

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](mailto:planning@worcesterma.gov) (preferred)

**1. PROPERTY INFORMATION**

- a. 35 Portland Street  
Address(es) – please list all addresses the subject property is known by
- b. 03-010-00012; Parcel ID: 51740  
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 45334 Page 167  
Current Owner(s) Recorded Deed/Title Reference(s)
- d. BG-6.0; CCOD-D; DSOD  
Zoning District and all Zoning Overlay Districts (if any)

**2. APPLICANT INFORMATION**

- a. Portland Salem Realty, LLC  
Name(s)
- b. 50 Franklin Street, Suite 400, Boston, MA 02110  
Mailing Address(es)
- c. jsmith@bowditch.com; 508.926.3464  
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**

Portland Salem Realty, LLC

By: 


(Signature) Sandra Bonito, Authorized Signatory

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

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

**4. REPRESENTATIVE INFORMATION**

a. Joshua Lee Smith  
Name(s)

b.   
Signature(s)

c. 311 Main Street, Worcester, MA 01608  
Mailing Address(es)


d. jsmith@bowditch.com; 508.926.3464  
Email and Phone Number

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

**5. AUTHORIZATION**


Authorization I, Sandra Bonito, as Authorized Signatory of Portland Salem Realty, LLC, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 03 Block 010 Lot(s) 00012, do hereby authorize Joshua Lee Smith to file this application with the Division of Planning & Regulatory

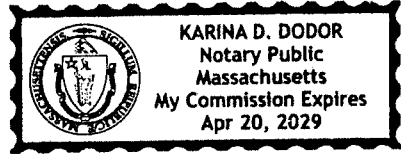
Services of the City of Worcester on this the 6 day of December, 2022.

Portland Salem Realty, LLC  
By:   
Sandra Bonito, Authorized Signatory

On this 6 day of December, 2022, before me personally appeared

Sandra Bonito, 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: 4/20/2029



*(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](mailto: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](mailto: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 \$\_\_\_\_\_ 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

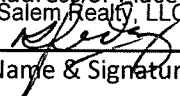
**9. IF A PARTNERSHIP OR MULTIPLE OWNERS:**

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

**Applicant, if different from owner:**

- i. \_\_\_\_\_  
Printed Name & Signature of Applicant, certifying payment of all municipal charges

**If a Corporation or Trust:**

- j. Portland Salem Realty, LLC  
Full Legal Name
- k. MA 35 Portland Street, Worcester, MA 01608  
State of Incorporation Principal Place of Business
- l. 50 Franklin Street, Suite 400, Boston, MA 02110  
Mailing Address or Place of Business in Massachusetts  
Portland Salem Realty, LLC
- m. By:  Sandra Bonito, Authorized Signatory  
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 Project site presently consists of a 169-space surface parking lot that is enclosed with chain link fencing. The site is located at the corner of Myrtle Street and Portland Street.

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

Proposed Project Type			
Residential	<input type="checkbox"/>	New Construction	<input checked="" type="checkbox"/>
Industrial/manufacturing	<input type="checkbox"/>	Rehabilitation/Renovation	<input type="checkbox"/>
Business	<input type="checkbox"/>	Expansion/Addition	<input type="checkbox"/>
Mixed Use	<input checked="" 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 type="checkbox"/>
		Abuts Historic Property	<input type="checkbox"/>
		Billboard	<input type="checkbox"/>
		Airport Environs Overlay	<input type="checkbox"/>
		≥15% Slope Disturbed	<input type="checkbox"/>

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

The Project involves the construction and development of a new 6-story approximately 90,286 square foot mixed-use multifamily building that will contain 108 residential units in 5 levels atop approximately 3,054 square feet of commercial space, lobbies, other amenity areas, and an enclosed parking area. A total of 62 parking spaces will be provided within the ground level of the new building, including accessible spaces and a state-of-the-art two-level semi-automated stacker system.

