



City of Worcester, Massachusetts

Evaluation of Potential Long-term Uses of Greenwood Street Landfill Site

April 2005



Report

Evaluation of Long-Term Uses of Greenwood Street Landfill Site

1.1 Opportunities

The former Greenwood Street landfill and surrounding areas provide significant opportunities for a variety of beneficial long-term uses. Camp Dresser & McKee Inc. (CDM) working with the Worcester Department of Public Works has started a process to determine the best long-term use of the site. This document is a brief summary of the status of the reuse efforts to advance the discussion and facilitate decisions on the type of long-term site use on which to focus.

Successful landfill site re-uses include recreational fields, open space, solid waste facilities and, commercial development

Over the past twenty years, many Massachusetts communities have leveraged the liability of their older landfill sites into a positive asset. The most common use is a combination of active public recreational fields with passive open space. The Cities of Boston, Nashua and Cambridge have constructed parks on comparable areas as the Greenwood Street site. The Town of Yarmouth combined their closing landfill with a nine-hole expansion of an adjacent municipal golf course. More recently, communities have implemented a commercial development on landfill sites. A private developer recently completed the construction of a Home Depot and Jordan's Furniture on the inactive Reading Town landfill. At most of these sites, soils have been used to grade and shape the landfill in preparation for post-closure uses at no cost to the community. Finally, communities have always used their closed landfill sites for continuing solid waste operations such as a transfer station to serve the needs of the residents as well as commercial ventures. The Greenwood Street landfill site has the potential for the development of most of these potential long-term use alternatives or a combination of them.

1.1.1 Site History

The original use of the site included sixty-six sludge drying beds that were constructed on the property between 1899 and 1910 and later became known as the Worcester Municipal Sludge Beds. These beds operated at the site until 1972 and covered most of the existing site. As part of these operations, sludge material was excavated from the beds and used as fill material on the remainder of the site on an area also known as the "development parcels." This fill is the landfilled material currently in-place along the western side of the site. This area requires the construction of a final cap in accordance with the current DEP regulations.

Following closure of the beds, sludge was removed over approximately 55-acres of the site and a clay liner and a leachate collection system were installed as part of development of the sanitary landfill. This landfill is the mound that currently occupies the eastern side of the site. The sanitary landfill was operated between April 1973 and June 1985. A final cap was constructed in accordance with DEP-approved plans. DEP has also approved the certification report for the final cap of the landfill mound. Since the cap

was constructed, there has not been any significant activity at the site except for the ongoing environmental monitoring program conducted by the City.

1.1.2 Site Conditions

Like many older municipal landfill sites, the Greenwood street site presents a myriad of complicated issues that need to be addressed as part of any long-term post-closure use. At the same time, this site presents a series of unique opportunities for the City to develop a variety of interim or long-term site uses. In evaluating the potential long-term uses for the site, the items that are limitations or constraints for one particular scenario may be the strongest attribute of another option. The various site opportunities and constraints are summarized on the attached Table 1-1.

CDM has prepared the attached Figure 1 of the site and surrounding environment. The site is abutted by varied industrial/commercial uses including trucking operations and an automobile recycling facility, an active rail yard, and residential areas. The site is also abutted by the wastewater treatment facilities owned and operated by the Upper Blackstone Water Pollution Control District including a lined sludge ash landfill that uses the southern slope of the former landfill site. It is anticipated that this lined landfill will continue to be utilized by the District for approximately 15 years. There are residential neighborhoods located to the west of the site and to the east across Route 146.

Portions of the old Greenwood Street landfill mound and a portion of the site in the northwest corner include steep slopes that have limited ability to support development. The site is accessible from the newly constructed Route 146 exit interchange off the Massachusetts Turnpike and Route 20. The site access road from Route 20 is Nip Napp Trail.

