

Project Impact Statement of Rodrigo M. Salgado’s
Application to City of Worcester Planning Board for Definitive Site Plan Review for
Multi-Family Development Project at
103 Alvarado Avenue, Worcester, Massachusetts

I. Background.

Rodrigo M. Salgado (the “Applicant”) is the owner of the approximately 13,942 square foot lot located at 103 Alvarado Avenue, Worcester, Massachusetts (the “Property”). The Property is currently occupied by an approximately 4,656 square foot three-story two-family residential building (the “Existing Building”) and is located entirely within the Residence, Limited (“RL-7”) zoning district and no overlay districts.

The Applicant is seeking definitive site plan review from the City of Worcester Planning Board (the “Board”) in connection with his proposal to construct an approximately 6,124 square foot addition to the northerly side of the Existing Building to expand the building area to approximately 10,780 square feet (the “Expanded Building”), install 4 new three-bedroom dwelling units for a total of 6 dwelling units, install a rear parking area with 11 parking spaces, install a new curb cut along Anna Street to the south of the Property, close the existing curb cut on Alvarado Avenue, remove the existing concrete pad along Alvarado Avenue, install a new sidewalk along Anna Street, install new fencing, construct new walkways, install a new dumpster area, plant trees and landscape and conduct other site improvements related thereto (the “Project”).

II. Requirement for Definitive Site Plan Approval and Additional Approvals.

The development of 5 or more dwelling units requires definitive site plan review by the Board pursuant to Table 5.1 of Article V of the Zoning Ordinance. The Expanded Building will contain 6 dwelling units and, therefore, the Project requires site plan review.

On November 27, 2023, the Worcester Zoning Board of Appeals (the “ZBA”) granted special permits to allow for the extension, alteration or change of a privileged, pre-existing, non-conforming structure, allow a multifamily low-rise dwelling use in an RL-7 zone and modify parking, loading requirements, dimensional requirements, layout and/or the number of required spaces and/or landscaping requirements. The ZBA also granted a variance to provide relief from the minimum lot area requirement.

III. Compliance with Definitive Site Plan Review Criteria.

The Project satisfies the site plan review criteria as set forth in Article V, Section 5.B 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; location, arrangement, appearance and sufficiency of off-street parking and loading.

The Project will provide a safe, adequate and efficient layout and design for pedestrian and vehicular traffic both within the site and at the access point on Anna Street. The proposed parking areas, drive aisles, curb cuts and building entrances 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 walkways will improve pedestrian circulation around the Property. The closing of the existing curb cut along Alvarado Avenue and the installation of sidewalk along Anna Street will improve pedestrian safety within the neighborhood.

The proposed parking area will adequately serve the tenants of the Expanded Building. Under Article IV, Section 7, Table 4.4 of the Zoning Ordinance, multi-family uses require 2 spaces per dwelling unit. The Project will result in 4 additional units for a total of 6 dwelling units which would generally require 12 parking spaces. The Project will result in the installation of a parking area to the rear of the Existing Building with 11 parking spaces as well as a new curb cut on Anna Street to allow access to the new parking area. The Applicant obtained relief from the ZBA in the amount of 1 parking space via a special permit. The tenants will have access to the conveniently located parking area at the Property and the proposed use will not result in significant increases in traffic, cause congestion, hazard or a substantial change to the neighborhood character.

2. Location, arrangement, size, design and general site compatibility of buildings, lighting and signs; protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.

The Project will ensure that the residential character of the neighborhood is maintained. Aside from the Lake View Elementary School, nearby religious uses, all the other uses on and around Alvarado Avenue are residential uses from single family to multi-family dwellings. Therefore, the proposed multi-family dwelling use will be consistent with the other residential uses within the neighborhood.

The kind, size, height of the Expanded Building and the proposed site improvements for the Project are consistent with buildings within the neighborhood. The closest building to the north of the Property, at 91 Alvarado Avenue, is an approximately 14,511 square foot lot which is occupied by a three-story multi-family dwelling with 8 units. The Project will therefore be the

same use and height (stories) as its neighbor but with lower density (fewer units on a comparably sized parcel).

