

**Attachment A**  
**URA Parcel Ownership Table and Map**



**Table A-1: Worcester Downtown URA Parcel Ownership**

ID#	#	Address	Owner	Lot Size (ac)	Current Use	Current Zoning
03-20A-00039	0	ALDRICH PL	MASSDOT	0.0414	Unused Paved	BG-6.0
05-006-00013	0	ASSONET ST	WYMAN-GORDON COMPANY	1.6316	Land Manufacturing	MG-2.0
03-19A-0004A	8	AUSTIN ST	COLTON LAND LLC	0.1190	Office Bldg	BG-6.0
03-20A-00036	6	CHATHAM ST	6-8 CHATHAM STREET,LLC	0.3052	Office Bldg	BG-6.0
03-19A-00007	19	CHATHAM ST	ROMAN CATHOLIC BISHOP OF WORCESTER	0.6451	Church	BG-6.0
03-013-0208F	17	FEDERAL ST	PAPPAS INDUSTRIAL PARKS,INC	0.0232	Residential Condo	BG-6.0
03-013-0209F	17	FEDERAL ST	LILY ROSE REALTY LLC	0.0271	Residential Condo	BG-6.0
03-013-0210F	17	FEDERAL ST	PAPPAS INDUSTRIAL PARKS,INC	0.0247	Residential Condo	BG-6.0
03-013-0211F	17	FEDERAL ST	PAPPAS INDUSTRIAL PARKS,INC	0.0262	Residential Condo	BG-6.0
03-013-0301F	17	FEDERAL ST	LEFRANCOIS,JOSEPH L +	0.0177	Residential Condo	BG-6.0
03-013-0302F	17	FEDERAL ST	FLEMING,SCOTT L.	0.0201	Residential Condo	BG-6.0
03-013-0303F	17	FEDERAL ST	NICALI PROPERTIES LLC	0.0180	Residential Condo	BG-6.0
03-013-0304F	17	FEDERAL ST	SULHAM,MICHAEL R	0.0138	Residential Condo	BG-6.0
03-013-0305F	17	FEDERAL ST	WILSON,BEVERLY	0.0158	Residential Condo	BG-6.0
03-013-0306F	17	FEDERAL ST	SERE LLC	0.0180	Residential Condo	BG-6.0
03-013-0401F	17	FEDERAL ST	JABER,EIHAB J	0.0177	Residential Condo	BG-6.0
03-013-0402F	17	FEDERAL ST	KIM,SEUNG K	0.0201	Residential Condo	BG-6.0
03-013-0403F	17	FEDERAL ST	FISH,NORA	0.0180	Residential Condo	BG-6.0
03-013-00021	30	FEDERAL ST	20 FRANKLIN QALICB CORPORATION	0.9725	Surface Parking Lot	BG-6.0
03-013-0404F	17	FEDERAL ST	CHIN REAL ESTATE INVESTMENT LLC	0.0153	Residential Condo	BG-6.0
03-013-0405F	17	FEDERAL ST	JACKSON,DOROTHEA	0.0158	Residential Condo	BG-6.0
03-013-0406F	17	FEDERAL ST	HENCHEY,CHRISTOPHER	0.0180	Residential Condo	BG-6.0
03-013-0703F	17	FEDERAL ST	RUSSO,EDWARD F TRUSTEE	0.0180	Residential Condo	BG-6.0
03-013-0704F	17	FEDERAL ST	COOLIDGE,CHERYL A	0.0138	Residential Condo	BG-6.0
03-013-0705F	17	FEDERAL ST	POKORNY,YZETTA N + IVAN	0.0158	Residential Condo	BG-6.0
03-013-0706F	17	FEDERAL ST	LAGADINOS,ALEXANDER N	0.0180	Residential Condo	BG-6.0
03-013-0501F	17	FEDERAL ST	SERE LLC	0.0177	Residential Condo	BG-6.0
03-013-0502F	17	FEDERAL ST	CHANG,JOHNNY	0.0201	Residential Condo	BG-6.0
03-013-0503F	17	FEDERAL ST	RUSSELL,MARK S	0.0180	Residential Condo	BG-6.0
03-013-0504F	17	FEDERAL ST	LILY ROSE REALTY LLC	0.0138	Residential Condo	BG-6.0
03-013-0505F	17	FEDERAL ST	CHIN REAL ESTATE INVESTMENT LLC	0.0158	Residential Condo	BG-6.0
03-013-0506F	17	FEDERAL ST	WISNIAK,ZOFIA	0.0157	Residential Condo	BG-6.0
03-013-0601F	17	FEDERAL ST	BOBADILLA,MIGUEL ALEJANDRO +	0.0177	Residential Condo	BG-6.0
03-013-0602F	17	FEDERAL ST	WARDLE,GERALDINE E	0.0201	Residential Condo	BG-6.0
03-013-0603F	17	FEDERAL ST	FRAGA,COURTNEY E +	0.0180	Residential Condo	BG-6.0
03-013-0604F	17	FEDERAL ST	IWANICKI,WALTER	0.0153	Residential Condo	BG-6.0
03-013-0605F	17	FEDERAL ST	MICHALAK,EDWARD L +MARY ELLEN	0.0158	Residential Condo	BG-6.0
03-013-0606F	17	FEDERAL ST	CLARK,SUSAN W	0.0180	Residential Condo	BG-6.0
03-013-0701F	17	FEDERAL ST	LILY ROSE REALTY LLC	0.0177	Residential Condo	BG-6.0
03-013-0702F	17	FEDERAL ST	RUSSO,EDWARD F TRUSTEE	0.0201	Residential Condo	BG-6.0
03-013-00012	12	FEDERAL ST	20 FRANKLIN QALICB CORPORATION	0.1113	Surface Parking Lot	BG-6.0
03-013-000E2	0	FEDERAL ST	551 MAIN ST LLC	0.0065	Surface Parking Lot	BG-6.0
05-002-00002	1	FRANCIS J MCGRATH BLVD	YOUNG WOMENS CHRISTIAN ASSOCIATION	0.1803	Recreation Active	BG-6.0
03-012-00006	80	FRANKLIN ST	WORCESTER FRANKLIN HOLDINGS LLC	0.1724	Apt >9 Units	BG-6.0
03-013-00006	18	FRANKLIN ST	20 FRANKLIN QALICB CORPORATION	0.9185	Office Bldg	BG-6.0
03-013-00029	24	FRANKLIN ST	BAY STATE SAVINGS BANK	0.3703	Bank Bldg	BG-6.0
03-013-00016	50	FRANKLIN ST	FIFTY FRANKLIN LLC	0.7760	Apt >8 Units	BG-6.0
03-012-00005	72	FRANKLIN ST	WORCESTER FRANKLIN HOLDINGS LLC	0.2227	Res Apt >8 Units	BG-6.0
03-012-002-4	66	FRANKLIN ST	WORCESTER PARK PLAZA LLC	0.4774	Res 3 Fam	BG-6.0
03-012-01+61	56	FRANKLIN ST	WORCESTER PARK PLAZA LLC	0.1091	Res Apt >8 Units	BG-6.0
02-024-00002	99	FRONT ST	CITY OF WORCESTER PARKS DEPT	2.8000	Vacant, City Council	BG-6.0
02-025-007+8	22	FRONT ST	MARCUS,DEAN + JUDITH	0.5223	Shopping Cntr/Mall	BG-6.0
02-025-005+6	12	FRONT ST	MARCUS,DEAN + JUDITH	0.2686	Office Bldg	BG-6.0
02-025-00013	50	FRONT ST	FIFTY FRONT STREET LLC	0.3945	Office Bldg	BG-6.0
02-025-00012	40	FRONT ST	SECOND TIME AROUND-CHASE LLC	0.3686	Office Bldg	BG-6.0
02-025-21-01	38	FRONT ST	HAN,YOUNG IN	0.1055	Comm/Office Condo	BG-6.0
02-025-21-02	38	FRONT ST	THIRTY-EIGHT FRONT STREET LLC	0.0701	Comm/Office Condo	BG-6.0
02-025-21-03	38	FRONT ST	NIA REALTY LLC	0.0701	Comm/Office Condo	BG-6.0
02-025-21-04	38	FRONT ST	ARMY,LAWRENCE F SR	0.0708	Comm/Office Condo	BG-6.0

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ID#	#	Address	Owner	Lot Size (ac)	Current Use	Current Zoning
02-025-21-05	38	FRONT ST	JENHYL PROPERTIES LLC	0.0885	Comm/Office Condo	BG-6.0
05-011-00005	104	GOLD ST	GOLD STREET REALTY LLC	3.3396	Buildings for Mfg	MG-2.0
05-012-0006A	134	GOLD ST	GAMACHE,DANIEL A TRUSTEE	0.2511	Warehouses Mfg	MG-2.0
05-007-00003	40	GOLD ST	WYMAN-GORDON COMPANY	0.7270	Developable Land	MG-2.0
05-011-00030	116	GOLD ST	MASSACHUSETTS ELECTRIC	0.0103	Developable Land	MG-2.0
05-007-00004	37	GOLD ST	WYMAN-GORDON COMPANY	0.8991	Surface Parking Lot	MG-2.0
05-012-00001	133	GOLD ST	OSBOURNE,JULIE TRUSTEE	0.1644	Buildings for Mfg	MG-2.0
05-011-00009	129	GOLD ST	WYMAN-GORDON COMPANY	1.1771	Surface Parking Lot	MG-2.0
05-003-00018	63	GREEN ST	Z + S REALTY LLC	0.0640	Eating/Drinking Est	BG-4.0
05-003-00019	55	GREEN ST	DERDERIAN,SETH G + ANN M	0.1563	Retail, <10k sf	BG-4.0
05-003-00012	45	GREEN ST	CITY OF WORC OSPB	0.6899	Vacant, City Council	BG-4.0
05-003-14+15	69	GREEN ST	SZETO & HUYNH LLC	0.6644	Retail, <10k sf	BG-4.0
05-011-13-15	90	LAMARTINE ST	QUINAPOXET REALTY CORPORATION	0.3342	Warehouses Mfg	MG-2.0
05-012-00005	104	LAMARTINE ST	GOLDSTEIN PROPERTIES,LLC	1.1052	Buildings for Mfg	MG-2.0
05-013-21+22	85	LAMARTINE ST	TORRES,ALBERTO	0.1313	Auto Repair	BG-3.0
05-014-00026	55	LAMARTINE ST	WYMAN-GORDON COMPANY	0.1195	Developable Land	BG-3.0
05-011-00012	84	LAMARTINE ST	QUINAPOXET REALTY CORPORATION	0.1159	Developable Land	MG-2.0
05-013-36-41	65	LAMARTINE ST	WYMAN-GORDON COMPANY	0.4445	Surface Parking Lot	BG-3.0
05-013-0019A	91	LAMARTINE ST	QUINAPOXET REALTY CORP	0.1153	Surface Parking Lot	BG-3.0
05-013-00412	103	LAMARTINE ST	WYMAN-GORDON COMPANY	1.3391	Developable Land	BG-3.0
05-013-00056	13	LANGDON ST	BARTKIEWICZ,PAULA F	0.0994	Res Single Family	BG-3.0
05-013-00130	9	LANGDON ST	WYMAN-GORDON COMPANY	1.1144	Surface Parking Lot	BG-3.0
05-001-00002	6	LIBRARY LN	CITY OF WORC OSPB	2.2920	Vacant, City Council	BG-6.0
05-014-00027	30	LODI ST	WYMAN-GORDON COMPANY	0.0918	Developable Land	BG-3.0
05-013-00015	10	LUNELLE ST	RHEAUME, PAUL R	0.0951	Res Single Family	BG-3.0
03-011-00002	74	MADISON ST	SZETO LANDMARK REALTY INC	2.2045	Shopping Cntr/Mall	BG-6.0
03-011-00001	90	MADISON ST	SZETO LANDMARK REALTY INC	1.0954	Office Bldg	BG-6.0
03-006-00023	71	MADISON ST	T REALTY,LLC	0.7019	Retail, <10k sf	BG-6.0
05-010-0000B	105	MADISON ST	WYMAN-GORDON CO	4.1437	Buildings for Mfg	MG-2.0
05-010-00001	115	MADISON ST	WYMAN-GORDON COMPANY	10.9003	Developable Land	MG-2.0
05-006-00014	134	MADISON ST	BENDER,JAMES	0.0495	Auto Sales/Service	MG-2.0
03-031-005+6	406	MAIN ST	COMMERCE BANK + TRUST	0.1944	Bank Bldg	BG-6.0
03-010-00001	601	MAIN ST	UNITED STATES OF AMERICA	0.4107	US Government	BG-6.0
03-031-008+9	418	MAIN ST	KYR 418 LLC	0.1075	Office Bldg	BG-6.0
03-031-00002	416	MAIN ST	OWL SHOP REALTY COMPANY INC	0.0257	Retail, <10k sf	BG-6.0
03-031-00010	426	MAIN ST	THE 426 MAIN STREET REALTY,LLC	0.0698	Office Bldg	BG-6.0
02-025-00001	427	MAIN ST	J + M BATISTA FAMILY LIMITED	0.1180	Office Bldg	BG-6.0
02-024-00001	455	MAIN ST	CITY OF WORCESTER	3.6600	Improved, City Council	BG-6.0
03-20A-06+37	472	MAIN ST	NEES COMMUNICATIONS INC	0.4718	Telephone Exchange Station	BG-6.0
03-013-00001	507	MAIN ST	PARK PLAZA APARTMENTS	0.2068	Res Apt >9 Units	BG-6.0
03-013-00002	517	MAIN ST	ISPERDULI,JAMES	0.0354	Retail, <10k sf	BG-6.0
03-20A-00001	446	MAIN ST	S-BNK WORCESTER MAIN LLC	1.6399	Office Bldg	BG-6.0
03-013-00003	521	MAIN ST	MINDY JIANG REALTY TRUST	0.0395	Eating/Drinking Est	BG-6.0
03-19A-00022	538	MAIN ST	RIZZO,LOIS A TRUSTEE	0.2700	Retail, <10k sf	BG-6.0
03-19A-00005	570	MAIN ST	CITY OF WORC OSPB	0.8476	Improved, City Council	BG-6.0
03-19A-08-11	588	MAIN ST	COLTON LAND LLC	0.3159	Res Apt >9 Units	BG-6.0
02-025-004-1	403	MAIN ST	JJ HOLDINGS,LLC	0.8159	Department Store	BG-6.0
02-025-004-2	407	MAIN ST	LOLA JNS,LLC	0.1098	Department Store	BG-6.0
02-025-004-3	409	MAIN ST	NGUYEN,KHUONG +	0.1197	Department Store	BG-6.0
02-025-004-4	401	MAIN ST	J + J HOLDINGS LLC	0.2590	Department Store	BG-6.0
02-025-0001A	415	MAIN ST	WORCESTER COMMUNITY CABLE ACCESS	0.0841	Charitable Services	BG-6.0
02-025-0002A	415	MAIN ST	WORCESTER COMMUNITY CABLE ACCESS	0.0911	Charitable Services	BG-6.0
02-025-0003A	415	MAIN ST	WORCESTER COMMUNITY CABLE ACCESS	0.0928	Charitable Services	BG-6.0
02-025-0004A	415	MAIN ST	ROBRO LLC	0.0916	Comm/Office Condo	BG-6.0
02-025-0005A	415	MAIN ST	ROBRO LLC	0.0942	Comm/Office Condo	BG-6.0
03-20A-00032	518	MAIN ST	PARK PLAZA APARTMENTS	0.2982	Surface Parking Lot	BG-6.0
03-013-00101	531	MAIN ST	ALPHA HOLDINGS,LLC	0.0394	Comm/Office Condo	BG-6.0
03-013-00102	531	MAIN ST	THEATER CAFE LLC	0.0152	Comm/Office Condo	BG-6.0
03-013-00103	531	MAIN ST	535 MAIN STREET LLC	0.0777	Commercial office unk	BG-6.0

**Table A-1: Worcester Downtown URA Parcel Ownership**

ID#	#	Address	Owner	Lot Size (ac)	Current Use	Current Zoning
03-013-00104	531	MAIN ST	SALOMONE,MARK E	0.0283	Commercial office unk	BG-6.0
03-013-0201M	531	MAIN ST	CHARLES,ERIC P +	0.0413	Residential Condo	BG-6.0
03-013-0202M	531	MAIN ST	PAPPAS INDUSTRIAL PARKS,INC	0.0270	Residential Condo	BG-6.0
03-013-0203M	531	MAIN ST	PAPPAS INDUSTRIAL PARKS,INC	0.0239	Residential Condo	BG-6.0
03-013-0204M	531	MAIN ST	PAPPAS INDUSTRIAL PARKS,INC	0.0241	Residential Condo	BG-6.0
03-013-0205M	531	MAIN ST	PAPPAS INDUSTRIAL PARKS,INC	0.0232	Residential Condo	BG-6.0
03-013-0206M	531	MAIN ST	ROMEO,CHERYL	0.0245	Residential Condo	BG-6.0
03-013-0207M	531	MAIN ST	KEEGAN,KATHRYN E	0.0236	Residential Condo	BG-6.0
03-013-0301M	531	MAIN ST	RUSSO,EDWARD F TRUSTEE +	0.0207	Residential Condo	BG-6.0
03-013-0302M	531	MAIN ST	RUSSO,EDWARD F TRUSTEE	0.0230	Residential Condo	BG-6.0
03-013-0303M	531	MAIN ST	MOSELEY,JULIAN	0.0221	Residential Condo	BG-6.0
03-013-0304M	531	MAIN ST	EQUITY TRUST COMPANY CUSTODIAN	0.0194	Residential Condo	BG-6.0
03-013-0305M	531	MAIN ST	KOSTER,DEREK TRUSTEE	0.0188	Residential Condo	BG-6.0
03-013-0306M	531	MAIN ST	RIVERA,ANGEL + LUZ	0.0194	Residential Condo	BG-6.0
03-013-0307M	531	MAIN ST	VILLAMIL,YOLANDA	0.0227	Residential Condo	BG-6.0
03-013-0308M	531	MAIN ST	HALPIN,RAYMOND	0.0148	Residential Condo	BG-6.0
03-013-0309M	531	MAIN ST	LILY ROSE REALTY LLC	0.0106	Residential Condo	BG-6.0
03-013-0310M	531	MAIN ST	LAVELLE,GARY +	0.0140	Residential Condo	BG-6.0
03-013-0311M	531	MAIN ST	SULSKI,PETER +	0.0156	Residential Condo	BG-6.0
03-013-0312M	531	MAIN ST	KOSTER,DEREK TRUSTEE +	0.0118	Residential Condo	BG-6.0
03-013-0401M	531	MAIN ST	IWANICKI,LAUREN B	0.0207	Residential Condo	BG-6.0
03-013-0402M	531	MAIN ST	MARTINEZ,HENRY	0.0230	Residential Condo	BG-6.0
03-013-0403M	531	MAIN ST	WARDLE,MICHELE	0.0221	Residential Condo	BG-6.0
03-013-00009	551	MAIN ST	551 MAIN STREET LLC	0.2385	Eating/Drinking Est	BG-6.0
03-19A-00013	542	MAIN ST	F R C REALTY CORPORATION	0.3956	Office Bldg	BG-6.0
03-013-0404M	531	MAIN ST	REZA,MOHAMMED BIN	0.0194	Residential Condo	BG-6.0
03-013-0405M	531	MAIN ST	LANGE,DOMINIQUE +	0.0188	Residential Condo	BG-6.0
03-013-0406M	531	MAIN ST	DOWNNS,MARY M +	0.0194	Residential Condo	BG-6.0
03-013-0407M	531	MAIN ST	DUNN,JOHN C	0.0227	Residential Condo	BG-6.0
03-013-0408M	531	MAIN ST	BOOKER,KEVIN BRENT + MAUREEN	0.0152	Residential Condo	BG-6.0
03-013-0409M	531	MAIN ST	TUXIM INCORPORATED	0.0106	Residential Condo	BG-6.0
03-013-0410M	531	MAIN ST	CHURCH,PETER STEWART + MARY	0.0140	Residential Condo	BG-6.0
03-013-0411M	531	MAIN ST	GUTIERREZ,WILLIAM	0.0156	Residential Condo	BG-6.0
03-013-0412M	531	MAIN ST	PAPPAS INDUSTRIAL PARKS,INC	0.0118	Residential Condo	BG-6.0
03-013-0501M	531	MAIN ST	LILY ROSE REALTY LLC	0.0262	Residential Condo	BG-6.0
03-013-0502M	531	MAIN ST	OLOTU,ADETOKUNBO	0.0194	Residential Condo	BG-6.0
03-013-0503M	531	MAIN ST	KELLY,RYAN +	0.0188	Residential Condo	BG-6.0
03-013-0504M	531	MAIN ST	WONG,MARGARET	0.0194	Residential Condo	BG-6.0
03-013-0505M	531	MAIN ST	SHEA,JUSTINE	0.0227	Residential Condo	BG-6.0
03-013-0506M	531	MAIN ST	YAZLOVITSKY,YAKOV +	0.0152	Residential Condo	BG-6.0
03-013-0507M	531	MAIN ST	BADE,SAMPATH K +	0.0106	Residential Condo	BG-6.0
03-013-0508M	531	MAIN ST	MCLEAN,ROBERT W + JEAN P	0.0140	Residential Condo	BG-6.0
03-013-0509M	531	MAIN ST	HUYNH,CUONG +	0.0156	Residential Condo	BG-6.0
03-013-0510M	531	MAIN ST	BRANAGAN,ELENA	0.0118	Residential Condo	BG-6.0
03-013-0601M	531	MAIN ST	CONSTANTINO,DAVID	0.0292	Residential Condo	BG-6.0
03-20C-U-400	484	MAIN ST	UNITED WAY OF CENTRAL MASS	0.1803	Charitable Services	BG-6.0
03-20C-U-420	484	MAIN ST	MORRILL,CHERYL J TRUSTEE	0.0699	Commercial office unk	BG-6.0
03-20C-U-450	484	MAIN ST	COLLEGES OF WORCESTER CONSORTIUM,IN	0.0600	Function Hall, Commun Center, Fraternal Org	BG-6.0
03-20C-U-460	484	MAIN ST	CENTER FOR LIVING + WORKING INC	0.0653	Commercial office unk	BG-6.0
03-20C-U-480	484	MAIN ST	CENTER FOR LIVING + WORKING INC	0.0955	Commercial office unk	BG-6.0
03-20C-U-500	484	MAIN ST	COLLEGES OF WORCESTER CONSORTIUM IN	0.1284	Charitable Services	BG-6.0
03-20C-U-510	484	MAIN ST	FELDMAN,RANDY S	0.0363	Commercial office unk	BG-6.0
03-20C-U-515	484	MAIN ST	COLLEGES OF WORCESTER CONSORTIUM IN	0.0260	Charitable Services	BG-6.0
03-20C-U-520	484	MAIN ST	MAYNARD,MARK S +	0.0374	Commercial office unk	BG-6.0
03-20C-U-530	484	MAIN ST	MAYNARD,MARK S +	0.0630	Commercial office unk	BG-6.0
03-20C-U-535	484	MAIN ST	VICKERS REALTY CORPORATION	0.0629	Commercial office unk	BG-6.0

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ID#	#	Address	Owner	Lot Size (ac)	Current Use	Current Zoning
03-20C-U-540	484	MAIN ST	COLLEGES OF WORCESTER CONSORTIUM,IN	0.0608	Function Hall, Commun Center, Fraternal Org	BG-6.0
03-20C-U-560	484	MAIN ST	COLLEGES OF WORCESTER CONSORTIUM,IN	0.0674	Function Hall, Commun Center, Fraternal Org	BG-6.0
03-20C-U-570	484	MAIN ST	570 REALTY TRUST LLC	0.0480	Commercial office unk	BG-6.0
03-20C-U-580	484	MAIN ST	ABDOW,ALEX N +	0.0497	Commercial office unk	BG-6.0
03-20C-U-600	484	MAIN ST	EASTER SEAL SOCIETY FOR MASS INC	0.3871	Charitable Services	BG-6.0
03-20B-U-010	484	MAIN ST	DENHOLM CONDOMINIUM TRUST	0.2315	Commercial office unk	BG-6.0
03-20B-U-050	484	MAIN ST	DENHOLM CONDOMINIUM TRUST	0.1833	Commercial office unk	BG-6.0
03-20B-U-100	484	MAIN ST	PPM V PARTNERSHIP LP	0.0983	Commercial office unk	BG-6.0
03-20B-U-105	484	MAIN ST	DENHOLM CONDOMINIUM TRUST	0.0400	Commercial office unk	BG-6.0
03-20B-U-110	484	MAIN ST	DENHOLM CONDOMINIUM TRUST	0.0263	Commercial office unk	BG-6.0
03-20B-U-120	484	MAIN ST	ANGELOU,SIDERIS + EKATERINI	0.0220	Commercial office unk	BG-6.0
03-20B-U-150	484	MAIN ST	DENHOLM CONDOMINIUM TRUST	0.0810	Commercial office unk	BG-6.0
03-20B-U-170	484	MAIN ST	FORTIER,JOSEPH J + NAOMI R	0.0273	Commercial office unk	BG-6.0
03-20B-U-180	484	MAIN ST	WINCHENDON PARK LLC	0.0301	Commercial office unk	BG-6.0
03-20B-U-200	484	MAIN ST	WORC COMM. ACTION COUNCIL,INC	0.2124	Charitable Services	BG-6.0
03-20B-U-250	484	MAIN ST	WORC COMM ACTION COUNCIL,INC	0.0699	Charitable Services	BG-6.0
03-20B-U-280	484	MAIN ST	WORC COMM ACTION COUNCIL,INC	0.0941	Charitable Services	BG-6.0
03-20C-U-300	484	MAIN ST	UNITED WAY OF CENTRAL MASS	0.2524	Charitable Services	BG-6.0
03-20C-U-320	484	MAIN ST	DENHOLM CONDOMINIUM TRUST	0.0827	Commercial office unk	BG-6.0
03-20C-U-330	484	MAIN ST	MARHEFKA,ROBERT E +	0.0632	Commercial office unk	BG-6.0
03-20C-U-340	484	MAIN ST	CENTER FOR LIVING + WORKING	0.0454	Charitable Services	BG-6.0
03-20C-U-345	484	MAIN ST	CENTER FOR LIVING + WORKING	0.0845	Charitable Services	BG-6.0
03-20C-U-350	484	MAIN ST	DENHOLM CONDOMINIUM TRUST	0.0603	Commercial office unk	BG-6.0
03-20C-U-360	484	MAIN ST	BIG BROS/SIS OF CENTRAL MASS METRO	0.0736	Charitable Services	BG-6.0
02-025-0014A	37	MECHANIC ST	PIETRO,JAMES J + PAUL W TRUSTEES	0.0546	Offic Bldg	BG-6.0
02-025-00101	19	MECHANIC ST	KOTSEAS,HARRY P TRUSTEE	0.0205	Comm Unk	BG-6.0
02-025-00102	27	MECHANIC ST	BERK,STEVEN L	0.0221	Comm Unk	BG-6.0
02-025-00103	27	MECHANIC ST	MASSACHUSETTS COMMUNITY COLLEGE	0.0182	Unk/School Facilities	BG-6.0
02-025-00105	19	MECHANIC ST	MASSACHUSETTS COMMUNITY COLLEGE COU	0.0212	Unk/School Facilities	BG-6.0
02-025-0010B	19	MECHANIC ST	M W ASSOCIATES	0.0514	Comm Unk	BG-6.0
02-025-0104A	19	MECHANIC ST	MASSACHUSETTS COMMUNITY COLLEGE COU	0.0264	Unk/School Facilities	BG-6.0
02-025-0104B	19	MECHANIC ST	MASSACHUSETTS COMMUNITY COLLEGE COU	0.0203	Unk/School Facilities	BG-6.0
02-025-00201	19	MECHANIC ST	ANUSBIGIAN,ROBERT G	0.0425	Comm Unk	BG-6.0
02-025-00202	19	MECHANIC ST	GIARRUSSO,FREDERIC	0.0475	Comm Unk	BG-6.0
02-025-00203	19	MECHANIC ST	M W ASSOCIATES	0.0168	Comm Unk	BG-6.0
02-025-00204	19	MECHANIC ST	M W ASSOCIATES	0.0216	Comm Unk	BG-6.0
03-010-00008	30	MYRTLE ST	20 FRANKLIN QALICB CORPORATION	0.7272	Surface Parking Lot	BG-6.0
03-011-00005	61	MYRTLE ST	FAY,WILLIAM J (TRUSTEE)+	0.8579	Funeral Home	BG-6.0
03-031-00028	55	PEARL ST	BULL MANSION LLC	0.1540	Restaurant/Events	BG-6.0
03-031-00012	17	PEARL ST	PANADOROU PROPERTIES LLC	0.2970	Surface Parking Lot	BG-6.0
03-031-29+30	61	PEARL ST	WORCESTER PROPERTIES,LLC	0.6832	Surface Parking Lot	BG-6.0
03-031-00041	53	PEARL ST	370 MAIN STREET GBB LLC	0.1931	Surface Parking Lot	BG-6.0
03-031-00019	29	PLEASANT ST	ELLIS,GEORGE N JR + NICHOLAS G	0.0930	Res Single Family	BG-6.0
03-031-00018	17	PLEASANT ST	FIRST OLYMPIA REALTY LLC	0.1515	Theater/Commercial	BG-6.0
03-031-34+35	37	PLEASANT ST	SOUTHBRIDGE SAVINGS BANK	0.1883	Res 4-8 Units	BG-6.0
03-031-00011	9	PLEASANT ST	PANADOROU PROPERTIES LLC	0.1148	Office Bldg	BG-6.0
03-20A-10+11	56	PLEASANT ST	WORCESTER COUNTY NATIONAL BANK	0.3845	Parking Garage	BG-6.0
03-20A-00002	36	PLEASANT ST	S-BNK WORCESTER MAIN LLC	1.3058	Parking Garage	BG-6.0
03-021-00012	64	PLEASANT ST	MASSACHUSETTS ELECTRIC CO	0.0116	Developable Land	BG-6.0
03-012-00014	26	PORTLAND ST	PORTLAND TWENTY SIX LLC	2.5623	Res Apt >8 Units	BG-6.0
03-012-49-52	44	PORTLAND ST	WADE,WYATT R TRUSTEE	0.6283	Buildings for Mfg	BG-6.0
03-010-00012	35	PORTLAND ST	PORTLAND SALEM REALTY LLC	0.5227	Parking Lot	BG-6.0
05-012-0013A	3	QUINSIGAMOND AVE	F A P PROPERTIES XXI LLC	1.2680	Automotive Supplies and Service	MG-2.0

