

**Project Impact Statement of SMC Residences at Table Talk Square Limited Partnership**  
**Application to City of Worcester Planning Board for Definitive Site Plan Review for**  
**Multifamily Development**  
**at 120 Washington Street (a/k/a Lot 3A), Worcester, Massachusetts**

**I. Background, Preliminary Site Plan Approval and Project Scope.**

The property known and numbered as 120 Washington Street, Worcester, Massachusetts (the “Washington Street Property”) was previously occupied by a Table Talk Pies manufacturing facility with related loading and parking areas and consists of the following six (6) parcels which are more particularly shown on the plan entitled, “Approval Not Required Plan of Land Boston Capital Development, LLC”, prepared by Control Point Associates, Inc., dated April 4, 2022 and recorded with the Worcester District Registry of Deeds in Plan Book 963, Plan 91 (the “Recorded ANR Plan”):

- (i) “Proposed Lot #1” consists of approximately 34,017 square feet of land on the corner of Madison Street and Washington Street (“Lot 1”) <sup>1</sup> and is occupied by a 7-story mixed-use building known as District 120 with 83 affordable residential units, a 1,750 square foot ground floor retail/commercial unit and 17 surface parking spaces;
- (ii) “Proposed Lot #2” consists of approximately 16,236 square feet of land on the corner of Green Street and Spruce Street (“Lot 2”) <sup>2</sup> and is occupied by a 3-story mixed-use building with approximately 56 residential units and approximately 6,500 square feet of ground floor retail/commercial space;
- (iii) “Proposed Lot #3A” consists of approximately 65,852 square feet of vacant land with frontage along Washington Street, Spruce Street and Ash Street and two extended areas along Green Street which are on either side of the property known as 139 Green Street (“Lot 3A”) <sup>3</sup>;
- (iv) “Proposed Lot #3B” consists of approximately 32,072 square feet of vacant land with frontage along Madison Street and Spruce Street (“Lot 3B”) <sup>4</sup>;
- (v) “Proposed Lot 4” consists of approximately 4,119 square feet of vacant land along Madison Street (“Lot 4”) <sup>5</sup>; and
- (vi) “Proposed Lot #5” consists of approximately 17,733 square feet which has been improved to be a right of way known as Spruce Street which connects Washington Street to Green Street (the “Spruce Street Parcel”) <sup>6</sup>.

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<sup>1</sup> Lot 1 is identified as Parcel 05-0005-00001.

<sup>2</sup> Lot 2 is identified as Parcel 05-0005-0002A.

<sup>3</sup> Lot 3A is identified as Parcel 05-0005-0003A.

<sup>4</sup> Lot 3B is identified as Parcel 05-005-0003B.

<sup>5</sup> Lot 4 is identified as Parcel 05-005-0004A.

<sup>6</sup> The Spruce Street Parcel is identified as Parcel 05-005-0005A.

The Washington Street Property is located exclusively within the Business, General (BG-6.0) zoning district, the Commercial Corridors Overlay District – Downtown (CCOD-D) and the Downtown/Blackstone Canal Sign Overlay District (DSOD).

Boston Capital Development, LLC (the “Property Owner”) currently owns Lot 3A, Lot 3B, Lot 4 and the Spruce Street Parcel. The Property Owner intends to submit a new approval not required (“ANR”) plan to the Planning Board (the “Board”) for endorsement to further separate Lot 3A into the following three parcels: (i) approximately 54,845 square feet of vacant land with frontage along Washington Street, Spruce Street and Ash Street (the “New Lot 3A”); (ii) approximately 5,739 square feet of vacant land on the corner of Spruce Street and Green Street and located to the south of 139 Green Street (“Proposed Lot 3C”); and (iii) approximately 5,269 square feet of vacant land on the corner of Ash Street and Green Street and located to the north of 139 Green Street (“Proposed Lot 3D”). A copy of the ANR plan showing the New Lot 3A, Proposed Lot 3C and Proposed Lot 3D is enclosed herewith.

