

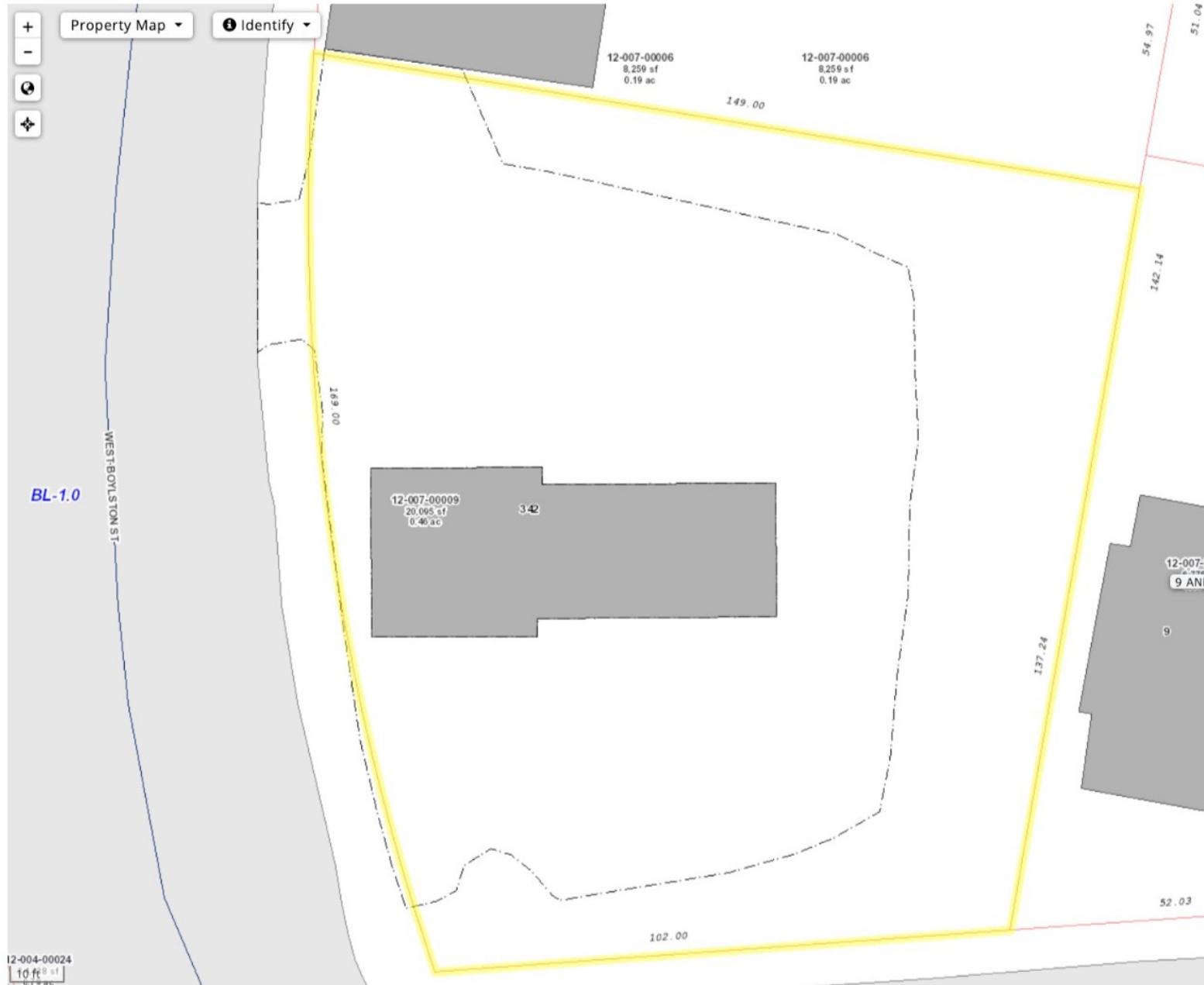
342 West Boylston



342 West Boylston LLC
40 Jackson Street - Suite 1000
Worcester, MA 01608
Steven Rothschild THARA.GROUP StevenRothschild@gmail.com 508.864.9933
Jackson Restrepo JBR Development jrestrepo@woocitypm.com 508.353.4932

