

# DOWNTOWN URBAN REVITALIZATION PLAN AMENDMENT 1

## Worcester, Massachusetts

April 2016, Amended December 2018



**SUBMITTED TO:**

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Attachment B: Required Approvals and Actions

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Attachment D: The City of Worcester Ballpark Fast Facts,  
Letters of Intent with the Red Sox and Madison Properties

Attachment E: Relocation Materials

Attachment F: DHCD Approval of 2016 URP

MEPA ENF Certificate, EEA #15637, February 24, 2017

MEPA NPC Certificate and Phase 1 Waiver Record of Decision

Attachment G: City of Worcester Urban Design Guidelines, 2012

## DEFINITIONS/ACRONYMS

ACEC – Area of Critical Environmental Concern  
ACS – American Community Survey  
AUL – Activity and Use Limitation (under MCP)  
BFE – Base Flood Elevation (FEMA)  
BID – Business Improvement District  
Bikeway – The Blackstone River Bikeway  
BOR – Massachusetts DHCD Bureau of Relocation  
BRF – MassDevelopment Brownfields Redevelopment Fund  
CCOD – Commercial Corridors Overlay District  
CDBG – Community Development Block Grant  
CDE – Community Development Entities  
CEDS – *Central Massachusetts Grows: Greater Worcester Area Comprehensive Economic Development Strategy*  
CFR – Code of Federal Regulations  
CMR – Code of Massachusetts Regulation  
CMRPC – Central Massachusetts Regional Planning Commission  
CN – Common Name  
CSO – Combined Sewer Overflow  
DHCD – Massachusetts Department of Housing and Community Development  
DIF – District Improvement Financing  
EACC – Massachusetts Economic Assistance Coordinating Council  
EDIP – Economic Development Incentive Program  
EEA – Massachusetts Executive Office of Energy and Environmental Affairs  
ENF – Environmental Notification Form (under MEPA)  
EOA – Economic Opportunity Area  
EPA – U.S. Environmental Protection Agency  
FEMA – Federal Emergency Management Agency  
GDI – Growth District Initiative  
HDIP – Housing Development Incentive Program  
HECCMA – Higher Education Consortium of Central Massachusetts  
HN – Historic Name  
HOME – HOME Investment Partnership Program  
Hub – the WRTA Bus Transportation Hub  
HUD – U.S. Department of Housing and Urban Development  
LAND – Local Acquisitions for Natural Diversity Grant  
LID – Low Impact Development  
LOI – Letter of Intent  
LSP – Licensed Site Professional (under MCP)  
LWCF – Land and Water Conservation Fund  
MACRIS – Massachusetts Cultural Resource Information System  
MBTA – Massachusetts Bay Transportation Authority  
MassDOT – Massachusetts Department of Transportation  
MassDEP – Massachusetts Department of Environmental Protection  
Master Plan – Theatre District Master Plan, December 2012  
MCP – Massachusetts Contingency Plan (310 CMR 40.00)  
M.G.L. – Massachusetts General Law  
MEPA – Massachusetts Environmental Policy Act (301 CMR 11.00)  
MHC – Massachusetts Historical Commission  
MHRTC – Massachusetts Historic Rehabilitation Tax Credit  
NMTC – New Markets Tax Credit

## DEFINITIONS/ACRONYMS (cont.)

NOI – Notice of Intent (under WPA)  
NPDES – National Pollutant Discharge Elimination System (under EPA)  
NRDIS – National Register Historic District  
OHM – Oil and Hazardous Materials (under MCP)  
PARC – Massachusetts Parkland Acquisition and Renovations for Communities Grant  
P&W – Providence and Worcester Railroad Company  
RAO – Response Action Outcome (under MCP)  
ROW – Right(s)-of-Way  
SFHA – Special Flood Hazard Area  
SOD – Sign Overlay District  
SPD – Streetscape Policy District  
SWPPP – Stormwater Pollution Prevention Plan (under EPA)  
T&G – Worcester Telegram and Gazette  
TDI – MassDevelopment Transformative Development Initiative  
TIF – Tax Increment Financing  
URA –Urban Revitalization Plan Area  
URDG – Urban Revitalization Development Grant  
URP –Urban Revitalization Plan  
USGS – U.S. Geological Survey  
WBDC – Worcester Business Development Corporation  
WPA – Massachusetts Wetlands Protection Act (310 CMR 10.00)  
WPI – Worcester Polytechnic Institute  
WRA – Worcester Redevelopment Authority  
WRTA – Worcester Regional Transit Authority

## 12.02(1) EXECUTIVE SUMMARY<sup>1</sup>

### Section 1.1 Introduction

The *Downtown Urban Revitalization Plan, Worcester MA*, dated April 2016 (referred to herein as the “2016 URP” or “the 2016 Plan”) is hereby amended by means of this **Amendment 1** dated December 2018, 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 1** and the provisions of the original 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.<sup>2</sup>

The Commonwealth’s Urban Renewal Regulations (760 CMR 12.00) were revised in 2018 and DHCD has updated the *M.G.L. Chapter 121B Urban Renewal Plan Preparation Guide* (The Guide) to reflect the regulatory changes. DHCD has requested that URP amendments follow the revised Guide’s format. As a result, the material in **Amendment 1** is presented in a different order from the original URP. The table on the following page provides an overview of the changes for ease of reference. To avoid confusion between the documents, references to chapters/sections contained in **Amendment 1** are shown in bold text, while references to the 2016 URP are presented as unbold text. For example, reference to **Chapter 12.02(6) Relocation** refers to material presented herein, while Chapter 12.02(8) Relocation refers to the 2016 URP.

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<sup>1</sup> Per the previous Preparation Guide, *The Executive Summary* was not numbered in the 2016 URP.

<sup>2</sup> The DHCD approval letter is included in **Attachment F** of this **Amendment 1**.

Table 1-1 Updated URP Preparation Format – Section References

Topic	2016 Downtown URP for Worcester Chapters/Sections	Amendment 1 Chapters/Sections
Executive Summary	Executive Summary	12.02(1) Executive Summary
Characteristics	12.02(1) Characteristics	12.02(2) Characteristics
Eligibility	12.02(2) Eligibility <i>Section 2.8 Area Eligibility</i>	12.02(3) Eligibility <i>Section 3.6 Area Eligibility Designation</i>
Clearance and Spot Clearance	12.02(2) Eligibility <i>Section 2.9.1 Clearance and Spot Clearance</i>	12.02(3) Eligibility <i>Section 3.6.3 Clearance and Spot Clearance</i>
Demolition	12.02(1) Characteristics <i>Section 1.2.10 Figure I-1: Buildings to be Demolished</i>	12.02(3) Eligibility <i>Section 3.6.1 Buildings to be Demolished</i>
Rehabilitation	12.02(1) Characteristics <i>Section 1.2.10 Figure J-1: Buildings to be Rehabilitated</i>	12.02(3) Eligibility <i>Section 3.6.2 Buildings to be Rehabilitated</i>
Construction	12.02(1) Characteristics <i>Section 1.2.12 Figure K-1: Buildings to be Constructed</i>	12.02(4) Objectives <i>Section 4.3 Buildings to be Constructed</i>
Objectives	12.02(3) Project Objectives	12.02(4) Objectives <i>Section 4.1</i>
Acquisitions	12.02(1) Characteristics, <i>Section 1.2.8 Parcels to be Acquired or Transferred</i>	12.02(5) Acquisitions
Relocation	12.02(8) Relocation	12.02(6) Relocation
Site Preparation	12.02(6) Site Preparation	12.02(7) Site Preparation
Public Improvements	12.02(7) Public Improvements	12.02(8) Public Improvements
Disposition	12.02(1) Characteristics <i>Section 1.2.9 Figure H-1: Lots to be Created for Disposition</i> 12.02(10) Disposition	12.02(9) Disposition
Redevelopers Obligation	12.02(9) Redeveloper’s Obligation	12.02(10) Redeveloper’s Obligation
Implementation/Time Frame	12.02(3) Project Objectives <i>Section 3.3 Implementation</i>	12.02(11) Time Frame
Financial Plan	12.02(4) Cost Estimates and Financing Plan	12.02(12) Financial Plan
Citizen Participation	12.02(11) Citizen Participation	12.02(13) Citizen Participation
Requisite Municipal Approvals	12.02(5) Requisite Municipal Approvals	12.02(14) Requisite Municipal Approvals
Massachusetts Environmental Policy Act	12.2(3) Project Objectives <i>Section 3.4 Regulatory Requirements</i>	12.2(15) Massachusetts Environmental Policy Act

## Section 1.2 Amendment 1 Overview

The WRA has undertaken **Amendment 1** due to economic activity and developer interest in the blighted open areas referred to as the Wyman-Gordon Parcels in the 2016 URP. These parcels are located south of the Providence and Worcester Railroad (P&W) right-of-way (referred to herein as the “Railroad ROW”) and were discussed at length in the original report. **Amendment 1** is necessary to maximize the development potential within the Project Area and better accomplish the goals of the URP as initially approved and enacted.

Activities described in this **Amendment 1** include the following:

- Amend the 2016 URA boundary to include 18.7 additional acres with 25 parcels (the “Amended URA”).
- Amend the list of properties to be acquired or transferred as follows:
  - Acquire some or all of ten (10) additional parcels;
  - Transfer one (1) additional city-owned parcel;
  - Remove 66 Franklin Street and 517 Main Street from the 2016 URP property acquisitions list due to owner redevelopment initiatives consistent with URP and;
  - Remove Parcel 05-007-0005 from the 2016 URP property acquisitions list because it has been incorporated into Parcel 05-007-0007 in the Worcester Assessor’s records.
- Update public realm improvements which will be implemented to facilitate the Plan.
- Update the list of businesses which may require relocation to implement the plan;
- Update the allowable uses from the 2016 URP to reflect recent development proposals;
- Revise the financial plan;
- Update parcel assemblage and property uses to reflect the current redevelopment proposals and public realm improvements;
- Revise the URP implementation schedule to reflect updated priorities for redevelopment.
- Adoption of a new zoning district consistent with the development plan.

The total number of acquisitions associated with the amended URP is 27 parcels and six (6) business condominiums, as well as the transfer of two (2) city-owned parcels. This number is comprised of the 10 parcels identified herein as part of **Amendment 1** plus the 2016 URP acquisitions list, modified as noted above.

**Amendment 1** reflects the redevelopment of the area described in the 2016 URP as the former Wyman-Gordon Parcels. Specifically, it reflects construction of a new Ballpark and structured parking garage by the City of Worcester to support the relocation of the Pawtucket Red Sox to Worcester and an approximately 1.06 million square foot mixed-use development by Madison Holdings, LLC (referred to herein as “Madison Properties”).

The 2016 URP included a recreational facility and commercial/mixed-use on the Wyman-Gordon Parcels, so the uses proposed as part of **Amendment 1** and described herein are consistent with that approach, but the locations of various uses and parcel assemblages have been updated to reflect the current development plan.

Please refer to the amended figures presented in **Chapter 12.02(2)**, particularly *Figure F-1: Properties to be Acquired or Transferred*. Most of the parcels are planned for full acquisition, but some may be partial acquisitions depending on project need and final layout considerations. For example, Parcel 05-004-03+04 at 2 Plymouth Street is a partial acquisition because only a portion of the property is required for the Ballpark.

### 1.2.2 Urban Revitalization-Related Activities and Achievements Since the 2016 Plan

Since DHCD’s approval of the 2016 URP, the Worcester Redevelopment Authority (WRA) and City of Worcester have been committed to the Plan’s vision. There has been extensive redevelopment activity throughout the downtown

area, which by extension has also benefited the URA. The following activities and achievements address specific actions recommended in the 2016 URP:

- The former Paris Cinema at 66 Franklin Street (a proposed URP acquisition and demolition) was demolished in summer 2017 by the private land-owner, who has redeveloped the site as a 320-seat indoor/outdoor beer garden and entertainment pavilion called The Brew Garden. The owner is also implementing a redevelopment plan for several properties within the area known as “The Grid” and is making major investments in rehabilitating existing rental units, as well as developing new restaurants and retail.
- MassDevelopment purchased 536 Main Street, the former Money Stop and Pawn Shop building, (a proposed URP acquisition and rehabilitation) through its Transformative Development Initiative (TDI) Equity Investment program. The two-story building, located across from the historic Hanover Theater in the Downtown Theater District, was identified by Worcester’s TDI program partnership and the City’s Downtown URP as a key site for development. This property is currently under agreement with a private party who plans to rehabilitate the space for commercial on the first floor and office above.
- Construction has begun on the City’s Main Street Streetscape Improvements Project, which extends from the former Worcester County Courthouse (north of the URA) along Main Street to the intersection of Main and Myrtle Streets. The improvements will include pedestrian and bicycle amenities. (Project was identified in the 2016 Plan)
- The Main Street project will also incorporate upgrades to Federal Plaza in front of the Hanover Theatre to better accommodate pedestrians and outdoor events at the theatre and adjacent Conservatory for the Performing Arts. (This new plaza was identified in the Plan.)
- The Great Wall Chinese Restaurant on the first floor of 521 Main Street (a proposed URP acquisition for rehabilitation) is under renovation to accommodate an expanded seating area and is expected to reopen soon. The owner has indicated an intention to rehabilitate the upper floors for housing. The outer veneer of the front façade of this structure was significantly altered by a previous occupant. The city is hopeful that this layer will be removed, and the original features will be restored as the building is renovated.
- The 517 Main Street (proposed acquisition and rehabilitation) building was recently sold to a private developer, who intends to redevelop the now-vacant upper floors for housing. This parcel has been removed from the URP acquisitions list.
- The Hanover Theatre announced that a 1920s-themed restaurant called Josephine’s will open on the first floor of the theatre’s Conservatory and Event Center in 2018.
- The new owner of two business condominiums at 401 Main Street, the recently closed Shack’s Worcester men’s clothing store, is coordinating with the City to rehabilitate the building for retail at street level and office space above. Renovations are underway, including removal of an exterior veneer to expose original exterior features of this historic building. (Building was targeted for façade improvements in the URP.)
- On November 20, 2018, the Worcester City Council unanimously approved establishment of a Business Improvement District (BID) for the Downtown and Theatre District. The proposed BID is roughly bounded by Myrtle Street, Francis J. McGrath Boulevard, Foster Street and properties along both sides of Main Street, from Foster Street to Myrtle Street. It also includes properties within the Theater District and on Franklin Street and Front Street.
- The intersection at Quinsigamond Avenue and Southbridge Street has been updated to improve flow and facilitate traffic patterns by installing new traffic signals, signage and pavement (project was part of the 2016 Plan to improve gateways into the City).

While the vision set forth in the 2016 URP is being realized by the projects in and around the URA, the City’s most significant progress is associated with the future redevelopment of the Wyman-Gordon Parcels, which is the primary focus of this **Amendment 1**, including:

- On August 17, 2018, the City of Worcester announced that they have signed a Letter of Intent (LOI) with the Pawtucket Red Sox AAA minor league baseball team to bring the team to Worcester for the 2021 season. The city and WRA will undertake construction of a new ballpark, with meeting rooms, restaurants, a pedestrian promenade, retail locations, suites, party rooms, public access facilities, and family-friendly activities (collectively referred to as the “Ballpark”) on the north side of Madison and lease the facilities to the Red Sox. The project is expected to advance quickly to meet the milestones outlined in the LOI and be ready for the 2021 baseball season.
- On September 26, 2018, the Worcester City Council approved the project’s funding. This is the first of many major approvals/decisions to be made regarding this project.
- Major League Baseball, Minor League Baseball and the International League have approved moving the Pawtucket Red Sox to Worcester.
- The City of Worcester has also signed a LOI with a private developer, Madison Properties, for a mixed-use development across on the south side of Madison Street. The site is expected to include hospitality, retail and residential uses. Madison Properties also plans a commercial development off Green Street directly abutting the north side of the Ballpark. The Worcester City Council has approved tax increment financing, tax increment exemption under the Housing Development Incentive Program (HDIP) program, and other incentives in support of this development. These activities are collectively referred to herein as the “Mixed-Use Project”.
- Both projects are located on properties primarily associated with former Wyman-Gordon industrial activities and referred to as “Wyman-Gordon Parcels” in the 2016 URP. The new Ballpark site, which includes several properties outside the limits of the Wyman-Gordon industrial activities, is referred to as Wyman-Gordon North, and the Mixed-Use Project is located on Wyman-Gordon South.
- The Commonwealth is committing \$2.5 million in tax credits under the HDIP program to support new market rate housing.
- The city plans to obtain ownership of a portion of Wyman-Gordon South for an approximately 400-space parking garage.
- Worcester’s Planning and Public Works departments are coordinating with MassDOT regarding improvements to the Kelley Square intersection at Interstate 290 (I-290), exit 13, which will extend along Madison Street through the URA towards downtown. Intersection and roadway improvements will be undertaken regardless of activities discussed herein due to the high frequency of motor vehicle accidents at this intersection.
- The city has created a District Improvement Financing (DIF) area around the Ballpark to capture new revenue created by the project.

### Section 1.3 Urban Revitalization Area Description

As Worcester’s urban revitalization process has evolved, the WRA has determined that it is necessary to modify the south and east boundaries of the URA to facilitate redevelopment of the blighted open areas primarily occupied by vacant Wyman-Gordon Parcels. The **Amendment 1** boundary line encompasses 25 additional properties on approximately 18.7 acres, which is an increase in land area of 15.8% from the original Plan. Amended maps and descriptive material are presented in **Chapter 12.02(2) Characteristics**. Please refer to *Figure A-1: Project Location and URA Boundary* and **Section 2.2.1** for a description of the modified URA. The land uses within the amended URA vary widely but are generally consistent with the original URA. The uses include commercial (e.g., retail, restaurants, gas stations), manufacturing, warehouses, active industrial uses, municipal, vacant (former industrial) sites and a small amount of residential.

The **Amendment 1** URA (comprised of the original and amended URA) contains approximately 145 parcels and 410 properties (including approximately 61 business and 214 residential condominium units) within an approximately 137.1-acre area, of which approximately 30.3 acres are public ways, 10.1 acres are railroad ROW, and approximately 97 acres are parcels.<sup>3</sup> Please refer to the amended figures in **Chapter 12.02(2) Section 2.1: URP Figures**, as well as the list of additional parcels and their respective owners within the URA presented in **Attachment A: URA Parcel Ownership Table and Map**.

## Section 1.4 Statement of Need

The character of the URA, as amended, remains consistent with the decadent and blighted open conditions described in the 2016 URP. Many buildings within the modified boundary are out of repair, physically deteriorated, obsolete, underutilized or in need of major maintenance or repair. Further, conditions such as diversity of ownership, irregular lot sizes or obsolete street patterns make it improbable that the area will be redeveloped by the ordinary operations of private enterprise. Hazardous materials may be present in some areas due to historic industrial activities.

The Green Island and Canal District neighborhoods have experienced blighted conditions and vacant properties for decades. Worcester residents and visitors have been challenged by dangerous conditions for pedestrians, bicyclists and automobile traffic in the Kelley Square intersection. This adversely impacts the ability to safely pass through the intersection, which is a major gateway into the downtown area. Worcester now has a unique opportunity to enliven these neighborhoods while benefiting the entire city and region. The area will become a revitalized neighborhood which will connect the downtown and the Canal District. The city and WRA are committed to facilitating the proposed redevelopments on the Wyman-Gordon Parcels and in the surrounding area. In so doing, the redevelopment goals of the 2016 URP will be realized and perhaps exceeded.

## Section 1.5 Project Vision

As discussed extensively in the 2016 URP, the area south of the Railroad ROW has a very industrial and blighted open context, as compared to the business-oriented downtown and Theatre District. Based on this, the 2016 URP presented separate Project Visions for each area. The Vision Statement for the downtown area is unchanged, thus not repeated in this Amendment.

The Vision Statement for the area south of the Railroad ROW has been updated, but it still focuses on the transformation of the largely vacant former industrial properties. As stated below, it refines some aspects of the original Concept Plan and Public Realm Improvements to integrate a wider range of commercial, residential and recreational/event uses and to promote better connectivity with the downtown and transit opportunities.

*Project Vision for South of the P & W ROW (Amended): Ultimately, transform an abandoned manufacturing site and the surrounding area into a cohesive and productive development that will draw local and regional users. Redevelopment should be appropriate for the mixed-use character of the area, contribute to a positive impression of the neighborhood and the City of Worcester, promote pedestrian, bicycle and traffic connections with surrounding neighborhoods and the multi-modal transit options in nearby downtown, and improve public amenities. The development should include recreational and/or spectator sports/entertainment venues, retail and commercial options, and residential choices. The redeveloped area should improve the quality of life for area residents,*

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<sup>3</sup> This estimate incorporates changes to the Worcester Assessor's database since the 2016 Plan.

*encourage healthy lifestyles, offer transportation and housing choices, advance sustainable job opportunities, and contribute to the City's tax base.*

The vision reflects current conditions in the City and the WRA's development priorities, both of which are dynamic and subject to change. Major changes to the URP, such as those presented herein, are subject to City Council and DHCD approval. Thus, this **Amendment 1** includes a detailed description of the change, the purpose and effect of the plan change on project activities, and pertinent revisions of the original application to reflect the change.

## Section 1.6 Goals and Objectives

The goals presented in the 2016 URP are consistent with this 2018 Amendment, and as such are incorporated by reference. Some additional goals have been added (below) to reflect the specific development opportunities and challenges in the area south of the Railroad ROW. Overall, the WRA and city seek to eliminate the existing blighting influences present in the URA. This area, largely comprised of vacant former industrial parcels, offers an opportunity for transformative development with connectivity between the downtown, the Canal District, and intermodal transit options. The area is situated along a highly travelled route between downtown and I-290 and large enough to accommodate a wide range of uses.

In addition to those presented in the 2016 URP, objectives for this area include:

- Promote economic growth and opportunity through redevelopment of the expansive blighted open industrial area, focusing on medium- to large-scale mixed-use and recreational facilities to revitalize this important gateway into the downtown.
- Provide opportunities for employment and business development to Worcester residents, particularly women, minority and underrepresented groups.
- Provide a wide range of leasable space options for new and existing local businesses and institutions.
- Provide amenities and interesting programming which will encourage repeat visits to downtown by area residents and students.
- Provide a variety of housing options in the downtown area.
- Integrate aesthetic improvements with a "Complete Street" approach throughout the area.
- Promote safe automobile, pedestrian, transit and bicycle inter-connectivity between the URA, downtown, and the Canal District to advance intermodal transit options, facilitate circulation, ensure safe access and appropriate signage for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.
- Improve retention of college graduates in the area.

## Section 1.7 Commonwealth's Sustainable Development Principles

The 2016 URP reviewed the Plan's consistency with the Commonwealth's Sustainable Development Principles. This review is incorporated herein by reference since activities associated with **Amendment 1** do not modify the conclusion that the URP is consistent with the ten principles that encourage smart growth and sustainable development.



## CHAPTER 12.02(2) CHARACTERISTICS

In the 2016 URP, the discussion of characteristics was presented in Chapter 12.02(1) *Section 1: URP Figures*. The 2016 URP is amended by revisions to the 2016 URP figures to reflect the URA boundary change, identify all parcels identified for acquisition, and present the modified Concept Plan. The revised figures replace those presented in the 2016 URP and are consistent with the amended Urban Renewal Regulations and Guide.

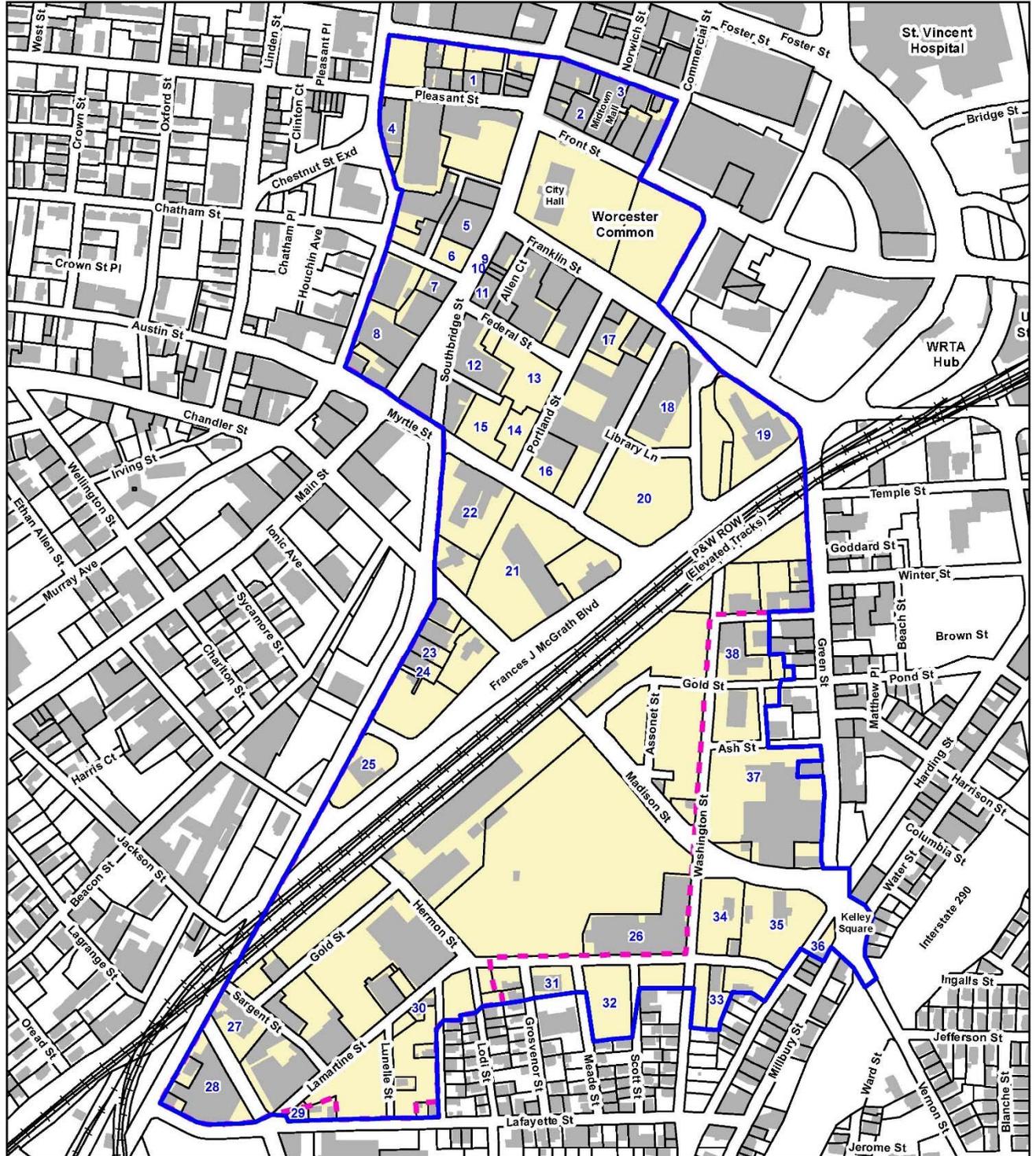
### Section 2.1: URP Figures

- A-1 Project Location and URA Boundaries
- 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
- D-2 Proposed Zoning District
- E-1 Existing Roadways, Public Rights-of-Way and Easements
- E-2 Proposed Roadways, Public Rights-of-Way and Easements
- F-1 Parcels to be Acquired
- G-1 Disposition Parcels
- H-1 Buildings to be Demolished
- I-1 Buildings to be Rehabilitated
- J-1 Buildings to be Constructed

