



**Environmental
Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: **13800**
MEPA Analyst: **Risling Eglington**
Phone: 617-626-**X 1024**

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Gateway Park PWED Improvements		
Street: Prescott Street		
Municipality: Worcester	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: 269293 Easting; 4684128 Northing	Latitude: 42° 16' 30.90" North Longitude: 71° 47' 51.73" West	
Estimated commencement date: Summer '06	Estimated completion date: 2007 (PWED)	
Approximate cost: \$10-15 million	Status of project design: 100% (PWED) complete	
Proponent: Worcester Business Development Corporation		
Street: 339 Main Street, Suite 200		
Municipality: Worcester	State: MA	Zip Code: 01608
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Corinne Snowdon		
Firm/Agency: Epsilon Associates, Inc.	Street: 3 Clock Tower Place, Suite 250	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: (978) 897-7100	Fax: (978) 897-0099	E-mail: csnowdon@epsilonassociates.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): *MassHighway (MHD) Public Works Economic Development (PWED) Grant for \$2 million.*

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals:

Coverage under the NPDES Construction General Permit will be secured through the filing of an NOI. The Project has a Final Order of Conditions (File No. 349-829). Local Building Permits will be applied for.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: * Multi-story; not yet designed.
Total site acreage	9.06			
New acres of land altered		0		
Acres of impervious area	6.1	-0.2	5.9	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	103,000	567,164	670,164	
Number of housing units	0	0	0	
Maximum height (in feet)	48	*	*	
TRANSPORTATION				
Vehicle trips per day	897	2,713	3,610	
Parking spaces	471	400	871	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	7,725	26,025	33,750**	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	7,725	24,525	32,350*	
Length of water/sewer mains (in miles)	0.02	0.28	0.30	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of

Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

The following properties, located within the Prescott Street Manufacturing District, are included in the Inventory of Historic and Archaeological Assets of the Commonwealth:

U.S. Envelope Company Factory, 68 Prescott Street

Warren Thread Company, 72 Prescott Street

George Barnard Roofing Company, 72R Prescott Street

Worcester and Nashua Railroad Company Freight Depot, off Concord Street

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

The following properties, included in the Inventory of Historic and Archaeological Assets of the Commonwealth were demolished:

Warren Thread Company, 72 Prescott Street

George Barnard Roofing Company, 72R Prescott Street

Worcester and Nashua Railroad Company Freight Depot, off Concord Street

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

The Worcester Business Development Corporation (WBDC), as the managing partner of three separate entities, is proposing improvements to 9.06 acres located in the northern end of downtown Worcester adjacent to Lincoln Street (refer to Figure 1, USGS Locus Map). Improvements comprise a 645-space five-story parking garage, 226 additional surface parking spaces, a new 1,095-foot roadway (Gateway Place), repaving of Garden Street and portions of Prescott Street near the project site (1,405 lf in total). These will serve a 125,000 sf research and laboratory facility now under construction and, in the future, three additional commercial buildings totaling 320,000 sf with associated open common areas. At some future time, a 300-foot portion of Faraday Street may be re-opened. Figure 2 shows the layout of these elements.

WBDC, through three separate entities, is the co-owner of the project site with Worcester Polytechnic Institute (WPI), with the exception of the parcel at 60-68 Prescott Street that will be the site of the 125,000 sf research and laboratory facility. This parcel is owned by Newgate Properties LLC, a WPI holding; the planned facility will house, in part, WPI's Bioengineering Institute.

A state Public Works Economic Development (PWED) grant has been awarded to the City of Worcester to partially fund construction of the Gateway Place roadway, 236 surface parking spaces, resurfacing and upgrades to Garden Street and Prescott Street. A federal Department of Commerce Economic Development Administration (EDA) grant awarded to the City of Worcester will partially fund construction of the parking garage. Construction of the 125,000 sf research and laboratory facility is