342 West Boylston

City Plot Plan for 342 West Boylston St. Worcester, MA 01610



342 West Boylston



342 West Boylston



The City of Worcester

Executive Office of Economic Development

Planning & Regulatory Services

Division of Planning & Regulatory Services

Michelle M. Smith, Assistant Chief Development Officer

455 Main Street

P | 508-799-1400 F | 508-799-1406

Planning@worcesterma.gov

January 16, 2026

Commonwealth Builder Program
MassHousing
One Beacon Street
Boston, MA 02108

Re: Zoning Approvals for Multifamily Development at 342 West Boylston Street, Worcester, MA

Dear Commonwealth Builder Program Team,

I am writing as the Assistant Chief Development Officer - Planning & Regulatory Services for the City of Worcester to confirm that 342 West Boylston LLC (the "Applicant") obtained variances from the Zoning Board of Appeals (Case #: ZB-2025-006) on January 27, 2025 in connection with a proposed multifamily development comprised of 24 residential units, 16 parking spaces and related site improvements (collectively, the "Project"). The Applicant recently filed a request to extend the variances which was advertised be heard by the Zoning Board of Appeals at their next meeting, scheduled for February 2, 2026 (Case #: ZB-2026-011).

342 West Boylston

24 Studio Apartments/Condos

- 12 studio apartments
- 12 Group 2A studio for residents with mobility impairments and other physical

High standards for Sustainability

- Meets the stretch energy code

Features

- Modern bathrooms
- Full-size appliances
- Combo washer/dryer with storage above it
- Dishwasher
- Air conditioning
- Premium finishes such as stone counters
- Murphy beds (not Group 2A)

Building amenities

- Interior and exterior common areas for gathering
- Spacious entrance area
- Package room
- Indoor bike storage and an outdoor bike rack
- Ample transit options, including being on a bus route

342 West Boylston

Meets City Initiatives and is Supported by the City

- Enhances West Boylston Street as a major gateway into the city, as detailed in the Greendale Revitalization Plan
- Council approved applying a Commercial Corridor Overlay District (CCOD) as part of the revitalization plan
- The ZBA approved the zoning variance required for the building and parking.
- The Worcester AHTF issued a letter of support,

Leads in the Use of Clean Energy, Sustainability, and Urban Infill Development

- The building is all-electric, with no fossil-fuel combustion for space/water heating or appliances.
- Condos will feature heat pumps for heating and cooling.
- Each condo will have a HERS rating of 45 or lower
- Development of 342 West Boylston will not eliminate any green space in the City.

Fits Worcester Demographics for Household Size and Income

- The growth of the older population signals a need for smaller units
 - in maintenance-free buildings
 - Closer to amenities, healthcare, and transportation
- Worcester's approximately 27,000 1-person households make up 33.5% of all households.
- The current housing stock does not meet the demographics' requirements for smaller, affordable housing units.
- Providing housing that is demographically appropriate frees up larger units for growing families.

342 West Boylston

Studios are 281 NSF (inside of walls), and 306 GSF (centerline of common walls).

HC Studios are 501 NSF and 542 GSF.

Smaller HC Studios/Studio Plus are 457 NSF and 494 GSF.