#### Supplemental Figures

- S-1 Study Area Location – USGS Locus
- S-2 Environmental Resources
- S-3 Priority Private Redevelopment Sites
- S-4 Clearance and Spot Clearance
- S-5 URP Concept Plan

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**Legend**

- Urban Revitalization Area
- Building Footprints
- Original URA Boundary
- URA Parcels
- Parcel Boundaries
- #1 - 38 Landmark Buildings/Parcels  
(See URP Table 2: Property Key for Figure A-1)

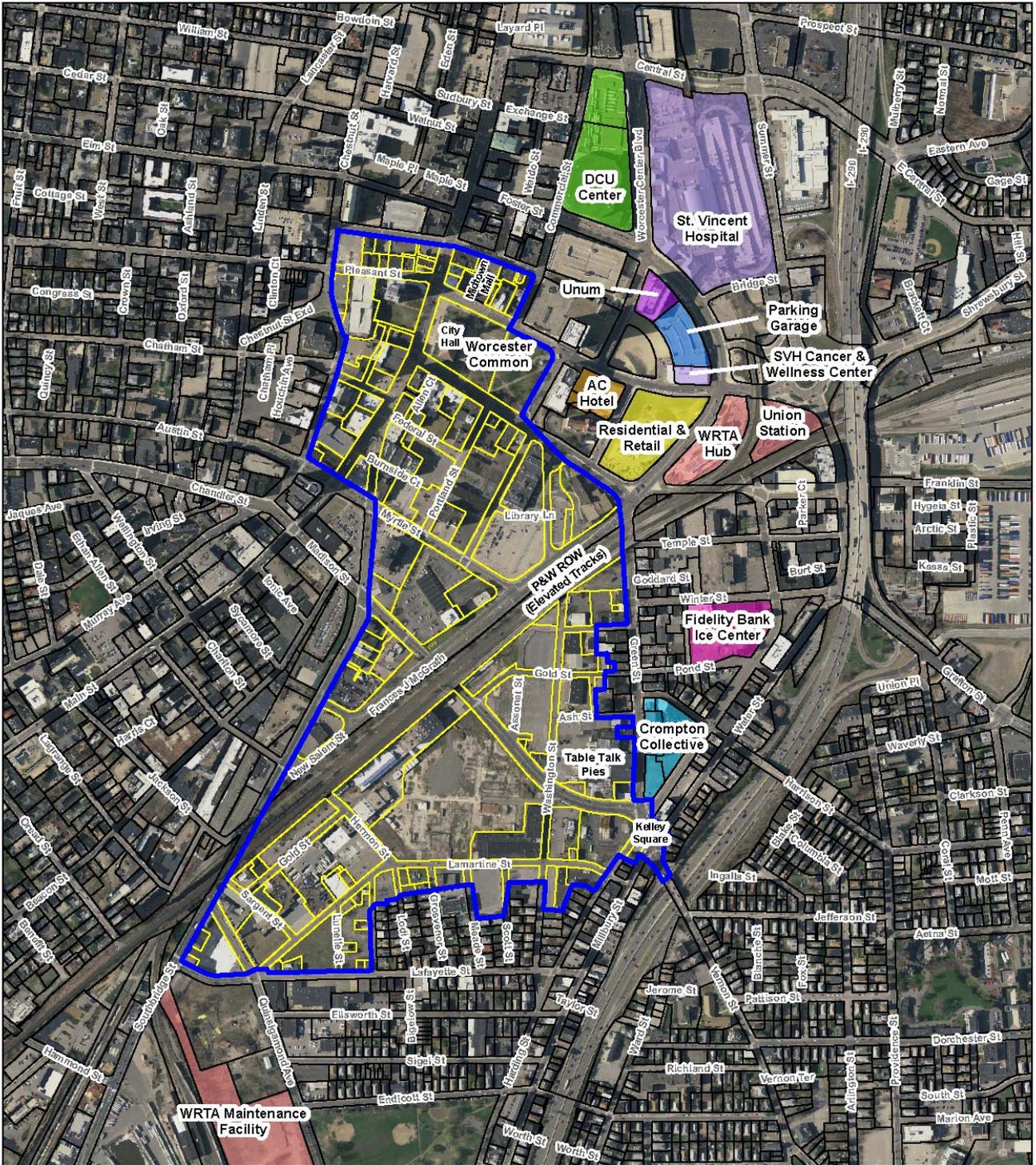
**AMENDMENT 1  
FIGURE A-1: PROJECT LOCATION  
AND URA BOUNDARIES**

Scale: 1 inch = 475 feet

0  475  
Feet

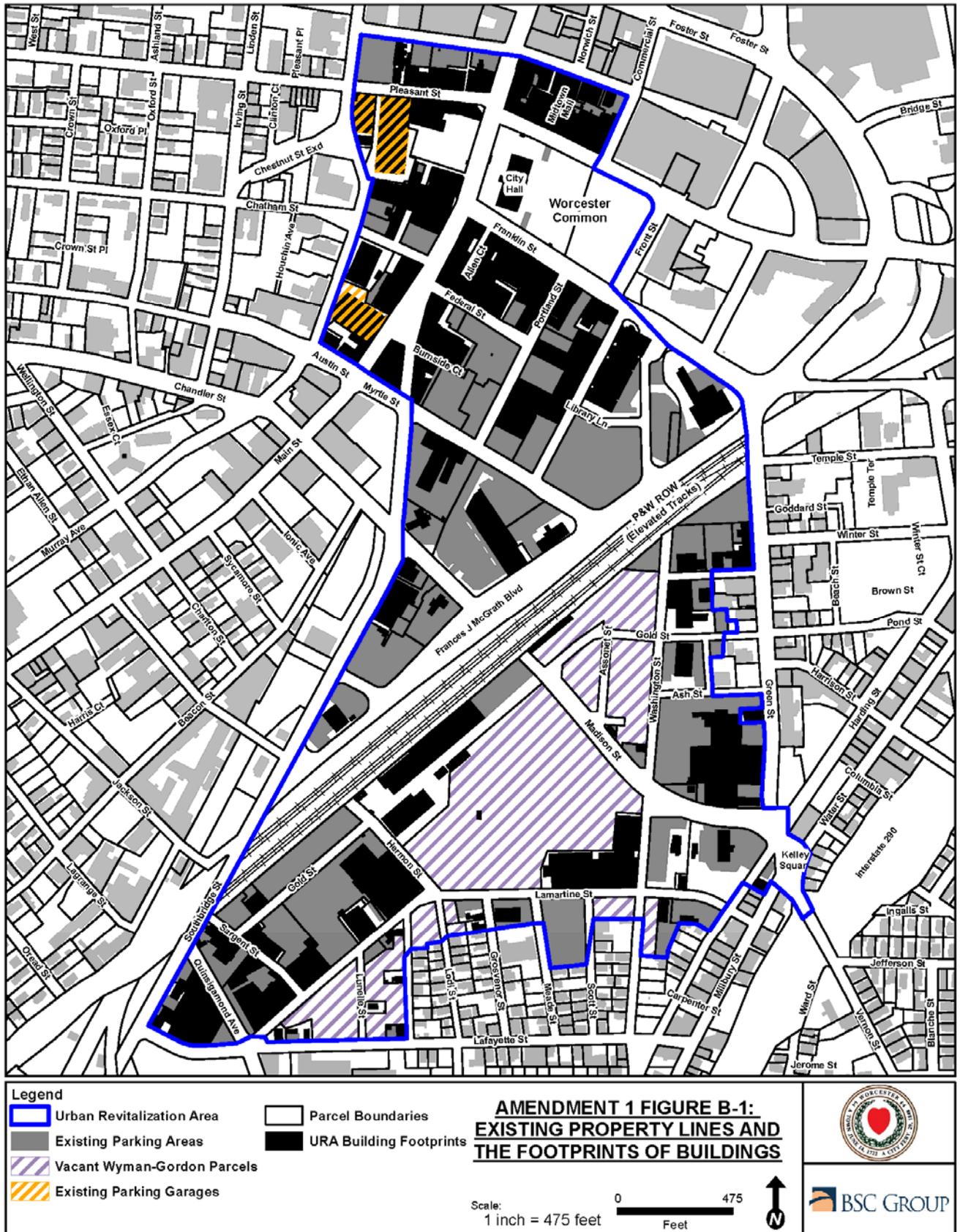


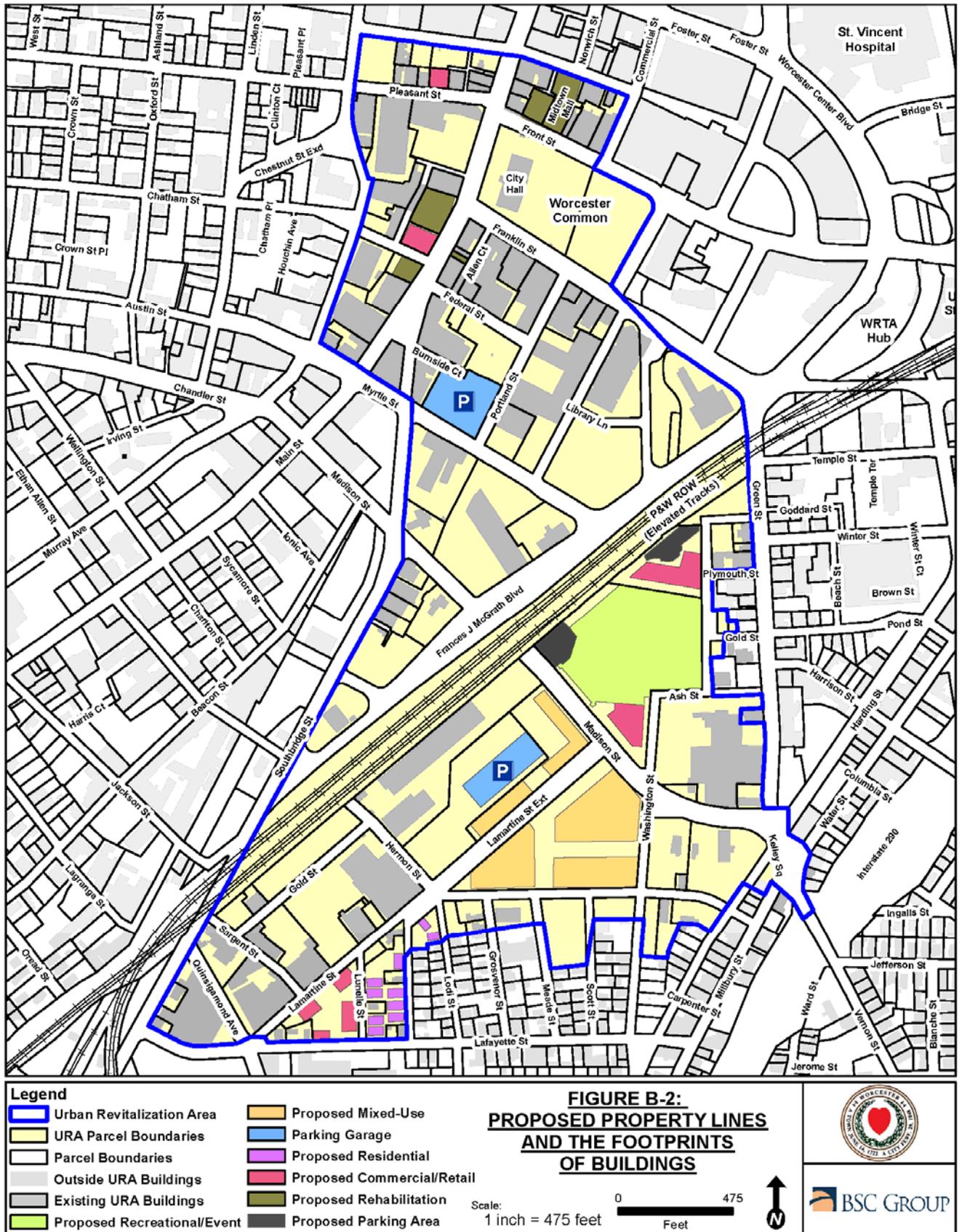

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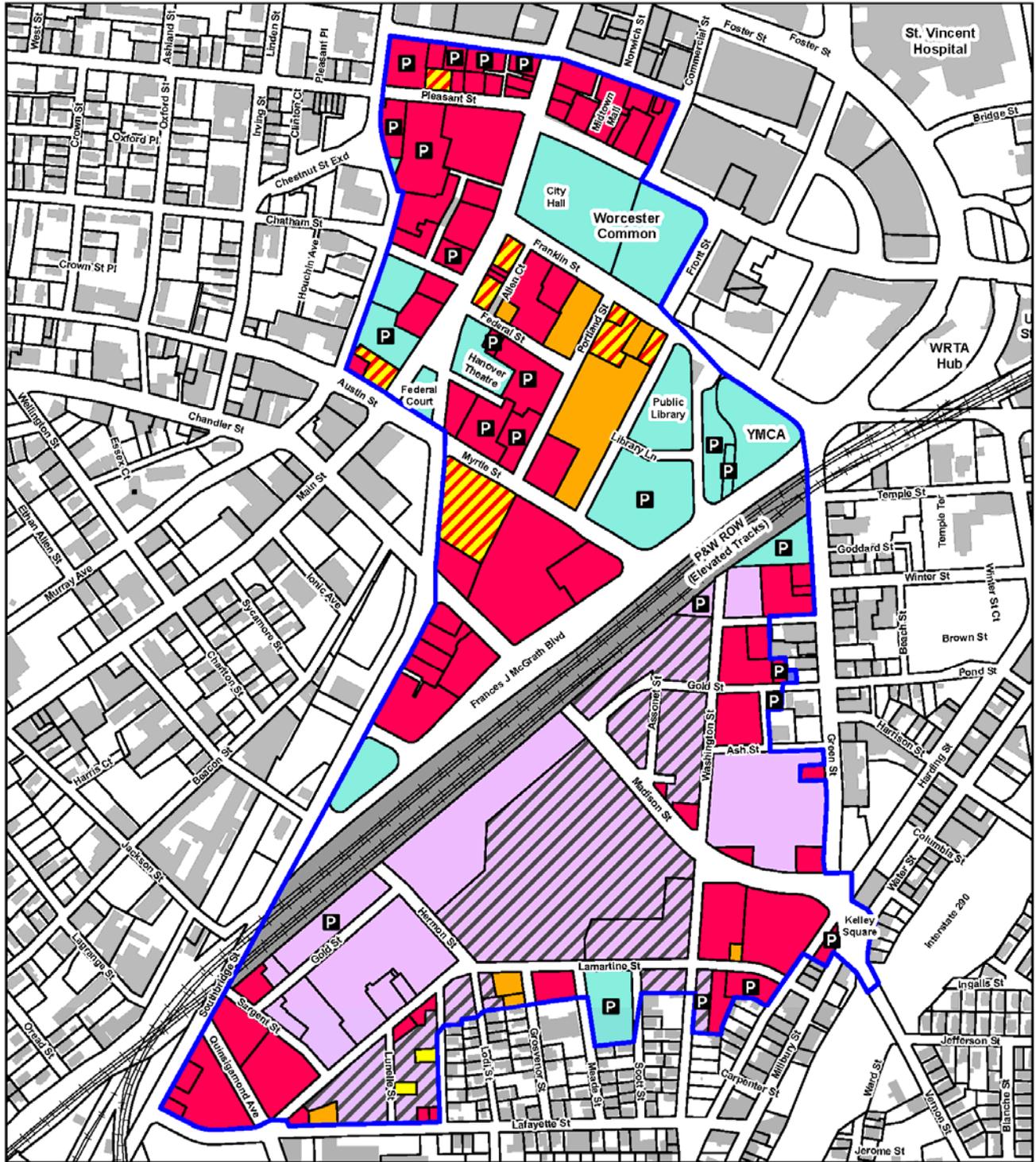
<p><b>Legend</b></p>	<p><b>AMENDMENT 1</b>  <b>FIGURE A-2: AERIAL MAP WITH</b>  <b>URA BOUNDARIES</b></p>	
<p> Urban Revitalization Area</p>	<p>Scale: 1 inch = 700 feet</p>	
<p> URA Parcel Boundaries</p>	<p>0  700</p>	
<p> Parcel Boundaries</p>	<p>Feet </p>	

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**Legend**

- Parking Lot/Garage
- Urban Revitalization Area
- Parcel Boundaries
- Commercial
- Public/Institutional
- Vacant Wyman-Gordon Parcels
- Industrial
- Mixed Use
- Multi-Family Residential
- Vacant
- Single Family Residential
- Railroad

**AMENDMENT 1**  
**FIGURE C-1: EXISTING LAND USE**

Scale:  
1 inch = 475 feet

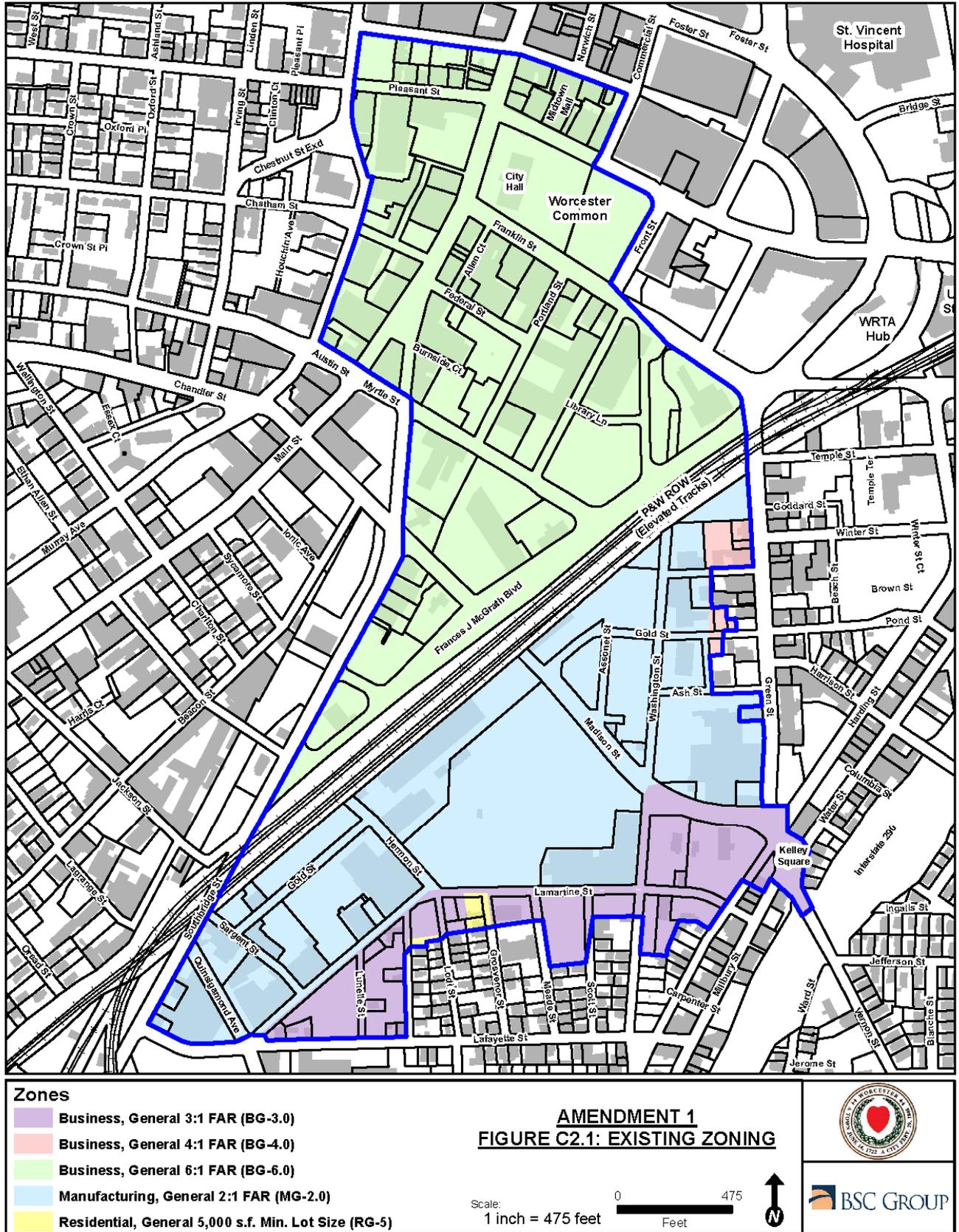


**BSC GROUP**

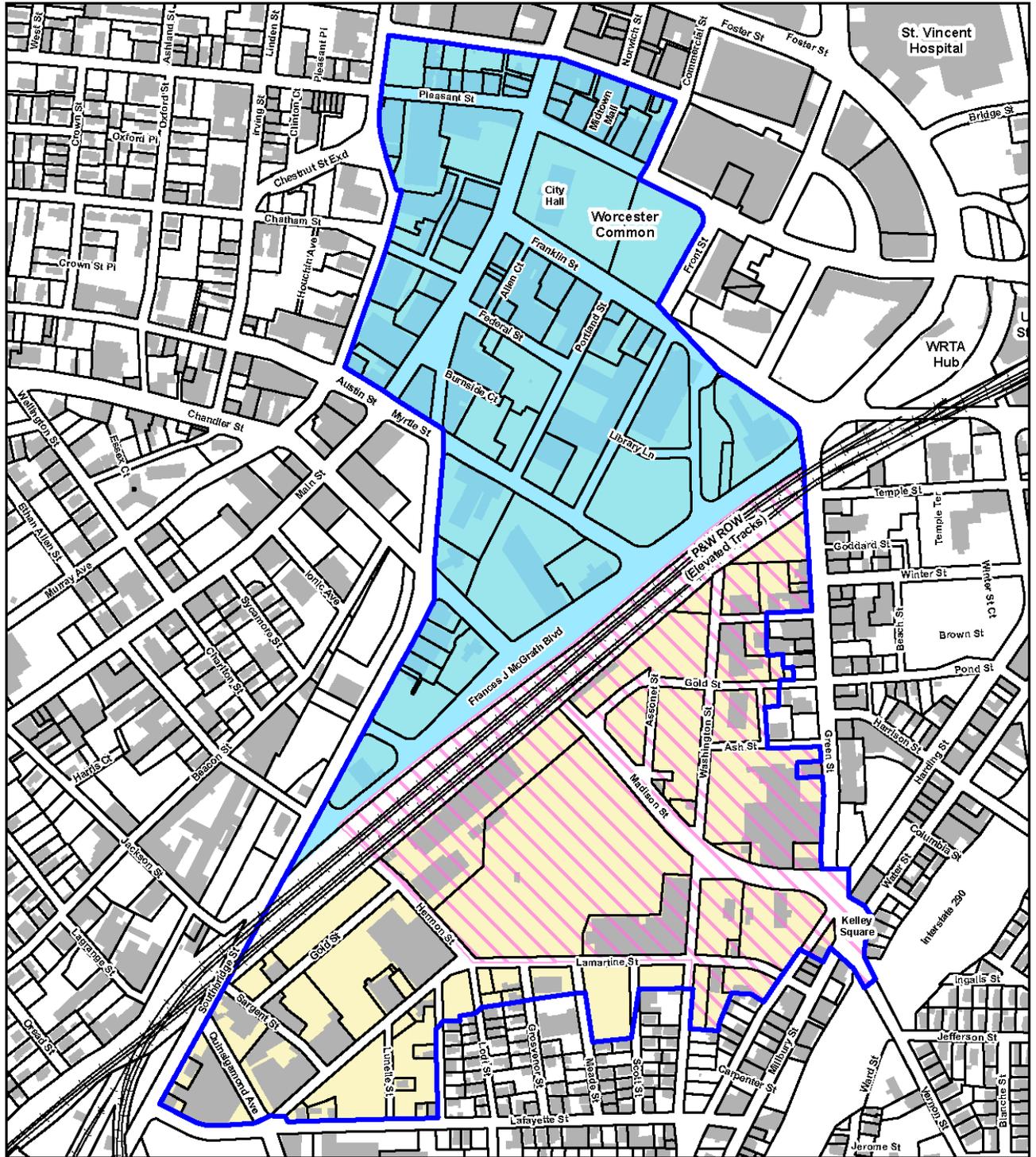
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Amendment 1 - Downtown Urban Revitalization Plan, Worcester

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**Legend**

- Urban Revitalization Area
- CCOD Downtown Sub-area
- CCOD Canal District Sub-area
- URA Parcel Boundaries
- Parcel Boundaries
- Building Footprints

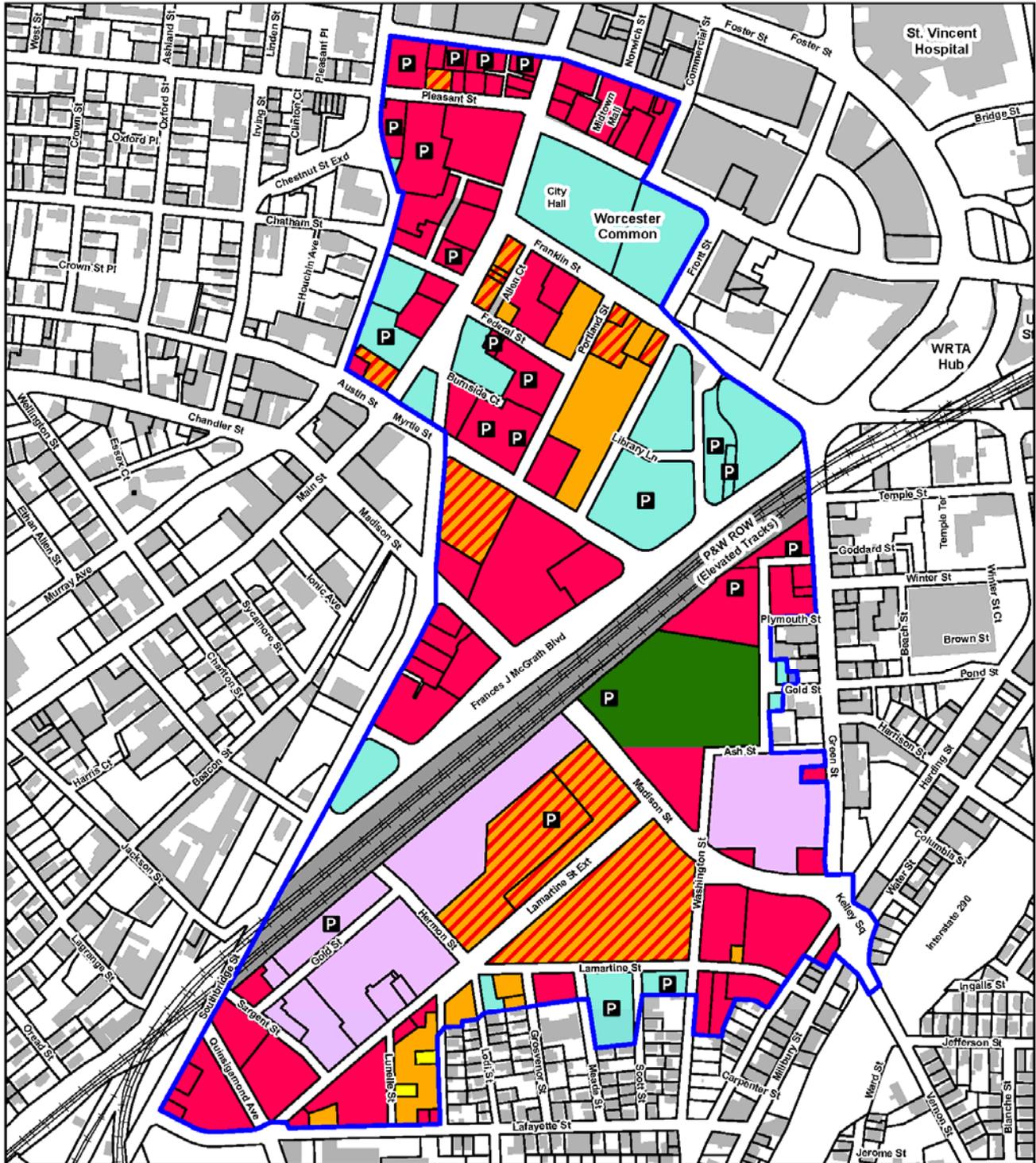
**AMENDMENT 1**  
**FIGURE C-2.2: EXISTING ZONING**  
**OVERLAY DISTRICTS**

Scale: 1 inch = 475 feet

0  475  
 Feet



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- Legend**
- P Parking Lot/Garage
  - Urban Revitalization Area
  - Parcel Boundaries
  - Commercial
  - Public/Institutional
  - Industrial
  - Vacant Wyman-Gordon Parcels
  - Mixed Use
  - Recreational/Commercial
  - Multi-Family Residential
  - Single Family Residential
  - Railroad
  - Vacant

