

Downtown Urban Revitalization Plan Amendment 2 – Minor Plan Amendment

Worcester, Massachusetts

April 2016, Amended December 2018, Amended May 2019



SUBMITTED TO:

DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
100 CAMBRIDGE STREET, SUITE 300
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PREPARED BY:

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PREPARED FOR:

CITY OF WORCESTER
WORCESTER REDEVELOPMENT AUTHORITY



Section 1 Introduction

The *Downtown Urban Revitalization Plan, Worcester MA*, dated April 2016, as amended by Amendment 1 dated December 2018 (as so amended the “2016 URP” or the “2016 Plan”) is hereby amended by means of this *Amendment 2* dated May 2019 (“this Amendment”), which shall apply to the Urban Revitalization Area (the “URA” or “Study Area”) described in the 2016 URP and modified herein, to facilitate the development of land pursuant to the URP.

To the extent that there is inconsistency between *Amendment 2* and the provisions of the 2016 URP, the provisions of this Amendment shall take precedence. Except as amended hereby, the 2016 URP shall remain unmodified and in full force and effect.

Section 2 Amendment 2 Overview

The Worcester Redevelopment Authority (“WRA”) adopts this Amendment as a minor plan amendment in accordance with the provisions of 760 CMR 12.03 (1) as it does not significantly affect any of the basic elements of the 2016 Plan.

The purposes of this Amendment are to:

- Amend the URA to include a portion of 2 Plymouth Street and all of 85 Green Street (collectively, the “Additional Parcels”) that are attached to and used in connection with the portion of 2 Plymouth Street and all of 5 Gold Street and 7 Gold Street that are within the URA and have been identified as potential acquisition parcels;
- Amend the 2016 Plan to identify the Additional Parcels as acquisition parcels proposed to be acquired for purposes in furtherance of the objectives set forth in the 2016 Plan;
- Amend the 2016 Plan to identify the Additional Parcels as potential disposition parcels to be disposed of for purposes in furtherance of the objectives set forth in the 2016 Plan; and
- Amend the 2016 Plan to change the new zoning district proposed in Amendment 1 from mixed-use overlay to Business, General 6.0 for purposes in furtherance of the objectives set forth in the 2016 Plan.

Section 3 Background Information

The properties addressed in this Amendment are as follows:

- 90 Washington Street
- 85 Green Street (aka 77 Green Street)
- 2 Plymouth Street
- 5 Gold Street
- 7 Gold Street
- 8 Gold Street

Of these properties, all except for a portion of 2 Plymouth Street and all of 85 Green Street are currently included within the URA.

The properties are owned and briefly described as follows:

Address	Owner	Area	Current Use
90 Washington Street	Joseph J. Bafaro and Herbert R. Rasnick Bafaro and Rasnick, Trustees of 85 Green Street Trust	35,064 land (19,040 bldg)	Commercial building
85 Green	Joseph J. Bafaro and Herbert R. Rasnick Bafaro and Rasnick, Trustees of 85 Green Street Trust	11,478	Commercial building
2 Plymouth	Bafaro Realty Company	25,848 (total) 19,172 (partial) 11,478 (bldg.) 1 st : 8,716 2 nd : 8,716 Bsment: 3,625	Commercial building
5 Gold	Joseph J. Bafaro	1,892	Vacant land
7 Gold	Joseph J. Bafaro	5,353	Parking and loading area for 2 Plymouth Street
8 Gold	Joseph J. Bafaro and Herbert R. Rasnick, Trustees of 85 Green Street Trust	3,751	Parking area for 90 Washington Street

The 90 Washington Street property, a portion of the 2 Plymouth Street property, and 5 Gold Street, 7 Gold Street and 8 Gold Street (collectively, the “Included Parcels”) are identified on the 2016 Plan as properties proposed to be acquired. As the design of the improvements proposed to be part of the redevelopment became clear, the WRA determined that, in an effort to limit expense to the WRA and City of Worcester and to limit disruption to the owners and occupants of the 5 Gold Street, 7 Gold Street and 8 Gold Street (collectively the “Land Parcels”) it would not acquire those properties at this time.

