

OFF STREET PARKING DEMAND SUMMARY			
USE/TENANT	CCOD-S MINIMUM PARKING REQUIREMENT	CCOD-S MINIMUM PARKING CALCULATION	BASE PARKING REQUIREMENT
PROPOSED USES			
PROPOSED RETAIL-1 (CURRENTLY DCU BANK)	1/500 SF	5,100 SF	11 SPACES
PROPOSED RETAIL-2	1/500 SF	4,383 SF	9 SPACES
PROPOSED RETAIL-3	1/500 SF	4,383 SF	9 SPACES
PROPOSED DCU BANK	1/400 SF & 0.75/1 TELLER STATION	5,100 SF 7 TELLER STATIONS 4 ATMS	22 SPACES
EXISTING USES TO REMAIN			
FOOD SERVICE (IN-HOUSE COFFEE)	1/4 OCCUPANTS	32 TOTAL OCCUPANTS 25 SEATS 7 EMPLOYEES	8 SPACES
FOOD SERVICE (MEXICALI)	1/4 OCCUPANTS	258 OCCUPANTS 238 SEATS 20 EMPLOYEES	65 SPACES
FOOD SERVICE (ALL SYSTEMS GO)	1/4 OCCUPANTS	123 OCCUPANTS 110 SEATS 13 EMPLOYEES	31 SPACES
CLINIC (DENTIST)	3 / TREATMENT RM	11 ROOMS	33 SPACES
BASE PARKING REQUIREMENT=			188 SPACES
**BICYCLE PARKING CREDIT=			(-) 5 SPACES
BASE PARKING REQUIREMENT (AFTER BICYCLE CREDITS)=			183 SPACES
TOTAL PARKING IN 225 SHREWSBURY LOT =			118 SPACES
PARKING RELIEF REQUIRED VIA SPECIAL PERMIT=			65 SPACES
MIXED USE PARKING CREDIT SOUGHT BY SPECIAL PERMIT (MAX. 50%)=			36%

*BICYCLE PARKING CREDIT OF 3 SPACES BY ADMINISTRATIVE APPROVAL PURSUANT TO ARTICLE IV, SECTION 7.C.1.

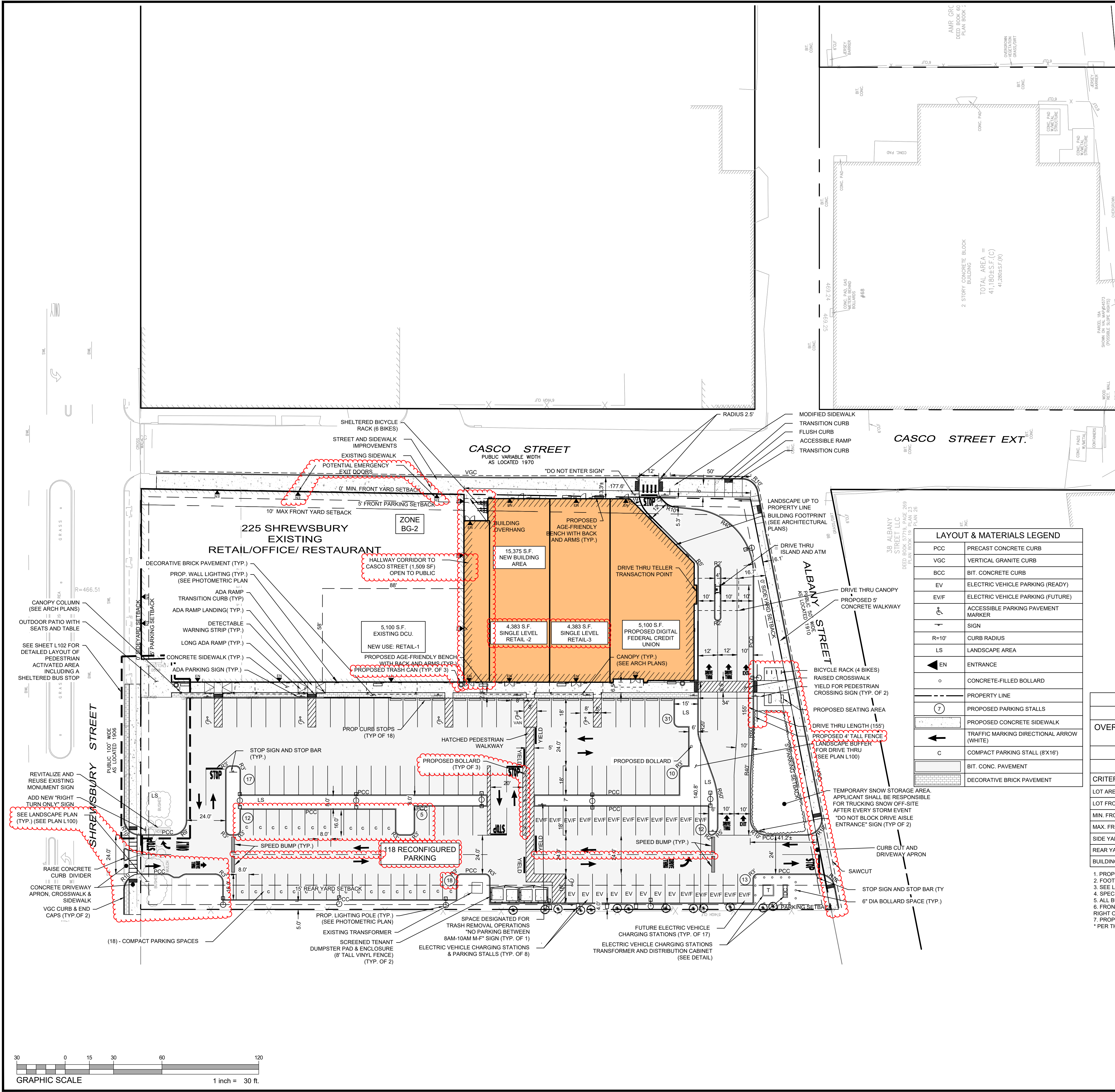
ELECTRICAL VEHICLE PARKING STALLS (20% REQUIRED= 25 SPACES)		PROPOSED OFF-STREET PARKING TYPE BREAKDOWN	
7% EV READY (EV)	8 SPACES	ADA PARKING	6 SPACES
13% EV FUTURE (EV/F)	17 SPACES	COMPACT PARKING	30 SPACES (25%)
		STANDARD PARKING	82 SPACES