**AMENDMENT 1  
FIGURE D-1:  
PROPOSED LAND USE**

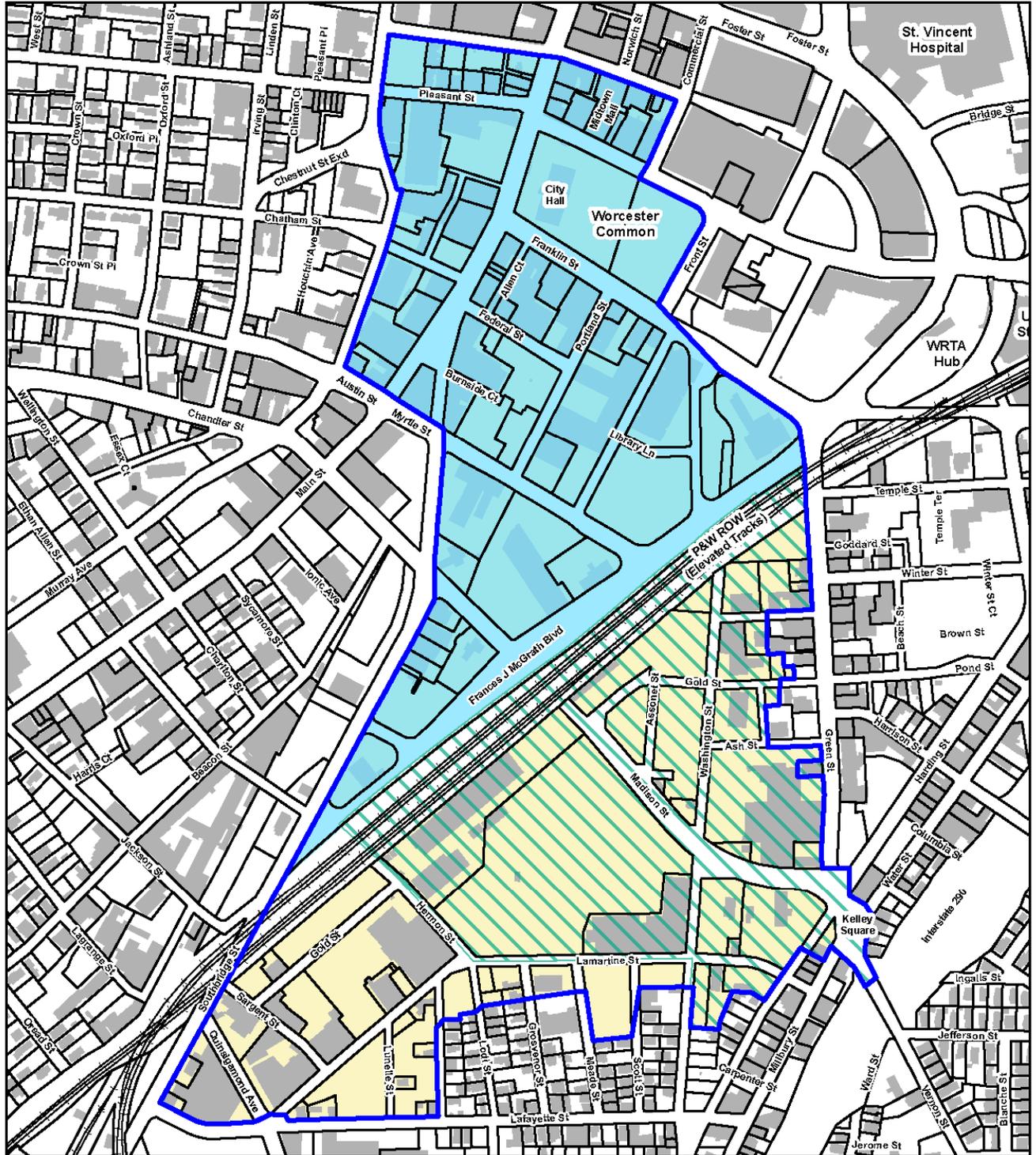
Scale: 1 inch = 475 feet



**BSC GROUP**

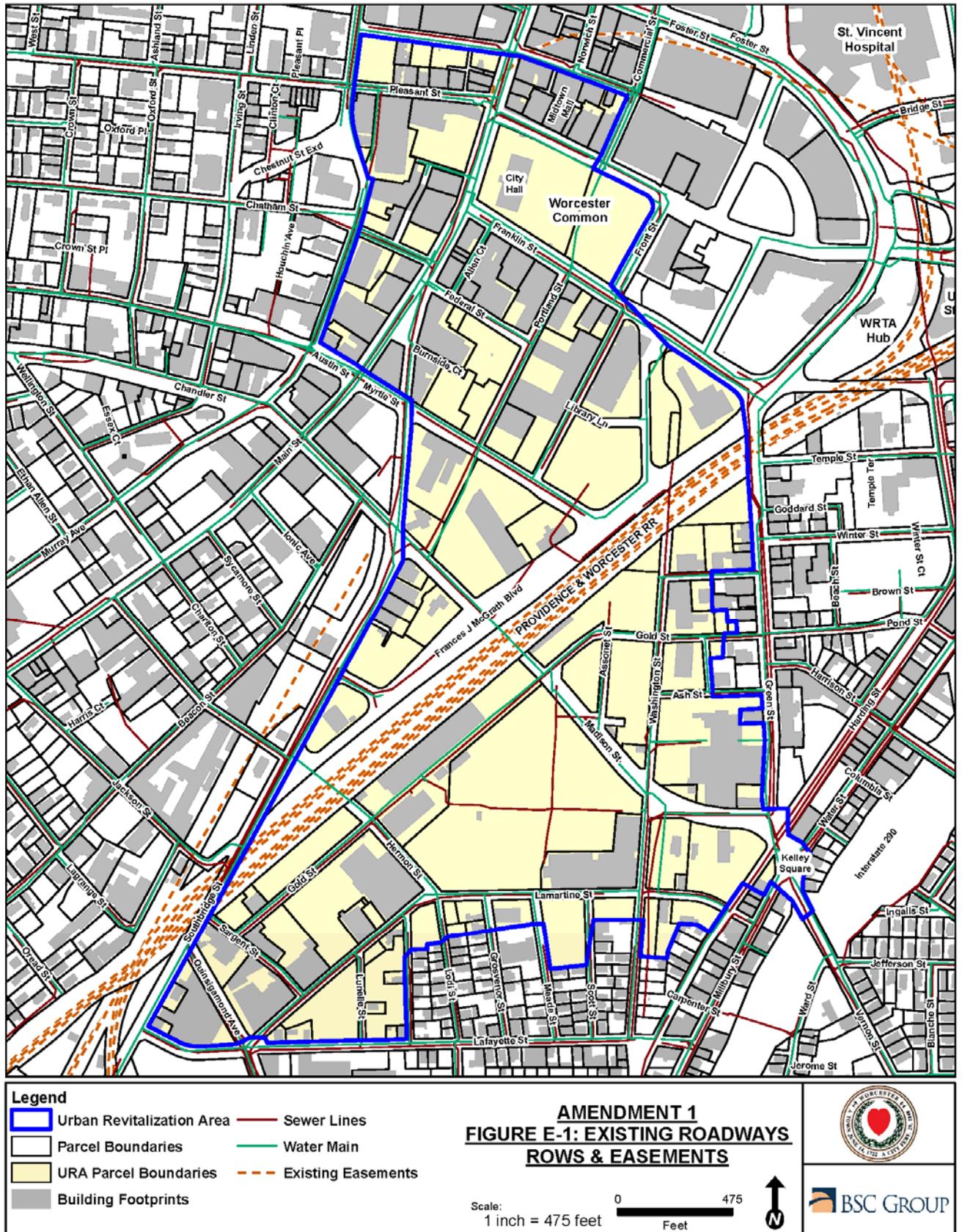
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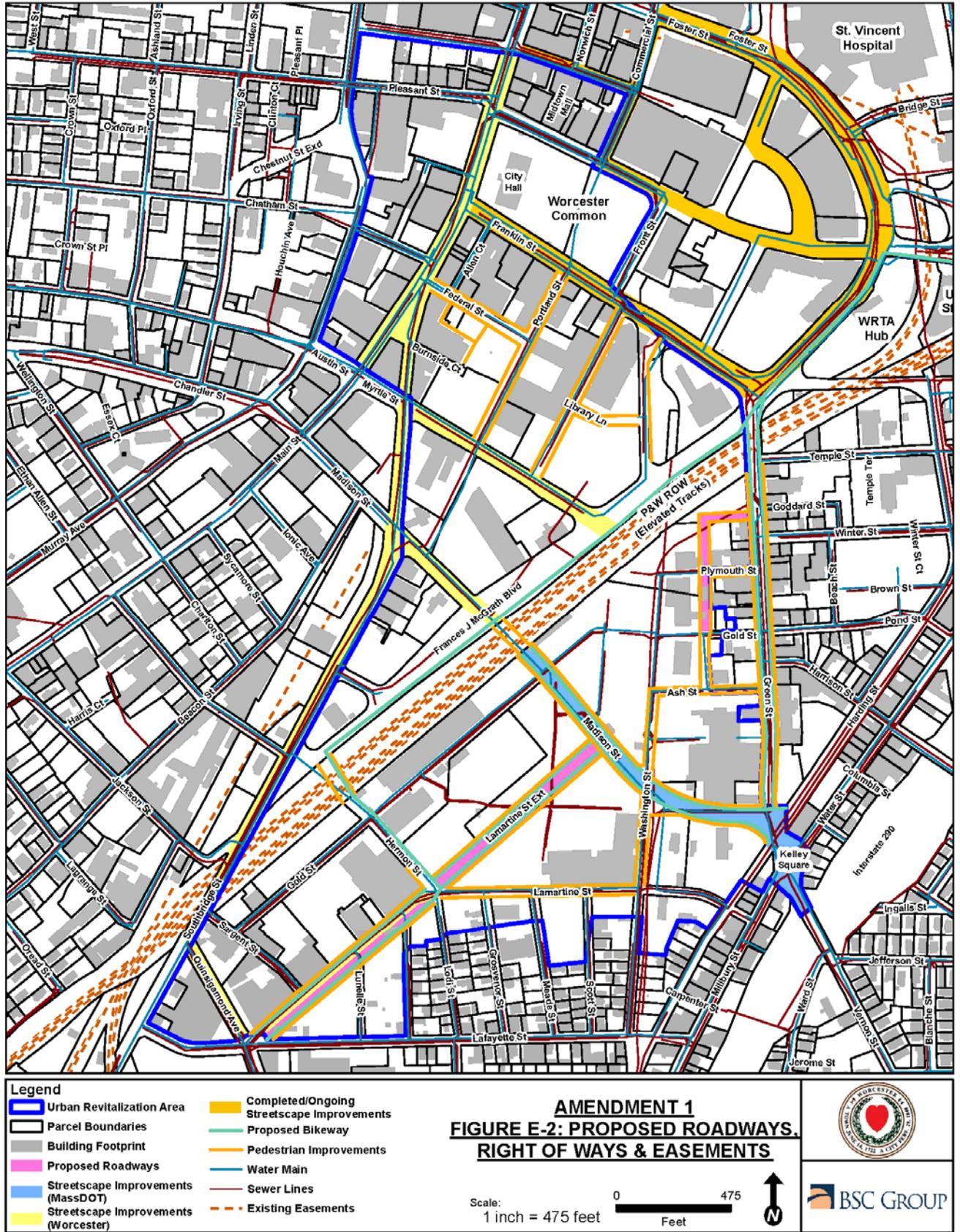
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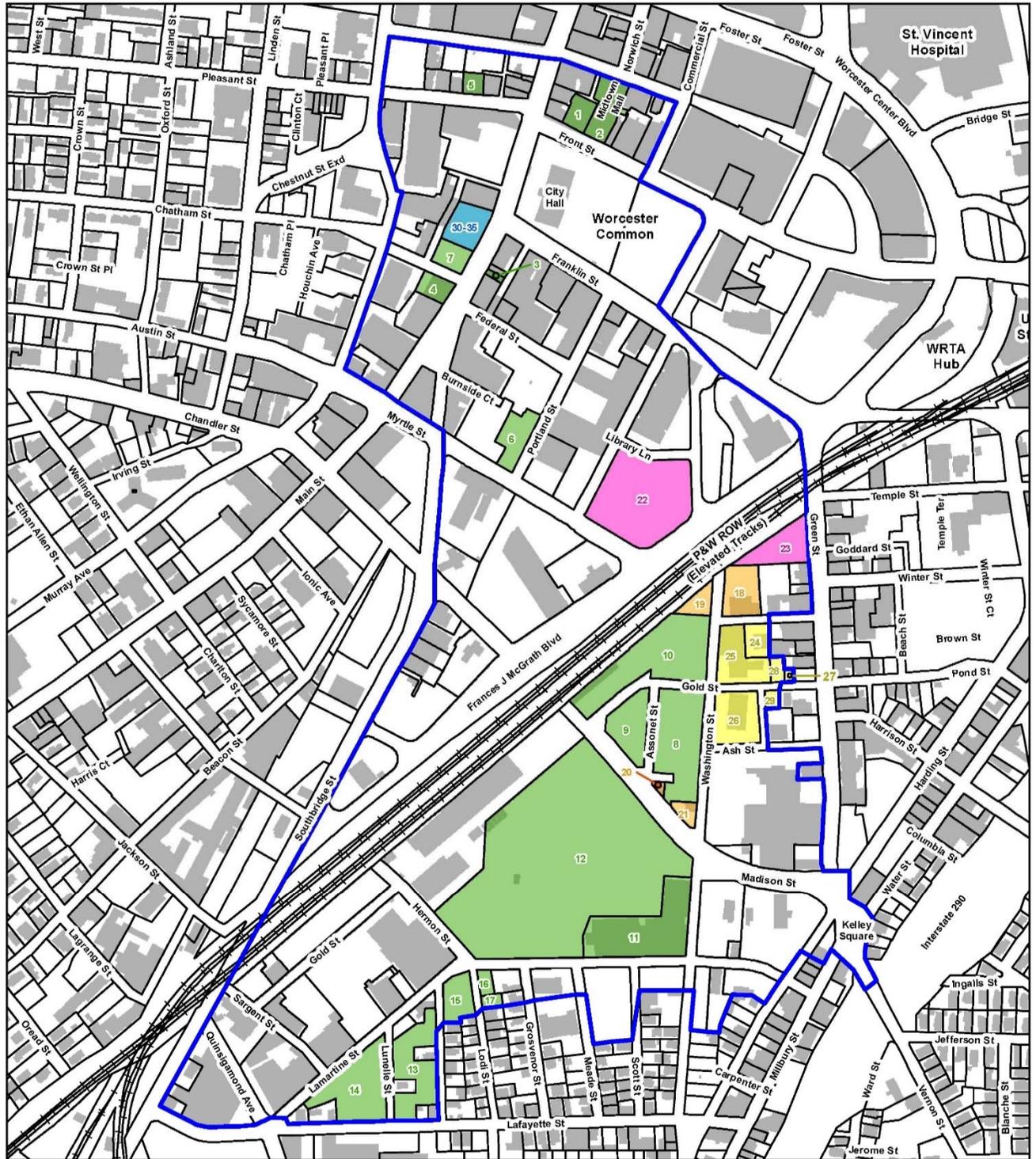


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<p>Scale: 0 475                  1 inch = 475 feet</p> <p style="text-align: center;">Feet</p>			
			

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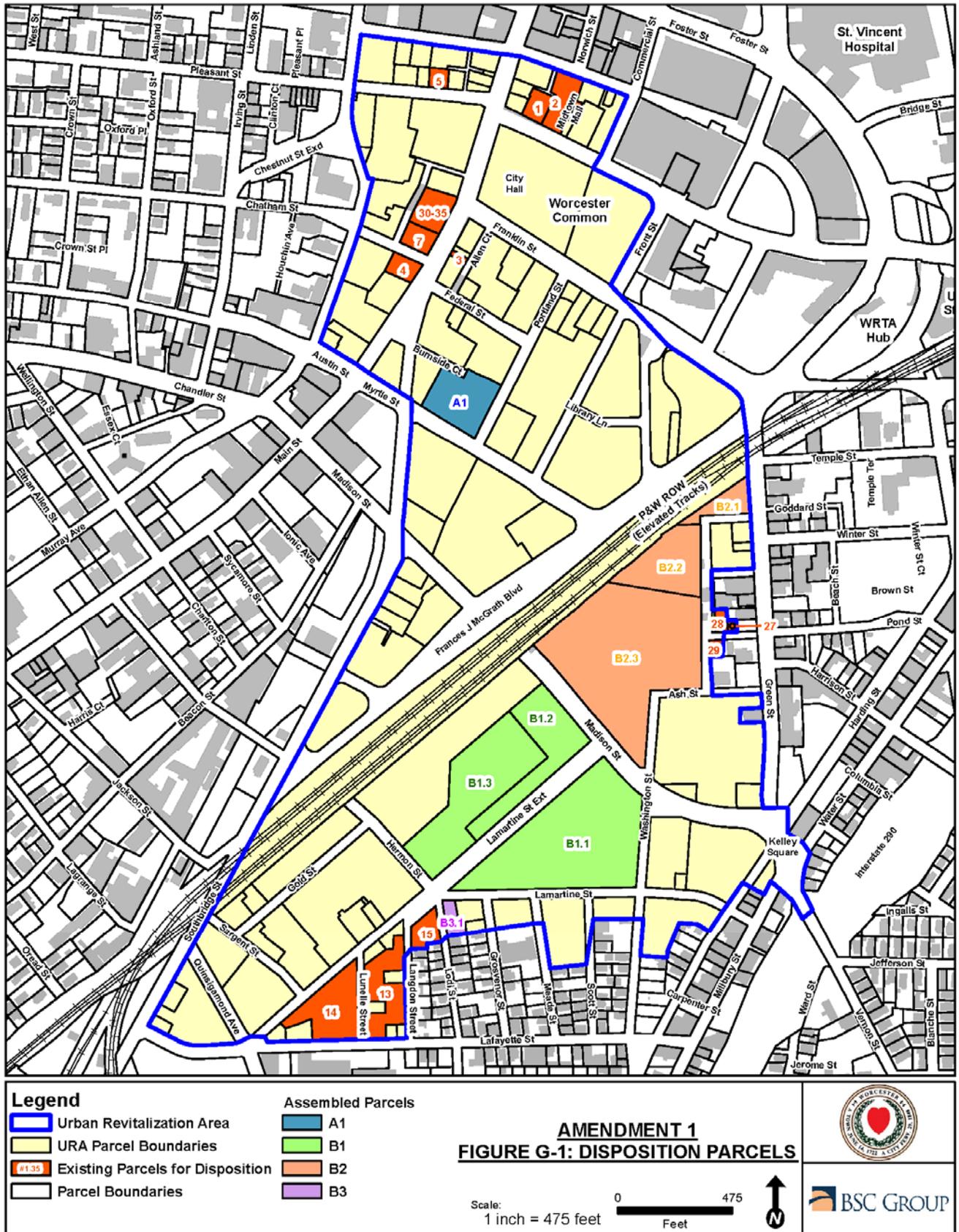


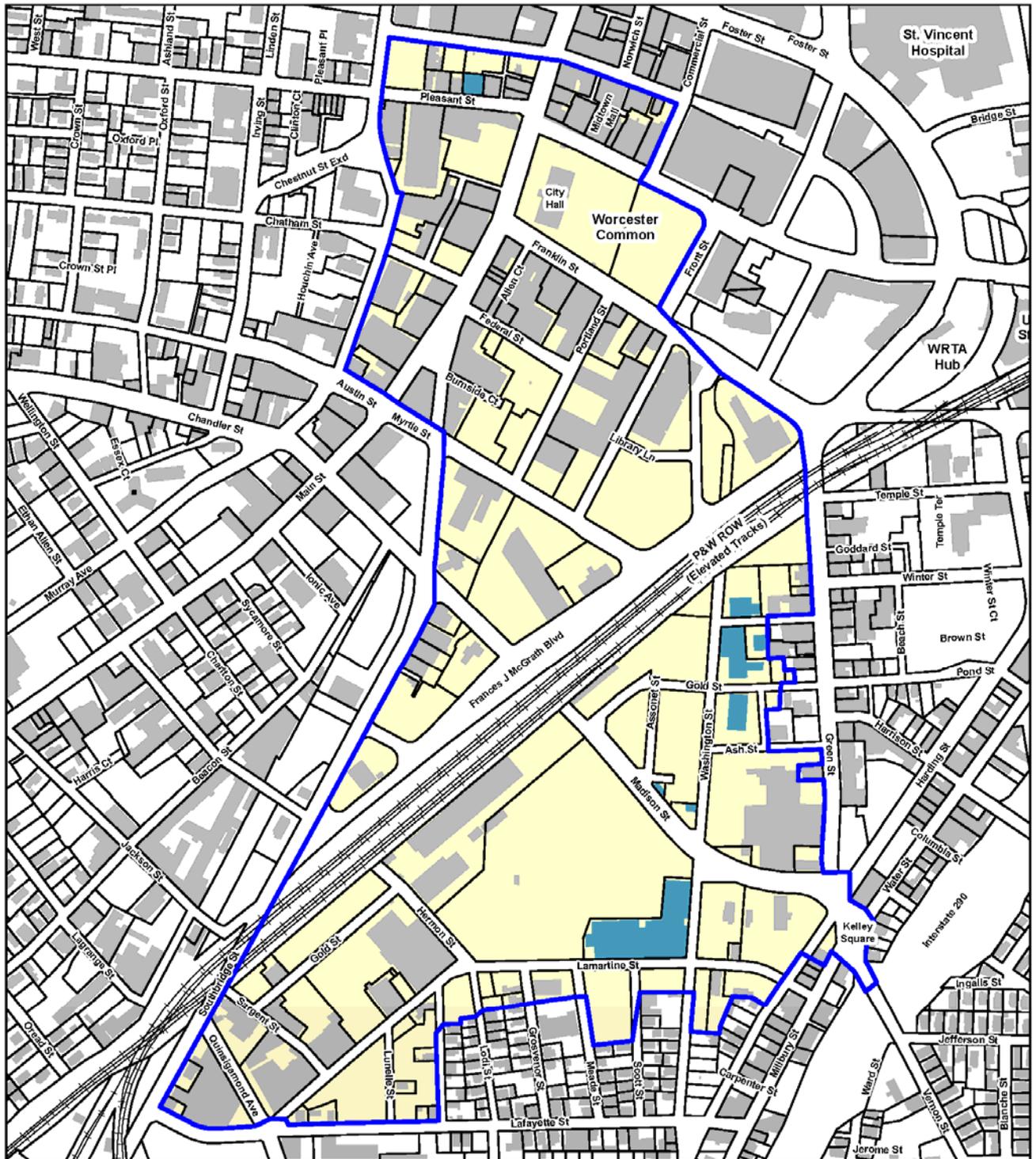




<b>Legend</b>		<p><b>AMENDMENT 1</b>  <b>FIGURE F-1: PARCELS</b>  <b>TO BE ACQUIRED</b></p> <p>Scale: 1 inch = 475 feet</p> <p>0 475 Feet</p>		
<ul style="list-style-type: none"> <li><span style="border: 2px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Urban Revitalization Area</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> URA Parcel Boundaries</li> <li><span style="background-color: #90EE90; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Identified for Acquisition (Original URA)</li> <li><span style="background-color: #FFFF00; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Newly Identified for Acquisition</li> <li><span style="background-color: #FFA500; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Change Status to Acquisition</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: #ADD8E6; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Selective Acquisition</li> <li><span style="background-color: #FF69B4; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Property Transfer</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Parcel Boundaries</li> <li><span style="background-color: #A9A9A9; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Building Footprints</li> <li>#1 - 35 Property Key #'s</li> </ul>			

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- Legend**
- Urban Revitalization Area
  - Buildings to be Demolished
  - URA Parcels
  - Parcel Boundaries

**AMENDMENT 1  
FIGURE H-1: BUILDINGS  
TO BE DEMOLISHED**

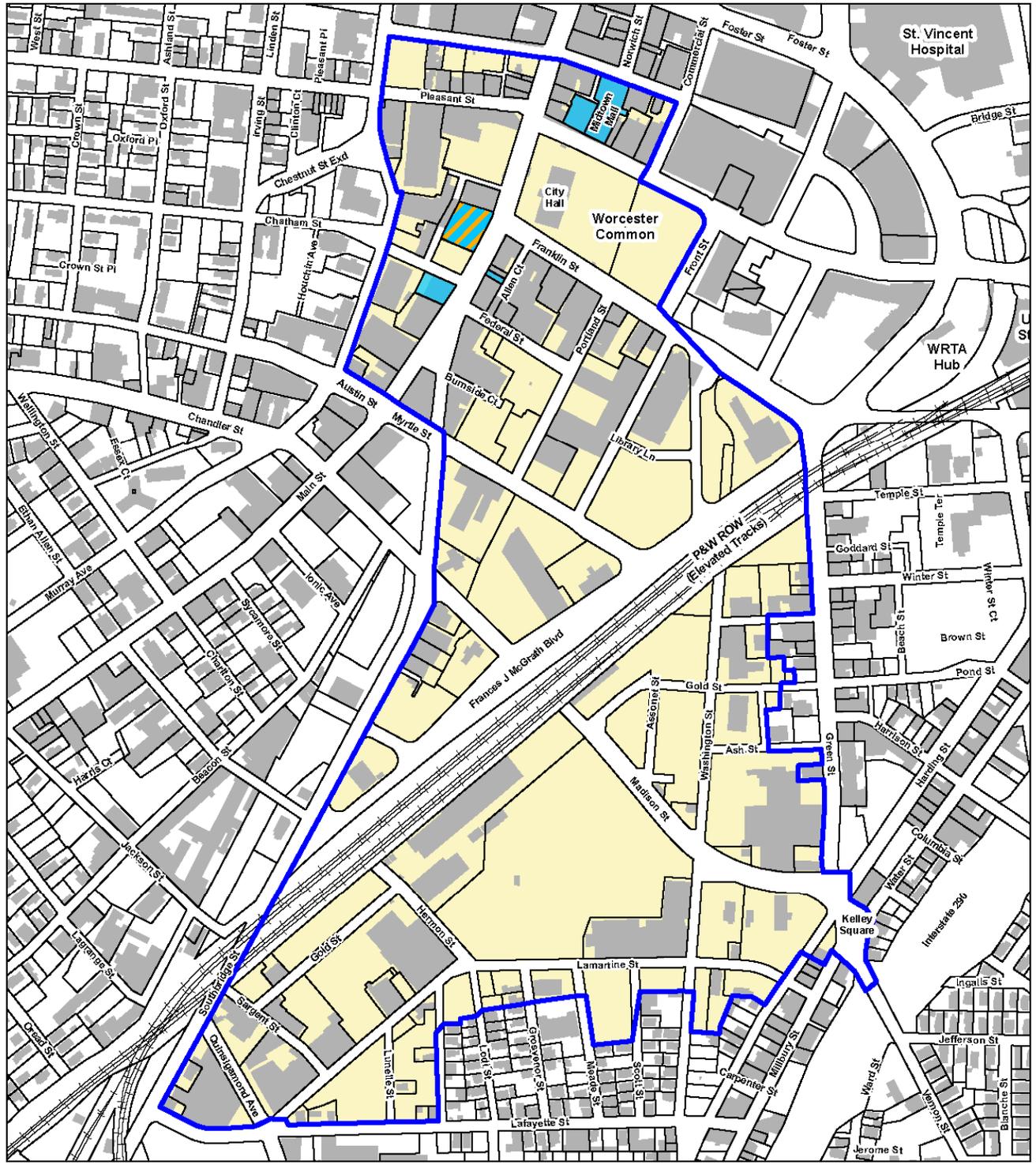
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0  475  
Feet



