



DECISION – DEFINITIVE SITE PLAN AMENDMENT

Application:	Definitive Site Plan	File #:	PB-2023-087
Subject Property:	912-914, 918-924, 926-928, 930 & 932-934 Main Street, 157 Woodland Street and 1 & 3 Hawthorne Street and part of 151 Woodland Street	Map Block Lot #:	06-042-00029, - 00028, -00027, - 00026, -00025, - 00024, -00023, - 00007, -08-11
Applicant(s):	Trustees of Clark University	Property Owner:	Same
Zoning District(s):	Split zoned: BL-1.0 (Business, Limited) and an IN-S (Institutional, School) zoning district and partially within a CCOD-E (Commercial Corridors - Elsewhere) Overlay District)	Review Trigger:	>5 DU; >10,000 SF GFA; abutting NR
Existing:	Presently on the premises of 912-934 Main Street are five (5) mixed use structures, with ground floor commercial and multi-family dwellings above and associated surface parking; at 1 & 3 Hawthorne Street are multi-family low-rise detached dwellings; on the subject portion of 151 Woodland Street is a parking lot and landscaping, and at 157 Woodland Street is a low-rise multifamily detached dwelling with a surface parking lot (total of ±42 units & ±88,700 SF).		
Proposed:	The applicant seeks to demolish the existing site improvements and construct a ±6-story, ±161,881 SF dormitory building, with ±502 beds in ±171 dwelling units, with ±12,297 SF of accessory ground floor commercial space on Main Street, and to conduct associated site improvements.		
Plan Preparer:	Ayers Saint Gross	Plan Date:	09/28/2023
Architectural Plan Preparer:	Ayers Saint Gross	Plan Date:	09/28/2023
Meeting date(s):	December 13, 2023	Board Action:	Approved 4-0 (LaValley absent) with conditions

Conditions of Approval:

Prior to the release of the decision, issuance of a building permit, or commencement of site work (whichever occurs first):

1. Provide one (1) copy of revised site plans (1 full-sized stamped and signed original) and a complete architectural plan set, and a PDF file of each of the same, to the Division of Planning & Regulatory Services reflecting the following, as applicable:
 - a. Update the civil plan to reflect any overhangs/awnings that project out from the building.
 - b. Reflect removal of any such features should they extend into the ROW.
 - c. Reflect use of recessed, inswing or sliding doors along Main Street to avoid conflicts with pedestrians circulating on the sidewalk.
 - d. Provide a detail for the hardscape elements and furnishings (e.g., benches and exterior tables) to ensure they are age-friendly and ADA compliant.
 - e. Provide a detail for the bicycle rack adjacent to Woodland Street reflecting that it shall be covered.
 - f. Provide a covered exterior bicycle rack along Main Street for the proposed retail uses.
 - g. Clarify trees to remain on site and within the public ROW and reflect tree protection within the limit of work.
 - h. Incorporate additional evergreen plantings along the utility yard facing the residential units and Hawthorne Street.
 - i. Incorporate shrub plantings within vegetated areas between residential units and the sidewalk along Woodland and Hawthorne Streets for resident privacy.
 - j. Provide a detail for the proposed overhead door and exterior doors lacking glazing verifying that they have been designed to color matching the exterior building materials.
 - k. Incorporate a mural, installation of additional plantings, or other methods to increase visual interest along the exterior of the “operations” rooms along Hawthorne Street and between the unexcavated area and retail storefront on Woodland Street.
 - l. Incorporate glazing along the exterior wall in the kitchen/lounge (facing Woodland Street).
 - m. Clarify the fencing type and provide a corresponding detail for the utility area. Fencing shall be of a solid, non-chain-link style, a minimum of 6’ in height.
 - n. Reflect the height and materials of the wall associated with the ramp on Woodland Street, if elevated, along with any walls along Hawthorne Street.
 - o. Clarify that the ramp located along Hawthorne Street associated with the staff unit will be concrete, wholly on the subject property and outside of the public right of way, and provide a corresponding handrail detail (must be at least 50% open and no greater than 4’ in height).
 - p. Update design and stormwater report to reflect that there be no change or a reduction of peak rates to the Woodland Street design point in each the 10-, 25-, and 100-year storm events.
 - q. Provide a photometric plan reflecting lighting at building entries (some of which currently read at 0.0 fc) and provide specifications for all proposed fixtures and detailing mount heights.

- r. Reflect a phasing plan reflecting each demolition and construction phases including stockpile locations and equipment staging areas in each phase, clarify how areas proposed for infiltration will be prevented for compaction during construction.

