

DOWNTOWN WORCESTER

Urban Revitalization Plan Amendment 1

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)

- Approved Urban Renewal Plans can be amended, by either a Minor or Major Plan Amendment
- Changes currently being proposed to the Downtown Worcester URP are considered a Major Plan Amendment primarily due to change in boundary and additional acquisitions

Why Urban Revitalization?

TO BE A STRONGER, MORE VIBRANT DOWNTOWN.

This is our goal.

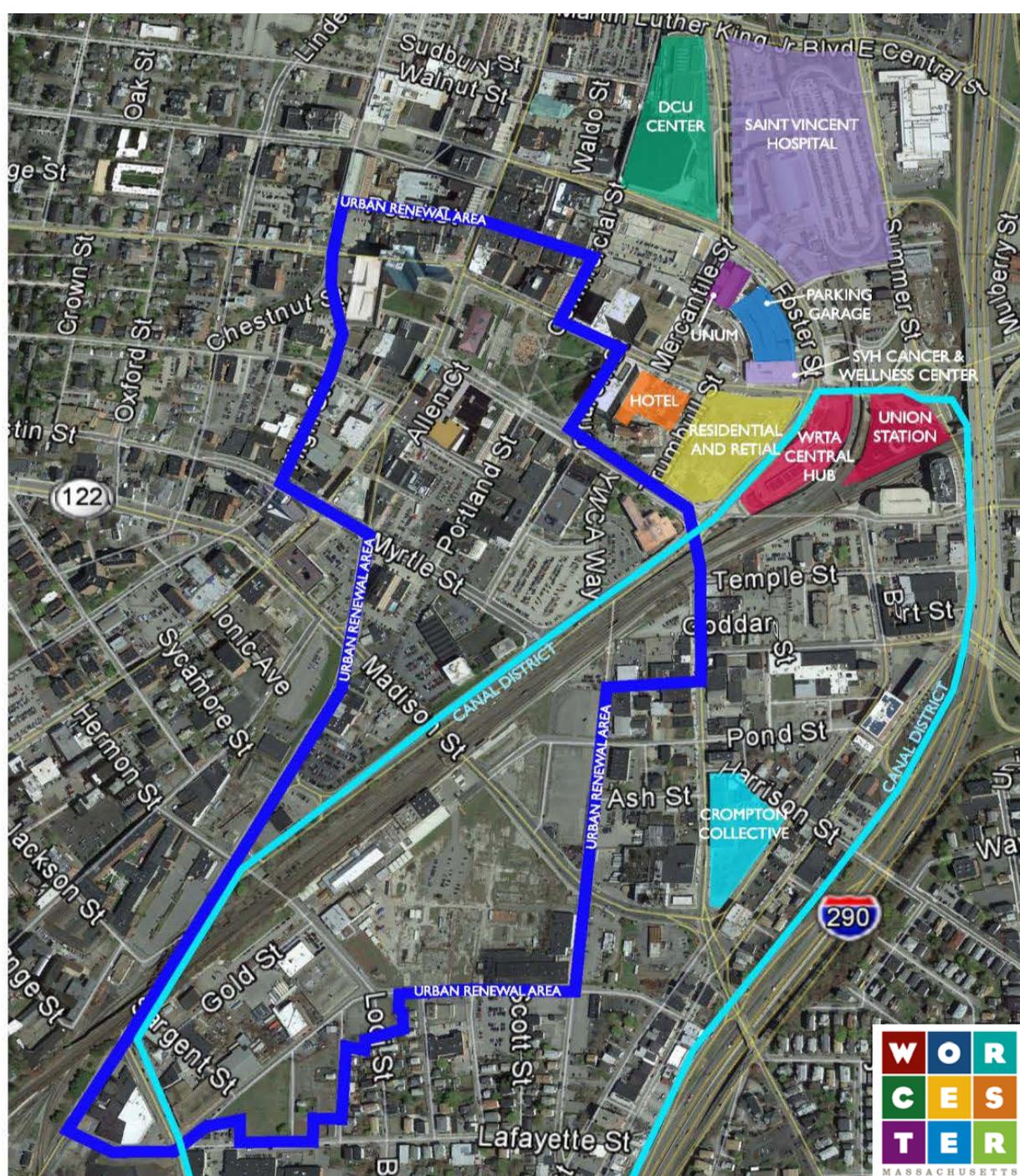
- A strong downtown will significantly benefit the city and the region.
- A vibrant downtown offers business opportunities, jobs, housing, entertainment, and a healthy local economy.

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.

