

July 1, 2024



Worcester Zoning Board of Appeals
Division of Planning & Regulatory Services
City Hall
455 Main Street, Room 404
Worcester, MA 01608

**Subject: Revised Plans
Park Avenue Green Living - Mixed-Use Development
ZB-2024-029
487 Park Avenue, Worcester, MA**

Dear Staff and Members of the Board,

Pursuant to staff and Zoning Board of Appeals member comments received for the subject project, please find the attached revised plans:

- Site Plan drawings entitled "Park Avenue Green Living- Mixed-Use Development", dated last revised July 1, 2024 (revision #4), prepared by Graves Engineering, Inc.
- Architectural drawings dated June 29, 2024, prepared by AA Design Services, LLC.

The drawings have been revised as follows:

1. Addressing of 5/21/24 DPW, 5/31/24 DTM, and 6/24/24 DPRS comments, as necessary.
2. Removal of one proposed building floor (8 units) and addition of three rooftop loft units for a net loss of 5 units; 35 units are now proposed. Note that the revised architectural plans call the roof level as a "floor", thus 6 floors or stories are still noted although the building height has been reduced from 74 to 64 feet.
3. Revised the parking schedule on sheet C102 and the requested parking variance has been reduced from 17 to 12 parking spaces. No changes to the proposed parking lot were made except as noted herein.
4. Revised the curb cut and driveway width off Shirley Street from 24 to 22 feet and increased the buffer between the abutting #2 Shirley Street property.
5. Omit the previously considered geothermal heating and cooling systems due to potential negative parking space impacts.
6. Revised proposed lighting to minimize spillage off the property (now at or below 0.5 footcandles).
7. Removal of the proposed screening wall to the northeast of the Park Avenue curb cut.
8. Addition of trees to the southwest of the Park Avenue curb cut and abutting 4 Shirley Street.

We look forward to discussing this project further with the Board and staff. If you have any questions concerning this application, please feel free to contact our office.

Very Truly Yours,
Graves Engineering, Inc.



Michael Andrade, P.E.
Principal

cc: Client