On February 1, 2023, Quarterra Multifamily Communities, LLC (the “Initial Developer”) obtained preliminary site plan approval (the “Preliminary Site Plan Approval”) from the Board in connection with: (i) a proposed 8-story 395,000 square foot mixed-use building with approximately 375 dwelling units and 22,000 square feet of ground floor commercial space on Lot 3A and the property known as 139 Green Street; and (ii) a 7-story detached parking garage with approximately 560 parking spaces on Lot 3B (collectively, the “Approved Project”).

Ultimately, the Initial Developer was unable to finance the construction of the Approved Project due increases in construction costs and high interest rates. The Initial Developer subsequently assigned its rights in the Approved Project to the Property Owner. On February 28, 2024, upon request of the Property Owner, the Board granted an extension of time (“EOT”) for the Preliminary Site Plan Approval for the Approved Project. Since the grant of the extension of time, the Property Owner has been evaluating modifications to the Approved Project to ensure the developability of Lot 3A and Lot 3B and meet the recommendations of the Board provided in Preliminary Site Plan Approval and EOT decisions.

The Approved Project is now being modified from one mixed-use building and a parking structure into 4 separate, new developments (the “New Projects”) which will be developed as follows:

- (i) SMC Residences at Table Talk Square Limited Partnership (“SMC”) seeks to develop a 7-story, approximately 282,359 square foot, multifamily building (the “New Building”) on the New Lot 3A with approximately 185 dwelling units (consisting of 29 studios, 86 1-bedroom units and 70 2-bedroom units) within the upper 5 floors, 2 lower levels of podium parking with a total of 233 parking spaces (114 parking spaces on the first floor and 119 parking spaces on the second floor with both EV and EV Ready parking spaces), amenity spaces (including, but not limited to, a fitness center, a yoga studio, a community room with a

community kitchen, mail/package rooms, a dog spa area, meeting rooms and lounge space), interior bicycle storage, 2 outdoor courtyards, new trees and landscaping, a new transformer area and site improvements related thereto (collectively, the “SMC Project”)

- (ii) Rossi Development LLC seeks to develop a 7-story mixed-use building on Lot 3B with approximately 90 residential units, two commercial/retail spaces along Madison Street and 77 podium and surface parking spaces;
- (iii) Rossi Development LLC seeks to develop a 5-story mixed-use building on Lot 3C (which will be created through the new ANR plan) with approximately 38 residential units (all studios) and two commercial/retail spaces along Green Street and Spruce Street; and
- (iv) Rossi Development LLC seeks to develop a 5-story mixed-use building on Lot 3D (which will also be created through the new ANR plan) with approximately 36 residential units (all studios) and two commercial/retail spaces along Green Street and Ash Street.

The New Projects are designed to satisfy the required modifications set forth in the Preliminary Site Plan Approval and EOT decisions, to the extent applicable given the broader changes to the Approved Project. In particular, the New Projects are intended to promote safe and efficient pedestrian and vehicular circulation and meet the purposes and intent of Commercial Corridors Overlay District (“CCOD”) as set forth in Article IX of the Zoning Ordinance.

The SMC respectfully requests definitive site plan approval in connection with the development of the SMC Project on the New Lot 3A.

For the avoidance of any doubt, the request for definitive site plan approval as set forth herein applies only to the SMC Project on the New Lot 3A. Separate definitive site plan approval applications are being filed simultaneously with the Board for the remaining New Projects.

## **II. Requirement for Definitive Site Plan Review and Other Approvals**

The development of 5 or more dwelling units and/or the alteration of slopes of 15% or greater require site plan review approval by the Board pursuant to Table 5.1 of Article V of the City of Worcester Zoning Ordinance (the “Zoning Ordinance”). Given that the SMC Project will result in the construction of 185 dwelling units and will include the alteration of slopes of greater than 15%, the Project requires site plan review pursuant to Article V of the Zoning Ordinance.

The Property Owner is concurrently filing an application for an ANR endorsement to establish the New Lot 3A, Lot 3C and Lot 3D.