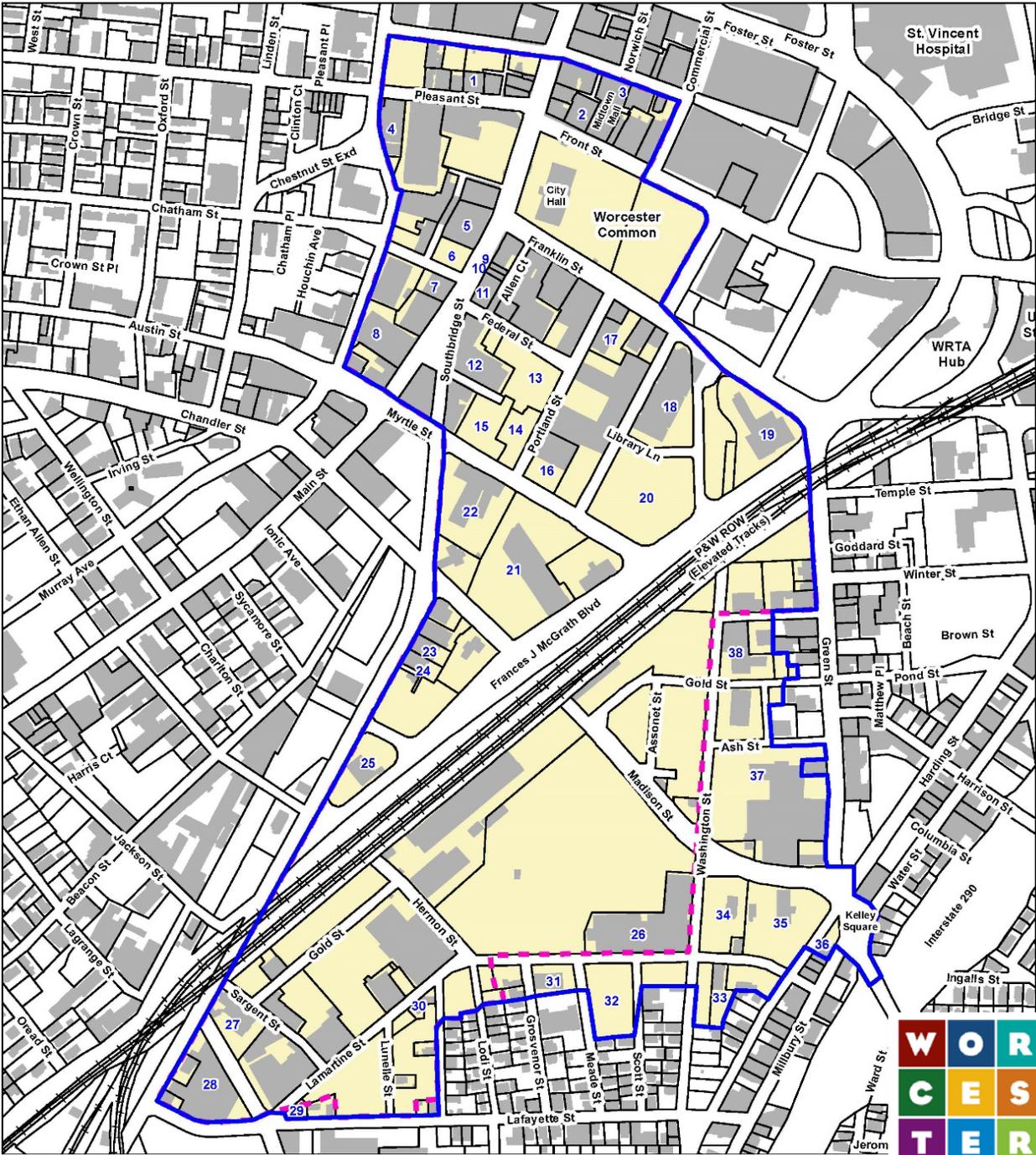
URA Boundary Change

Original Boundary



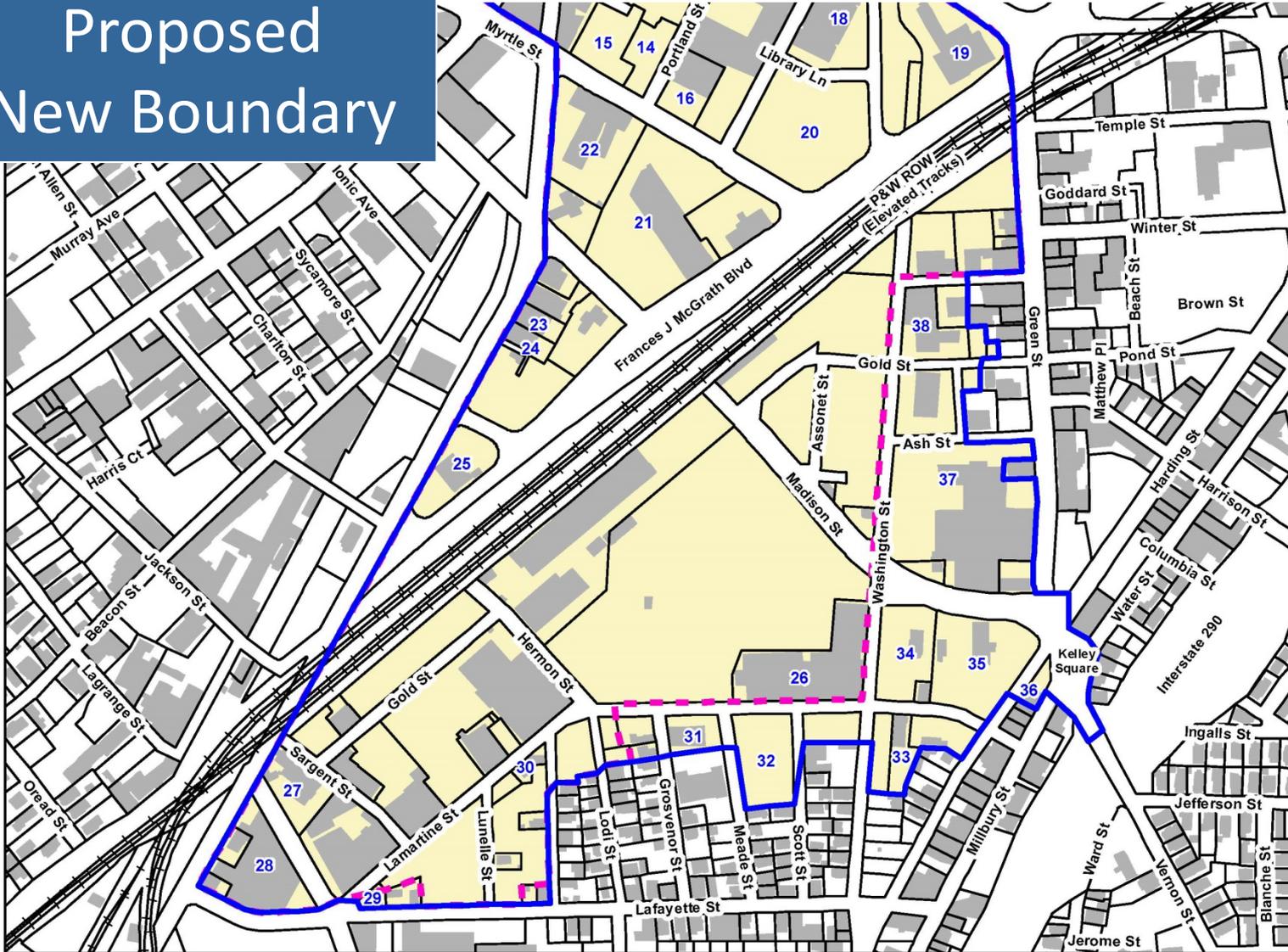
URA Boundary Change Proposed New Boundary

- 25 Additional Parcels
- 18.7 Additional Acres
- 15.8% Increase in Area
- Total of 137.1 acres