Site conditions can either be limitations or opportunities depending on the selected site use



View from landfill mound across old sludge beds to west (towards Greenwood Street)

**Table 1-1
Summary of Site Condition**

Site Conditions	Opportunity	Constraint
Site size can accommodate several uses or combination of uses	X	
Old landfill site – requires significant remediation and special more costly construction techniques for building construction		X
Proximity to Routes 146, 20 and Mass Pike - visibility from major highways.	X	
Proposed access road from Nip Nap Trail through site to commercial facilities towards north	X	
Location at edge of Worcester city limits	X	X
Significant interest from commercial developers and abutting landowners through request for letters of interest	X	
Environmental unknowns – particularly older uncapped sludge areas		X
Wetland resource areas throughout site. Many of these areas will be impacted by capping of sludge landfill.		X
Coordination with MEA License Agreement – quantities of fill needed below cap, construction of cap and roadway	X	X
Abutting land uses – Residential neighborhoods, Patriot Metals, Upper Blackstone Wastewater Treatment Plant including sludge ash landfill, commercial sites to north, rail yard to east	X	X
Grasshopper Sparrow habitat on flatter portions of landfill mound		X
Main sewer interceptor for Upper Blackstone divides site		X
Existing site assignment for landfilling that can potentially be translated into other solid waste facilities	X	
Proximity to Upper Blackstone wastewater treatment plant – potential for odors, buffers to ash landfill		X
Existing buffers and vegetated screening from surrounding neighborhoods	X	
Site visibility from reconstructed Route 146	X	

The flatter portion (approximately 8 acres) of the landfill mound has been identified as Grasshopper Sparrow habitat, a recognized “threatened” species. There are ongoing discussions with regulators about the temporary and permanent impacts that this habitat will have on potential future post-closure uses. The site is also bi-sected by the main sewer interceptor for the Upper Blackstone treatment plant. This 84-inch diameter culvert runs through the site in the approximate location shown on Figure 1-1. The “new access road” also shown on Figure 1 will be located through the development parcels at a final location determined by the post-closure use.

The City has entered into a license agreement with a private firm (Massachusetts Environmental Associates or MEA) to provide historic urban fill and other appropriate materials at the site for grading, shaping and recapping of the landfill site. The license agreement discusses a post-closure use of the site that will be coordinated with the MEA work, but does not include specifics. The City and MEA have had extensive discussions with the DEP about the implementation of the license agreement. At this time, the City and MEA intend to conduct a phased approach to filling the site where the initial phase is the amount of fill required to contour the landfill mound to minimum DEP requirements and accommodate future settlement. MEA has submitted the technical plans for DEP approval for the repair of the cap on the plateau of the landfill mound. Future phases of acceptance of fill will be developed based on the selected post-closure use of the site and an evaluation of the costs of implementation including any corrective actions. Future phases will also include the extension of Nip Napp trail through the site to the industrial facilities on the northern side of the site to decrease truck traffic on the residential portions of Greenwood Street.

As part of the MEA work to repair the cap on the landfill mound, the City and MEA submitted a Environmental Notification Form (ENF) under the Massachusetts Environmental Protection Act (MEPA). The MEPA regulations are intended to provide for review by a variety of regulators and other interested parties of the overall impacts and benefits of the project. At this time, there is a waiver in-place for the initial work repairing the existing cap. The next steps, whether they be additional filling and capping projects by MEA or a post-closure development, will require the full Environmental Impact Report (EIR) for the finally selected alternative approach.



View from landfill mound towards south and Upper Blackstone Wastewater Treatment Facility and sludge ash landfill. Railroad tracks are between site and Route 146

1.2 Evaluation of Post-Closure Potential Uses

During preliminary review of the site, three use types were evaluated:

- Active recreation in combination with passive open space
- Commercial or industrial development; and
- Solid waste related use such as a transfer station.

There was consideration of a potential for residential use of the site but given the historic waste disposal practices, these uses could not be permitted and are not viable. It should be noted that the site is large enough that the City can consider a combination of one or all of these uses. The following is a discussion of the potential uses of the site including the next steps that would need to be taken for implementation. Table 1-2 is a summary of each of the evaluated alternatives and their potential benefits and impacts.

1.2.1 Active and Passive Recreation

With almost fifty acres of flat plateau, the Greenwood Street site provides the physical characteristics required for the construction of a large recreational complex including ample areas for open space and buffers from abutters.



