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
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 Amendment 1
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
Proposed Plan
Wyman Gordon
North & South
New ROW's
Wyman Gordon
North & South
New Parking Garage
Wyman Gordon
North & South
## Parcels to be Acquired for Ballpark

<table>
<thead>
<tr>
<th>Key #</th>
<th>PARCEL ID</th>
<th>ADDRESS</th>
<th>OWNER</th>
<th>LOT SIZE (ACRES)</th>
<th>CURRENT USE</th>
<th>PROPOSED USE</th>
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</thead>
<tbody>
<tr>
<td>8</td>
<td>05-006-00013</td>
<td>0 Assonet St.</td>
<td>Wyman-Gordon Company</td>
<td>1.63</td>
<td>Industrial (Vacant)</td>
<td>Recreation/ Event/ Commercial</td>
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<tr>
<td>9</td>
<td>05-007-00003</td>
<td>40 Gold St.</td>
<td>Wyman-Gordon Company</td>
<td>0.73</td>
<td>Industrial (Vacant)</td>
<td>Recreation/ Event/ Commercial</td>
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<td>10</td>
<td>05-007-00004</td>
<td>37 Gold St.</td>
<td>Wyman-Gordon Company</td>
<td>2.18</td>
<td>Industrial (Vacant)</td>
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<tr>
<td>23</td>
<td>05-003-00012</td>
<td>45 Green St.</td>
<td>City of Worcester (Property Transfer)</td>
<td>0.69</td>
<td>Surface Parking Lot</td>
<td>Access/ Gateway to Ballpark</td>
</tr>
<tr>
<td>18</td>
<td>05-003-00016</td>
<td>50 Washington St.</td>
<td>Massey, Serena E Trustee</td>
<td>0.63</td>
<td>Industrial Warehouse (AMC Co)</td>
<td>Commercial (Office/ Retail)</td>
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<tr>
<td>19</td>
<td>05-003-00017</td>
<td>69 Washington St.</td>
<td>Worcester Ambulance LLC</td>
<td>0.25</td>
<td>Private Parking Lot</td>
<td>Commercial (Office/ Retail)</td>
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<tr>
<td>20</td>
<td>05-006-00014</td>
<td>134 Madison St.</td>
<td>Grady Holdings LLC</td>
<td>0.05</td>
<td>Commercial (The Sublime Co Smoke Shop)</td>
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<td>21</td>
<td>05-009-00009</td>
<td>127 Washington St.</td>
<td>Harrington, Paul J</td>
<td>0.15</td>
<td>Automotive (Paul's Auto Glass)</td>
<td>Recreation/ Event/ Commercial</td>
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<tr>
<td>24</td>
<td>05-004-03+04</td>
<td>2 Plymouth St.</td>
<td>Bafaro Realty Company LLC</td>
<td>0.44</td>
<td>Commercial/ Warehouse (Multi-Tenant)</td>
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<tr>
<td>25</td>
<td>05-004-00030</td>
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<td>Worcester Ambulance LLC</td>
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<td>Warehouse (Worcester Ambulance)</td>
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<td>26</td>
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<td>90 Washington St.</td>
<td>Bafaro, Joseph J +</td>
<td>0.80</td>
<td>Industrial Warehouse (Multiple Tenants)</td>
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<td>27</td>
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<td>0.04</td>
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<td>Parking</td>
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<td>28</td>
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<td>Bafaro, Joseph J.</td>
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<td>Commercial/Retail</td>
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<tr>
<td>29</td>
<td>05-004-00017</td>
<td>8 Gold St</td>
<td>Bafaro, Joseph J. +</td>
<td>0.08²</td>
<td>Surface Parking Lot</td>
<td>Commercial/Retail</td>
</tr>
</tbody>
</table>
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
DOWNTOWN WORCESTER
Urban Revitalization Plan, Amendment 1

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
Questions