### d. Fill in all information relevant to the proposed project

All Projects	Existing	Change +/-	Total
Overall lot size in square feet	22,481	No change	22,481
Number of buildings	0	+1	1
Total square footage of building(s)	N/A		90,286
Number of stories of building(s)	N/A	+6	6
Number of parking spaces	169	-107	62
Number of loading spaces	0	0	0
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>			
Square feet of wetlands			
Square feet of surface (open) water			
Square feet of area vegetated/wooded			
Number of trees over 9" in caliper			
Cubic yards of fill material to be imported/exported			
Square feet of property in floodplain			
Length of roadway (in feet or miles)			
Residential	Existing	Change +/-	Total
Number of units	0	+108	108
If multi-family, number of bedrooms per unit			
Number of accessible units			
Number of affordable units	0	0	0
Business/ Industrial	Existing	Change +/-	Total
Gross square feet of floor area	N/A	+90,286	90,286

**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
N/A	

**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 Department	Building Permit	To be filed	To be issued

**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"/>	C-101
b. Locus plan with zoning information shown	<input type="checkbox"/>	EXISTING CONDITIONS PLAN
c. Existing utilities	<input type="checkbox"/>	EXISTING CONDITIONS PLAN
d. Existing and proposed grading using differing linetypes, showing 2' contours	<input type="checkbox"/>	C-101
e. Soil types identified on the plan (including test-pit/boring locations)	<input type="checkbox"/>	STORMWATER REPORT
f. Location of all trees over 9" caliper inches on existing conditions plan	<input type="checkbox"/>	EXISTING CONDITIONS PLAN
g. Architectural elevations or renderings (including exterior materials)	<input type="checkbox"/>	ARCHITECTURAL PLAN
h. Landscape plan including plantings, and details for all landscape elements	<input type="checkbox"/>	L-101
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 type="checkbox"/>	
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
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"/>	

**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 checked="" type="checkbox"/>	
b. Pedestrian pathways connecting to sidewalks or nearby amenities	<input type="checkbox"/>	C-101
c. Doors/egress to all existing and proposed buildings	<input type="checkbox"/>	C-101
d. Pedestrian paving and surface treatment details	<input type="checkbox"/>	C-101
e. Safe, ADA accessible pedestrian crossings at driveways and intersections	<input type="checkbox"/>	C-101

**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"/>	C-101
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"/>	C-101
c. Access control and directional signage (e.g. gates, pavement markings, etc.)	<input checked="" type="checkbox"/>	
d. Pavement and curb details, including level sidewalks at driveways	<input type="checkbox"/>	C-101
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"/>	ARCHITECTURAL PLAN
b. Number of compact parking spaces (8 x16)	<input checked="" type="checkbox"/>	
c. ADA parking spaces	<input type="checkbox"/>	ARCHITECTURAL PLAN
d. Parking aisle width (24 feet for 90° parking; see policy for angled spaces)	<input type="checkbox"/>	ARCHITECTURAL PLAN
e. Parking is outside front & exterior side yard/setback (except residential drives)	<input checked="" type="checkbox"/>	
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 checked="" type="checkbox"/>	
h. Number of electric vehicle charging stations or “ready” (conduit run) spaces	<input checked="" type="checkbox"/>	
i. Bicycle parking (is it covered, or provided inside the building? Circle: YES NO)	<input type="checkbox"/>	ARCHITECTURAL PLAN

**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"/>	C-101
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 PLAN
c. Green roof, blue roof, rooftop solar, or use of high-albedo roof treatments	<input type="checkbox"/>	
d. Light levels appropriate for safety (1 foot candle) where pedestrians and vehicles will meet	<input checked="" type="checkbox"/>	
e. Parking and circulation directional signage	<input checked="" type="checkbox"/>	
f. Signage facing the street	<input checked="" type="checkbox"/>	

**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 checked="" type="checkbox"/>	
d. Overflow or other connection to City stormwater infrastructure***	<input type="checkbox"/>	C-101

\*\*\*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&amp;P to determine any applicable sewer connection or use change fees.</i>	<input type="checkbox"/>	C-101
b. Connections to or extensions of city storm drainage infrastructure	<input type="checkbox"/>	C-101
c. Footing or foundation drainage for a proposed structure or wall	<input type="checkbox"/>	C-101

**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 checked="" type="checkbox"/>	
b. Engineered slopes (rip-rap is not recommended)	<input checked="" type="checkbox"/>	
c. Planted buffers between parking facilities and adjacent properties or roads	<input checked="" type="checkbox"/>	
d. Proposed plantings and areas to be seeded (number, species or mix, size)	<input type="checkbox"/>	L-101
e. Fencing, including information on material, height, and style (including gates)	<input checked="" type="checkbox"/>	
f. Planted buffers along rear and side yard setbacks	<input checked="" type="checkbox"/>	