Section 4 Discussion of Opportunity

4.1 Common Ownership and Use

Consistent with its obligations under applicable law, the WRA engaged in discussions with the owners of the Included Parcels regarding its plan to acquire 90 Washington Street and a portion of 2 Plymouth Street. The owners, while technically different entities, were jointly represented in these discussions. It quickly became apparent that this acquisition strategy would impact the Land Parcels and would affect the Additional Parcels as well.

First, the Land Parcels are used in connection with 2 Plymouth Street and 90 Washington Street. More specifically, 5 Gold Street and 7 Gold Street are used for access, parking and potential expansion purposes related to 2 Plymouth Street. 8 Gold Street is used for parking in connection with 90 Washington Street. Secondly, the Additional Parcels are used in connection with, and are integral parts of, the portion of 2 Plymouth Street that has been proposed for acquisition. More specifically, the properties share a common tenant, common loading and parking areas, and common access points. This situation is exacerbated by the topography of the site, where you may enter the first floor of 2 Plymouth Street from Gold Street, the main entrance to, and the main parking area used in connection with, 2 Plymouth Street is via a driveway that is within the limits of the Included Parcels, and the basement of 2 Plymouth is accessed via Plymouth Street. While technically possible to remove a portion of 2 Plymouth Street from the rest of the property, the way that it is used makes it difficult to do so without impact.

4.2 Discussions with Owners' Representatives

During discussions, representatives of the owners made a proposal to the WRA to acquire the Land Parcels and the Additional Parcels along with the Included Parcels. Due to the integrated nature of the properties, the fact that they are all controlled by two individuals who were common parties, and in recognition of the valuation requirements of Mass. Gen. L. c. 79, s. 12 (requiring the payment of severance damages in the event of a partial acquisition), the WRA concluded that its acquisition of 90 Washington Street will cause damage to 8 Gold Street and its acquisition of the portion of 2 Plymouth Street that is an Included Parcel will cause damage to the remainder of the 2 Plymouth Street property, 5 Gold Street, 7 Gold Street, and 85 Green Street.

The WRA has now been successful in negotiating an agreement with the owners to acquire all of the properties for an agreed upon amount.

4.3 WRA's Plan

The WRA now proposes to acquire the Included Parcels plus the Additional Parcels consistent with its agreement with the owners. It plans to work with the occupants of the Additional Parcels to minimize the disruption caused by the activities under the 2016 Plan, and to work with a third party to dispose of all or portions of Land Parcels and the Additional Parcels for purposes consistent with the 2016 Plan and the underlying zoning. In pursuing this strategy, the WRA has minimized its risk, has been fair to the owners and occupants of the properties, has minimized disruption caused by activities under the 2016 Plan, and will recapture a portion of its investment.

This value capture strategy is consistent with the 2016 Plan, minimizes the impact of the activities proposed as a part of the Plan, is in the public interest, and is in furtherance of the objectives of the Plan.

Section 5 Modification of Figures

Consistent with this Amendment the following URP figures appearing in the 2016 Plan are deleted and are replaced with the following, which appear as a part of this Amendment:

- A-1 Project Location and URA Boundaries
- D-2 Proposed Zoning District
- F-1 Parcels to be Acquired
- G-1 Disposition Parcels

Consistent with this Amendment the following figures appearing in the 2016 Plan as amended are meant to remain with the understanding that the depicted boundary has been modified slightly to reflect the addition of the entirety of 2 Plymouth Street and 77 Green Street. All other information depicted remains accurate.

- A-2 Aerial Map with URA Boundaries
- B-1 Existing Property Lines and the Footprint of Buildings
- B-2 Proposed Property Lines and the Footprint of Buildings
- C-1 Existing Land Use
- C-2.1 Existing Zoning
- C-2.2 Existing Zoning Overlay Districts
- D-1 Proposed Land Use
- E-1 Existing Roadways, Public Rights-of-Way and Easements
- E-2 Proposed Roadways, Public Rights-of-Way and Easements
- H-1 Buildings to be Demolished
- I-1 Buildings to be Rehabilitated
- J-1 Buildings to be Constructed

Section 6 Modification of Tables

Consistent with this Amendment the following URP Tables appearing in the 2016 Plan as amended are modified to add the following information which appear as a part of this Amendment:

- 2-1 Property Key for Figure A-1
- 5-1 Property Acquisitions or Transfers by Category
- 9-1 Disposition Parcels

These modifications revise the URA, identify the Additional Parcels as parcels to be acquired, and identify the Additional Parcels and the Land Parcels as disposition parcels. The acquisition and disposition requirements otherwise set forth in the 2016 Plan will apply to the Additional Parcels and the Land Parcels, as appropriate.