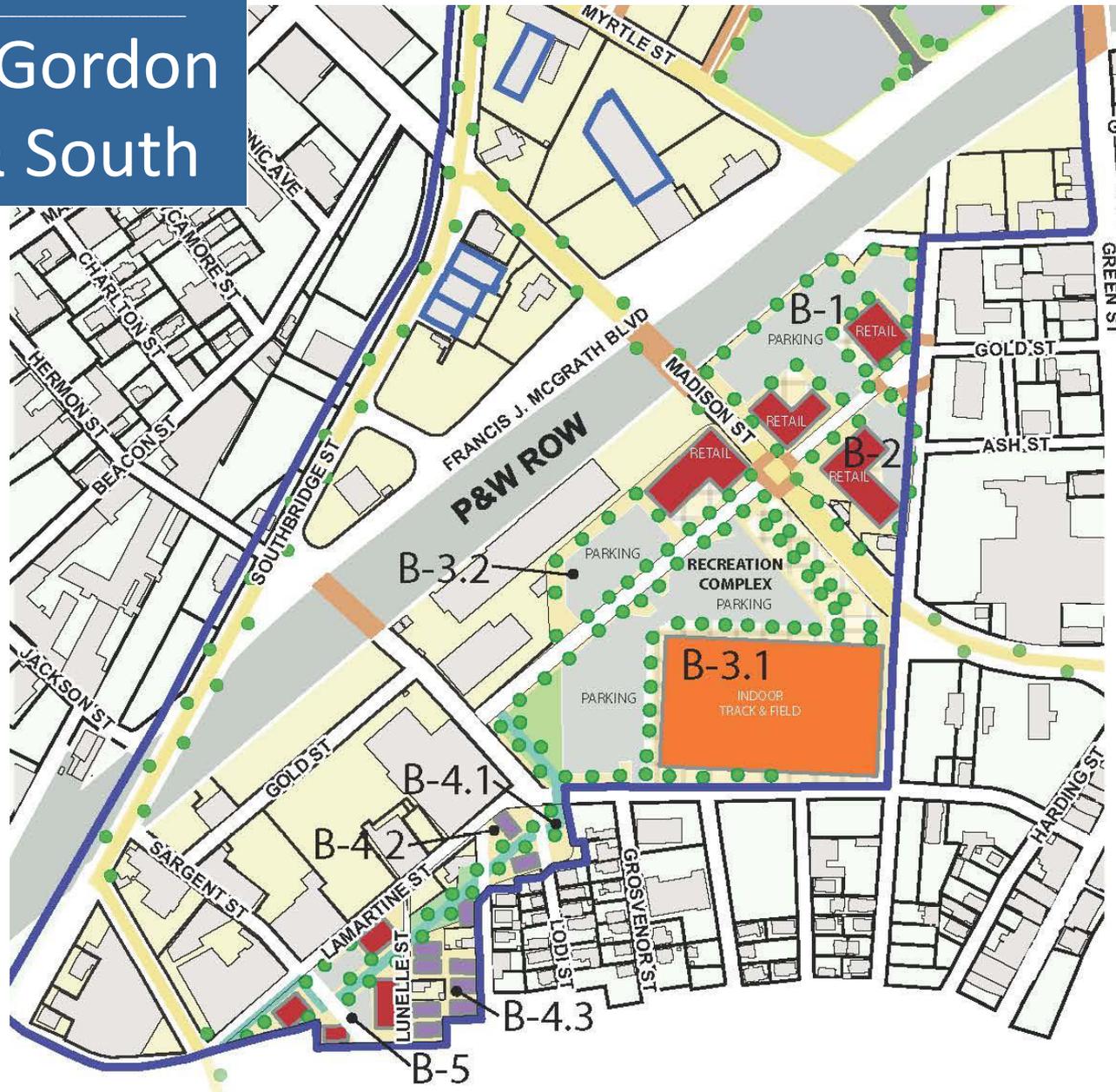
URA Boundary Change

Proposed New Boundary



Original Plan

Wyman Gordon North & South

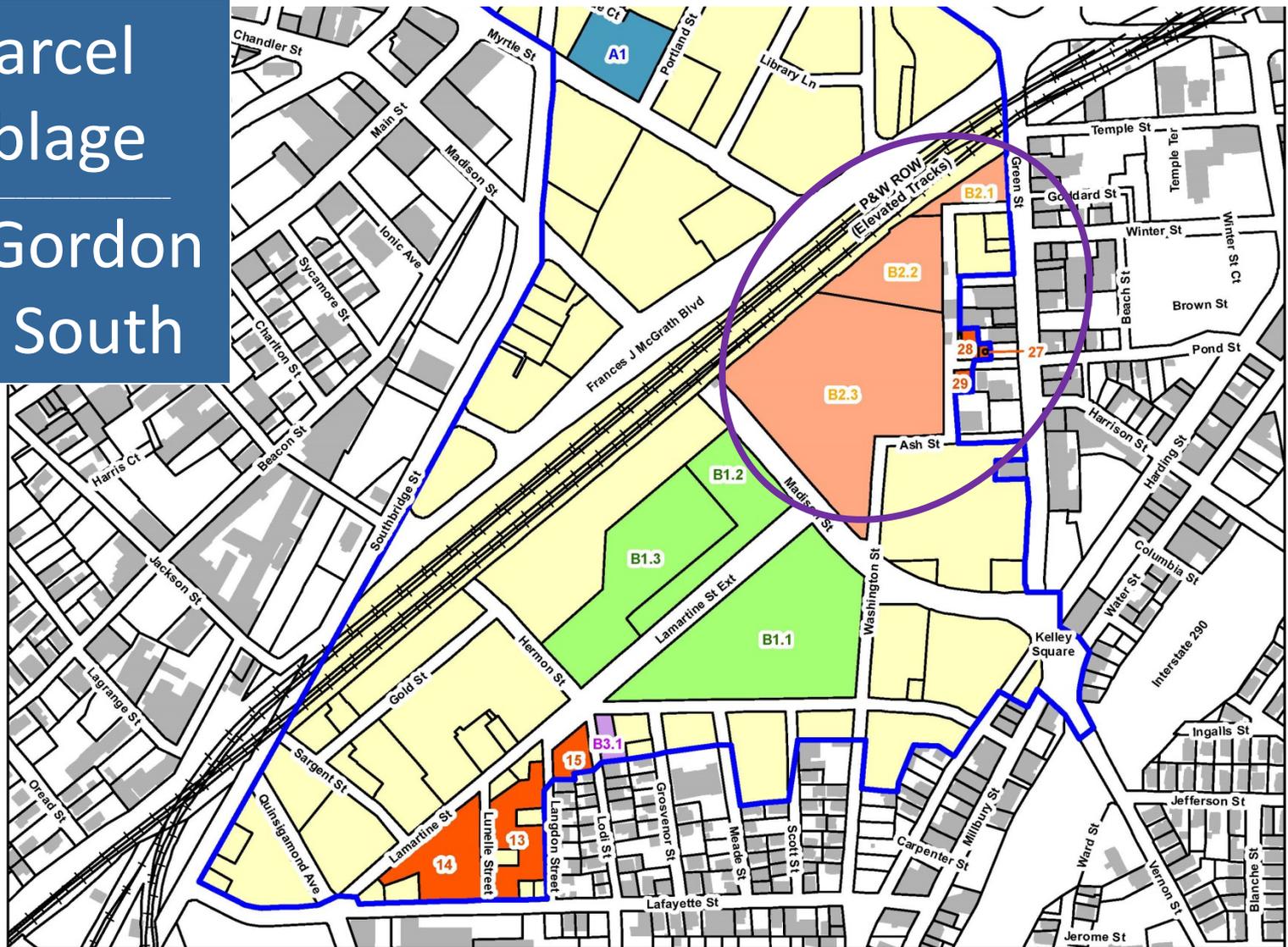


New ROW's Wyman Gordon North & South