**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 checked="" type="checkbox"/>	
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 checked="" type="checkbox"/>	
e. Interior common space and amenities or balconies	<input type="checkbox"/>	ARCHITECTURAL PLAN



**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 checked="" type="checkbox"/>	
b. Details of all proposed light fixtures: showing max temperature of 4,000K, dark-sky compliant, and with shielding to prevent light spillover	<input checked="" type="checkbox"/>	
c. Photometric plan for parking lots with ≥12 new spaces	<input checked="" type="checkbox"/>	
d. Opaque fencing or evergreen planting to screen trash or utility areas (including siting and screening of roof-top equipment, as applicable)	<input checked="" type="checkbox"/>	
e. Sound attenuation at loading, utility, and other noise generating areas with particular attention to sensitive neighbors	<input checked="" type="checkbox"/>	
f. Limit of clearing, with mature vegetation protected where possible	<input checked="" type="checkbox"/>	

**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 checked="" type="checkbox"/>	
b. Clearly marked fire or emergency loading areas	<input checked="" type="checkbox"/>	
c. Fire hydrants and/or FDC connections	<input checked="" type="checkbox"/>	

**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 checked="" type="checkbox"/>	

**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"/>	C-100
b. Plans for securing of any stockpiles on site during construction	<input type="checkbox"/>	C-100
c. Temporary and permanent slope stabilization/designs for slopes greater than 3H:1V; (note: loam and seed is not sufficient)	<input checked="" type="checkbox"/>	
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 checked="" type="checkbox"/>	

**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 checked="" type="checkbox"/>	
b. Historically-sensitive façade, window, and roof treatments	<input checked="" type="checkbox"/>	

**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 checked="" type="checkbox"/>	
b.	Improvements to neighborhood walk/bike-ability or public transportation	<input checked="" type="checkbox"/>	

**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 checked="" type="checkbox"/>	
b.	Water quality structures to remove total suspended solids (TSS) from runoff	<input checked="" type="checkbox"/>	
c.	Water quality structures to remove pollutants from runoff (i.e. oil/ water separators, etc.)	<input checked="" type="checkbox"/>	
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 checked="" type="checkbox"/>	
f.	Dewatering plans	<input checked="" type="checkbox"/>	

**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"/>	C-101
b.	Property and right-of-way boundary lines (include the status of ways)	<input type="checkbox"/>	EXISTING CONDITIONS PLAN
c.	Easements for any utilities, public access, or adjacent properties	<input checked="" type="checkbox"/>	
d.	Regularity factor for all lots	<input checked="" type="checkbox"/>	
e.	% paving within the front-yard for residential uses	<input checked="" type="checkbox"/>	
f.	Height of all structures in feet and stories	<input type="checkbox"/>	C-101

**Statement in Support and Project Impact Statement of Portland Salem Realty, LLC**  
**Application to City of Worcester Planning Board for Site Plan Review Approval for**  
**Mixed-Use Multifamily Development Project at**  
**35 Portland Street, Worcester, Massachusetts**

**I. Background and Project Scope.**

The project site is located at 35 Portland Street, Worcester, Massachusetts, containing a total of approximately 22,481 square feet of land (collectively, the “Property”) and consists of a 54-space surface parking lot.

The Property is located entirely within the Business, General 6.0 (“BG-6.0”) zoning district, the Commercial Corridors Overlay District-Downtown Subarea (“CCOD-D”) and the Downtown/Blackstone Canal Sign Overlay District (“DSOD”), and is surrounded by Portland Street to the east, Myrtle Street to the south and southwest, as well as large parking lots to the north and west.

Portland Salem Realty, LLC (“Portland Salem”) is seeking site plan review approval from the City of Worcester Planning Board (the “Board”) as more particularly described herein, in connection with the construction and development of a new 6-story approximately 90,286 square foot mixed-use multifamily building (the “New Building”) that will contain 108 residential units in 5 levels atop approximately 3,054 square feet of ground level commercial space,<sup>1</sup> lobbies, other amenity areas and an enclosed parking area (the “Project”). A total of 62 parking spaces will be provided within the ground level of the New Building, including accessible spaces and a state-of-the-art two-level semi-automated stacker system. The Project also includes the construction and/or installation of related site improvements at the Property, including, but not limited to, landscaping, curb cut (along Portland Street), open space amenity areas (including a courtyard area, balconies and other areas), public art/mural space, electric vehicle charging stations, interior bicycle storage areas and other site features. The existing parking lot and surrounding fence will be demolished and removed in order to accommodate the Project.