1ST – 4218 GSF

2ND – 3985 GSF

3RD – 3754 GSF

4TH – 3754 GSF

Roof – 266 GSF

TOTAL: 15,977 GSF

Jesse G Hilgenberg, AIA | NCARB

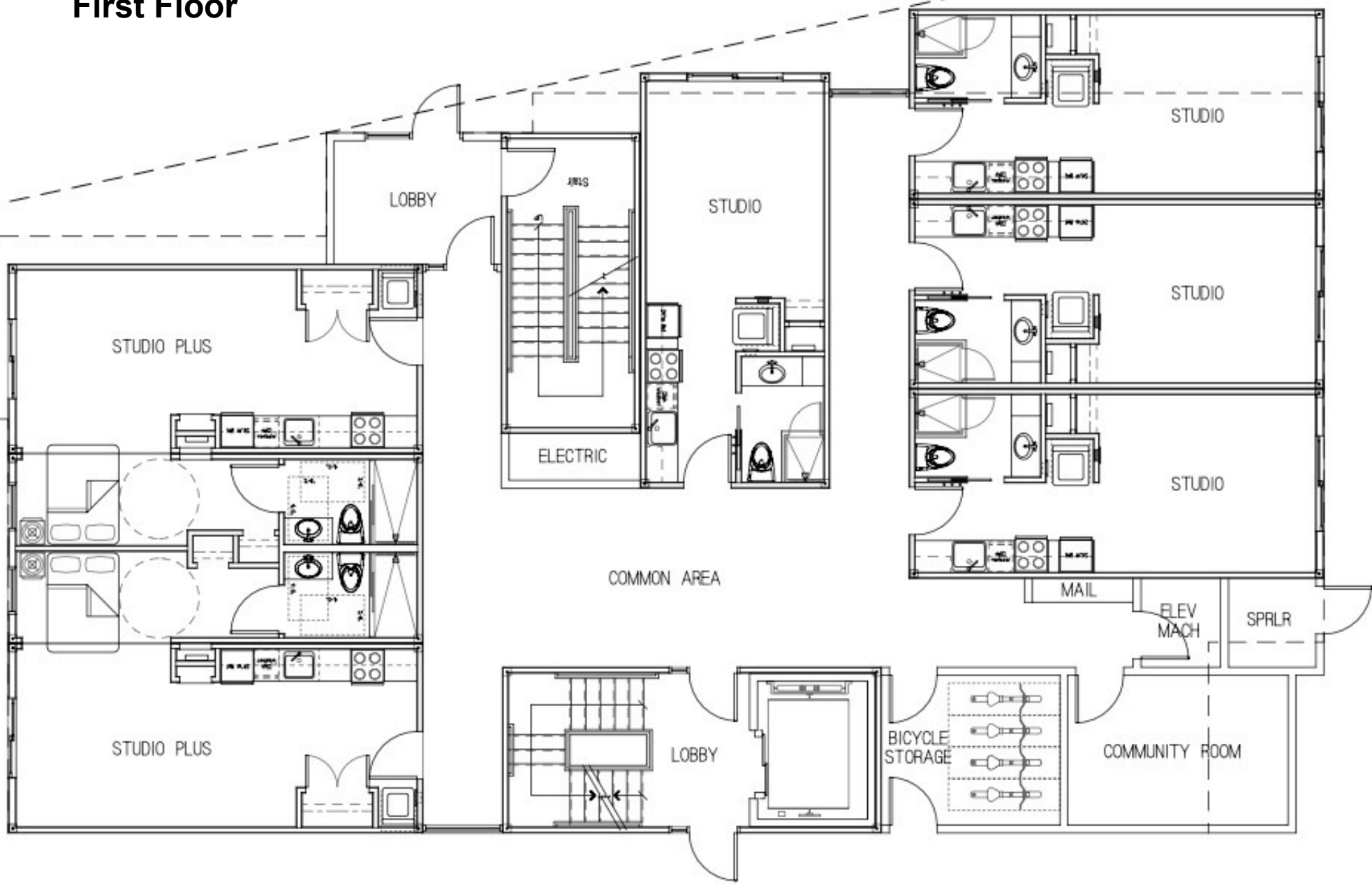
President, Dixon Salo Architects, Inc.

