard, congestion or concerns pertaining to health, safety or general welfare, and there will not be substantial harm to the neighborhood or derogation from the intent of the Zoning Ordinance as a result of the Project.

The proposed outdoor lighting will be adequate for safe and secure access to and from the Existing Building, walkways, sidewalks and parking areas. Lighting will be maintained at least 1 fc at the curb cut on Beacon Street where pedestrians and vehicles meet. The proposed lighting will be arranged and have directional shields so as to minimize light from shining onto abutting properties and streets and will not have a deleterious effect on neighboring properties. Any signage will comply with the Zoning Ordinance.

4. Adequacy of stormwater and drainage facilities; adequacy of utilities, water supply and sewerage disposal facilities and other public services.

The development does not anticipate any adverse effect on drainage patterns. The best management practices for stormwater are incorporated in the design of the Project and will be adequate to manage stormwater runoff generated by the Project and to satisfy the requirements of the Zoning Ordinance, the Worcester Department of Public Works and Massachusetts Stormwater standards. Stormwater runoff will be collected via deep sump hooded catch-basins and transported to water quality units or a subsurface stormwater detention basin with an isolator

row. Stormwater will then be discharged to the City's existing drainage system in Lagrange Street via underground connections. See Drainage Report prepared by Bohler.

The development will coordinate with the City of Worcester Department of Public works and Engineer to utilize existing water and sewer connections, gas and electric service facilities and infrastructure will need to be provided for the Existing Building and the Project. Utility lines and infrastructure currently exist within Beacon Street and Lagrange Street and are readily available to be connected to any new utilities that are necessary for the Project.

5. Adequacy, type and arrangement of trees, shrubs and other landscaping elements in accordance with the Landscaping Design Standards set forth in Article V, Section 5(C); adequacy of useable common property or open space.

The Project proposes to provide enhanced natural vegetation by way of new trees along the northeasterly boundary and a portion of the southwesterly part of the Property on Lagrange Street, such vegetation is not currently provided at the Property. Four (4) new trees are proposed along the northeasterly boundary of the Property which will serve to screen the parking area from the north. These proposed shade trees along the streets will serve as a visual buffer between the Property and adjoining properties and streets. The Project will also result in the planting of a tree along Lagrange Street which will provide additional shade and improve the streetscape. All new trees will be Asian Long-Horned Beetle and Emerald Ash Borer compliant.

The Project will result in the installation of interior amenity spaces for residents including a lounge and fitness area as shown on the architectural plans which provide opportunities for residents to gather and building community.

6. Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.

The Project use will not result in any increase in noise levels that would be noticeable at any abutting properties. The Project will neither create a nuisance, hazard, congestion or concerns pertaining to health, safety or general welfare, and there will not be substantial harm to the neighborhood or derogation from the intent of the Zoning Ordinance as a result of the Project.

The proposed exterior lighting will be full shielded and cut off, will not exceed a color temperature of 3,000K, will be appropriately arranged with directional shields so as to minimize light from shining and/or spilling onto abutting properties and streets while maintaining pedestrian and vehicular safety, and will not have a deleterious effect on neighboring properties. Site lighting is designed to meet IESNA (Illuminating Engineering Society of North America) guidelines for security minimums within parking and pedestrian areas.

Trash receptables will be screened and located within interior to the site and out of the public view.

7. Adequacy of fire lanes and other emergency zones and the provisions of fire hydrants.

The Existing Building will be fully sprinklered. There is no special emergency zone noted on the plans. However, fire trucks and other emergency vehicles will be able to access the Property by parking on Beacon Street and Lagrange Street which are in close proximity to the Existing Building. Additionally, the Property can be accessed from the Lagrange Project to the southeast via collapsible bollards as previously coordinated with the Fire Department. The Existing Building will be serviced by existing municipal fire hydrants located within the sidewalks on Beacon Street and Lagrange Street.

8. Special attention to the adequacy of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion; adequacy of erosion and sedimentation control measures to be utilized during and after construction.

