

Project Impact Statement
315-317 Southwest Cutoff
Worcester, Massachusetts

Standards for Review (City of Worcester Zoning Ordinance Article 5 – Section 5B)

1. Adequacy and arrangement of vehicular traffic access and circulation including intersections, road widths, pavement surfaces, dividers and traffic controls.

The project is proposed to be serviced by one (1) 30-foot-wide full access driveway with associated traffic controls connection to the Southwest Cutoff right-of-way. The site layout will also maintain an existing cross-access connection to the abutting site to the west. Vehicular access into the proposed parking area is restricted by gate access for employees only. Please refer to the Site Development Plans included with this application for additional information.

2. Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.

Sidewalks have been included around north, west, and south sides of the building, and a striped pathway has been included along east side of the building and connecting to the proposed parking area. Stop signs and pavement markings are included at the proposed driveway intersection at Southwest Cutoff. Please refer to the Site Development Plans included with this application for additional information.

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

Sixty-eight (68) total off-street parking spaces are proposed as part of the project, where 34 are required by City Zoning. Eighteen (18) spaces at the northeast corner of the parking area are proposed 12' wide by 30' long spaces for fleet vehicle parking. Seventeen (17) spaces at the southeast corner of the parking area are proposed 10' wide by 22' long spaces for fleet vehicle parking. There are also two (2) Electric Vehicle Charging spaces proposed adjacent to the southeast corner of the building and two (2) accessible spaces adjacent to the northeast corner of the building. There is a 12' wide by 50' long striped loading zone proposed adjacent to the southeast corner of the building. Please refer to the Site Development Plans included with this application for additional information.

4. Location, arrangement, size, design and general site compatibility of buildings, lighting and signs.

The proposed project includes maintaining the existing building on site. The site, including lighting and signage, has been designed to be compatible with the surrounding area, which consists of commercial and industrial uses. Please refer to the Site Development Plans included with this application for additional information.

5. Adequacy of stormwater and drainage facilities.

The proposed project includes a new stormwater management system consisting of deep-sump, hooded catch basins and an underground infiltration system designed to treat and infiltrate stormwater runoff. The development has been designed in accordance with the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Handbook, as well as the requirements of the City of Worcester. Please refer to the Drainage Report included with this application for additional calculations and description of the proposed stormwater and drainage facilities.

6. Adequacy of water supply and sewerage disposal facilities.

The existing water and sewer connections to the existing building are intended to be maintained as part of the proposed project. There are no known capacity issues with the existing systems, and the

proposed use is not expected to have significant water use or sewer discharges. Please refer to the Site Development Plans included with this application for additional information.

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).

The project proposes landscaping in accordance with the Design Standards. Trees are proposed where possible within the proposed parking area, and the site has been designed to maintain the existing vegetated buffers to the extent practicable on the west and south sides of the property. Please refer to the Landscape Plan within the Site Development Plans included with this application for additional information.

8. In the case of an apartment complex or other multiple dwelling, the adequacy of useable common property or open space.

The proposed use is not an apartment complex and this standard is not applicable.

9. Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.

The proposed use is generally similar to the existing use of the site and is consistent with the commercial and industrial uses in the surrounding area. The proposed site does not include any features that are likely to be considered objectionable to adjacent or neighboring properties.

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

Emergency vehicles will have access to all sides of the building and will be able to adequately navigate through the parking lot. There is an existing hydrant at the west side of the existing curb cut. Please refer to the Fire Truck Turn Exhibit included with this application for additional information.

11. Special attention to the adequacy of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion.

The proposed site grading and stormwater management features have been designed in an effort to avoid ponding, flooding, or erosion. The project is not located within a mapped floodzone, as identified by Federal Emergency Management Agency (FEMA) floodplain mapping. Please refer to the Site Development Plans included with this application for additional information.

12. Adequacy of erosion and sedimentation control measures to be utilized during and after construction.

The project proposes the inclusion of erosion control measures consisting of silt fence, straw wattles, inlet protection, and the inclusion of two construction entrance/exits. Please refer to the Erosion and Sediment Control Plan included as part of the enclosed Site Development Plans. The project proposes the disturbance of greater than one (1) acre of land and will therefore be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the NPDES General Permit prior the start of construction. The SWPPP will provide additional information and detail relative to construction period erosion controls.

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

The project has been designed in accordance with the purposes and intent of the Worcester Zoning Ordinance. Please refer to the Site Development Plans included with this application for additional information.

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

The existing site and adjacent area are not known to have any features or buildings of historical significance.

15. Adequacy and impact on the regional transportation system.

The project is not anticipated to generate excessive traffic or have an impact on the regional transportation system.

16. Adequacy of plans and protective measures to ensure minimal risk of contamination to surface or ground water.

The project includes a proposed stormwater management system consisting of deep-sump, hooded catch basins and an underground infiltration system designed to treat and infiltrate stormwater runoff prior to discharge. The proposed stormwater infiltration is also expected to create a corresponding decrease in stormwater runoff from the site. The project has been designed in accordance with the MassDEP Stormwater Handbook and the requirements of the City of Worcester. Please refer to the Drainage Report for additional calculations and description of the proposed stormwater management system.