Amended Table 2-1: Property Key for Figure A-1

Key #	Building/Common Name	Street Address	Parcel Number
2019 Amendment 2 – Property Key for Figure A-1			
39	Office Space and Pharmacy	2 Plymouth Street	05-004-03+04
40	Restaurant Supply Store	85 (aka 77) Green Street	05-004-00001

Amended Table 5-1: Property Acquisitions or Transfers by Category

Key	PARCEL ID	ADDRESS	OWNER	AREA (ACRES)	ZONE	CURRENT USE	PROPOSED ACTION	PROPOSED USE
Newly Identified For Acquisition (Amendment 2)								
36	05-004-03+04	2 Plymouth Street (remainder of partial acquisition – See parcel #24)	Bafaro Realty Company LLC	0.44	BG-4.0	Industrial Warehouse (Multiple Tenants)	Redevelop	Recreation/ Event/ Commercial
37	05-004-00001	85 (aka 77) Green Street	85 Green Street Trust, nka 85 Green Street, LLC	0.26	BG-4.0	Commercial Warehouse/ Non-Profit (Multiple Tenants)	Redevelop	Commercial/ Retail

Amended Table 5-2: Properties Required for the Ballpark and Mixed-Use Project

Key	PARCEL ID	ADDRESS	OWNER	AREA (ACRES)	ZONE	CURRENT USE	PROPOSED ACTION	PROPOSED USE
Ballpark								
36	05-004-03+04	2 Plymouth Street (remainder of partial acquisition – See parcel #24)	Bafaro Realty Company LLC	0.44	BG-4.0	Industrial Warehouse (Multiple Tenants)	Redevelop	Recreation/ Event/ Commercial
37	05-004-00001	85 (aka 77) Green Street	85 Green Street Trust, nka 85 Green Street, LLC	0.26	BG-4.0	Commercial Warehouse/ Non-Profit (Multiple Tenants)	Redevelop	Commercial/ Retail

Amended Table 6-1: Anticipated Relocation Requirements

PARCEL ID	BUSINESS NAME	ADDRESS	TYPE OF BUSINESS
2019 Amendment 2 Relocation Requirements			
05-004-03+04	AllCare Pharmacy, AIDS Project Worcester, Restaurant Superstore, LLC, Bafaro Realty, LLC	2 Plymouth*	Pharmacy, Social Service Provider, Wholesale/Retail Sales, Storage

**Formerly a partial acquisition, now to be acquired in its entirety*

Amended Table 9-1: Disposition Parcels

South of the Railroad ROW				
Wyman-Gordon South (2019 Amendment 2) - Mixed-Use Project & Parking Structure				
36	05-004-03+04	0.44	2 Plymouth Street	Bafaro Realty Company LLC
37	05-004-00001	0.26	85 (aka 77) Green Street	Bafaro Realty Company LLC

These modifications revise the URA, identify the Additional Parcels as parcels to be acquired, and identify the Additional Parcels as disposition parcels. The acquisition and disposition requirements otherwise set forth in the 2016 Plan will apply to the Additional Parcels and the Land Parcels, as appropriate.