**BSC GROUP**

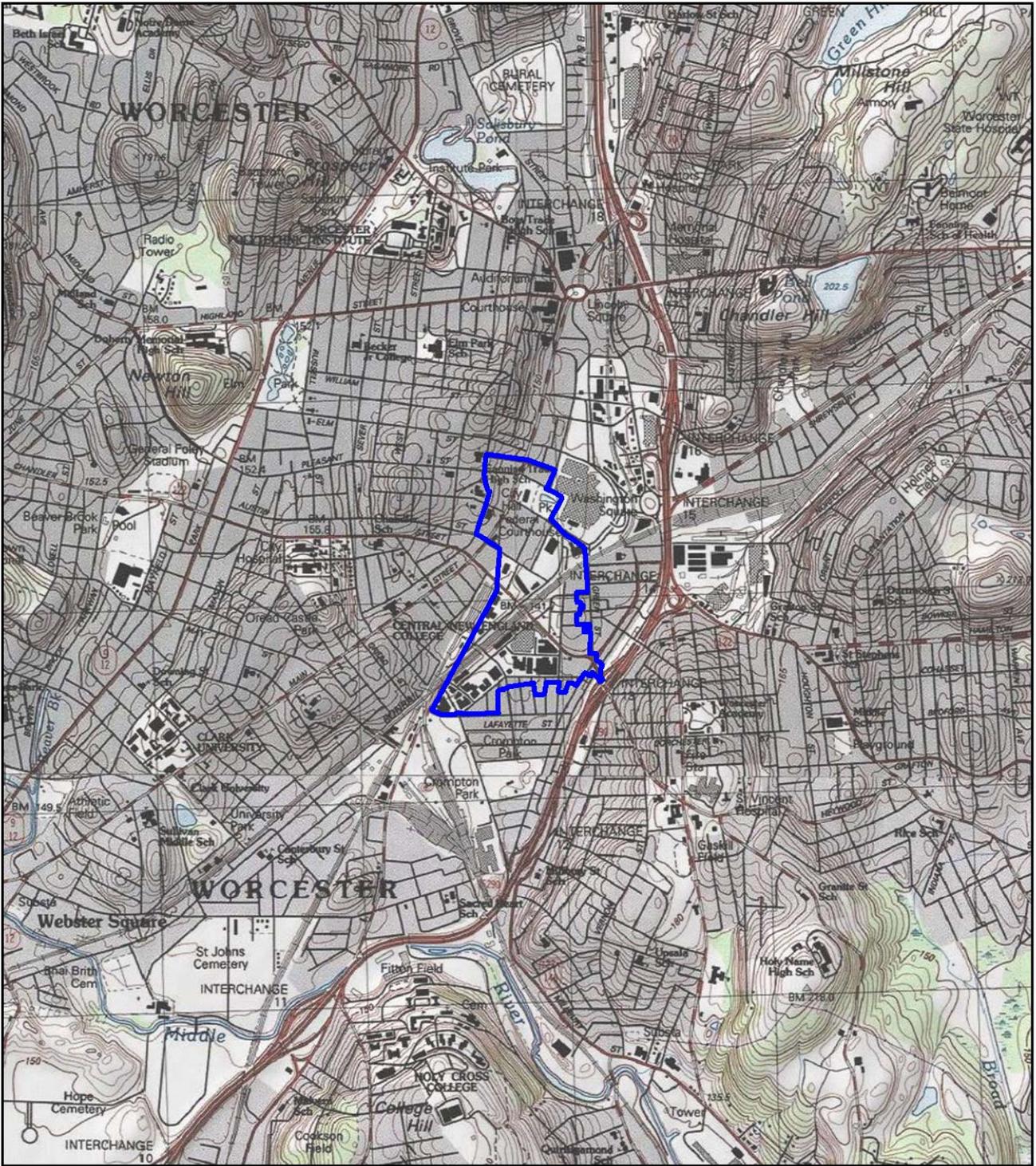
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<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid blue; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Urban Revitalization Area</li> <li><span style="background-color: lightblue; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Rehabilitation</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, orange 2px, orange 4px); display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> 1st Floor Only</li> <li><span style="background-color: yellow; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> URA Parcels</li> <li><span style="border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Parcel Boundaries</li> <li><span style="background-color: gray; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Building Footprints</li> </ul>		<p><b>AMENDMENT 1</b>  <b>FIGURE I-1: BUILDINGS</b>  <b>TO BE REHABILITATED</b></p>	 
<p>Scale: 1 inch = 475 feet</p> <p>0 <span style="display: inline-block; width: 100px; border-bottom: 1px solid black;"></span> 475          Feet</p> <p style="text-align: right;">  </p>			

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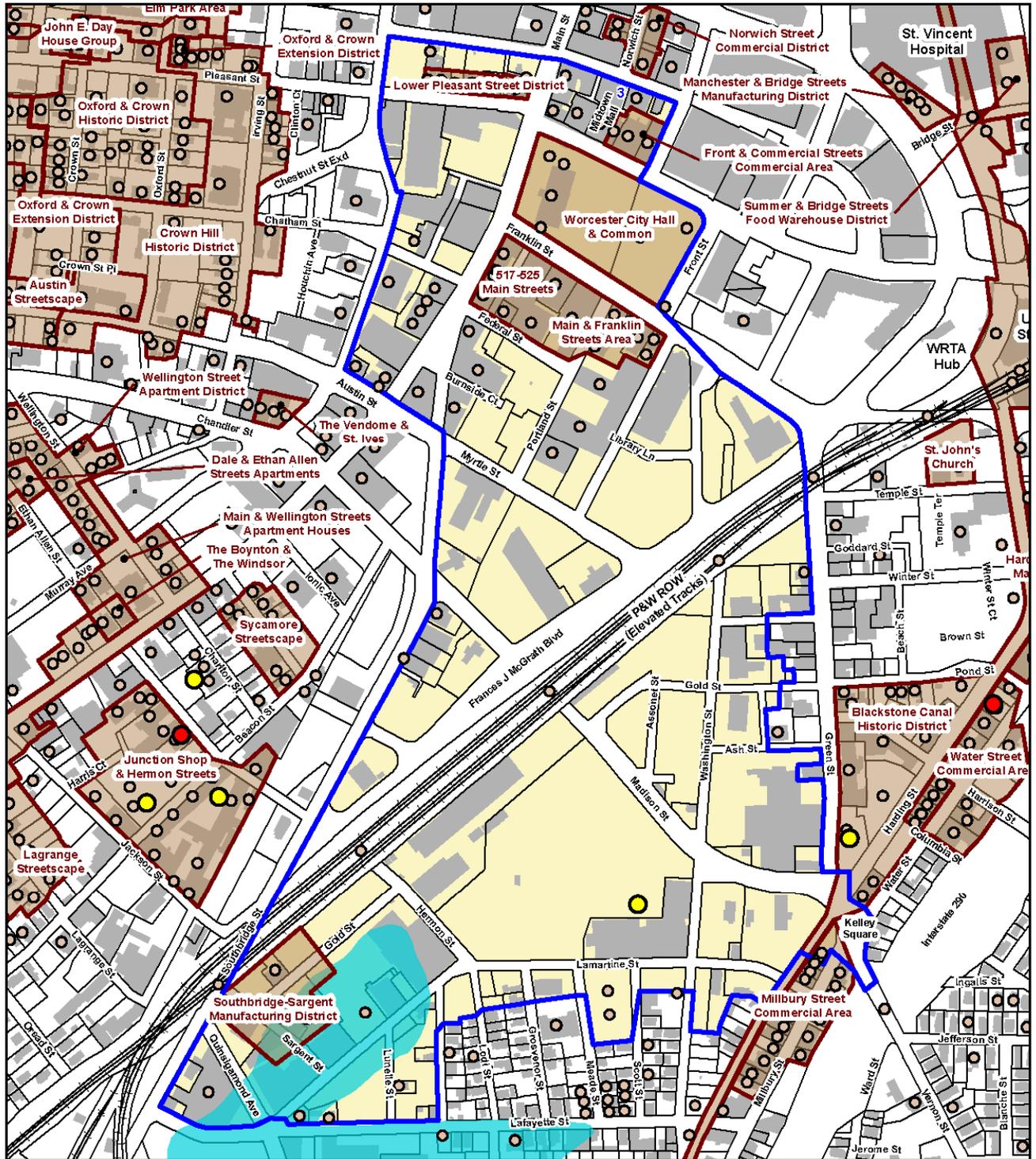




<p><b>Legend</b></p> <p> Urban Revitalization Area Boundary</p>	<p align="center"><b>AMENDMENT 1</b>  <b>FIGURE S-1:</b>  <b>STUDY AREA LOCATION</b>  <b>USGS LOCUS</b></p> <p>Scale: 1 inch = 2,000 feet</p> <p align="right">0  2,000          Feet</p> <p align="right"></p>	 
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- Legend**
- Urban Revitalization Area
  - Historic District
  - URA Parcels
  - Parcel Boundaries
  - Building Footprints

- MHC Inventory
- MassDEP 21E Site
- MassDEP AUL Site
- FEMA 100yr Floodplain (BFE 449ft)

**AMENDMENT 1  
FIGURE S-2:  
ENVIRONMENTAL RESOURCES**

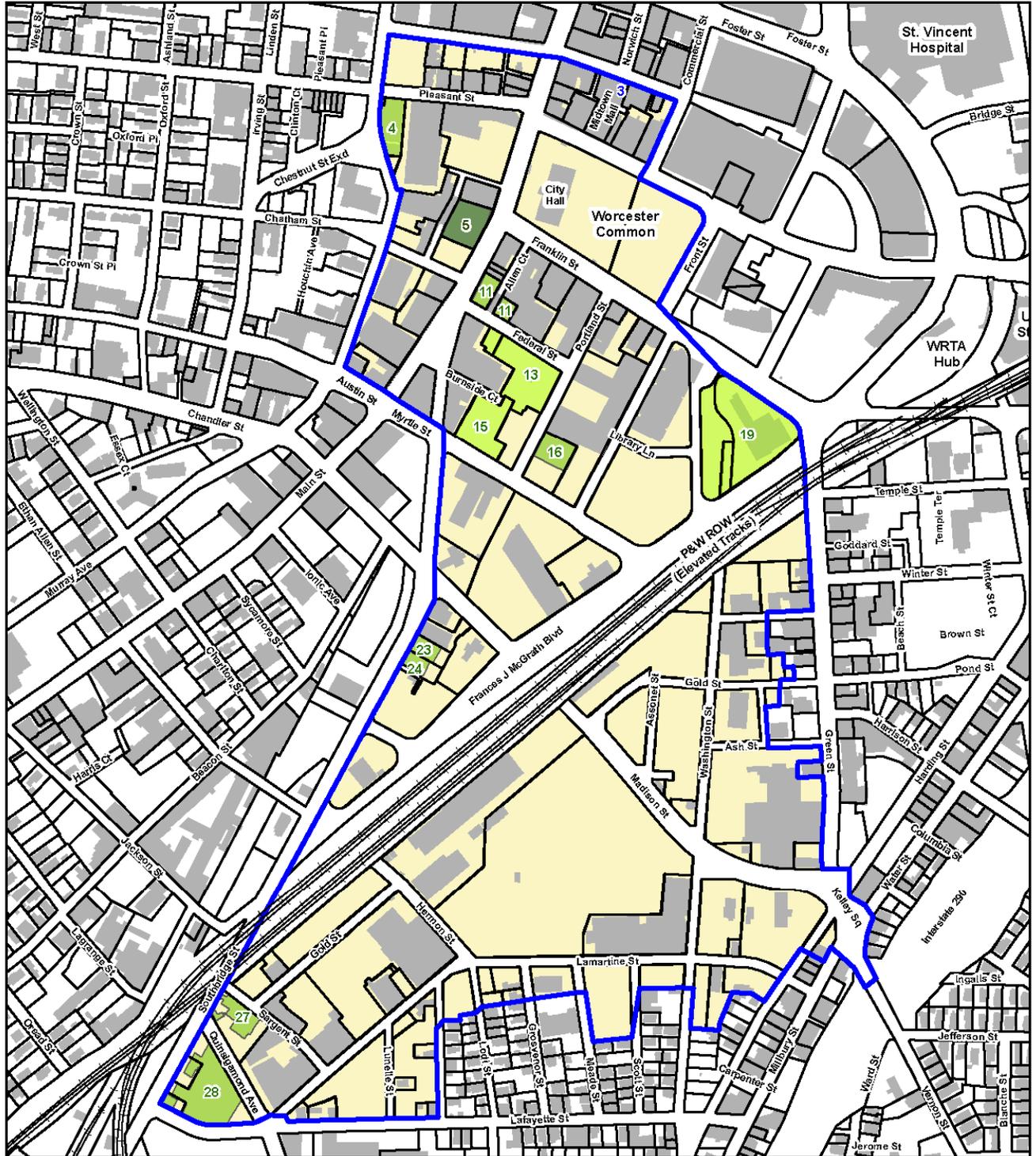
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Feet



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**Legend**

Urban Revitalization Area	Parcel Boundaries
Priority Private Redevelopment	Building Footprints
Upper Floors Redevelopment	
URA Parcel Boundaries	

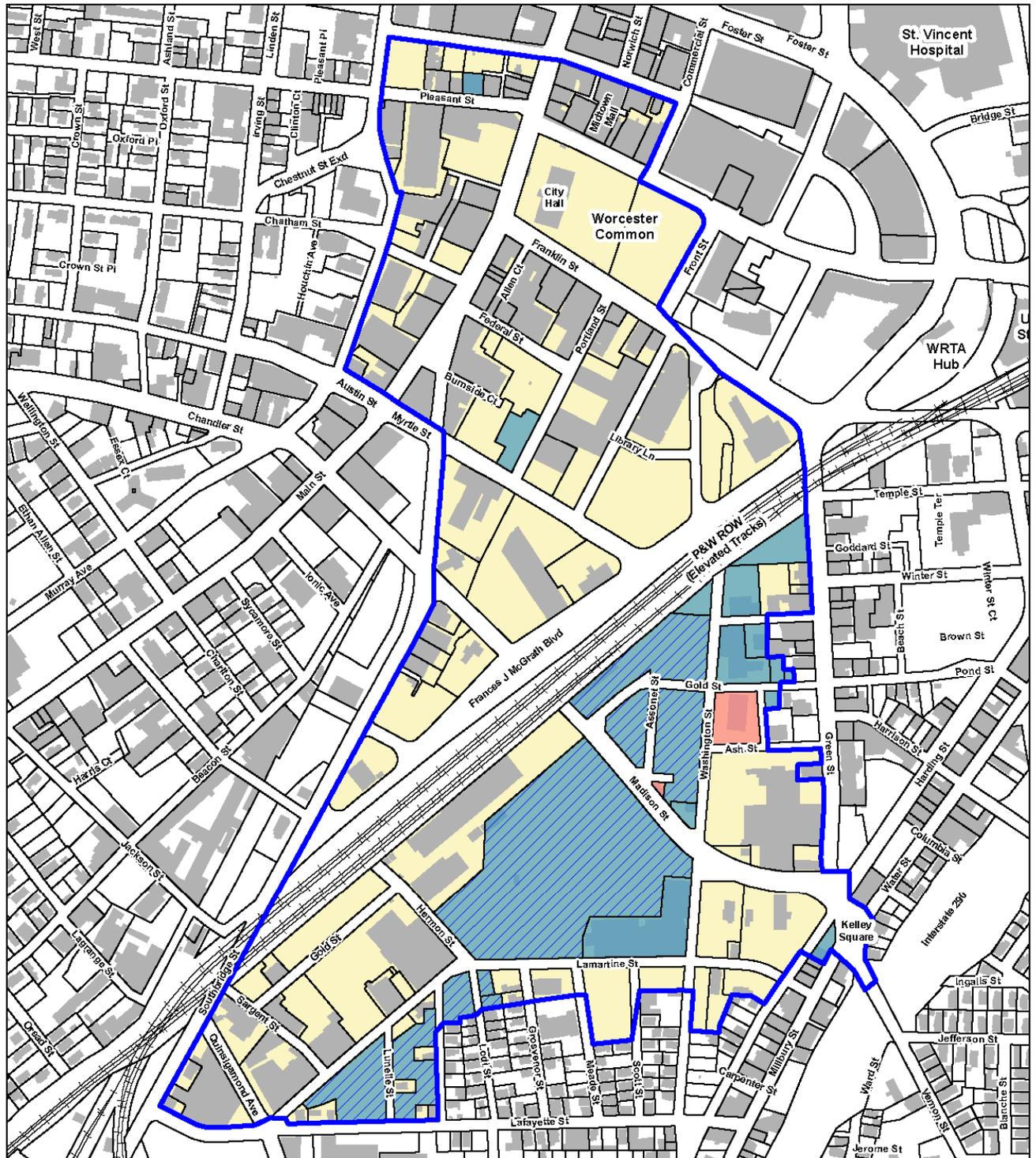
**FIGURE S-3: PRIORITY PRIVATE REDEVELOPMENT SITES**

Scale: 1 inch = 475 feet

0 475 Feet

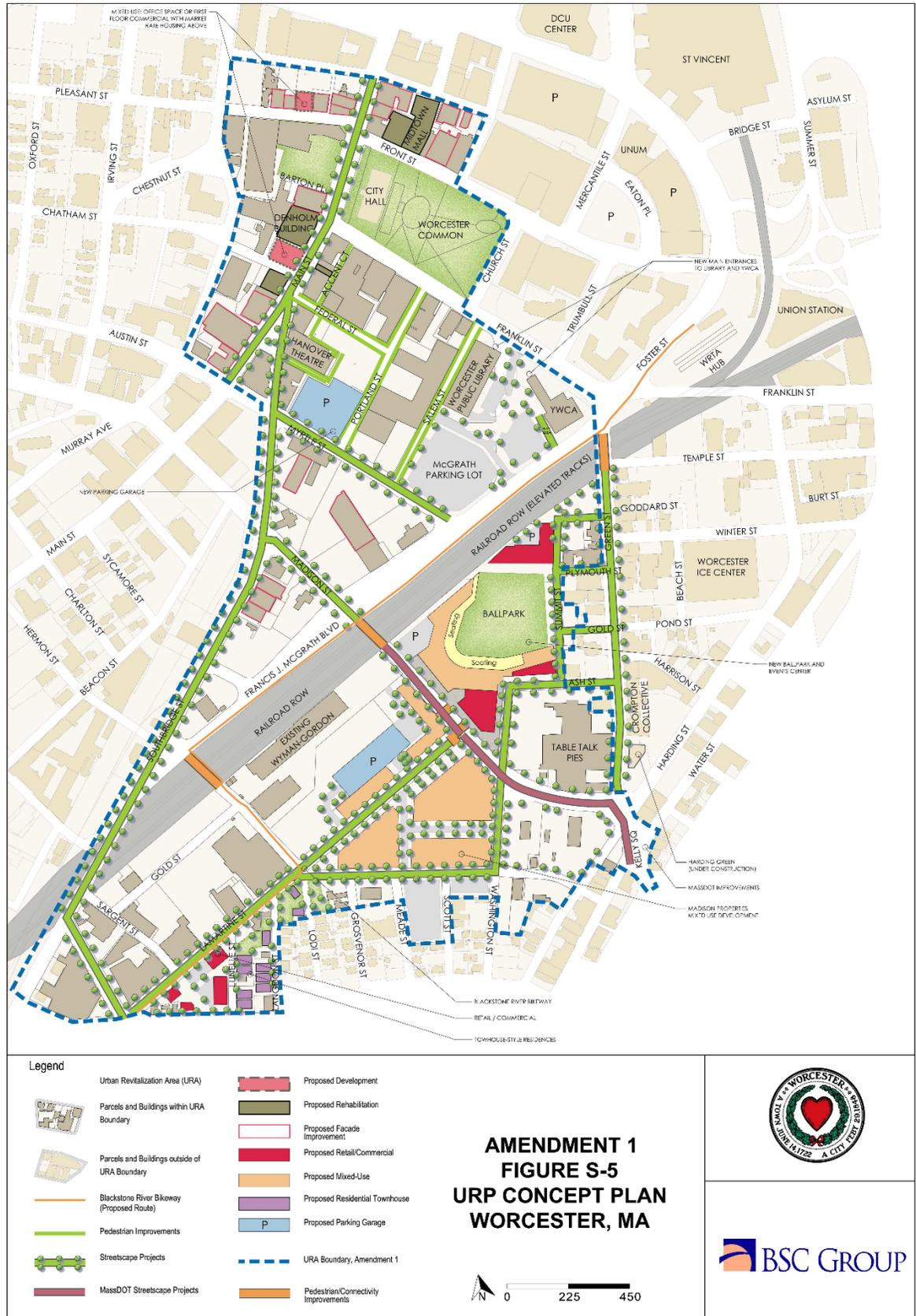


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<b>Legend</b>		<b>AMENDMENT 1</b> <b>FIGURE S-4: CLEARANCE</b> <b>AND SPOT CLEARANCE</b>		
<ul style="list-style-type: none"> <li><span style="border: 2px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Urban Revitalization Area</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Clearance</li> <li><span style="background-color: red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Spot Clearance</li> <li><span style="background-color: darkblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Clearance of Open Blighted Parcels</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: yellow; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> URA Parcels</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Parcel Boundaries</li> </ul>			Scale: 0 475 1 inch = 475 feet Feet

Amendment 1 - Downtown Urban Revitalization Plan, Worcester



## Section 2.2: Supplemental Narrative for URP Figures

*Section 1.2: Supplemental Narrative for URP Figures* of the 2016 URP is amended by replacing select material to explain information presented in the updated URP Figures, as appropriate.

### 2.2.1 Figure A-1: Project Location and URA Boundaries

Figure A-1 presents a planimetric view of the Amended URA with numeric identification of key landmarks as reference points for readers unfamiliar with the area. The numbers shown on *Figure A-1* correlate to the buildings/addresses listed in *Table 2-1: Property Key for Figure A-1 (URA Landmarks)* (see next page). Later in this document a separate property key will be presented for parcels to be acquired.

In terms of the description of boundaries, boundary changes associated with **Amendment 1** begin at the 12<sup>th</sup> bullet of and updated text is italicized for ease of reference.

- Beginning at the intersection of Myrtle Street and Southbridge Street (near the Hanover Theatre), extending approximately 245 feet northwest along Myrtle Street to Main Street;
- At Main Street, Myrtle Street becomes Austin Street, and the boundary continues northwest along Austin Street for approximately 240 feet to High Street;
- Turn north onto High Street, extending approximately 560 feet to the intersection with Chatham Street, where the road becomes Aldrich Street;
- Continue along Aldrich Street in a northerly direction for approximately 490 feet, to the merge with Chestnut Street;
- Continue northward on Chestnut Street for approximately 360 feet to Pearl Street;
- Turn eastward on Pearl Street for approximately 655 feet to Main Street;
- Cross Main Street onto Mechanic Street, continuing in an easterly direction for approximately 550 feet to the intersection with Commercial Street;
- At Commercial Street, turn sharply southward and travel approximately 335 feet to Front Street;
- At Front Street, turn sharply eastward for 310 feet to the intersection with Church Street;
- At Church Street, turn southward for approximately 455 feet to Franklin Street;
- Heading in a southeasterly direction along Franklin Street for approximately 715 feet to the intersection with Foster Street, where the roadway becomes Green Street;
- Heading southward *along the west side of Green Street, the boundary extends* through the tunnel beneath the Railroad ROW elevated tracks to Plymouth Street;
- Turning onto Plymouth Street, the boundary extends west for approximately *178 feet before turning south*;
- *Cut through 2 Plymouth Street (Parcel 05-004-03-04), dividing the parcel at a wall between two buildings on the site*;
- *Encompass 5, 7 and 8 Gold Street (Parcels 05-004-00026, 05-004-00012, and 05-004-00017, respectively)*;
- *Turn south and follow Summit Street to Ash Street*;
- *Turn eastward along Ash Street to Green Street*;
- *Turn southward and extend along Green Street toward Kelley Square, excluding 139 Green Street (the Smokestack Urban BBQ, Parcel 05-005-00015)*;
- *Turning sharply eastward, the boundary crosses to the east side of Harding Street (approximately 145 feet), then follows the perimeter of 1 Kelley Square to the southwest for 95 feet, then to the southeast for 125 feet, crossing to the east side of Water Street*;

Amendment 1 - Downtown Urban Revitalization Plan, Worcester

- *Continue southward for approximately 150 feet to the I-290 ROW;*
- *Cross Kelley Square and turn northeast for approximately 210 feet, encompassing parcel 05-008-00011 at 10 Millbury Street, and crossing to the west side of Harding Street;*
- *Extend approximately 300 feet southwest down Harding Street (along the boundary of 05-008-00010, and turn west to follow the rear (southern) parcel boundaries of 7 Lamartine Street (05-015-00006), 13 Lamartine Street (05-015-014-2), and 156 Washington Street (05-015-00014);*
- *Cross Washington Street and continue to follow the rear parcel boundary of 19 Lamartine Street (05-015-00015);*
- *Cross Scott Street and follow the rear boundary of 25 Lamartine Street (05-014-00001);*
- *Cross Meade Street and follow the rear boundary of 39 Lamartine Street (05-014-00008);*
- *Cross Grosvenor Street and follow the southern boundaries of 12 Grosvenor Street (Parcel 05-014-00019 and 30 Lodi Street (Parcel 05-0014-00027);*
- *Cross Lodi Street and follow the southern boundary of 65 Lamartine Street (05-013-36-41) for approximately 360 feet to Langdon Street;*
- *At Langdon Street, turn southward for approximately 315 feet to Lafayette Street;*
- *At Lafayette Street, continue westward for approximately 615 feet to the intersection of Lamartine Street, Lafayette Street and Quinsigamond Avenue near the Corner Lunch Diner;*
- *Continue west on Lafayette Street for approximately 440 feet, crossing Quinsigamond Avenue to the intersection with Southbridge Street;*
- *At Southbridge Street, turn northeasterly for 2,300 feet, crossing through the tunnel beneath the elevated Railroad ROW, to the intersection of Southbridge and Madison Streets;*
- *Traveling slightly further north, continue for 510 feet to the starting point at Southbridge and Myrtle Streets.*

Table 2-1: Property Key for Figure A-1 (URA Landmarks)

Key #	Building/Common Name	Street Address	Parcel Number
<b>2016 URP – Property Key for Figure A-1</b>			
1	Former Olympia Theatre	17 Pleasant Street	03-031-00018
2	Unnamed Office Building	12 Front Street	02-025-005+6
3	Midtown Mall	22 Front Street	02-025-007+8
4	Unused Parking Structure	56 Pleasant Street	03-20A-10+11
5	The Denholm Building	484 Main Street	CO-NDO-03005
6	Surface Parking Lot	518 Main Street	03-20A-00032
7	The Money Stop	536 Main Street	03-019A-00022
8	Federal Plaza Parking Structure	570 Main Street	03-19A-00005
9	Metro PCS	517 Main Street	03-013-00002
10	Great Wall Chinese Restaurant	521 Main Street	03-013-00003
11	Residential Condominiums	531 Main Street and 17 Federal Street	CO-NDO-02014
12	Hanover Theatre and Conservatory	2 Southbridge Street & 151 Main Street	03-013-00011
13	Surface Parking Lot	30 Federal Street and 12 Federal Street	03-013-00021 and 03-013-00012
14	Surface Parking Lot	35 Portland Street	03-010-00012
15	Surface Parking Lot	30 Myrtle Street	03-010-00008
16	Printer’s Building	44 Portland Street	03-012—49-52
17	Former Paris Cinema ( <i>demolished 2017</i> )	66 Franklin Street	03-012-002-4
18	Worcester Public Library	16 Salem Square	05-001-00001
19	YWCA Central Massachusetts	1 McGrath Boulevard and 1 YWCA Way	05-002-00001, 05-002-00002 and 05-002-00003
20	McGrath Parking Lot	6 Library Lane	05-001-00002
21	Madison Place Shopping Center	74 and 90 Madison Street	03-011-00001 and 03-011-00002
22	Madison Tower Condominiums	70 Southbridge Street	CO-NDO-088.1
23	Union Music	142 Southbridge Street	03-006-00013
24	George’s Coney Island Hot Dog	158 Southbridge Street	03-006-14+20
25	Worcester South Division Fire Station	180 Southbridge Street	03-005-00012
26	Wyman-Gordon Parcels	Multiple Addresses	Multiple Parcels
27	Sargent Card Factory and Miss Worcester Diner	300 and 302 Southbridge Street	05-012-00013
28	Johnstone Supply, Port of Worcester Tattoos, Corvette City, Hurricane Betty’s	4 Quinsigamond Avenue, 328 and 350 Southbridge Street	05-012-16-21, 05-012-0026A, and 05-012-00027
<b>2018 Amendment 1 – Property Key for Figure A-1</b>			
29	Corner Lunch Diner	133 Lamartine Street	05-013-00001
30	Maelo Performance Automotive	85 Lamartine Street	05-013-21+22
31	Worcester Electrical Associates	39 Lamartine Street	05-014-00008
32	Surface Parking Lot, City of Worcester	25 Lamartine Street	05-014-00001
33	PPG Paints Store	13 Lamartine Street	05-015-014-2
34	Burger King	165 Madison Street	05-008-00027
35	Gulf Gas Station and Car Wash, Dunkin Donuts	185 Madison Street	05-008-00010
36	C&N Vietnamese Cuisine & Apartments	10 Millbury Street	05-008-00011
37	Table Talk Pie Bakery & Corp. Offices	120 Washington Street	05-005-00001
38	MedStar Ambulance	62 Washington Street	05-004-00030

**2.2.2 Figure A-2: Aerial Map with URA Boundaries**

As noted in the 2016 URP, the aerial map provides important context information for the entire URA, which is highly urbanized and heavily developed. The notable exceptions to this are the 12 blighted Wyman-Gordon Parcels, 11 of which consist primarily of broken pavement and weedy vegetation and the twelfth is a vacant manufacturing structure. The figure also identifies landmarks and projects in and around the URA for ease of reference.

