

February 22, 2024

City of Worcester  
Division of Planning & Regulatory Services  
City Hall Room 404  
455 Main Street  
Worcester, MA 01608  
Attention: Olivia Holden Planning Analyst

**Application to the Planning Board  
Proposed Warehouse Development  
135 Brooks Street  
Map 37, Lot 5  
City of Worcester, MA  
BEMA # W211202**

Dear Ms. Holden,

Our office had previously received planning board approval for a 207,000 SF spec warehouse building at the above referenced location. Our client is working with a perspective tenant in Restaurant Depot. The Restaurant Depot would be utilizing approximately 51,441 SF of the 207,000 SF building. The remaining building will remain available for other future tenants. To accommodate Restaurant Depots preferred layout, we are proposing to move the main entrance from the side of the building facing Brooks Street to the side facing North, or the side parking field. In addition, Restaurant Depot was looking for more available parking spaces on the side lot instead of more trailer storage space. We have made these adjustments to the previously approved site plan documents and are seeking guidance from the City as to how to proceed forward with review and approval of the amendments.

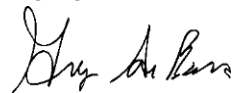
**New Revision Layout Changes:**

- Impervious coverage is reduced in the new layout from 73.8% to 72.22%. A larger landscape island has been incorporated that separates the parking from the trailer storage lot.
- Parking space count has increased by 31 parking spaces, going from 213 to 244.
- Trailer parking area has reduced by 13 parking spaces, going from 68 to 55.
- Accessible parking spaces has increased by 2, going from 8 to 10.
- Access roads remain the same
- Trailer bays in the rear of the Restaurant Depot space have been reduced to provide 5 bays for their use, one trash compactor bay and room for a ground mounted refrigeration equipment pad
- Sidewalk and grading adjustments have been made along the Restaurant Depot building frontage to provide flush curb between the sidewalk and parking area.
- Slight modifications to the lighting and landscaping are proposing within the side parking lot to accommodate the layout changes.

We look forward to discussing these site alterations in further detail with the boards professional staff. Should you have any questions or require additional information, please do not hesitate to contact me at (603) 441-2900.

Sincerely,

**Bohler**



Greg DiBona