Boston constructed an athletic field complex at the 90-acre Gardner Street landfill in West Roxbury in 2000

**Table 1-2
Evaluation of Potential Post-Closure Uses – Greenwood Street Landfill
Evaluation of Potential Alternatives**

Post Closure Alternative	Description	Future Fill Requirements Under Cap	Potential Long-Term Impacts	Impacts to Upper Blackstone Treatment Plant	Next Steps¹
Commercial and Private Development – Non-Recreational					
Commercial/Retail/Industrial Development	Use of available site areas for commercial development such as office park, hotel, or retail uses. Can be implemented on a portion of the site in conjunction with abutting site uses.	Unknown - Driven by elevations needed for commercial use or extent of use of by abutters	Increased traffic partially mitigated by extension of Nip Napp Trail. Views from surrounding areas. Lighting. Noise. Decreased habitate	Coordinate buildings and roadways with interceptor. Adequate buffers or controls needed for odors from plant and dust from landfill.	Development of formal RFP including due diligence information such as environmental assessment, detailed site plan, zoning requirements, etc..
Active and Passive Recreation Uses					
Passive Recreation, Wildlife Habitat and Open Space	Primary use is for open space and wildlife habitat. Public use limited to trails, picnic areas, etc.	Minimum needed to meet DEP capping requirements.	Security. Site maintenance.	None.	Evaluate mechanism to fund closure and maintenance of sludge areas.
Commercial Recreational Uses	Golf course, driving range or commercial facility including batting cages, covered soccer facilities, etc.	Could be substantial to contour site.	Some traffic. potential lighting.	Adequate buffers or controls needed for odors from plant and dust from landfill.	Development of RFP to determine interest. Provide more limited due-diligence information.
Active Recreational Field Complex	Development of active recreational fields where appropriate.	Could be significant to establish contours for fields.	Some traffic. Lighting. Aesthetics of adjacent land uses.	Adequate buffers or controls needed for odors from plant and dust from landfill.	Determine type of fields needed via Master Plan. Evaluate extra costs for field development on top of older landfill.

¹ All alternatives include addressing the baseline environmental issues including an assessment of the entire site, capping of the older sludge areas and repair of the existing cap on the landfill mound. This work is currently being coordinated through the license agreement with Massachusetts Environmental Associates.

Table 1-2 (cont'd)
Evaluation of Potential Post-Closure Uses – Greenwood Street Landfill
Evaluation of Potential Alternatives

Post Closure Alternative	Description	Future Fill Requirements Under Cap	Potential Long-Term Impacts	Impacts to Upper Blackstone Treatment Plant	Next Steps¹
Other Potential Uses					
Public Works Operations Areas	Flat areas used for the storage and processing of public works type materials.	Final contours could be made to match fill needs to construct cap.	Some traffic. Views from surrounding areas. Decreased habitat.	None.	Based on discussions with DPW, areas not needed for current or anticipated future operations
Solid Waste Facility	Use of a portion of the site for solid waste related uses such as a transfer station or processing facility.	Minimal additional fill needed to accommodate.	Nip Napp Trail extension will mitigate additional traffic.	None	Evaluate current site assignment. Prepare procurement documents

Note: All above uses could be implemented on a portion of the site and combined with other uses.

Before any further evaluation of the construction of athletic fields at the Greenwood Street site is considered, the City needs to make a determination on several general policy issues:

- Determine city's recreational needs?
- Is a large athletic field complex a priority in this section of the City?
- Does such a facility fit into the City's recreational master plans?
- Are there other sites where the premium costs for construction of fields on a landfill (between \$150,000 and \$250,000 per field) can be avoided?
- What are the potential funding sources to pay for the construction and maintenance of the fields?

In evaluating this alternative further, the City should also consider the compatibility with surrounding industrial and municipal land uses. For example, a public recreation complex will have to maintain a costly vegetated buffer from the active sludge ash landfill located next to the Upper Blackstone treatment plant. The high vantage points of much of the site will make the proper installation of buffers to the surrounding land uses important to the successful implementation of a large recreational complex. Finally, the design will have to consider the separation of the heavy truck traffic along Nip Napp trail as it is extended.

A potential long-term site use would be passive recreation across most of the site. The City would have to continue to maintain the site through mowing and long-term maintenance. The repair of the settled areas of the landfill mound is being implemented under the License Agreement with MEA. The capping of the sludge areas under the "Development Parcels" either have to be appropriated or incorporated into a future amendment to the License Agreement with MEA.