**2.2.3 Figure B-1: Existing Property Lines and Footprint of Buildings**

Presented as *Figure C-1* in the 2016 URP. This figure has been updated to include the parcels and buildings within the amended boundary.

**2.2.4 Figure B-2 Proposed Property Lines and Footprint of Buildings**

The 2016 URP presented this information in *Figure C-2*. This figure has been updated to reflect the amended boundary, property acquisitions, and anticipated property assemblage (please also refer to *Figures F-1, G-1 and S-5*).

**2.2.5 Figure C-1: Existing Land Use**

Land uses within the approximately 18.7-acre amended URA vary widely, and include commercial (retail, restaurants, entertainment, gas stations), manufacturing, warehouses, active industrial uses, municipal, residential and vacant sites. This mix of uses is consistent with the overall nature of the densely developed URA. The table below presents the 2016 and 2018 updated land use by acreage and percentage of the total Study Area. Consistent with the 2016 URP, Commercial, Roadways, and Vacant Industrial land comprise the majority of the URA, and residential land use remains a small component. Therefore, the additional properties do not alter the characteristics of the URA.

*Table 2-2: Existing Land Use Within Amended URA*

Land Use Classification	2016 URP Total Area (acres)	% of Total Property Area	Total Area (acres) including 2018 URP Amendment 1	% of Total Property Area including 2018 Amendment 1
Commercial	30	25.3%	35.2	25.7%
Roads/Public Ways	24.5	20.7%	30.3	22.1%
Vacant (Industrial)	20.5	17.3%	20.2	14.7%
Public/Institutional	17.3	14.6%	18.0	13.1%
Industrial	8.7	7.3%	15.3	11.2%
Transportation/Railroad ROW	10.1	8.5%	10.1	7.4%
Multi-Family Residential	3.7	3.1%	4.2	3.1%
Mixed-Use	3.4	2.9%	3.4	2.5%
Single Family Residential	0.2	0.2%	0.2	0.1%
Vacant (Non-Industrial)	0	0.0%	0.2	0.1%
<b>Total</b>	<b>118.4</b>	<b>100%</b>	<b>137.1</b>	<b>100%</b>

### 2.2.6 Figure C-2.1: Existing Zoning and Figure C-2.2: Existing Zoning Overlay Districts

Zoning information was obtained from the City of Worcester Zoning Ordinance, as Amended through June 26, 2018 and the Zoning Map Set (Underlying and Overlays) dated May 3, 2016. The zoning and overlay districts in the amended URA have not changed, thus the 2016 URP *Table 3: Existing Zoning and Zoning Overlay Districts* and *Table 4: Permitted Uses and Consistency with Concept Plan* are not repeated in this **Amendment 1**.

### 2.2.7 Figure D-1: Proposed Land Uses

Proposed land uses in the downtown portion of the URA are unchanged from the 2016 URP. However, *Figure D-1* updates the proposed land uses south of the elevated Railroad ROW on and adjacent to the Wyman-Gordon Parcels.

As noted in **Section 1.2.2 of Chapter 12.2(1) Executive Summary**, the City has signed a LOI reflecting the intent of the Pawtucket Red Sox to relocate to a new Ballpark and events center in Worcester for the 2021 baseball season (the LOI is included in **Attachment D**). The facility will be located on the north side of Madison Street (Wyman-Gordon North) near Washington Street, Gold Street, Plymouth Street and Summit Street. Private commercial buildings are also proposed in this area along with retail space on the Ballpark parcel.

In addition, a private developer, Madison Properties, has signed a LOI for the redevelopment of former Wyman-Gordon Parcels on the south side of Madison Street (Wyman-Gordon South) (the Madison Properties LOI is also included in **Attachment D**). Land uses proposed for this Mixed-Use Project include residential, commercial, retail and hospitality. These changes are also depicted on *Figure S-5: Amendment 1 URP Concept Plan*.

The proposed land uses shown on *Figure D-1* are consistent with the Ballpark and Mixed-Use Project LOI's. The WRA notes that the Red Sox LOI is contingent on many conditions, and should the Ballpark become infeasible the area will likely be developed for a mix of residential and commercial uses.

Other than described above, the proposed uses within the URA are consistent with the 2016 Plan.

### 2.2.8 Figure D-2: Proposed Zoning

The proposed uses in the 2016 URP were consistent with existing zoning and no changes to the Zoning Ordinance were proposed. However, **Amendment 1** incorporates a new mixed-use district comprised largely of new construction, with residential uses being an important component. To facilitate redevelopment into a mixed-use district, a new zoning district will be established that allows for compatible mix of retail, commercial, hospitality, residential and public uses that are supportive and complementary to the Ballpark public amenities. Further, dimensional requirements similar to those already in-place CCOD overlay district, including zero or minimal building setback requirements, increased height and floor-area allowances, and building siting requirements, will be retained to foster the development of a walkable, urban activity center surrounding the Ballpark. The new district will also establish reduced off-street parking requirements, instead relying more on shared public parking and lower vehicular trip generation rates associated with the walkable, mixed-use type of development envisioned. This new zoning district will replace the CCOD and supersede the base MG-2.0 zoning for the properties surrounding the Ballpark site.

### 2.2.9 Figure E-1: Existing Roadways, Public Right-of-Way (ROWs) and Easements

The information presented in *Figure F-1* of the 2016 URP has been updated to reflect the amended parcel boundary and more refined information. The Millbrook stormwater conduit extends beneath the proposed recreation/event center about 30 feet below grade. Water and sewer service extends throughout the area.

### 2.2.10 Figure E-2: Proposed Roadways, Public ROWs and Easements

Please refer to **Chapter 12.02(8) Public Improvements** for additional information.

### 2.2.11 Figure F-1: Parcels to be Acquired or Transferred

*Figure F-1* highlights the parcels within the URA to be acquired or transferred by the WRA. Please refer to **Chapter 12.02(5) Property Acquisitions** for a complete overview of proposed property acquisitions and transfers of city-owned property. Each acquisition parcel in *Figure 5-1* is numbered and *Table 5-1: Property Acquisitions or Transfers by Category, Amendment 1* presents the property key. The property key from *Table 5-1* is noted in other tables of this report to reference parcel locations (e.g., *Table 3-7: Clearance and Spot Clearance*, *Table 4-1: Buildings to be Constructed*, and *Table 9-1: Disposition Parcels*).

### 2.2.12 Figure G-1: Disposition Parcels

*Figure G-1* presents an overview of the planned approach to parcel assemblage which supports the goals and objectives of the **Amendment 1 URP**. Please refer to **Chapter 12.2(9) Disposition** for additional information.

### 2.2.13 Figure H-1: Buildings to be Demolished

Please refer to **Chapter 12.02(3) Eligibility, Section 3.6.1, Buildings to be Demolished** for a list of properties to be demolished, as amended.

### 2.2.14 Figure I-1: Buildings to be Rehabilitated

Please refer to **Chapter 12.02(3) Eligibility, Section 3.6.2 Buildings to be Rehabilitated**, for a list of properties to be rehabilitated, as amended.

### 2.2.15 Figure J-1: Buildings to be Constructed

*Figure J-1* presents the buildings proposed in the area south of the Railroad ROW, as amended. Several new buildings are proposed on parcels created for disposition (see above) and existing parcels throughout the URA. These include the structures associated with the proposed Ballpark and Mixed-Use Project. Please refer to **Chapter 12.02(4) Section 4.3 Buildings to be Constructed** and *Figure S-5: Concept Plan*.

### 2.2.16 Figure S-2: Environmental Resources

As discussed in the 2016 URP, the 100-year floodplain overlaps the southwest corner of the **Amendment 1** boundary. Work within this resource area will require an Order of Conditions from the Worcester Conservation Commission. In addition, the former industrial area contains two areas categorized by the Massachusetts Department of Environmental Protection (MassDEP) as Oil and/or Hazardous Material Sites with Activity and Use Limitations (AULs). Developer(s) who carry out projects in this area will be responsible for ensuring that all comply with the AUL and Massachusetts Contingency Plan (MCP) requirements. Historic resources and districts have also been added to *Figure S-2*. Please refer to **Section 3.2.2 Cultural Resources**.

### 2.2.17 Figure S-3: Priority Redevelopment Sites

The Priority Redevelopment Sites have not changed since the 2016 URP; the only change to this figure is the amended URP boundary.

### 2.2.18 Figure S-4: Clearance and Spot-Clearance Areas

This figure updates information presented in the 2016 URP's *Figure B-1: Boundaries for Proposed Clearance and Rehabilitation Areas*. Please refer to **Chapter 12.02(3) Section 3.6.3** for a discussion of Clearance and Spot-Clearance areas in the URA, as amended.

### 2.2.19 Figure S-5: URP Concept Plan

The **Amendment 1** Concept Plan presents the conceptual vision for the redevelopment of the URA. It incorporates public realm improvements along with anticipated private development, as discussed throughout this URP. These include the following:

- Opportunities for rehabilitation of structures in the downtown which are not achieving their highest and best use;
- Opportunities for redevelopment of parcels which are currently vacant or occupied by obsolete structures;
- Improved parking opportunities for the Hanover Theatre, Worcester Public Library, the YWCA of Central Massachusetts, and the proposed Ballpark/Mixed-Use Project;
- A new public plaza in front of the Hanover Theatre;
- Blackstone Bikeway accommodation to provide connections to Union Station and the WRTA Hub;
- The construction of a new Ballpark to support a Triple-A baseball team and special events;
- Construction of a Mixed-Use Project with residential, commercial, retail and hospitality development;
- Use of "Complete Streets" approach in upgrades to streetscapes and viaduct passages to create a pedestrian and bicycle-friendly environment;<sup>4</sup>
- Improved traffic connectivity, particularly around the Wyman-Gordon Parcels, including the incorporation of wayfinding; and
- Façade rehabilitation programs to improve storefront aesthetics.

In addition to the above-noted physical aspects of the Concept Plan, opportunities for innovative programming and placemaking will also be pursued in coordination with other city department or cultural organizations. The Concept Plan reflects the Theatre District Master Plan and other relevant plans and studies, public input provided during the URP process and Public Forums, and the priorities established by the City for future development. For example, the City is expanding the public space in front of the Hanover Theatre and 551 Main Street to allow outdoor seating and programming, facilitate pedestrian access and enhance the overall theater experience. Concepts for the redevelopment of the Wyman-Gordon Parcels include pedestrian spaces and gateway areas. Please refer to the discussion of the overall redevelopment strategy in **Chapter 12.02(4) Project Objectives** for additional information.

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<sup>4</sup> Complete Streets are defined as roadways that are safe, comfortable, and accessible for everyone, regardless of age, ability, income, or how they choose to travel. For information on MassDOT's Complete Streets program refer to [https://www.massdot.state.ma.us/Portals/0/docs/GreenDOT/CSPRimerHTAdvisory5-2-14\\_508.pdf](https://www.massdot.state.ma.us/Portals/0/docs/GreenDOT/CSPRimerHTAdvisory5-2-14_508.pdf)



## CHAPTER 12.02(3) ELIGIBILITY

The discussion of eligibility in the 2016 URP supported the finding that the Study Area, as amended, is a decadent and blighted open area and that these conditions are present to a reasonable degree in all portions of the Study Area. As evidenced by years of little or no economic activity, redevelopment of the area south of the Railroad ROW can't be accomplished with existing regulatory powers or by the private sector alone. Material presented herein focuses on the consistency of the amended URA with the previously approved eligibility determination. Data and descriptive material are updated, as appropriate.

In the 2016 URP, the discussion of eligibility was presented in Chapter 12.02(2); **Amendment 1** updates information presented in the sections listed below.

- *Section 2.2 Study Area Location and Context (2.2.2 South of P&W ROW)*
- *Section 2.4 URA Data and Characteristics (2.4.2 Parcel Size, Section 2.4.3 Cultural Resources, Section 2.4.4 Age of Structures)*
- *Section 2.6 Property Conditions*
- *Section 2.7 Consistency of Concept Plan with Existing Zoning*
- *Section 2.8 Area Eligibility Designation*
- *Section 2.9 Area Eligibility Acquisition, Clearance and Disposition*
- *Section 2.10 URP Conformity with Local Comprehensive Plan*

### Section 3.1 Study Area Location and Context

#### 3.1.1 South of the Railroad ROW

As noted in *Section 2.2* of the 2016 URP, the area south of the elevated Railroad ROW is within the Green Island neighborhood and the Canal District. Land uses are predominantly industrial and warehouse facilities, supplemented by perimeter commercial businesses along Green Street and Quinsigamond Avenue, and residences on the side streets off Lamartine Street (e.g., Lodi Street and Grosvenor Street). A significant portion of the industrial land is comprised of the vacant and blighted Wyman-Gordon Parcels.

The context of the amended area is consistent with the 2016 URA. It includes additional vacant Wyman-Gordon lots off Lamartine Street and large commercial and industrial warehouse facilities on Washington and Plymouth Streets, including the Table Talk Pie facilities and the MedStar ambulance garage. There are also several small commercial/retail enterprises located throughout the amended URA, e.g., PPG Paints at 13 Lamartine Street, a Gulf gas station and car wash at 185 Madison Street, and the small storefronts along the west side of Green Street. Restaurants include a Burger King at 165 Madison Street and the Corner Lunch Diner at 131 Lamartine Street. There are few residential uses in the amended boundary, e.g., a three-family structure at 10 Lamartine Street between the Burger King and Gulf Station and a three-family at 86 Lafayette Street behind the Corner Lunch Diner.

### Section 3.2: URA Data and Characteristics

#### 3.2.1 Parcel Size

This discussion updates material presented in *2.4.2 Parcel Size* of the 2016 URP. **Amendment 1** adds 25 parcels to the URA. The smallest parcel is 0.04 acres (1,742 square feet) and the largest is approximately 3.9 acres. About half are

¼-acre or less, and 88% are one acre or less. Overall, this is consistent with parcels sizes throughout the entire URA, in which approximately 44% of the parcels are ¼-acre or less and 83% are less than 1 acre.

### 3.2.2 Cultural Resources

The MHC Inventory of Historic and Archaeological Assets of the Commonwealth (MACRIS) database was reviewed to identify historic resources within the modified URA, as identified in the table below. Please refer to *Figure S-2*.

*Table 3-1: Historic Districts within the URA, as Amended*

District ID	Historic Districts (State or National Register) <sup>1</sup>	District Name
<b>2016 URP</b>		
WOR.E	NRDIS	Worcester City Hall and Common
WOR.AR	MHC	517-525 Main Street
WOR.DP	MHC	Main-Franklin Streets Area
WOR.DR	MHC	Front-Commercial Streets Commercial Area
WOR.Q	NRDIS	Lower Pleasant Street District
WOR.W	NRDIS	Southbridge-Sargent Manufacturing District
WOR.CR	NRMRA	The Worcester Multiple Resource Area
WOR.EF	NRMPS	Diners of Massachusetts Multiple Property Submission
<b>2018 Amendment</b>		
WOR.EF	NRMPS	Diners of Massachusetts Multiple Property Submission
WOR.DZ	NRDIS	Blackstone Canal Historic District
WOR.EH	MHC	Millbury Street Commercial Area

Sources: MACRIS Database <http://mhc-macris.net/> and National Park Service <http://www.nps.gov/nr/research/>.

Notes:

<sup>1</sup>NRDIS=National Register District, MHC=Massachusetts Historical Commission, NRMRA=National Register Multiple Resource Area, NRMPS=National Register Multiple Property Submission

The table on the following page amends the list of historic resources potentially impacted (presented as Table 12 in the 2016 URP). Specifically, as noted in **Section 1.2: Amendment 1 Overview**, the following two properties in the downtown area are no longer on the URP acquisitions list due to private sector actions:

- The Cheney-Ballard Building (Metro PCS) at 517 Main Street (WOR.772); and
- The Capitol Theatre (Paris Cinema) at 66 Franklin Street (WOR.2392).

No MHC Inventoried resources within the modified boundary are proposed for demolition due to activities associated with the URP. There is a potential that the right-of-way widening of Lamartine Street to be undertaken by the Worcester Department of Public Works (DPW) may impact the Corner Lunch Diner at 133 Lamartine Street (see Table 3-2). If this occurs, the city Department of Public Works will coordinate with the owners, MHC and the Worcester Historical Commission, as appropriate.

*Table 3-2: Historic Resources Potentially Impacted by the URP*

Building/Structure	Address	ID <sup>2</sup>	Notes <sup>3</sup>
<b>2016 URP</b>			
<b>MHC Inventoried Resources Proposed for Rehabilitation</b>			
HN: Woolworth’s CN: Midtown Mall	22 Front Street	WOR.2453	c 1941
Unnamed Office/Commercial Building	12 Front Street	WOR.1001 130-CBD-64	r 1851
HN: Ransom F. Taylor Block CN: The Money Stop	536 Main Street	WOR.775 130-CBD-41	r 1894
HN: Holbrook-Sawyer Building; Cheney-Laughter Building CN: Great Wall Restaurant	521 Main Street	WOR.773 AR	r 1855 Within WOR.AR and WOR.DP
<b>MHC Inventoried Resources Proposed for Demolition and Redevelopment</b>			
HN: Lothrop’s Opera House CN: Olympia Theater	17 Pleasant Street	WOR.792 Q	c 1890 NRDIS: Within WOR.Q and WOR.CR

Sources: MACRIS Database <http://mhc-macris.net/> and National Park Service <http://www.nps.gov/nr/research/>.

Notes:

<sup>1</sup>HN=Historic Name(s) of the building/ CN=Common Name of the building

<sup>2</sup>The first ID is the MHC Inventory Number, the second is a local identification, if provided on the MACRIS database.

<sup>3</sup>c=circa. According to MHC, circa indicates the age of the building within ±10 years. r=range. According to MHC, range indicates the age of the building within ±50 years.

### 3.2.4 Age of Structures

The age of the buildings within the Amended URA is summarized in the table below. As shown the **Amendment 1** area has a higher preponderance of buildings constructed after 1961 and a lower percentage of buildings constructed prior to 1900. However, in total 58 percent of structures were constructed prior to 1940 and 72 percent were constructed prior to 1960. The presence of so many older structures indicates an increased potential for decadent conditions, outdated or abandoned facilities, lack of accessibility, maintenance issues, and the presence of regulated materials common to older buildings (e.g., lead paint and asbestos). This potential is consistent with field observations of building conditions, discussed below.

*Table 3-3: Age of Structures*

Construction Dates					
	Pre-1900	1901 to 1940	1941 to 1960	1961 to Present	Unknown
<b>2016 URP</b>					
# of Buildings	33	25	13	14	10
% of Buildings	35%	26%	14%	15%	11%
<b>2018 Amendment 1</b>					
# of Buildings	4	5	3	7	0
% of Buildings	21%	26%	16%	37%	-
<b>Combined Total</b>					
# of Buildings	37	30	16	21	10
% of Buildings	32%	26%	14%	18%	9%

Source: Worcester Assessor's records.

## Section 3.3: Property Conditions and URA Conditions

As with the properties included in the 2016 URP, a property conditions assessment was conducted for structures within the modified Study Area for **Amendment 1**. The table below presents the results. Overall, the building conditions within the amended URA are consistent with the 2016 URA. In total, approximately 41 percent of the buildings are good to excellent and 54 percent are fair to poor.

The overall perception of the area south of the railroad is overwhelmingly that it is in poor condition with aging structures, obsolete features, and extensive blighted open areas. Elements that contribute to this perception include the age, condition and façade/signage of many commercial and industrial buildings, the intersecting presence of the railroad ROW and unimproved viaduct tunnels, and the disrepair of the large vacant parcels. For example, many of the vacant Wyman-Gordon Parcels are barren expanses of broken pavement and weedy vegetation enclosed by chain link fencing. Street and sidewalk conditions are also poor in some areas (e.g., Gold Street, Lamartine Street, and Lafayette Street). Viewed comprehensively, these conditions pose a barrier to redevelopment.

**Table 3-4: Building Conditions Overview**

Building Conditions					
	Excellent	Good/Acceptable	Fair/Serviceable, Moderate Disrepair	Poor/Severe Disrepair	Unknown
<b>2016 URP</b>					
# of Buildings	6	43	53	11	7
% of Buildings	5%	36%	44%	9%	6%
<b>2018 Amendment 1</b>					
# of Buildings	1	7	10	1	0
% of Buildings	5%	37%	53%	5	-
<b>Combined Total</b>					
# of Buildings	7	50	63	12	7
% of Buildings	6%	37%	43%	9%	5%

### Section 3.4: Consistency of Concept Plan with Existing Zoning

The concept plan is generally consistent with the intent of the existing CCOD zoning overlay district, but the City believes that certain refinements are necessary to further delineate the intended mix of uses, reflect the fact that most development within the district will be new construction rather than rehabilitation, and further tailor parking requirements given the specific mix of uses, density of development proposed, and public parking available. A new zoning district will be developed for the Wyman-Gordon North and South areas. The spirit and intent of the new zoning will be consistent with the CCOD district in that it will similarly promote new development of consistent and compatible character; encourage a mix of complementary uses; foster the development of high-quality, pedestrian-scale environments through site and building design; reduce the amount of land devoted to parking and utilize parking areas more efficiently; and preserve and enhance the historical, cultural and architectural assets of the City.

### Section 3.5: Area Eligibility Designation

The eligibility findings of the 2016 URP remain valid for this 2018 Amendment. Elements required for a finding of “decadent” (e.g., buildings out of repair or deteriorated, chronic underutilization, diversity of ownership, and/or irregular lot size) are also present in the amended area.

Because the modified URA includes additional vacant land formerly associated with Wyman-Gordon, the findings associated with “blighted open” conditions are confirmed and equally applicable to the expanded area (e.g., deteriorated conditions, abandonment of previous uses, inadequate connectivity and transportation facilities). Within the amended URA, there are significant public safety concerns. According to MassDOT’s most recently published data, the Kelley Square intersection has the highest accident rates in the Commonwealth, and the Burger King at 165 Madison Street has one of the City’s highest rates of emergency response calls to the City’s emergency personnel. The overall perception of the original and amended URA is overwhelmingly that it is in poor condition with aging structures and obsolete features. As evidenced by years of little or no economic activity on the Wyman-Gordon Parcels, redevelopment of the area south of the Railroad ROW cannot be accomplished with existing regulatory powers or by the private sector alone.

## Section 3.6: Demolition, Rehabilitation, Clearance and Spot Clearance

### 3.6.1 Buildings to Be Demolished

The buildings identified for demolition are shown on *Figure H-1* and listed in *Table 3-5* on the following page. The proposed demolition will facilitate parcel assemblage for the Ballpark and Mixed-Use Project.

### 3.6.2 Buildings to be Rehabilitated

The 2016 URP list of buildings to be rehabilitated is updated in *Table 3-6*. Because no structures within the modified boundary are proposed to be rehabilitated, the only change to the table is the removal of 521 Main Street from the list of acquisitions, as discussed in *Section 1.2 Amendment 1 Overview*.

### 3.6.3 Clearance and Spot Clearance

Per the revised urban renewal regulations, where clearance is proposed it is necessary to show that the buildings are functionally obsolete, structurally substandard, or not reasonably capable of being rehabilitated for productive use. If conditions substantiating clearance are not present, the appropriate treatment may be spot clearance to remove substandard buildings and blighting influences. Spot clearance may involve buildings that are in good condition, but the clearance is necessary to achieve the objectives of the Plan.

Clearance and spot clearance are identified for acquisition parcels where buildings are proposed for demolition and the vacant parcels south of the Railroad ROW where the Ballpark and Mixed-Use Projects will be constructed.<sup>5</sup> The parcels without structure(s) are also designated as “clearance” if the existing condition is a blighting influence in fair to poor condition.

