

AZIMUTH LAND DESIGN, LLC

Civil Engineers & Erosion Control Specialists

118 Turnpike Road, Suite 200, Southborough, Massachusetts 01772

Telephone (508) 485-0137 jamest@azimuthlanddesign.co

PROJECT IMPACT STATEMENT For Apartment Development at 49 Upland Street

PROJECT PARAMETERS

The proposed development of 49 and 39 Upland Street, Worcester is the construction of two low rise apartment buildings on 6.5 acres with appurtenant parking, landscaping, playground and dog park areas.

A total of 118 units are proposed, 59 in each of the two buildings which will both have footprints of 21,236 sq.ft. for a total gross creation of 127,416 s.f. of residential area. Per new City regulation, 15% of the units will be available to lessees earning up to 80% of the area median income.

The site will be served by 212 parking spaces with access to the site from existing frontage west of #69 Upland Street. Seven of the 212 spaces will be equipped with electric vehicle charging stations another 38 spaces will have conduits extended to them.

The project is to be served by connection to existing municipal water service and electric, telephone and cable service in Upland Street. We will create a private sewer pumping station and discharge sanitary sewer flows to an existing sewer manhole in front of #47 Upland.

The site's drainage system will collect runoff from all impervious surfaces on site, building roofs, sidewalks, parking spaces and driving aisles and direct it through a CDS stormwater filtration unit before directing it into an infiltration structure that will infiltrate all runoff from 2 inch and smaller storm and prevent an increase of flow to abutting properties.

Each building will have an outside, covered bicycle storage area, to the right of the main entrance, and an indoor room for bicycle and other storage. That room will be accessible from the outside, from a door at the back, left corner of each building.

The site will have a route of sidewalks and crosswalks leading from building #2 through the parking area to the playground and dog park areas. The site's sidewalks will also lead to new sidewalks in front of the adjacent ANR lot which together connect the proposed buildings to the existing sidewalk on the north side of the abutting Upland Street properties at #'s 47 through 67. In addition, the site's sidewalks will lead to a crosswalk connecting to a new bus shelter to be installed near the boundary between this site and Autumn Woods.

There is an existing bordering vegetated wetland at the southerly boundary of the property which extends onto the adjacent Autumn Woods apartment complex site. We recently filed a Notice of Intent with the Worcester Conservation Commission for work within the 100 foot buffer zone. We will not alter any wetlands and we will respect the City's wetlands bylaw proscription against work within 15 feet of the wetlands. The nearest approach of any work will be 43 feet from wetlands.

SITE CHARACTERISTICS AND PROJECT DESIGN

The site's existing cover is almost entirely wooded with a mix of deciduous and coniferous species. The topography of the site is a varying grade slope downward from north to south, from the backs of the abutting properties at 47 - 67 Upland Street, through this property to the abutting Autumn Woods apartment complex.

Soils on site are mapped as being Paxton and Woodbridge series soils of average permeability and not unusually prone to the presence of ledge or boulders. We excavated 4 deep observation holes on this lot which generally confirmed this characterization.

There is a bordering vegetated wetland, at the southerly boundary of the site but only at the end of that boundary farthest from Upland Street.

Multiple building and parking layouts were drawn up, including both buildings on the south side of the main access drive, one building on each side of it, both buildings at the extreme east and west ends of the site.

In the end, we chose the proposed layout for two reasons. One is that it sets the proposed buildings so low relative to most of the Upland Street abutters that most of each building will not be visible to some abutters.

The second reason is that this layout allowed us to have the grading of the parking lot, playground and dog park area dovetail with the need to have infiltration/detention at the south end of the site and to have a net material balance on site with even cuts and fills.

The proposed layout also allows us to only discharge stormwater runoff from the infiltration structure directly toward the wetland on the southerly boundary of the site. In our Drainage Report, we compare the peak rates of flow across the entirety of that boundary between the project site and the Autumn Woods apartment complex. But right now, much of the runoff from the project site flows toward buildings and parking areas on that complex. It has to be captured and conveyed to the aforementioned wetland. We will not only decrease the peak rate of flow from the project site to that abutter, we will very much decrease the flow to the abutter's parking areas and buildings and direct that flow to the wetland.

The proposed layout utilizes only the more westerly of the site's two points of frontage on Upland Street. Initial concept plans showed a layout equally utilizing the access between #'s 47 and 51 Upland Street but City staff identified problems with that access and it was changed to being only an emergency access for the use of first responders. The access west of 69 Upland Street and east of the entrance to Autumn Woods will have adequate site distance and also allow for the installation of a bus shelter that will serve both this site and Autumn Woods.

The revised Traffic Study by AK Associates, Inc., finds that the site's traffic generation, while not insignificant, will not diminish the level of service experienced at any of the nearby intersections.

The project team includes the following parties:

Attorney:	Todd Brodeur, of Fletcher Tilton PC
Civil Engineer:	James Tetreault, of Azimuth Land Design, LLC
Traffic Engineer:	Ali Khorasani of AK Associates
Surveyors:	Todd Chapin of RealMapInfo, LLC
Architects:	Annino Incorporated
Landscape Architect:	Larry Greene
Wetlands Scientist:	Eco Tec, Inc.