

REPORT OF THE JOINT SUBCOMMITTEE ON PUBLIC WORKS AND PUBLIC SERVICE AND TRANSPORTATION

TO THE CITY COUNCIL:

CSX Terminal Expansion

Amendments to the Original City Council Submission of February 23, 2010 and City Council Required Actions

Zoning Map Amendments and Changes:

1. 15 & 17 Putnam Lane will require re-zoning from Residential Limited (RL-7) to Manufacturing General (MG-2) to accommodate the working tracks, travel lanes and maintenance areas/building. (see attached map)
2. Delete the Petition - To amend the City of Worcester Zoning Map by Extending the Manufacturing General (MG-2) zone from its current location north-easterly to include an additional +/- 11.120 SF Area to include the entire parcel at **57 Atlanta Street (MBL 19-003-00001) and adjacent land** currently zoned Residential Limited (RL-7), as depicted on the attached maps.
3. The railroad track corridor heading north and east toward Plantation Street along the existing rail corridor will require rezoning from Residential Limited (RL-7) and Business General (BG-3) to Manufacturing General (MG-2) to accommodate additional rail spur(s). (see attached map)

Street Petitions:

4. Approval of the discontinuance of a portion of Putnam Lane from Franklin Street to the railroad bridge.
5. Approval of re-location of existing utilities at the Putnam Lane closure under the railroad bridge.
6. Delete the "Approval of a 120-foot acceleration lane to be constructed at the new terminal entrance on Grafton Street to facilitate the movement of exiting traffic into the westbound travel lanes on Grafton Street."

7. Approval of the installation/re-location of utilities in Franklin Street to provide services to the expanded terminal.
8. Approval of construction by CSX of an overpass on Franklin Street over the proposed terminal access; acceptance of overpass upon completion and grant of easement to CSX for traffic flow beneath the overpass.
9. Approval of revised street layout for Franklin Street and new sidewalks; public street takings and abandonments, as necessary.

City Council Actions:

10. Refer all Zoning Map Amendments and Street Petitions, as amended, to the Planning Board
11. Adopt the Attached Order to accept and appropriate, on behalf of the City of Worcester, the donations of the CSX Corporation per the details contained therein.
12. Approve the actions, as amended, per the City Council's transmittal on CSX dated February 23, 2010.



CITY OF WORCESTER, MASSACHUSETTS
Department of Public Works and Parks

Robert L. Moylan Jr., P.E.
Commissioner of Public
Works and Parks

To: Michael V. O'Brien, City Manager
From: Robert L. Moylan Jr., P.E., Commissioner of Public Works and Parks
Date: June 15, 2010
Re: Recommend City Council Approval of Street Petitions for CSX Expansion Plan.

I recommend the following street petitions for approval in relation to the CSX rail yard expansion plan:

1. Approval of the discontinuance of a portion of Putnam Lane from Franklin Street to the railroad bridge.
2. Approval of re-location of existing utilities at the Putnam Lane closure under the railroad bridge.
3. Installation/re-location of utilities in Franklin Street to provide services to the expanded terminal.
4. Approval of construction by CSX of an overpass on Franklin Street over the proposed terminal access; acceptance of overpass upon completion and grant of easement to CSX for traffic flow beneath the overpass.
5. Approval of revised street layout for Franklin Street and new sidewalks; public street takings and abandonments, as necessary.

I recommend the above petitions be referred to City Council for their approval.

Sincerely,

Robert L. Moylan Jr., P.E.
Commissioner of Public Works and Parks





Michael V. O'Brien
City Manager

CITY OF WORCESTER

June 14, 2010

TO THE JOINT SUBCOMMITTEE OF PUBLIC SERVICE AND
TRANSPORTATION AND PUBLIC WORKS

COMMITTEE MEMBERS:

Your committee's work over the past three plus months has defined the needed and necessary changes to the original CSX Terminal Expansion Proposal. These requested changes related directly to traffic, noise and neighborhood mitigation. The CSX Corporation, the Commonwealth and the City listened and the attached define the modifications and mitigation to address these concerns. We are now finalizing the necessary legal agreements and contracts with CSX and the Commonwealth.