**Table A-1: Worcester Downtown URA Parcel Ownership**

ID#	#	Address	Owner	Lot Size (ac)	Current Use	Current Zoning
05-012-16-21	4	QUINSIGAMOND AVE	ROSENBLATT, GREENBERG ROSENBLATT, KULL	1.3100	Wholesale HVAC & refrigeration parts, supplies & equipment	MG-2.0
05-001-00001	16	SALEM SQ	CITY OF WORCESTER PUBLIC LIBRARY	1.5295	Library	BG-6.0
05-012-00010	5	SARGENT ST	GAMACHE,DANIEL A TRUSTEE +	0.2744	Other Storage Warehouse and Distribution Facilities	MG-2.0
03-010-006+7	24	SOUTHBRIDGE ST	INCEPTION LLC	0.3750	Office Bldg	BG-6.0
03-006-00015	160	SOUTHBRIDGE ST	SONIA REALTY LLC	1.1658	Auto Sales/Service	BG-6.0
03-006-14+20	158	SOUTHBRIDGE ST	T REALTY,LLC	0.2183	Eating/Drinking Est	BG-6.0
03-006-004+5	132	SOUTHBRIDGE ST	SERRATO,SUSAN M TRUSTEE	0.2941	Retail, <10k sf	BG-6.0
03-11A-0004C	70	SOUTHBRIDGE ST	QUALITY FIVE INC	0.1868	Comm/Mixed Use	BG-6.0
03-11A-00101	70	SOUTHBRIDGE ST	NGUYEN,KATHY	0.0329	Comm/Mixed Use	BG-6.0
03-11A-00201	70	SOUTHBRIDGE ST	NICHOLS,ROBERT F	0.0102	Residential Condo	BG-6.0
03-11A-00202	70	SOUTHBRIDGE ST	DIAZ,MARIA R	0.0114	Residential Condo	BG-6.0
03-11A-00203	70	SOUTHBRIDGE ST	HARDIN,AMY	0.0115	Residential Condo	BG-6.0
03-11A-00204	70	SOUTHBRIDGE ST	FOLEY,KATHLEEN E	0.0126	Residential Condo	BG-6.0
03-11A-00205	70	SOUTHBRIDGE ST	BRADFORD,ROGER R	0.0115	Residential Condo	BG-6.0
03-11A-00206	70	SOUTHBRIDGE ST	MADISON TOWER CONDOMINIUM TRUST	0.0172	Residential Condo	BG-6.0
03-11A-00207	70	SOUTHBRIDGE ST	TALERO-MONROY,MARINA	0.0102	Residential Condo	BG-6.0
03-11A-00209	70	SOUTHBRIDGE ST	SZYMBORSKI,MARIUSZ J	0.0102	Residential Condo	BG-6.0
03-11A-00211	70	SOUTHBRIDGE ST	KIM,SEUNG K	0.0115	Residential Condo	BG-6.0
03-11A-00213	70	SOUTHBRIDGE ST	WRIGHT,FLORENCE A	0.0132	Residential Condo	BG-6.0
03-11A-00214	70	SOUTHBRIDGE ST	QUALITY FIVE INC	0.0072	Residential Condo	BG-6.0
03-11A-00215	70	SOUTHBRIDGE ST	WRIGHT,FLORENCE A	0.0114	Residential Condo	BG-6.0
03-11A-00216	70	SOUTHBRIDGE ST	ZAPPULLA,ALEXANDER	0.0115	Residential Condo	BG-6.0
03-11A-00217	70	SOUTHBRIDGE ST	QUALITY FIVE INC	0.0102	Residential Condo	BG-6.0
03-11A-00301	70	SOUTHBRIDGE ST	KUCUKU,VESEL +	0.0102	Residential Condo	BG-6.0
03-11A-00302	70	SOUTHBRIDGE ST	MEERS,RONALD + KELLY	0.0114	Residential Condo	BG-6.0
03-11A-00303	70	SOUTHBRIDGE ST	CARIGLIA,JOSEPH	0.0115	Residential Condo	BG-6.0
03-11A-00304	70	SOUTHBRIDGE ST	EISENBERG,ARTHUR M	0.0126	Residential Condo	BG-6.0
03-11A-00305	70	SOUTHBRIDGE ST	CORMIER,STEVEN R	0.0115	Residential Condo	BG-6.0
03-11A-00306	70	SOUTHBRIDGE ST	QUALITY FIVE INC	0.0172	Residential Condo	BG-6.0
03-11A-00307	70	SOUTHBRIDGE ST	PASHAJ,LULIJETA	0.0102	Residential Condo	BG-6.0
03-11A-00309	70	SOUTHBRIDGE ST	AQUILA,GERMAN	0.0102	Residential Condo	BG-6.0
03-11A-00310	70	SOUTHBRIDGE ST	HEALY,JOHN S	0.0072	Residential Condo	BG-6.0
03-11A-00311	70	SOUTHBRIDGE ST	DUFFY,JAMES J + MARY K	0.0115	Residential Condo	BG-6.0
03-11A-00312	70	SOUTHBRIDGE ST	DUFFY,JAMES J + MARY K	0.0072	Residential Condo	BG-6.0
03-11A-00313	70	SOUTHBRIDGE ST	SYED,IRFAN ALI +	0.0132	Residential Condo	BG-6.0
03-11A-00314	70	SOUTHBRIDGE ST	SMITH,KENNETH W	0.0072	Residential Condo	BG-6.0
03-11A-00315	70	SOUTHBRIDGE ST	AKHTAR,NADEEM	0.0114	Residential Condo	BG-6.0
03-11A-00316	70	SOUTHBRIDGE ST	THEODORE,BARRY G	0.0115	Residential Condo	BG-6.0
03-11A-00317	70	SOUTHBRIDGE ST	QUALITY FIVE INC	0.0102	Residential Condo	BG-6.0
03-11A-00401	70	SOUTHBRIDGE ST	D'ENTREMENT,WILLIAM +	0.0102	Residential Condo	BG-6.0
03-11A-00402	70	SOUTHBRIDGE ST	SERRANO,MARIO C	0.0114	Residential Condo	BG-6.0
03-11A-00403	70	SOUTHBRIDGE ST	DUFFY,JAMES J + MARY K	0.0115	Residential Condo	BG-6.0
03-11A-00404	70	SOUTHBRIDGE ST	MARTIROS,APOSTOL + BEVERLY A TRUSTE	0.0126	Residential Condo	BG-6.0
03-11A-00405	70	SOUTHBRIDGE ST	SARKISSIAN,CARLO	0.0115	Residential Condo	BG-6.0
03-11A-00406	70	SOUTHBRIDGE ST	ROSS,NORMAN M III + MARY	0.0172	Residential Condo	BG-6.0
03-11A-00407	70	SOUTHBRIDGE ST	ZAKI,VICTOR +	0.0102	Residential Condo	BG-6.0
03-11A-00409	70	SOUTHBRIDGE ST	CROCKER,CAROL	0.0102	Residential Condo	BG-6.0
03-11A-00410	70	SOUTHBRIDGE ST	MARTIROS,APOSTOL + BEVERLY A TRUSTE	0.0072	Residential Condo	BG-6.0
03-11A-00411	70	SOUTHBRIDGE ST	DUFFY,JAMES J + MARY K	0.0115	Residential Condo	BG-6.0
03-11A-00412	70	SOUTHBRIDGE ST	SPENCER,DAVID	0.0072	Residential Condo	BG-6.0
03-11A-00413	70	SOUTHBRIDGE ST	COOGAN,PAUL C	0.0132	Residential Condo	BG-6.0
03-11A-00414	70	SOUTHBRIDGE ST	ROOM,HARVEY L	0.0072	Residential Condo	BG-6.0
03-11A-00415	70	SOUTHBRIDGE ST	SZETO,ALEXANDER K P +	0.0114	Residential Condo	BG-6.0
03-11A-00416	70	SOUTHBRIDGE ST	DUFFY,JAMES J + MARY K	0.0115	Residential Condo	BG-6.0
03-11A-00417	70	SOUTHBRIDGE ST	GIBREE,RAYMOND W	0.0102	Residential Condo	BG-6.0
03-11A-00501	70	SOUTHBRIDGE ST	GOUROUSIS,GEORGE P +	0.0102	Residential Condo	BG-6.0

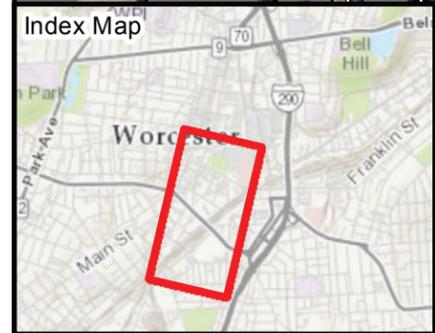
**Table A-1: Worcester Downtown URA Parcel Ownership**

ID#	#	Address	Owner	Lot Size (ac)	Current Use	Current Zoning
03-11A-00502	70	SOUTHBRIDGE ST	HAIDUSIS,GEORGE A	0.0114	Residential Condo	BG-6.0
03-11A-00503	70	SOUTHBRIDGE ST	WESOLOWSKI,ZBIGNIEW +	0.0115	Residential Condo	BG-6.0
03-11A-00504	70	SOUTHBRIDGE ST	TALERO-MONROY,MARINA	0.0126	Residential Condo	BG-6.0
03-11A-00505	70	SOUTHBRIDGE ST	DUFFY,JAMES J + MARY K	0.0115	Residential Condo	BG-6.0
03-11A-00506	70	SOUTHBRIDGE ST	GIANAKIS,NICHOLAS J	0.0248	Residential Condo	BG-6.0
03-11A-00507	70	SOUTHBRIDGE ST	HEDGE,VINCENT F +	0.0102	Residential Condo	BG-6.0
03-11A-00509	70	SOUTHBRIDGE ST	MOSCHELLA,CYNTHIA M	0.0102	Residential Condo	BG-6.0
03-11A-00511	70	SOUTHBRIDGE ST	GRJJ LLC	0.0115	Residential Condo	BG-6.0
03-11A-00512	70	SOUTHBRIDGE ST	INGRAM,JUDITH A	0.0145	Residential Condo	BG-6.0
03-11A-00513	70	SOUTHBRIDGE ST	TORRES,EMIR J	0.0132	Residential Condo	BG-6.0
03-11A-00515	70	SOUTHBRIDGE ST	KOBITI,OLADIPO	0.0114	Residential Condo	BG-6.0
03-11A-00516	70	SOUTHBRIDGE ST	ALEXANDER,TAMMY L +	0.0115	Residential Condo	BG-6.0
03-11A-00517	70	SOUTHBRIDGE ST	MALINKEVICH,YURI	0.0102	Residential Condo	BG-6.0
03-011-00003	108	SOUTHBRIDGE ST	GTY MA/NH LEASING INC	0.5057	Gas Station	BG-6.0
03-006-002+3	114	SOUTHBRIDGE ST	PRASHAD,SOMDATT B TRUSTEE	0.1710	Retail, <10k sf	BG-6.0
03-006-00013	142	SOUTHBRIDGE ST	KAMP,CARL +	0.2426	Retail, <10k sf	BG-6.0
03-005-00012	180	SOUTHBRIDGE ST	CITY OF WORCESTER FIRE DEPT	0.8166	Munic Pub Safety	BG-6.0
05-012-00013	300	SOUTHBRIDGE ST	TALBERT,THELMA TRUSTEE +	0.7175	Storage, Warehouse, Other	MG-2.0
03-11A-00601	70	SOUTHBRIDGE ST	GOUROUSIS,GEORGE P +	0.0102	Residential Condo	BG-6.0
03-11A-00602	70	SOUTHBRIDGE ST	GILFOY,ROBERT	0.0114	Residential Condo	BG-6.0
03-11A-00603	70	SOUTHBRIDGE ST	HARDEN,AMY	0.0115	Residential Condo	BG-6.0
03-11A-00604	70	SOUTHBRIDGE ST	KADIU,ARIANA	0.0126	Residential Condo	BG-6.0
03-11A-00605	70	SOUTHBRIDGE ST	QUALITY FIVE INC	0.0115	Residential Condo	BG-6.0
03-11A-00606	70	SOUTHBRIDGE ST	SZETO,ALEXANDER K P +	0.0172	Residential Condo	BG-6.0
03-11A-00607	70	SOUTHBRIDGE ST	EISNER,JOHN	0.0102	Residential Condo	BG-6.0
03-11A-00609	70	SOUTHBRIDGE ST	HEIRS OF DEMETRE STEFFON	0.0102	Residential Condo	BG-6.0
03-11A-00610	70	SOUTHBRIDGE ST	FABER,DONNA	0.0072	Residential Condo	BG-6.0
03-11A-00611	70	SOUTHBRIDGE ST	GONZALEZ-NUNEZ,MINERVA +	0.0115	Residential Condo	BG-6.0
03-11A-00612	70	SOUTHBRIDGE ST	GLICKMAN,JAMES +	0.0072	Residential Condo	BG-6.0
03-11A-00613	70	SOUTHBRIDGE ST	PATEL,NISHITH	0.0132	Residential Condo	BG-6.0
03-11A-00614	70	SOUTHBRIDGE ST	IBRAHIM,BASSIM	0.0072	Residential Condo	BG-6.0
03-11A-00615	70	SOUTHBRIDGE ST	TALERO-MONROY,MARINA +	0.0114	Residential Condo	BG-6.0
03-11A-00616	70	SOUTHBRIDGE ST	DUFFY,JAMES J + MARK K	0.0115	Residential Condo	BG-6.0
03-11A-00617	70	SOUTHBRIDGE ST	LAPERLE,BRIAN	0.0102	Residential Condo	BG-6.0
03-11A-00701	70	SOUTHBRIDGE ST	HEALY,JOHN S	0.0102	Residential Condo	BG-6.0
03-11A-00702	70	SOUTHBRIDGE ST	DUFFY,JAMES J + MARY K	0.0114	Residential Condo	BG-6.0
03-11A-00703	70	SOUTHBRIDGE ST	QUALITY FIVE INC	0.0115	Residential Condo	BG-6.0
03-11A-00704	70	SOUTHBRIDGE ST	LOFGREN,FRED	0.0126	Residential Condo	BG-6.0
03-11A-00705	70	SOUTHBRIDGE ST	LASHUS,ANGELA	0.0115	Residential Condo	BG-6.0
03-11A-00706	70	SOUTHBRIDGE ST	SZETO,ALEXANDER K P +	0.0172	Residential Condo	BG-6.0
03-11A-00707	70	SOUTHBRIDGE ST	OBBERG,BRUCE W	0.0102	Residential Condo	BG-6.0
03-11A-00709	70	SOUTHBRIDGE ST	ALESSI,SARAH	0.0102	Residential Condo	BG-6.0
03-11A-00710	70	SOUTHBRIDGE ST	SORIAL,EHAB N	0.0072	Residential Condo	BG-6.0
03-11A-00711	70	SOUTHBRIDGE ST	NGUYEN,DAM T	0.0115	Residential Condo	BG-6.0
03-11A-00712	70	SOUTHBRIDGE ST	OZTURK,MESUT +	0.0072	Residential Condo	BG-6.0
03-11A-00713	70	SOUTHBRIDGE ST	FABER,DONNA M	0.0132	Residential Condo	BG-6.0
03-11A-00714	70	SOUTHBRIDGE ST	JAZZ,JEFFERY + JUDITH	0.0072	Residential Condo	BG-6.0
03-11A-00715	70	SOUTHBRIDGE ST	LABEACH,JUNIOR	0.0114	Residential Condo	BG-6.0
03-11A-00716	70	SOUTHBRIDGE ST	PERRAT,PAOLA	0.0115	Residential Condo	BG-6.0
03-11A-00717	70	SOUTHBRIDGE ST	RICHARDSON,DAVID TRUSTEE +	0.0102	Residential Condo	BG-6.0
03-11A-00801	70	SOUTHBRIDGE ST	QUALITY FIVE,INC	0.0217	Residential Condo	BG-6.0
03-11A-00802	70	SOUTHBRIDGE ST	BEDARD,BRIAN P	0.0114	Residential Condo	BG-6.0
03-11A-00804	70	SOUTHBRIDGE ST	WU,ARTIE + QIAN XIONG	0.0126	Residential Condo	BG-6.0
03-11A-00805	70	SOUTHBRIDGE ST	BRADFORD,ROGER R	0.0115	Residential Condo	BG-6.0
03-11A-00806	70	SOUTHBRIDGE ST	GOUROUSIS,GEORGE P + ANDREA	0.0172	Residential Condo	BG-6.0
03-11A-00807	70	SOUTHBRIDGE ST	GHOSH,SHUBHENDU	0.0102	Residential Condo	BG-6.0
03-11A-00809	70	SOUTHBRIDGE ST	GATTI,FRANK M +	0.0102	Residential Condo	BG-6.0
03-11A-00810	70	SOUTHBRIDGE ST	QUALITY FIVE INC	0.0072	Residential Condo	BG-6.0
03-11A-00811	70	SOUTHBRIDGE ST	METCALF,DONALD G	0.0115	Residential Condo	BG-6.0

**Table A-1: Worcester Downtown URA Parcel Ownership**

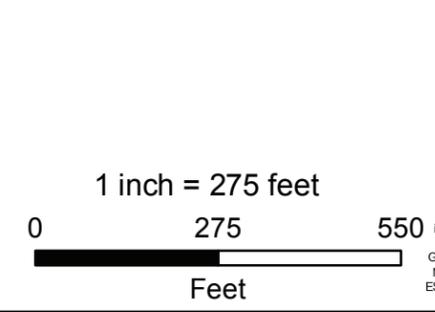
ID#	#	Address	Owner	Lot Size (ac)	Current Use	Current Zoning
03-11A-00812	70	SOUTHBRIDGE ST	KANTAR,UGUR KURTUL +	0.0072	Residential Condo	BG-6.0
03-11A-00813	70	SOUTHBRIDGE ST	DURAN,MIGUEL A	0.0132	Residential Condo	BG-6.0
03-11A-00814	70	SOUTHBRIDGE ST	PANTAZIS,PAVLOS	0.0072	Residential Condo	BG-6.0
03-11A-00815	70	SOUTHBRIDGE ST	HARDEN,AMY	0.0114	Residential Condo	BG-6.0
03-11A-00816	70	SOUTHBRIDGE ST	QUALITY FIVE INC	0.0217	Residential Condo	BG-6.0
03-11A-00901	70	SOUTHBRIDGE ST	O'BRIEN,MARGARET E	0.0217	Residential Condo	BG-6.0
03-11A-00902	70	SOUTHBRIDGE ST	MEDINA,DOUGLAS	0.0114	Residential Condo	BG-6.0
03-11A-00903	70	SOUTHBRIDGE ST	FRANCOIS,MICHELLE A	0.0072	Residential Condo	BG-6.0
03-11A-00904	70	SOUTHBRIDGE ST	BRADY,CHERYL C	0.0126	Residential Condo	BG-6.0
03-11A-00905	70	SOUTHBRIDGE ST	PUNTIERI,ROBERT	0.0072	Residential Condo	BG-6.0
03-11A-00906	70	SOUTHBRIDGE ST	NIETO,MARIA +	0.0172	Residential Condo	BG-6.0
03-11A-00907	70	SOUTHBRIDGE ST	PUNTIERI,ROBERT	0.0072	Residential Condo	BG-6.0
03-11A-00909	70	SOUTHBRIDGE ST	BISHAY,SHADY N +	0.0072	Residential Condo	BG-6.0
03-11A-00910	70	SOUTHBRIDGE ST	VARGAS,CAROLINA	0.0072	Residential Condo	BG-6.0
03-11A-00911	70	SOUTHBRIDGE ST	ABBOUD,SHADI A	0.0072	Residential Condo	BG-6.0
03-11A-00912	70	SOUTHBRIDGE ST	BRADY,CHERYL	0.0072	Residential Condo	BG-6.0
03-11A-00913	70	SOUTHBRIDGE ST	PUNTIERI,ROBERT	0.0072	Residential Condo	BG-6.0
03-11A-00914	70	SOUTHBRIDGE ST	MIYAUCHI,KEN	0.0072	Residential Condo	BG-6.0
03-11A-00915	70	SOUTHBRIDGE ST	CHANG,CHORNGHAW + JENNIFER	0.0132	Residential Condo	BG-6.0
03-11A-00916	70	SOUTHBRIDGE ST	MARKOS,ABRAHAM O	0.0217	Residential Condo	BG-6.0
03-11A-00917	70	SOUTHBRIDGE ST	MARKOS,ABRAHAM OZCAN	0.0114	Residential Condo	BG-6.0
03-11A-01001	70	SOUTHBRIDGE ST	CHUNG,KENNETH TRUSTEE	0.0217	Residential Condo	BG-6.0
03-11A-01002	70	SOUTHBRIDGE ST	KADIU,KRESHNIK	0.0114	Residential Condo	BG-6.0
03-11A-01003	70	SOUTHBRIDGE ST	KHARRAT,ALYA A + ABBOUD,GEORGE A	0.0072	Residential Condo	BG-6.0
03-11A-01004	70	SOUTHBRIDGE ST	RUSSO,EDWARD F TRUSTEE	0.0126	Residential Condo	BG-6.0
03-11A-01005	70	SOUTHBRIDGE ST	DYER,JOANNE E	0.0072	Residential Condo	BG-6.0
03-11A-01006	70	SOUTHBRIDGE ST	GRAF,WILLIAM	0.0172	Residential Condo	BG-6.0
03-11A-01007	70	SOUTHBRIDGE ST	DUFFY,JAMES J + MARY K	0.0072	Residential Condo	BG-6.0
03-11A-01009	70	SOUTHBRIDGE ST	LOPOLITO,RAYMOND	0.0072	Residential Condo	BG-6.0
03-11A-01010	70	SOUTHBRIDGE ST	PAUL,TINA	0.0072	Residential Condo	BG-6.0
03-11A-01011	70	SOUTHBRIDGE ST	CHARBONNEAU,ROY M +	0.0072	Residential Condo	BG-6.0
03-11A-01012	70	SOUTHBRIDGE ST	ZAKI,TONY V + NERMINE M TRUSTEES	0.0072	Residential Condo	BG-6.0
03-11A-01013	70	SOUTHBRIDGE ST	SPENCER,DAVID	0.0072	Residential Condo	BG-6.0
03-11A-01014	70	SOUTHBRIDGE ST	SPENCER,DAVID	0.0072	Residential Condo	BG-6.0
03-11A-01015	70	SOUTHBRIDGE ST	FIGUEROA,EDGAR +	0.0132	Residential Condo	BG-6.0
03-11A-01016	70	SOUTHBRIDGE ST	MARKOS,ABRAHAM	0.0217	Residential Condo	BG-6.0
03-11A-01017	70	SOUTHBRIDGE ST	DUFFY,JAMES J + MARY K	0.0114	Residential Condo	BG-6.0
03-013-00011	2	SOUTHBRIDGE ST	WORCESTER CTR FOR PERFORMING ARTS,I	0.6516	Theater	BG-6.0
05-012-0026A	328	SOUTHBRIDGE ST	GRENACHE, KATHLEEN J	0.1768	Auto Repair	MG-2.0
05-012-00027	346	SOUTHBRIDGE ST	JOMO LLC	0.1017	Adult Entertainment	MG-2.0
05-003-00016	50	WASHINGTON ST	MASSEY,SERENA E TRUSTEE	0.6273	Warehouses Mfg	MG-2.0
05-009-00019	149	WASHINGTON ST	WG WASHINGTON STREET LLC	1.7800	Buildings for Mfg	MG-2.0
05-003-00017	69	WASHINGTON ST	WORCESTER AMBULANCE LLC	0.2475	Land for Mfg	MG-2.0
05-009-00009	127	WASHINGTON ST	HARRINGTON,PAUL J	0.1502	Auto Repair	MG-2.0
05-007-00005	0	WASHINGTON ST	WYMAN-GORDON COMPANY	0.9008	Surface Parking Lot	MG-2.0
05-002-00001	2	YWCA WAY	YWCA	1.6898	Charitable Services	BG-6.0
05-002-00003	4	YWCA WAY	YWCA	0.8274	Recreation Active	BG-6.0





**Legend**

- Roads
- Building Footprints
- Proposed Urban Renewal Parcels



Source:  
-MassGIS  
Basemap & Environmental Data  
-Aerial & Topo Imagery  
ESRI, DigitalGlobe, GeoEye, i-cubed,  
DeLorme, NAVTEQ, TomTom, Intermap,  
increment P Corp., AEX, GEBCO, USDA,  
USGS, FAO, NPS, NRCAN, GeoBase,  
Getmapping, Aergrid, IGP, IGN, Kadaster  
NL, Ordnance Survey, ESRI Japan, METI,  
ESRI China (Hong Kong), swisstopo, & the  
GIS User Community

**URBAN REVITALIZATION PLAN**  
Downtown Worcester URP Parcels  
Worcester, MA  
Figure A-1





## **Attachment B Required Approvals and Actions**

- WRA Public Hearing and Declaration of Necessity
- Planning Board Finding Consistency with Comprehensive Plan
- Board of Selectmen Approval of URP
- Certification by Legal Counsel



## **WRA Public Hearing and Declaration of Necessity**



## **Worcester Redevelopment Authority**

May 5, 2016

**Whereas**, the Worcester Redevelopment Authority determined that an urban renewal project should be undertaken in the city pursuant to M.G.L. c.121B and established a Citizens Advisory Committee for the purposes of providing public participation in the creation of a Downtown Urban Revitalization Plan;

**Whereas**, the Worcester Redevelopment Authority authorized the preparation of a Downtown Urban Revitalization Plan;

**Now Therefore, Be it Voted**, that Worcester Redevelopment Authority does hereby accept and approve the Urban Renewal Plan entitled "Downtown Urban Revitalization Plan, Worcester, Massachusetts," dated April 2016, prepared by BSC Group (the "Plan"), for the proposed Downtown Urban Revitalization Area, consisting of 118.4 acres, as presented at its special meeting held on May 5, 2016.

**And Be it Voted Further**, that the Worcester Redevelopment Authority, based upon the evidence set forth in the Plan and its own knowledge of the area, finds that the Downtown Urban Revitalization Area, as shown on the Plan, to be a decadent area and a blighted open area as those terms are defined in M.G.L. c.121B, §1.

**And Be it Voted Further**, that the Worcester Redevelopment Authority hereby authorizes its chair to file a certified copy of the Plan along with the minutes of this meeting and to refer the Plan, as approved, to the Executive Office of the City Manager for further submittal to the City Council and Planning Board in accordance with M.G.L. c.121B, §48.



