



Jay Gallant, AIA, LEED AP

Project Impact Statement

22 Waverly Street
Worcester, MA

July 26, 2024

The subject property has been purchased with the intention of changing its use from a School (Use Group E) to Apartments (Use Group R-2). The former St. Casimir School is located on the property. An existing parking lot connected to the property is on a parcel known as 52 Harrison Street, and two new additional parking lots are proposed. The renovated building will provide 32 apartment units with the appropriate number of units at 80% and 60% AMI to comply with the City of Worcester Inclusionary Zoning Ordinance.

The building has a floor area of approximately 26,000 square feet on four floors including the basement. The total lot size is 31,628 square feet. The parcel containing the school is 20,789 square feet and the parcel containing the parking lot is 10,839 square feet. The proposed apartments will be on all four floors of the building.

The proposed project will provide a dramatic and positive impact on the property and the neighborhood. The former school is a beautiful building and is perfectly suited for its new life as a residential property. The apartments will all be one-bedroom and studio units with high ceilings and large windows. The school building is not handicapped accessible, and the former covered rear entrance facing the parking areas will be converted to a handicapped accessible main entrance providing full access to the first floor. All remaining original architectural features will be preserved, and all unattractive concrete and metal items that have been added over the years will be replaced or covered.

Two new parking areas will be added, and the existing parking lot will remain and will not be altered. The locations proposed as new parking areas are currently grassed lawns, and stormwater management structures will be installed below both new paved areas. There is one large tree adjacent to Waverly Street and the entrance to a proposed new parking lot and four trees greater than 9" in diameter along the west property line. Those trees will all be pruned and preserved, and new landscaped areas will be added. The intent is to present the building and property as an upscale place to live and a positive improvement for the neighborhood.

A landscaped patio area will be built near the main entrance. Additional site features will include a covered bike storage area and EV parking spaces.

Our project team has been working with City Departments and we attended an IRT meeting earlier this year. We've been inspired by the positive feedback we've received, and our submittal package has addressed the insightful concerns and questions that were sent to us. The collaboration with City of Worcester staff has been very helpful. The units on the property will remain under single ownership, and the project team realizes both the history and potential of the property and the building.

Respectfully submitted,

Jay Gallant, AIA, LEED AP