Attached please find:

- The Summary of Community and Neighborhood Benefits of the CSX Proposal and Corresponding Maps
- Required City Council Actions – Amendments to Previous Submissions and City Council Order as to the Donations From CSX.

Please advise if there are any questions.

Sincerely,

Michael V. O'Brien
City Manager



OFFICE OF THE CITY MANAGER, CITY HALL, WORCESTER, MA 01608
TELEPHONE (508) 799-1175 | FAX (508) 799-1208
EMAIL: citymanager@ci.worcester.ma.us



Community/ Neighborhood Benefits of CSX Proposal

1. Neighborhood Improvement Fund = \$5,000,000

- a. \$1,000,000 for Open Space
- b. \$3,000,000 For Neighborhood Improvements
- c. \$1,000,000 for Property (Developable Parcels) on Grafton St. upon Sale
- d. Projects to be funded = \$5,000,000
 - i. Open Space = \$1,000,000
 - Open Space Acquisition \$400,000
 - Harrington Way Playground Improvements (Jack Barry) \$400,000
 - Mulcahy Field Improvements \$200,000
 - ii. Neighborhood Improvements - Aquatics at Holmes Field & East Park \$3,000,000
 - iii. Improvements to Canal District, Shrewsbury Street, Grafton Street Business Districts = \$1,000,000
 - \$333,000 Per Business District for Prioritized Public Projects.

2. Community Fund - Fee Per Container = \$4,400,000 over 22 years

- a. \$1 per contained move for 20 years starting when City permits/ approvals obtained
- b. Estimate is that this will provide between \$150,000 to \$250,000/yr
- c. At average of \$200,000/yr = \$4,400,000 over 22 years (Payments begin 2 years prior to terminal opening... 20 year agreement once terminal opens)
- d. City Manager committee established for annual recommendations.

3. Traffic Enhancements to Lower Grafton Street at Rt. 290 Interchange = \$1,500,000

- a. Lower Grafton Street improvements to improve overall traffic flow.
- b. Direct truck access and egress from Rt. 290 to new terminal, mitigating any truck traffic on Grafton Street heading east.