## Planning Board Finding Consistency with Comprehensive Plan



**City of Worcester, Massachusetts  
Planning Board**

Andrew Truman  
Chair



Satya Mitra – Vice Chair  
John Vigiotti  
Andrew Freilich

**RESOLUTION OF THE WORCESTER PLANNING BOARD**

May 18, 2016

**Whereas**, the Worcester Redevelopment Authority voted May 5, 2016 to approve the Urban Renewal Plan entitled “Downtown Urban Revitalization Plan, Worcester, Massachusetts,” dated April 2016, prepared by BSC Group and find the Downtown Revitalization Area, consisting of 118.4 acres, to be a decadent and blighted area in accordance with M.G.L. c.121B; and

**Whereas**, the Worcester Planning Board has reviewed the Downtown Urban Revitalization Plan and believes that the Downtown Urban Revitalization Plan is consistent with the city of Worcester’s community development plans and supports the goals set forth in the City of Worcester Master Plan, as amended, and the 2012 Theater District Master Plan; and

**Now Therefore Be It Resolved**, that the Worcester Planning Board hereby finds that the Downtown Urban Revitalization Plan, Figure A-1: Project Location and URA Boundary, is based on a local survey and conforms to a comprehensive plan for the city of Worcester as a whole in accordance with M.G.L. c.121B, §48.

Worcester Planning Board

Andrew Truman  
Chairman

Adopted: May 18, 2016



## Board of Selectmen Approval of URP



## CITY OF WORCESTER

**WHEREAS**, the Worcester Redevelopment Authority in collaboration with the city of Worcester has undertaken a multi-phase planning process with public meetings, a survey and other research, including the preparation of the 2012 Theater District Master Plan, to consider the preparation of an urban renewal plan to revitalize its downtown area;

**WHEREAS**, the Worcester Redevelopment Authority authorized the preparation of a Downtown Urban Revitalization Plan and convened a Citizen Advisory Committee in 2014 for the purposes of soliciting public participation and comment;

**WHEREAS**, the Worcester Redevelopment Authority at a public hearing held on May 5, 2016 voted to find that the Downtown Urban Revitalization Area to be a decadent area and a blighted open area as those terms are defined in M.G.L. c.121B, §1 and voted to approve the Downtown Urban Revitalization Plan dated April 2016;

**WHEREAS**, the city of Worcester Planning Board determined that the Downtown Urban Revitalization Plan is based on a local survey and conforms to a comprehensive plan for the city of Worcester as a whole at its public meeting held on May 18, 2016;

**WHEREAS**, the City Council seeks to further the goals and objectives contained in the Downtown Urban Revitalization Plan dated April 2016 to promote revitalization opportunities within the Downtown Urban Revitalization Area, as defined in the April 2016 plan.

**NOW THEREFORE BE IT ORDERED**, that the City Council of the city of Worcester:

1. Finds that there is a clear need and necessity for an urban renewal plan for the city of Worcester; and

2. Approves the boundaries of the Downtown Urban Revitalization Plan, as depicted in the map, title Figure A-1: Project Location and URA Boundary, attached hereto; and

3. Finds that the Downtown Urban Revitalization Area, as shown on the Plan, to be a decadent area and a blighted open area as those terms are defined in M.G.L. c.121B, §1 and is in need of revitalization and redevelopment; and

4. Approves the Urban Renewal Plan entitled "Downtown Urban Revitalization Plan, Worcester, Massachusetts," dated April 2016, prepared by BSC Group, for the Downtown Urban Revitalization Area,; and

5. Authorizes and directs the City Manager to request that the Worcester Redevelopment Authority submit the Downtown Urban Revitalization Plan dated April 2016 to the Department of Housing and Community Development for final approval; and

6. Authorizes the Worcester Redevelopment Authority to approve minor, non-substantive language changes to the Downtown Urban Revitalization Plan if such changes are recommended by the Department of Housing and Community Development.

**In City Council**

**June 14, 2016**

**Order adopted by a yea and nay vote of Eleven Yeas and No Nays**

**A Copy. Attest:**



**Susan M. Ledoux  
City Clerk**

## Certification by Legal Counsel





CITY OF WORCESTER  
LAW DEPARTMENT  
CITY HALL, ROOM 301  
WORCESTER, MASSACHUSETTS 01608

TELEPHONE  
(508) 799-1161  
FACSIMILE NUMBER  
(508) 799-1163

DAVID M. MOORE  
CITY SOLICITOR

August 17, 2016

Department of Housing & Community Development  
100 Cambridge Street, Suite 300  
Boston, MA 02114

RE: Opinion of Counsel  
City of Worcester Downtown Urban Revitalization Plan

To Whom It May Concern:

I, Jennifer H. Beaton, duly appointed Deputy City Solicitor for the City of Worcester, hereby certify, pursuant to the requirements of 760 C.M.R. 12.02(5) that:

The City of Worcester Downtown Urban Revitalization Plan dated April 2016, as approved by the Worcester Redevelopment Authority on May 5, 2016, by the Worcester Planning Board on May 18, 2016, and the Worcester City Council, after a public hearing, on June 14, 2016, is in compliance with all applicable laws, including the requirements set forth in M.G.L. c.121B and M.G.L. c.79A.

I hereby certify that, to the best of my knowledge and belief, the above-listed certification is true, complete and accurate.

IN WITNESS WHEREOF, signed this 17<sup>th</sup> day of August, 2016.

  
\_\_\_\_\_  
Jennifer H. Beaton  
Deputy City Solicitor



## **Attachment C Public Participation**

- CAC Meetings
- Public Meetings
- Newspaper Articles about the URP



## CAC Meetings

January 22, 2015  
February 13, 2015  
April 16, 2015  
April 30, 2015  
May 14, 2015  
June 4, 2015  
August 27, 2015  
November 19, 2015  
February 11, 2016



# City of Worcester, Massachusetts

Edward M. Augustus, Jr.  
City Manager

Michael E. Traynor, Esq.  
Chief Executive Officer  
Worcester Redevelopment Authority



**WORCESTER REDEVELOPMENT AUTHORITY**  
**Citizens Advisory Committee Meeting**  
**Thursday, January 22, 2015**  
**8:00 A.M.**  
**City Hall, 455 Main Street**  
**Levi Lincoln Chamber**  
**Worcester, MA 01608**

1. Welcome
2. Introductions
3. Role of the CAC
4. Review of Theater District Master Plan
5. Overview of Project Area Conditions
6. Schedule
7. Public Outreach
8. Next Steps

**Worcester Redevelopment Authority  
Citizens Advisory Committee  
January 22, 2015  
8:00 AM  
City Hall – Levi Lincoln Room  
Worcester, Massachusetts**

Present:

John Brissette, Chair, Jill Dagilis, Vice Chair, Frank Carroll, Michelle Johnson, Hong Tran, Alec Lopez, Mable Millner, Linda Cavioli,

Staff

Michael Traynor, WRA Chief Executive Officer

Heather Gould, Chief of Staff, EOED

Jackson Restrepo, Sr. Project Manager, EOED

Jane Bresnahan, Administrative Assistant, EOED

Chair Brissette welcomed everyone to the meeting and thanked them for their participation, stating he looks forward to working with them throughout the urban renewal process.

Vincent Pedone, Chair of the Worcester Redevelopment Authority, described to the committee that the WRA is statutorily created. The WRA has been involved with six urban renewal projects. The first four projects were governed by WRA-hired staff. In the 1990s, the WRA was stripped of most of its financial independence and reduced to being staffed by the City. There are two active projects remaining - Worcester Medical Center and Washington Square Redevelopment and operations of Union Station. Mr. Pedone stated that the committee has been established to advise the consultants and the WRA Board in the drafting of the urban renewal plan and to bring the urban renewal process to the community as the plan moves forward. Mr. Pedone requested Chair Brissette to identify member(s) to periodically attend WRA meetings to update the WRA on accomplishments.

Michael Traynor stated that the Committee is subject to the open meeting law requirements. He further explained that while the committee is not subject to the Conflict of Interest Law, members were nevertheless receiving the state Ethics Commission's summary of the law for municipal employees. He advised that members should use this as the guiding principles for participation on the committee and that any specific issues or concerns could be brought to the city solicitor. Members were asked to sign the city's form to acknowledge receipt of the summary. Mr. Traynor then presented an overview of the role and responsibilities of the Committee, stating that the Committee will work with

City staff, the BSC Group, and the WRA to plan for, organize, and participate in a community input process.

In a review of past practices and reports guiding the overall vision of the Urban Renewal Plan, Heather Gould gave a PowerPoint overview of the Theatre District Master Plan completed in 2012 by the Worcester Business Development Corporation and the City. Over the past decade, downtown Worcester has witnessed substantial public and private investment. The Theatre District Master Plan is a strategic review of the strengths, challenges, and opportunities of an approximately 30 acre area in the downtown. The goal: To drive growth and spur private investment by leveraging public improvements with the outcome of activating the street life throughout the District. The vision: An active, mixed-use, 18-hour neighborhood with significant institutional growth to support a vibrant entertainment and cultural environment drawing residents, businesses, and visitors to downtown. Ms. Gould also reviewed the recommended actions and primary development opportunities outlined in the Theatre District Master Plan.

Jef Fasser, BSC Group, presented a PowerPoint to the Committee outlining BSC's role as the consultant for the urban renewal process. The CAC will play a prominent role as part of the public participation process required by urban renewal regulations. Mr. Fasser stated that they will work with the Committee to develop the content for the requisite public meetings/hearings for the urban renewal plan. BSC will undertake an inventory and review of existing conditions and report their findings to the Committee at the next meeting. Mr. Fasser reviewed the proposed boundaries of the Urban Renewal Plan, stating that the current area included the Theatre District Master Plan area as well as extending up Pleasant Street to Chestnut Street to High Street to Chatham Street back down to Main Street to Southbridge Street and extending over to the streets surrounding Wyman Gordan.

A question was asked about State participation. Russell Burke, BSC Group, answered that as part of the Urban Renewal Plan designation, an area could not be officially considered as an Urban Renewal Area until the State's Department of Housing and Community Development (DHCD) approved such a plan, and that the plan had to be prepared in accordance with State regulations. Mr. Fasser also advised that he has worked with the State's DHCD on other urban renewal plans and has a good working relationship with DHCD. Mr. Traynor informed the Board that Carol Wolfe from DHCD has reviewed and walked the proposed urban renewal area.

At the conclusion of the meeting it was determined that the Worcester Redevelopment Authority and its Citizens Advisory Committee will hold a joint meeting on February 13, 2015 at 8:00 AM – Levi Lincoln Chamber.

A motion was made by Jill Dagilis and seconded by Frank Carroll to end the meeting. The meeting ended at 9:10 AM.

# City of Worcester, Massachusetts

Edward M. Augustus, Jr.  
City Manager

Michael E. Traynor, Esq.  
Chief Executive Officer  
Worcester Redevelopment Authority



## **WORCESTER REDEVELOPMENT AUTHORITY MEETING NOTICE**

**Friday, February 13, 2015**

**8:00 A.M.**

**Levi Lincoln Chamber, City Hall, 3<sup>rd</sup> Floor  
Worcester, MA 01608**

### **AGENDA**

Call to Order

Roll Call

Approval of the Minutes of the January 9, 2015

New Business

1. Joint Meeting with Citizens Advisory Committee - Update on the Downtown/Theatre District Urban Renewal Plan Process and Public Hearing Announcement - February 26, 2015
2. Proposed Amendment No. 1 to VHB Lease Agreement – Recommend Approval
3. Release of Executive Session Minutes – January 9, 2015 relative to the VHB Lease Amendment
4. Status Reports – Miscellaneous Maintenance/Improvement Projects
  - a) Union Station Signage Project
  - b) Union Station Harding Street Improvements Project
  - c) Union Station Restrooms Project
  - d) Union Station – Loading Dock Dumpster: Area Cleanliness/Users’ Conduct

The Worcester Redevelopment Authority does not discriminate on the basis of disability. The Worcester Redevelopment Authority will provide auxiliary aids and services, written materials in alternative formats, and reasonable modifications in policies and procedure to persons with disabilities upon advance request. Please contact Jane Bresnahan at [bresnahanj@worcesterma.gov](mailto:bresnahanj@worcesterma.gov) or the ADA Coordinator at [disabilities@worcesterma.gov](mailto:disabilities@worcesterma.gov).

**Worcester Redevelopment Authority**  
Worcester City Hall, 455 Main Street, Worcester, Massachusetts 01608  
Telephone: (508) 799-1400 Ext. 249 Fax: (508) 799-1406  
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Website: [www.worcestermass.org](http://www.worcestermass.org)



Status Reports (continued)

e) Tenant Update

f) Proposed Special Legislation Authorizing the City Manager to Appoint the  
Chair of the Authority

5. Financial Update

Update FTA Reimbursement

Monthly Expenditure Report

Updated Executed Contracts and Payments

# City of Worcester, Massachusetts

Edward M. Augustus, Jr.  
City Manager

Michael E. Traynor, Esq.  
Chief Executive Officer  
Worcester Redevelopment Authority



**Joint Meeting**  
**WORCESTER REDEVELOPMENT AUTHORITY**  
**and**  
**WRA Citizens Advisory Committee**  
**Friday, February 13, 2015**  
**8:00 A.M.**  
**City Hall, 455 Main Street**  
**Levi Lincoln Chamber**  
**Worcester, MA 01608**

**Present:**

*Worcester Redevelopment Authority Board*

Vincent A. Pedone, Chair  
Steven Rothschild  
David Minasian

*Staff*

Michael E. Traynor, Chief Executive Officer  
Erin Cahill, WRA Financial Manager  
Jackson Restrepo, Executive Office of Economic Development  
Jane Bresnahan, Executive Office of Economic Development

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority and the WRA Citizens Advisory Committee was held at 8:00 A.M. on February 13, 2015.

**1. Call to Order**

Chief Executive Officer Michael Traynor called the meeting to order at 8:15 A.M.

**2. Roll Call**

Mr. Traynor called the roll.

## **New Business**

### **1. Joint Meeting with Citizens Advisory Committee - Update on the Downtown/Theatre District Urban Renewal Plan Process and Public Hearing Announcement - February 26, 2015**

Chair Pedone opened the WRA Board meeting and invited Chair Brissette to open the WRA Citizens Advisory Committee meeting.

Jef Fasser, BSC Group, delivered a PowerPoint presentation that outlined draft proposed boundaries of the urban renewal area, and the process of preparing and obtaining approval of an urban renewal plan. He also discussed the respective roles of the WRA and the CAC. Mr. Fasser outlined the area of the plan and stated that he will work with the Committee in every step of the urban renewal process.

Mr. Traynor explained to the Committee and the WRA that this plan is not comparable to the Medical City Urban Renewal Plan, the dominant purpose of which was to obtain title to numerous properties by eminent domain to assemble a development parcel for an identified redeveloper. The actions under this proposed plan will be strategic, not every property located within the plan boundaries will be targeted for urban renewal activities. The goal of this plan is to change the fabric of the area downtown and the boundaries outlined in the Plan by incentivizing private investment and replacing non-performing or underperforming property owners. Mr. Traynor explained that the financing aspect of the plan will come into play as the plan evolves. At the present time there is no funding available from the State.

Mr. Pedone introduced City Councilor Frederick C. Rushton, Chair of the City Council Economic Development Subcommittee. Councilor Rushton said that he looked forward to having his Committee involved in the process along with the rest of the City Council members.

Advisory Committee Members proposed additions to the process to include a mailing to property and business owners prior to the first public hearing to discuss the development of a proposed urban renewal plan for the Theatre District and surrounding areas being held February 26, 2015 at 5:30 PM in City Hall

Mr. Traynor advised the members that he will work with John Hill, Communications Specialist from the City Manager's office to make sure the hearing is well publicized.

The Citizens Advisory Committee conducted their meeting until 8:55 AM. The WRA recessed its meeting and resumed at 9:12 AM.

### **2. Proposed Amendment No. 1 to VHB Lease Agreement – Recommend Approval**

Mr. Traynor advised the Board that VHB has accepted the WRA's counterproposal, to VHB's request for a lease amendment, as outlined in the executive session held on January 9, 2015. In summary, the amendment deletes the current schedule of rent increases for the first three year renewal and freezes the current annual rent for the next three years.

Mr. Rothschild offered the following motion as written:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 1 to the Commercial Lease Agreement dated January 31, 2008 with Vanasse Hangen Brustlin, Inc., to revise the rent payable over the term of the first three year extension through July 8, 2018.**

Mr. Minasian seconded the motion, and it was voted 3-0 on a voice vote.

**3. Release of Executive Session Minutes – January 9, 2015 relative to the VHB Lease Amendment**

Mr. Traynor provided the Board Members with Executive Session Minutes for review relative to the VHB Lease Amendment. The portion of the Sale of Parcel at Washington Square has been redacted because the basis for Executive Session has not expired as of February 13, 2015. Chair Pedone reviewed and released the portion of the Executive Session Minutes regarding the VHB Lease Amendment and stated the minutes are now public and are disclosed and released to the public.

**4. Status Reports – Miscellaneous Maintenance/Improvement Projects**

Ms. Cahill advised the Board that Fusion Entertainment has not paid its January rent and underpaid the previous three months. The Board requested Mr. Traynor to send a default letter.

Mr. Traynor advised the Board that the Board's petition for city council designation of a taxi stand area on Harding Street, as part of the Harding Street Improvements Project was presented the City Council's Standing Committee on Traffic and Parking. The request for the taxi stand area as well as the plan the overall project were well received and the Committee voted to recommend approval of the petition to the City Council.

**Other Business**

**Monthly Expenditure Report**

Ms. Cahill, WRA Financial Manager reviewed with the Board the check detail and monthly comparison summary between January 7, 2015 and February 9, 2015. Expenses were \$75,313.43. Ms. Cahill stated that there were \$22,000.00 less in expenses for this time period.

**Updated Executed Contracts and Payments**

Ms. Cahill stated that a check in the amount of \$210,000.00 was received from the FTA which is the eighty percent reimbursement for the Fixed Guideways Funded Capital Projects for design scope of the Harding Street Improvements, Interior and Exterior Signage and First Floor Public Restrooms as well as work in connection with Coghlin Electrical Contractors and Siemens Industry for video surveillance equipment.

Chair Pedone requested that the Board change the meeting in March. After discussion the Board moved the meeting to Friday, March 6, 2015 at 8:00 AM.

Respectfully submitted,

Michael E. Traynor,  
Chief Executive Officer

# City of Worcester, Massachusetts

Edward M. Augustus, Jr.  
City Manager

Michael E. Traynor, Esq.  
Chief Executive Officer  
Worcester Redevelopment Authority



**Citizens Advisory Committee Meeting  
Thursday, April 16, 2015  
8:00 A.M.  
City Hall, 455 Main Street  
Levi Lincoln Chamber  
Worcester, MA 01608**

## Call to Order

1. Introduction – New CAC Members
2. Approval of Minutes – January 22, 2016 and February 26, 2015
3. Downtown/Theatre District Urban Renewal Plan
  - Review of Project Area
  - Proposed Project Goals and Objectives
  - Proposed Redevelopment Opportunities
  - Proposed Public Realm Improvements
  - Next Steps

**Worcester Redevelopment Authority**  
**Citizens Advisory Committee**  
**April 16, 2015**  
**8:00 AM**  
**City Hall – Levi Lincoln Room**  
**Worcester, Massachusetts**

Present:

John Brissette, Chair, Jill Dagilis, Vice Chair, Frank Carroll, Linda Cavaoli, Jack Donahue, Paul Demoga, Alex Dunn, Alec Lopez, Stacey Luster, Mable Millner, Deborah O'Malley, Hong Tran,

Staff:

Michael Traynor, WRA Chief Executive Officer  
Heather Gould, Chief of Staff, EOED  
Jane Bresnahan, Administrative Assistant, EOED

Mr. Brissette called the meeting to order at 8:06 A.M.

1. Introduction of New Members

Mr. Brissette advised the Committee that at the request of community leaders, discussions with the Administration and the CAC, it was determined that a representative from the Canal District and the Crown Hill District be added to the Citizens Advisory Committee. Alan Fletcher from the Canal District and Honee Hess from the Crown Hill Historic District have been added to the committee.

2. Approval of Minutes

A motion was made by Chair Brissette to approve the minutes of the February 13, 2015 and February 26, 2015 Public Hearing. Mr. Donahue seconded the motion.

3. Downtown/Theatre District Urban Renewal Plan

As part of a PowerPoint presentation, Mr. Jef Fasser (BSC Group) reviewed the information needed within an urban renewal plan. He provided Committee members with a hand-out of proposed project goals and objectives. He continued his presentation by reviewing the study area, the footprint of the current Theater District Master Plan, and proposed development opportunities.

Mr. Fasser advised the Committee that he has met with representatives from the Department of Public Works and Parks to discuss existing conditions and planned infrastructure improvements – noting that the existing city utilities (water and sewer) are

in good condition and adequately sized for the uses within the urban renewal proposed area. Mr. Donahue requested that BSC try to get information on existing infrastructure from the gas and electric companies in the city to make sure the infrastructure is up to standards, and Ms. Dagilis stated that BSC should be aware of the potential need for buildings within the URP to require upgrades to utility connections to buildings and within the streets as well as vaults. Members discussed pros and cons of housing – particularly student housing, tax exempt properties/not taking properties off the tax rolls, and working with existing tenants/property owners.

Ms. Luster was particularly concerned about displacing local small businesses, particularly minority businesses and relocation. Mr. Burke explained the DHCD parameters for relocation in an urban renewal scenario. Mr. Fasser stated he will provide members with a description of the State mandates on relocation. Mr. Burke also noted that the mandates have been updated and retooled to current standards.

Mr. Fasser offered potential development opportunities, starting with the Mid-Town Mall at 10-22 Front Street. The Committee requested careful consideration be made when thinking about actions that may affect businesses and relocation of those businesses. Mr. Fasser continued with the presentation outlining additional proposed development opportunities: Aldrich Street, Park Plaza on Main Street, 517-521 Main Street, 521-545 Main Street, Chatham Street at Main Street, Chatham Street at High Street, Federal and Portland Street, McGrath Parking Lot at Salem Square, Southbridge Street, and Wyman Gordon owned parcels. The discussion turned to the urban renewal area boundary and whether or not the area could be expanded. Mr. Traynor gave a brief background to the Committee of why the area was selected to be the focus.

Mr. Fasser stated that the WRA is looking to complete the urban renewal plan for submission to DHCD in Fall 2015. The Committee requested that the presentation and most current maps be forwarded for review. The Committee will meet again at 8:00 am on April 30 to discuss further.

A motion was made by John Brissette and seconded by Jack Donahue to end the meeting. The meeting ended at 9:40 AM.

# City of Worcester, Massachusetts

Edward M. Augustus, Jr.  
City Manager

Michael E. Traynor, Esq.  
Chief Executive Officer  
Worcester Redevelopment Authority



**Citizens Advisory Committee Meeting  
Thursday, April 30, 2015  
8:00 A.M.  
City Hall, 455 Main Street  
Levi Lincoln Chamber  
Worcester, MA 01608**

## Call to Order

1. Approval of Minutes – April 16, 2015
2. Downtown/Theatre District Urban Renewal Plan
  - Visioning Session

**Worcester Redevelopment Authority**  
**Citizens Advisory Committee**  
**April 30, 2015**  
**8:00 AM**  
**City Hall – Levi Lincoln Room**  
**Worcester, Massachusetts**

Present:

John Brissette, Chair, Frank Carroll, Linda Cavaioli, Jack Donahue, Paul Demoga, Alex Dunn, Allen Fletcher, Michelle Johnson, Alec Lopez, Mable Millner, Hong Tran,

Staff:

Michael Traynor, WRA Chief Executive Officer  
Heather Gould, Chief of Staff, EOED  
Jackson Restrepo, Special Project Coordinator, EOED  
Jane Bresnahan, Administrative Assistant, EOED

Mr. Brissette called the meeting to order at 8:05 A.M.

1. Introduction of New Members

Mr. Brissette welcomed Allen Fletcher from the Canal District noting that two new members have been added to the Committee to represent the Canal District and the Crown Hill District.

2. Approval of Minutes

Chair Brissette asked the Committee to approve the minutes of the April 16, 2015 meeting. Mr. Demoga made a motion to approve the minutes. Mr. Fletcher seconded the motion.

3. Downtown/Theatre District Urban Renewal Plan

- Visioning Session

City Manager Edward Augustus thanked the Committee for allowing him to share his vision for the future of the Downtown. He acknowledged that the Urban Renewal Project is meant to build upon the success of the Hanover Theatre for the Performing Arts and the creation of the Theatre District Master Plan. He then reflected upon how the downtown has evolved over the past thirty years – describing the CitySquare project and the re-opening of Front Street, re-creating the connections from Downtown to Washington Square, a vision inspired through the renovation of Union Station, the emergence of the Canal District, the announcement of a new Washington Square hotel

and the development of the Osgood Bradley Building into student housing – the development of the Osgood Bradley Building into an 82 unit, 250 bed market rate purpose built student housing complex bringing college students to the downtown core, creating a density and an energy that was lacking. Mr. Augustus noted the instrumental development of the Massachusetts College of Pharmacy and Health Sciences under the leadership of President Charles Monahan, and the development of numerous buildings within the downtown footprint - the Regional Justice Center and Gateway Park, the Voke Lofts and the construction of a new Hampton Inn hotel. He mentioned how the City was doing its part with funding programmed for streetscape within the downtown core – on Main Street from Courthouse to Courthouse, as well as Salem, Portland, Federal, and Southbridge Streets – new sidewalks, stamped crosswalks, and lighting. He would also like to see a front entrance be added to the Library opening up to the Common as well as the creation of a tot lot between the Library and the YWCA. Urban renewal is a worthwhile program to promote redevelopment in areas struggling with disinvestment and decay. While downtown Worcester has many positive attributes - strong businesses, historic architecture, vibrant entertainment and nightlife options, it suffers from a declining building stock due to property owners unwilling or incapable of maintaining and investing in their real estate. The impact of new investment is limited by substandard properties within the area. With the right resources and the right support, a targeted urban renewal program for downtown Worcester would eliminate those pockets of blight. Mr. Augustus noted that along with MCPHS, Becker College has students living in the area, Quinsigamond Community College has 1,500 students in their Center for Workforce Development and Continuing Education on Franklin Street, and Worcester State University is also looking into space within the urban renewal area. Mr. Augustus wants the URP to be a blueprint to guide developers 5, 10, 15 years down the road – identify the disinvested properties and address them because the City and the merchants deserve better. Worcester is the second largest city in New England, let’s start acting like it.

During the discussion that followed, the Committee suggested/requested that the plan might be better received by changing the word “renewal” to “revitalization.” In closing, Mr. Augustus suggested that the committee review the plan and look at it as a toolbox to identify the boundaries and the footprint of all the structures and vacant land within the plan.

| \_\_\_\_\_ Mr. Traynor advised the Committee that a presentation on the Theatre District Master Plan will be given by the consultant who drafted it, and that a copy of the Theatre District Master Plan will be emailed to the Committee. The Committee will next meet May 14, 2015 at 8:00 AM.

A motion was made by Paul Demoga and seconded by Jack Donahue to end the meeting. The meeting ended at 9:15 AM.

# City of Worcester, Massachusetts

Edward M. Augustus, Jr.  
City Manager

Michael E. Traynor, Esq.  
Chief Executive Officer  
Worcester Redevelopment Authority



**Citizens Advisory Committee Meeting**  
**Thursday, May 14, 2015**  
**8:00 A.M.**  
**City Hall, 455 Main Street**  
**Levi Lincoln Chamber**  
**Worcester, MA 01608**

## Call to Order

1. Approval of Minutes – April 30, 2015
2. Theatre District Master Plan Presentation  
Crosby Schlessinger & Smallridge Consultants

**Worcester Redevelopment Authority**  
**Citizens Advisory Committee**  
**May 14, 2015**  
**8:00 AM**  
**City Hall – Levi Lincoln Room**  
**Worcester, Massachusetts**

Present:

John Brissette, Chair, Jill Dagilis, Vice Chair, Linda Cavaoli, Jack Donahue, Paul Demoga, Allen Fletcher, Honee Hess, Alec Lopez, Stacey Luster, Mable Millner, Hong Tran,

Staff:

Heather Gould, Chief of Staff, EOED  
Jackson Restrepo, Special Project Coordinator, EOED  
Amanda Gregoire, Project Manager, EOED  
Jane Bresnahan, Administrative Assistant, EOED

Mr. Brissette called the meeting to order at 8:07 A.M.

1. Approval of Minutes

Chair Brissette asked the Committee to approve the minutes of the April 30, 2015 meeting. Mr. Donahue made a motion to approve the minutes. Ms. Dagilis seconded the motion.

2. Theatre District Master Plan Presentation  
Crosby Schlessinger & Smallridge Consultants

Chair Brissette introduced Craig Blais, President & CEO of the Worcester Business Development Corporation. Mr. Blais spoke about the Theatre District Initiative, a partnership with the City focused on generating new investment and vitality in an area surrounding the restored Hanover Theatre for the Performing Arts. With this partnership, the City and WBDC leveraged investment within the Federal Square area by combining private investment and market strategies with public programming and infrastructure support to promote economic development of the area. Chair Brissette introduced and welcomed Representative Mary Keefe to the meeting.