While the footprint of the Existing Building will be expanded to allow for the addition of 4 dwelling units, the proposed use will have no greater impact on, adversely affect or be detrimental to adjoining premises or zones or the neighborhood, nor will it increase the existing front yard setback nonconformity. The renovations to the Existing Building and the Property will improve the economic vitality of the neighborhood by increasing the value of the Property and creating new dwelling units.

The Project will not result in any increase in noise levels that would be detrimental to any abutting properties. The proposed outdoor lighting will be adequate for safe and secure access to and from the Expanded Building, walkways, sidewalks and the parking areas. The proposed lighting will be dark-sky compliant, 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. The dumpster area will be screened from neighboring properties with a solid stockade fence. Exterior air conditioning units will be screened by plantings.

Based on the foregoing, the proposed use and improvements to the Property in connection therewith will fit into the present character of the neighborhood.

3. Adequacy of stormwater and drainage facilities; adequacy of water supply and sewerage disposal facilities; adequacy of plans and protective measures to ensure minimal risk of contamination to surface or ground water.

The Project 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.

New and existing water and sewer connections, gas and electric service facilities and infrastructure are sufficient to meet the needs of the Expanded Building.

The Property is outside of the Floodplain and Water Resources Protection Overlay Districts and ecologically sensitive areas, and there are no surface waters or wetland resource areas on the Property. There will be no storage of hazardous materials or substances at the

Property. Based on the foregoing, the Project will ensure minimal risk of contamination to surface or groundwater.

4. 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 a landscape buffer along the easterly, westerly, and southerly boundary of the Property which will contain a variety of aesthetically appealing trees, shrubs and other plantings not currently provided at the site. These landscape buffers and the proposed trees will comply with the Zoning Ordinance, and will serve as a visual buffer between the Property and adjoining properties and streets. All new trees will be Asian Long-Horned Beetle and Emerald Ash Borer compliant. Exterior recreation space will remain along the southerly side of the Property.

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

There is no special emergency zone noted on the plans. However, fire trucks and other emergency vehicles will be able to access the Property from either Alvarado Avenue or Anna Street in close proximity to the Expanded Building. The Property will continue to be serviced by the existing fire hydrants within the area.

6. 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.

The Project will minimize, to the extent practicable, changes to the natural terrain. The Project's site design and proposed drainage reduce any susceptibility of ponding, flooding and erosion. The Property is outside of the Floodplain District and ecologically sensitive areas, and there are no wetland resource areas on the Property. During construction, appropriate measures will be taken to control erosion, sedimentation and pollution. A Stormwater Pollution Prevention Plan (SWPPP) has been filed herewith. The Property will remain stabilized upon completion of the construction phase.

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

The Project complies with the design requirements of Article IV, Section 7.A.3 of the Zoning Ordinance and other applicable provisions of the Zoning Ordinance by providing

sufficient accessory off-street parking spaces to accommodate the residents of the Existing Building and their guests. The proposed parking plan provides adequate ingress and egress to the parking areas by means of clearly defined driveways, and such access to the Property will be limited to a driveway that provides the most safe, effective and efficient flow to and from the Property.

The Project is in conformance with the purposes and intent of the Zoning Ordinance, as it is a development of a compatible land use that provides greater density in the City. Moreover, the Project will encourage the most appropriate use of the land in a manner that creates new housing to serve the current and future needs of the City 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.

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

The Property is not listed on the National Register of Historic Places or the Massachusetts Cultural Resource Information System (MACRIS) database. The Project will enhance the existing aesthetics and character of the neighborhood and will be compatible with historic and non-historic structures in the neighborhood.

9. Adequacy and impact on the regional transportation system.

The Property is located within one-quarter mile of WRTA bus route #16 (Lake Avenue) which provides an alternative option for transportation. The Applicant will be installing interior bicycle storage within the Expanded Building. The Property is also proximately located to employment hubs such as the UMass Chan Medical Campus and commercial establishments such as restaurants and retail stores which may be accessed through the existing sidewalk network in the neighborhood or by bicycle. Based on the number of parking spaces available at the Property, the close proximity to nearby bus route and neighborhood amenities which may be accessed by foot or bicycle, the proposed parking will adequately serve the Property and all occupants of the building.

IV. Waivers and Other Zoning Relief.

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

1. Any waivers and zoning relief that may be required.