4. Traffic Signal Improvements along the Plantation St./ Brown Square/ Franklin St Corridor = \$1,500,000

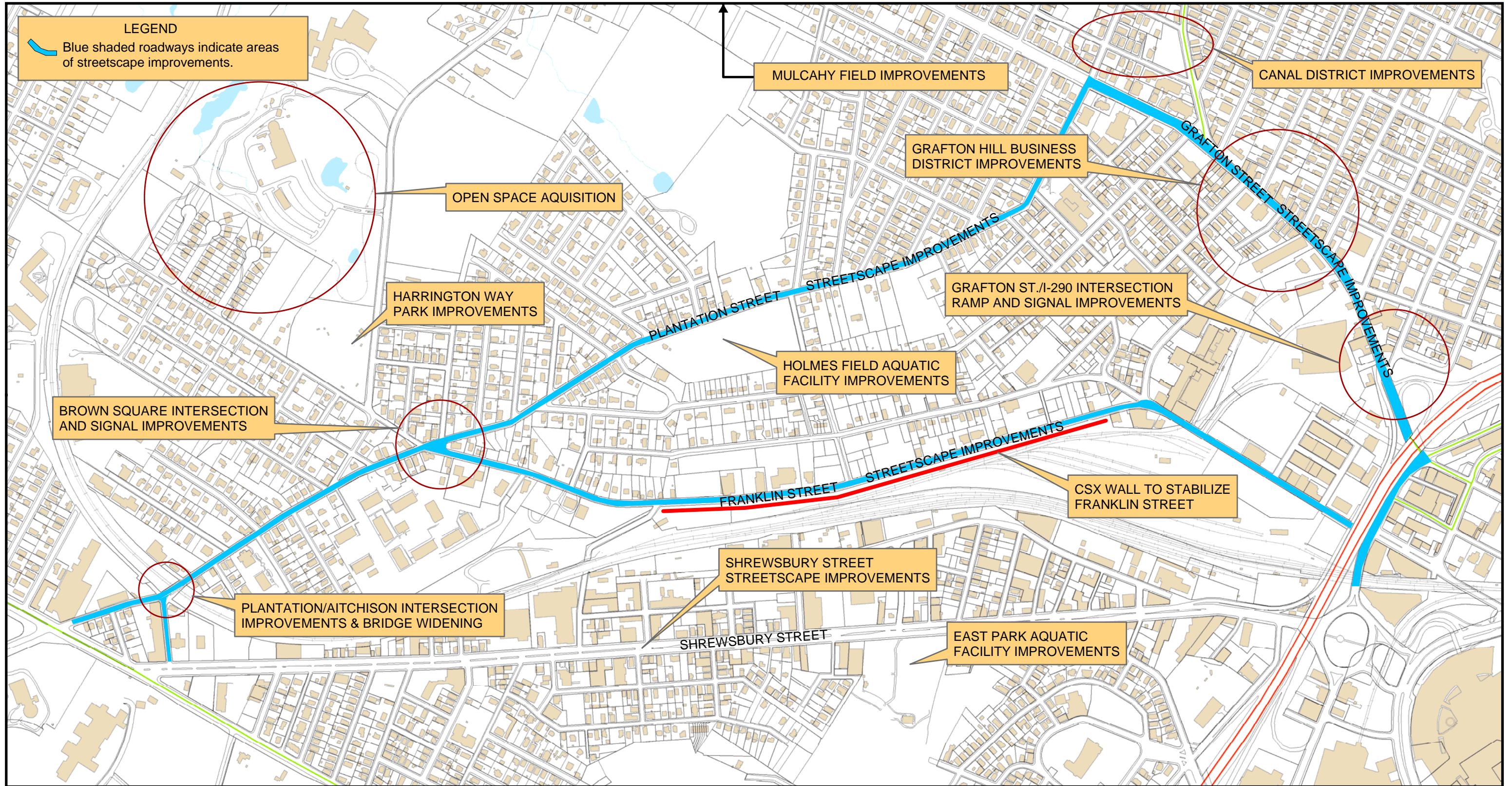
- a. Traffic signal improvements at key intersections at Brown Square and Aitchison Street using latest technology to interconnect and sequence intersections to improve traffic flow.
- b. Cantilever bridge at Aitchison and Plantation to add lane to allow dedicated left turn and dedicated through traffic.
- c. Complimentary Road/ Traffic Improvements for Belmont Street TIP Underway and Planned within 2 Yrs = \$10,000,000. This includes traffic signal improvements at Belmont and Plantation Streets and Shrewsbury Street at Aitchison Street. All these intersections will interconnect and sequence to improve traffic flows.

5. Streetscape and Beautification – Grafton St./ Brown Square/Plantation St./Franklin St Corridor = \$10,600,000

- a. New sidewalks, ornamental lighting, benches, brick banding, tree planting, etc.
- b. Total mileage of streetscape = 4+ Centerline Miles
- c. Washington Square to Grafton Street, Grafton St. to Billings Square, Billings Square to Plantation St., Plantation St. to Belmont, and Franklin Street from Brown Square to Grafton St.

6. Other Benefits:

- a. CSX capital investment of over \$100 million dollars
- b. CSX access to Maintenance and Way Facility at eastern end of new terminal will be via Foch Ave. and will no longer access via Atlanta or Tampa Streets



SUMMARY:

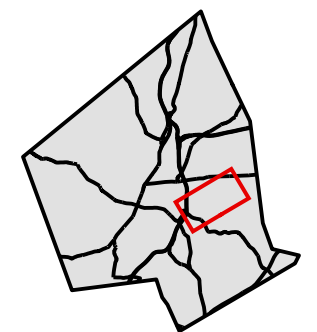
Neighborhood Improvement Fund	\$5,000,000
Community Fund (Annual - Per Container)	\$4,400,000
Road/Traffic Enhancements to Lower Grafton Street at Rt. 290	\$1,500,000
Road/Traffic Signal Improvements Plantation St./Brown Sq./Franklin St.	\$1,500,000
Streetscape - Grafton St./Brown Square/Plantation St./Franklin St.	\$10,600,000
Total	\$23,000,000