New Parcel Assemblage

Wyman Gordon North & South



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

AMENDMENT 1

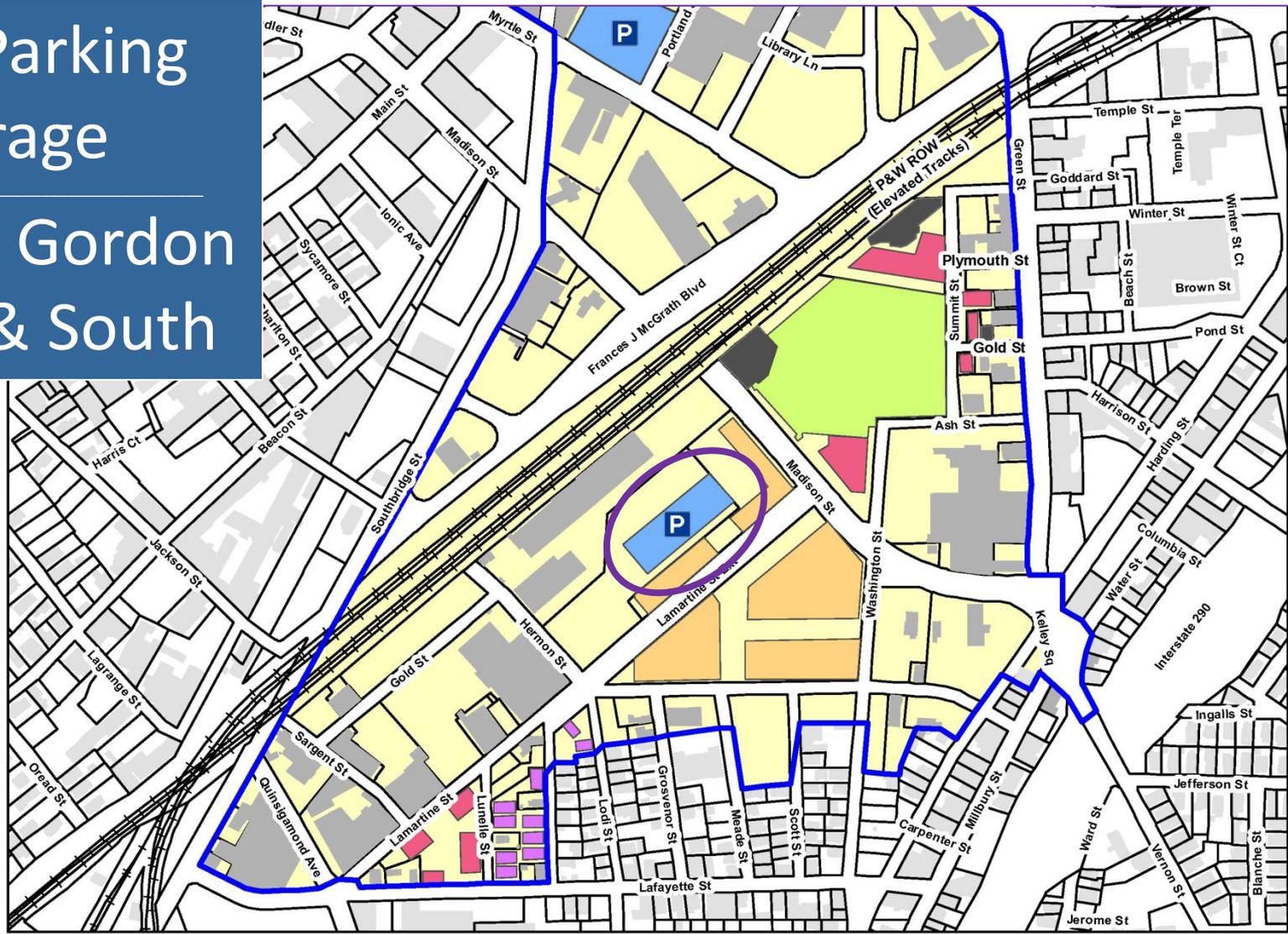
FIGURE G-1: LOTS TO BE CREATED FOR DISPOSITION