PER ZONING ORDINANCE: OFF STREET ACCESSORY PARKING REQUIREMENTS NOTE 3
COMPACT SPACES - IN PARKING LOTS CONTAINING MORE THAN TEN (10) SPACES, UP TO TWENTY-FIVE PERCENT (25%) OF THE REQUIRED PARKING MAY BE SET ASIDE FOR COMPACT CARS AS A MATTER OF RIGHT. UPON GRANT OF A SPECIAL PERMIT, THE PERCENTAGE OF PARKING SPACES FOR COMPACT CARS MAY BE INCREASED TO NOT MORE THAN FIFTY PERCENT (50%). EACH COMPACT SPACE SHALL BE NOT LESS THAN (8) FEET IN WIDTH AND SIXTEEN (16) FEET IN LENGTH.

SECTION 7 - OFF-STREET ACCESSORY PARKING & LOADING REQUIREMENTS (CCOD)
PARKING LOTS WITH UP TO 18 SPACES SHALL NOT BE REQUIRED TO CONFORM TO THE DIMENSIONAL REQUIREMENTS FOR PARKING SPACES AND AISLE WIDTHS, BUT MUST PROVIDE SAFE VEHICULAR ACCESS AND CIRCULATION AS DEFINED BY PROFESSIONAL TRAFFIC ENGINEERING STANDARDS AND TO THE SATISFACTION OF THE BUILDING COMMISSIONER OR ZONING ENFORCEMENT OFFICER.

ZONING ORDINANCE DIMENSIONAL SUMMARY - 225 SHREWSBURY STREET					
ZONING DISTRICT: BG-2					
OVERLAY DISTRICTS: COMMERCIAL CORRIDOR OVERLAY DISTRICT - SHREWSBURY STREET (CCOD-S), UNION STATION VIEW CORRIDOR SIGN OVERLAY DISTRICT (USOD)					
USE: BUSINESS					
DIMENSIONAL REQUIREMENTS					
CRITERIA	BG-2.0	CCOD-S*	EXISTING	PROPOSED	ZONING COMPLIANCE
LOT AREA ⁽¹⁾	5,000 SF	-	2.38 ac.	2.38 ac.	YES
LOT FRONTAGE ⁽¹⁾	40.0'	40.0'	178±	178'	YES
MIN. FRONT YARD	N/A	0'	0±	1±	YES
MAX. FRONT YARD	N/A	10.0'	0±	1±	YES
SIDE YARD ⁽²⁾	N/A	-	0±	16.7±	YES
REAR YARD	15.0'	-	141±	141±	YES
BUILDING HEIGHT	50.0'	-	<50'	-	-

- PROPOSED DEVELOPMENT FRONTAGE AND YARD SETBACKS SHOWN ARE TAKEN FROM CASCO STREET.
- FOOTPRINT OF EXISTING SHOPPING PLAZA BUILDING IS NOT CHANGING.
- SEE LANDSCAPE AND ARCHITECTURAL PLANS FOR MORE INFORMATION.
- SPECIAL PERMIT NEEDED FROM PLANNING BOARD TO RELOCATE EXISTING DRIVE THRU TO ACCOMMODATE NEW DCU BANK.
- ALL BUILDING DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BY LICENSED LAND SURVEYOR.
- FRONTAGE, STREET - A CONTINUOUS PORTION OF A LOT ABUTTING ONE (1) STREET MEASURED ALONG THE FRONT LOT LINE DIVIDING THE LOT FROM THE RIGHT OF WAY.
- PROPOSED EXTERIOR SIDE YARD SETBACK IS BASED UPON ALBANY STREET AND SHREWSBURY STREET.
*PER THE REQUIREMENTS OF ARTICLE IX OF THE CITY OF WORCESTER ZONING BY LAW.



LAYOUT & MATERIALS LEGEND	
PCC	PRECAST CONCRETE CURB
VGC	VERTICAL GRANITE CURB
BCC	BIT. CONCRETE CURB
EV	ELECTRIC VEHICLE PARKING (READY)
EV/F	ELECTRIC VEHICLE PARKING (FUTURE)
♿	ACCESSIBLE PARKING PAVEMENT MARKER
T	SIGN
R=10'	CURB RADIUS
LS	LANDSCAPE AREA
EN	ENTRANCE
○	CONCRETE-FILLED BOLLARD
---	PROPERTY LINE
○	PROPOSED PARKING STALLS
---	PROPOSED CONCRETE SIDEWALK
←	TRAFFIC MARKING DIRECTIONAL ARROW (WHITE)
C	COMPACT PARKING STALL (8'X16')
---	BIT. CONC. PAVEMENT
---	DECORATIVE BRICK PAVEMENT