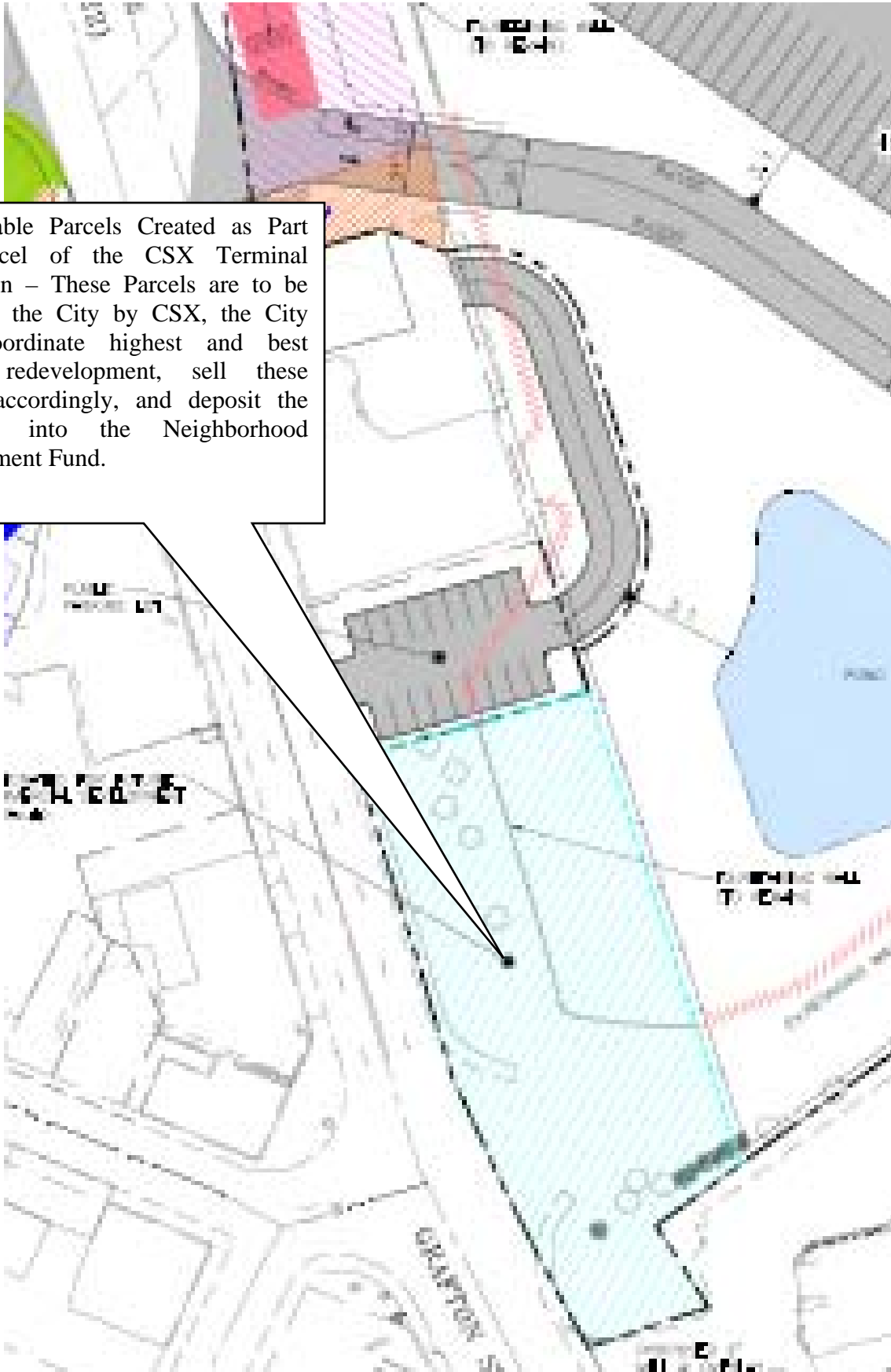
CSX Terminal Expansion/Road/Traffic/Neighborhood Improvements

City of Worcester
 Department of Public Works
 Engineering Division
 Worcester, Massachusetts



1 inch = 607 feet





Developable Parcels Created as Part and Parcel of the CSX Terminal Expansion – These Parcels are to be gifted to the City by CSX, the City shall coordinate highest and best private redevelopment, sell these parcels accordingly, and deposit the proceeds into the Neighborhood Improvement Fund.