### **III. Compliance with Site Plan Review Approval Criteria.**

The Project satisfies the site plan review criteria as set forth in Article V, Section 5.B of the Zoning Ordinance for the reasons stated herein:

- 1. Adequacy and arrangement of vehicular traffic access and circulation including intersections, road widths, pavement surfaces, dividers and traffic controls; adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience; location, arrangement, appearance and sufficiency of off-street parking and loading.**

The SMC Project will provide a safe, adequate and efficient layout and design for vehicular and pedestrian traffic along Ash Street, Washington Street, Green Street and Spruce Street. The main entrance to the New Building will be located on the corner of Washington Street and Spruce Street which is located adjacent to existing sidewalk areas and a crosswalk. The SMC Project will be constructed to the north of the newly constructed Spruce Street which has new sidewalks, crosswalks, and curb ramps with detectable warning surfaces. The new curb-cut along Spruce Street, which will provide access to and egress from the first level of the parking garage, will be the minimum width feasible (24 ft for two-way circulation), the sidewalk will continue at grade through the curb-cut, the entry point will have sufficient length to prevent vehicles from blocking the sidewalk and there will be a pedestrian/bicyclist warning system for cars egressing from the parking garage.<sup>7</sup> The SMC Project will improve the existing pedestrian facilities in the area by extending the sidewalks along a portion of the southerly side of Ash Street and a portion of Washington Street, replacing the existing diagonal crosswalk at the intersection of Ash Street and Summit Street with a perpendicular crosswalk and decreasing the width of the existing curb-cut along Ash Street.<sup>8</sup> The modified curb-cut along Ash Street will provide access to and egress from the second level of the parking garage and will have the same safety features referenced above with respect to the drive-way curb-cut on Spruce Street to the extent applicable. Residents of New Building will be able to access their units from the podium parking levels through elevators which will prevent pedestrians exiting from the proposed driveway areas.

The SMC Project, like the other New Projects, is a transit-oriented development which is located in close proximity to Union Station and the Worcester Regional Transit Authority bus terminal. The Applicant will promote bikeability through the installation of bicycle storage in convenient locations in the New Building's garage areas.

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<sup>7</sup> This curb-cut and sidewalk satisfy the required modifications set forth in Item 13.b of the Preliminary Site Plan Approval and EOT decisions.

<sup>8</sup> The replacement of the diagonal crosswalk at the intersection of Ash Street and Summit Street with a perpendicular crosswalk and modifications to the existing curb-cut along Ash Street satisfy certain required modifications set forth in Item 15 of the Preliminary Site Plan Approval and EOT decisions.

As provided above, the SMC Project will consist of approximately 185 residential units. While Article IV, Table 4.4 of the Zoning Ordinance provides certain minimum parking requirements (e.g., 2 spaces per dwelling unit) and Article IV, Table 4.5 of the Zoning Ordinance provides certain minimum loading requirements for multifamily high-rise units, the New Lot 3A is located within the BG-6.0 and the CCOD-D and therefore does not have minimum off-street parking or loading requirements pursuant to Article IX, Section 7, Table 9.1, Note 1 of the Zoning Ordinance. Despite there not being a minimum off-street parking requirement, the SMC Project will provide for the construction of approximately 233 podium parking spaces which will serve the residents of the New Building.

According to a Traffic Memorandum prepared by The Engineering Corp. (“TEC”) dated December 12, 2024 (the “Traffic Memorandum”), the New Projects will require a total of 111 parking spaces. As provided in the Traffic Memorandum, the proposed approximately 308 parking spaces in the New Projects, in addition to the existing parking spaces on Lot 1, will be sufficient to meet the typical demands of the New Projects and the existing developments on the Washington Street Property. Moreover, there are additional on-street parking stalls and public and private parking facilities throughout the neighborhood to provide additional parking for peak parking demands. Based on the foregoing, the proposed parking space supply is expected to reasonably support the New Projects based on ITE Parking Generation 11<sup>th</sup> Edition demand rates.