**II. Requirement for Approval of Site Plan Review.**

The development of 5 or more dwelling units requires site plan review approval by the Board pursuant to Table 5.1 of Article V of the Zoning Ordinance. The New Building will

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<sup>1</sup> The commercial spaces will likely be used as a artist studio/gallery and gym.

contain 108 dwelling units, and, therefore, the Project requires site plan review.<sup>2</sup> Portland Salem is also seeking certain waivers as specified herein.

### **III. Reasons for Approval of Definitive Site Plan.**

The Project satisfies the site plan review standards for review 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 structured parking within the New Building will provide a safe, adequate and efficient layout and design for vehicular and pedestrian traffic. The building design was developed such that the resident parking will be in close proximity of the lobby entrances of the building. The proposed parking and loading areas, drive aisles, curb cut 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 drive aisles within the parking area will provide sufficient widths and turning radii necessary to provide for safe and efficient travel for passenger vehicles. The ground level security garage door leading to the parking area within the New Building will be opened by proximity entry access RFID tag when a vehicle is within approximately 20 feet of the garage door. The garage door will be setback from the street in order to allow vehicles to safely and conveniently enter and exit the New Building with minimal impact to Portland Street.

Emergency vehicles will be able to access the New Building from Portland Street and Myrtle Street. Safe, convenient and efficient pedestrian access to the New Building (including the residential and commercial uses) will be provided along all streets via existing accessible sidewalks.

Proximity of the Property to public transit opportunities and a strong network of sidewalk and bicycle accommodations are expected to promote less reliance on automobiles as compared to other similar residential developments in less transit-friendly locations. Of particular note, the Property is in close proximity to a number of WRTA bus stops, and is walking distance to Union

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<sup>2</sup> The Project will not require submission to the Worcester Conservation Commission for an NOI/Order of Conditions as the Property is located in both the Combined Sewer System Area and the Commercial Area Revitalization District (CARD).

Station and the Downtown core. In addition to aligning with these alternative means of transit and walkability, Portland Salem is also considering dedicating a parking space within the garage for the implementation of a privately-managed shared car service to provide residents with access to a vehicle and reduce the need for residents to have to maintain their own vehicle at the Property. 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. See the separate Trip Generation Memorandum prepared by BSC Group.

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

Table 9.1 of Article IX of the Zoning Ordinance provides minimum parking requirements for properties in the CCOD based on use. Because the Property is located in the BG-6.0 and CCOD-D, no minimum parking or loading spaces are required.<sup>3</sup> However, a total of 62 parking spaces will be provided for the Project, all within the New Building.

The proposed parking will adequately serve the occupants of the New 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. The neighborhood is transit-oriented nature (i.e., Union Station and multiple WRTA bus stations within walking distance) and facilities at the Property will accommodate alternate means of transportation (e.g., bicycle storage, privately managed ride sharing space for residents, etc.). There exist amenities in close proximity to the Property and there is a nearby downtown employer hub. As discussed above, Portland Salem is considering dedicating a parking space within the garage for the implementation of a privately-managed shared car service to provide residents with access to a vehicle and reduce the need for residents to have to maintain their own vehicle on the Property. In addition to these various means of transit nearby and features being provided at the Property, there is also ample third party off street parking garages and lots in the area for both residential and commercial parking.

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 area with the stackers is designed to limit the overall surface area and visibility so as to maintain an urban look and feel by not overwhelming the site with surface or interior parking.

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<sup>3</sup> Note 1 of Table 9.1 provides that “No minimum parking or loading spaces are required in the Downtown subarea.”