All but two of the parcels meet the criteria for clearance because they are functionally obsolete, not reasonably capable of being rehabilitated to facilitate the Plan, and/or a blighting influence. Both properties identified as spot clearance are essential to achieve the objectives of the Plan for the Ballpark. The two buildings slated for demolition are categorized as spot clearance because they do not appear to meet the clearance criteria are described as follows:

- Parcel 05-006-00014, 134 Madison Street: this commercial structure is approximately 920 square feet and was constructed in 1940 and renovated last year. Exterior improvements included new windows, siding and roofing. It is currently operating as The Sublime Company, a retail smoke shop and dancer accessory store.
- Parcel 05-004-00027, 90 Washington Street: this structure is a distribution warehouse with offices and was constructed in 1999. The 19,000-square foot building has a concrete block exterior and two-stories of actively used space.

## Section 3.7: URP Conformity with Local Comprehensive Plan

The 2016 Plan addressed conformity of the Concept Plan with the 1995 *Predevelopment Study for the Wyman-Gordon Property and The South Worcester Industrial Park*, the consistency with the 2015 Public Forum for the Wyman-Gordon Parcels, and the 2015 Public Hearing for the URP. The proposed amendment is also consistent with these plans and discussions in that the larger area would be suitable for mixed-uses with a theme-specific use like a sports facility.

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<sup>5</sup> Please note that the key in the Table 3-7 and shown on *Figure S-4* correlates with the key for *Figure F-1: Parcels to be Acquired or Transferred* and presented in *Table 5-1: Property Acquisitions or Transfers*.

Table 3-5: Buildings to be Demolished, Amendment 1

Parcel ID	Address	Size (acres)	Owner	Current Use	Proposed Use
<b>2016 URP – Buildings to be Demolished</b>					
03-031-00018	17 Pleasant Street Olympia Theater	0.15	First Olympia Realty, LLC	Retail 1 <sup>st</sup> Floor (3 Units); Vacant Theater Above	Retail on 1 <sup>st</sup> Floor, Commercial/Office Above
05-009-00019	149 Washington Street	1.78	WG Washington Street LLC	Manufacturing Building/Vacant	Area B1 – Mixed-Use Development
<b>2018 Amendment 1 – Buildings to be Demolished</b>					
05-006-00014	134 Madison Street	0.05	Grady Holdings LLC	Smoke Shop	Area B2 the Ballpark including Commercial/ Retail (if Infeasible, Mixed-Use)
05-009-00009	127 Washington Street	0.15	Harrington, Paul J	Auto & Glass Repair	
05-003-00016	50 Washington Street	0.63	Massey, Serena E., Trustee	AMC Co Demolition Contractors	
05-004-00030	62 Washington Street	0.79	Worcester Ambulance LLC	MedStar Garage Warehouse	
05-004-03+04	2 Plymouth Street ( <i>Partial</i> )	0.44	Bafaro Realty Company LLC	Distribution Warehouse, Commercial	
05-004-00027	90 Washington Street	0.8	Bafaro, Joseph J.	Commercial/Warehouse	

Table 3-6: Buildings to be Rehabilitated

Parcel ID	Address	Size (acres/sf) <sup>1</sup>	Owner	Current Use	Proposed Use
<b>2016 URP – Buildings to be Rehabilitated</b>					
02-025-007+8	22 Front Street Midtown Mall	0.522	Marcus, Dean & Judith	Retail 1 <sup>st</sup> floor, Retail and Commercial lower and upper floors.	Retail on 1 <sup>st</sup> Floor, Commercial Above
02-025-005+6	12 Front Street	0.269	Marcus, Dean & Judith	Retail 1 <sup>st</sup> Floor, Commercial/Office 4 Upper Floors (Predominantly Vacant)	Retail on 1 <sup>st</sup> Floor, Commercial Above
03-019A-00022	536 Main Street The Money Stop	0.270	MassDevelopment	Retail/Restaurant 1 <sup>st</sup> Floor, Vacant 2 <sup>nd</sup> Floor	Retail on 1 <sup>st</sup> Floor, Commercial Above
03-013-00003	521 Main Street Great Wall Restaurant	0.395	Mindy Jiang Realty Trust	Restaurant 1 <sup>st</sup> Floor; Vacant Upper Floors	Retail on 1 <sup>st</sup> Floor Residential Above
CO-NDO-03005	484 Main Street	N/A	N/A	N/A	Commercial, Retail and Restaurant
03-20B-U-100	The Denholm Building 1 <sup>st</sup> Floor Units	4,280 sf	PPM V Partnership LP	U.S. Post Office	
03-20B-U-105		1,743 sf	Denholm Condominium Trust	Unknown/Storage	
03-20B-U-110		1,144 sf	Denholm Condominium Trust	Dress for Success Worcester	
03-20B-U-120		959 sf	Angelou, Sideris & Ekaterini	Denholm Coffee Shop	
03-20B-U-150		3,530 sf	Denholm Condominium Trust	Vacant	
03-20B-U-170		1,189 sf	Southeast Asian Coalition of Central Massachusetts, Inc.	Vacant	

<sup>1</sup> Business condominium size is shown as square feet (sf) to reflect that it is a unit and not the entire building on the parcel.

Table 3-7: Clearance and Spot Clearance

Key #	Parcel ID	Address	Type of Clearance	Owner	Notes
<b>2016 URP</b>					
5	03-031-00018	17 Pleasant Street Olympia Theater	Clearance	First Olympia Realty, LLC	Retail 1 <sup>st</sup> Floor (3 Units); Vacant Former Theater Above; Poor Condition; Functionally Obsolete
8	05-006-00013	0 Assonet St.	Clearance	Wyman-Gordon Company	Industrial (Vacant) Blighting Influence
9	05-007-00003	40 Gold St.	Clearance	Wyman-Gordon Company	Industrial (Vacant) Blighting Influence
10	05-007-00004	37 Gold St.	Clearance	Wyman-Gordon Company	Industrial (Vacant) Blighting Influence
11	05-009-00019	149 Washington Street	Clearance	WG Washington Street LLC	Vacant Industrial Structure, Contamination Issues; Functionally Obsolete; Blighting Influence
<b>2018 Amendment</b>					
18	05-003-00016	50 Washington Street	Clearance	Massey, Serena E., Trustee	AMC Co Demolition Contractors Industrial Warehouse; Blighting Influence
19	05-003-00017	69 Washington Street	Clearance	Worcester Ambulance LLC	Medstar Garage Warehouse; Blighting Influence
20	05-006-00014	134 Madison Street	Spot Clearance	Grady Holdings LLC	Smoke Shop
21	05-009-00009	127 Washington Street	Clearance	Harrington, Paul J	Auto & Glass Repair, Auto Sales; Functionally Obsolete
24	05-004-03+04	2 Plymouth Street <i>(Partial Acquisition)</i>	Clearance	Bafaro Realty Company LLC	Distribution Warehouse, Commercial, Medical; Functionally Obsolete; Blighting Influence
25	05-004-00030	62 Washington Street	Clearance	Worcester Ambulance LLC	Surface Parking Lot; Blighting Influence
26	05-004-00027	90 Washington Street	Spot Clearance	Bafaro, Joseph J.	Multiple Tenants (Auto Body Supplies & Paint, Distribution Warehouse, Commercial)
27	05-004-00026	5 Gold Street	Clearance	Bafaro, Joseph J.	Vacant; Blighting Influence
28	05-004-00012	7 Gold Street	Clearance	Bafaro, Joseph J.	Surface Parking Lot; Blighting Influence
29	05-004-00017	8 Gold Street	Clearance	Bafaro, Joseph J. +	Surface Parking Lot; Blighting Influence

## CHAPTER 12.02(4) PROJECT OBJECTIVES

In the 2016 URP, the Project Objectives were presented in Chapter 12.02(3); this **Amendment 1** modifies information presented in the sections listed below.

- *Section 3.1: Urban Revitalization Goals and Objectives*
- *Section 3.2: Overall Redevelopment Strategy*
- *Section 3.3: Implementation*
- *Section 3.4: Regulatory Requirements*
- *Section 3.5: Façade Improvements*
- *Section 3.6: Economic Benefits*

### Section 4.1: Urban Revitalization Objectives

The objectives presented in the 2016 URP are consistent with this 2018 Amendment, and as such are incorporated by reference. Overall, the WRA and city seek to eliminate the existing blighting influences present in the URA. Additional objectives for the URA south of the Railroad ROW include the following:

- Promote economic growth and opportunity through redevelopment of the expansive blighted open industrial area, focusing on medium- to large-scale mixed-use and recreational facilities to revitalize this important gateway into the downtown.
- Provide opportunities for employment and business development to Worcester residents, particularly women, minority and underrepresented groups.
- Provide a wide range of leasable space options for new and existing local businesses and institutions.
- Provide amenities and interesting programming which will encourage repeat visits to downtown by area residents and students.
- Provide a variety of housing options in the downtown area.
- Integrate aesthetic improvements with a “Complete Street” approach throughout the area.
- Promote safe automobile, pedestrian, transit and bicycle inter-connectivity between the URA, downtown, and the Canal District to advance intermodal transit options, facilitate circulation, ensure safe access and appropriate signage for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.
- Improve retention of college graduates in the area.

These additional objectives have been added to reflect the specific development opportunities and challenges in the area south of the Railroad ROW. This section of the URA is largely comprised of vacant former industrial parcels, offers a unique opportunity for transformative development with connectivity between the downtown, the Canal District, and intermodal transit options. The area is situated along a highly travelled route between downtown and I-290 and large enough to accommodate a wide range of uses. While the area offers significant opportunities due to its size, proximity to intermodal transportation options, and walkability, its current conditions also pose challenges. These include known hazardous waste issues, inadequate circulation and connectivity, and lack of Complete Streets amenities.

## Section 4.2: Overall Redevelopment Strategy

The URA, as amended, is comprised of interdependent commercial, residential and industrial areas which have been adversely impacted by the blighting influence of the former Wyman-Gordon industrial site. Redevelopment of this area will reactivate an area of the city which has stood empty for years into an active mixed-use development which integrate the following elements into the character of the Canal District and the City of Worcester:

- Ballpark and events center which will draw local, regional and New England visitors;
- Businesses which will provide new employment opportunities for area residents and college graduates;
- Hospitality options for Worcester visitors;
- Commercial uses including retail stores, restaurants, and services; and
- Apartment and townhouse style housing.

**Amendment 1** is intended to guide private investors and define the City's actions to support redevelopment south of the Railroad ROW. The redevelopment strategy outlined in *Section 3.3* of the 2016 URP is incorporated herein by reference. As with the 2016 URP, DHCD approval of this amendment will allow WRA to negotiate directly with potential developers for the redevelopment of parcels and provides the mechanism for land assemblages to accomplish redevelopment objectives. The discussion below focuses on the area south of the Railroad ROW. Please refer to **Chapter 12.02(5) Property Acquisitions and Transfers** and **Chapter 12.02(9) Disposition** for specific parcel information on lots to be created for disposition.

The WRA and Worcester's Executive Office of Development strategically work with the City's various departments, boards, and commissions to build consensus and establish conditions to encourage economic development. They emphasize a targeted approach to address the area's needs and further the goals and objectives discussed above. This approach has been effective in generating a great deal of interest from private developers and property owners (refer to **Section 1.2.2** of this **Amendment** for a description of URA-related activities and achievements since the 2016 Plan).

The city and WRA will actively seek funding for elements and overall implementation of the URP, including Community Development Block Grant (CDBG funds. The WRA will continue to partner with other economic development agencies, including the Worcester Business Development Corporation (WBDC) and the Worcester Regional Chamber of Commerce to strengthen the region's position as an economic leader in Massachusetts through targeted investment, and by bringing skills and resources to challenging and complex projects, such as those described herein.

In terms of design controls, as noted in **Section 2.2.8** and in *Figure D-2: Proposed Zoning*, a new zoning district will be established that allows for compatible mix of retail, commercial, residential and public uses that are supportive and complementary to the Ballpark public amenity. Further, dimensional requirements similar to those already in-place CCOD overlay district, including zero or minimal building setback requirements, increased height and floor-area allowances, and building siting requirements, will be retained to foster the development of a walkable, urban activity center surrounding the Ballpark. The new district will also establish reduced off-street parking requirements, instead relying more on shared public parking and lower vehicular trip generation rates associated with the walkable, mixed-use development envisioned. This new zoning district will replace the CCOD and supersede the base zoning for the properties surrounding the Ballpark site.

In addition to zoning, the implementation of the City of Worcester Design Guidelines, presented in **Attachment G**, ensures that future development will integrate focus on the public experience and be consistent with the unique character of the downtown and Canal District. The Guidelines are intended to integrate consistency with site context, enhancement of the pedestrian environment, and civic pride.

## Section 4.3 Buildings to be Constructed

**Amendment 1** proposes several new buildings associated with the proposed Ballpark and the Mixed-Use Project. Please refer to *Figure B-2: Proposed Property Lines and Building Footprints*, *Figure G-1: Disposition Parcels*, *Figure J-1: Buildings to be Constructed* and *Figure S-5: URP Concept Plan*. The table below presents additional information on buildings proposed to be constructed in the URA.

**Table 4-1: Buildings to be Constructed**

Assembled Parcel ID / Key # & Parcel ID	Street Address	Building Use	Building Size (SF/approx.) <sup>1</sup>	Parking Spaces (approx.)
<b>Downtown</b>				
A-1	35 Portland Street	Parking Garage		450-675
7 03-20A-00032	518 Main Street	Commercial/Mixed-Use	130,680	
5 03-031-00018	17 Pleasant Street	Commercial/Mixed-Use	21,320	
<b>South of Railroad ROW</b>				
<b>Wyman-Gordon South</b>				
B1.1	Madison St./ Lamartine St. Extension/ Lamartine St.	Residential/Retail	265,600	
		Office/Retail	162,600	
	Lamartine St. Extension/ Lamartine St.	Residential/Retail	199,200	
	Lamartine St. Extension/ Lamartine St.	Office	43,000	
B1.2	Madison/Lamartine St. Extension	Hotel w/Retail	255,000	82
		Office/Retail	162,600	
B1.3	Lamartine St. Extension	Parking Garage		400
<b>Wyman-Gordon North</b>				
B2.2	Summit St.	Commercial/Retail	110,500	228
B2.3	Madison St./ Summit St.	Ballpark (10,000 Capacity)		40
		Commercial/Retail	26,000	
<b>Lamartine Street Area</b>				
13 05-013-00130	9 Langdon St.	MF Residential/Townhouses	40,660	12
14 05-013-00412	103 Lamartine St.	Commercial/Retail	17,116	50
15 05-013-36-41	65 Lamartine St.	Residential/Townhouses	10,165	3

<sup>1</sup>Square footage estimates are based on the Concept Plan, thus are approximate and subject to change.

## Section 4.4: Façade Improvements

The façade improvements discussed in *Section 3.5* of the 2016 URP is incorporated herein by reference. The city encourages business owners throughout the URA, as amended, to undertake physical and aesthetic improvements of first floor/street-level retail and enhance the attractiveness of targeted areas through their existing Façade Program.<sup>6</sup> All façade improvements must comply with the City of Worcester Design Guidelines (see **Attachment G**).

<sup>6</sup> <http://www.worcesterma.gov/business-community-development/financial-assistance/facade-program>

## Section 4.5: Economic Benefits

The economic benefits noted in the 2016 URP would be significantly enhanced by activities proposed in **Amendment 1**. In addition to implementing a comprehensive redevelopment with a mix of uses that will enhance the local and regional economies, redevelopment will return property that is currently underutilized into places of commerce and productivity, increasing employment opportunities for the local and regional workforce. Consistent with the objectives outlined for the URP, economic benefits of the proposed plan focus on the following:

- Create temporary employment opportunities during construction, then sustainable and permanent jobs in a wide variety of fields.
- Provide a wide range of leasable space options for new and existing local businesses and institutions.
- Provide amenities and interesting programming which will encourage repeat visits to downtown by area residents and students.
- Provide opportunities for market-rate housing in the downtown area.
- Return vacant and underutilized land to the City's tax rolls.
- Provide adequate and strategically located fee-based parking facilities.
- Improve retention of college graduates in the area.
- Provide opportunities to stabilize a residential neighborhood and create housing.

Redevelopment within the URA will create temporary employment opportunities during construction and permanent jobs upon completion. The Plan's construction activities, as amended, are expected to create an estimated 2,500 temporary jobs over the course of implementation. An estimated 2,000 new permanent full-time equivalent positions are anticipated. These jobs would range from Ballpark employees to professional office workers. The Ballpark has agreed to give hiring preference to Worcester residents, particularly women, minority and underrepresented groups.

## CHAPTER 12.02(5) PROPERTY ACQUISITIONS AND TRANSFERS

### Section 5.1 Introduction

This section supersedes material presented in Chapter 12.02(1), *Section 1.2.8 Parcels to be Acquired or Transferred*, in the 2016 URP. Changes in property acquisition include the following identification of additional properties for acquisition or transfer as follows:

- Acquire ten (10) additional parcels;
- Transfer one (1) additional city-owned parcel;

Since the 2016 Plan was approved some changes have occurred which have prompted the WRA to remove the following acquisitions from the **Amendment 1** list.<sup>7</sup> These changes are:

- The Paris Cinema at 66 Franklin Street (Parcel 03-012-002-4) – Property was demolished and redeveloped by the owner;
- The Metro PCS Building at 517 Main Street (Parcel 03-013-00002) – Property was sold and the owner intends to rehabilitate the structure to improve the first-floor commercial space and add residential above; and
- 0 Washington Street (Parcel 05-007-00005) owned by Wyman-Gordon - The Worcester Assessor combined two adjacent parcels owned by Wyman-Gordon such that Parcel 05-007-00005 has been incorporated into Parcel 05-007-00004.

The total number of acquisitions associated with the amended URP is 27 parcels and six (6) business condominiums, as well as the transfer of two (2) city-owned parcels. This number is comprised of the 10 parcels identified herein as part of **Amendment 1** plus the 2016 URP acquisitions list, modified as noted above.

### Section 5.2 Properties to be Acquired, Amendment 1

Please refer to *Figure F-1* which provides an “at a glance” view of the acquisition incorporated into this **Amendment 1**. *Table 5-1* (on the next page) provides a complete listing of parcels identified for acquisition or transfer. Please note that the parcels in *Figure F-1* are color-coded and assigned a property key identification number, as shown below. These colors and property key numbers are also presented in *Table 5-1* for consistency and ease of reference.

#1-17	Identified for Acquisition 2016 URP
#18-21	Change Status to Acquisition (within 2016 URA)
#22-23	City-Owned Property Transfer
#24-29	Newly Identified for Acquisition (within amended URA)
#30-35	Selective Acquisitions (Identified in 2016 URP)

Most of the parcels are planned for full acquisition. One exception is Parcel 05-004-03+04, located at 2 Plymouth Street (Key #24). This property will be partially acquired to accommodate the Ballpark; the entire parcel is not needed and further demolition could potentially impact adjacent structures with shared walls. Thus, where feasible, partial acquisitions will minimize impact, although there may be situations where the actual outcome will be determined during the acquisition process. The table on the following page indicates the **Amendment 1** properties to be acquired

<sup>7</sup> The activities at the former Paris Cinema and Metro PCS Building are consistent with 2016 URP recommendations.

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or transferred. The city and WRA will continue to coordinate efforts in implementing the URP, with incentives for property owners to encourage private redevelopment of properties and maximize strategic private investments.

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Table 5-1: Property Acquisitions or Transfers by Category, Amendment 1

Key	PARCEL ID	ADDRESS	OWNER	AREA (ac)	ZONE	CURRENT USE	ACTION	PROPOSED USE
<b>Previously Identified for Acquisition (2016 URP)<sup>1</sup></b>								
1	02-025-005+6	12 Front Street	Marcus, Dean + Judith	0.27	BG-6.0	Office Building	Rehabilitate	Commercial/ Retail
2	02-025-007+8	22 Front Street	Marcus, Dean + Judith	0.52	BG-6.0	Shopping Mall (Midtown Mall)	Rehabilitate	Commercial/ Retail
3	03-013-00003	521 Main Street	Mindy Jiang Realty Trust	0.04	BG-6.0	Restaurant/Vacant Above (Great Wall Rest.)	Rehabilitate	Mixed-Use
4	03-19A-00022	536 Main Street	MassDevelopment	0.27	BG-6.0	Vacant/Former Pawn Shop	Rehabilitate	Commercial/ Retail
5	03-031-00018	17 Pleasant Street Olympia Theater	First Olympia Realty LLC	0.15	BG-6.0	Commercial 1 <sup>st</sup> FL/Vacant Above (Olympia Theatre)	Rehabilitate	Commercial/ Retail
6	03-010-00012	35 Portland Street	Portland Salem Realty LLC	0.52	BG-6.0	Surface Parking Lot	Redevelop	Structured Parking
7	03-20A-00032	518 Main Street	Main Five Zero Seven LLC	0.3	BG-6.0	Surface Parking Lot	Redevelop	Structured Parking
8	05-006-00013	0 Assonet Street	Wyman-Gordon Company	1.63	MG-2.0	Vacant/Former Industrial	Redevelop	Recreation/ Event/ Commercial
9	05-007-00003	40 Gold Street	Wyman-Gordon Company	0.73	MG-2.0	Vacant/Former Industrial	Redevelop	Recreation/ Event/ Commercial
10	05-007-00004	37 Gold Street	Wyman-Gordon Company	2.18	MG-2.0	Vacant/Former Industrial	Redevelop	Recreation/ Event/ Commercial
11	05-009-00019	149 Washington Street	WG Washington Street LLC	1.78	MG-2.0	Industrial Building (Vacant)	Redevelop	Mixed-Use
12	05-010-00001	115 Madison Street	Wyman-Gordon Company	10.9	MG-2.0	Vacant/Former Industrial	Redevelop	Mixed-Use
13	05-013-00130	9 Langdon Street	Wyman-Gordon Company	1.11	BG-3.0	Vacant/Former Industrial	Redevelop	Multi-Family Residential/ Townhouse
14	05-013-00412	103 Lamartine Street	Wyman-Gordon Company	1.34	BG-3.0	Vacant/Former Industrial	Redevelop	Commercial/ Retail/ Restaurant
15	05-013-36-41	65 Lamartine Street	Wyman-Gordon Company	0.44	BG-3.0	Vacant/Former Industrial	Redevelop	Multi-Family Residential/ Townhouse
16	05-014-00026	55 Lamartine Street	Wyman-Gordon Company	0.12	BG-3.0	Vacant/Former Industrial	Redevelop	Commercial/ Retail
17	05-014-00027	30 Lodi Street	Wyman-Gordon Company	0.09	BG-3.0	Vacant/Former Industrial	Redevelop	Commercial/ Retail
<b>Change Status to Acquisition (Amendment 1)</b>								
18	05-003-00016	50 Washington Street	Massey, Serena E Trustee	0.63	MG-2.0	Industrial Warehouse (AMC Co.)	Redevelop	Commercial
19	05-003-00017	69 Washington Street	Worcester Ambulance LLC	0.25	MG-2.0	Industrial Warehouse	Redevelop	Commercial
20	05-006-00014	134 Madison Street	Grady Holdings LLC	0.05	MG-2.0	Commercial (The Sublime Co.)	Redevelop	Recreation/ Event/ Commercial
21	05-009-00009	127 Washington Street	Harrington, Paul J	0.15	MG-2.0	Automotive (Paul's Auto Glass)	Redevelop	Recreation/ Event/ Commercial
<b>City Property Transfers</b>								
22	05-001-00002	6 Library Lane, McGrath Lot (2016 URP)	City of Worcester	2.29	BG-6.0	Surface Parking Lot	Improve	Improved Parking/ Potential Redevelop
23	05-003-00012	45 Green Street (Amendment 1)	City of Worcester	0.69	BG-4.0	Surface Parking Lot	Improve	Access/ Gateway to Ballpark
<b>Newly Identified for Acquisition (Amendment 1)</b>								
24	05-004-03+04	2 Plymouth Street (Partial Acquisition)	Bafaro Realty Company LLC	0.44	BG-4.0	Industrial Warehouse (Multiple Tenants)	Redevelop	Recreation/ Event/ Commercial
25	05-004-00030	62 Washington Street	Worcester Ambulance LLC	0.79	MG-2.0	Industrial Warehouse (Worcester Ambulance)	Redevelop	Recreation/ Event/ Commercial
26	05-004-00027	90 Washington Street	Bafaro, Joseph J +	0.8	MG-2.0	Industrial Warehouse (Multiple Tenants)	Redevelop	Multi-Family Residential/ Townhouse
27	05-004-00026	5 Gold St	Bafaro, Joseph J.	0.04	BG-4.0	Vacant	Improve	Parking
28	05-004-00012	7 Gold St	Bafaro, Joseph J.	0.12	BG-4.0	Surface Parking Lot	Improve	Parking/Potential Commercial
29	05-004-00017	8 Gold St	Bafaro, Joseph J. +	0.08 <sup>2</sup>	BG-4.0	Surface Parking Lot	Improve	Parking/Potential Commercial
<b>Selective Acquisitions from 2016 URP</b>								
	CO-NDO-03005	484 Main Street	CONDOMINIUM BUILDING	AREA_SF <sup>2</sup>	ZONING	CURRENT USE	ACTION	PROPOSED USE
30	03-20B-U-100	Unit 100	PPM V Partnership LP	4,280	BG-6.0	Business Condominium (U.S. Post Office)	Rehabilitate	Business Condominium
31	03-20B-U-105	Unit 105	Denholm Condominium Trust	1,743	BG-6.0	Business Condominium (Storage Area)	Rehabilitate	Business Condominium
32	03-20B-U-110	Unit 110	Denholm Condominium Trust	1,144	BG-6.0	Business Condominium (Dress for Success)	Rehabilitate	Business Condominium
33	03-20B-U-120	Unit 120	Angelou, Sideris & Ekaterini	959	BG-6.0	Business Condominium (Denholm Coffee Shop)	Rehabilitate	Business Condominium
34	03-20B-U-150	Unit 150	Denholm Condominium Trust	3,530	BG-6.0	Business Condominium (Vacant)	Rehabilitate	Business Condominium
35	03-20B-U-170	Unit 170	Southeast Asian Coalition of Central Massachusetts, Inc.	1,189	BG-6.0	Business Condominium (Vacant)	Rehabilitate	Business Condominium

1. The list of Acquisition from the 2016 URP was updated in this Amendment to remove 66 Franklin St., 517 Main Street and 0 Washington Street, as described in the report.  
 2. Business condominium size is shown as square feet (sf) to reflect that it is a unit and not the entire building on the parcel.

### 5.2.1 Properties to be Acquired for the Ballpark and Mixed-Use Project

The Ballpark and the Mixed-Use Project are a priority for development. The properties required for those projects are shown in *Table 5-2: Properties Required for the Ballpark and Mixed-Use Project*. The highlighted parcels in the table below (#18 through #29) are being added for acquisition as part of **Amendment 1**; the other parcels (#8 – #12) were identified in the 2016 URP.