Mr. Blais introduced Skip Smallridge and Carole Schlessinger. In December 2013, Crosby Schlessinger & Smallridge was hired to prepare a Downtown Worcester Theatre District Master Plan. Mr. Smallridge informed the group that the plan was introduced in January 2013 to City Council and the goal of the plan was to create a district identity and sense of place within Downtown Worcester, and to identify buildings and sites that provide the primary transformation opportunities for institutional, housing, and entertainment/cultural uses, as well as the infrastructure improvements needed to support those uses. Mr. Smallridge noted The WBDC's

recent purchase of 20 Franklin Street and plans for its transformation illustrate the organization's commitment to the plan as well as the City's commitment to make the necessary improvements through its various programs and initiatives, including streetscape and parking to support the private investment efforts. Mr. Smallridge reviewed the Action Agenda for the plan and map of a mixed-use district outlining education institutions (market rate student housing, existing and proposed, commercial, residential, community and ground level retail. Mr. Smallridge noted the acquisition by the Hanover Theatre of 551 Main Street to become a mixed use building, and the CitySquare project including the parking garage and new hotel. He discussed the need for a parking garage in the area of Federal Street.

The Downtown Worcester Theatre District Master Plan presents an Action Agenda – guiding principles for the plan - then expands into more detailed plans and recommendations. The Action Agenda includes the following eight principles: Create a Mixed-Use District Anchored in Institutional Growth, showing examples of Saint Vincent Hospital and Massachusetts College of Pharmacy and Health Sciences; Establish an Entertainment Core Linked to Activity Centers & Open Spaces – a master plan with Federal Street Entertainment Core and links to other activity centers and open spaces; Increase Stock of Market-Rate and Student Housing – New residential developments which have introduced 430 units between 2005 and 2012, have reached full occupancy and carry a wait list and CitySquare which includes plans for housing up to 300 units; Special Opportunity Area – examples of pedestrian-focused entertainment districts that have been converted on 4th Street in Cleveland, Ohio and Louisville, Kentucky; Attract Private and Institutional Investment; Expand District Connections – previous projects included Massachusetts College of Pharmacy and Health Sciences (academic) as well as the construction of the Gateway Park project (business innovation Center) – new projects include the rehabilitation of 20 Franklin Street and ongoing CitySquare project; Improve Pedestrian Network of Alleys and Shared Streets – by proposing assets and primary circulation routes and expand district connections – possible creation between the Library and the YWCA with a plaza created in between; Manage and Increase Parking Supply – provided aerial of existing and proposed parking garages as well as reconfigured surface lots and proposed streets for angled parking – new proposed parking in the Federal Street area; Program for Live, Work, Study and Play – Mr. Smallridge noted the current successful projects – Common/Oval events, food trucks, movies and festivals.

Mr. Smallridge focused on Federal Street as a Special Opportunity Area, as a new urban gathering space, that creates an opportunity since it is only one block long, it is identifiable, and it provides a sense of closure. The discussion on Federal Street focused on the fact that it had the potential to be a walkable center of activity but needed to be programmed in a way that allowed it to become a destination attraction over time.

Mr. Smallridge noted that these plans take time and to move forward you need to build on Worcester's historic architecture in the Theatre District and Worcester's Downtown for moving forward with the WRA Urban Revitalization Plan. Committee members discussed various scenarios to increase the footprint of the master plan adding not to leave out certain neighborhoods and historic buildings and to work off of successful plans including Gateway Park and Union Station. Questions were raised about traffic circulation and connections – how are people coming into the Downtown? What are the traffic counts? Which should come first, construction of a parking garage or redevelopment? Mr. Brissette noted that these were all good questions – and that the discussion would be left at this point to continue at the next meeting.

The next meeting will be held June 4, 2015 at 8:00 AM, hosted by Linda Cavaoli at the YWCA.

A motion was made by John Brissette and seconded by Jack Donahue to end the meeting. The meeting ended at 9:15 AM.

# City of Worcester, Massachusetts

Edward M. Augustus, Jr.  
City Manager

Michael E. Traynor, Esq.  
Chief Executive Officer  
Worcester Redevelopment Authority



**Citizens Advisory Committee Meeting**  
**Thursday, June 4, 2015**  
**8:00 A.M.**  
**YWCA Central Massachusetts**  
**One Salem Square**  
**Worcester, MA 01608**

## Call to Order

1. Approval of Minutes – May 14, 2015
2. Exterior Evaluation of Properties within the Proposed Urban Revitalization Area (BSC Group)

**Worcester Redevelopment Authority**  
**Citizens Advisory Committee**  
**June 4, 2015**  
**8:00 AM**  
**YWCA, One Salem Square**  
**Worcester, Massachusetts**

Present:

John Brissette, Chair, Jill Dagilis, Vice Chair, Linda Cavaioli, Paul Demoga, Allen Fletcher, Jack Donahue, Alex Dunn, Alec Lopez, Stacey Luster, Deborah O'Malley, Hong Tran,

Representative Mary Keefe

Staff:

Michael Traynor, Chief Development Officer  
Heather Gould, Chief of Staff, EOED  
Jackson Restrepo, Special Project Coordinator, EOED  
Jane Bresnahan, Principal Staff Assistant, EOED

Mr. Brissette called the meeting to order at 8:10 A.M.

1. Approval of Minutes

Chair Brissette asked the Committee to approve the minutes of the May 14, 2015 meeting. Mr. Donahue made a motion to approve the minutes. Mr. Dunn seconded the motion.

2. Exterior Evaluation of Properties within the Proposed Urban Revitalization Area (BSC Group)

Chair Brissette reviewed the process to date and the purpose of today's meeting. Mr. Fasser then, through a presentation format, started a review of the physical conditions of the existing buildings within the proposed Urban Revitalization Area (URA). Mr. Fasser explained that an exterior survey of the parcels and buildings within the URA was completed from the street level, and highlighted the specific properties that BSC was recommending be studied in further detail as the URP process continues. Mr. Fasser also reviewed proposed public realm improvements pointing out proposed traffic improvements, streetscape improvements and pedestrian connections within the URA. The discussion following the presentation addressed the following:

- Parking – Downtown parking is an issue, particularly when it is dedicated for specific buildings and not available to the general public
- Condo-owned Buildings – redeveloping is a challenge due to multiple ownership entities
- Façade improvements, and the extent of any proposed improvements, as well as vacant storefronts and how to fill them.

The next meeting will be held August 27, 2015 at 8:00 AM in the Levi Lincoln Chamber, City Hall.

A motion was made by Mr. Donahue and seconded by Ms. Dagilis to end the meeting. The meeting ended at 9:15 AM.

# City of Worcester, Massachusetts

Edward M. Augustus, Jr.  
City Manager

Michael E. Traynor, Esq.  
Chief Executive Officer  
Worcester Redevelopment Authority



**Citizens Advisory Committee Meeting  
Agenda and Notice  
Thursday, August 27, 2015  
8:00 A.M.  
City Hall, Levi Lincoln Chambers, 3<sup>rd</sup> Floor  
Worcester, MA 01608**

## Call to Order

1. Approval of Minutes – June 4, 2015
2. Update on Proposed Urban Revitalization Area (BSC Group)
3. Proposed Public Meeting – Wyman Gordon Property Re-Use

**Worcester Redevelopment Authority  
Citizens Advisory Committee  
August 27, 2015  
8:00 AM  
City Hall, Levi Lincoln Room, 3<sup>rd</sup> Floor  
Worcester, Massachusetts**

Present:

John Brissette, Chair, Frank Carroll, Linda Cavaioli, Paul Demoga, Alex Dunn, Allen Fletcher, Michelle Jones-Johnson, Mable Millner

Representative Mary Keefe

Staff:

Heather Gould, Assistant Chief Development Officer, EOED  
Jackson Restrepo, Special Project Coordinator, EOED  
Amanda Gregoire, Project Manager, EOED  
Jane Bresnahan, Principal Staff Assistant, EOED

Mr. Brissette called the meeting to order at 8:25 A.M. Mr. Brissette acknowledged Linda Cavaioli, for hosting the June 4<sup>th</sup> meeting at the YWCA.

1. Approval of Minutes

Chair Brissette asked the Committee to approve the minutes of the June 4, 2015 meeting. Mr. Fletcher made a motion to approve the minutes. Ms. Cavaioli seconded the motion.

2. Update on Proposed Urban Revitalization Area (BSC Group)

Chair Brissette introduced Russell Burke from the BSC Group. He reviewed various properties that have been visited by BSC Group and Heather Gould and Jackson Restrepo from the Economic Development Office. Most property owners in the area that BSC and the city met with have ground floor operations with vacant floors above. Most were interested in facilitating some sort of rehab to their properties, however, cited the cost to do so and no end user as obstacles to development. In most cases, the ground floor businesses were flourishing, but the upper floors needed serious rehabilitation. It was also pointed out that one property that was toured consisted of various condo owners within the buildings. Mr. Burke advised the Committee that the BSC Group is still gathering data and the next steps will include identifying the parcels that are vacant or have high development/redevelopment potential. Ms. Gould noted that the City's Streetscape Project is continuing in the downtown area and along Main Street from Courthouse to Courthouse, as well as Salem, Portland, Federal, and Southbridge Streets – new sidewalks, stamped crosswalks, and lighting.

Ms. Gould advised the Committee that a coordinated meeting was in the works with the Worcester Redevelopment Authority and its Citizens Advisory Committee to discuss the Wyman Gordon Property Re-Use.

The meeting will be held on September 16, 2015 at 5:30 PM at the Crompton Collective, 138 Green Street.

A motion was made by Mr. Dunn and seconded by Mr. Fletcher to end the meeting. The meeting ended at 9:15 AM.

# City of Worcester, Massachusetts

Edward M. Augustus, Jr.  
City Manager

Michael E. Traynor, Esq.  
Chief Executive Officer  
Worcester Redevelopment Authority



**Citizens Advisory Committee Meeting  
Agenda and Notice  
Thursday, November 19, 2015  
8:00 A.M.  
City Hall, Esther Howland Room, 3<sup>rd</sup> Floor  
Worcester, MA 01608**

## Call to Order

1. Approval of Minutes – August 27, 2015
2. Summary of Economic Development Meeting – September 16, 2015
3. Massworks Announcement re: Quinsigamond Avenue
4. Proposed Urban Revitalization Plan Actions
  - a. Public Realm
  - b. Parcels
5. Next Steps

**Worcester Redevelopment Authority**  
**Citizens Advisory Committee**  
**November 19, 2015**  
**8:00 AM**  
**City Hall, City Council Chambers, 3<sup>rd</sup> Floor**  
**Worcester, Massachusetts**

Present:

John Brissette, Chair, Jill Dagilis, Vice Chair, Linda Cavaioli, Jack Donahue, Alex Dunn, Allen Fletcher, Alec Lopez, Hong Tran

Representative Mary Keefe

Staff:

Michael Traynor, Chief Development Officer  
Heather Gould, Assistant Chief Development Officer, EOED  
Jackson Restrepo, Senior Project Coordinator, EOED  
Amanda Gregoire, Senior Project Manager, EOED  
Jane Bresnahan, Principal Staff Assistant, EOED

Mr. Brissette called the meeting to order at 8:05 A.M.

1. Summary of Economic Development Meeting – September 16, 2016

Chair Brissette remarked about the great turnout for the Economic Development Meeting held at the Crompton Collective. Many ideas were put forth for the area.

2. Massworks Announcement re: Quinsigamond Avenue

Ms. Gould announced that the City received a \$3 million MassWorks infrastructure grant award that will help the flow of traffic from Route 146 into downtown. \$1 million of the grant will focus on the Front Street downtown area and the remaining \$2 million will be used towards the reconstruction of Quinsigamond Avenue leading from the Route 146 interchange into downtown. This addition to the area will allow the possibility of combining an area near the Fire Station on Southbridge Street.

3. Proposed Urban Revitalization Plan Actions

Ms. Gould turned the meeting over to Jef Fasser to Mary Ellen Radovanic of the BSC Group. Mr. Fasser reviewed parcels and locations identified to be included in the Urban Revitalization Plan and summarized proposed action plans. It was determined after the presentation that a meeting will be scheduled of the WRA CAC Subcommittee to discuss in depth the parcels and action plans.

A motion was made to adjourn the meeting. The meeting ended at 9:10 AM.

# City of Worcester, Massachusetts

Edward M. Augustus, Jr.  
City Manager

Michael E. Traynor, Esq.  
Chief Executive Officer  
Worcester Redevelopment Authority



**Citizens Advisory Committee Meeting  
Agenda and Notice  
Thursday, February 11, 2016  
8:00 A.M.  
City Hall, Esther Howland Room, 3<sup>rd</sup> Floor  
Worcester, MA 01608**

## Call to Order

1. Approval of Minutes – November 19, 2015
2. Urban Revitalization Plan Discussion
  - Review of Process to Date
  - Financial Plan
  - Next Steps

## Other Business

Summary of Conflict of Interest Law

**Worcester Redevelopment Authority  
Citizens Advisory Committee  
February 11, 2016  
8:00 AM  
City Hall, City Council Chambers, 3<sup>rd</sup> Floor  
Worcester, Massachusetts**

Present:

John Brissette, Chair, Jill Dagilis, Vice Chair, Frank Carroll, Linda Cavaoli, Paul Demoga, Jack Donahue, Allen Fletcher, Alec Lopez, Deborah O'Malley, Hong Tran

Representative Mary Keefe

Staff:

Michael Traynor, Chief Development Officer  
Heather Gould, Assistant Chief Development Officer, EOED  
Jeanette Roach, Project Manager, EOED  
Jane Bresnahan, Principal Staff Assistant, EOED

Mr. Brissette called the meeting to order at 8:05 A.M.

1. Approval of Minutes – November 19, 2015

Chair Brissette asked the Committee to approve the minutes of the November 19, 2015 meeting. Mr. Fletcher made a motion to approve the minutes. Ms. Dagilis seconded the motion.

2. Urban Revitalization Plan Discussion

Review of Process to Date  
Financial Plan  
Next Steps

Mr. Traynor advised the Committee that this meeting will consist of the appraisals, financials and the final plan to be brought to the public hearing process.

Mr. Fasser of the BSC Group explained the purpose of today's meeting was to provide updates to recommended actions, boundaries, public realm improvements, acquisitions, the initial financial plan, public meeting process and schedule, and next steps. Mr. Fasser reviewed the entire study area; noting which properties are currently identified for a proposed action within the plan: acquisition for demolition; acquisition for rehabilitation; acquisition for assemblage and new construction; partnership/ façade improvements; and potential public realm improvements. Mr. Fasser then reviewed the financial plan and budget estimate as well as the, funding in place and any potential funding sources. He advised the Committee of the next steps: draft plan and financial plan to be completed; an initial meeting scheduled with DHCD – potential for possible revisions to the Urban Revitalization Plan if necessary; public hearing in

Spring 2016; submission to the WRA for review and vote of the plan; Planning Board review and vote with submittal to the City Council shortly thereafter..

3. Other Business

Summary of Conflict of Interest Law

Mr. Traynor explained that as a member of the WRA Citizens Advisory Committee, members are considered a City of Worcester board or commission member. The law requires that each member receive a copy of the Summary of the Conflict of Interest Law and a signature be filed with the City.

A motion was made to adjourn the meeting. The meeting ended at 9:10 AM.

## Public Meetings

**Public Hearing, February 26, 2015**

**Public Forum, September 16, 2015**

**Public Hearing, May 5, 2016**

*(including MHC Notification and Response)*



## Public Hearing, February 26, 2015



# City of Worcester, Massachusetts

Edward M. Augustus, Jr.  
City Manager

Michael E. Traynor, Esq.  
Chief Executive Officer  
Worcester Redevelopment Authority



## **WORCESTER REDEVELOPMENT AUTHORITY MEETING NOTICE**

**Thursday, February 26, 2015**

**5:30 P.M.**

**Levi Lincoln Chamber, City Hall, 3<sup>rd</sup> Floor  
Worcester, MA 01608**

### **AGENDA**

Call to Order

Roll Call

1. Public Hearing M.G.L. C 121B: Housing and Urban Renewal 760 CMR 12.00 Urban Renewal Regulations for the purposes of discussing the development of a proposed urban renewal plan for the Theatre District and surrounding area

# City of Worcester, Massachusetts

Edward M. Augustus, Jr.  
City Manager

Michael E. Traynor, Esq.  
Chief Executive Officer  
Worcester Redevelopment Authority



## WORCESTER REDEVELOPMENT AUTHORITY

Thursday, February 26, 2015

5:30 P.M.

Levi Lincoln Chamber  
Worcester, MA 01608

### **Public Hearing M.G.L. C 121B: Housing and Urban Renewal 760 CMR 12.00 Urban Renewal Regulations for the purposes of discussing the development of a proposed urban renewal plan for the Theatre District and surrounding area**

*Worcester Redevelopment Authority Board*

Vincent A. Pedone, Chair  
Steven Rothschild  
David Minasian

Chair Pedone opened the meeting by stating that the Worcester Redevelopment Authority (WRA) is holding a Public Hearing for the purposes of discussing the development of a proposed urban renewal plan for the Theatre District and surrounding area. Mr. Pedone introduced WRA Board Members, David Minasian and Steven Rothschild. He then advised the attendees that the meeting was an official meeting of the WRA and that it was being recorded but not televised so that it could be considered as part of the official public record for urban renewal plan purposes. Chair Pedone advised that the meeting would include a presentation from staff and The BSC Group, the consultant working with the WRA on the plan. Chair Pedone continued saying the purpose of the public hearing is to receive testimony from those impacted or having an interest in the urban renewal zone being created. The parameters of the zone are still in development, input will help to develop the zone and proceed with a plan. He said there would be a presentation, and after the presentation comments would be heard and questions would be answered.

Chair Pedone introduced Michael Traynor, Chief Development Officer for the city and Chief Executive Officer of the WRA, who provided a brief overview of the WRA and the role of the Citizens' Advisory Committee (CAC). Mr. Traynor explained the WRA was established by M.G.L. Chapter 121B, and that one function of the WRA is to undertake urban renewal. He explained that there would be a series of hearings at the local level, and that the urban renewal plan must be approved by the WRA, the Planning Board and the City Council. Once local approvals occur, the Urban Renewal Plan (URP) would be submitted to DHCD at the State level for approval. Mr. Traynor explained that one requirement for this process is "meaningful public input." The CAC is composed of stakeholders/ residents in the area, who will be a sounding

#### **Worcester Redevelopment Authority**

Worcester City Hall, 455 Main Street, Worcester, Massachusetts 01608

Telephone: (508) 799-1400 Ext. 249 Fax: (508) 799-1406

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Website: [www.worcestermass.org](http://www.worcestermass.org)



board for WRA, and will help to solicit input from public at large. The WRA will look to CAC for as much public input/participation as possible.

Mr. Traynor turned the meeting over to Jef Fasser, BSC Group. Mr. Fasser stated he is working with Russ Burke (also in attendance), on the development of the urban renewal plan. Mr. Fasser provided an introduction about urban renewal, stating that it is no longer mass clearing of large blocks of land. He explained that the State has a number of urban renewal plans in different communities, and they typically go in and target properties that are vacant and underperforming, working with property owners and providing assistance to turn properties ?. Mr. Fasser explained the benefits of an urban renewal plan, stating that it defines actions to take place at a certain cost in a certain time to move an area forward from an economic development perspective. An URP sets forth a vision for an area and is a tool to attract private investment in the area while allowing the redevelopment authority to act like a private developer to negotiate with private property owners. An URP will also outline public investments that may be made in an area.

Mr. Fasser reviewed all that goes into an urban renewal plan – community involvement; inventory of properties/existing conditions study; zoning and land use. He continued by saying they would pull all the existing information that the State requires into the plan, and then look into strategies to move the area forward - identifying public and private investments that may be necessary and developing a budget for real improvements with real costs and identifying funding.

Heather Gould, Chief of Staff for the city's Executive Office of Economic Development presented information on the Theatre District Master Plan, explaining its significance as the basis for the development of the URP. Ms. Gould explained that the Theatre District Master Plan is a 30 acre area that encompasses the Hanover Theater and immediate blocks surrounding the Worcester Common and City Hall; that the goal is to create a district identity, drive growth, and spur private investment by leveraging public improvements (streetscape) with the outcome of activating the street life throughout the District; that the vision is an active, mixed-use 18 hour district to attract residents, particularly young professionals/empty nesters, businesses, and visitors to the Downtown. Ms. Gould continued her presentation, explaining the action agenda of the Theatre District Master Plan and reviewing the primary development opportunities within the proposed plan area.

Jef Fasser walked through the next steps of the URP process. Mr. Fasser reiterated that an urban renewal plan will be an implementation strategy for the Theatre District and adjacent areas, prepared with public input and ultimately approved by DHCD. Mr. Fasser reviewed original maps of the proposed URP area from 1897 – 2005, showing how the density and development has changed over time. Mr. Fasser provided a brief description of the proposed urban renewal area boundary, and explained that at the next public meeting BSC will provide more analysis for the plan, zoning, land use, development, goals/actions/recommendations for the URP area. Mr. Fasser stated that the process would continue through the spring and summer with anticipated plan approvals in the fall and early winter.

Mr. Pedone introduced members of the CAC that were present - John Brissette, Paul Demoga, Jill Dagilis, Frank Carroll, Jack Donahue, and also recognized State Representative Mary Keefe. The meeting was opened up for public comment.

Allen Fletcher – citizen of Worcester, resident of Canal District, very interested in the process and hopes that downtown will become increasingly vibrant. Mr. Fletcher expressed a curiosity about the boundaries - a little worried about the railroad and the urban terrain – and wondered why the boundaries cross over from the Downtown into the Canal District. What is the advantage of having part of what seems to naturally be the Canal District (Wyman Gordon) included in the Theatre District?

Chair Pedone gives technical reasons why the Wyman Gordon parcels were included – He explained that over the course of the past year, one of the things the WRA has tried to do is work closely with the City Council and the City Administration to be more open, more

transparent, and have more communication. Policymakers at the city level have expressed a desire to see something done at the site, and that incorporating it into the URP provides an opportunity to do that. Chair Pedone also stated that he recognizes that a barrier with the railroad does exist, but that for purposes of an urban renewal plan, an area has to be contiguous.

Mr. Fasser also acknowledged that while the railroad does create a natural boundary, if we are able to better link the downtown to Wyman Gordon, there is the potential they can support each other and feed off each other – so that Wyman Gordon doesn't continue to be a barrier for economic development purposes, and we are able to help revitalize a larger area here. Mr. Fasser points out that Wyman Gordon is within walking distance of the Hanover Theater and that there is opportunity to develop a lot of vacant land.

Russ Burke from BSC, stated that one of the criteria for urban renewal eligibility is “if not for” – Wyman Gordon property has been sitting there and has not on its own been able to get the momentum going to see something happen and the urban renewal process does provide an opportunity where there may be some public initiative or incentives or push to get the ball rolling. The other factor in including the Wyman Gordon properties is that it might prove to be a very interesting linkage between the downtown and Canal District, creating greater connectivity and an overall vibrancy within the City. We felt it was worthwhile to look at it given the opportunity urban renewal presents, if not for, public action through the urban renewal plan, Wyman Gordon may just continue to sit there.

Mr. Traynor explained there was a meeting with representatives from the State's Department of Housing and Community Development and there were preliminary conversations about the railroad tracks as a boundary and extending the urban renewal area down to the Wyman Gordon site. The State thought it made sense to enlarge the district and encouraged the concept. A phased approach - the Theater District, the core downtown, is what we will concentrate on first, and then in a later phase focus on Wyman Gordon. Creating this urban renewal area is not going to lose the identity of the Canal District. No one is going to refer to the Wyman Gordon area as the Downtown Urban Renewal Area, the intent of the urban renewal plan is not to take away from the Canal District. Mr. Fletcher requested a representative from the Canal District be added to the Citizens Advisory Committee.

Bruce Lucier – works for Alpine Management, Manager of Federal Square Condominium Buildings. Commented about parking and alternative options to car ownership/use – zip car, bike rentals (hubway pikes), the need for infrastructure to support those who live in the area - for instance, grocery store.

Jake Sanders, on behalf of Worcester Public Library – looking forward to working closely with you on the plan and finding solutions and outcomes that are beneficial both to the City as a whole as well as the thousands of people that walk into the Library every day.

Shyla Matthews, Community Development Officer for MassDevelopment – Theatre District Master Plan chosen as a Transformative Development Initiative. MassDevelopment through the TDI will seek to utilize additional existing finance products and coordinate with its public-sector partners to leverage activity by private landowners, enterprises, and investors. Ms. Matthews thanked the WRA for engaging in the urban renewal process.

Representative Mary Keefe is excited about the process ongoing in her district – An important part of urban renewal always has to include the idea of community development as well. Rep. Keefe understands the focus to attract new students/residents to the downtown but also urges folks to keep the people that actually live here in mind and consider what their needs are.

Question from the Audience – how fixed is the boundary? Chair Pedone – it is not fixed we are still working on setting the boundary. Is Lamartine Street included in project? Mr. Fasser replies, yes the portion that includes the Wyman Gordon property.

Dick Perry and wife, lifelong residents of Worcester – Comments about how Worcester should be more like Burlington, VT – very vibrant downtown area. Mr. Perry talks about

attracting colleges and students to come downtown and suggests Worcester explore parking solutions such as the methods Burlington uses.

Mauro DePasquale – Executive Director at WCCA TV, 415 Main Street, a public access community media center/TV station. WCCA efforts fit perfectly with the plans for the city/WRA efforts. Mr. DePasquale asks how he can help, he wants to be more engaged in the process.

Tim McCann, member of Worcester Historical Commission – interested in urban renewal project and historic preservation. Mr. McCann is glad to hear the scorched earth policy of the 1960 and 1970s is not being considered, and that he and other members of the Historical Commission would like to have some input to this process specifically regarding the historic buildings. Mr. McCann wants to spread resources over a larger area and cluster entertainment uses within a district to feed off each other. He also questions how this plan will be marketed, and believes there is a stigma in the downtown; recommended streetscape improvements, more specifically lighting, murals, and a visible police presence to help people feel safer and blunt stigma that exists.

Jef Fasser commented about historic resources on north side of lower Pleasant Street, significant properties that they recommended be included because of valuable architectural facades and elements to those buildings.

Jo Hart, resident of Worcester, asks about more meetings being held – was late and missed the presentation – but generally alarmed about WRA existing, worried about demolition, not totally opposed but wished she knew more about it.

Chair Pedone responded to Mr. McCann’s comments – Tax incentives, marketing, safety –there has to be a better effort to tie all of this together and he agrees the streets need to be more pedestrian-friendly and better lighted to make people feel safe. Those three points are well taken and the last point you made which is making sure there is more than one anchor project.

Nicole Apostola, serves on Board of the Friends of the Worcester Public Library – but here representing her own opinion as a resident. Ms. Apostola is not opposed to redevelopment of the library parking lot but anything that goes into that lot really needs to have an understanding of urban design and work with the Worcester Public Library and its staff and patrons. Many patrons of the Library have limited mobility or young children, parking needs to be in close proximity. Main entrance to library needs to be placed in a way that helps library patrons naturally move around downtown - it would benefit the downtown and the whole district.

John Giangregorio, representing Canal District Alliance – Mr. Giangregorio was glad to hear about the connectivity from downtown to the Canal District being a focus. He also recommended Canal District representation on the CAC board, and encouraged continued public participation in the process. He and others have worked very hard and getting the message out of what the vision is in the Canal District. An urban renewal plan, well thought out, will hopefully frame the future with growth. Mr. Giangregorio mentioned Canal District efforts in trying to build a Canal to attract people and spur economic development; he embraces this connectivity with the downtown and thinks we need to clean up those bridges to encourage pedestrian activity.

Jo Hart – Canal District was bottom up approach which is why it works. This is top down. People in the street are what make society - what makes a city. And of course everyone in the city just stays in their car. So instead of talking about the parking you should talk about how to get people out of their cars and into the street because that’s what creates safety, don’t need police – there is strength in numbers, strength in community, which Worcester does not have, and to control the cars you really do need a better traffic system, streetscape is a nightmare, please work at it.

Robert Branca – area real estate developer with property in the district. Mr. Branca states he has tried to make some deals in the area and has had obstacles - properties overpriced, for sale but not really for sale except in a windfall. If there is public incentive for private enterprises, we may be able to solve that problem. The property owner could get what the property owner needs and the area could get developed. Mr. Branca also suggests looking at the area just beyond the

URP boundary – where Mass College of Pharmacy has invested and look at getting some of that activity back into the district.

Russ Burke offered sticky notes to get additional insight/feedback by attendees uncomfortable with public speaking.

Chair Pedone asked audience to make sure they signed in and provided an email address to receive information and updates about the process. He mentions WRA meeting agendas and minutes are posted on line, and recognizes one last speaker – George Opoku. Mr. Opoku is a resident in downtown and a business owner. Mr. Opoku’s comment is that if we are looking to improve the city we should also look to the people that are already here doing something to grow first, and then we look to bring in new people to come and help out. Chair Pedone - We also understand your concerns and we are very aware of the impact that this will have on the businesses in the zone. Within the list of folks that are on the CAC are business owners, small and large within this proposed zone. Opens the floor to other WRA board members.

