

**Commonwealth of Massachusetts**  
**Executive Office of Environmental**  
**Affairs ■ MEPA Office**

**ENF Environmental**  
**Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13535</u>
MEPA Analyst:	<u>Rick Boore</u>
Phone:	617-626- <u>1130</u>

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: CitySquare		
Street: Worcester Center Boulevard, Foster Street, Commercial Street, Front Street		
Municipality: Worcester	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: zone 19 (X,Y) 269206 , 4682699	Latitude: 42.2624°N	Longitude: 71.7982°W
Estimated commencement date: August 2005	Estimated completion date: 2012	
Approximate cost: \$470 million	Status of project design: 25%	%complete
Proponent: Berkeley Investments, Inc.		
Street: 121 High Street, Floor 3		
Municipality: Boston	State: MA	Zip Code: 02110
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Katie Lesser		
Firm/Agency: Epsilon Associates, Inc.	Street: 3 Clock Tower Place, Suite 250	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: 978-461-6207	Fax: 978-897-0099	E-mail: klesser@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 301 CMR 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):

The Proponent anticipates receiving approximately \$25 million through the Commonwealth's Economic Stimulus Bill for Job Creation. Other sources of funding that are being pursued include a Community Development Action Grant (CDAG) through the Department of Housing & Community Development, Public Works & Economic Development (PWED) and Roads & Bridges funds from MassHighway, tax increment financing (TIF) through the Office of Business Development, and Massachusetts Transit-Oriented Development Grant funding.

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

**List Local or Federal Permits and Approvals:**

NPDES General Permit for Stormwater Discharge, Worcester City Council Approval for D.I.F. related matters, site plan approval by Worcester Planning Board

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
<b>LAND</b>				<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: _____ _____ _____ _____ _____
Total site acreage	20.2			
New acres of land altered		n/c		
Acres of impervious area	20.2	-0.6 (public plaza)	19.6	
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		
<b>STRUCTURES</b>				
Gross square footage	1.0 million	1.2 million	2.2 million	
Number of housing units	0	+650	650	
Maximum height (in feet)	233	n/c	233	
<b>TRANSPORTATION</b>				
Vehicle trips per day	21,500	+3,900	25,400	
Parking spaces	4,000	-50	3,950	
<b>WASTEWATER</b>				
Gallons/day (GPD) of water use	148,500	+100,100	248,600	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	135,000	+91,000	226,000	
Length of water/sewer mains (in miles)	0.4	+0.1	0.5	

**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

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

Yes (Specify \_\_\_\_\_)  No

**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.)

*Site and Project Description.* The CitySquare project is a major redevelopment of an important section of the Worcester urban core. CitySquare will demolish the Worcester Common Outlets mall, and will create in its place a vibrant 18-hour cityscape featuring 2.2 million square feet (sf) of residences, retail and office space, entertainment and open space. The urban fabric will be restored by a new street grid designed for pedestrians, cyclists and vehicular traffic that will reconnect the key transit hub of Union Station with other Worcester landmarks and provide a diverse urban environment in which to visit, live, shop and work.

The CitySquare project is consistent with the Commonwealth's goal of creating transit-oriented "smart growth" to revitalize urban communities and with Worcester's redevelopment planning. The Worcester Economic Action Agenda (Action Agenda) identifies the redevelopment of the Worcester Common Outlets as a catalyst for the revitalization of downtown Worcester. The Action Agenda envisions for the site "... pedestrian-friendly mixed-use districts within walking distance of train stations..." The CitySquare project has been developed and designed to bring this vision to reality. Appendix A contains a summary discussion of the planning process, including alternatives examined.

The 20.2 acre project site now contains the Worcester Common Outlets (an over 550,000 sf enclosed shopping mall, two office buildings totaling 486,000 sf and structured parking facilities for 4000 cars (see Figures 1 and 2). Generally, the project is a transformative development – where possible, existing structures will be renovated and reused. The office buildings and much of the existing parking will be incorporated into the project. Demolition will be surgical in nature, utilizing existing foundations and infrastructure for use in new and renovated buildings where possible. Existing holdover tenants will be relocated to renovated space, maintaining vitality and minimizing economic disruption as work proceeds.

*Potential Impacts.* Demolition, rehabilitation, and construction activities will occur over the course of approximately seven years in three phases, as described in Table 1, attached to this ENF and Appendix B.

Appendix B also describes potential construction impacts and mitigation. Preliminary site plans for the project are provided as Figures 3 and 4, attached.