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

Key # <sup>1</sup>	PARCEL ID	ADDRESS	OWNER	LOT SIZE (ACRES)	CURRENT USE	PROPOSED USE
<b>Ballpark</b>						
8	05-006-00013	0 Assonet St.	Wyman-Gordon Company	1.63	Industrial (Vacant)	Recreation/ Event/ Commercial
9	05-007-00003	40 Gold St.	Wyman-Gordon Company	0.73	Industrial (Vacant)	Recreation/ Event/ Commercial
10	05-007-00004	37 Gold St.	Wyman-Gordon Company	2.18	Industrial (Vacant)	Recreation/ Event/ Commercial
18	05-003-00016	50 Washington St.	Massey, Serena E Trustee	0.63	Industrial Warehouse (AMC Co)	Commercial (Office/ Retail)
19	05-003-00017	69 Washington St.	Worcester Ambulance LLC	0.25	Private Parking Lot	Commercial (Office/ Retail)
20	05-006-00014	134 Madison St.	Grady Holdings LLC	0.05	Commercial (The Sublime Co Smoke Shop)	Recreation/ Event/ Commercial
21	05-009-00009	127 Washington St.	Harrington, Paul J	0.15	Automotive (Paul's Auto Glass)	Recreation/ Event/ Commercial
23	05-003-00012	45 Green St.	City of Worcester ( <i>Property Transfer</i> )	0.69	Surface Parking Lot	Access/ Gateway to Ballpark
24	05-004-03+04	2 Plymouth St. ( <i>Partial Acquisition</i> ) <sup>3</sup>	Bafaro Realty Company LLC	0.44	Commercial/ Warehouse (Multi-Tenant)	Recreation/ Event/ Commercial
25	05-004-00030	62 Washington St.	Worcester Ambulance LLC	0.79	Warehouse (Worcester Ambulance)	Recreation/ Event/ Commercial
26	05-004-00027	90 Washington St.	Bafaro, Joseph J +	0.80	Industrial Warehouse (Multiple Tenants)	Recreation/ Event/ Commercial
27	05-004-00026	5 Gold St	Bafaro, Joseph J.	0.04	Vacant	Parking
28	05-004-00012	7 Gold St	Bafaro, Joseph J.	0.12	Surface Parking Lot	Commercial/Retail
29	05-004-00017	8 Gold St	Bafaro, Joseph J. +	0.08 <sup>2</sup>	Surface Parking Lot	Commercial/Retail
<b>Madison Properties/Mixed-Use Project</b>						
11	05-009-00019	149 Washington St.	WG Washington St. LLC	1.78	Industrial (Vacant)	Mixed-Use
12	05-010-00001	115 Madison St.	Wyman-Gordon Company	10.90	Industrial (Vacant)	Mixed-Use

<sup>1</sup>See the property identification key #'s in Table 5-1 and shown on Figure F-1.

<sup>2</sup>The Assessor's property record indicates the parcel size is 0.66 acres, which is inconsistent with the parcel's dimensions.

<sup>3</sup>Parcel 05-004-03+04 is a partial acquisition because only a portion of the property is required for the Ballpark.

Parcels proposed for acquisition are anticipated to be utilized for redevelopment activities of the Ballpark and Mixed-use Project. Any parcel(s) which are subsequently determined to be unnecessary will be removed from the acquisitions list. Regarding the properties in Wyman-Gordon North, the WRA intends to acquire the parcels and

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oversee construction of the Ballpark, as well as execute the 30-year lease agreement with the Red Sox organization. On Wyman-Gordon South it is anticipated that Madison Properties will acquire the properties from Wyman-Gordon and convey a parcel for the garage to the city as an in-kind transaction, as well as the property required for the public ROW (referred to herein as Lafayette Street Extension, but the actual name of the street may differ). The garage structure, once constructed, may then be leased back to Madison Properties. These parcels remain on the acquisitions list for the time being to provide the WRA flexibility should there be unanticipated issues or delays. The WRA will submit updates to DHCD to refine this information, as appropriate.



## CHAPTER 12.02(6) RELOCATION

The 2016 URP Chapter 12.02(8) Relocation is incorporated by reference into this Amendment, supplemented by the additional relocation requirements which are necessary for implementation of the Concept Plan. As detailed in the original plan, all relocations will be undertaken in accordance with the applicable requirements in M.G.L. Chapter 79A and the regulations at 760 CMR 27.00. The WRA intends to comply with the regulations and in so doing provide fair and equitable treatment, relocation assistance services, and payments to parties displaced due to public actions associated with the URP.

The WRA will submit a Relocation Plan to the Bureau of Relocation (BOR) at DHCD in advance of property acquisition or Project commencement in accordance with state laws and regulations. **Attachment E** provides general relocation procedures and information available at this point in the relocation process (specific information is not provided to protect privacy).

*Table 6-1: Anticipated Relocation Requirements* presents an update of the 2016 URP list of potential relocations. This is a draft list of businesses potentially requiring relocation because many of the businesses listed are tenants, and as such are subject to change without notice for reasons outside of the purview of this URP. Further, some of the businesses listed below were identified only by exterior signage. Business information will be verified/updated as part of the final Relocation Plan.

The acquisition of parcels necessary for the Ballpark and Mixed-Use Project are the focus of **Amendment 1** (as highlighted in *Table 6-1*). No residences are proposed for acquisition as a part of **Amendment 1**. The WRA has hired a Relocation Consultant, who is approved as a Relocation Agent by the BOR, to evaluate the properties as well as the relocation needs of the tenants. Eligible businesses permanently displaced due to activity using public funds are eligible for in accordance with M.G.L. Chapter 79A and the regulations at 760 CMR 27.00.

*Table 6-1: Anticipated Relocation Requirements*

Parcel ID	Business Name	Address	Type of Business/Use
<b>2016 URP</b>			
02-025-005+6	Main Beauty Supply	12 Front Street	Business Tenant/Beauty Products
	The Newsroom	12 Front Street	Business Tenant/Convenience Store
	Lili's Smoke Shop	12 Front Street	Business Tenant/Smoking Products
	Talyta's Cafe	12 Front Street	Business Tenant/Food Cafe
	The Great Charismatic Chapel	12 Front Street	Business Tenant/Church Services
02-025-007+8	U.S. Postal Service Convenience Center	22 Front Street	Business Tenant/Post Office
	Illucion Party Store	22 Front Street	Business Tenant/Party Goods
	AZ Central Market	22 Front Street	Business Tenant/Convenience Store
	Ahenfie Barbershop	22 Front Street	Business Tenant/Barbershop
	Sputnic's Clarrissa Hair Salon	22 Front Street	Business Tenant/Hair Salon
	Wireless Xperts	22 Front Street	Business Tenant/Cell Phone Specialists
	Sabanas Latin Food	22 Front Street	Business Tenant/Restaurant
	The Eyebrow Place	22 Front Street	Business Tenant/Cosmetology
	4 U Prom & Bridal	22 Front Street	Business Tenant/Clothing Store
	Kim's Jewelry and Gifts	22 Front Street	Business Tenant/Jewelry Sales and Repair
	International City Guards Chaplain Association Inc.	22 Front Street	Business Tenant/Local services
	Max Talent	22 Front Street	Business Tenant/Talent Agency
	Church Yome Levantare	22 Front Street	Business Tenant/Place of Worship
	Army of Lord Ministry	22 Front Street	Business Tenant/Place of Worship

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Parcel ID	Business Name	Address	Type of Business/Use
	Final Call World Outreach Ministry	22 Front Street	Business Tenant/Place of Worship
	Apostolic Way Church	22 Front Street	Business Tenant/Place of Worship
	Christ Center for Prayer	22 Front Street	Business Tenant/Place of Worship
03-013-00003	Great Wall Chinese Restaurant	521 Main Street	Business Tenant/ Restaurant
CO-NDO-03005 03-20B-U-100	U.S. Postal Service	484 Main Street #100	Business Tenant, U.S. Post Office
CO-NDO-03005 03-20B-U-105	Storage	484 Main Street #105	Storage
CO-NDO-03005 03-20B-U-110	Dress for Success	484 Main Street #110	Business Tenant/ Retail Clothes Store
CO-NDO-03005 03-20B-U-120	Denholm Coffee Shop	484 Main Street # 120	Business Tenant/ Food Cafe
03+031-00018	Spectrum Health Systems	17 Pleasant Street	Business Tenant/Health Service Program
	Everyday Miracles Peer Recovery Center	17 Pleasant Street	Business Tenant/Recovery Help Center
<b>2018 Amendment 1 Relocation Requirements</b>			
<b>Wyman-Gordon North</b>			
05-006-00014	The Sublime Co.	134 Madison Street	Smoke Shop, Tattoo Art, Accessories
05-009-00009	Willy's Auto Service, Fairway Auto Sales, Paul's Auto Glass	127 Washington Street	Automobile Service, Glass and Sales
05-003-00017	MedStar Parking Lot Worcester Ambulance LLC	69 Washington Street	Private Parking Lot
05-003-00016	AMC Co	50 Washington Street	Demolition Contractors Industrial Warehouse/ Ambulance Repair
05-004-00030	MedStar Ambulance	62 Washington Street	Ambulance Garage, Warehouse, Office
05-004-03+04	Warehouse/Storage	2 Plymouth Street ( <i>rear tenants only</i> )	Business Tenants Commercial/ Distribution Warehouse
05-004-00027	Autobody Supplies & Paint, Earthlink, Table Talk Pies	90 Washington Street	Business Tenants Commercial/ Distribution Warehouse
05-004-00012	Unknown/Private Parking Lot	7 Gold Street	Private Parking Lot
05-004-00017	Unknown/Private Parking Lot	8 Gold Street	Private Parking Lot

## CHAPTER 12.02(7) SITE PREPARATION

Chapter 12.02(6) of the 2016 URP is amended herein to reflect the 2018 URP **Amendment 1**.

### Section 7.1: Site and Building Assessment for Contamination Issues

As with the 2016 URP, there is the potential of encountering unknown hazardous materials or sites within the original and amended Study Area, either in subsurface conditions in areas to be redeveloped or within various buildings to be demolished. Initial site and building assessments will be conducted to identify potential areas or sources of contamination. Once this evaluation is completed, actions and costs for remediation, if necessary, can be estimated.

### Section 7.2: Demolition to Support Redevelopment

Please refer to **Chapter 12.02(3) Section 3.6.1 Buildings to be Demolished** for the **Amendment 1** list of structures planned for demolition. These are shown in *Figure H-1: Buildings to be Demolished*.

Where demolition will occur, all utility services to the structures will be cut and capped within ten feet of the existing building foundations. All building materials, floor slabs and foundations of the demolished buildings will be removed and disposed of off-site, as appropriate. To the extent feasible, the contractor will recycle demolition debris. Any open excavations will be backfilled with on-site soils or imported clean fill and graded. Public access to construction sites will be restricted using appropriate fencing materials. Erosion and sediment controls will be implemented to control stormwater. Where contamination or regulated materials are known or suspected to be present, an LSP will be present to ensure that all MCP standards and procedures are followed.

### Section 7.3: Building Rehabilitation

Where rehabilitation is proposed, the existing character and uses of the structure will be considered, as appropriate given the context of the surrounding area. An initial site and building assessment will be used to identify materials requiring special handling and disposal. All work will be conducted under the supervision of qualified professionals who are knowledgeable and licensed. Where feasible, rehabilitation will be completed such that existing materials will be reused and the character and ornamental details are consistent with original features.



## CHAPTER 12.02(8) PUBLIC IMPROVEMENTS

Chapter 12.02(7) from the 2016 URP is amended herein to reflect the URP actions anticipated in the area south of the Railroad ROW.

Additional public realm improvements associated with **Amendment 1** are intended to support or enhance private redevelopment initiatives or recommendations south of the Railroad ROW. Please refer to *Figure E-2: Proposed Roadways, Public ROWs and Easements* and *Figure S-5: Concept Plan* for a broad overview of public improvements. *Table 8-1*, presented at the end of this section, provides an overview of the planned activities.

### Section 8.1: Connectivity Improvements

Redevelopment associated with **Amendment 1** increases the need for thoughtful connectivity between the area south of the elevated Railroad ROW and downtown, the canal district, and I-290 to facilitate the (sometimes competing) demands of pedestrian, bicycle, automobile, and bus traffic. Due to the proposed Ballpark and events, there will be a need to accommodate short periods with high volumes of multiple-use activity before and after events. Improved connectivity to downtown and the WRTA Central Hub and Union Station is critical. Improved infrastructure will be designed for all modes of transportation and will follow the City's Complete Streets policy. Special attention will be given to pedestrian and bike use safety.

The connectivity improvements presented in the 2016 URP are still planned. Additional enhancements will occur along Lamartine Street, Green Street, Madison Street Washington Street, Ash Street, Gold Street and Plymouth Street. Improvements may include repaving, selective street widening, sidewalk installations, pedestrian improvements and bicycle accommodations. A new public way referred to herein as "Lamartine Street Extension" is also planned. Summit Street will be extended to Plymouth Street and potentially connected to Green Street, although design refinements are possible during the planning process. During Ballpark events Summit Street and possibly Plymouth Street may be closed to traffic for use a pedestrian way.

### Section 8.2: Streetscape Improvements

The street improvements mentioned above will incorporate streetscape improvements such as ornamental lighting, new landscaping, tunnel lighting, signage and public art to enhance the overall visitor experience and quality of life of those who live, work and play in the City.

### Section 8.3: Roadways and Circulation

Roadways proposed as part of this **Amendment 1** include the extension of Summit Street toward Plymouth Street and potentially extending to Green Street, and the Lamartine Street Extension which will connect Lamartine and Madison Streets. Roadway improvements to enhance connectivity and circulation were noted above in **Section 8.1**. Coordinated signalization and other traffic control measures on Madison Street will be implemented, as appropriate.

MassDOT is undertaking improvements to Kelley Square to facilitate traffic flow within the square, as well as expedite traffic coming off I-290 and along Vernon Street. Their preliminary design is expected in late 2018 or early 2019.

## Section 8.4 Utility Relocations

In terms of easements, the Millbrook Conduit will remain in place. Other utilities (e.g., electric, cable, telephone) will be relocated, as appropriate to accommodate construction of the new Ballpark and Mixed-Use Project. Infrastructure work will be coordinated with upgrades to Madison Street and Kelley Square, as appropriate.

## Section 8.5: Parking

The URA will have multiple parking options, including surface parking, parking garages and metered parking. A new public parking garage in the Wyman-Gordon South area will have approximately 400 spaces. In addition to on-site parking, there are more than 6,000 parking spaces available within a ½-mile radius of the Ballpark. The city is working with a consultant to comprehensively evaluate short and long-term parking in the area.

## Section 8.6: Open Space

The Blackstone Bikeway plans from the 2016 will still extend along Lamartine Street, but within the improved roadway’s new bicycle lane before turning onto Herman Street and connecting with McGrath Boulevard. The Ballpark design is expected to incorporate gathering spaces for entertainment and events and a gateway entrance on Green Street.

## Section 8.7 Summary of Public Realm Improvements

The table below presents an overview of the public realm improvements within the URA. Shaded rows indicate changes/additions since the 2016 URP.

*Table 8-1: Overview of Public Improvements*

Location		Property Owner	Proposed Action(s)
<b>Connectivity Improvements</b>			
Allen Court	Private Way	City of Worcester	Change in Use/Pedestrian Way
Portland Street	Public Street	City of Worcester	Enhance pedestrian circulation
Federal Street	Public Street	City of Worcester	Enhance pedestrian circulation
Burnside Court	Private Way	City of Worcester	Amenities, lighting, period features
Green Street Tunnel	Railroad Viaduct	P&W Railroad	Improve pedestrian amenities/aesthetics
Madison Street Tunnel	Railroad Viaduct	P&W Railroad	Improve pedestrian amenities/aesthetics
Hermon Street Tunnel	Railroad Viaduct	P&W Railroad	Improve aesthetics, Bikeway safety.
Southbridge Street Underpass	Highway Underpass	City of Worcester	Improve pedestrian amenities/aesthetics
Wayfinding Downtown	Throughout the URA	City of Worcester	Part of Wayfinding Master Plan
Lamartine Street, Madison Street	Public Streets	City of Worcester	Expansion of roadway improvements noted above, including potentially widening sections of roadways with improved bicycle and pedestrian amenities
Lamartine Street Extension	Public Streets	City of Worcester	As part of redevelopment in the vacant industrial land a new street will be developed
Summit Street	Public Street	City of Worcester	Extend Summit Street. Use as pedestrian way during events.
<b>Streetscape Improvements</b>			
Madison Street	Public Street	City of Worcester	Repave street/sidewalk, improve curbing, install new lighting, plant new trees and landscaping

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Location		Property Owner	Proposed Action(s)
Main Street	Public Street	City of Worcester	Repave street/sidewalk, improve curbing, install new lighting, plant new trees and landscaping
Southbridge Street Underpass	Public Street	City of Worcester	Repave street/sidewalk, improve curbing, install new lighting
Quinsigamond Avenue	Public Street	City of Worcester	Repave street/sidewalk, improve curbing, install new lighting
Lamartine Street	Public Street	City of Worcester	Expansion of roadway improvements noted in Connectivity Improvements; Widen sections of roadways, add bicycle accommodations
Green Street, Plymouth Street, Gold Street, Ash Street, and portion of Washington Street	Public Street	City of Worcester	Repave street/sidewalk, improve curbing, install new lighting
Summit Street	Public Street	City of Worcester	Extend Summit Street to Plymouth Street and potentially connecting to Green Street; Use as pedestrian way during events
<b>Roadways and Circulation Improvements</b>			
Southbridge Street/ Quinsigamond Avenue	Public Street	City of Worcester	Traffic Circulation Improvements to improve a gateway into the City
Gold Street	Public Street	City of Worcester	Realign Gold Street to support parcel assemblage
Assonet Street	Public Street	City of Worcester	Remove Assonet Street to support parcel assemblage
Library Lane	Public Street	City of Worcester	Realign Library Land to support reconfiguration of McGrath Lot (see Parking, below)
Kelley Square, Madison Street	Public Roadway/ROW	MassDOT	Improve circulation within the square, as well as expedite traffic coming off I-290 and along Vernon Street
<b>Parking</b>			
Rear of Hanover Theater	Myrtle and Portland Streets	Portland Salem Realty LLC and New Garden Park, Inc.	Structured parking facility
McGrath Parking Lot	Library Lane and Myrtle Street	City of Worcester	Reconfiguration of McGrath Lot (includes modification of Library Lane)
Wyman-Gordon South	Parking Garage	City of Worcester	City to construct a new approximately 400-space parking garage
<b>Open Space and Recreation</b>			
Federal Square	Public ROW	City of Worcester	Update and improve the existing park
Blackstone River Bikeway	Public Street	City of Worcester	Improve safety and wayfinding features
Worcester Public Library Plaza	Adjacent to Library	City of Worcester	Create a new public plaza adjacent to the Worcester Public Library
Blackstone River Bikeway	Public Street	City of Worcester	Utilize new bicycle lanes along Lamartine Road and vicinity. Improved access to downtown and intermodal transit options.
Summit and Green Streets	Ballpark Gateway	City of Worcester	Landscaped gateway into the Ballpark.

Note: Shaded rows indicate activities added for **Amendment 1**.



## CHAPTER 12.02(9) DISPOSITION

Chapter 12.02(10) in the 2016 URP is incorporated herein by reference. In addition, 12.02(1) Characteristics *Section 1.2.9 Figure H-1: Lots to be Created for Disposition* of the 2016 URP is amended by material presented below

### Section 9.1: Disposition Parcels

Table 9-1 supplements the information depicted in *Figure G-1: Disposition Parcels*. Where a property will be assembled, the new parcel identification is noted, as shown on *Figure G-1* (e.g., A1, B2.3). Where the existing parcel boundary is not expected to change, the property key number originally used in Figure F-1 and Table 5-1 is noted for ease of reference.

The table is color-coded to match the figure for ease of reference, as follows:

#1-35	Parcel Assemblage Area A1 (Downtown)
#1-35	Existing Parcels (no boundary change)
#1-35	Parcel Assemblage Area B1 (Wyman-Gordon North)
#1-35	Parcel Assemblage Area B2 (Wyman-Gordon South)
#1-35	Parcel Assemblage Area B3.1 (Lamartine Street Area)

Table 9-1: Disposition Parcels

New Lot ID/ Key #	Existing Parcels IDs <sup>1</sup>	New Parcel Size (acres) <sup>2</sup>	Street Address	Current Owner(s)
<b>Downtown - Lots to be Created</b>				
A1	03-010-00012	1.23	35 Portland Street	Portland Salem Realty LLC
	03-010-00008 <sup>3</sup>		30 Myrtle Street	New Garden Park Inc.
	03-013-00021 <sup>3</sup>		30 Federal Street	
<b>Downtown - Individual Properties Identified for Disposition (No Assemblage)</b>				
1	02-025-005+6	0.27	12 Front Street	Marcus, Dean & Judith
2	02-025-007+8	0.52	22 Front Street /Midtown Mall	Marcus, Dean & Judith
3	03-013-00003	0.04	521 Main Street	Mindy Jiang Realty Trust
4	03-19A-00022	0.27	536 Main Street	MassDevelopment
5	03-031-00018	0.15	17 Pleasant Street/Olympia Theater	First Olympia Realty LLC
7	03-02A-00032	0.3	518 Main Street	Main Five Zero Seven LLC
30 31 32 33 34 35	CO-NDO-03005	N/A	484 Main Street/1 <sup>st</sup> Floor	
	03-20B-U-100		Unit 100	PPM V Partnership LP
	03-20B-U-105		Unit 105	Denholm Condominium Trust
	03-20B-U-110		Unit 110	Denholm Condominium Trust
	03-20B-U-120		Unit 120	Angelou, Sideris & Ekaterini
	03-20B-U-150		Unit 150	Denholm Condominium Trust
	03-20B-U-170		Unit 170	Fortier, Joseph J & Naomi R

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New Lot ID/ Key #	Existing Parcels IDs <sup>1</sup>	New Parcel Size (acres) <sup>2</sup>	Street Address	Current Owner(s)
<b>South of the Railroad ROW</b>				
<b>Wyman-Gordon South (2018 Amendment 1) - Mixed-Use Project &amp; Parking Structure</b>				
B1.1	05-010-00001*	5.6	115 Madison Street	Wyman-Gordon
	05-009-00019		149 Washington Street	WG Washington Street LLC
B1.2	05-010-00001*	2.1	115 Madison Street	Wyman-Gordon
B1.3	05-010-00001*	3.5	115 Madison Street	Wyman-Gordon
<b>Wyman-Gordon North (2018 Amendment 1) - Ballfield &amp; Commercial Development</b>				
B2.1	05-003-00012	0.5	45 Green Street ( <i>Property Transfer</i> )	City of Worcester
B2.2	05-003-00016	1.63	50 Washington Street	Massey, Serena E., Trustee
	05-003-00017		69 Washington Street	Worcester Ambulance, LLC
	05-007-00004*		37 Gold Street	Wyman-Gordon
B2.3	05-006-00004*	7.6	37 Gold Street	Wyman-Gordon
	05-007-00003		40 Gold Street	
	05-007-00004		37 Gold Street	
	05-006-00014		134 Madison Street	Grady Holdings, LLC
	05-009-00009		127 Washington Street	Harrington, Paul J
	05-004-00027		90 Washington Street	Bafaro, Joseph J.
	05-004-00030*		62 Washington Street	Worcester Ambulance LLC
	05-004-03+04*		2 Plymouth Street ( <i>Partial Acquisition</i> ) <sup>4</sup>	Bafaro Realty Company LLC
27	05-004-00026	0.04	5 Gold Street	Bafaro, Joseph J.
28	05-004-00012	0.12	7 Gold Street	Bafaro, Joseph J.
29	05-004-00017	0.08 <sup>5</sup>	8 Gold Street	Bafaro, Joseph J. +
<b>Lamartine Street Area</b>				
B3.1	05-014-00026	0.16	55 Lamartine Street	Wyman-Gordon
	05-014-00027		30 Lodi Street	
13	05-013-00130	1.11	9 Langdon Street	Wyman-Gordon
14	05-013-00412	0.91	103 Lamartine Street	Wyman-Gordon
15	05-013-36-41-	0.44	65 Lamartine Street	Wyman-Gordon

Notes:

- The \* symbol indicates that a portion of the property will be included in the assembled parcel.
- Acreages for parcels to be assembled are approximate and subject to refinement.
- 35 Portland Street will be acquired, partial use of the two adjacent parcels owned by WBDC/New Garden Park Inc. will occur through a partnership with the WRA.
- 2 Plymouth Street is a partial acquisition because only the portion along Washington Street is needed for the Ballpark.
- The Assessor's property record indicates the parcel size is 0.66 acres, which is inconsistent with the parcel's dimensions. The parcel area was corrected for accuracy in overall area calculations.

## CHAPTER 12.02(10) REDEVELOPER'S OBLIGATION

Chapter 12.02(9) Redeveloper's Obligation presented in the 2016 Plan is incorporated by reference into this Amendment. This Amendment notes that there may be multiple preferred developers involved in the redevelopment of the area south of the railroad. For example, the City of Worcester and WRA are key redevelopers for the Ballpark site, and Madison Properties is a key redeveloper for the Mixed-Use Project. The redevelopers obligations are outlined in the attached LOIs presented in **Attachment D**. Modifications to these agreements will be provided to DHCD, as appropriate.

All parties involved are sensitive to the historic character of the Canal District and intend to highlight that aspect of the City's history into the design of the Ballpark. Please also refer to the City of Worcester Urban Design Guidelines (November 2012) presented in **Attachment G**.



## CHAPTER 12.02(11) TIME FRAME

Consistent with the 2016 URP, Implementation of the amended URP is anticipated to be undertaken in phases to accommodate the projects that require long-range planning. Some activities in the 2016 Implementation Plan (see Chapter 12.02(3) *Section 3.3 Implementation*) have occurred, and as such they have been removed from the **Amendment 1** schedule. The removed items are listed below.

- Item 1.2 Improve traffic patterns and signalization at Quinsigamond Avenue and Southbridge Street.
- Item 1.6 Demolish the former Paris Theatre at 66 Franklin Street.
- Item 2.2 Deleted acquisition and rehabilitation of 521 Main Street

Thus, *Table 11-1 Projects by Phase* (presented on the next page) supersedes the 2016 URP schedule. As shown, the first phase will focus on activities necessary for the WRA to meet the requirements of the Red Sox LOI and develop the Ballpark on Wyman-Gordon North for the 2021 baseball season. Activities to support the Mixed-Use Project are also a high priority.

The implementation approach is designed to be flexible based on development priorities, developer interest, and available funding. The WRA's goal continues to be the facilitation of acquisitions by others, rather than acquire properties by eminent domain or otherwise.