Steve Rothschild – Thank you for attending and your input. This type of turnout is really what we want to be seeing and it’s a great kickoff for the Citizens Advisory Committee. Mr. Rothschild stated he’d like to see one or two representatives from the Canal District on the CAC, and that the WRA is not looking to bulldoze anything – important to keep the character and historical elements. He appreciated the feedback and encouraged future participation, wants this process to be inclusive, not divisive.

David Minasian – This process is going to be much better for the City of Worcester if all of you continue to be a participant in this process. Economic development is a quality of life issue - it’s just not putting up a building and including private development investment. Mr. Minasian says he looks forward to hopefully creating a lot of new jobs, making a city that’s a lot more walkable, and more entertaining; but also raises those up who are living here as well. He appreciates all the comments and input and looks forward to them in the future.

Chair Pedone entertained a motion to adjourn the WRA meeting; Mr. Minasian motioned to adjourn the meeting, seconded by Mr. Rothschild.

The meeting adjourned at 6:55 PM.

Respectfully submitted,

Michael E. Traynor,  
Chief Executive Officer

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## WORCESTER DOWNTON URBAN RENEWAL - PUBLIC MEETING #1

FEBRUARY 26, 2015

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## WORCESTER DOWNTON URBAN RENEWAL - PUBLIC MEETING #1

FEBRUARY 26, 2015

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## WORCESTER DOWNTON URBAN RENEWAL - PUBLIC MEETING #1

FEBRUARY 26, 2015

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## Public Forum, September 16, 2015



# Agenda

## Worcester Urban Revitalization Plan

### Public Forum on Wyman Gordon Property

September 16, 2015 5:30 PM

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- 1. Welcome – Michael Traynor, Chief Development Officer – City of Worcester  
Exec. Director, Worcester Redevelopment Authority**
- 2. Overview of Urban Revitalization Plan      Jef Fasser, Project Manager, BSC Group**
- 3. Describe Forum Format      Jef Fasser**
- 4. Wyman Gordon Discussion Forum      6:00- 6:45**
- 5. Report Back      5 minutes summary from each group**
- 6. Next Steps      Michael Traynor and Jef Fasser**



## **DOWNTOWN WORCESTER URBAN REVITALIZATION PLAN**

### **PUBLIC FORUM ON REDEVELOPMENT OPTIONS FOR WYMAN GORDON PROPERTY**

**SEPTEMBER 16, 5:30PM**

#### **SUMMARY FROM BREAKOUT DISCUSSION**

During the break-out session community members identified three key features for improvements in the area: to establish a multi-sports facility, to increase mixed-use development, and to improve walkability and transportation connections. Additionally, emphasis was placed on the need to brand the area as part of the Canal District. Identified housing options included attracting first time homeowners, active retirees, and individuals looking to downsize. For possible jobs and industries, a strong theme was to foster a creative sector. Ideas discussed included accommodating smaller retailers, artist studios, small technology startups and other incubator spaces. General consensus was to move away from manufacturing and large office spaces. Participants identified the need to enhance pedestrian experience through integration of green spaces, street trees, bike lanes and public art. Finally, participants noted that any programming established in the area would require supporting parking facilities and traffic control.

**Question 1:** In your opinion, what use or uses are missing from the general area that you would like to see? Or, what uses would you like to see more of?

Group ONE Incorporate Mixed-Uses (1<sup>st</sup> floor retail/2<sup>nd</sup> floor residential with parking)

Design of a walking district with supporting amenities

Establish market rate housing

Group TWO Branding of the water element - Canal District

Include support/service retail such as a bank, pharmacy, grocery store

Create open space that serves as an attraction

Establish spaces for manufacturing with a buffer

Group THREE Include performance space that would be either indoor or outdoor

Establish green spaces containing community gardens or urban orchards

Create family-oriented housing and downtown area that is safe

Imbed green infrastructure practices within streetscapes and buildings

Develop athletic space/complex to accommodate sport tournaments

Group FOUR Improve streetscape (sidewalk width/lighting)

Enhancing connection between Downtown and Canal District/WG Sites

**Question 2:** Do you feel that the market would support additional housing units in this area? If yes, what type(s) of housing?

Group ONE Developing a variety of housing options that attract first time homeowners, elderly housing, and people looking to downsize

Development to fulfill market rate and local housing need for renting and owning

Group TWO Creating higher density, affordability and open spaces

Group THREE Developments that create neighborhoods and not (solitary) lofts

Developing housing for retired people who are still active

Group FOUR Geographically ideal for residents, colleges and outsiders

**Question 3:** If we want to attract more jobs into the area, what types of jobs would you like to see, with an understanding that the current zoning is an MG-2.0 Manufacturing zone, and zoning may have to change.

Group ONE Accommodating smaller retailers, crafts (artists) rent studios, small startups (technology) and co-working spaces

No manufacturing jobs or large office spaces

Group TWO Hosting emerging industries, growing markets

Creating a niche market

Group THREE A Creative Sector that could include a children's theater and house other creative after school activities, a craftspeople apprenticeship, incubator space, and an artist live/work space

**Question 4:** Do you feel that this area lacks open space? If yes, what public amenities would you prefer to see incorporated into the Urban Revitalization Plan?

Group ONE Designing spaces to include little courtyards, pet parks, water features, parking, bike paths, green infrastructure

Ownership with private entities (landowner or developer)

Establishing parking areas to support programming

Group FOUR Incorporating open space is an absolute  
Reconnecting streets  
Creating tourism destination  
Establishing a year round sports facilities

**Question 5:** Imagine you are walking down Madison Street by the Wyman Gordon site. What transportation/circulation improvements (if any) would enhance your experience?

Group ONE Establishing a parking garage for the whole area  
Creating low maintenance public amenities (green infrastructure, parking, fountains, bike paths)  
Improving public transportation (connections to T-Station and Union Station)

Group TWO Need to humanize the scale of the area and eliminate very wide areas  
Traffic control for any existing or purposed programing  
Access for I-290 is good (closing Quinsig on ramp brought more congestion to Kelley Square)  
Relocation of gas and bank and construction of a round-about

Group THREE Establish a pedestrian friendly atmosphere with including features such as lighting (especially under bridges), street trees, public art, and traffic calming

Group FOUR Reconnecting streets is vital  
Incorporating open space is a must

**Question 6:** If money was irrelevant - In your opinion, what do you think is ultimately the best reuse scenario for the Wyman Gordon site?

Group ONE Creating mixed-use buildings

Group TWO Establish multi-sports facilities to house a pool, ice rink, track & field, etc.  
Improve rail access

Group FOUR Developing a manufacturing museum

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## DOWNTOWN URBAN REVITALIZATION PLAN

### PUBLIC FORUM REGARDING WYMAN GORDON PROPERTY

SEPTEMBER 16, 2015

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DOWNTOWN URBAN REVITALIZATION PLAN

## PUBLIC FORUM REGARDING WYMAN GORDON PROPERTY

SEPTEMBER 16, 2015

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## **Public Hearing, May 5, 2016**

*(including MHC Notification and Response)*



# City of Worcester, Massachusetts

Edward M. Augustus, Jr.  
City Manager

Michael E. Traynor, Esq.  
Chief Executive Officer  
Worcester Redevelopment Authority



## WORCESTER REDEVELOPMENT AUTHORITY

**Thursday, May 5, 2016**

**5:30 P.M.**

**DCU Center**

**Worcester, MA 01608**

**Public Hearing M.G.L. C 121B: Housing and Urban Renewal 760 CMR 12.00 Urban Renewal Regulations for the purposes of discussing the proposed Downtown Worcester Urban Revitalization Plan.**

*Worcester Redevelopment Authority Board*

Vincent A. Pedone, Chair  
Steven Rothschild, Vice Chair  
David Minasian

Chair Pedone opened the meeting by stating that the Worcester Redevelopment Authority (WRA) is holding a Public Hearing for the purposes of discussing the development of a proposed urban renewal plan for the proposed Downtown Worcester Urban Revitalization Plan. Mr. Pedone introduced WRA Board Members, David Minasian and Steven Rothschild. He then advised the attendees that the meeting was an official meeting of the WRA and that it was being recorded but not televised so that it could be considered as part of the official public record for urban renewal plan purposes. Chair Pedone advised that the meeting would include a presentation from staff and The BSC Group, the consultant working with the WRA on the plan. Chair Pedone continued saying the purpose of the public hearing is to receive testimony from those impacted or having an interest in the urban renewal zone. He said there would be a presentation, and after the presentation comments would be heard and questions would be answered. Chair Pedone stated that the plan has a number of years in the making and the City Council authorized the City Manager for furnish Five Hundred Thousand for the development of the plan. The WRA utilized the bid process in 2014 and hired BSC Group to assist the City of Worcester Economic Development Office and the WRA in pulling this plan together. Chair Pedone stated that following the State process of an urban renewal plan at Citizens' Advisory Committee was formed who was headed by John Brissette, Chair and Jill Dagilis, Vice-Chair who headed the committee of fifteen members who are residents/stakeholders within the urban renewal area. The Committee met for eight months and solicited responses from those within the area. The Committee held 10 meetings, an Economic Meeting to review the Wyman Gordon Area as well as a public hearing on February 26, 2016. The Committee requested of the WRA to

**Worcester Redevelopment Authority**

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expand the area to cover the Wyman Gordon property as well as the end of Southbridge Street. The WRA embraced the requests and they were included in the current plan. The plan presented today is a culmination of the work of the CAC, WRA, and the recommendations that this Board will have for the City Council. At the end of the meeting we will be taking a vote to move the plan forward; however this vote is not the end of the process with recognition of testimony and input from this meeting is valuable and appreciated and one more step in the process of the plan being sent to the City Council. A WRA meeting will be held on May 13, 2016 who we can then discuss the topics raised at this public forum and decide if we want to make any additional changes to this plan. Chair Pedone reviewed the ground rules for the public hearing to include limiting comments to three minutes, if you have written testimony please submit to the WRA Board, respect the opinion of those speaking and under the Board members have a right to ask questions and redirect.

Chair Pedone introduced call Mayor Joseph Petty – thanked the Chair, Board, Advisory Committee, for making the plan happen, hard work of Michael Traynor and the Economic Development office; important plan being presented in the downtown area with already a ½ million dollar investment of work currently underway. This plan will keep the momentum going with the visions of former Mayor Murray who took the wall down and another step in the process to make Worcester better. I look forward to the input of the plan; we have a great crowd of people interested in this great revitalization plan for downtown.

Chair Pedone introduced Timothy Murray, President of the Worcester Regional Chamber of Commerce who acknowledged Mayor Petty. I would like to thank Michael Traynor and Heather Gould for working on this plan with the WRA Board and CAC members a group of fifteen members from in and around the target zone, thank you and thank the City Manager and the City Council for putting together and a process that was fair and open and produced a viable and economic plan and the intent is to tie into all the other development, CitySquare, Loft Apartments, DCU, Union Station, the new hotel at Washington Square and all the other growth and this plan will tie everything together, open process and making recommendations to the City Council and to make revisions, if needed in the future.

Chair Pedone introduced City Manager Edward Augustus who echoed Mayor Petty and the appreciation of the work the WRA Board, CAC members on their time and effort, all of these groups are volunteers committing a significant amount of time trying to work with us on our open and transparent process, one that leaves our downtown Worcester as well as our City as a whole better plan. I really appreciate all the work and specifically acknowledge Michael Traynor, Heather Gould and all the Economic Staff's time and effort invested along with our volunteers. City Manager Augustus explained the plan about economic development in the core of downtown; a month before becoming City Manager working at Holy Cross, took two finalists for the Athletic Director position here for a couple of days to visits the City on a tour of Worcester and to give them sense of what the City is like. Mr. Augustus toured the different neighborhoods and then downtown and one of the folks happened to be someone who grew up in Worcester, moved away and hadn't come back for twenty years, it was like taking Rip Van Winkle on a tour of downtown Worcester and seeing the City thru that person's eyes, who hadn't seen a thing about the City and driving by Union Station that had a roof on and a vibrant place and asking where the mall went and what happened and some of us living here don't fully appreciate the scale of changes going on in the last twenty years but certainly the last ten years viewing from the eyes of someone who hasn't been here in twenty years is transformation but many of us who spend a lot of time day in and day out and dealing with developers and dealing with the resources, time and effort, and overall renaissance of downtown Worcester. Eminent domain is scary and will not be the first goal of the plan, it will be last resort. The City of Worcester is a big investor with many projects to include the Worcester Common/Oval, Streets, Sidewalks, investment in our Library, investments in our roadways, Hanover Theatre and Fred Eppinger who has been Worcester's secret weapon. I look forward to working together and collaboration to take Worcester to the next level. Thank you.

Chair Pedone introduced Representative Mary Keefe – thanked you for accommodating myself and Representative Donahue who were unable to meet last week, it is important to be here ourselves; excited to hear the comments, there is a PTSD in terms of history, sense of loss and I'd like to think of what is heard, downtown renewal giving to neighborhoods and hearing about the open process where and when people can have more input and less destructive and more about renovation and investment. Chair Pedone two points the whole phrase of urban renewal, its scary and the Authority has gone out of its way to make sure what we are doing is public; this plan has been to the Economic Development Subcommittee; as Chair of the WRA at least four times over the course of the last eighteen months to update and secondly, a good example and are glad we are doing this here with beautiful windows overlooking an incredibly successful downtown and the former urban renewal plan across the street with St. Vincent's Hospital and the spinoff that it has created.

Chair Pedone introduced Michael Traynor, Chief Development Officer for the city and Chief Executive Officer of the WRA, will bring up the consultant BSC Group who has worked with the Economic Development Office, members of the Board, CAC, who will present a PowerPoint and run through the plan overview, then turn the meeting to Heather Gould, Assistant Chief Development Officer who will describe the projects currently underway. Mr. Traynor explained to be a stronger, more vibrant downtown - This is our goal. A strong downtown will significantly benefit the city and the region. A vibrant downtown offers business opportunities, jobs, housing, entertainment, and a healthy local economy. Why Urban Revitalization? Urban Revitalization as a Strategy: Urban Revitalization is a strategic approach to addressing properties where private enterprise alone is not sufficient; where the private sector has failed to invest in a property and that property, as well as the surrounding properties, has suffered. Transformative Development - Transformative Development Properties that have traditionally seen a lack of investment. Brownfields that have been vacant for 20+ years. Upper floors of buildings that have remained vacant for 20+ years. Buildings without updated infrastructure and/or accessibility concerns; lack of investment by property owners over time. Obsolete buildings that the private sector is not willing to invest in to redevelop. Public Infrastructure Investment - Strategically using public funds as a catalyst for private investment. Improving the public realm through wayfinding, streetscape, parking, pedestrian connections, green/open space, and bicycle paths. Financial Benefits of Urban Revitalization - Med City Example: 1993 Assessed Value: \$9,204,500 Taxes: \$277,331.59 2016 Assessed Value (Real Estate/Personal Property): \$148,687,400 Taxes: \$5,052,397.85 M.G.L. Chapter 121B, Urban Renewal Governed by M.G.L. Chapter 121B, as well as 760 Code of Massachusetts Regulations (CMR) 12.00, with oversight provided by the Commonwealth's Department of Housing and Community Development (DHCD) There are 26 active/recent Urban Renewal projects approved within the Commonwealth. Of these 26, 18 are in Gateway Cities. Worcester has 1 active Urban Renewal project - Union Station Urban Revitalization Plan.

Heather Gould, Chief of Staff for the city's Executive Office of Economic Development presented information on the Theatre District Master Plan, explaining its significance as the basis for the development of the URP. Ms. Gould explained that the Theatre District Master Plan is a 30 acre area that encompasses the Hanover Theater and immediate blocks surrounding the Worcester Common and City Hall; that the goal is to create a district identity, drive growth, and spur private investment by leveraging public improvements (streetscape) with the outcome of activating the street life throughout the District; that the vision is an active, mixed-use 18 hour district to attract residents, particularly young professionals/empty nesters, businesses, and visitors to the Downtown. Ms. Gould continued her presentation, explaining the action agenda of the Theatre District Master Plan and reviewing the primary development opportunities within the proposed plan area.

Mr. Traynor turned the meeting over to Jef Fasser, BSC Group. Mr. Fasser stated he is working with Mary Ellen Radanovic and Russ Burke on the development of the urban renewal plan. Mr. Fasser provided an introduction about urban renewal, stating that it is no longer mass clearing of large blocks of land. He explained that the State has a number of urban renewal plans in different communities, and they typically go in and target properties that are vacant and underperforming, working with property owners and providing assistance to properties. Mr. Fasser explained the benefits of an urban renewal plan, stating that it defines actions to take place at a certain cost in a certain time to move an area forward from an economic development perspective. An URP sets forth a vision for an area and is a tool to attract private investment in the area while allowing the redevelopment authority to act like a private developer to negotiate with private property owners. An URP will also outline public investments that may be made in an area. Mr. Fasser reviewed the boundary of the Urban Revitalization Plan, the targeted development areas; the CitySquare DIF area showing the Public – Approximately \$90M for Demolition of Mall, Site Preparation, Construction of Street Network and Construction of Underground Public Parking Garage - Private – Approximately \$300 million between CitySquare and Mercantile Center projects. Theatre District/TDI: Spearheaded by MassDevelopment, in partnership with the City, WBDC, and the Hanover Theatre, the aim of the TDI is to make the Theatre District known as a bustling hub of cultural activity and entertainment within the downtown that will leverage additional anchors in institutional, residential, and commercial growth to create a mixed-use neighborhood for residents and visitors alike to live, work, and play. Theatre District Master Plan: Partnership between the City and Worcester Business Development Corporation. The primary goal of the Theatre District Master Plan is to create a district and sense of place within Downtown Worcester, and to identify buildings and sites that provide the primary transformation opportunities for institutional, housing, entertainment/cultural uses, and the infrastructure improvements needed to support those uses. Development Opportunities; 12 & 22 Front St. #1 & 2; 17 Pleasant St. #3; 66 Franklin St., Paris Cinema #4; 517-521 Main St. #5 & 6; Denholm Building, 484 Main St. #7; 518 Main St. #8; 538 Main St. #9; 35 Portland St. #10; McGrath Parking Lot at Salem St. #11; Wyman Gordon Parcels at Gold St. #12 -15; Wyman Gordon Parcels at Gold St. #12 -15; Wyman Gordon Parcels - 115 Madison St. #16; 149 Washington St. #17; Wyman Gordon Lamartine & Lodi St. #18 -19; Wyman Gordon Parcels Between Lodi & Langdon St. #20; Wyman Gordon Parcels Between Langdon & Lunelle St. #21; Wyman Gordon 328 Southbridge St #25 on Parcels Lamartine near Sargent St. #22; 300 Southbridge St. #23; 4 Quinsigamond Ave. #24; 346 Southbridge St. #26; review of development opportunities; public realm improvements; master plan and Financial Plan Total Project Value: Approximately \$104 Million Estimated Funding Required: •Roughly \$82 Million •Through Life of Plan •20 Years Combination of local, state and federal funding sources as well as income from sale or lease of properties.

Chair John Brissette, Vice Chair Jill Dagilis – thanked City Manager and Board and reviewed the accomplishments of the CAC established in 2014 holding ten meetings and including an Economic Development forum at Crompton Collective regarding the addition of the Wyman Gordon property to the URP; a public hearing was held regarding the plan and the open process the Committee followed. Ms. Dagilis also reiterated that he is a condo owner in the Denholm building and looks forward to the redevelopment of the area

Frank Carroll – Congratulations City Manager this is a good change; the foresight of Tim Murray of connecting the downtown. I thoroughly support the WRA and the Economic Development team for their thoughtful process and the plans that went through the process of the WRA CAC of which I was a member and that Fred Eppinger showed the way of which to incorporate private enterprises and using public money; and please fix up your buildings; you have an obligation. Timothy Murray – President Worcester Regional Chamber of Commerce – thanks WRA Board for time, effort and deliberating and engaging the public the Mayor and the City Council and you will be reassured and continue this evening that every property the Frank

Carroll exactly how they should be in the area and district a collaborative effort that worked on Shrewsbury Street, the Canal District, and the private and public focus on mixed use with walkability, strategic, thoughtful, knowledgeable projects, engaging and rehabilitating historic structures and along with utilizing TIF, HDIF, DIF. Troy Siebels – we are the Theater District valued at 38 million from families, charitable constructions, successful and wholly support the plan. Thank you for the concepts and specifics; the plan may not go far enough and concur that taking by eminent domain will be the last resort and to see if there are other areas in the Theater District that might be added. Chair Pedone – do you think that there are other properties that should be included in the plan. Mr. Siebel’s – I think that there should have been the 500 block, Denholm ground floor wrapping onto Main Street. Deborah Packard – Chair, Library Board – follow up to Try question is this a static plan or can buildings be added over time? Chair Pedone – latest plan over a one and ½ year plan – there is a process to move forward to the City Council and then to the Planning Board, we have had all the other authorized meetings, we are open to review comments; once it is accepted and approved; nothing set in stone. Deborah Packard speaking on behalf of Preservation Worcester whose goal is to preserve historic structures and realize not every building can be save; but empty buildings and demolishing there are two historical theaters in the downtown area. Chair Pedone – last thing is to demolish buildings and not put anything in its place. Ms. Packard will this process the demolition delay ordinance; Mr. Traynor yes the demolition delay ordinance will be followed. Ms. Packard is concerned about the Olympia Theater. Ms. Packard – Chair of Library Board – excited about opening our front door, very concerned about losing parking for patrons – main priority about the. Robert Thomas former WRA Board Member, new COO or the new Centro Inc., would like to see Main Street to Madison Street Hammond Street to Southbridge Street added to the plan. Joe Donovan – VP of MG2 – reviewed the properties they own on Franklin Street, Portland Street, the new retail being developed and the reuse of the Paris Cinema once it is demolished and the popup retail space that will take its place. Geoffrey Dickinson, Worcester Public Library – would like to keep the success of the renovated library but cannot lose any parking spaces. Jack Donahue former WRA Board member – this is a great plan; we need to think outside the box and work with assistance from the State; the scope is appropriate. Rob Branca area real estate developer with property in the district. Mr. Branca states he has tried to make some deals in the area and has had obstacles - properties overpriced, for sale but not really for sale except in a windfall. If there is public incentive for private enterprises, we may be able to solve that problem. The property owner could get what the property owner needs and the area could get developed. Mr. Branca also suggests looking at the area just beyond the URP boundary – where Mass College of Pharmacy has invested and look at getting some of that activity back into the district. Sam Etre – Corvette Auto Body Shop – never notified about plan; does not want to have to move this business; Chair Pedone said that were concerns in the area. Mr. Etre will follow up with his comments and concerns. Tom Dederian – US Track & Field – would like to see the Reggie Lewis Center in Boston be replicated in the City on the Wyman-Gordon Property. Philip Palmieri – pleased to see the presentation, a solid plan in favor without using eminent domain, major problems; glad to see the Wyman Gordon property included, not pleased with the demise of the two Churches – Mt. Carmel and Notre Dame. Water Henritze – member of Union Station Alliance – very successful effort, great idea not pleased with the Miss Worcester Diner included – wants every effort to work with those affected in this area. Jerry Powers, Karen Valentine Goins; Nicholas Kanaracus; Steve Laska; Robert Dio, Suzanne Williams, collectively spoke about the plan as a whole a wonderful job – are glad that the WRA included the Wyman Gordon property in the URP – need to keep the job going with attending to Main Street – there is a huge void that needs to be addressed in the North Main Street area. Karen Goins speaking of Bike Worcester – with Mass DOT to further define the terms to assist with planning going forward. Craig Blais – commend the City of Worcester and the WRA for taking a leadership role for putting together a very bold ambitious plan for the City, very excited to be involved in redeveloping of the City along with Jane Jacobs being a part of this redevelopment that is

starting her second security. The progress used with the CAC to seek public input and learning from prior years in the 1960s, Med City, reflect back on 23 years ago. We need to continue the development of the Theater District, the redevelopment of 20 Franklin Street, CitySquare, North Main Street – we need to take advantage of being a Gateway City. The plan does not go far enough it needs to include Allen Court and the condition of the 500 Main block that backs up the property at Allen Court. Councilor Toomey – thank you for bring this forward – the library parking lot is a concern to us and we need to make sure the small business community is involved; please with the overall concept, its touchable and real and will develop new opportunities, synergy and evolve in a property way. Linda Cavaioli-Executive Director YWCA – member of the WRA CAC invested interest in the development of the plan whose property is within and that the YWCA houses 48 residents nightly and any further plans for the Library and parking lot need to be discussed before being taken. Bob Dio, Nick Karanus; Steve Laska, Susan Williams are all supportive of the plan in developing the Wyman Gordon site developing the property to field and track along the same lines as the Reggie Lewis Center in Boston. Lorraine Laurie – Chair Green Island CDC – waiting for some to happen with the Wyman Gordon property wished the Walmart ended up there as opposed to on Route 146. Menkitti – vibrant plan, glad to be part of it. William Belcher – 22 Front Street – tenant of Midtown Mall, brick is falling at 38 Front Street – there are problems with the area but do not harm the small businesses. Ben Martilla – Trustee of 300 Southbridge Street not happy with the plan, nor eminent domain was never notified about the plan only heard about meeting through Worcester Magazine; the area is fully occupied, taxes are paid. Randy Feldman we need a bigger vision for this plan. Paul Cooney motions in place since 2004 – 12 years in the making possibly missed opportunities. Liz Mullaney – would like Crown Hill included – lower parking garage on Pleasant Street needs to be removed has been vacant for years. Jo Hart will have submit my questions waited too long to speak; plan should have been brought forth earlier. Chair Pedone reviewed the meetings that have taken place over the course of eighteen months.

Mr. Rothschild offered the following motion:

**Whereas, the Worcester Redevelopment Authority determined that an urban renewal project should be undertaken in the city pursuant to M.G.L. c.121B and established a Citizens Advisory Committee for the purposes of providing public participation in the creation of a Downtown Urban Revitalization Plan;**

**Whereas, the Worcester Redevelopment Authority authorized the preparation of a Downtown Urban Revitalization Plan;**

**Now Therefore, Be it Voted, that Worcester Redevelopment Authority does hereby accept and approve the Urban Renewal Plan entitled “Downtown Urban Revitalization Plan, Worcester, Massachusetts,” dated April 2016, prepared by BSC Group (the “Plan”), for the proposed Downtown Urban Revitalization Area, consisting of 118.4 acres, as presented at its special meeting held on May 5, 2016.**

**And Be it Voted Further, that the Worcester Redevelopment Authority, based upon the evidence set forth in the Plan and its own knowledge of the area, finds that the Downtown Urban Revitalization Area, as shown on the Plan, to be a decadent area and a blighted open area as those terms are defined in M.G.L. c.121B, §1.**

**And Be it Voted Further, that the Worcester Redevelopment Authority hereby authorizes its chair to file a certified copy of the Plan along with the minutes of this meeting and to refer the Plan, as approved, to the Executive Office of the City**

**Manager for further submittal to the City Council and Planning Board in accordance with M.G.L. c.121B, §48.**

Mr. Minasian seconded the motion and it was voted 3-0 on a voice vote.

Chair Pedone entertained a motion to adjourn the WRA meeting; Mr. Minasian motioned to adjourn the meeting, seconded by Mr. Rothschild.

The meeting adjourned at 8:45 PM.

Respectfully submitted,

Michael E. Traynor, Esq.  
Chief Executive Officer



## City of Worcester, Massachusetts

Edward M. Augustus, Jr.  
City Manager

Michael E. Traynor, Esq.  
Chief Executive Officer  
Worcester Redevelopment Authority



April 14, 2016

Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, MA 02125

**RE: Downtown Worcester Urban Revitalization Plan Public Hearing, Worcester, MA**

Dear Ms. Simon:

The Worcester Redevelopment Authority, pursuant to Massachusetts General Laws Chapter 121B, proposes to undertake an urban revitalization project that has been labeled the Downtown Worcester Urban Revitalization Plan. The Worcester Redevelopment Authority will conduct a public hearing to present the proposed Plan on Thursday, May 5, 2016 at 5:30 PM at the DCU Convention Center. This notice will be published in the Worcester Telegram & Gazette on April 15, 2016 and April 29, 2016.

Pursuant to M.G.L. 121B, Section 48, the attached maps indicate the area to be renewed.