There are other combination commercial golf related uses that have been successfully implemented at old landfill sites. The Greenwood Street site is not large enough for a full size golf course. Also, with the required buffers to the surrounding land uses as discussed above as well as the lack of direct frontage on a street, it is unlikely that a driving range or golf school facility would be successful. In any case, it is CDM's experience that these types of facilities will not generate significant revenues.

Should the City elect to pursue a recreational complex or focus on passive open space, a recreational master plan should be developed that shows appropriate buffers; protection of wetland resource areas; grasshopper sparrow habitat; location of access roads, parking areas and fields; and approximate elevations. The City would also have to complete a focused risk assessment for public recreational use of the landfill site. A preliminary cost

estimate for the construction of the recreational complex would be developed along with an evaluation of incorporating those costs into the License Agreement with MEA.



Reading, Massachusetts leased its inactive landfill to a developer who constructed two major retail establishments and a restaurant

1.2.2 Commercial or Industrial Development

Historically, the landfill site has attracted a significant level of interest from commercial developers. The site's size, easy access from the Mass Pike, Route 20 and the reconstructed Route 146, visibility from these same highways and abutting commercial facilities with expansion interests have all been the drivers of this continuing interest. The site location makes commercial development the alternative that has the greatest potential for revenues both to offset any short-term liabilities as well as longer term lease or tax payments. However, the larger scale projects will create permanent site conditions such as traffic, lighting and aesthetics that will have to be addressed.

To measure the current level of interest, the City released a non-binding Request for Letters of Interest to commercial developers for the site. This document provided basic information on current site conditions and requested that the proposers provide a conceptual proposal for the site. The City received seven letters of interest in response to the request. Several other

parties have expressed interest after the submission of the formal letters. The respondents proposed projects varying from the expansion of operations on abutting sites onto a portion of the landfill site to the full-scale commercial development including retail malls, office and industrial parks and other commercial uses. Proposers included ideas from filling in the stone lined channel to constructing a flyover to directly access the site from the east across the existing railroad yard. A summary table of the responses is provided in Attachment A.

In order to move ahead with commercial development, the City needs to make one significant decision – whether to open up the entire site for potential development or only portions of the site for specific uses. By selling a portion of the site, the City would leave other areas available for different uses but will likely limit the potential respondents to current site abutters.

Once a decision is made on the scale of the proposed commercial or industrial development of the site, the City would need to prepare procurement documents to solicit proposals from private firms in accordance with State bid laws. These documents would need to include a due diligence report on the site summarizing site conditions – particularly the full characterization of the environmental conditions. This document would be incorporated with appropriate legal documentation into a Request for Proposals process.

1.2.2 Solid Waste Facility Uses

A final alternative is the potential use of the site for solid waste related uses. The landfill portions of the site are not viable for any further landfill disposal operations. However, the western portion of the site is potentially viable for the development of a solid waste transfer station or processing facility. The site access directly off Nip Napp Trail, the similar abutting industrial and municipal uses, proximity to rail lines and site size make this a viable alternative for consideration. This use would occupy between five and eight acres of space so the operation could also be compatible with the expansion of the abutters onto the landfill and the development of open space facilities.

In addition, with the end of the long-term agreement between the City and Wheelabrator-Millbury for waste disposal, this alternative has the potential to lower the doubling in solid waste disposal fees or to provide a revenue source to offset the increase. This alternative could either be implemented directly by the City as part of their overall solid waste planning or done in conjunction with a private firm who would lease or purchase the land. The schedule for implementation would coincide with the end of the December 2007 agreement with the Wheelabrator Millbury waste-to-energy plant for disposal of the City's residential waste.

Solid waste facilities are primarily subject to two sets of regulations. The first set, the Site Assignment Regulations for Solid Waste Facilities (310 CMR 16.000) is intended to determine if the site is appropriate for a particular solid

waste use. These regulations include the Massachusetts DEP as well as the local Board of Health and evaluate the proposed facility with respect to a long list of potential impacts including traffic, setbacks to residents, impacts to groundwater and endangered species. However, because the site was historically used for waste disposal purposes, there is an existing site assignment. The next set of regulations and permit approvals is a detailed review of the proposed facility and its operations by the DEP under the Solid Waste Management Regulations (310 CMR 19.000).