**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 vacant and underutilized, but will be highly visible to the public on the ground level and serve as a prominent building within the Downtown. The Project is functionally and aesthetically compatible with the surrounding commercial and residential properties in the neighborhood, which include a mix of restaurants, retail, personal services, multifamily, performing arts theater and office uses. The Property contains underutilized space that was formerly used as a large parking lot, and the proposed New Building 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 New Building will improve the aesthetic appeal, design quality and economic vitality of the neighborhood. Based on the foregoing, the New Building and improvements to the Property in connection therewith 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 New Building and the proposed site improvements for the Property are consistent with buildings in other neighborhoods within the City that have been developed for high rise multifamily use. The New Building will provide other architecturally appealing building articulation, features and massing, variations in materials, textures, colors and window styles, changing façade heights and angles to respond to the immediate context and other design elements that create visual interest. The New Building will integrate well with the neighborhood as the Project will replace the former view of a large surface parking area enclosed with chain link fencing with open space garden areas. The New Building will comply with all dimensional and parking requirements and the CCOD design requirements as set forth in the Zoning Ordinance.

The proposed outdoor lighting, which includes building mounted lighting solutions on facades, will be adequate for safe and secure access to and from the New Building, walkways and sidewalks. 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. Portland Salem's wall signage will be in compliance 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 existing lot is entirely paved, and the project is reducing a small amount of impervious surface

by incorporating landscape areas on site. Stormwater runoff collected on-site will be discharged to the City's existing drainage system. See stormwater management report prepared by BSC Group. Due to the change in surface from asphalt parking lot to rooftop areas, the water will be much cleaner quality and will not be subject to sand and chemicals like the current parking lot.

New water and sewer connections, gas and electric service facilities and infrastructure will need to be provided for the New Building and the Project; provided, however, such utility lines and infrastructure currently exist within Portland Street and Myrtle 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 open space by way of a courtyard space and ground level open space. Shade trees and landscape planters already within and along the sidewalk contain a variety of aesthetically appealing and native plantings not currently provided at the site. Other open space amenity areas (including balconies and other areas) will also be provided throughout the site. All new trees will be Asian Long-Horned Beetle and Emerald Ash Borer compliant. The Project proposes to create ample common areas and open space amenity areas at the site as described herein that can be used by residents for outdoor leisure.

**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 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. Site lighting is designed to meet IESNA (Illuminating Engineering Society of North America) guidelines for security minimums within parking and pedestrian areas.

The trash collection area will be located within the New Building and out of the public view. Approximately 6 containers will be provided onsite which will be emptied on a weekly

basis. One container will be attached to a chute-fed apartment style compactor unit at a time. On service day, the containers will be rolled through the parking garage and garage door to an area in front of the garage entrance along adjacent side walls on the property area at Portland Street. During the service, the driver will pick the containers up from and return to that area.

**7. 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 by parking on both streets surrounding the site in close proximity to the New Building. The New Building will be serviced by existing municipal fire hydrants located within the sidewalks.

**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 as a result of the Project. 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 will not be any 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. The premises will remain 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 of Article V, Section 5.B, Article IV, Section 7.A.3, Article IX, Section 6 and other applicable provisions of the Zoning Ordinance by providing sufficient accessory off-street parking spaces necessary to accommodate the new residents and occupants of the New Building by virtue of the interior parking. The proposed drive aisles within the parking area will provide sufficient widths and turning radii necessary to provide for safe and efficient travel for passenger vehicles. The garage door will be setback from the street in order to allow vehicles to safely and conveniently enter the New Building with minimal impact to Portland Street. The proposed parking, walkways and landscaping-related improvements are arranged for safe and convenient access for motorists and pedestrians. Proposed new lighting will be modern in design, and 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, sustain post 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 a corner lot site that is highly underutilized, 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 stations, bicycle storage, privately-managed ride sharing space for residents and other eco-friendly features), pedestrian friendly mixed-use 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 and preservation 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.**

There are no buildings or structures at the Property that are listed on the National Register of Historic Places or the Massachusetts Cultural Resource Information System (MACRIS) database. The Project will continue to enhance the existing aesthetics and character of the neighborhood, and the Property, including the New Building, will be compatible with other historic 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 and multiple WRTA bus stations within walking distance) and facilities at the Property will accommodate alternate means of transportation (e.g., bicycle storage, privately managed ride sharing space for residents, etc.).

There exist amenities in close proximity to the Property and there is a nearby downtown employer hub. The Project will promote the bike and walk-ability of the neighborhood as it will include an indoor bicycle storage room and Portland Street and Myrtle Street provide safe and convenient access to other parts of the Downtown.

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

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. Additionally, the site is located within the City of Worcester Combined Sewer System Area and the Commercial Area Revitalization District (CARD). 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.**

Portland Salem seeks the following waivers and other zoning relief, to the extent applicable:

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