DTM Conditions:

- s. Provide a parking study that includes the onsite and offsite parking demand from the existing usage and the expected parking demand and off-site location for the proposed project to minimize the impact on the limited parking supply in the abutting residential neighborhood.
- t. Development of a comprehensive Parking & Transportation Demand Management (P&TDM) program for students of the residential building and any tenant that occupies the commercial space to reduce the use of single occupant vehicle trips and promote sustainable transportation modes.
- u. The project be required to construct an ADA compliant cement concrete sidewalk with granite curbing along their property line to City Specifications to match materials in the site location.
- v. The project be required to construct all sidewalks across driveways at sidewalk level with driveways sloping down to street level after the compliant path of travel and constructed in the same material as the sidewalk to City Specifications to match materials in the site location.
- w. The project be required to construct raised crosswalks to City Specifications for both mid-block crosswalks on Woodland Street.
- x. The project be required to fund the installation of a Rectangular Rapid Flashing Beacon to City Specifications at the mid-block crossing on Main Street in the vicinity of the 939 Main Street.
- y. The project be required to construct all sidewalks across driveways at sidewalk level with driveways sloping down to street level after the compliant path of travel and constructed in the same material as the sidewalk to City Specifications to match materials in the site location.
- z. The project be required to include internal, ground floor bike storage for student use.
- aa. The project be required to include covered courtyard or corridor bike storage for student use and ensure that the proposed bike racks comply with the Essentials of Bike Parking Guide of the Association of Pedestrian & Bicycle Professionals.

DPW Conditions:

- bb. Use a minimum of 15" RCP in the right of way with a manhole at the connection into the city system.
- cc. Proposed sewer configuration does not meet DPW standards.
- dd. Verify the need for an 8" sewer connection.
- ee. Chimney connections are not permitted.
- ff. Use city standard curb returns and driveway openings and provide associate details.
- gg. Use a city standard grease trap and provide a detail.
- hh. DPW recommends incorporating infiltration and/or detention into the proposed stormwater improvements..

Prior to issuance of a building permit for construction of the new mixed-use structure:

2. Provide an easement for the benefit of the City of Worcester for street purposes for the proposed sidewalk extensions onto the Clark owned property where proposed along Main, Woodland, and Hawthorne Streets.
 - a. Provide a plan to maintain the existing curbside EV Charging Station on Hawthorne Street that is part of the National Grid Sustainability Hub.

Prior to issuance of any demolition permits for the existing (or a building permit for the new) structures:

3. The applicant shall submit, via e-mail to planning@worcesterma.gov, a PDF of a formal Construction Management Plan for review and approval by the Department of Public Works & Parks and Department of Transportation & Mobility to ensure any negative impact to the right of way is minimized and mitigated appropriately to ensure public safety and continued circulation of all pedestrians and vehicles.

Prior to and continuing during all construction activities:

4. Appropriate soil erosion and sedimentation control measures including hay bales and silt fences, shall be installed and maintained subject to the oversight and direction of the Commissioner of Inspectional Services.
5. All tree and stump removal shall be in accordance with the Asian Longhorned Beetle program requirements and all new trees and shrub plantings shall be Asian Longhorned Beetle and Emerald Ash Borer resistant.
6. All work shall conform to the City of Worcester's Zoning Ordinance, Planning Board decision and conditions of approval, and to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.

Perpetual:

7. Fixtures if proposed or replaced shall be dark-sky compliant and/or shielded to minimize spillover and be of a warmer temperature (3,000K or less) – does not apply to streetlights that comply with current city specifications.
8. All parking spaces shall be striped in accordance with the plans and accessible spaces placarded as required by the Architectural Access Board. Compact spaces shall be striped or placarded accordingly.
9. Drive aisles, landscaped setback areas, and required parking spaces shall not be used for snow storage and, once all designated snow storage areas reach capacity or begin to impact visibility, snow shall be trucked off-site.
10. Provided that the project is constructed and operated in substantial accordance with final revised plans, including architectural renderings, calculations, and operation and maintenance plans and schedules, on file with the City of Worcester and in accordance with all applicable governmental codes.

No Waivers Granted

Authorized Signature,

DocuSigned by:

28350A8C7CF44D3

DATE 07/17/2024

Michelle M. Smith, *Assistant Chief Development Officer*
on behalf of the Worcester Planning Board

REMINDERS

Time Limitations: Approval under this article shall become invalid unless the work or action authorized by it shall commence within one year after the Planning Board has granted such approval and thereafter shall proceed in good faith continuously to completion so far as is reasonably practicable under the circumstances. Per Article V, Section 3F "Site Plan Review" of the City of Worcester Zoning Ordinance.

Landscaping Requirements: Required landscaping shall be maintained in a healthy growing condition, free of refuse and debris, and any plantings that do not survive shall be replaced in kind by the applicant or the property owner within a reasonable period of time. All plant materials and fencing shall be arranged and maintained so as not to obscure the vision of traffic. Per Article V, Section 5, C. iv of the City of Worcester Zoning Ordinance.

Construction Noise: No person shall operate any powered construction equipment or build, erect, construct, demolish, alter, repair, excavate or engage in hoisting, grading, site work, including tree and brush removal, dredging or pneumatic hammering, or deliver construction equipment and/or supplies to the site on any building, road, tower, parking lot, machine, pipe, sewer, sidewalk, or any other construction project, except between the hours of 7:00 a.m. and 9:00 p.m. on weekdays and Saturdays, and between the hours of 9:00 a.m. and 7:00 p.m. on Sundays....Per Chapter 9 Section 1A (e) (9) of the City of Worcester's Ordinance Relative to Excessive and Unreasonable Noise.