In order to pursue this alternative, the City would first need to determine the viability of the existing site assignment and any limitations it creates. This process would be an internal technical and legal review and a meeting with the local DEP office to present and confirm the findings. The next process would be for the City to prepare a focused due diligence report for this particular site use and solicit proposals through the appropriate procurement process for leasing solid waste facilities.

1.3 Decision Points

The City has many opportunities related to the long-term development and use of the Greenwood Street landfill site. The next steps in the process will be intensive and require the development of detailed environmental assessments, evaluation of property constraints, review of permits including zoning requirements, and detailed engineering and technical work.

Before moving ahead with alternatives, the City needs to focus the evaluations on preferred alternatives. In order to do this, the following policy questions need to be answered:

1. What are the City's needs for recreation? Can the site serve those needs cost-effectively? Is the site appropriate for a municipal recreational complex given its location at the City limits, compatibility with abutting land uses, and additional costs? Does a recreational complex at this site fit into the City's overall master plans? Is the city willing to pay the premium costs to develop the site for recreation? Are there alternative funding sources available?
2. Does the City want to pursue a large-scale commercial, retail or industrial development at the site that will utilize most of the land but likely generate significant long-term revenues to the City?
3. What interest is there in pursuing a transfer station or other solid waste processing facility at the site? Either by the City or teaming with a private party? This alternative could generate significant cost avoidance for lower solid waste disposal fees and potential for significant host community fees.
4. If a large-scale commercial facility is not preferred, what is the level of interest in a combination of lease or sale of portions of the site to the

existing abutters with the remainder of the site being used as a transfer station or for passive open space?

The City has implemented a public comment process on site uses through the internet web site and a public meeting. A summary of the public comments received through the web site is included in Attachment B.

Attachment A
Summary of Responses
To Letters of Interest

**Table A-1
Summary of Responses to Request for Letters of Interest**

Respondent	Description	Questions	Interested in Entire Site or Portion?	Lease or Purchase	Coordination with MEA
Campanelli Companies One Campanelli Drive Braintree, Massachusetts 02185	Interest in industrial and business park development. Mix of manufacturing, R&D, and offices. No specifics on proposal for landfill site.	Interested in providing development services, marketing or creation of proposals.	Entire Site	Lease – terms to be determined.	No response.
CBL & Associates Properties, Inc. Watermill Center 800 South Street, Suite 395 Waltham, Massachusetts 02453	Mixed use development – 500,000 sq.ft. retail, hotel, up to 400,000 sq.ft. office/industrial. Access through fly-over off Route 146. Propose \$1 million in annual tax revenues.	No issues outlined.	Entire Site	Sale subject to the acquisition of permits and approval for the facility.	Would work with MEA to develop site and cap landfill.
Conroy Development Corporation 600 Technology Center Drive Stoughton, Massachusetts 02072	Little information – would develop it within existing zoning regulations.	None	Entire Site?	Either OK – ground lease for 99 years.	Would meet with MEA to determine final condition.
Dickinson Development Corp. The Williard Building 1266 Furnace Brook Parkway Quincy, Massachusetts 02169	Would do study to determine appropriate commercial and industrial uses. Limited response on details.	Need detailed information on site.	Entire Site	Would evaluate during RFP process.	No response.

Table A-1 (cont'd)
Summary of Responses to Request for Letters of Interest

Respondent	Description	Questions	Interested in Entire Site or Portion?	Lease or Purchase	Coordination with MEA
Providence and Worcester Railroad 75 Hammond Street Post Office Box 16551 Worcester, Massachusetts 01610	Combined proposal with Intransit Container Corporation. Abutter interested in expanding rail container facilities onto eastern side of landfill mound over channel. Also use 25 acres at end of Nip Nap Trail.	Final conditions based on full environmental review of portion of site to be used.	Eastern side of site that abuts their current operations.	Lease or purchase – long-term lease – 50 to 100 years.	No response
Rand Whitney Container, LLC 1 Agrand Street Worcester, Massachusetts 01607	Abutter. Interested in expanding existing operations onto portion of landfill site.	Requested additional information on environmental and geotechnical conditions. Would like relocation of sludge from proposed parcels.	Portion of northern end of site that abuts their property	Lease – do not want environmental concerns.	No response.
The Gale Company State Street Financial Center One Lincoln Street Boston, Massachusetts 02111	Utilize entire site for combination of retail and warehouse. Detailed information on plans.	Detailed site information – property lines, schedule, geotechnical, due diligence, capping issues, local permitting and neighborhood issues.	Entire site	Long-term lease preferred.	Would work with MEA or do work themselves – would cap sludge areas.