(o) 508.755.0533

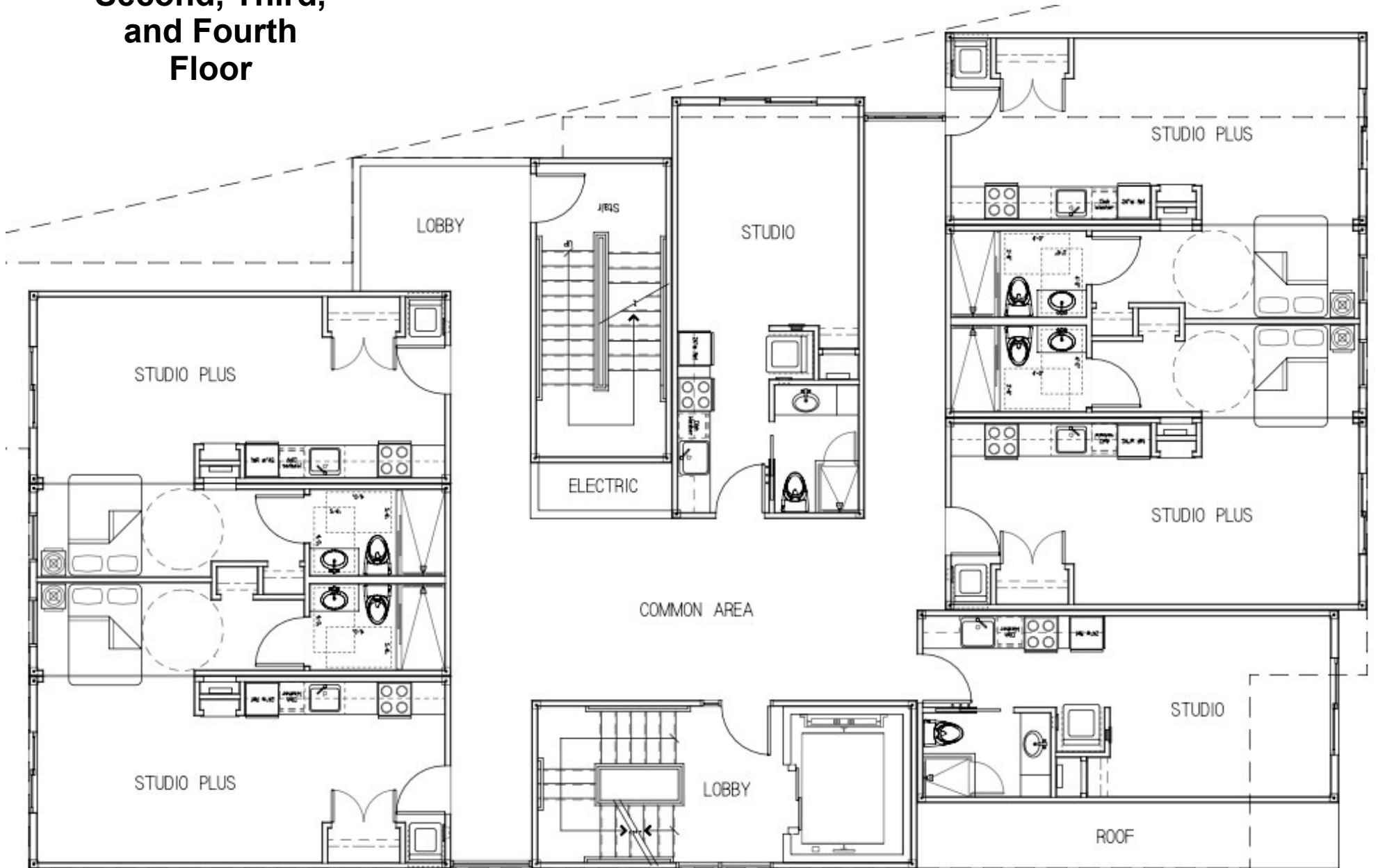
(m) 508.372.5368

SITE LINE

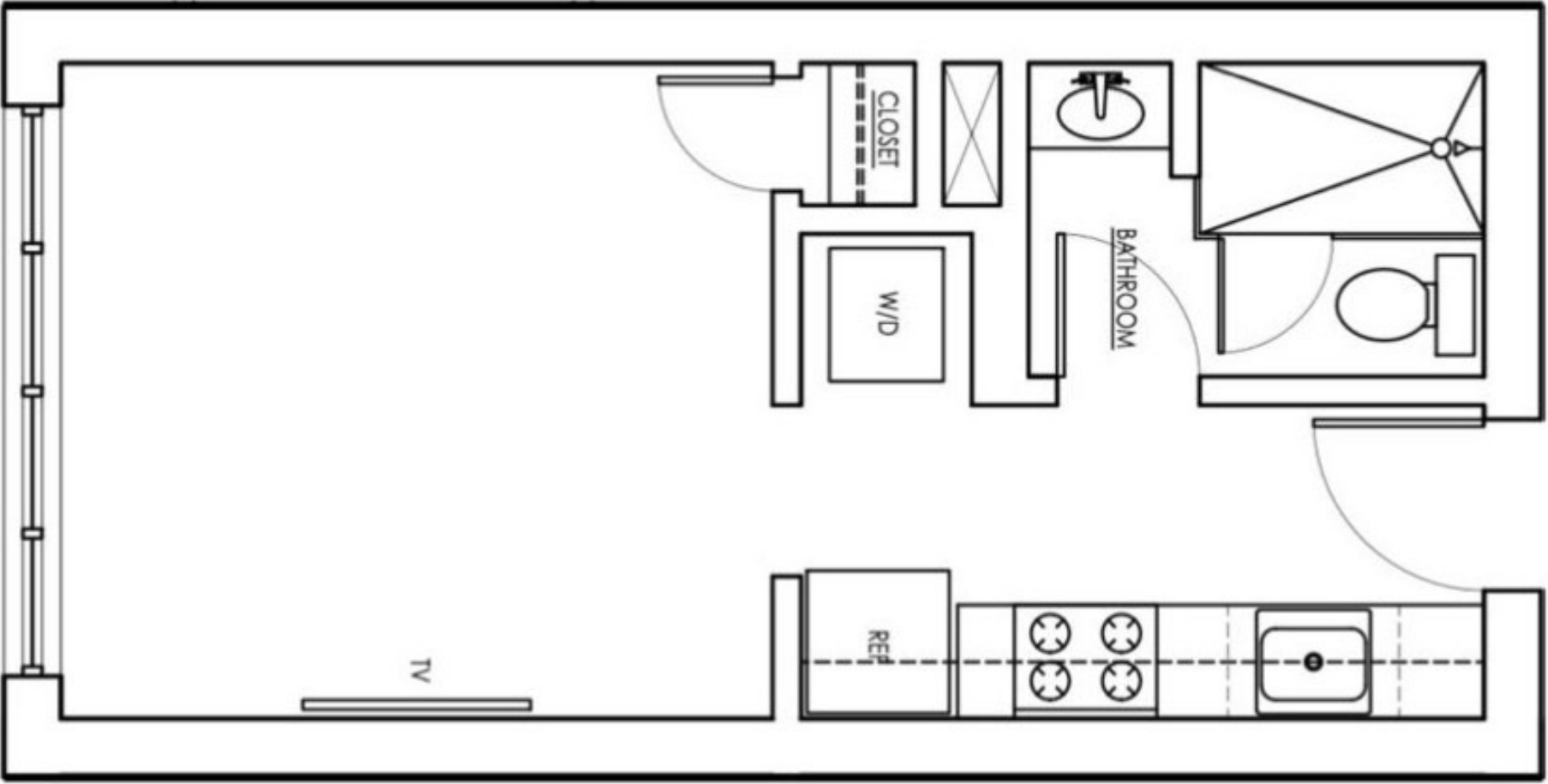
First Floor



Second, Third, and Fourth Floor



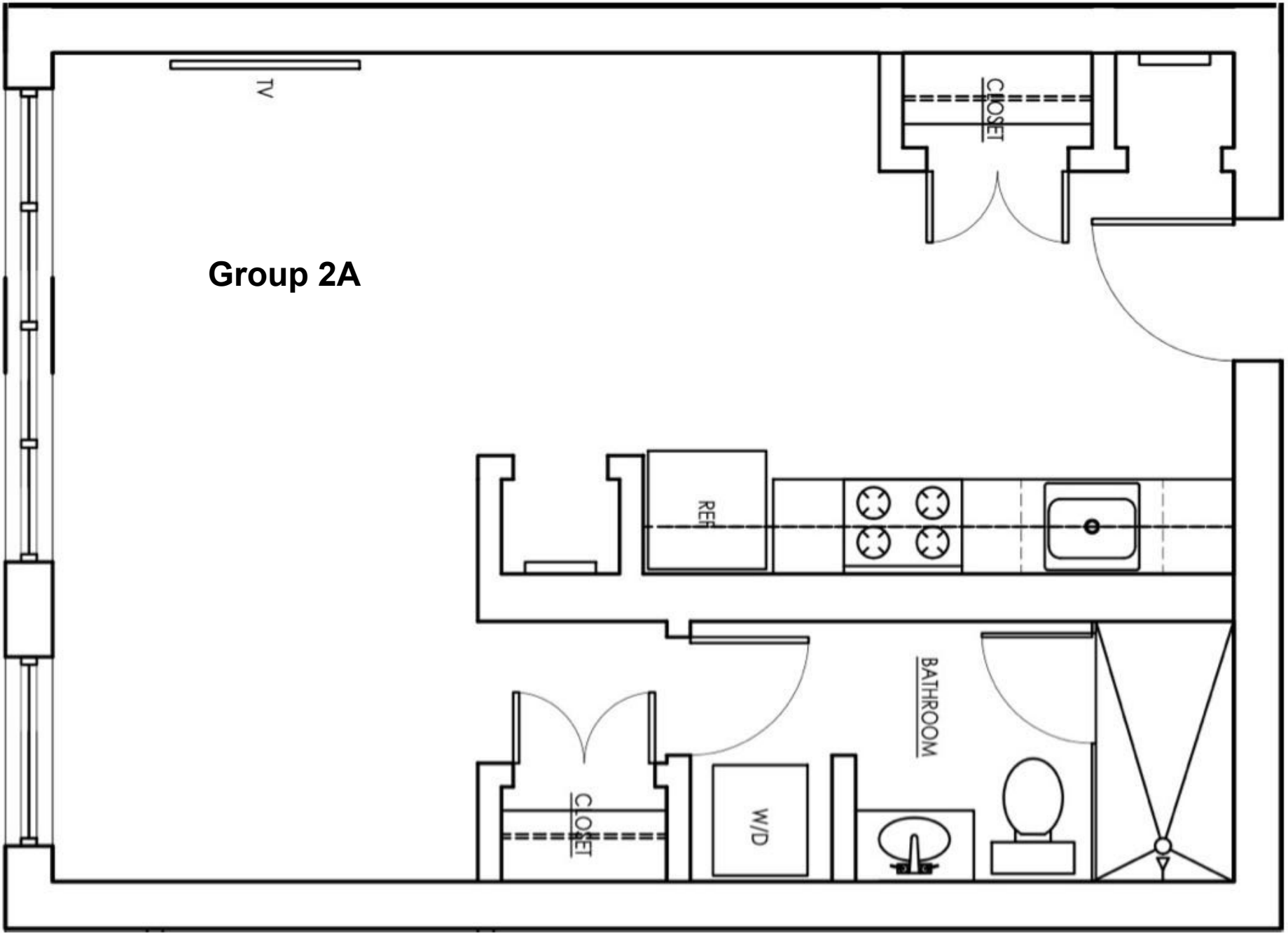
Example of Studio











Group 2A

TV

CLOSET

REF

BATHROOM

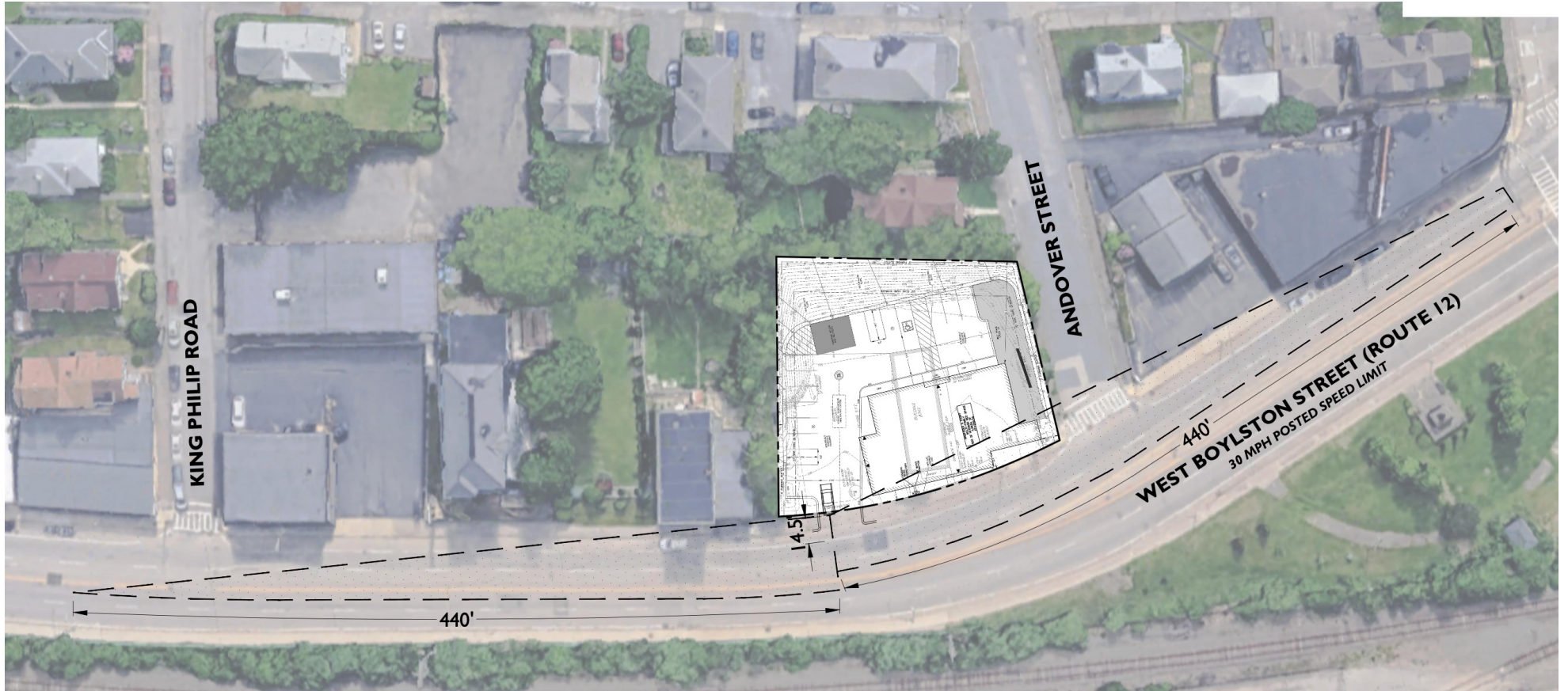
W/D

CLOSET





Traffic and Sight Distance



Phase One ESA by EnTact Solutions

8.1.6 *De Minimis Conditions*

No *de minimis* environmental conditions were identified in connection with the Site during the course of this assessment.

8.2 OPINION

Based upon ETS' visual Site evaluation, a review of regulatory files for the Site and surrounding properties and interviews with persons who have knowledge of the Site, no RECs were identified that would restrict the User's proposed purchase of the Site.

8.3 CONCLUSIONS

ETS, Inc. has performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527-13 of the property identified as 342 West Boylston Street, Worcester, Massachusetts. This assessment has revealed evidence of controlled recognized environmental conditions in connection with the Site that have been mitigated with the completion of remedial response actions and regulatory closure to the satisfaction of the Massachusetts Department of Environmental Protection (MADEP).

8.4 RECOMMENDATIONS

Based on the information available at the time of this assessment, no additional investigation is recommended at this time.



HOWARD S. DONO & ASSOCIATES, INC.

Real Estate Appraisers & Consultants

In accordance with your request, I have appraised the real property at:

342 West Boylston Street, 312 SF Unit
Worcester, MA 01606

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of December 30, 2024 is:

\$205,000

Two Hundred Five Thousand Dollars



HOWARD S. DONO & ASSOCIATES, INC.