Scale: 0 475
1 inch = 475 feet Feet



New Parking Garage

Wyman Gordon North & South



Legend	
	Urban Revitalization Area
	URA Parcel Boundaries
	Parcel Boundaries
	Outside URA Buildings
	Existing URA Buildings
	Proposed Recreational/Event
	Proposed Mixed-Use
	Parking Garage
	Proposed Residential
	Proposed Commercial/Retail
	Proposed Rehabilitation
	Proposed Parking Area

FIGURE B-2:
PROPOSED PROPERTY LINES
AND THE FOOTPRINTS
OF BUILDINGS

Scale:
1 inch = 475 feet

0 475
Feet

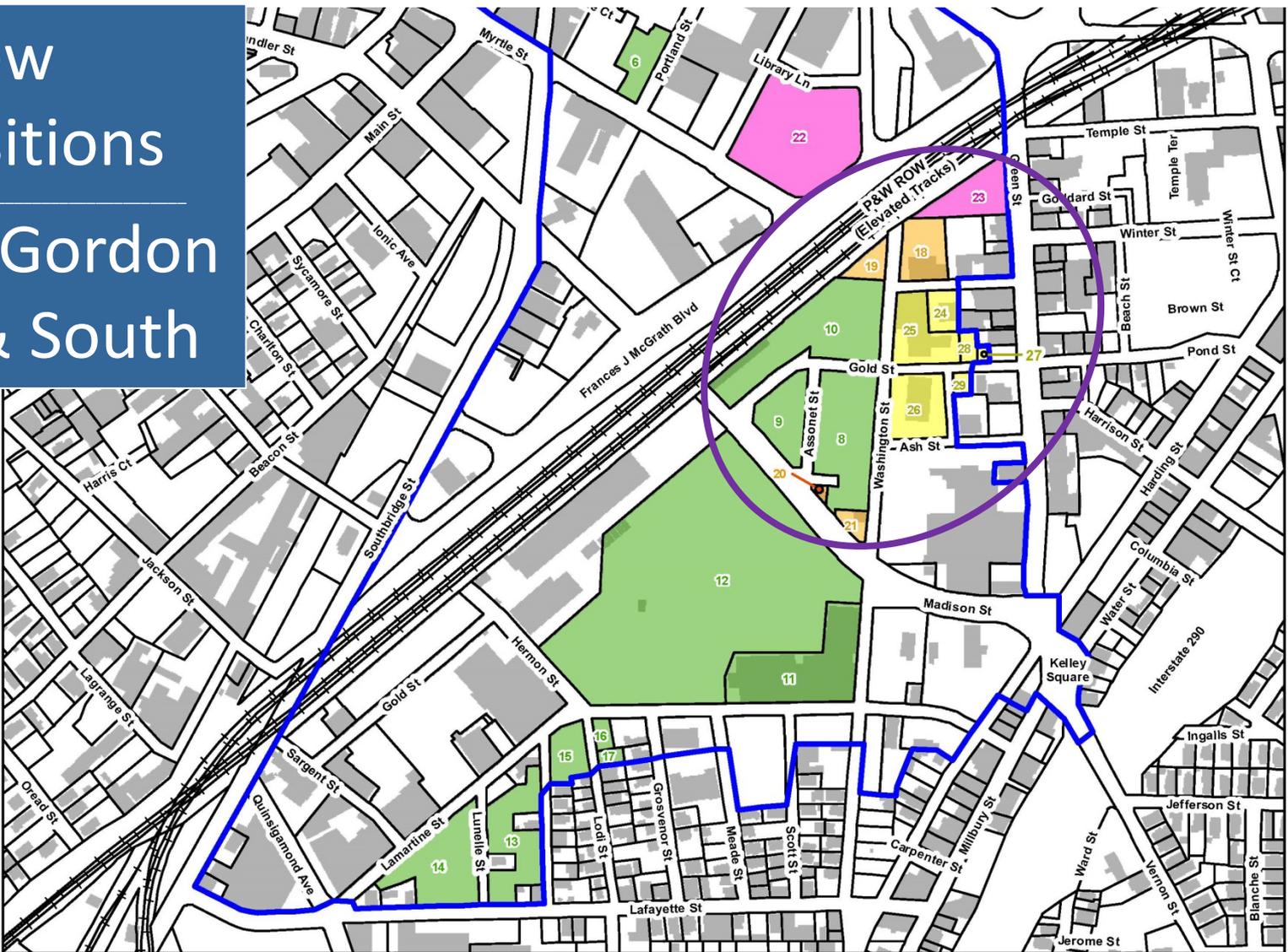
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BSC GROUP