Attachment B
Summary of Public Comments
Though City Web Site

**Greenwood Street Landfill
Community Input on Potential Beneficial Uses of the
Landfill Site Via City Web Site**

I would like to see the landfill turned into a park with bike trails, soccer fields, a pavilion, public gardens for viewing, and also garden spaces that persons living in the neighborhood could use to plant their own gardens (think Victory Gardens). An annual lottery could be held to determine who in the Quinsigamond Village neighborhood gets a plot. (Of course, water would have to be supplied for the gardens.) Given the height of this site, I think it would also be an ideal location for a concert pavilion or amphitheater and, perhaps, fireworks, if it's not too close to homes and the road for this. Danehy Park in Cambridge is an excellent example. How wonderful to have that sort of natural beauty in South Worcester! A stage area could host concerts and plays in an outdoor environment. School bands could come play in the summer, as they do in Falmouth, MA near the harbor. I coached soccer when my children were young and this area of Worcester really had no large space for practices. Let's put in a soccer field (or two...or three!). This part of the city deserves an excellent recreational space and it would be visible to all who enter Worcester from the south on the new 146 connection to I290. Gardens do not need to be high maintenance. Ornamental grasses would be lovely and respond tremendously to the large amount of sun that the hill receives. Keep out the driving ranges and baseball fields, unless they can be very isolated. We don't need fences or cages to distract the vision of gardens. A sledding area would probably be quite simple too, given the height of the area. south on the new 146 connection to I290. Gardens do not need to be high maintenance. Ornamental grasses would be lovely and respond tremendously to the large amount of sun that the hill receives. Keep out the driving ranges and baseball fields, unless they can be very isolated. We don't need fences or cages to distract the vision of gardens. A sledding area would probably be quite simple too, given the height of the area.

Great slide presentation- wonderful examples of reuse for recreational purposes. Seems like recreation is most appropriate for "the mound" and will be more compatible with nesting grasshopper sparrows. I would like to see considered a walking path established that leads up to the top of mound at which point is placed a viewing platform and observation tower type structure that can serve as a destination point. Such views out over the Blackstone River Valley would be quite spectacular. Structure should be large and high enough to be clearly visible from Route 146 so as to attract attention and visitors.

It would be nice that the space remain open. To add height to the elevation and then to put buildings on top of that would make it unsightly. It is very easy for everyone else to say that we should do this and that but they don't have to live with in their backyard. With National Envelope and Rand Witney in my backyard and all the other truck traffic that is on Greenwood St. we don't need anymore traffic. The idea for putting a minor league baseball park on the landfill is crazy. I love baseball but in these fiscal times I think a baseball park is the last thing that the city should be worrying about. thanks for your time.

Greenwood Street Landfill (Cont'd)
Community Input on Potential Beneficial Uses of the
Landfill Site Via City Web Site

Worcester Youth Soccer League would be very interested in helping to develop some of the site as a complex of soccer fields for use by the league & made available to the public school soccer program. It would give the league which currently has approx 1200-1800 children playing in it a place to call home & would allow us to expand the number of youths who would like to play but currently cannot due to lack of field space. We would be interested in 30-40 acres but would gladly develop whatever could be made available if possible. On Behalf of WYSL

Rand Whitney believes that portions to the west of the proposed road (previously referred to as Parcels A, B and C) are best utilized for industrial purposes. Rand Whitney is interested in acquiring certain of the abutting land for expansion of its operations in Worcester. Recreational use seems an appropriate use for the rest of the landfill property.

DPW has a rare opportunity to change the character of a neighborhood for the better through the capping of the Landfill. Your choices will also affect the attitude of the thousands who stream into Worcester via Route 146.