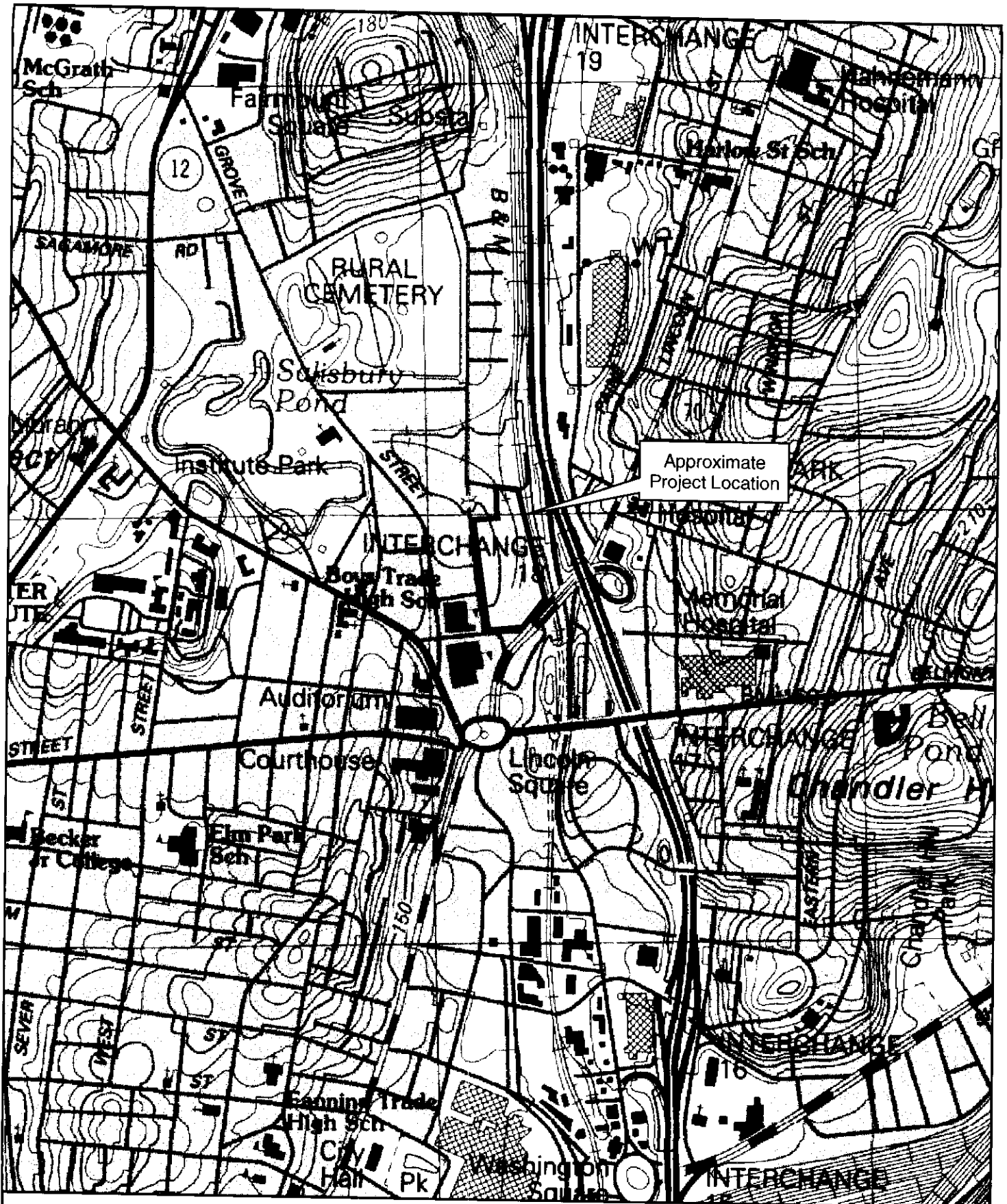
being privately funded. Neither funding nor tenants have been identified for the three additional buildings planned within the project area. For planning purposes, they are assumed to encompass 80,000 sf; 100,000 sf; and 140,000 sf of commercial uses. WBDC has targeted the construction of these buildings for between 2007 and 2010.

Water and sewer service will be provided to the project area through connections to the municipal utilities.

The current project is one aspect of the larger "Gateway Park" project which is envisioned by WBDC to revitalize a 55-acre portion of downtown Worcester with 1,000,000 sf of housing, commercial, retail, and research and development space. This larger project is the subject of the *Gateway Park Master Plan* that was prepared by Wallace Floyd Design Group. WBDC is working to identify funding sources and private developers to realize this larger vision but, as of yet, WBDC does not own or control the necessary land, and plans have not been advanced beyond initial stages. As such, this ENF filing includes only the 9.06 acre parcel described above.

The project site is currently occupied by a 35,000 sf, four-story brick building at 68 Prescott Street which is currently being rehabilitated and expanded to create the 125,000 sf research and laboratory facility. Within the last three years an additional 68,000 sf building also existed on the site at 60 Prescott Street. Paved parking areas exist in the southwestern area of the project site, unpaved areas used for parking exist in the northeastern areas of the site, and cleared areas where former buildings have been razed make up the remainder of the site. A City of Worcester drainage easement containing the 9-foot by 12-foot wide Millbrook conduit traverses the site from north to south. Figure 3 shows the existing conditions at the site.

The project is undergoing MEPA review because it will receive PWED funding and exceeds ENF review thresholds for generation of new trips and construction of new parking spaces.



Approximate Project Location

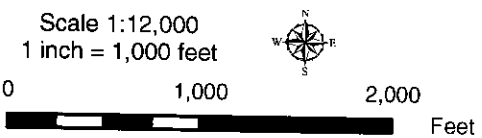


Figure 1
Locus Map (USGS)
Gateway Park
Worcester, Massachusetts

Basemap: 1983 USGS Quadrangles, MassGIS