THIS DOCUMENT IS INTENDED FOR GENERAL PLANNING & INFORMATION PURPOSES ONLY. ALL MEASUREMENTS & LOCATIONS ARE APPROXIMATE

New Acquisitions Wyman Gordon North & South



Legend				AMENDMENT 1 FIGURE F-1: PARCELS TO BE ACQUIRED		 
 Urban Revitalization Area	 Selective Acquisition	 Property Transfer	 Parcel Boundaries	Scale:  1 inch = 475 feet		
 Identified for Acquisition (Original URA)	 Building Footprints	 Newly Identified for Acquisition	 #1 - 35 Property Key #s			

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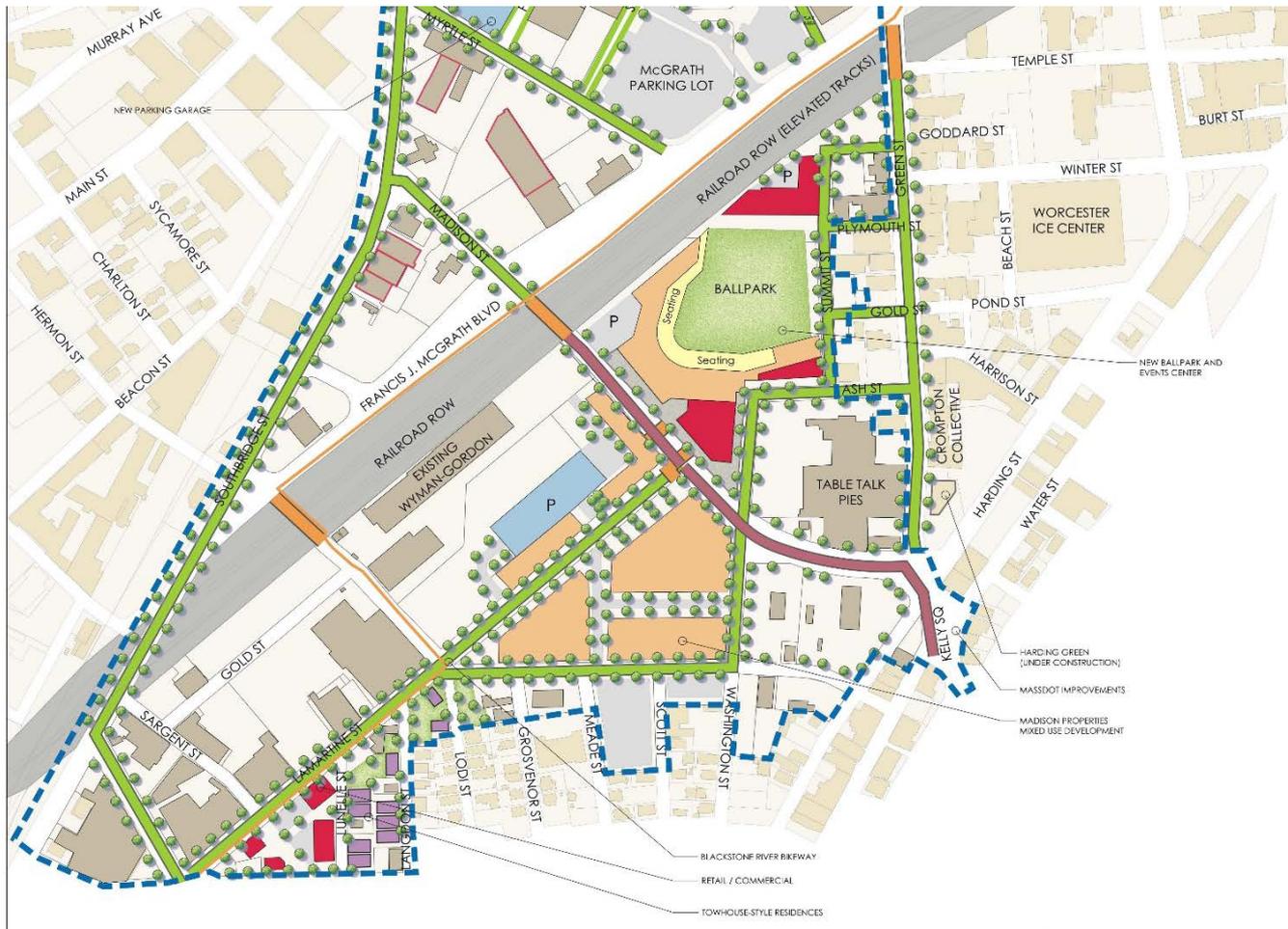
Parcels to be Acquired for Ballpark