As a resident of the area, I hope you will choose recreational and open space for the landfill site. For far too long, south Worcester has been abused through the siting of industrial operations which have diminished property values and which have contributed to pollution of air and water. (Dare I mention the smells originating from the "water treatment" plant.)

As a "gateway" to Worcester of increasing importance, I urge you to:

1. Think of visual aesthetics in the development of this major site. (What do people see when they drive in to Worcester?)
2. Plant substantial numbers of new trees which would help to clean the air of the pollutants spewing from the Millbury trash plant and from commuting automobiles.
3. Rebuild the sense of community in south Worcester by developing both passive and active recreation at the site.
4. Market south Worcester as a destination for families wanting to be in a natural environment.
5. Incorporate the "water feature", the river, in all future development plans. Coordinate with and enhance the interstate park development.

Has there been an environmental assessment done on the landfill? Before finding other uses for the land, such an assessment seems necessary.

Greenwood Street Landfill (Cont'd)
Community Input on Potential Beneficial Uses of the
Landfill Site Via City Web Site

In my opinion I believe the most REALISTIC use for the landfill after closure is complete is PASSIVE RECREATION.

After speaking professionals in the field I definately do not believe a commercial use would be feasible - there is just too much contamination (known and unknown).

Some of the suggestions that appeared in the April 20, 2004 T&G article titled ""Life after Landfill"" are absolutely in dream world. We are not a Boston, Reading. At one point I had questioned if it was possible to visit a site that was being currently reclaimed. To date have not had any response from the City in this regard. When I inquired what sites the residents might see on such a visit it was definately told me the Millenium was nothing like that we had available here in Worcester.

In my personal opinion I think something could be done with the site would be both advantageous to all parties (The City, The Residents and the Contractor). However I sincerely believe we should be looking at something that is realistic, not a ""Pie in the Sky

Comments on future use:

- 1) City Soccer Fields: More children per year in Worcester play soccer; but more field use is set aside for baseball. Combine soccer fields with walking path around area will benefit many residents, children & families, plus will be a showplace to surrounding cities if also used for travel teams as well as Spring & Fall city-wide soccer programs that are open for 4 year olds to 18 year old boys & girls.
- 2) Assign area where people can buy bricks that can be individualized for families or individuals, memorial remerances. Money generated could be used for upkeep of area.

A botanical garden would be nice, however we already have a very nice one in the area, which will be very tough to compete with. I speak of the one in French Rd. Boylston. With the ever-growing population in the city of Worcester, and its suburbs, I think the Greenwood st. Landfill would be a great place for a medium size zoo. I mean most people don't want to travel all the way to Southwick Zoo, or what have you. Especially families with young kids, commute time for them is dreadful, they just want to be able to take their kids to the zoo, without the headaches of traffic. Of course I am assuming, that the garbage has been treated and the landfill has been tested so that it would be safe for the animals, and most important the people. I know that 100 acers sounds like a lot but it is not, and parking has to be considered, so i am just puting my two cents in. I hope I have been of some help. Sincerely, Kris Vezuli

Greenwood Street Landfill (Cont'd)
Community Input on Potential Beneficial Uses of the
Landfill Site Via City Web Site

As a resident in Quinsigamond Village and the Tenant President of the Village's largest residential apartment complex, I would like to see the reuse of the landfill for passive recreation. We have over 300 children here at Autumn Woods and very little space or money to create recreational activities for our kids. While Greenwood Park is great, it is really too small to offer things like regulation size sports fields. And also some nice flat shady places for moms, to gather with babies and seniors to play bocce' or shuffleboard or tables for chess or checkers in the shade, and the chance to be amongst friends. And lastly, to have 100% accessibility from the beginning for the City's 35,000 + disabled. Thank you for the opportunity for the citizens of the neighborhood to share our thoughts and opinions.

I think it should be used to make the area a nicer, more positively commercially developed area. Since it is near two schools - a bookstore, a music store, collectible store or a small museum would be a nice addition. It would also raise the quality of the area up to a decent level. Maybe it would encourage other business owners to purchase the vacant store on the block and improve the facade of the area.

I'm so happy to hear that the city is planning to use this space! I would like to see a mixed use of nature and recreation. Especially with the elementary school nearby, educational and recreational uses for young children is the most important, in my opinion. I would also be interested in volunteering in the planning, design and/or construction of this area. I am a recent graduate of WPI with a degree in Ecology and Environmental Science, and I now work as an Environmental Engineer. I think I could help!

