



The Commonwealth of Massachusetts

Executive Office of Environmental Affairs

100 Cambridge Street, Suite 900

Boston, MA 02114-2524

MITT ROMNEY
GOVERNOR

KERRY HEALEY
LIEUTENANT GOVERNOR

STEPHEN R. PRITCHARD
SECRETARY

Tel. (617) 626-1000
Fax. (617) 626-1181
<http://www.mass.gov/envir>

June 9, 2005

CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS
ON THE
ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME : Gateway Park PWED Improvements
PROJECT MUNICIPALITY : Worcester
PROJECT WATERSHED : Blackstone
EOEA NUMBER : 13800
PROJECT PROPONENT : Worcester Business Development Corporation
DATE NOTICED IN MONITOR : May 10, 2006

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I hereby determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

The proposed project consists of redevelopment of a 9-acre site, which will include construction of a 125,000 square foot research and laboratory facility, three commercial buildings (totaling 320,000 square feet), a 645-space five-story parking garage, and 226 additional surface spaces. The project includes reuse and expansion of an existing building for the proposed research and laboratory facility, which will house, in part, the Worcester Polytechnic Institute's (WPI) Bioengineering Institute. The project will also include construction of a new 1,095-foot roadway, and repaving of Garden Street and portions of Prescott Street.

The project is undergoing MEPA review pursuant to Section 11.03(6)(b)(13) because it will result in the generation of 2,000 or more new average daily trips (adt) on roadways providing access to a single location, and Section 11.03(6)(b)(15) because it involves construction of 300 or more new parking spaces at a single location.

The project will result in a slight decrease in impervious area (from the existing 6.1 acres to approximately 5.9 acres). Traffic impacts are estimated at 2,713 new vehicle trips per day for a total of 3,610 trips. The proposed project will create 400 new parking

spaces for a total of 871 spaces. Water use is estimated at 33,750 gallons per day (gpd) and wastewater generation is estimated at 32,350 gpd. The project involves construction of approximately 0.28 miles of new sewer mains and will be served by municipal water and sewer services.

The project requires a Sewer Connection Permit from the Department of Environmental Protection (DEP). The project will also require a National Pollutant Discharge Elimination System (NPDES) Construction Activities Permit from the U.S. Environmental Protection Agency (EPA).

A portion of the project (surface parking and roadway construction and improvements) is being financed through a MassHighway (MHD) Public Works Economic Development (PWED) Grant. In addition, the City of Worcester has received a federal grant from the Department of Commerce Economic Development Administration (EDA) to partially fund the parking garage. Because the project involves financial assistance from the Commonwealth, MEPA jurisdiction extends to all aspects of the project that may cause Damage to the Environment as defined in the MEPA regulations.

The Environmental Notification Form (ENF) included a traffic study and proposed mitigation in the form of roadway construction and improvements. The proponent is working with the City of Worcester, with the assistance of state and federal grant funds, to implement traffic improvements. Proposed mitigation, as further detailed in the ENF, includes:

- Interconnect four signals along the Concord and Salisbury Street corridor. The cost estimate for this project component is \$290,000.00
- Resurface Salisbury and Concord Street at a cost estimate of \$360,000.00
- Reconstruct Grove Street to accommodate two left-turn lanes. The cost for this project component is estimated at \$445,000.00
- Install a new traffic signal at Faraday/Grove Street intersection at an estimated cost of \$195,000.00
- Closure of Lexington Street (includes pavement removal and restoration of pedestrian access) and new roadway construction to extend Faraday Street to Prescott Street. The cost for this project component is estimated at \$300,000.00
- Optimize Highland Street signals (changing signal timings) at a cost estimate of \$10,000.00

During the site visit, the proponent indicated that shuttle bus services will be available from the main WPI campus to the project site. The proponent has also committed to installing bicycle racks for all buildings. I encourage the proponent to promote shuttle bus services and other Transportation Demand Management (TDM) measures to reduce vehicle trips to and from the project site.

The proposed project is located within and immediately adjacent to the Prescott Manufacturing District, which is included in the Massachusetts Historic Commission (MHC) Inventory of Historic and Archaeological Assets of the Commonwealth, and may

be eligible for listing in the National Register of Historic Places. The project is also immediately adjacent to the Institutional District and Washburn and Moon North Works, which are listed in the National and State Register of Historic Places. As further detailed in the comment letter from MHC, state-listed architectural resources were demolished on the site over five years ago in full compliance with local bylaws, which were the only applicable laws at the time of demolition. The MHC has determined that the proposed parking garage project will have no adverse effect on the Prescott Street Manufacturing District, the Institutional District, and the Washburn and Moon North Works.

The proponent has committed to implement a stormwater management system in compliance with the DEP Stormwater Management Policy standards. According to the ENF, the project will not result in any increase of peak flows, pollutants or sediments that would potentially impact receiving waters of the local stormwater drainage system. The Mill Brook conduit, which is the underground river draining from Salisbury Pond, traverses the project site. The proponent should ensure that care is taken during construction to avoid impacts to this conduit. Any storm drains in the area that are connected to the sewer should be removed during construction. The proponent should ensure that appropriate measures are implemented to avoid and minimize dust, noise, traffic, odor and nuisance conditions associated with construction activities, and to maximize reuse and recycling of construction debris.

I encourage the proponent to require Leadership in Environmental Design (LEED) Certification for new construction. The incorporation of high performance/green building elements in project design will help reduce the environmental footprint of the final project in terms of energy and water consumption, ambient and indoor air quality, land alteration, and resource consumption. Sustainable design measures, which can reduce project development and long-term operational costs, may include:

- water conservation and reuse of wastewater and stormwater;
- use of renewable energy;
- ecological landscaping;
- green roofs;
- Low Impact Development (LID) techniques (the proponent may find the following web sites useful www.mass.gov/envir/lid and www.lid-stormwater.net;
- optimization of natural day lighting, passive solar gain, and natural cooling;
- use of energy efficient Heating, Ventilation and Air Conditioning (HVAC) and lighting systems, appliances and other equipment, and use of solar preheating of makeup air;
- favoring building supplies and materials that are non-toxic, made from recycled materials, and made with low embodied energy;
- implementation of a solid waste minimization and management plan;
- provision of easily accessible and user-friendly recycling system infrastructure.

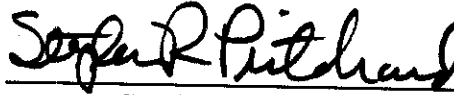
The proposed project is a component of the *Gateway Park Master Plan*, which the proponent envisions as a plan that will revitalize a 55-acre portion of downtown Worcester with 1,000,000 square feet of housing, commercial, retail, and research and

development space. At this time, the master plan is at a preliminary stage of development and the proponent does not own or control the land necessary to implement the plan. The proposed project, as further detailed in the ENF, includes only the 9.06-acre site. I remind the proponent that a Notice of Project Change or an ENF may be required in accordance with the MEPA regulations for future development projects.

I have determined that the ENF has sufficiently defined the nature and general elements of the proposed project and committed to mitigation measures. The project may proceed to state permitting agencies. No further MEPA review is required for the proposed project.

June 9, 2006

DATE



Stephen R. Pritchard, Secretary

Comments Received:

5/17/06 Department of Environmental Protection, Central Regional Office
5/31/06 Massachusetts Historic Commission

SRP/AE/ae