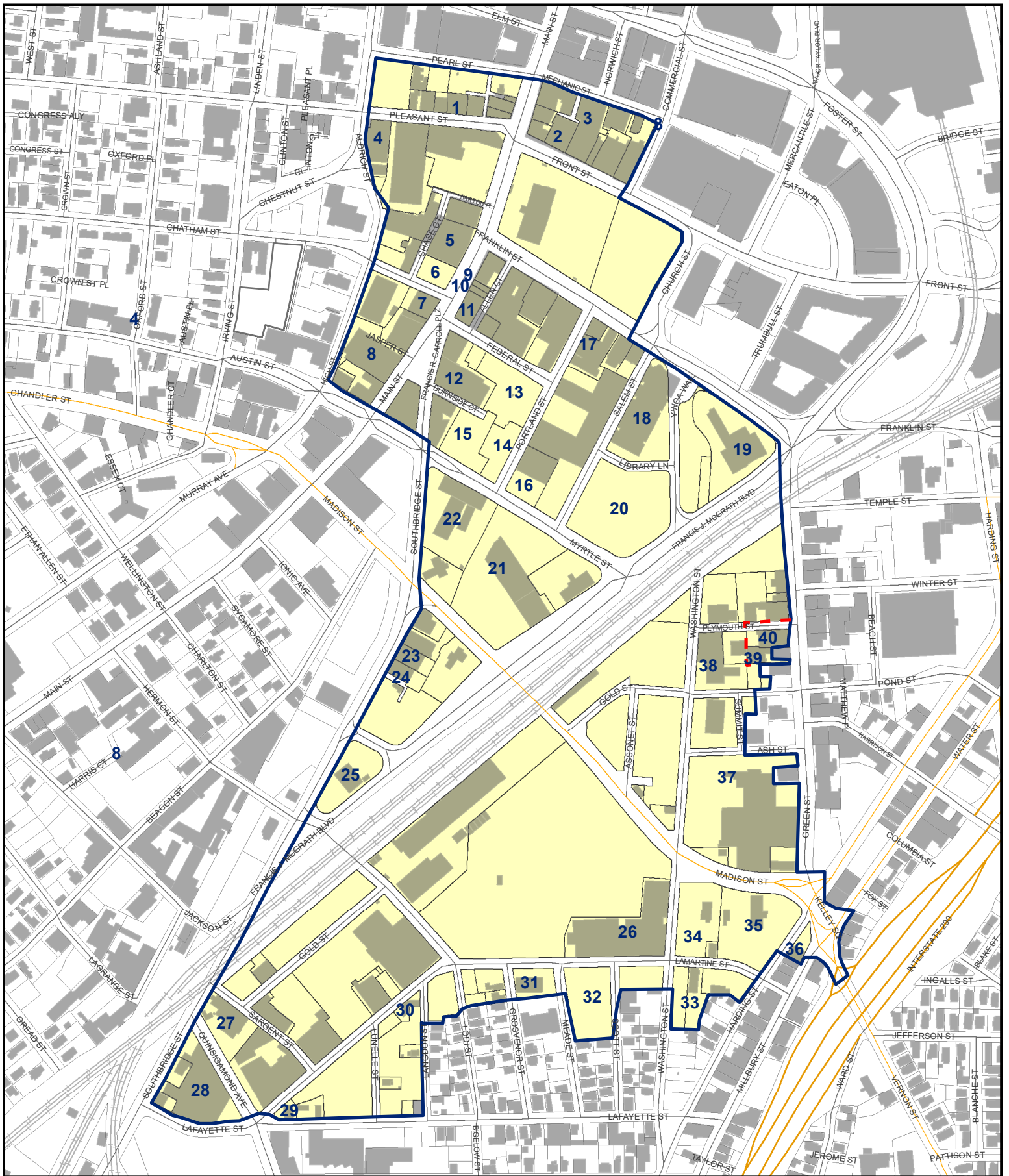
Section 7 Relocation Plan and Relocation Activities

The WRA will amend its approved Relocation Plan to be consistent with this Amendment. It proposes to work with the two occupants of the Additional Parcels, Aids Project Worcester and Restaurant Supply Superstore, on Project-related activities. Relocation planning is ongoing with Aids Project Worcester. It does not anticipate that the superstore will be relocated on account of the project.

Section 8 Other Matters and Integration

Except as specifically set forth in this Amendment, the 2016 URP is ratified and confirmed in all respects.