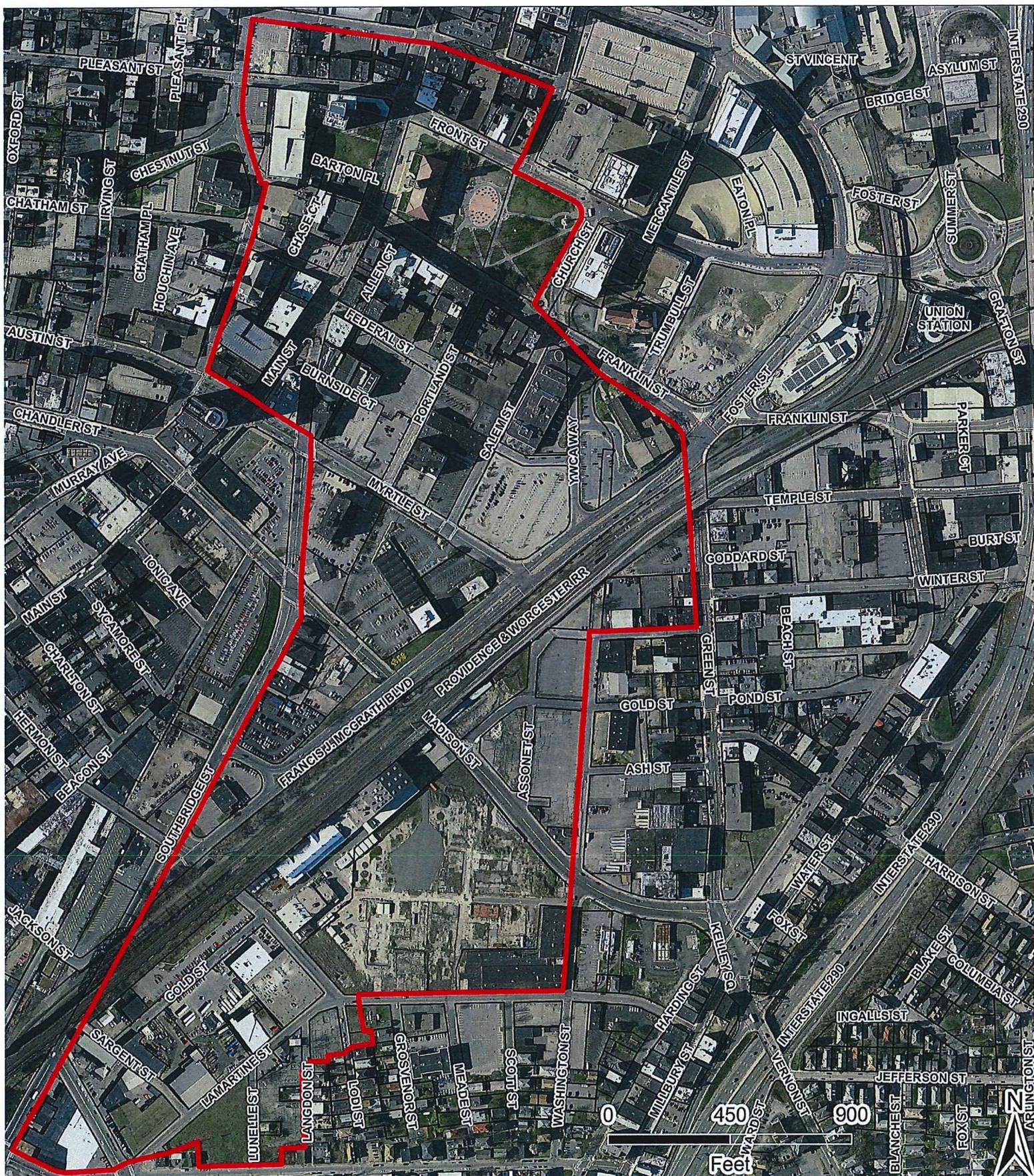
A draft of the Downtown Worcester Urban Revitalization Plan will be available on the City of Worcester website at [www.worcesterma.gov/development/wra](http://www.worcesterma.gov/development/wra) on or about April 19, 2016.

If you have any questions or require additional information, please contact Jane Bresnahan at [bresnahanj@worcesterma.gov](mailto:bresnahanj@worcesterma.gov) or 508-799-1400 x249.

Sincerely,

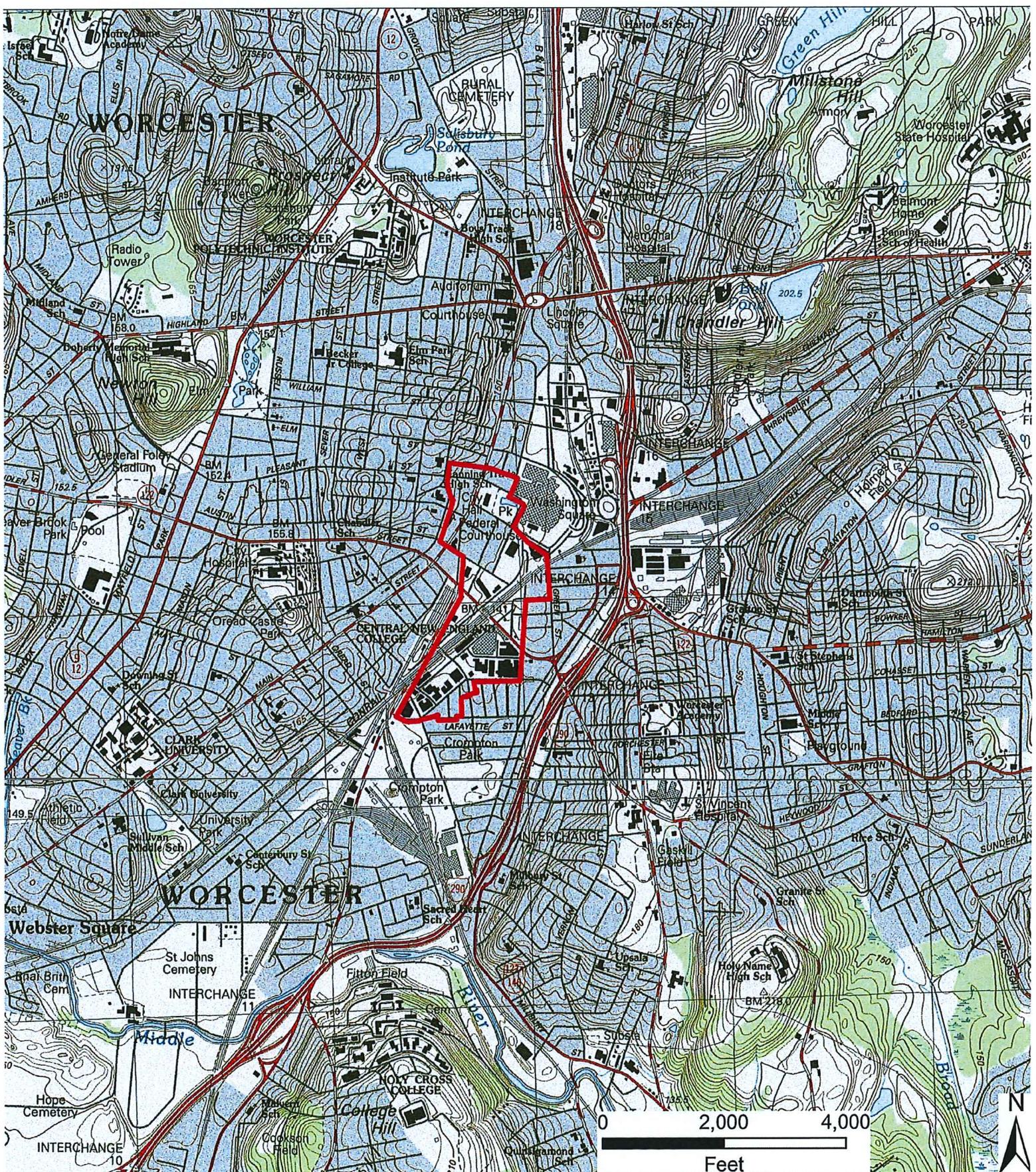
Michael E. Traynor, Esq.  
Chief Executive Officer

Enclosures (3)



Aerial Photography with URA Boundary

- Legend**
- Urban Renewal Area
  - Parcels



Project Location - USGS Locus

Legend  
 Urban Renewal Area

# City of Worcester, Massachusetts

Edward M. Augustus, Jr.  
City Manager

Michael E. Traynor  
Chief Executive Officer  
Worcester Redevelopment Authority



## WORCESTER REDEVELOPMENT AUTHORITY NOTICE OF PUBLIC HEARING M.G.L. C. 121B; HOUSING AND URBAN RENEWAL 760 CMR 12.00 URBAN RENEWAL REGULATIONS

The Worcester Redevelopment Authority (WRA) hereby provides notice that the WRA will conduct a Public Hearing at 5:30 pm on May 5, 2016 at the DCU Convention Center, 50 Foster Street, Worcester, MA for the purposes of discussing the proposed Downtown Worcester Urban Revitalization Plan.

The WRA is committed to ensuring that its public meetings are accessible to people with disabilities. Should you require auxiliary aids, services, written materials in other formats, reasonable modifications in policies and procedures, please call (508) 799-1400 x249 in advance of the scheduled meeting.

### **Publication:**

Worcester Telegram & Gazette

### **Dates:**

April 15, 2016  
April 29, 2016



**The Commonwealth of Massachusetts**  
William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

May 31, 2016

Michael E. Traynor  
Chief Executive Officer  
Worcester Redevelopment Authority  
Worcester City Hall  
455 Main Street  
Worcester, MA 01608

RE: Downtown Worcester Urban Revitalization Plan, from Lamartine Street to Front Street, including part of Main Street, Burnside, Allen Court and Chase Court, Worcester, MA; MHC# RC.60140

Dear Mr. Traynor:

Thank you for your submission regarding the above referenced project. The staff of the Massachusetts Historical Commission (MHC) has reviewed the information submitted and has the following comments.

The MHC is in receipt of your cover letter with two maps of the proposed area for urban renewal and information directing MHC to view the Downtown Worcester Urban Revitalization Plan via the City of Worcester website. Please note, MHC does not accept any forms of electronic submissions. In the future, please submit all information regarding this project hard copy to our office.

MHC understands that the City of Worcester is proposing a Downtown Worcester Urban Revitalization Plan put forth by the City of Worcester's Worcester Redevelopment Authority (WRA). Projects undertaken by the WRA, acting under Housing & Urban Renewal Legislation (M.G.L Ch 121B), are subject to review under M.G.L. Chapter 9, Section 26-27C (950 CMR 71.00). The MHC will review all proposed demolitions, rehabilitations, and new construction to determine their potential effects on properties that are listed in the State and National Registers of Historic Places and/or included in MHC's *Inventory of Historic and Archaeological Assets of the Commonwealth*.

It is understood that a public hearing was held on May 5, 2016.

The Urban Revitalization Plan describes the lots/parcels that will be acquired and created for disposition. Through the acquisition and disposition, buildings have been recommended to be demolished or rehabilitated. Certain parcels have been recommended for new construction. MHC's has comments on these recommended actions as organized in the Urban Revitalization Plan maps and tables are below.

**Figure I-1: Buildings to be Demolished**

Table 5 lists the buildings to be demolished, as shown on Figure I-1. Some of the demolition will occur on parcels slated for assemblage. The buildings listed below are proposed for demolition and are included in MHC's *Inventory of Historic and Archaeological Assets of the Commonwealth*:

**Paris Cinema**, historically known as the Capitol Theatre, 66 Franklin Street (WOR.2392)

Additional information would be required for the MHC to evaluate the Paris Cinema with respect to the criteria of eligibility for listing in the State and National Register of Historic Places. *Please submit an updated MHC Building Form (Form B) for this building.*

**Olympia Theater**, historically known as Lothrop's Opera House, 17 Pleasant Street (WOR.792)  
The Olympia Theater is listed in the State and National Register of Historic Places as a contributing element of the Lower Pleasant Street District (WOR.Q).

**Worcester Lunch Car and Carriage Manufacturing Company**, 4 Quinsigamond Avenue (WOR.2359)

Additional information would be required for the MHC to evaluate this building with respect to the criteria of eligibility for listing in the State and National Register of Historic Places. It is also unclear if the buildings located at 328 Southbridge Street and 346 Southbridge Street are physically attached to the Worcester Lunch Car and Carriage Manufacturing Company building and if they were part of the company's manufacturing space. *Please submit an updated MHC Building Form (Form B) for this building.*

The Urban Revitalization Plan states that "WRA will continue to explore all opportunities for redevelopment, including rehabilitation" of the historic theaters. The URP also states that "opportunities for rehabilitation for reuse will also be pursued" for the Worcester Lunch Car and Carriage Manufacturing Company. MHC encourages the rehabilitation of these buildings instead of demolition.

**Figure J-1: Buildings to be Rehabilitated**

Table 6 lists the buildings proposed to be acquired for rehabilitated, as shown on Figure J-1. The buildings listed below are proposed for rehabilitation and are included in MHC's *Inventory of Historic and Archaeological Assets of the Commonwealth*:

**Midtown Mall**, historically known as Woolworth Company Store, 22 Front Street (WOR.2453)  
Additional information would be required for the MHC to evaluate this building with respect to the criteria of eligibility for listing in the State and National Register of Historic Places. *Please submit an updated MHC Building Form (Form B) for this building.*

**12 Front Street** (WOR.1001)

Additional information would be required for the MHC to evaluate this building with respect to the criteria of eligibility for listing in the State and National Register of Historic Places. *Please submit an updated MHC Building Form (Form B) for this building.*

**Ransom F. Taylor Block**, 526-538 Main Street (WOR.775)

Additional information would be required for the MHC to evaluate this building with respect to the criteria of eligibility for listing in the State and National Register of Historic Places. *Please submit an updated MHC Building Form (Form B) for this building.*

**Cheney-Ballard Building**, 517 Main Street (WOR.772)

MHC previously concurred with the City of Worcester, acting as a Certified Local Government, that the Cheney-Ballard Building meets the criteria of eligibility for listing in the State and National Register of Historic Places as a contributing property to a potential historic district, Main-Franklin Streets Area (WOR.DP).

**Holbrook-Sawyer Building**, 521 Main Street (WOR.773)

MHC previously concurred with the City of Worcester, acting as a Certified Local Government, that the Holbrook-Sawyer Building meets the criteria of eligibility for listing in the State and

National Register of Historic Places as a contributing property to a potential historic district, Main-Franklin Streets Area (WOR.DP).

**Sargent Card Clothing Company**, 300 Southbridge Street (WOR.735)  
The Sargent Card Clothing Company is listed in the State and National Register of Historic Places as a contributing element of the Southbridge – Sargent Manufacturing District (WOR.W).

The Urban Revitalization Plan does not outline the specifics of the proposed rehabilitations; therefore, MHC is unable to comment on the proposed rehabilitations and potential effects they will have on the State and National Register of Historic Places listed and eligible resources. MHC looks forward to reviewing and commenting on more detailed information on the rehabilitation of these buildings. Section 6 of the Financial Plan of the Urban Revitalization Plan does state that one of the typical sources of funding may be Federal and Massachusetts Historic Rehabilitation Tax Credits. Please note that these comments do not serve as comments or approval regarding submissions for State or Federal Historic Rehabilitation Tax Credits. MHC's comments regarding the historic rehabilitation tax credit applications are submitted separately under those program regulations.

#### **Figure K-1: Buildings to be Constructed**

New buildings are proposed for the following locations:

- 66 Franklin Street (only the portion of the former Cinema building)
- 17 Pleasant Street
- 518 Main Street
- Myrtle Street/Behind the Hanover Theatre
- They Wyman-Gordon Parcels
- The triangle parcels

MHC encourages the rehabilitation of the Paris Cinema at 66 Franklin Street and the Olympia Theater at 17 Pleasant Street. The Urban Revitalization Plan does not give enough information on the height or design of the buildings to be constructed for MHC to comment on the proposed new construction and what effects the new construction may have on the surrounding State and National Register listed resources.

#### **Façade Improvements**

The Urban Revitalization Plan encourages façade improvements at a number of buildings that are not proposed for rehabilitation. The façade improvements will be administered through the City of Worcester's Façade Program. Funding for the City of Worcester Façade Program is provided through the City of Worcester Community Development Block Grant (CDBG), allocated by the U.S. Department of Housing and Urban Development (HUD). MHC will review each of these proposed façade improvement projects separately. A Project Notification Form (PNF) for each proposed façade improvement should be submitted to MHC for review and comment.

#### **National Register of Historic Places**

A number of National Register of Historic Places resources are within the boundaries of the Urban Revitalization Area. These resources are listed below:

Miss Worcester Diner, 302 Southbridge Street (WOR.2110)  
Stevens Building, 24-44 Southbridge Street (WOR.1005)  
United States Post Office and Courthouse, 595 Main Street (WOR.1907)  
Babcock Block, 600 Main Street (WOR.779)

Poli's Palace Theatre, 2 Southbridge Street (WOR.2815)  
Colton's Block, 586-596 Main Street (WOR.778)  
Cathedral of Saint Paul, 15 Chatham Street (WOR.1017)  
Enterprise Building, 538-540 Main Street (WOR.776)  
Park Building, 507 Main Street (WOR.771)  
The Bancroft Hotel, 50 Franklin Street (WOR.796)

Southbridge – Sargent Manufacturing District (WOR.W), contributing resources include:  
Sargent Card Clothing Company, 300 Southbridge Street (WOR.735)  
Whitcomb Press Manufacturing Company, 125 Gold Street (WOR.1192)  
Rice and Griffin Molding Manufacturing Company, 5 Sargent Street (WOR.1191)

Worcester City Hall and Common (WOR.E), contributing resources include:  
Worcester City Hall, 455 Main Street (WOR.770)  
Timothy Bigelow Memorial (WOR.9042)  
Worcester Soldiers' Memorial (WOR.9037)  
Lt. John Vincent Power Memorial (WOR.9033)  
Celtic Cross (WOR.9009)  
Sen. Hoar Memorial (WOR.9036)

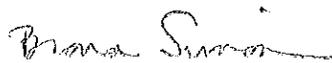
Lower Pleasant Street District (WOR.Q), contributing resources include:  
Odd Fellows Hall, 9-15 Pleasant Street (WOR.791)  
Lothrop's Opera House, 17-27 Pleasant Street (WOR.792)  
J. Marcus Rice Block, 29-35 Pleasant Street (WOR.793)  
Rogers Block, 418 Main Street (WOR.790)  
Luther – Baker Block, 45-49 Pleasant Street (WOR.1824)  
Lamb Block, 39-43 Pleasant Street (WOR.794)

In summary, the MHC will require more detailed and specific information as the plans progress. As additional information becomes available, please submit proposed plans for rehabilitations and new construction within the Urban Revitalization Area.

The MHC looks forward to consulting with the Worcester Redevelopment Authority and the City of Worcester as this important revitalization plan moves forward.

These comments are offered to assist in compliance with M.G.L. Chapter 9, sections 26-27C (950 CMR 71.00). Please do not hesitate to contact Elizabeth Sherva of my staff if you have any questions.

Sincerely,



Brona Simon  
State Historic Preservation Officer  
Executive Director  
Massachusetts Historical Commission

xc: DHCD – Urban Renewal  
EEA – MEPA Unit  
Worcester Historical Commission  
Preservation Worcester

## Newspaper Articles about the URP



# Midtown Mall, Paris Cinema, Hurricane Betty's among properties targeted in Worcester renewal plan



COMMENT Recommend 54

6

## Downtown Worcester Urban Revitalization Area

Properties to be acquired or transferred Lots to be acquired or transferred



Source: BSC Group: maps4news.com/©HERE

Addresses and owners of the properties on this map are listed at the bottom of this story.

By Nick Kotsopoulos

Telegram & Gazette Staff

Follow

Posted Apr. 19, 2016 at 9:26 PM  
Updated Apr 20, 2016 at 5:34 PM

WORCESTER - Two former movie theaters, the Midtown Mall and other commercial properties along Front and Main streets are among two dozen downtown properties targeted by the Worcester Redevelopment Authority for rehabilitation/redevelopment, as part of an ambitious urban revitalization plan made public Tuesday.

Also being eyed for redevelopment include a surface parking lot at Main and Chatham streets, the vacant Wyman-Gordon property off Kelley Square and part of the Francis J. McGrath Municipal Parking Lot next to the Worcester Public Library.

### Top Jobs

[+]Chief Procurement Officer  
Worcester Housing Authority  
The

[+]LOOMIS ARMORED, Boylston MA  
is now HIRING! CDL-B Drivers

[+]LOOMIS ARMORED, Boylston MA  
is now HIRING! Armored  
Service

[+]CAB DRIVERS, Mechanics &  
Dispatchers. Come join the most

[+]Automotive Class A & B Techs &  
Quick Lube/Tire Techs East

[+]CUSTOMER SERVICE  
REPRESENTATIVE If you are a  
"people

[+]Class A & B Techs & Quick  
Lube/Tire Techs East Side Napa

[+]Director of Community  
Programs Central  
Massachusetts Agency

[+]SALES Territory Manager  
SERVICE TOOL CO., LLC Is a  
leading

[+]ADMINISTRATIVE ASSISTANT  
Becker College, School of  
Animal

[+]Collector/Credit Analyst Duties  
and Responsibilities: Target

[+]COMMERCIAL SNOW ACCOUNT  
MANAGER: Experienced  
Commercial Snow

[+]PHOTOGRAPHER - Do you enjoy  
working with children? Are you

[+]BUYER Responsibilities:  
Ordering of purchased goods  
and raw

[+]REAL ESTATE TUITION  
REIMBURSEMENT OFFERED!  
Considering a

[+]PLUMBER, JOURNEYMAN &  
APPRENTICE needed. FT  
position with

[+]Mechanic/Laborer/Driver Town  
of West Brookfield - Highway

In addition, the plan calls for acquisition of several mostly vacant properties or surface parking lots so they can be assembled for redevelopment purposes.

The proposed area of the WRA plan, which must be approved by the state, encompasses about 118 parcels and 380 properties within a 118.4-acre area of the downtown.

But [the 185-page plan](#) focuses on specific properties the WRA contends have traditionally seen a lack of investment over the years and, as a result, have become "under-performing."

The overall objective of the plan, developed by the city and WRA during the past year, is to create an environment that has a "strong identity and sense of place within Worcester," particularly in its downtown and surrounding environs, according to John F. Hill, the city's communications specialist.

"A strong downtown will significantly benefit the city and the region by offering business opportunities, jobs and a healthy economy," he said.

Under the \$104 million, 20-year plan, the WRA first wants to work with owners of the properties it has targeted and have them rehabilitate or redevelop the site, or encourage those owners to sell if they are not willing to make any kind of investment in them.

The plan also calls for the creation of an urban renewal area in a wide swath of the downtown, from Pearl and Mechanic streets south and west to Southbridge and Lafayette streets.

If those owners balk at both options, the WRA would then be able to utilize its eminent domain powers to acquire those properties within that urban renewal area.

City Manager Edward M. Augustus Jr. has emphasized the eminent domain would be an option of last resort.

According to the WRA, the properties it is looking at for potential demolition/redevelopment include the vacant Paris Cinema at 66 Franklin St., and the former Olympia Theater - also previously known as the Fine Arts Theater - at 17 Pleasant St.

The latter property has retail on the first floor, but its upper floors, where the theater was, are vacant.

"The WRA understands that demolition of the Paris Cinema and Olympia Theater is not ideal given their age and contributions to the city's cultural history in the late 1800s and early 1900s," the WRA plan stated. "However, the Paris Cinema structure has been condemned by the Worcester Fire Department due to concerns regarding its structural integrity. The Olympia Theater has been unoccupied and unmaintained for many years."

Other properties within the urban renewal district that the WRA is considering for demolition are a vacant manufacturing building at 149 Washington St.; a mixed commercial/industrial at 4 Quinsigamond Ave., the current home to the Worcester Flea Market; an automobile repair/sale building at 328 Southbridge St.; and an adult entertainment bar/restaurant (Hurricane Betty's).

Demolition of the structure at 149 Washington St. is necessary as part of the redevelopment of the Wyman-Gordon parcels, according to the plan.

Meanwhile, the structures on Southbridge Street and Quinsigamond Avenue are slated for demolition as part of an effort to enhance the gateway corridor from Route 146 into the downtown.

Properties the WRA is proposing for acquisition for rehabilitation are Midtown Mall, 22 Front St., and a building at 12 Front St. that has retail on the first floor and is predominately vacant on the upper four floors. Both buildings are owned by Dean and Judith Marcus.

Other properties include: 526-538 Main St. (The Money Stop); 517 Main St. (Metro PCS); 512 Main St. (Great Wall Restaurant) and 300 Southbridge St., a commercial warehouse. The Miss Worcester Diner is also located on that property.

"Overall, the intent of rehabilitation is to maintain the existing uses of occupied buildings while improving their conditions, amenities and marketability," the WRA plan stated. "However, structures which are entirely or partially vacant may have new uses."

Meanwhile, targeted for "selective acquisition for rehabilitation" are six first-floor office condominium units in the Denholm Building, 484 Main St. Many of those units are vacant. In their place, the WRA would like to see commercial, retail and a restaurant there.

"Acquiring specific condominium units is unusual, but appropriate where the current condition of the condominiums is adversely affecting the overall health of the building," the WRA plan stated.

- [+] **TRANSPORTATION SCHEDULER: A local nonprofit is currently**
- [+] **INSURANCE - Personal lines rep. Multi location insurance**
- [+] **TRACK TECHNICIAN A progressive publicly owned regional**
- [+] **Home care nurses needed. All shifts available. Barre: 24**
- [+] **TEACHER ASSISTANTS needed in Grafton and Whitinsville.**
- [+] **TRI STATE TRUCK CENTER - Parts Driver Delivery in MA, NH &**
- [+] **WIRE AND CABLE POSITIONS - Immediate openings for NIGHT**
- [+] **SCHOOL VAN Drivers - Sign-On Bonus \$500 to \$1000 - Will Be**
- [+] **PURCHASING AGENT/SUPPLY CHAIN ASSOCIATE Due to exciting**
- [+] **Teacher Assistants The Children's Garden in Worcester has**
- [+] **INSURANCE - Commercial lines rep. Multi location insurance**
- [+] **HOUSE STAFF: Youville House Family Shelter, a program of**
- [+] **LABORER - for paving company. Drivers Licence required.**
- [+] **TODDLER TEACHER - Looking for toddlerschool teacher.**

## TOP CLICKS

POPULAR EMAILED COMMENTED

Kidney removed from patient at St. Vincent in Worcester after outside doctor's alleged mistake [Aug. 10, 2016](#)

One man dead, another arrested after fight over beer in Winchendon [Aug. 10, 2016](#)

Princeton murder victim fought her attacker and may have injured him, DA says [Aug. 11, 2016](#)

Tenant agrees to buy Point Breeze in Webster for \$2.7M [Aug. 11, 2016](#)

Hardwick woman arraigned in fatal head-on crash [Aug. 11, 2016](#)

Tractor-trailer crash on turnpike clogs roads in Charlton, and beyond [Aug. 12, 2016](#)

## WORCESTER COUNTY DIRECTORY

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The plan also proposes transferring ownership the McGrath Municipal Parking Lot next to the public library from the city's Off-Street Parking Board to the WRA.

The intent behind that would be to improve the parking layout between the public library and the YWCA, as well as potentially redevelop a portion of the lot.

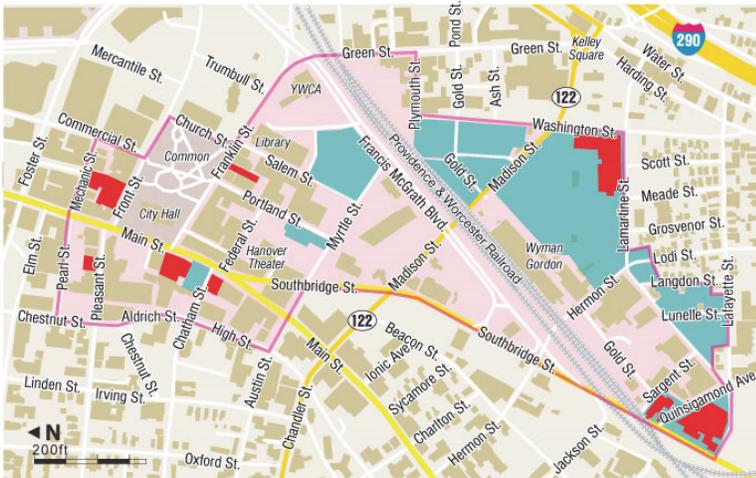
For the surface parking lot at Chatham and Main streets, the WRA is proposing construction of a new building, with retail on the first floor and commercial/office above.

The WRA will host a public hearing on the plan at 5:30 p.m. May 5 at the DCU Center.

After the hearing, the plan will need to be approved by the City Council and the state Executive Office of Housing and Economic Development.