Table 11-1: URP Projects by Phase

Activity ID	Activity Description
<b>1. Short-Term (0-5 Years)</b>	
1.1	Update the Worcester Zoning Ordinance to include a new district which allows for a compatible mix of uses which are supportive and complementary to the Ballpark amenities. Dimensional and parking requirements will be flexible to foster the development of a walkable urban activity center.
1.2	Acquire/transfer disposition properties associated with the Ballpark and Mixed-Use Project (see <i>Figure G-1: Disposition Parcels and Table 9-1</i> ):
1.2.A	Wyman-Gordon North: B2.1, B2.2, and B2.3 and Parcels 05-004-00026 (5 Gold Street #27), 05-004-00012 (7 Gold Street #28) and 05-004-00017 (8 Gold Street #29) for the Ballpark and ancillary facilities (e.g., the gateway entrance, parking and pedestrian facilities) and commercial uses.
1.2.B	Wyman Gordon South: Parcels B1.1, B1.2, B1.3 for a Mixed-Use Project, including commercial, residential and hospitality uses, and a parking structure for approximately 400 spaces.
1.3	Improve Railroad tunnels with public art, lighting and pedestrian amenities to enhance connectivity to downtown and intermodal transit options.
1.4	Coordinate with the Worcester Wayfinding program, to be implemented through the Department of Public Works and Parks Department.
1.5	Implement the roadway/Public Realm improvements (see Table 8-1: Overview of Public Improvements) consistent with the City’s Complete Streets policy.
1.6	Upgrade Federal Plaza in front of the Hanover Theatre to better accommodate pedestrians and events at the theatre and 551 Main Street.
1.7	Improve the conditions and amenities (including lighting and safety features) in Allen Court and Burnside Court and cultivate use as pedestrian connections.
1.8	Assemble a new lot (Parcel A-1) off Myrtle Street and behind the Hanover Theatre and construct a structured parking facility.
1.8.A	Assemble three contiguous parcels behind the Hanover Theatre. Design and construct a new parking facility that is 4 to 6 levels above grade and can accommodate approximately 450 to 675 spaces.
1.8.B	The proposed new garage will have vehicular access on Myrtle Street and pedestrian access to Burnside Court, a new pedestrian plaza to Federal Street and Myrtle/Portland Streets.
1.8.C	The structure could operate as a shared facility for residents, office workers, visitors, and theater patrons through a combination of monthly and hourly payment methods.
1.8.D	Minimize the visual impact of the structure through the strategic use of screening and signage.
1.9	Acquisition and disposition properties for residential and commercial use on the south side of Lamartine Street.
1.9.A	Assemble Parcel B3.1
1.9.B	Acquire Parcel 05-013-36-41 at 65 Lamartine Street (#15) and redevelop for housing.
1.9.C	Acquire Parcel 05-013-00030 at 9 Langdon Street (#13) and redevelop for housing.
1.9.D	Acquire Parcel 05-13-00412 at 103 Lamartine Street (#14) and redevelop for commercial use.
1.10	Facilitate rehabilitation of 536 Main Street (the former Money Stop, #4).
<b>2. Medium -Term (0 to 10 years)</b>	
2.1	Reconfigure McGrath Parking Lot, including the realignment of Library Lane (a public way) to improve efficiency with the YWCA facility parking, install an outdoor plaza beside the library.
2.2	Improve the façade and first floor condominium units of the Denholm Building at 484 Main Street.
2.2.A	Acquire the condominium units on the first floor of the Denholm Building (#30-35).
2.2.B	Prepare the units for rehabilitation and sell to qualified developers.
2.3	Acquire and rehabilitate 521 Main Street (Great Wall Restaurant, #3) for commercial on the first floor and residential use in the upper floors.

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Activity ID	Activity Description
2.4	Acquire and develop the parking lot adjacent to the Denholm Building at 518 Main Street for Retail/Commercial uses (Parcel 03-20A-00032, #7).
2.5	Acquire and improve the façade and rehabilitate the interior of 12 Front Street (Parcel 02-025-005+6, #1).
2.6	Acquire and improve the façade and rehabilitate the interior of 22 Front Street (the Midtown Mall, Parcel 02-025-007+8, #2).
<b>3. Long-Term (0 to 20 years)</b>	
3.1	Acquire and demolish the structure at 17 Pleasant Street (Parcel 03-031-00018, #5) and redevelop for mixed or commercial uses (e.g., office space or first floor commercial with market-rate housing or offices above).
3.2	Eventually promote redevelopment of the Myrtle Street frontage of the McGrath Parking Lot for commercial/office space (replace parking, where necessary).



## CHAPTER 12.02(12) FINANCIAL PLAN

This section updates material presented in Chapter 12.02(4) of the 2016 URP, specifically the following sections:

- *Section 4.2: Relocation Costs*
- *Section 4.3: Rehabilitation Costs*
- *Section 4.4: Demolition and Site Preparation*
- *Section 4.5: Public Realm Improvements*
- *Section 4.6: Sources of Funding*

The material herein is presented as outlined in the updated URP Preparation Guide.

The financial plan for the Worcester URP is based on financial cost estimates of the programs and projects which have been designed to fulfill the previously stated goals and objectives. The Pro Forma Table at the end of this section presents the cost estimates of implementing the URP, as updated, and notes the potential sources of funding, as described later in this chapter. Additional detail for each cost category is also presented below.

### Section 12.1: Site Preparation

As noted in the 2016 URP, estimated remediation costs have not yet been determined. Site preparation costs have been modified based on the 20 additional structures identified for demolition in this 2018 **Amendment 1**. In addition, utility relocation costs associated with development of the recreation/events center on newly created Parcels B2.1 to B2.4 have not yet been determined.

### Section 12.2: Proposed Public Improvements

As described in **Chapter 12.02(7): Public Improvements**, there are a wide variety of public improvements proposed as part of the URP implementation. These include streetscape and roadway improvements, construction of new roadways, new parks and upgrades to existing parks, extending the Bikeway, pedestrian circulation improvements, parking improvements, lighting, signage, and associated improvements in the public realm. Estimates for these actions consider design and engineering costs.

### Section 12.3: Relocation Expenses

Please refer to **Chapter 12.02(6)** for a list of businesses currently anticipated to require relocation and **Amendment E** for additional information on relocation. Cost estimates consider the size and type of businesses to be relocated. There are no residential relocations anticipated as part of **Amendment 1**.

### Section 12.4: Planning, Legal, Financing and Administrative Costs

The WRA and Worcester's Executive Office of Economic Development will jointly coordinate the planning, legal, financing and administrative costs. City funding or in-kind support from City staff may be the best resource for some of the identified URP actions. Primary funding could will come from bonding or and may be supplemented through the annual City budget process for in-kind support. "Seed" funds will need to be identified to create a self-sustaining budget for future actions.

## Section 12.5: Land Acquisition and Assemblage

Parcel acquisition may occur either publicly by the WRA or by a private developer. The estimated costs for parcel acquisition by the WRA are based on information obtained from the City of Worcester Assessor's office. Urban renewal regulations require DHCD approval of two independent property appraisals prior to the acquisition of any parcel (760 CMR 12.04(3)). The WRA will engage professional, licensed appraisers to evaluate the subject properties and prepare the independent up-to-date appraisals before action on a prospective acquisition is undertaken.

## Section 12.6: Rehabilitation Costs

No additional parcels have been identified for rehabilitation in *Amendment 1*.

## Section 12.7: Project Revenues

The WRA intends to rely on a mix of funding sources, including federal, state and local funding opportunities, to undertake public investments and improvements to spur private investments to implement the URP. The primary change in the Financial Plan for this Amendment #1 is a funding strategy for the construction of the Ballpark, which is designed to be self-supporting. The City will borrow a total of \$100,840,000 including \$70,620,000 in Series A general obligations bonds for the cost of the Ballpark, land acquisition, culvert work, capitalized interest and borrowing costs, and \$30,220,000 in Series B general obligation bonds, which will be covered by annual rent payment from the ball team who will be using and managing the Ballpark. Additionally, the ball team will make a \$6,000,000 equity contribution toward the construction/equipping of the Ballpark. The City will create a District Improvement Financing (DIF) area around the Ballpark to capture new revenue created by the project. New revenue within the boundaries of the DIF will be used to pay back the bond. The bonds will be paid back over 30 years.

Below are descriptions of typical sources of funding. The last column in Table 12-1 references the source(s) that the WRA believes could be appropriate for that activity.

- A. WRA Proceeds
- B. City Funding/In-kind Support
- C. MassWorks Infrastructure Funding
- D. Transportation Enhancement Program
- E. Chapter 90 Funding
- F. Massachusetts Parkland Acquisition and Renovations for Communities (PARC) and Massachusetts Local Acquisitions for Natural Diversity (LAND) Grant Programs
- G. Land and Water Conservation Fund (LWCF)
- H. EPA Brownfields Funds
- I. Economic Development Incentive Program (EDIP), including Tax Increment Financing (TIF)
- J. Housing Development Incentive Program (HDIP)
- K. CDBG
- L. Funding from Massachusetts General Law Chapter 40R
- M. Federal and Massachusetts Historic Rehabilitation Tax Credit
- N. The New Markets Tax Credits Program
- O. MassDevelopment
  - O.1 TDI Program
  - O.2 Brownfields Redevelopment Fund (BRF)

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- P. U.S. Department of Housing and Urban Development (HUD) Section 108 Loan
- Q. Gateway Cities Program
- R. HOME Investment Partnership Program (HOME)
- S. Urban Revitalization Development Grant (URDG)
- T. District Improvement Financing (DIF)
- U. Bonds

Each funding option is briefly described below.

- A. WRA Proceeds: According to M.G.L. c. 121B, Redevelopment Authorities such as the WRA, have the power to issue bonds, borrow money, invest funds, receive grants and accept gifts. As the WRA acquires and disposes of property, they will be able to generate income that can be reinvested into the Study Area.
- B. City Funding/In-kind Support: City funding or in-kind support from City staff may be the best resource for some of the identified URP actions. Primary funding will come from bonding and may be supplemented through the annual City budget process for in-kind support. The following city funding sources are potential mechanisms to generate revenue for the WRA to perform actions throughout the life of the plan and beyond:
  - 1. Property transfers: The plan identifies 3 City-owned parcels to be transferred to the WRA. This would be considered WRA acquisitions. The process for the WRA to acquire this property would be done so by a vote of the City Council to transfer ownership from the City to the WRA. Once acquired, the WRA would then own this asset which could be sold and generate revenue.
  - 2. Grants and Gifts: An allocation of funds from the City Council to the WRA would enable the WRA to begin taking on projects, such as land acquisitions, site clean-up, and parcel assemblage. Funding these initial actions would allow the WRA to use revenue from initial actions to fund future projects.
- C. MassWorks Infrastructure Funding: A state program that promotes economic development and job creation through improvements to streets, sidewalks, and other specified infrastructure. Eligible activities include design, construction and/or reconstruction of existing and or newly relocated streets, sidewalks and related infrastructure. This program will be a source of funds for URP projects involving parking, roadway, streetscape, infrastructure and bridge improvements.
- D. Transportation Enhancement Program: A federal program that provides funding for a wide range of non-traditional surface transportation projects. Examples include development and improvement of pedestrian and bicycle facilities and safety education programs, acquisition or improvements of scenic or historic sites, preservation of abandoned railway corridors, alleviation of environmental impacts on water quality or wildlife, and other projects. Streetscape and Bikeway improvements along major streets in the Study Area may be eligible for funding from this program.
- E. Chapter 90 Funding: A 100% reimbursable state funding program provided to each municipality for local roadway improvements. Funds must be allocated to roadway projects, such as resurfacing and related work and other work incidental to the above such as preliminary engineering. Potential funding for project design costs associated with roadway improvements.
- F. Massachusetts Parkland Acquisition and Renovations for Communities (PARC) and Massachusetts Local Acquisitions for Natural Diversity (LAND) Grant Programs: The PARC and LAND Grants provide financial assistance to city and town conservation commissions to acquire critical open space. The open space must be used for conservation or passive recreation purposes. PARC Grants aid cities and towns in acquiring, developing, and renovating park and outdoor recreation facilities. LAND Grants assist municipal conservation commissions acquiring land for natural resource and passive outdoor recreation purposes.
- G. Land and Water Conservation Fund (LWCF): Provided to the States, and through the States to local governmental jurisdictions, on a matching basis for up to fifty percent (50%) of the total project-related allowable costs for the acquisition of land and the development of facilities for public outdoor recreation.

Appropriations from the LWCF may be made annually by Congress to the Secretary of the Interior who apportions the funds to the States. Payments for all projects are made to the state organization that is authorized to accept and administer funds paid for approved projects. Local units of government participate in the program as subgrantees of the State with the State retaining primary grant compliance responsibility.

- H. EPA/MassDEP Brownfields Funds: The federal program provides funds to inventory, characterize, assess, and conduct planning (including cleanup planning) and community involvement related to brownfield sites. If contamination is discovered there are a number of federal and state grant programs to carry out clean-up activities, including the U.S. Environmental Protection Agency's (EPA) Brownfields Cleanup Grant, which provides funds for site clean-up for brownfield sites owned by the applicant; HUD Brownfields Economic Development Initiative, which provides financial assistance to public entities in the redevelopment of brownfield sites; MassDEP Brownfields Site Assessment/Cleanup Grant of Service, which through the EPA provides funding for site assessment and clean-up of brownfields on behalf of municipal and non-profit entities by using state contractors (rather than granting funding directly to the applicant).
- I. Economic Development Incentive Program (EDIP): A tax incentive program administered through the Massachusetts Executive Office of Housing and Economic Development (EOHED) designed to foster job creation and stimulate business growth throughout the Commonwealth. Participating companies may receive state and local tax incentives in exchange for job creation, manufacturing job retention and private investment commitments. Designated as an Economic Target Area (ETA), Worcester is eligible to apply as a 'Certified Expansion Project', which includes a local tax exemption and approval by the municipality. Additionally, Worcester is a state-designated Gateway City making it eligible to apply for a 'Manufacturing Retention Project'.
  - 1. Tax Increment Financing (TIF): EDIP tool that promotes redevelopment by use of public/private partnerships by offering tax breaks to developers. TIF is authorized by M.G.L. c. 40 section 59 and implementing regulations 760 CMR 22.01. Under this legislation, landowners may be granted property tax exemptions of up to 100% of the tax increment. A municipality may enter into a TIF Agreement with a landowner for a maximum term of 20 years. M.G.L. c. 40 section 60 also authorizes a TIF for housing in urban centers. A TIF Zone must be in an area approved by the Economic Assistance Coordinating Council (EACC) as an Economic Opportunity Area (EOA) or found to be an area "*presenting exceptional opportunities for economic development*" by the Director of Economic Development. Certification of the TIF Plan is issued by the EACC after the plan is accepted by municipal vote.
- J. Housing Development Incentive Program (HDIP): Designed to increase residential growth, expand diversity of housing stock, support economic development, and promote neighborhood stabilization in designated Housing Development Zones within Gateway municipalities by providing incentives to rehabilitate multi-unit properties that would be sold or leased as market-rate units (residential units priced for households above 110 percent of the area's household median income). The program provides two incentives for developers to rehabilitate housing units in multi-unit buildings: a new local-option property tax exemption and a new tax credit for qualified rehabilitation expenses. Each year, there will be up to \$1 million available for the Housing Development Tax Credit.
- K. Community Development Block Grant Program (CDBG): A federally funded program designed to help small cities and towns meet a broad range of community development needs. Assistance is provided to qualifying cities and towns for housing, community, and economic development projects that assist low and moderate-income residents, or by revitalizing areas of slum or blight. Communities may apply on behalf of a specific developer or property owner. Eligible CDBG projects include but are not limited to housing rehabilitation or development, micro-enterprise or other business assistance, infrastructure, community/public facilities,

public social services, planning, removal of architectural barriers to allow access by persons with disabilities, and downtown or area revitalization.

- L. Funding from Massachusetts General Law Chapter 40R: Housing production within the Commonwealth has not kept pace with the growing number of households looking for an affordable place to live. To help meet this demand, the Commonwealth adopted Chapter 40R within the General Laws allowing municipalities to encourage housing production that is aligned with the principles of "*smart growth*." Eligible municipalities, upon approval, will receive zoning incentive payments for housing creation based on number of units of new construction. Each new housing unit that meets the statutory requirements will allow the City to collect \$3,000 per building permit.
- M. Federal and Massachusetts Historic Rehabilitation Tax Credit: Since April 2004, the Massachusetts Historic Rehabilitation Tax Credit program (MHRTC) has been catalyzing the rehabilitation, reuse and revitalization of historic properties across the Commonwealth. These historic structures have been rehabilitated to create quality affordable and market-rate housing, community centers, commercial and office space, performing arts venues, restaurants and more, benefiting our communities in numerous ways. The MHRTC allows the certified rehabilitation of an income-producing property to receive up to 20% of the cost of certified rehabilitation expenditures in state tax credits. This credit, many times coupled with the Federal Rehabilitation Tax Credit, is a critical source of attaining project feasibility. The credits can be sold to a third-party investor for funds which are often put back into the project. The credit program makes evident the economic and community benefits of preservation.
- N. The New Markets Tax Credits Program: The New Markets Tax Credit Program (NMTC Program) was established by Congress in 2000 to spur new or increased investments into operating businesses and real estate projects located in low-income communities. The NMTC Program attracts investment capital to low-income communities by permitting individual and corporate investors to receive a tax credit against their Federal income tax return in exchange for making equity investments in specialized financial institutions called Community Development Entities (CDE's). The credit totals 39 percent of the original investment amount and is claimed over a period of seven years (five percent for each of the first three years, and six percent for each of the remaining four years). The investment in the CDE cannot be redeemed before the end of the seven-year period.
- O. MassDevelopment: MassDevelopment works with businesses, nonprofits, and local, state, and federal officials and agencies to strengthen the Massachusetts economy. Through these collaborations, they help create jobs, increase the number of housing units, eliminate blight, and address factors limiting economic growth including transportation, energy and infrastructure deficiencies. Offering a wide range of finance programs and real estate development services, MassDevelopment supports economic growth, development, and investment across all sectors of the Massachusetts economy: public and private, commercial, industrial, and residential; and nonprofit, including healthcare, educational, cultural, and human service providers. They work in collaboration with private and public-sector developers, businesses, and banks to identify investors and leverage public and private funds to support economic growth.
  - 1. *TDI*: MassDevelopment's TDI Program is a redevelopment program for Gateway Cities designed to enhance local public-private engagement and community identity; stimulate an improved quality of life for residents; and spur increased investment and economic activity. TDI is an integrated systems approach to investment and urban redevelopment on a scale that can amplify and accelerate revitalization. Along with the new tools in the Commonwealth of Massachusetts' Transformative Development Fund, MassDevelopment also utilizes additional existing finance products, and coordinates with private- and public-sector partners, to encourage development activity by private landowners, enterprises, and investors.

2. *Brownfields Redevelopment Fund (BRF)*: The BRF is administered by MassDevelopment, the state's economic development and financing agency, which works with private businesses and nonprofits to create housing and economic growth in blighted areas. It provides technical assistance and money, in the form of both loans and grants, to worthwhile projects around the state.
- P. HUD Section 108 Loan: The HUD Section 108 Loan Guarantee Program (Section 108) provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and other physical development projects, including improvements to increase their resilience against natural disasters. This flexibility makes it one of the most potent and important public investment tools that HUD offers to state and local governments. Section 108 offers state and local governments the ability to transform a small portion of their CDBG funds into federally guaranteed loans large enough to pursue physical and economic revitalization projects capable of revitalizing entire neighborhoods. Such public investment is often needed to inspire private economic activity, providing the initial resources or simply the confidence that private firms and individuals may need to invest in distressed areas. Loans typically range from \$500,000 to \$140 million, depending on the scale of the project or program. Under Section 108, project costs can be spread over time with flexible repayment terms, and borrowers can take advantage of lower interest rates than could be obtained from private financing sources.
- Q. Gateway Cities Program: The state has several resources supporting the revitalization of Gateway Cities, including (but not limited to) Brownfields Programs (M.G.L. c. 21E and Chapter 206, Acts of 1998), Chapter 43D Expedited Permitting (M.G.L. c. 43D), Chapter 40R Smart Growth Zoning Overlay District Act (M.G.L. c. 40R), CDBG, Community Investment Tax Credit Program (Community Partnership Act) (Chapter 238, Acts of 2012), and Growth Districts Initiative (GDI) (Section 2C of c. 303, Acts of 2008).<sup>8</sup>
- R. HOME Investment Partnership Program: The HOME Investment Partnerships Program (HOME) provides formula grants to States and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. HOME is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.
- S. Urban Revitalization Development Grant (URDG): As authorized by M.G.L. c. 121B, sections 45 through 57 the Department may provide an Urban Revitalization Development Grant (URDG) to a municipality in an amount equal to half of the net project cost of a project, as determined by the Department. All grants are subject to a prior appropriation by the Legislature sufficient to fund the grant. Approval of an Urban Renewal Plan by the Department shall be a necessary condition of such a grant, but such approval shall not guarantee that the Department will make a grant. Such URDG projects will require detailed information regarding the redeveloper and redevelopment proposal, including the financing of the redevelopment, and the operating agency's management plan for the project site, to the extent known. An URDG request may be submitted in conjunction with an application for approval of an Urban Renewal Plan or as a separate grant application for a project under an approved plan. Any applicant for a grant shall provide all information requested by the Department for use in its determination of the grant request. *Note: DHCD is not currently accepting applications for URDG because there is no current budget appropriation for this program.*

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<sup>8</sup> <http://www.mass.gov/hed/docs/dhcd/cd/gateway/stateresourcessupportingrevitalizationofgatewaycities.pdf>

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- T. District Improvement Financing (DIF): Channels tax dollars into targeted redevelopment districts. DIF is authorized by M.G.L. c. 40Q and its implementing regulations 402 CMR 3.00 et seq. The City will designate a development district and a corresponding development program. The district and program must then be certified by the EACC and then will be in effect for a maximum of 30 years.
- U. Bonds: In addition to DIF Bonds, municipal bonds are debt securities issued by a government entity to fund day-to-day obligations and to finance capital projects. Because of the significant cost of many of the actions, loans or bonds will need to be applied for. The payback of these bonds will require a business model that will generate revenue from projects in the Plan.

Table 12-1: Revitalization and Development Budget Estimate

URP Public Action	Total Estimated Cost	Funding/ Resources in Place	Potential Funding Source
<b>Land Acquisition</b>			
· Land Acquisition <sup>1</sup>	\$25,000,000	\$10,088,600	S, T, U
· Appraisals	\$400,000	\$311,000	S, T, U
· Legal Costs	\$500,000	\$500,000	B, T
<b>Relocation Costs</b>			
· Relocation Plan	\$25,000		S, T, U
· Relocation Consultant	\$340,000		S, T, U
· Relocation Payments (Estimated)	\$2,800,000	\$115,300	S, T, U
<b>Rehabilitation Costs</b>			
Rehabilitation Costs	\$17,500,000		
<b>Demolition and Site Preparation</b>			
· Demolition	\$1,000,000	\$494,600	K, S, T, U
· Site Preparation	\$1,000,000		K, S, T, U
· Remediation	\$1,000,000		H, O.2
<b>Public Realm Improvements</b>			
·Connectivity & Tunnels	\$1,350,000		C
· Streetscape Improvements	\$5,000,000	\$500,000	C, D
· Ballpark	\$86,000,000	\$86,000,000	T
· Parking Structures	\$32,500,000	\$20,000,000	C
· Bike Path Improvements	\$2,125,000	\$2,125,000	D
· Federal Square Park Improvements	\$2,100,000		
Wyman-Gordon North Street Improvements	7,850,000	7,850,000	T
Wyman-Gordon South - Street Improvements	3,245,000	3,245,000	T
· Reconfiguration of McGrath Lot & New Library Plaza	\$800,000		
· Wayfinding	\$500,000	\$500,000	B
<b>Consultants</b>			
· Site Engineering	\$2,957,600		T
· Environmental Assessments	\$495,000		T
<b>Administrative</b>			
Legal	\$100,000	\$100,000	B
Administration/Staff	\$200,000	\$200,000	B
Fees (Bond Fees, Misc. Fees)	\$3,200,000	\$3,200,000	T
Contingency 20%	\$41,597,520	\$1,405,000	
<b>Total Estimated Project Costs</b>	<b>\$249,585,120.00</b>	<b>\$133,434,500.00</b>	
Income from Sale or Lease (Estimated)	\$16,867,750		
<b>Net Project Cost</b>	<b>\$232,717,370.00</b>		
Prior Funding/Resources in Place		\$6,434,500.00	
DIF Funding Bonds		\$94,500,000.00	
Grants (future)		\$32,500,000.00	
<b>Total Estimated Funding Required</b>	<b>\$99,282,870.00</b>		

<sup>1</sup> Land acquisition estimate reflects Assessor's valuations for parcels to be acquired or transferred.

## CHAPTER 12.02(13) CITIZEN PARTICIPATION

Citizen Participation undertaken for the 2016 URP is documented in Chapter 12.02(11) and Attachment C of that report. The public outreach for **Amendment 1** supplements the 2016 material, as follows:

- The City Council's Economic Development Committee held public meetings for the proposed Ballpark and the Madison Properties Mixed-Use Project on August 28, 2018 and September 5, 2018, respectively. Extensive public comment was received at both meetings, which were also recorded for broadcast on local government access channel television.
  - The August 28<sup>th</sup> meeting, held at the Crompton Collective's White Room, focused on the relocation of the Pawtucket Red Sox to Worcester and the new Ballpark.
  - The September 5<sup>th</sup> meeting, held at Worcester City Hall, presented information regarding the Mixed-Use Project proposed by Madison Properties.
  - At both meetings, attendees included residents, business owners, property owners, public officials, institutional representatives and elected officials. Comments and concerns expressed at the Hearing included integrating multi-modal transit options, traffic volume and circulation, public infrastructure improvements, local employment and business opportunities, and physical improvements of private property.
- A Public Hearing for this URP **Amendment 1** was held with the City Council on December 18, 2018.
  - The hearing was recorded for broadcast on local government access channel television.
  - Information presented at the Hearing included site conditions, redevelopment options, the proposed Ballpark & Mixed-Use Project, proposed infrastructure improvements, implementation strategies and funding initiatives.
  - A question and answer period rounded out the meeting.

To further publicize **Amendment 1**, information was available on the City of Worcester's website, and media outreach was undertaken, including newspaper articles and social media posts. **Attachment C** presents materials related to citizen participation.



## CHAPTER 12.02(14) REQUISITE MUNICIPAL APPROVALS

The DHCD-approved 2016 URP included all municipal approvals and other evidence required by M.G.L. c. 121B, Section 48 in Attachment B: Required Approvals and Actions.

The same process was followed for **Amendment 1**, and required approvals, actions and evidence are presented in **Attachment B**, including:

- WRA Approval, December 4, 2018
- Planning Board Finding of Consistency, December 5, 2018
- City Manager and City Council Approval, December 18, 2018
- City Council Public Hearing (with MHC notification), December 18, 2018
- Certification of Compliance with applicable laws by Legal Counsel



## CHAPTER 12.02(15) MASSACHUSETTS ENVIRONMENTAL POLICY ACT

The 2016 URP was subject to MEPA jurisdiction because it requires DHCD approval in accordance with M.G.L. Chapter 121B of a new urban renewal plan. The WRA submitted an Environmental Notification Form (ENF) to MEPA on January 17, 2017 and a notice of availability was published in the January 25th Environmental Monitor. Because the “Project” was a planning document, the ENF focused on the potential environmental impacts and appropriate mitigation measures to address public realm improvements to be completed in support of the Plan. The ENF Certificate, issued by the Secretary of Energy and Environmental Affairs (EEA) on February 24, 2017 (EEA #15637) (see **Attachment F**), did not require preparation of an Environmental Impact Report (EIR) for the Plan, but the Certificate noted that privately developed projects within the planning area may be subject to individual MEPA review should they exceed MEPA thresholds and require state agency actions.

**Amendment 1** is subject to MEPA jurisdiction because it requires DHCD approval as a major modification of an existing urban renewal plan. In addition, **Amendment 1** presents the Ballpark/Mixed-Use Project mentioned above, and as such they are also subject to MEPA jurisdiction. Traffic generation resulting from these projects is expected to exceed MEPA thresholds for an EIR. The proponent anticipates filing Draft and Final EIR’s with MEPA to expand on the redevelopment project information, assess project alternatives, address potential impacts, and define appropriate mitigation measures.

Representatives from the WRA and Worcester’s Executive Office of Economic Development attended a pre-filing consultation with MEPA staff on October 3, 2018 to discuss **Amendment 1** and MEPA filing requirements. At the meeting, MEPA requested that a Notice of Project Change (NPC) be filed for the Plan Amendment and the redevelopment projects, and agreed that MEPA review of **Amendment 1**’s plan changes could appropriately be the subject of a Phase 1 Waiver request. Accordingly, a Notice of Project Change and Phase 1 Waiver Request has been submitted to MEPA and the Notice of Availability. A copy of the MEPA submittal was sent to DHCD. When issued, the DHCD approval of **Amendment 1** would be conditional upon MEPA approval.