[END OF AMENDMENT]



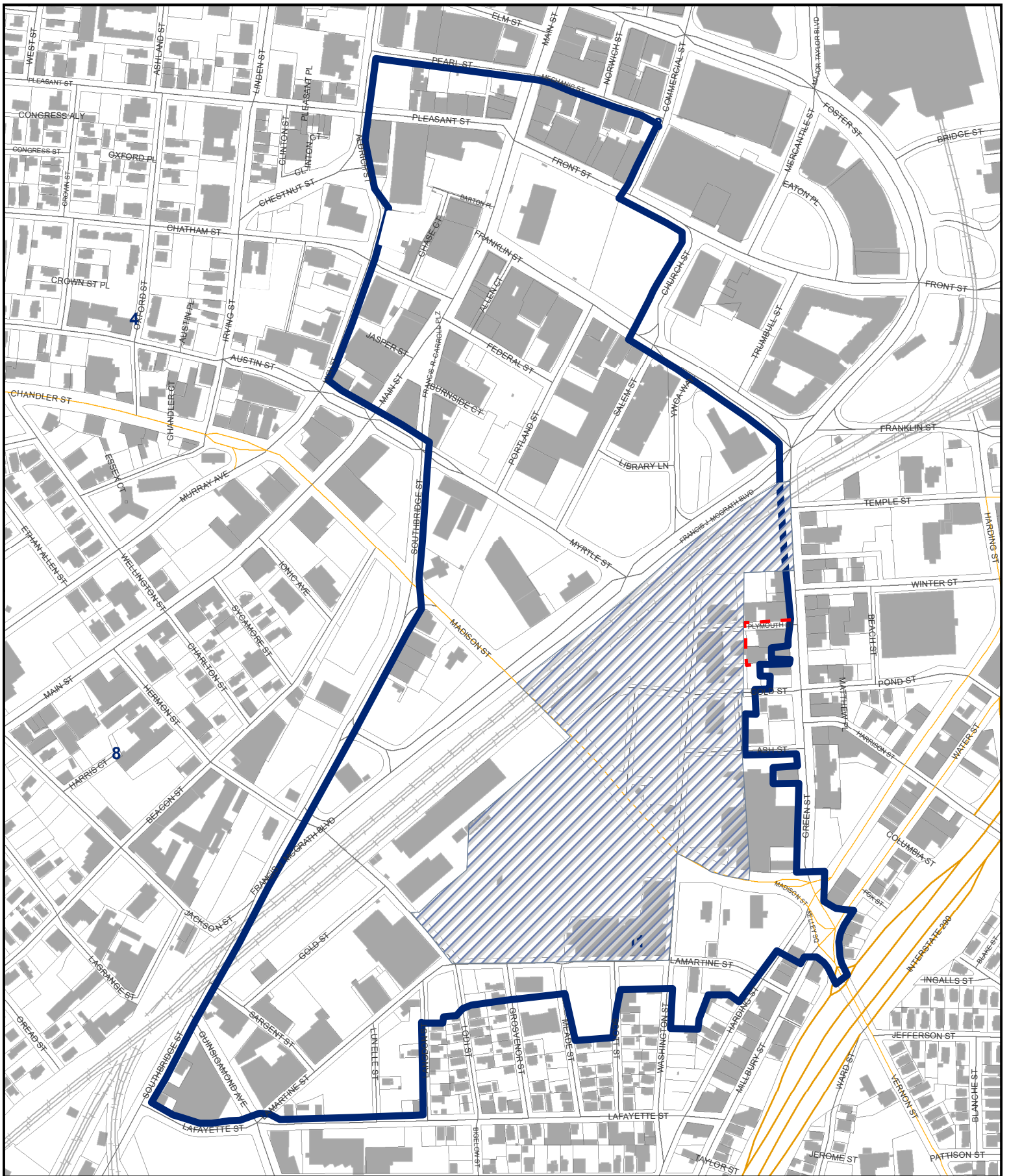
- Amended Urban Revitalization Area
- Former URA Boundary
- URA Parcels
- Parcel Boundaries
- Building Footprints