Real Estate Appraisers & Consultants

In accordance with your request, I have appraised the real property at:

342 West Boylston Street, 486 SF Unit
Worcester, MA 01606

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of December 30, 2024 is:

\$230,000

Two Hundred Thirty Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

342 West Boylston - Project Budget
342 West Boylston Street Worcester, MA 01606

Construction Cost

General Requirements	\$28,000
Existing Conditions	\$260,253
Concrete	\$190,859
Masonry	\$568,413
Metals	\$49,864
Wood, Plastics & Composites	\$684,944
Thermal & Moisture Protection	\$110,493
Openings	\$362,117
Finishes	\$1,456,400
Specialties	\$177,372
Equipment	\$201,630
Furnishing	\$48,683
Conveying Equipments	\$73,125
Fire Suppression	\$140,400
Plumbing	\$327,860
Hvac/ Mechanical	\$334,750
Electrical	\$398,125
Earthwork	\$191,470
Exterior Improvements	\$540,661
Utilities	\$318,929
Subtotal	\$6,464,349
Construction Contignecy	\$323,217
Total Construction Cost	\$6,787,566

Other Costs

Soft Costs	\$294,000
Building Permit	\$77,572
Interest	\$100,000
Taxes	\$190,000
Land	\$550,000
Total Other Costs	\$1,211,572

Total Before **\$7,999,138**

342 West Boylston - Rent



\$1,699/mo [↗](#) [❤](#)

0 beds 1 bath 350 sq ft
Wesford Village Apartmen... | 29 Duncannon Ave, Worcester, ...
6 units available • Pets welcome • Laundry facility


[Request a tour](#) (508) 556-4671



\$1,295+/mo [↗](#) [❤](#)

0 beds 1 bath 215-390 sq ft
Bancroft On The Grid | 50 Franklin St, Worcester, MA 01608
Pets welcome • Laundry facility • Walker's paradise


[Request a tour](#) (508) 841-3261



\$1,340/mo [↗](#) [❤](#)

0 beds 1 bath 290 sq ft
76 Frankin St Unit 34, Worcester, MA 01608
Parking • Fitness Center

[Request a tour](#) (508) 796-8238



\$1,340/mo [↗](#) [❤](#)

0 beds 1 bath 290 sq ft
Franklin On The Grid | 72 Franklin St, Worcester, MA 01608
Pets welcome • Walker's paradise • Good transit


[Request a tour](#) (508) 796-8238



\$2,280/mo [↗](#) [❤](#)

0 beds 1 bath 460 sq ft
99 Green St Unit 316, Worcester, MA 01604
Pets welcome • Patio/Balcony • Fitness Center

[Request a tour](#) (954) 732-2445



\$1,299/mo [↗](#) [❤](#)

0 beds 1 bath 238 sq ft
6 Windsor St, Worcester, MA 01605
Dishwasher • Somewhat walkable • Some transit


[Request a tour](#)



\$1,825+/mo [↗](#) [❤](#)

0 beds 1 bath 524-766 sq ft
Courthouse Lofts | 2 Main St, Worcester, MA 01608
19 units available • Pets welcome • Laundry in unit

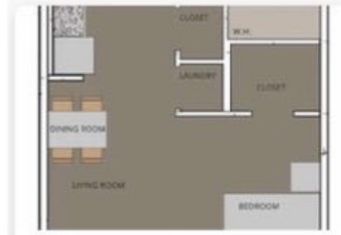
[Request a tour](#) (774) 701-7374



\$1,725+/mo [↗](#) [❤](#)

0 beds 1 bath 515-619 sq ft
145 Front at City Square | 145 Front St, Worcester, MA 01608
Pets welcome • Laundry in unit • Parking

[Request a tour](#) (774) 268-8961



\$1,895/mo [↗](#) [❤](#)

0 beds 1 bath 526 sq ft
222 Brooks St Unit 414, Worcester, MA 01606
Apartment • 1 unit available

[Request a tour](#) (774) 244-3234