



DECISION – DEFINITIVE SITE PLAN AMENDMENT

Application:	Definitive Site Plan	File #:	PB-2023-102
Subject Property:	2 Ionic Avenue and 661 Main Street	Map Block Lot #:	03-009-00020 & - 00012
Applicant(s):	Creative Hub Worcester Inc.	Property Owner:	Same
Zoning District(s):	BG-6 (Business, General) zoning district and within the Commercial Corridors Overlay District (CCOD-D).	Review Trigger:	National Register Property >15% slopes
Existing:	Presently on the premises is a surface parking lot and ±26,000 SF vacant, former Worcester Boys Club, building.		
Proposed:	The applicant proposes to renovate the existing building into a multi-use facility centered around the arts and construct new parking areas along with associated site work.		
Plan Preparer:	Bohler Engineering	Plan Date:	dated 11/09/2023
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. Reflect locations for any interior bicycle storage.
 - b. Provide 20% of the total parking spaces as EV charging spaces (or 2 spaces) minimum either EV ready or with the conduit installed.
 - c. Reflect snow storage locations on the plan.
 - d. Provide a detail for the proposed dumpster enclosure reflecting use of a solid style, non-chain-link fence.
 - e. Revise plans to clearly reflect the location of the proposed stormceptor.
 - f. Provide 3 additional 3" caliper shade tree plantings between the driveway and the northern lot line.

- g. Provide 1 additional 3" caliper shade tree between the southern driveway area and Beacon Street.

DTM Conditions:

- h. To promote walkability, bikability, safety, and access for pedestrians and cyclists as required in the City's adopted Complete Streets Policy and the draft recommendations of the ongoing Now/Next and Worcester Mobility Action Plan master planning processes, we request the following conditions:
 - i. Construction of an ADA compliant cement concrete sidewalk and granite curbing per City specification as approved by the Commissioner of Public Works & Parks and the Commissioner of Transportation & Mobility along the entire property line of the entire project abutting the public way.
 - ii. Ensure all sidewalks and pedestrian pathways on private property are ADA compliant and connect seamlessly to the pedestrian facilities on the public way.
 - iii. Ensure all accessible ramps on private property are ADA compliant with detectable warning panels.
 - iv. All bike racks shall comply with the Essentials of Bike Parking Guidelines released by the Association of Pedestrian and Bicycle Professionals.
- i. All driveways, when constructed, be compliant with a minimum 4-foot-wide ADA complaint path of travel at sidewalk level on the public way and then slope down to street level.
- j. All driveways, when constructed, have the proper curb returns per City specification as approved by the Commissioner of Public Works & Parks and the Commissioner of Transportation & Mobility.
- k. If any construction activity damages the public sidewalk or other public infrastructure, the applicant is required to replace the damaged infrastructure at their own cost to City specifications as approved by the Commissioner of Public Works & Parks and the Commissioner of Transportation & Mobility.
- l. Prior to issuance of a building permit, that a detailed Construction Management Plan be submitted to the Department of Public Works & Parks and the Department of Transportation & Mobility for review and approval that is informed by the hired general contractor.

DPW Conditions:

- m. Typical sewer connections are made without using a manhole.
- n. New pavement conditions will impact work in Ionic Ave

Prior to and continuing during all construction activities:

2. A detailed Construction Management Plan be submitted to the Department of Public Works & Parks and the Department of Transportation & Mobility for review and approval that is informed by the hired general contractor.
3. 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.
4. 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.
5. 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

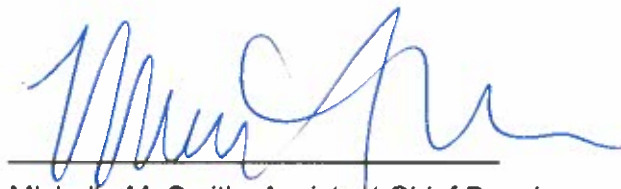
Perpetual:

6. 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.
7. 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.
8. 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 impede visibility, snow shall be trucked off-site.
9. 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.

The Board unanimously granted the following waivers:

- Soil types identified on the plan (including test-pit/boring locations)
- Location of all trees over 9" caliper inches on existing conditions plan

Authorized Signature,



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

DATE 12/14/2023

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.