DEVELOPABLE PARCELS ON GRAFTON STREET AS GIFTED TO CITY BY CSX

CITY COUNCIL REQUIRED ACTIONS

- Amend Administration's Previous Zoning Map Change Requests:
 - I. Delete the Petition - To amend the City of Worcester Zoning Map by Extending the Manufacturing General (MG-2) zone from its current location north-easterly to include an additional +/- 11.120 SF Area to include the entire parcel at **57 Atlanta Street (MBL 19-003-00001) and adjacent land** currently zoned Residential Limited (RL-7), as depicted on the attached maps.
 - II. Delete the Petition - To amend the City of Worcester Zoning Map **in the area between the vicinity of Atlanta Street and Plantation Street, along CSX Transportation Railroad Track** more specifically as follows and depicted on the attached map. To amend the Zoning Map of the City of Worcester by extending the MG-2.0 zone line northeasterly and then easterly from 57 Atlanta Street area to include a portion of the parcel (MBL: RR-ROW-0CSXT) currently zoned RL-7, containing approximately 82,379 square feet and to amend the Zoning Map of the City of Worcester by extending the MG-2.0 zone line in that same vicinity northeasterly and then easterly to include a portion of the parcel (MBL: RR-ROW-0CSXT) currently zoned BG-3, containing approximately 58,056 square feet.
 - III. Refer the Revised Petition (as attached) with corresponding map.
 - IV. Refer all Petitions, as amended, to the Planning Board
- Amend the Previous Administration's Previous Street Petition Request:
 - V. Delete the "Approval of a 120-foot acceleration lane to be constructed at the new terminal entrance on Grafton Street to facilitate the movement of exiting traffic into the westbound travel lanes on Grafton Street."
- Adopt the Attached Order to accept and appropriate, on behalf of the City of Worcester, the donations of the CSX Corporation per the details contained therein.
- Approve the actions, as amended, per the City Council's transmittal on CSX dated February 23, 2010.

TO THE CITY COUNCIL OF THE CITY OF WORCESTER

Petition

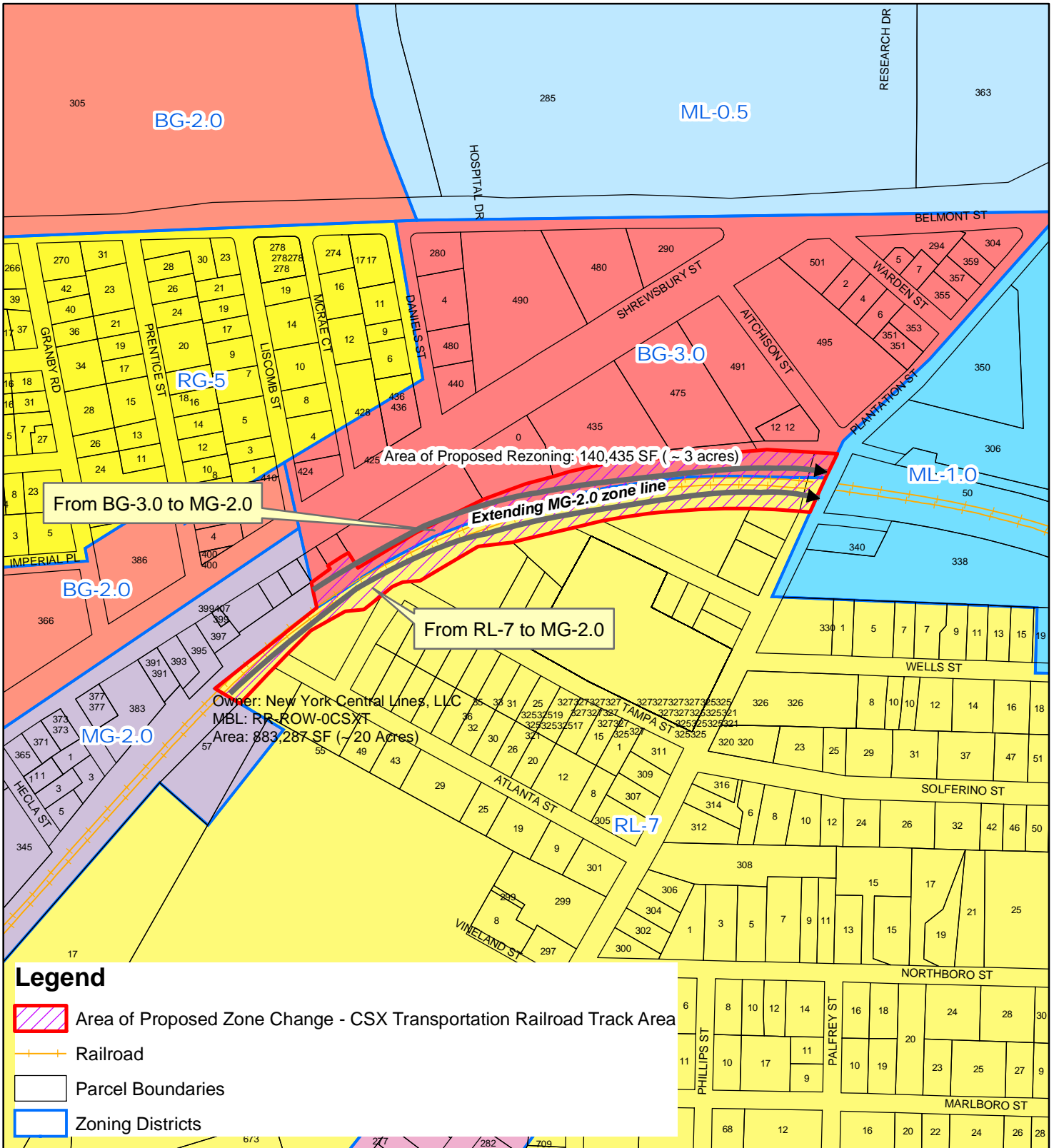
To amend the City of Worcester Zoning Map **in the area along CSX Transportation Railroad Track** more specifically as follows and depicted on the attached map:

To amend Zoning Map of the City of Worcester by extending the MG-2.0 zone line northeasterly and then easterly from its current location to include a portion of the parcel (MBL: RR-ROW-0CSXT) currently zoned RL-7, containing approximately 82,379 square feet and to amend the Zoning Map of the City of Worcester by extending the MG-2.0 zone line in that same vicinity northeasterly and then easterly to include a portion of the parcel (MBL: RR-ROW-0CSXT) currently zoned BG-3.0, containing approximately 58,056 square feet.

City of Worcester Zoning

Proposed Zone Change from RL-7/BG-3.0 to MG-2.0

CSX Transportation Railroad Track Area



Legend

- Area of Proposed Zone Change - CSX Transportation Railroad Track Area
- Railroad
- Parcel Boundaries
- Zoning Districts

City of Worcester

Be it Ordered That the City Manager be and is hereby authorized and requested to accept on behalf of the City of Worcester a donation from CSX Corporation, or any affiliated entity, of Nine Million Four Hundred Thousand Dollars to benefit Neighborhood and Community Improvements.

And Be it Further Ordered That the City Council, having received an appropriation recommendation from the City Manager, does hereby appropriate the funds donated by CSX Corporation, as and when received, to the following accounts:

04S640	Open Space	\$ 400,000.00
04S641	Open Space—Harrington Way	\$ 400,000.00
04S642	Open Space—Mulcahy Field	\$ 200,000.00
04S643	Neighborhood Improvements Holmes Field/East Park Aquatics	\$3,000,000.00
04S644	Neighborhood Improvements	\$1,000,000.00
04S645	Community Fund	\$4,400,000.00

And Be it Further Ordered That the City Manager be and is hereby authorized and requested to accept on behalf of the City of Worcester any other donations, gifts or grants as may be offered from time to time from CSX Corporation or the Commonwealth of Massachusetts in connection with the proposed CSX Intermodal Transportation Facility Project.

And Be it Further Ordered That the City Manager be and is hereby authorized and requested to prepare and execute a memorandum of agreement, or any other appropriate documents, which shall, upon such terms and conditions as he shall deem appropriate, legally bind CSX Corporation, the city of Worcester and the Commonwealth of Massachusetts to the terms of this donation and any matters related to the proposed CSX Intermodal Transportation Facility Project.