According to the Traffic Memorandum, the New Projects will result in an increase of 192 weekday morning peak hour trips and 254 weekday evening peak hour trips. TEC concludes that these new vehicle trips can be efficiently and safely accommodated on the surrounding streets and that the multi-modal transportation system available in the area can accommodate the New Projects’ needs.

**2. Location, arrangement, size, design and general site compatibility of buildings, lighting and signs; protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.**

The SMC Project is functionally and aesthetically compatible with the surrounding residential and commercial properties in the neighborhood, which include a mix of commercial, multifamily and mixed-use buildings. The proposed multifamily dwelling, high-rise use is permitted by right at the New Lot 3A and therefore is compatible and in harmony with the neighborhood’s character. The New Building will dramatically improve the streetscape within the Canal District by converting a surface parking area into a modern, new residential building.

The kind, size, height and nature of the New Building’s 7-story height will be consistent with other newly constructed multifamily and mixed-use buildings in the neighborhood (e.g., District 120 at 120 Washington Street, The Cove at 99 Green and The Revington at 1 Green Island Boulevard are all 7-story buildings). The New Building will have architecturally appealing features including juliet balconies, elevated courtyard areas and variations in exterior wall

materials (e.g. brick, hardi panel and wood accents), tones and textures, all of which will be visible from abutting streets. A metal sculpture depicting a wave of water will span the parking garage levels creating artful movement at street level that masks the large garage openings and pays homage to the Canal District's namesake – the Blackstone Canal. The roof line of the New Building slopes at the corner and the garage entry on Spruce Street, offering an architectural nod to the metal wave below. The New Building will comply with all dimensional requirements set forth in the Zoning Ordinance including setbacks, height and floor area ratio.

The SMC Project will neither create a nuisance, hazard, congestion or concerns pertaining to health, safety or general welfare, and nor will it result in substantial harm to the neighborhood or derogation from the intent of the Zoning Ordinance because the proposed uses are consistent with those in the neighborhood and the SMC Project conforms with the provisions of the Zoning Ordinance.

The proposed outdoor lighting, which includes light poles and wall-mounted lighting, will be adequate for safe and secure access to and from the New Building. The proposed lighting will be shielded fixtures and appropriately arranged with directional shields so as to minimize light from shining and/or spilling onto abutting properties or streets and will not have a deleterious effect on neighboring properties.

The SMC Project will require a transformer area to be installed along Spruce Street. SMC is proposing to install a green screen wall along the rear portion of the transformer area to beautify the area. SMC is also coordinating with National Grid to determine what types of plantings/buffers may be installed to further minimize the visibility of the transformer area from the public view.

**3. Adequacy of stormwater and drainage facilities; adequacy of water supply and sewerage disposal facilities; adequacy of plans and protective measures to ensure minimal risk of contamination to surface or ground water.**

Structural and non-structural Best Management Practices (“BMPs”) for stormwater are incorporated in the design of the SMC Project, and will be adequate to manage stormwater runoff generated by the SMC Project and to satisfy the requirements of the Zoning Ordinance, the Worcester Department of Public Works & Parks and Massachusetts Stormwater standards. The BMPs will provide stormwater peak mitigation, quality treatment and conveyance. The BMPs include deep sump hooded catch basins, Nyloplast drainage basins, and proprietary water quality units. The stormwater management system's BMPs will remove 80% of annual post-construction load of Total Suspended Solids (TSS). See the Stormwater Narrative prepared by Bohler Engineering.

New water and sewer connections, gas and electric service facilities and infrastructure will be required for the New Building. SMC has confirmed with the City of Worcester

Department of Public Works & Parks and the applicable utility companies that sufficient utility lines and infrastructure are available to service the SMC Project in Spruce Street. As currently proposed, the SMC Project proposes to utilize existing stubbed utilities in Spruce Street for water, sewer, and stormwater which were previously anticipated in earlier developments.

**4. 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 New Lot 3A is entirely impervious, occupied by an existing surface parking area. The SMC Project will result in the installation of new landscaping including deciduous and evergreen species of trees, shrubs, groundcovers and perennials with the most robust landscaping along Washington Street and Ash Street. All of the trees will have a minimum caliper of 3-3.5". All new trees will be Asian Long-Horned Beetle and Emerald Ash Borer resistant.