### Downtown Worcester Urban Revitalization Area

Properties to be acquired or transferred    Lots to be acquired or transferred



Source: BSC Group: maps4news.com/ ©HERE

## Parcels to be acquired or transferred

### Downtown Urban Revitalization Plan

Address	Owner(s)
<b>ACQUISITION FOR REHABILITATION FOR DEMOLITION/REDEVELOPMENT</b>	
Midtown Mall, 22 Front St.	Marcus, Dean & Judith
12 Front St.	Marcus, Dean & Judith
The Money Stop, 526-538 Main St.	Rizzo, Lois A., Trustee
Metro PCS, 517 Main St.	Isparduli, James
Great Wall Restaurant, 521 Main St.	Mindy Jiang Realty Trust
300 Southbridge St.	Talbert, Thelma Trustee+
<b>SELECTIVE ACQUISITION FOR REHABILITATION</b>	
484 Main St.	N/A
The Denholm Building 1st Floor Units	PPM V Partnership LP Denholm Condominium Trust Angelou, Sideris & Ekaterini Fortier, Joseph J & Naomi R
<b>ACQUISITION FOR DEMOLITION/REDEVELOPMENT</b>	
Paris Cinema, 66 Franklin St.	Worcester Park Plaza LLC
Olympia Theater, 17 Pleasant St.	First Olympia Realty, LLC
Parking lot, 518 Main St.	Park Plaza Apartments
<b>TRANSFER FOR REDEVELOPMENT</b>	
McGrath Parking Lot, 6 Library Lane	City of Worcester Off Street Parking Board
<b>ACQUISITION FOR ASSEMBLAGE/DEMOLITION</b>	

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**Huge CFA Cat Show**  
rev  
Sat Aug 27, 12:00 am

- TUE WED THU FRI SAT SUN MON  
Tuesday, August 16, 2016
- MFRFS catmobile low-cost spay/neuter van Gardner visit, Aug. 16** All Day
- Gardner Shelter
- Snapshot in Time: Northborough at 250 Years Photo Contest** All Day
- Northborough Historical Society
- Stained Glass exhibit** All Day
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# Worcester puts downtown property owners on notice



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The former Paris Cinema at 86 Franklin St. is one of the properties eyed for takeover by the city as part of an urban renewal project in Worcester. Photo/Paul Connors



By Lisa Eckelbecker

Telegram & Gazette Staff

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Posted Apr. 24, 2016 at 6:00 AM

Updated Apr 25, 2016 at 9:23 PM

WORCESTER – When Richard M. Rizzo bought the former Olympia Theater on Pleasant Street in 2007 for \$60,000, he fixed up some shop space on the ground floor and rented it out.

Upstairs, the theater that once screened family-friendly John Wayne movies, but later descended into X-rated fare, sat empty.

It's still empty.

"Until someone has some money to put into it for use, it's going to remain that way," Mr. Rizzo said.

Now city officials have lost patience with the owners of the theater, and about two dozen other downtown properties. A Worcester Redevelopment Authority plan is targeting the parcels for new use, and it's putting some of the owners on notice that the agency might wield its powers of eminent domain to take the properties, and turn them over to developers. A few properties, including the Olympia Theater, could face the wrecking ball.

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- [+]LOOMIS ARMORED, Boylston MA  
is now HIRING! Armored  
Service

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- [+]CAB DRIVERS, Mechanics &  
Dispatchers. Come join the most

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- [+]Automotive Class A & B Techs &  
Quick Lube/Tire Techs East

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- [+]CUSTOMER SERVICE  
REPRESENTATIVE If you are a  
"people

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- [+]Class A & B Techs & Quick  
Lube/Tire Techs East Side Napa

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- [+]Director of Community  
Programs Central  
Massachusetts Agency

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- [+]SALES Territory Manager  
SERVICE TOOL CO., LLC Is a  
leading

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- [+]ADMINISTRATIVE ASSISTANT  
Becker College, School of  
Animal

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- [+]Collector/Credit Analyst Duties  
and Responsibilities: Target

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- [+]COMMERCIAL SNOW ACCOUNT  
MANAGER: Experienced  
Commercial Snow

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- [+]PHOTOGRAPHER - Do you enjoy  
working with children? Are you

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- [+]BUYER Responsibilities:  
Ordering of purchased goods  
and raw

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- [+]REAL ESTATE TUITION  
REIMBURSEMENT OFFERED!  
Considering a

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- [+]PLUMBER, JOURNEYMAN &  
APPRENTICE needed. FT  
position with

---

- [+]Mechanic/Laborer/Driver Town  
of West Brookfield - Highway

"We don't want downtown, this area, to continue to look this way," said Michael E. Traynor, Worcester's chief development officer. "We want to do it in the kindest, gentlest way ... but we need to change the face of downtown."

As plans go, the proposal unveiled last week by the WRA for a 118-acre urban revitalization district, is not about shaving a neighborhood clean and growing new activity. It's more like touching up or plucking out errant gray hairs.

The list of targeted properties ranges from the MidTown Mall on Front Street, a three-story building dating to 1910 that overlooks City Hall, to a one-story boxy structure at 4 Quinsigamond Ave. that hosts weekend flea markets.

All are considered neglected, partly vacant or possibly polluted "brownfields," according to the plan. Taking all of them, relocating occupants and renovating or replacing the structures would cost an estimated \$100 million.

But Mr. Traynor said the WRA does not want to acquire and clear all the properties. Instead, the goal is to act more like a broker and bring together developers and property owners.

"What we want to do is get the attention of investors and developers so they see we have chosen an area to concentrate our resources in," Mr. Traynor said.

So far, some of the owners of targeted properties are reacting cautiously and diplomatically.

Wyman-Gordon Co., the maker of forged metal components for airplanes and owner of the biggest chunk of properties, said in a written statement that it is reviewing the WRA plan for its former industrial site.

Mr. Rizzo said he is willing to listen to the WRA - and work with it - when it comes to his theater and another property he owns at 526-538 Main St.

Other owners did not respond to messages seeking comment.

Dean Marcus, an owner of the MidTown Mall at 22 Front St. and another targeted building at 12 Front St., did not return a phone message. A representative of the trust that owns the flea market building on Southbridge Street could not be reached for comment. James Isperduli, owner of a building at 517 Main St., and representatives of Mindy Jiang, owner of 521 Main St., also did not return messages left at their buildings.

Among the owners who did respond, some said market realities have shaped what they've done, or not done, with their properties.

MG2 LLC, the Quincy real estate company that owns the shuttered Paris Cinema adult movie theater on Franklin Street, plans to demolish the condemned property this year to temporarily make way for parking spaces and a pop-up retail shop.

It's part of the company's master plan to spruce up its downtown Worcester properties and is based on an assessment of the market, said Joseph E. Donovan, MG2 vice president.

"There should be a short-term and long-term plan" for the parcel, he said. "We don't feel that site is a candidate for immediate redevelopment."

Mr. Rizzo's building at 526-538 Main St. houses his pawn shop and check-cashing business on the ground floor, but a second-floor space once occupied by a beauty school sits unused. The vacant area needs renovations and an elevator, Mr. Rizzo said.

"I can't spend a few hundred-thousand (dollars), whatever it takes, to do the second floor over without a tenant in mind," he said. "Right now that space isn't in need."

About 7 percent of office space in Worcester, or about 1 million square feet, was vacant in mid-2015, according to data published by commercial real estate firm Kelleher & Sadowsky Associates Inc. in pamphlets marketing downtown office buildings.

That suggests reasonable demand for space. But remaking some of downtown's white elephants for modern use can be crushingly expensive.

The Worcester Business Development Corp., a nonprofit development agency, spent about \$40 million to renovate the former Telegram & Gazette building at 18 Franklin St., a prominent spot overlooking city hall and Worcester Common.

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A local nonprofit is currently

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Multi location insurance

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progressive publicly owned  
regional

[+]Home care nurses needed. All  
shifts available. Barre: 24

[+]TEACHER ASSI STANTS needed  
in Grafton and Whitinsville.

[+]TRI STATE TRUCK CENTER -  
Parts Driver Delivery in MA, NH  
&

[+]WIRE AND CABLE POSITIONS -  
Immediate openings for NIGHT

[+]SCHOOL VAN Drivers - Sign-On  
Bonus \$500 to \$1000 - Will Be

[+]PURCHASING AGENT/SUPPLY  
CHAIN ASSOCIATE Due to  
exciting

[+]Teacher Assistants The  
Children's Garden in Worcester  
has

[+]INSURANCE - Commercial lines  
rep. Multi location insurance

[+]HOUSE STAFF: Youville House  
Family Shelter, a program of

[+]LABORER - for paving company.  
Drivers Licence required.

[+]TODDLER TEACHER - Looking for  
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The office building reopened in 2015 and is home to tenants such as Quinsigamond Community College, but it is now valued at just \$2.5 million by the city assessor's office.

For a private owner with limited resources to renovate an older downtown building, a number of factors must line up, said Wyatt Wade, president of Davis Publications Inc. and part of the family that owns the Printers Building at 44 Portland St. The building, constructed in 1935 and about 80 percent occupied, is not among the properties targeted by the WRA.

Real estate values must rise enough that an owner can borrow money to fund repairs, said Mr. Wade. That has happened, he said, and the Davis family is planning to spend several million dollars this year and in 2017 to restore the exterior masonry of the seven-story Printers Building and replace its large windows.

It also helps, he said, that Davis Publications, an educational multimedia publisher focused on the arts, occupies part of the building.

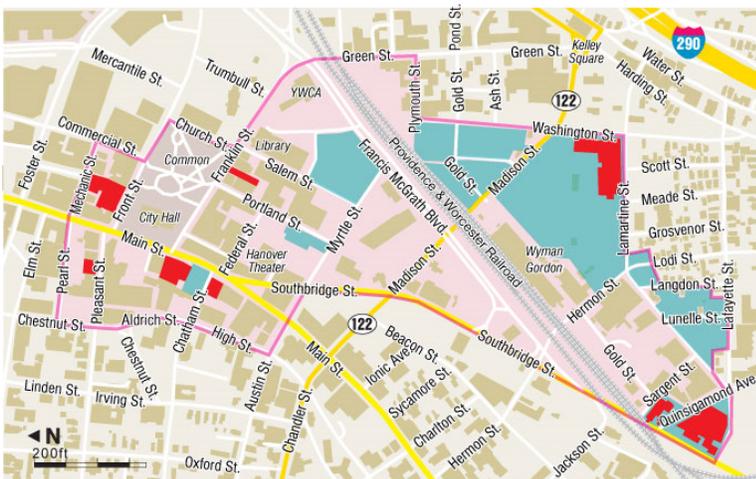
"With the rise of the real estate values in the city, because of all the things the city has been doing for the last 20 years, this has put us in a position where you can get a mortgage to do something," Mr. Wade said.

The WRA plan could test whether city officials can do better than existing property owners by creating interest or opportunities for real estate buyers. Mr. Traynor said the WRA plan is a sign of the community's commitment to create change.

"This is our vision," he said. "This is a master plan for what we want to see happen."

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Source: BSC Group: maps4news.com/©HERE

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484 Main St.	N/A
The Denholm Building 1st Floor Units	PPM V Partnership LP Denholm Condominium Trust Angelou,Sideris & Ekaterini

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### CALENDAR

**Huge CFA Cat Show**

Nex

Sat Aug 27, 12:00 am

TUE WED THU FRI SAT SUN MON

*Tuesday, August 16, 2016*

**MRFRS catmobile low-cost spay/neuter van Gardner visit, Aug. 16** All Day

Gardner Shelter

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**Snapshot in Time: Northborough at 250 Years Photo Contest** All Day

Northborough Historical Society

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**Stained Glass exhibit** All Day

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# Worcester urban renewal plan gets mostly positive response



COMMENT

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Jeff Fasser of BSC Group talks Thursday about potential changes to downtown during a public hearing for the urban renewal plan proposed by the Worcester Redevelopment Authority. Photo/Chris Christo



By **Cyrus Moulton**  
Telegram & Gazette Staff Follow

Posted May. 5, 2016 at 11:14 PM

WORCESTER - Many were supportive, some even saying the proposal didn't go far enough. Others were apprehensive, questioning specifics and offering suggestions. But participants at a public hearing Thursday for a proposed 20-year, \$100 million downtown urban revitalization plan all agreed any project should not repeat the mistakes of urban renewal efforts of the past.

"When we talk about urban renewal, I think for many of us it's a little bit of (post-traumatic stress disorder) in terms of what happened to our city and what happened to many cities," said state Rep. Mary S. Keefe, D-Worcester. "It's that sense of loss sometimes out of what seemed to be a good idea that really inspires us to make this plan work for our city now."

The Worcester Redevelopment Authority proposed its downtown [Urban Revitalization Plan](#) last month and held a presentation and public hearing on it Thursday evening at the DCU Center.

Members of the WRA, city officials and consultant Jeff Fasser of BSC Group presented the proposal not as a blueprint to raze an entire neighborhood. Rather, the plan identifies roughly two dozen [neglected, vacant or otherwise "underutilized" properties](#) within a 118-acre swath of downtown

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[+]LOOMIS ARMORED, Boylston MA  
is now HIRING! Armored  
Service

[+]CAB DRIVERS, Mechanics &  
Dispatchers. Come join the most

[+]Automotive Class A & B Techs &  
Quick Lube/Tire Techs East

[+]CUSTOMER SERVICE  
REPRESENTATIVE If you are a  
"people

which the redevelopment authority hopes to work with owners to rehabilitate, sell or transfer to other parties or - in what City Manager Edward M. Augustus Jr. said would be "an action of last resort" - take by eminent domain and turn over to a developer.

"This brings attention to these properties, brings attention to downtown Worcester, reassures people who are already investing in downtown Worcester ... that that is a good investment," Mr. Augustus said. "We also want to send a signal to other developers ... whether in the city or anywhere in the state or country, that we're open for business."

Most of the speakers at the meeting supported the proposal, even at times saying it did not go far enough.

Walter Henritze, a resident who mentioned his past involvement in the preservation of Union Station, noted the long-vacant Wyman-Gordon properties and said "eminent domain is a club that maybe should be used."

Others wondered why more of Main Street wasn't included in the plan.

A few speakers offered more general input for the plan.

Francis R. Carroll, chairman and founder of the Small Business Service Bureau on Main Street, said it was time for certain property owners to "step up to the plate and fix their buildings," and said that recruiting private businesses and development that would pay taxes needed to be emphasized.

Lorraine Laurie of the Green Island Residents Group and William Belcher, a salon owner in the Mid Town Mall, one of the properties in the plan, urged that any redevelopment consider local residents and small, local businesses who need affordable places to live and operate.

And some property owners wanted more details.

"We love Worcester. We would love to see our property developed more," said Ben Mantyla, a trustee of the Miss Worcester Diner and another property in the plan. "We've heard a lot about the last resort being eminent domain. I haven't heard anything about the first resort, about how you're going to work with us and make this happen."

But speakers uniformly, whether embracing the specifics of the plan or not, agreed that the city should be promoting redevelopment. Members of the WRA in attendance concluded the hearing and voted unanimously to submit the plan to the City Council for a public hearing and referral to the Planning Board.

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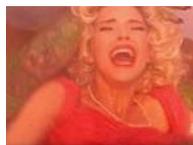
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- [+]TRACK TECHNICIAN A progressive publicly owned regional
- [+]Home care nurses needed. All shifts available. Barre: 24
- [+]TEACHER ASSISTANTS needed in Grafton and Whitinsville.
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- [+]WIRE AND CABLE POSITIONS - Immediate openings for NIGHT
- [+]SCHOOL VAN Drivers - Sign-On Bonus \$500 to \$1000 - Will Be
- [+]PURCHASING AGENT/SUPPLY CHAIN ASSOCIATE Due to exciting
- [+]Teacher Assistants The Children's Garden in Worcester has
- [+]INSURANCE - Commercial lines rep. Multi location insurance
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- [+]LABORER - for paving company. Drivers Licence required.
- [+]TODDLER TEACHER - Looking for toddlerschool teacher.

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## Attachment D Market and Economic Analysis



## **Worcester Urban Revitalization Plan – Economic Development Assessment**

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### **Introduction**

With a population over 180,000 residents, Worcester is the second largest city in New England with an enviable list of assets, including:

- A long list of colleges and universities in the City providing a vibrant set of over 35,000 students, as well as faculty and staff;
- Direct (and improving) commuter rail service to Boston, a refurbished Union Station on the edge of downtown, and a new bus transfer facility for WRTA;
- Significant private-public development projects in or near downtown such as CitySquare and Gateway Park; and
- Key attractors such as the DCU Center and the Hanover Theatre, and major employers such as UMass Healthcare and Medical School, other health care companies and hospitals, insurance companies (Hanover, Unum), and industrial leaders such as Polar Beverages, CSX Rail and Simplex Grinnell.

Despite these advantages, Worcester remains a Gateway City in Massachusetts with relatively high poverty rates, low household incomes, and low home values compared to statewide averages. And economic, demographic and real estate market conditions tend to be more challenging in the downtown area of the City that is the focus for the Urban Revitalization Plan (URP).

The **objective** of this memo is to present an economic development assessment of downtown Worcester for the URP that is informed by relevant data measures and input from private, non-profit, and public sector development leaders.

This work builds from numerous other city planning efforts, most notably the 2012 Theatre District Master Plan, and a wide-range of data and information on downtown Worcester, including the 2016 MassDevelopment Transformative Development Initiative (TDI) report, which includes data on Worcester's Theatre District.<sup>1</sup>

This assessment is organized into three sections:

1. Overview of key economic/demographic market conditions
2. Economic development issues and challenges
3. Economic opportunities and potential strategies – near-term and long-term

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<sup>1</sup> See [http://www.massdevelopment.com/assets/pdfs/annual-reports/TDI\\_report\\_022016.pdf](http://www.massdevelopment.com/assets/pdfs/annual-reports/TDI_report_022016.pdf)



## Downtown Worcester Economic/Demographic Market Conditions

Integral to understanding current and future economic development opportunities and priorities is to work from a data-driven foundation of relevant information on downtown Worcester. Although it is beyond the scope of this project to undertake a new data profile of Worcester and its downtown area, significant data resides in publications such as the Worcester Research Bureau's 2015 Almanac and the MassDevelopment TDI report referenced above. The intent here is thus to provide some highlights and relevant data measures that reflect current market conditions for the City and downtown.

### Study Area Overview

The formal study area for the URP is depicted in Figure 1 below. This area includes parts of downtown, the entire Theatre District (from the Master Plan and current TDI project), and areas to the southeast of the McGrath Boulevard known as the Canal District and including the Wyman-Gordon site. The study area is near but does not include Union Station, CitySquare, or the Massachusetts College of Pharmacy and Health Sciences.

This type of uniquely formed area for the URP may be completely appropriate for revitalization and redevelopment, but does not easily lend itself to geographically consistent data measures. Consequently, the data included in this brief overview varies among the more focused TDI District (from the Master Plan) to the slightly broader ZIP code (e.g., real estate data for 01608) to citywide measures.

Summarizing available data that is most relevant to redevelopment opportunities and challenges, we find that:

**Citywide, Worcester has some relatively strong economic indicators.** As of 2014, there were approximately 100,000 jobs in Worcester (99,722) which is more than any other Gateway City in Massachusetts. Worcester has a jobs-to-population ratio of 0.54 which is slightly higher than the statewide average of 0.50 and significantly higher than the Gateway City average of 0.41. Coupled with the fact that Worcester has more employees working in the city than residents who are working overall, this is an indicator of a relatively strong employment base and the daily reality of commuters coming into the City.<sup>2</sup> Further, Worcester's unemployment rate is relatively low compared to other Gateway Cities, and the percentage of adults with a bachelor's degree or higher (30%) is significantly above the Gateway City average (23%) while trailing the state average (39%).

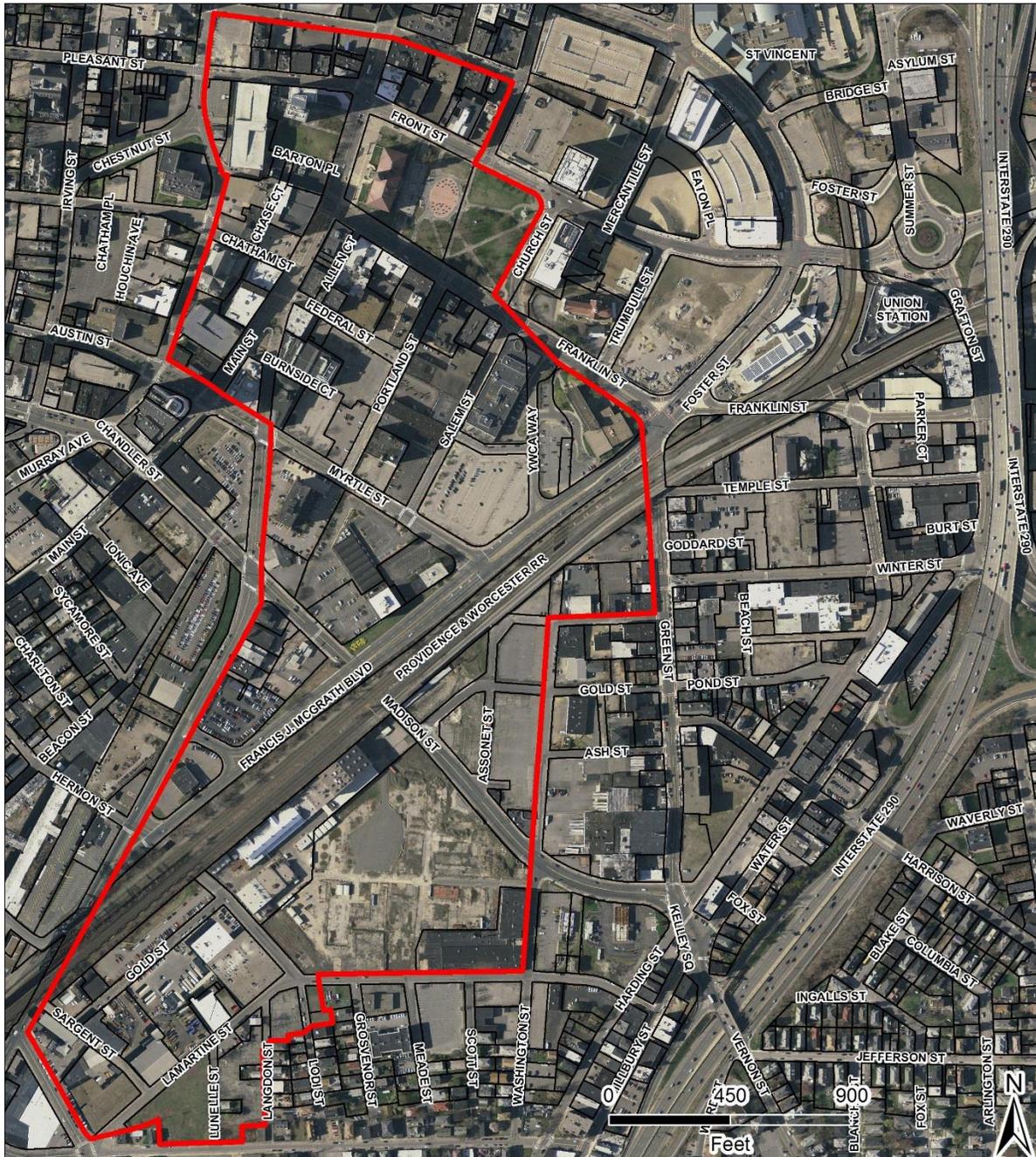
**Residents of Worcester, and the downtown area in particular, do face economic hardships.** Despite the presence of a relatively solid employer base, most resident-based data measures point to a distressed market. For example, the citywide poverty rate is 21.4% compared to a statewide average of 11.4%. For the TDI District, the

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<sup>2</sup> Worcester has a remarkably high concentration of jobs in the "eds and meds" categories of education and health care with 48% of all jobs in those sectors compared with 28% statewide.



Figure 1. Worcester Urban Revitalization Plan – Study Area



Aerial Photography with URA Boundary

Legend

-  Urban Renewal Area
-  Parcels



Source: BSC Group



poverty rate almost doubles to 40.4%. Similarly, median household income citywide is \$45,932 compared to a statewide average over \$66,000. For the TDI District, median household income is just \$22,593. The lower median household incomes (especially downtown) may be partly due to the large population of college students from Mass. College of Pharmacy and Health Sciences (MCPHS) University. Median home values see a similar pattern. Data measures like these are challenging because they: 1) reflect of the current perceptions of downtown in terms of a concentration of poverty, homelessness, public safety concerns, etc.; and 2) do not include the current/planned market rate housing in downtown Worcester which is likely to improve these measures over time.<sup>3</sup>

**Downtown real estate market conditions are challenging in terms of both available product and lease rates.** A frequently noted comment from Worcester development experts is that there is a lack of larger, high-quality (Class A) office space available. Data from Co-Star (provided by the Worcester Regional Chamber) indicate that there are only five (5) Class A buildings in the downtown area with about 100,000 square feet available across multiple buildings, an average lease rate of \$20 per square foot and a vacancy rate of 14.3%. Class A space may see an upswing shortly when UMass Memorial Healthcare locates and expands 700 employees to a renovated Mercantile Center office location (this includes 200 new jobs). Class B office space is much more abundant with higher vacancy rates and lower lease rates. The net effect is a market where average lease rates are often higher in the rest of Worcester than downtown – not a sign of a vibrant market. Further, Valassis Policy Map estimates a very high vacancy rate for commercial (including retail) space in the TDI District of 32.6% and retail lease rates that are higher outside the downtown area. Combined, these real estate data indicators point to both the opportunities and challenges of attracting new tenants and investment.

**Data indicates other challenges and needs for downtown.** Two additional issues stand out for the downtown Worcester market: a) the need for more attractions in downtown Worcester; and b) the perception and reality of public safety. A 2014 survey of college students in Worcester found that:

- College students who responded to the survey generally perceive downtown Worcester as generally not offering the amenities for the city's college students, and not being pedestrian friendly (despite its fairly compact form and sidewalks).
- College students are most interested in seeing a downtown with: a) a healthy food store; b) fast-casual Mexican food like Boloco or Chipotle; c) bookstores and cafes with Wi-Fi; and d) entertainment options like more live music venues.

Public safety is another frequently cited concern for downtown Worcester in terms of interest from developers, quality retail stores, and attracting younger populations. Despite some improvements over time, the city's violent crime rate remains higher than

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<sup>3</sup> The resident-based data are derived from American Community Survey (ACS) data that cover 2010 to 2014 and thus change slowly as they cover multiple years to arrive at statistically viable estimates.



the Gateway City average and more than twice the state average.<sup>4</sup> Perhaps even more importantly, the perceptions of safety largely based on significant loitering and the “convening” location of homeless and other individuals near the Worcester Common acts a deterrent to a host of visitation and development opportunities.

## **Economic Development Issues and Challenges**

Based on research, findings from interviews with private and public sector development experts, and previous plans, Worcester is well poised for growth and has experienced significant pockets of redevelopment success. However, success has been slow to expand into the inner core of downtown surrounding City Hall and the Worcester Common. Thus, the city still faces a number of key issues and challenges in terms of redevelopment and the attraction of private investment in the URA. One challenge is that developers have traditionally categorized the downtown area as an “8 to 5” market for workers. The positive development activities and successes near the URA, e.g., CitySquare and Mercantile Center, described previously, are beginning to shift that perception, but more work is needed to attract younger professionals, college students or others seeking urban experiences.

Along those lines, the most prevalent economic development issues and challenges in the URP include:

- Developers who generally think that market rents for residential and office space don't support private investment in new building construction (despite some recent exceptions);
- Real and perceived loitering and public safety concerns around Worcester Common and nearby retail that act as a deterrent to private investment;
- First floor vacancies and low-value retail uses peppered throughout the URP;
- Numerous small to medium-sized buildings that can be characterized by a mix of vacancy, low-quality Class B and C office space, and lower-income housing tenants.
- Despite the compactness of Worcester and the nearby activities, downtown Worcester is not viewed as pedestrian friendly and has not developed transit options to appeal to “choice” riders.
- The Wyman-Gordon site and other areas south of the McGrath Boulevard (sometimes referred to as the Canal District) present a mix of environmental concerns, weak pedestrian connectivity to downtown, and uncertain private development interest.

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<sup>4</sup> Based on the 2012 ACS Uniform Crime Reporting Statistics from the FBI, Worcester had 959 violent crimes per 100,000 population compared to a Gateway City average rate of 678 per 100,000 and a statewide average of 406 per 100,000. Data accessed from: <http://www.ucrdatatool.gov/index.cfm>



**Market Rents that Don't Support New Construction/Speculative Investment.** A commonly heard statement from multiple development experts was that Worcester's relatively modest lease rates and sales values generally don't support new construction. This is very typical in Gateway Cities as a relatively weak market combined with construction costs that don't vary much from area to area results in lower capital investment. Worcester has seen some exceptions to this, as the CitySquare project (now with multiple developers and major tenants) has included significant private investment, fueled by upfront public infrastructure funding (MassWorks grants). Other examples include the nearby Mercantile Center project which will include \$72 million in private investment for acquisition and site improvements and the Gateway Park project with Worcester Polytechnic Institute (WPI) and multiple development partners. Still, office rents top out at about \$25 per square foot for new Class A space with most older/Class B space significantly lower. A closely associated sentiment from developers is that they won't do major projects on speculation, thereby requiring existing or committed tenants to occupy space. And they need to ensure that if trying to acquire properties that they can purchase at a market price grounded in market realities.