There are minimal natural terrain features at the Property, and the Project will minimize, to the extent practicable, changes to the natural terrain. The proposed drainage and site design layout of the Project improvements are designed to reduce any susceptibility of ponding, flooding and erosion. The Property is outside of the Floodplain and Water Resources Protection Overlay Districts and ecologically sensitive areas, and there are no wetland resource areas on the Property. There are no anticipated negative impacts on the groundwater. During construction, appropriate measures will be taken for controlling erosion, sedimentation and pollution as set forth in the plans submitted herewith. Any disturbed areas will be maintained upon completion of the construction phase.

9. Conformance of the site design with the purposes and intent of the Worcester Zoning Ordinance.

The Project complies with the design requirements set forth in Article IV, Section 7.A.3, Article IX, Section 6 and other applicable provisions of the Zoning Ordinance, except as otherwise provided herein. The Project will provide sufficient accessory off-street parking spaces necessary to accommodate the residents of the Existing Building by virtue of the accessory parking area and leased parking in the Lagrange Parking Area. The proposed drive aisles within the parking area on the Property will provide sufficient widths and turning radii necessary to provide for safe and efficient travel for passenger vehicles. The proposed access, parking, walkways and landscaping-related improvements are arranged for safe and convenient access for motorists and pedestrians. Proposed new lighting will not have a deleterious effect on or cause a nuisance to neighboring properties or abutting streets. The Project will dramatically improve the aesthetic appeal, design and quality of the Property, which is highly visible to the

public. The Project will improve the economic vitality of the neighborhood and surrounding areas by increasing the number of residents in the area who will patronize local businesses and economic centers in and around the neighborhood. The Project will create new construction jobs and will generate additional tax revenues and fees for the City.

The Project is in conformance with the purposes and intent of the Zoning Ordinance and the CCOD, as it will provide much-needed and in-demand housing to support the City's critical housing stock, which will promote the economic vitality of the neighborhood and the City. The Project is a development of a compatible land use that provides urban densities, is a redevelopment of an existing historic building in the Downtown subarea, offers a design that provides an aesthetically pleasing environment for pedestrians that is accessible, compact, safe and inviting. The Project promotes compact, environmentally-responsible (e.g., EV charging station, proximity to WRTA and Union Station), pedestrian friendly development that is physically and functionally integrated through site design, and avoids over-dedication of land devoted to surface parking. Moreover, the Project will encourage the most appropriate use of the land in a manner that promotes economic development, general welfare, safety and the creation of housing of such type, size and cost suitable for meeting the current and future needs of the City. The Project protects natural resources as well as the architectural, scenic and aesthetic qualities of the community and protects against the uses of land which are incompatible with nearby uses, undue intensity of noise and danger and congestion in travel and transportation.

10. Conformance and compatibility of the site plan design with structures listed in the most recent State Register of Historic Places.

The Property is listed on the Massachusetts Cultural Resource Information System (MACRIS) database as the J.A. Colvin Lofts (see WOR.3176). The Project will enhance the existing aesthetics and character of the neighborhood, and the Property, including the historic Existing Building, and will be compatible with the historic Lagrange Street Area and non-historic structures in the neighborhood.

11. Adequacy and impact on the regional transportation system.

The Project will not materially impact the regional transportation system as the neighborhood is transit-oriented nature (i.e., Union Station within 1 mile and there are WRTA bus stops nearby) and facilities at the Property will accommodate alternate means of transportation (e.g., bicycle storage). There exist amenities and employer hubs in close proximity to the Property. The Project will promote the bike- and walk-ability of the neighborhood as it will include bicycle storage, and the existing system of sidewalks in the neighborhood provides safe and convenient access to the Downtown and surrounding areas.

12. Adequacy of plans and protective measures to ensure minimal risk of contamination to surface or groundwater.

The Property is outside of the Water Resources Protection Overlay Districts and ecologically sensitive areas, and there are no surface waters or wetland resource areas on the Property or nearby. Snow storage locations will be outside required parking/landscape buffers. There will be no storage of hazardous materials or substances at the Property. Based on the foregoing, plans and protective measures under the Project will ensure minimal risk of contamination to surface or groundwater.

IV. Waivers and Other Zoning Relief.

The Applicant seeks the following waivers and other zoning relief, to the extent applicable:

1. Soil types identified on the plan (including test-pit/boring locations);
2. Location of all trees 9” caliper inches on existing conditions plan;
3. Shade trees to reduce heat island effect (1 tree required per dwelling unit); and
4. Any other waivers and zoning relief that may be required.