P.S. I think that a golf course/driving range would be a poor use of the space. I live in this neighborhood, and though there are some golfers, most of us work and want to spend our evenings and weekends with our kids. There are lots of families in the village.

Just wondering if I could get information via email regarding uses for landfills after closing them. Thank you

Greenwood Street Landfill (Cont'd)
Community Input on Potential Beneficial Uses of the
Landfill Site Via City Web Site

Part of it should be turned into a fenced in off-leash dog park for Worcester's dogs and dog-lovers.

As Worcester continues to grow the amount of green space will steadily decline. Most of the parks within Worcester, excluding Green Hill Park, are not large enough to support the growing metro population that in the future will utilize Worcester as the entertainment hub for the region. I believe two considerations should be taken for reutilizing the landfill. Option 1: The land could be converted into a public garden with bike paths, walkways, exhibits describing the plants and animals life found within the park, a combination sports field, a thirty-acre forest, and possibly a pond. It would make a nice addition to the local area and would also help increase the real estate value in that area slightly. Option 2: Worcester needs something to make it more attractive to the local metro population as well as help boost the local economy. A golf course would attract mostly middle aged men with an estimated annual income of \$55K-\$80K most of the men would spend the day golfing have a few drinks at the Pro Shop Pub, then head home for the day. The overall impact on local business would be minimal.

I propose consideration be giving to the construction of a Zoo. The closest Zoo's are currently Boston and Providence; Mendon also has a small Zoo. The Zoo would be utilized by all the people in the surrounding communities and would attract the largest number of people to the area. A Zoo would appeal to both Men and Women ages 5 – 70 and would compliment local colleges as a research center for Science Majors as well as offer internships for undergraduates. The Zoo would create a large number of jobs for the local community and help further create a positive image for Worcester.

Why a Zoo?

Currently there is no Zoo servicing the area. The closest thing Worcester currently has is the Ecotarium. The Ecotarium is poorly located, and focuses on local wildlife and science, marketing to children ages 5 – 9. Funds are poorly used and as a result the Ecotarium has failed to transform into the type of facility the Worcester Metro area currently needs.

What would the Zoo contribute to the local community?

What can we expect to see at the Zoo? The Zoo would be constructed by creating Biomes such as Desert, Rainforest, Artic, Ocean, ECT. Some general ideas would be an Amazon Rainforest, Penguin House, African Plains Exhibit, Riff Valley Lake, Australian Outback, and Petting Zoo. Animals would include, elephants, giraffes, zebras, gorillas, snakes, moose, kangaroos, turtles, bears, seals, dolphins, as well as several hundred other species.

If the City is interested in the construction of a Zoo I would be more than happy to put together a Board to direct and finance the project, as well as a full presentation and report for city officials while considering what to do with the land.

Greenwood Street Landfill (Cont'd)
Community Input on Potential Beneficial Uses of the
Landfill Site Via City Web Site

It would be nice to see some of the things that have been lost in this area of the old landfill be brought back for the children of this community.

Years ago, and Mr. Moylan is old enough to remember, there was a golf range, miniature golf, go carts, a pitch and putt, and things of that nature near Rte 20. It was all lost with the Mass Pike Connector.

Obviously shopping areas and the like would also be a great income boost for the city, but recreational areas for families and children has value too. Bike paths, walking areas and possibly a dirt bike trail or snow mobile trails in a portion of these acres would also serve a need for some if at all possible. There could be some fees for the dirt bike and snow mobile trails. Maybe rentals by a private company.

Sport fields are always in demand and the supply is limited, so some thought should be given in this area also.

Just some thoughts to be considered.

It would be nice to have a public beach/lake in the area. Or just a green area in general.

As a business owner in the village for over 20 years I would like to see the city develop the land so that a percentage, 50%, of it is used for taxable use with some recreational use, 25%, and a portion left for hiking etc., that would satisfy the wild life groups hoping for a bird sanctuary.

Another issue is the city needs to police the 5 ton limit for trucks on Greenwood Street, as well as crosswalk violations. Both issues are linked to the increase truck traffic with regards to the landfill.