**Lingering public safety concerns in downtown Worcester.** Virtually everyone working in development in Worcester recognizes that there are still public safety concerns in the core downtown area, concentrated around the Worcester Common and nearby retail stores. The commonly expressed descriptions revolve around loitering, drugs, and panhandling combined with a perception of insufficient police presence and other safety amenities (e.g., street lights). Along these lines, stakeholders mentioned that when college students arrive in Worcester, they are essentially told (explicitly or implicitly) to stay on campus and be very careful about going downtown. Multiple private developers mentioned that these perceptions are a significant deterrent to private redevelopment interest.

**First floor vacancies and low-value retail uses.** According to one local retail expert, there are approximately 33 ground floor vacancies in the Worcester downtown area/Theatre District; and the current mix of retail, service and restaurant offerings in the study area is less than desirable. While some high-quality ventures have been successful, the current mix of retail uses tends towards service retail supporting lower income populations. One challenge is the prevalence of parking garages attached to major office buildings, often resulting in office workers staying within the building they work in rather than frequenting local establishments and contributing to street level activity. In addition, the low median household income of downtown Worcester (less than \$25,000) is a major obstacle to attracting retailers. The more recent/ongoing build-up of market rate housing in the area will change this demographic over time but has not shown up in the census data yet.

**Low quality small-medium sized buildings in downtown core.** Many of the small-medium sized buildings in the URP study area (Theatre District) also have relatively low-value upper floors – a mix of vacancy, lower rent residential apartments, and Class B or



C office space. Some of the current landlords appear to be stuck in a situation where: a) they aren't attracting enough higher-paying tenants to cover higher-quality rehabilitation of spaces; and b) if open to selling the property, they may be seeking a sales value well-above market price. To further emphasize this point, a number of these properties are in strategically critical locations next to or near other properties that have been redeveloped. For example, buildings on Franklin Street (largely owned by the Mayo Group) on either side of the revitalized Quinsigamond Community College and Innovation Center project at 20 Franklin are generally in disrepair (e.g., the old Paris Cinema) or only attracting lower-income tenants/customers. Similarly, the Mercantile Center project is located on the edge of the URP and City Square on Front Street but the remainder of Front Street (including the Midtown Mall) is largely distressed and/or vacant. Finally, the 500 block of Main Street near the Hanover Theatre also includes significant opportunity for higher and better uses.

**Weak perceptions of walkability and unrealized transit markets.** Although Worcester's downtown area is relatively compact with sidewalks, almost 45% of college students who responded to the survey indicated that they think downtown Worcester is not pedestrian friendly, with another 32% of respondents feeling neutral. This may be the result of a number of factors, including campus proximity to downtown, poor signage, and public safety concerns.

In terms of transit markets, most college students do not use WRTA buses, limiting the ease of access from college campuses to downtown. In addition, opportunities to link transit to economic development in Worcester not be fully realized yet. For example, when asked directly, some developers down-played the importance of Union Station and improvements to commuter rail to Boston as a critical element of their projects. That said, the introduction of an express train to Boston has helped boost the awareness of commuter rail as a key tool for development.

**Long-term challenges at Wyman-Gordon site.** The Wyman-Gordon site represents the largest vacant/undeveloped site in the URP study area, and as the crow flies, it is fairly close to both the rest of downtown and other key areas of the city (e.g., Union Station, Canal District, Shrewsbury Street restaurants). That said, it presents a number of challenges for near-term redevelopment including: a) environmental issues that will require clean-up but the severity of those issues remains uncertain and thus a development risk; b) lack of connectivity to the rest of downtown given the railroad ROW and aqueduct tunnels and the McGrath Boulevard.; and c) a mix of industrial, automotive repair and other surrounding/existing uses that are less conducive to residential or mixed use development.

## **Economic Opportunities and Potential Strategies – Near-term and Longer-term**

*Worcester, like every city, may have its challenges and obstacles, but its list of assets is strong and the potential opportunities to redevelop the downtown into a more vibrant focal point for positive economic activity is enticing. While the City and various partners*



are understandably frustrated at the lack of progress on a number of key sites in the downtown area, that is a better problem to have than many Gateway Cities in Massachusetts that lack overall market demand and have many fewer assets to leverage and connect. From this perspective, redevelopment supported with a continued long-term vision working towards an “18-hour downtown area” for Worcester can be more tactical and methodical than purely wishful thinking.

Through research and interviews, a number of positive developments related to downtown revitalization are worth highlighting:

- The positive spillover effects of CitySquare and its \$565 million of public-private development are only just beginning. Most tangible are the completed and in operation buildings for Unum, and Saint Vincent's Cancer and Wellness Center, as well as another \$72 million in private investment at Mercantile Center (sometimes grouped into CitySquare but a different development project next door that will include the relocation of 700 UMass Memorial Hospital workers (including 200 new workers)). The benefits of this project cannot be fully leveraged until more of it is complete, including the new AC Hotel by Marriott hotel and luxury residences by Roseland, a Mack-Cali company.
- There is a significant upswing in market rate housing in downtown Worcester. By one estimate, downtown Worcester is experiencing an increase of 1,000 market rate units (many of them near but not in the URP study area). And most developers expect the potential for even more residential development, ideally reaching a market termed “affordable market rate housing.” Given that the TDI Theatre District has a population of about 2,200 this is a significant boost towards building an “18-hour downtown” which will demand and require additional services, retail and other amenities in the area. It also should boost median household incomes, thereby making the area more attractive for retailers.
- Come May 2016, Worcester will have a non-stop train to Boston that will reduce the travel time to just 46 minutes. The City, Chamber of Commerce and other stakeholders are advocating for an increase in the number of non-stop trains between Worcester and Boston each day. This kind of accessibility to Boston, combined with less costly housing options, should be a major selling point for Worcester in the coming years.
- Developers consistently gave high marks to City officials and public/private economic development leaders in terms of being supportive, responsive, creative and generally easy-to-work-with. This kind of positive, coordinated economic development environment can be a selling point for Worcester (especially compared to other cities). The active Economic Development Coordinating Council appears to be a positive force for collaborative and aligned efforts that should be continued and highlighted.



Along these lines, and addressing the issues and challenges described above, there are a number of near-term and longer-term redevelopment opportunities and strategies for Worcester to consider.

### **Near-term Economic Opportunities and Potential Strategies**

#### **Prioritize and implement acquisition of key sites and buildings in the URP study area.**

Downtown Worcester is fortunate to have very real interest from private developers. Many Gateway Cities in Massachusetts lack this essential ingredient to revitalization but in Worcester, there are examples of: a) significant private investment in projects (e.g., CitySquare, Mercantile Center); b) investment from area colleges and universities in downtown facilities (e.g., Massachusetts College of Pharmacy and Quinsigamond Community College); and c) stated interest from existing Worcester developers if they can acquire lower-grade properties at a fair price to re-invest in them. Thus, one of the key obstacles to more comprehensive revitalization of downtown Worcester is the large number of poor quality retail, office and residential spaces.

While acquisition processes are not easy, the City has an opportunity to strategically work towards implementing a plan to gain access to critical buildings and sites and partner with developers interested in re-investing to create higher quality uses. For example, there appears to be an opportunity to provide a level of market rate housing that is enhanced over current quality and rents, but below the more luxury residences planned at Roseland (over \$2,000/month) and even the student housing at the Edge (\$1,600/month). This could be termed “affordable market rate housing” at rents of \$1,000 to \$1,500 which could further boost the downtown population and help create the 18-hour market developers and retailers seek.

One approach to prioritization could be to work from existing/new assets to build momentum and larger stretches of revitalization success. For example, this could mean extending from CitySquare and Mercantile Center towards the Midtown Mall on Front Street and 40-44 Front Street as a first step. The next priority could then be across the Common along Franklin Street (in particular the Paris Cinema) towards the new Innovation Center. With the logical connection then being to Main Street and sites surrounding the Hanover Theatre. Given the moderate market strength in the City, Worcester can proceed incrementally and not overextend itself or attempt to do it all at once. Consequently, a priority list might be along the lines of:

- Midtown Mall
- 40-44 Front Street
- Paris Cinema building on Franklin
- 507 Main Street (corner building with Franklin)
- 526 Main Street (with pawn shop)
- 531 Main Street

Of course, this kind of idealized priority list based more on geographical considerations and existing assets needs to be informed by market realities, costs, and developer



interest (e.g., critical to have a good understanding of developer interest in reinvestment in a building).

**Upgrade public safety and police presence around the Worcester Common.** While crime rates in Worcester may be gradually declining, they remain above Gateway City averages. And unfortunately, the perception of public safety is often even more important as the visible presence of significant loitering, drugs, panhandling and other unsavory individuals (concentrated in and around the Worcester Common) remains a very real concern. It's abundantly clear that this is limiting downtown economic activity in terms of visitation (including college students), private developer interest, and retail options. Until this issue is addressed in a more visible manner (e.g., increased police presence, improved lighting), it will continue to limit revitalization of the URP study area.

**Enhance and innovate gap financing and small business financing.** As noted, market rents in downtown Worcester often are not high enough to support new construction or major gut rehabilitation projects. And the market reality is that the URP study area is unlikely to attract major national retailers in the near-term, meaning that first floor retail success is likely to come from more local/regional small businesses. Thus, the City and its development partners should continue to pursue expanded and creative financing to help spur improved physical spaces and successful business start-ups. Ideas include establishing a revolving loan fund for gap financing, and a small business loan program that converts to a grant if they create jobs in the City.

**Conduct environmental and planning study of Wyman-Gordon site to determine clean-up costs for preferred uses.** It's widely acknowledged that the Wyman-Gordon site should not be the first priority for redevelopment as many other sites and buildings in the downtown core remain vacant or underutilized. At the same time, the Wyman-Gordon site has environmental concerns without a price tag, meaning that everyone knows there are clean-up costs but are not sure how much. That said, there appears to be general consensus that the site could make sense as some kind of athletic / recreational sports facility complex, and there may be some private interest in that use. A practical next step would be to try to work with MassDevelopment to engage in a preliminary environmental assessment to determine approximate clean-up costs under different uses. For example, it might make sense to do a basic clean-up and cap it, which could be sufficient for a number of uses (though probably not residential). But until those costs are better understood, it provides risk to a private developer and also the City (if it might partner on site clean-up or a land agreement). A key element for this site is to be patient and ensure that any substantive public investment is only undertaken with strong private sector partnership.

**Survey new downtown residents about their desired retail, service and entertainment options.** The growing influx of anticipated new market rate housing residents in downtown Worcester (including market rate student housing) is likely to generate new retail and service options. At first, this is likely to be concentrated at CitySquare and the nearby Mercantile Center and there are active efforts to attract national/regional retail and restaurant chains to CitySquare. Still, this level of residential development along



with a concentration of office workers (e.g., 500 UMass IT workers at Mercantile Center) could be an opportunity to provide more services, retail and entertainment. A survey (perhaps in 2017) could help engage downtown residents and workers in their desired amenities, basic services, etc. This could help provide guidance to development partners as they work to upgrade first floor options in the URP study area (a natural next step after CitySquare is further completed).

## **Mid to Long-term Economic Opportunities and Potential Strategies**

**Start planning for stronger transit options to connect colleges and key activity nodes to downtown.** Despite being the second largest city in New England with active commuter rail connections, Worcester's transit market appears to be quite limited, especially in terms of: a) attracting "choice" riders beyond the transit dependent; and b) providing visible, attractive transit connections between key activity nodes (employers, entertainment, colleges, hospitals, etc.). As the City considers its future and downtown market, it should keep in mind that: 1) millennials increasingly demand good public transit options and rate transit as a key factor in where they choose to live; and 2) other similarly-sized cities are initiating more forward-looking, ambitious transit projects to attract a wider mix of riders. For example, Providence and the Rhode Island Public Transit Authority (RIPTA) have already created rapid bus lines along the most traveled routes to provide more efficient rides (e.g., signal light prioritization) and they are working together to build a streetcar system to connect Brown University, their downtown area, the train station and the largest hospital complex in the state.

Given the long timeline from transit planning to implementation, three ideas that Worcester could begin to study for feasibility are:

1. Streetcar or bus rapid transit (BRT) to connect key activity nodes in the downtown area. Logical routes to consider could include: a) Gateway Park to MCPHS University to DCU Center to Downtown (and Hanover Theatre) to CitySquare to Union Station; and/or b) UMass Memorial Hospital to Shrewsbury Street to Union Station to CitySquare to Downtown. This option could better connect the core of the city and allow residents, office workers and visitors to "park once" to move around the city to various attractions.
2. Enhanced, re-branded bus routes from colleges/universities to downtown area. Based on the 2014 survey, college students don't see easy connections to the downtown despite the presence of WRTA buses. To change this and attract different ridership markets, Worcester would need to enhance and re-brand very visible, easy to visualize on a map, buses with straight-forward connections to the downtown. Other small-medium cities (Boulder, Co; Eugene, OR) have re-branded bus routes with better amenities (real-time apps) and completely changed their bus ridership opportunities.
3. Ensure Worcester is fully leveraging passenger rail opportunities. As noted, existing developers apparently see Union Station and the MBTA commuter rail to Boston as a secondary consideration rather than a prime transit-oriented



development (TOD) opportunity. Hopefully, the coming non-stop train that will shorten the time to Boston will help change this perception along with the implementation of the Edge project with lots of new housing units next door to Union Station. Further improving walkability from Union Station to the rest of downtown is an important part of fully leveraging this asset so it's much more than an urban park and ride facility. And longer-term, Worcester should advocate for the Inland Route inter-city route that would better connect Worcester to Springfield, Hartford, New Haven and New York City.

**Methodically add more “reasons to come to downtown area”, linking CitySquare to Hanover Theatre.** In line with student surveys and a potential survey of new downtown area residents, the City and its development partners can methodically work towards adding more reasons to come downtown, filling in the gaps between CitySquare and the Hanover Theatre. Some of the most compelling activities that are currently missing include: 1) more live music venues; 2) an urban grocery store; 3) a modern movie theater; and 4) wider mix of café, restaurant and bar options.

**Develop more structured and shared parking in the downtown.** Worcester remains an auto-centric city and even if it can improve transit (see above), more development will require more parking. And parking is an issue that is mentioned by virtually all development leaders in the City. The goal should be to carefully provide more structured parking over time as the market develops, focusing on shared parking facilities that will result in downtown office workers increasing their foot presence throughout downtown.

**Develop coordinated strategies to help retain more college students in Worcester.** One of New England's economic strengths is its higher education institutions – a highly prestigious and numerous set of colleges and universities that attracts students throughout the region and beyond. In this way, the region's colleges act as an export industry (similar to tourism) as they bring in tuition dollars and other spending from other parts of the country (and increasingly the rest of the world). Not surprisingly, many parts of New England would like to retain more students after graduation to help boost their local economic and residential markets. For example, in Boston, the challenge of retention is often associated with high housing costs and other amenities but the reality is that the area attracts so many college graduates (even if they didn't go to school in Boston) that they have a very strong population cohort of younger, educated workers to fuel their economy. In contrast, western Massachusetts possesses many colleges and the University of Massachusetts Amherst, but also worries about retention, though the challenges are much more fundamentally about available jobs and major employers.

Worcester, on the other hand, may have a unique opportunity to retain more of its thousands of college graduates. As noted above, Worcester actually has a pretty strong job market with some close connections between major employers and local colleges and universities. And the proximity to Boston, Providence and other markets



can be an asset. But based on local interviews and surveys, the reason many don't stay appears to be more about quality of life and a general sense that “they don't feel good here.” Many of the opportunities and strategies mentioned above could start to change this dynamic and help Worcester retain more graduates. Key elements of this strategy would need to include improved walkability, downtown amenities (coffee shops, fitness centers, live music, quality eateries, urban grocery), transit connections, and mid-priced housing options.

In parallel to the City's efforts to implement the Urban Revitalization Plan should be a concerted effort, coordinated among the City's colleges and universities, to directly work at retaining more graduates through re-branding, social media, internships, outreach, and two-way communications. In the long run, this could have the most beneficial impact to downtown Worcester.



## Attachment E Overview of Worcester Projects



## ATTACHMENT E: SUMMARY OF WORCESTER PROJECTS & INITIATIVES

### 1. Introduction

Worcester has a number of significant ongoing or recently implemented projects within and proximate to the URA. This attachment summarizes the major development projects, residential projects, higher education investments and development initiatives which are ongoing or recently completed relative to the URA.

- Major Development Projects
  - CitySquare
  - Mercantile Center
  - DCU Center Arena and Convention Center Complex
  - WRTA Administration and Bus Transfer Hub/ Operations Garage
  - Union Station and Union Station Parking Garage
  - Washington Square
- Residential Projects
  - Canal Lofts
  - Junction Shop Lofts
  - 371-379 Main Street
  - Former Worcester Courthouse
  - Grid by MG2
- Higher Education Investments
  - Quinsigamond Community College
  - Becker College
  - Mass. College of Pharmacy & Health Sciences University
- Development Initiatives
  - Urban Renewal
  - Wayfinding
  - Commercial Corridors Overlay District
  - Interdepartmental Review Team
  - Worcester Student Survey 2014

Worcester also has a number of business assistance programs through the city's Executive Office of Economic Development. Each program has specific guidelines and eligibility criteria. These are not discussed individually herein, but additional information can be found on the city's Business and Community Development website.<sup>43</sup>

Financial and technical assistance programs include the following:

- Brownfield Cleanup Revolving Loan Fund
- Economic Development Incentive Program
- Façade & Awning Incentive Grant Program
- Housing Development Incentive Program
- HUD Section 108 Guarantee Program
- Microloan Program

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<sup>43</sup> <http://www.worcesterma.gov/development/business-assistance>

Technical Assistance programs include the following:

- Business Retention
- Business Start-up Guide
- Creative Industries
- Developer's Guidebook
- Site Search Assistance
- Worcester Business Guide
- Worcester Interdepartmental Review Team

Finally, in addition to the municipal departments in Worcester, there are a number of other public and private partners providing small business services and fostering start-ups in the city, including the following:

- Massachusetts Biomedical Initiatives (MBI)
- Massachusetts Life Sciences Center
- Massachusetts Manufacturing Extension Partnership (MassMEP)
- Massachusetts Office of Business Development
- MassDevelopment
- Worcester Business Development Corporation
- Worcester Business Resource Alliance
- Worcester Local First
- Worcester Regional Chamber of Commerce,

The remainder of this attachment presents an overview of selected projects and initiatives.

## 2. Major Development Projects

### 2.1 CitySquare

CitySquare, a \$500+ million, multi-phased project in the heart of downtown Worcester, is one of the largest public-private development projects in the Commonwealth. Upon completion, the project is anticipated to create more than 2.2 million square feet of commercial, medical, retail, entertainment and residential space. The approximately \$470 million private investment will be supported by a \$94 million public investment in the project area, which was designated a District Improvement Financing (DIF) District in 2005. This designation, the first of such in the Commonwealth, enables the city to utilize tax revenues generated from property within the DIF project area to fund public infrastructure and public project elements in support of this major and pivotal redevelopment project.

Over the past several years, the City of Worcester has been diligently working with the developer, CitySquare II Development Co. LLC ("CSII"), to complete the abatement and demolition of the former Worcester Common Fashion Outlets mall as well as portions of the adjacent parking garage. As a result, private development is ongoing within the project, and includes the completion of a 214,000 square foot building for Unum (Paul Revere Life Insurance), and the renovation of an 860-car parking garage. This construction has resulted in an \$85 million investment and the creation of more than 300 construction jobs. Unum moved into its new office building in January 2013, retaining 700 jobs and creating 50 net new jobs. In addition, Saint Vincent Hospital has completed the constructing a 66,000 square foot cancer and wellness center. The new center represents a \$21 million capital investment by Vanguard (parent company of Saint Vincent Hospital).

A new two-level subterranean parking garage is under construction at the corner of Front and Mercantile streets, and is expected to open to vehicles in spring 2016. Surface-level construction of a full service 168-room hotel is scheduled get underway in early summer 2016 and open in 2017 under the AC Hotel by Marriott brand. The hotel will also be accompanied by a 6,000 square-foot standalone restaurant. A commercial office building, up to 200,000 square feet,

is also planned above the garage. A 370-unit residential development with approximately 12,000 square feet of ground level retail will be located directly across from the recently completed bus hub. Combined, the garage, hotel and residential development represent a \$160 million investment in Downtown Worcester.

The physical infrastructure surrounding CSII has also undergone considerable changes. As a public component of the project, a new roadway network has been constructed, creating an east–west connection through the downtown. Front Street and Mercantile Street are now open and accessible to vehicular and pedestrian traffic. This project will leverage significant additional private investment in future phases, which are envisioned to consist of new construction for office, residential, retail, entertainment and hotel opportunities.

## **2.2 DCU Center Arena and Convention Center Complex**

The City of Worcester and SMG-managed DCU Center completed a substantial \$32-million-dollar renovation and expansion project at the arena. This was the first major refurbishment project at the city-owned Arena since it opened over 30 years ago. The DCU Center improvements were funded through revenues generated from a Special Finance District Zone (SFD). The Arena underwent a five-month period of complete shutdown from May to September 2013 to allow these improvements to occur.

Key components of the project include:

- Reconstructed main entrance, lobby and box office to better accommodate ticketing, circulation and security needs.
- Expanded concourse along Foster Street side of building.
- Two party suites and two new major bathroom facilities.
- Facelift for Interior of arena concourse (paint, fixtures, floor treatments, etc.).
- New streetscape along Major Taylor Boulevard and Foster Street sides of building.
- Upgrades to mechanical and electrical systems, particularly HVAC system - chiller, cooling tower and emergency generator.
- A new restaurant, “Figs and Pigs Kitchen + Pantry” located at the corner of Commercial and Foster Street in a new incubator restaurant space.

## **2.3 WRTA Administration and Bus Transportation Hub**

The Worcester Regional Transit Authority (WRTA) recently constructed a new 14,000-square foot administrative and bus transportation hub (Hub) adjacent to the Union Station Intermodal Station Facility. This state-of-the-art building houses administrative offices, customer service operations, and user amenities. The transfer hub has eight bus slips and provides riders with shelter from weather conditions, bicycle amenities, and automated message boards.

## **2.4 Union Station Intermodal Station Facility**

Union Station was constructed in 1911, and since the late 1990’s has undergone an extensive renovation to become Central Massachusetts’ premier intermodal facility, with transportation options which include high speed rail, commuter rail, inter- and intra-city bus services, and taxi services. Recent upgrades at Union Station include expanded commuter rail service, restroom facility renovations, improvements to the Harding Street entrance for taxi queuing, and a comprehensive signage overhaul. There is an adjacent 500-car parking garage with electric vehicle charging stations.

## **2.5 Washington Square**

A \$7.7 million reconfiguration reduced the rotary to a smaller roundabout and created several new development parcels totaling more than three acres adjacent to Union Station. The roundabout also functions as a gateway to some of the city’s most important developments including CitySquare, the Regional Justice Center, Saint Vincent Hospital,

the DCU Arena and Convention Center, and the Hanover Theatre for the Performing Arts. First Bristol Corporation is currently constructing an extended stay hotel at Washington Square. The hotel will have approximately 110 Rooms, 120 parking spaces, a fitness center, a pool, and continental breakfast. It is planned to be six stories and is estimated to cost \$14 million. Around the corner from the Washington Square rotary is the Osgood Bradley Building, a former manufacturing building. Vision Development, Inc. has converted the 8-story, 160,000 square foot building into 82 units of 1, 2, and 4-bedroom apartments for purpose-built student housing (unaffiliated).

### 3. Residential Projects

In addition to the residential units to be developed as part of CitySquare (noted above), below are highlights of some nearby residential developments.

#### 3.1 Canal Lofts

The former Chevalier Furniture Building, a 90,000-square foot four (4)-story structure, was purchased by Winn Development for a 64-unit mixed income residential development. The building is fully leased.

#### 3.2 371-379 Main Street

The upper floors of two underutilized buildings have been converted into 55 micro-loft units, 26 of which are committed to the Massachusetts College of Pharmacy and Health Sciences (MCPHS) University. These are market-rate housing units geared toward graduate students and young urban professionals. Ground level façade improvements support first floor commercial use of both buildings.

#### 3.3 Former Worcester Courthouse

In spring 2015 the New Hampshire-based developer Brady Sullivan was selected through a city disposition process to redevelop the former Worcester Courthouse with the intent of creating 115 high-end apartment units and 3,000 square feet of retail space. The courthouse property consists of 4.28 acres on the north end of Main Street, just south of Lincoln Square. The main building was constructed in 1843, and additions were built in 1880 and 1954.

### 4. Higher Education Investments

#### 4.1 Quinsigamond Community College

Quinsigamond Community College (QCC) recently took occupancy of approximately 72,500 square feet in 18-20 Franklin Street (the former T&G building) for its Allied Health programs. It also expanded its Workforce Development and Training, Adult Basic Education and English as a Second Language programs. This downtown space supports over 2,000 students and administrators.

#### 4.2 Becker College

Becker recently leased 40 dwelling units to house 72 students at 72 Franklin Street from a private property owner. Other students have also been placed in privately-owned downtown buildings to address the college's demand for additional student housing.

### 5. Development Initiatives

In addition to the URP, the city has extensive development initiatives, programming activities and cultural development initiatives to encourage businesses to move into or expand within Worcester, as well as to facilitate positive experiences for residents and visitors in the downtown area, including:

#### 5.1 Wayfinding

A public-private partnership between the City of Worcester and the Worcester Cultural Coalition, working with the local business, higher education and cultural communities, the Worcester Wayfinding Project is intended to develop a comprehensive wayfinding system, including signage, district identifiers and information kiosks capable of guiding Worcester visitors to their destinations while giving them the sense of Worcester's rich cultural history and future. As designed, the Worcester wayfinding system will not only guide visitors, but also share the stories and spirit of the community via public art installations and online mobile communication tools. In July 2014, the city secured \$2 million from the Massachusetts Department of Transportation, and has committed an additional \$1 million of its own. The initial plan includes over 175 wayfinding installations and 24 public art pieces to create a comprehensive and aesthetically pleasing navigation system. The first phase of sign fabrication and installation is ongoing.

## **5.2 Commercial Corridors Overlay District**

The Commercial Corridors Overlay District (CCOD) is a multifaceted approach to stimulating redevelopment in the city's downtown and commercial corridors. The intent of the ordinance is to promote active streets, denser development, mixed-uses, and a pedestrian-friendly environment. This will be achieved through regulations governing dimensional requirements, urban design aspects, and parking requirements. The CCOD encompasses the downtown area and connecting major commercial corridors of the city, including Main, Chandler, Pleasant, Highland, Shrewsbury, and Grafton Streets. It also includes the Canal District area. The Overlay District replaces the Arts Overlay District, Mixed Use Overlay District, and Parking Overlay Districts. In June 2014, the Planning Board voted to recommend the City Council's adoption of the ordinance and map amendment. The City Council approved the ordinance in February 2015.

## **5.3 Interdepartmental Review Team**

To help developers by answering questions and advising them of any City approvals that may be required, the city offers an informal and voluntary 'Pre-Application' meeting between City staff and the project proponent. Known as the Interdepartmental Review Team (IRT), this informal City team offers a preliminary review of a project to streamline the development process. The initial IRT consultation can usually clarify whether a project qualifies as 'By-Right' or whether it requires additional approvals – such as a Variance and/or Special Permit. The IRT meets bi-weekly and is comprised of multi-disciplinary staff from the Executive Office of Economic Development, Department of Inspectional Services, and the Department of Public Works and Parks. In 2014, 26 IRT meetings were held to provide feedback on a total of 72 development plans.

## **5.4 Worcester Student Survey 2014**

The City of Worcester Executive Office of Economic Development, in partnership with the Worcester Regional Chamber of Commerce, conducted a survey of college student perceptions of downtown Worcester. A total of 1,128 students from ten higher education programs participated in the online survey in spring 2014. The motivation for the survey was to better understand current student perceptions of downtown Worcester and what college students want as part of their downtown experience.

The majority of respondents felt that the city is not pedestrian friendly and does not offer the amenities necessary for the city's student population. However, most agree that downtown is easily accessible from campus. The top five establishments students would be excited to see in downtown Worcester are a health food grocery store, Wi-Fi café/lounge, fast casual Mexican food, a bookstore and more live music entertainment. Students were given the opportunity to offer comments, and the top three trends were the need to improve transportation and parking, safety and cleanliness, and promotions, events and marketing to the student population. Finally, students felt that a mix of local and national retail and service-based businesses would be optimal.