Amendment 2
Figure A-1: Project Location
and URA Boundaries




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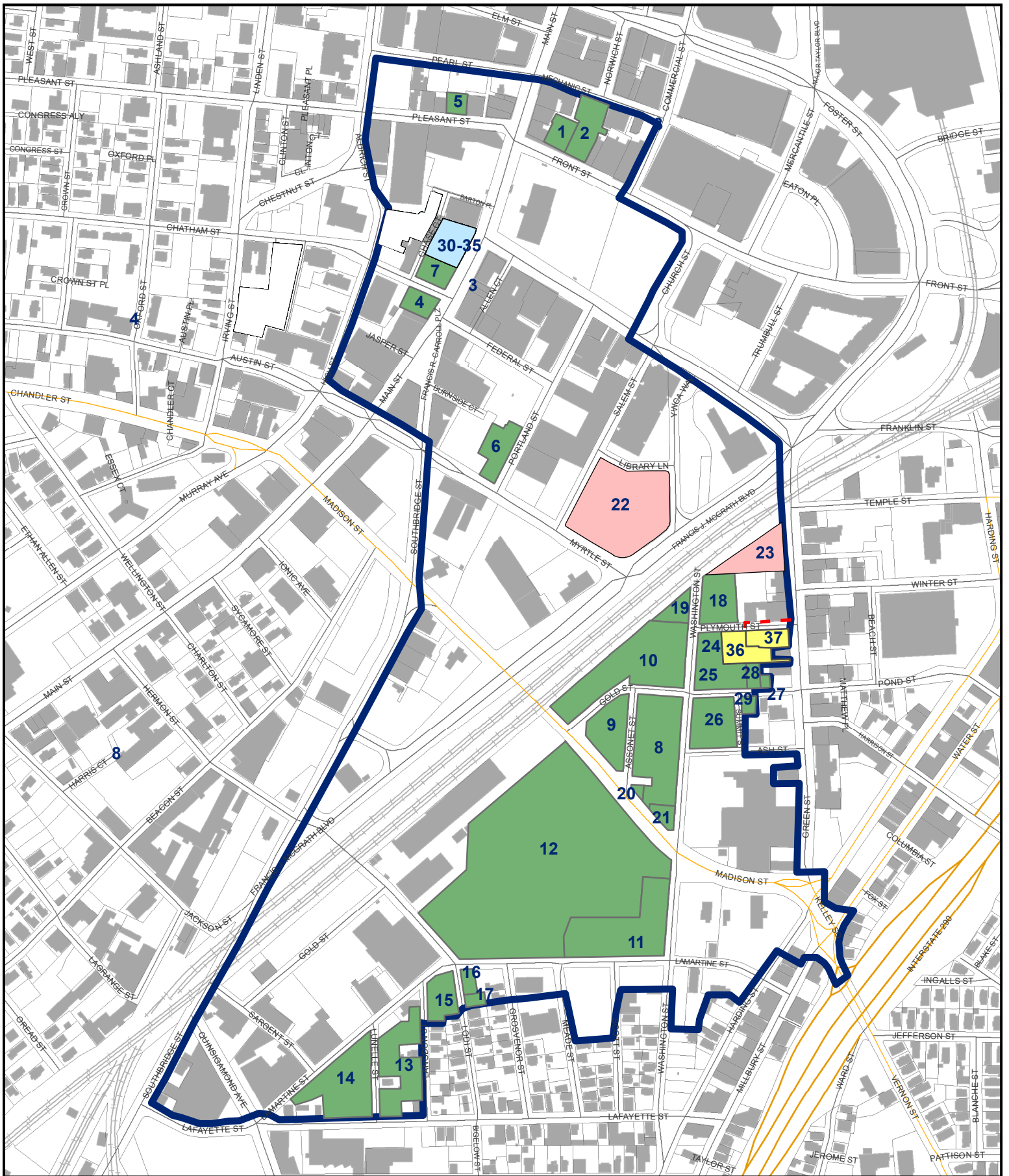