**5. Adequacy of useable common property or open space.**

The SMC Project provides for the construction of 2 elevated courtyard areas (one of the south and one of the north side of the New Building) which will include open space and will provide a space for residents to congregate, relax and socialize. The courtyards are expected to be programmed differently with the northerly courtyard intended for informal gatherings with outdoor games, a large fireplace and lounge seating and the southerly courtyard intended for entertaining with grills, dining areas and a pergola. Each of the courtyards will have planters which will add to the natural feel. The New Building will also have interior amenities such as a fitness center, mail room and other common area amenities similar to other multi-family developments in the city.

The SMC Project is also in close proximity to Polar Park and all of the commercial establishments (e.g., Worcester Public Market and Crompton Place) within the Canal District. SMC will encourage its residents to explore the Canal District and integrate themselves into the surrounding community.

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

The configuration of the New Building will facilitate efficient site circulation for fire trucks and other emergency vehicles. There are existing fire hydrants along Spruce Street, Ash Street, Washington Street and Madison Street.

**7. Special attention to the adequacy of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion; adequacy of erosion and sedimentation control measures to be utilized during and after construction.**

The SMC Project's site design and proposed drainage will reduce any susceptibility of ponding, flooding and erosion. The New Lot 3A is located outside of the Floodplain District and ecologically sensitive areas, and there are no wetland resource areas on or adjacent thereto. During construction, appropriate measures will be taken to control erosion, sedimentation and pollution. A Stormwater Pollution Prevention Plan (SWPPP) will be submitted prior to the commencement of construction activities. The New Lot 3A will remain stabilized upon completion of the construction phase.

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

The Project is in conformance with the purposes and intent of the Zoning Ordinance, as it will create housing of the type, size and cost suitable for meeting the current and future needs of the City. Moreover, the Project will encourage the most appropriate use of the land in a manner that protects architectural, scenic and aesthetic qualities of the community and protects against the uses of land which are incompatible with nearby uses, undue intensity of noise and danger and congestion in travel and transportation.

The SMC Project's thoughtful site planning and building design will satisfy the purposes and intent of the CCOD by creating a compact development with a compatible land use at an urban density, reusing and redeveloping an existing lot, contributing to a high-quality, pedestrian-scale environment by providing an aesthetically pleasing pedestrian environment that is accessible, compact and inviting, and avoiding over-dedication of land to surface parking through the use of podium style parking. While the New Building will not have commercial ground floor uses like the Approved Project, it will provide a glossy two level amenity space that will be activate the corner of Washington Street and Spruce Street and anchor the New Building both with a darker color façade and open fenestration allowing activity from within the space to be visible from the street level. The SMC Project will comply with the CCOD design guidelines set forth in Article IX, Section 6.B by ensuring that the New Building sits adjacent to the abutting streets and sidewalks, has an accessible primary entrance along Washington Street, presents an active façade with windows, changes in materials, modulation of the façade and the use of the wave sculpture along the sides of the New Building and by extensive landscaping.

Furthermore, the SMC Project complies with the design requirements of Article IV, Section 7.A.3 of the Zoning Ordinance. There is adequate ingress and egress to the parking areas by means of clearly defined driveways, which are safe, effective and efficient. The proposed driveways, walkways, and landscaping are arranged for safe and convenient access for motorists and pedestrians. Proposed new lighting will be modern in design, and will not have a deleterious effect on or cause a nuisance to neighboring properties or abutting streets.



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

The New Lot 3A is not listed on the National Register of Historic Places or the Massachusetts Cultural Resource Information System (MACRIS) database. The SMC Project will be compatible with historic and non-historic structures in the neighborhood given that New Building will be comparable in size to previously approved buildings.

**10. Adequacy and impact on the regional transportation system.**

The SMC Project will not materially impact the regional transportation system as residents of New Building will have sufficient on-site parking, on-site bicycle storage and access to Union Station and existing bus stops in close proximity to the New Lot 3A along Green Street.