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

Proposed Plan Wyman Gordon North & South

Zoning

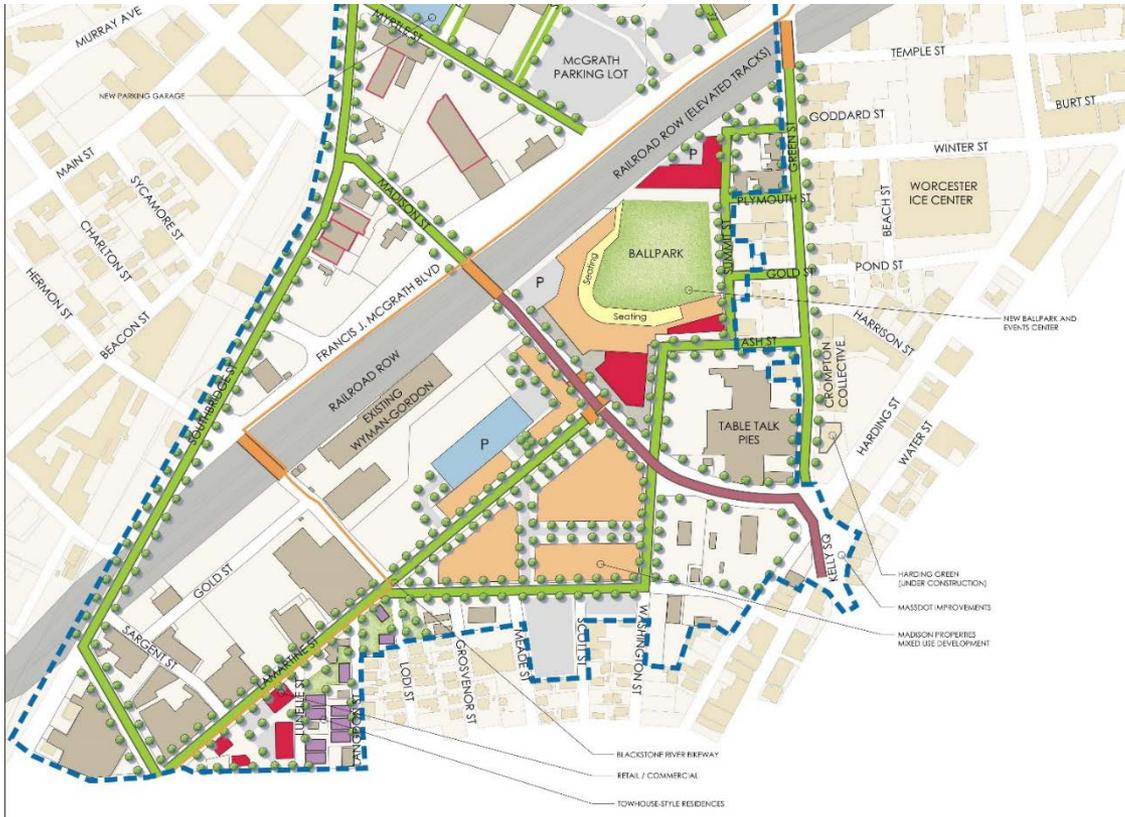
- Proposed new Mixed-Use Zoning District for the Wyman Gordon North and South areas including Kelley Square area



Proposed Plan Wyman Gordon North & South

Financial Plan

- Additional costs funded through
 - District Improvement Financing (DIF)
 - Grants



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STEPS FOR APPROVAL

- Approval by the WRA
- Review by Planning Board
- Public Hearing by City Council
- Approval by City Council
- Submittal to and Approval by DHCD

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Questions