-  New BG-6 District
-  Amended Urban Revitalization Area
-  Parcel Boundaries

Amendment 2
Figure D-2: New BG-6 District

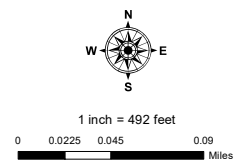

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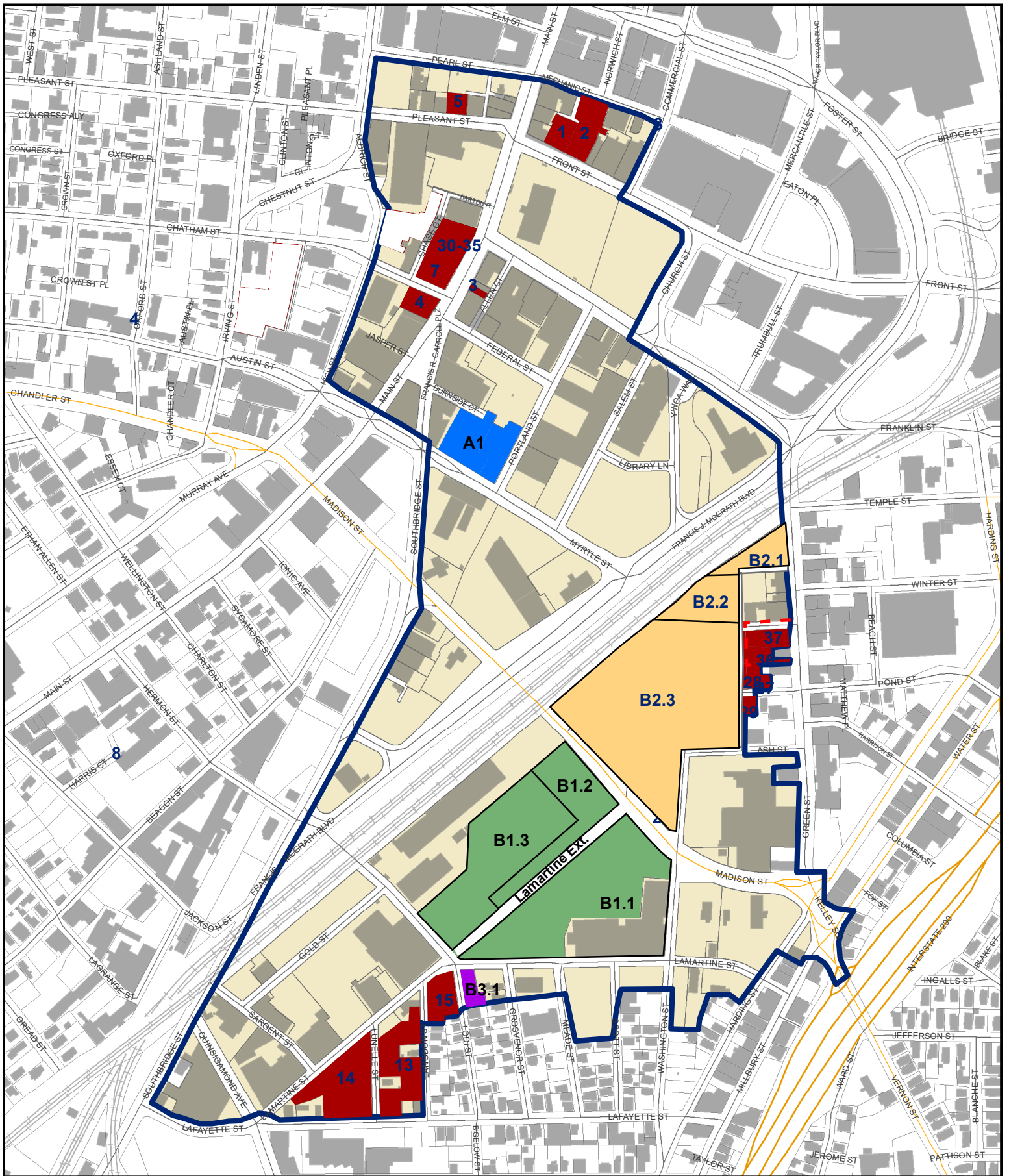




- Amended Urban Revitalization Area
- Parcel Boundaries
- Previously Identified for Acquisition
- Selective Acquisition
- Property Transfer
- Newly Identified for Acquisition


Amendment 2
Figure F-1: Parcels
To Be Acquired





Legend	
	Amended Urban Revitalization Area
	URA Parcels
	Existing Parcels for Disposition
	Parcel Boundaries
	A1
	B1
	B2
	B3

Amendment 2
Figure G-1: Disposition Parcels


 1 inch = 492 feet
 0 0.0225 0.045 0.09 Miles