The proposed development consists of the following components:

- A new street grid for vehicles, bicycles and pedestrians will reconnect key landmarks in the downtown area (see Figure 3). Front Street will be extended to the East along its original alignment and will connect City Hall and the Financial District to the Union Station/Washington Square transportation hub. North/south connections will be created via a new street connecting the Worcester Medical Center and points north to Front Street; and by a new street running south from Front Street (as extended) to Franklin Street. New secondary and primary pedestrian streets will create walking paths throughout, anchored by a public plaza at Trumbull and Front Streets. The street level environment will be enlivened by landscaping, street furniture and lighting, retail kiosks and vendor carts.
- Parking amenities will include existing, new and redesigned facilities for approximately 3,950 cars to service the multi-use district in a distributed rather than centralized system for maximum accessibility and safety (see Figure 4). This includes a limited number of on-street parking spaces that will be provided along the new street grid.
- Approximately 800,000 square feet of office space will include two existing office towers and a new medical office building. An additional conventional office building is also proposed.
- Retail space and restaurants will total approximately 305,000 square feet.
- Residential components will include a senior housing development (200-250 units) and two condominiums developments (140-170 units at one location and 200-250 units at a second location). The Proponent is also considering the possibility of a hotel in combination with the condominium development at the second location. The option of a fourth residential development is also being explored, in place of the conventional office space mentioned above.
- Urban entertainment, including restaurants, sports bars, outdoor cafes, and a health club, will be located along the new street grid throughout the development. A new entertainment and retail venue is proposed on Front Street across from the new public plaza. The existing Foothills Theatre will be updated with a new entry area and a marquee. The Proponent is also exploring the possibility of developing a new cultural or civic entertainment facility to act as a focal point within the district.

*Planning Consistency.* The proposed project lies within the development district delineated in the City of Worcester's application for District Improvement Financing (DIF). The project proponent and City of Worcester are coordinating planning efforts for the future streetscapes and public infrastructure outside the proposed project site. This coordination will continue as the proposed project and City DIF application proceed.

*Waiver Request.* In order to enable infrastructure improvements to proceed while some of the finishing touches are placed on the urban planning and local and state approvals, the Proponent is requesting that MEPA provide a Phase I waiver to permit asbestos abatement, foundation reinforcement, selective demolition, installation of new utility lines where required, and construction of the new street network while the MEPA EIR is in preparation. The justification for the waiver is further presented in Appendix C.

*Single EIR Request.* In addition, in order that remaining elements of this Smart Growth development be able to move forward most expeditiously into construction, the Proponent is requesting that the Secretary of Environmental Affairs permit the filing and review of a Single EIR, under Section 11.06(8) of the MEPA regulations. The conditions necessary for a Single EIR are also described in Appendix C.



Basemap: 1983 USGS Quadrangles, MassGIS

Figure 1

USGS Locus Map

CitySquare

Worcester, Massachusetts

Scale 1:12,000

1 inch = 1,000 feet



**Legend**

— Approximate Project Boundary



RECEIVED

APR 29 2005

MEPA

May 2, 2005

Secretary Ellen Roy Herzfelder  
Executive Office of Environmental Affairs  
100 Cambridge Street, Suite 900  
Boston, MA 02114-2524

Attn: Deerin Babb-Brott, Acting Assistant Secretary, MEPA Unit

**Subject: Expanded Environmental Notification Form  
CitySquare, Worcester  
Berkeley Investments, Inc.**

PRINCIPALS

Theodore A Barten, PE

Margaret B Briggs

Michael E Guski, CCM

Samuel G Mygatt, LLB

Dale T Raczynski, PE

Cindy Schlessinger

Lester B Smith, Jr

Victoria H Fletcher, RLA

Robert D O'Neal, CCM

Dear Mr. Babb-Brott:

Enclosed please find the Expanded Environmental Notification Form (EENF) for the CitySquare Project in Worcester, MA, proposed by Berkeley Investments, Inc. Please notice the EENF in the Environmental Monitor published May 10, 2005.

You will note that the EENF requests authorization to prepare a Single EIR. Accordingly, we anticipate a 30-day public and agency comment period, extending through June 9, 2005, and issuance of a Certificate on the EENF on June 16, 2005.

By copy of this letter, I am advising recipients of the EENF that written comments may be filed during the comment period, addressed as follows:

Secretary Ellen Roy Herzfelder  
Executive Office of Environmental Affairs  
100 Cambridge Street, Suite 900  
Boston, MA 02114-2524  
ATTN: MEPA Unit, CitySquare Project

3 Clock Tower Place, Suite 250  
Maynard, MA 01754  
www.epsilonassociates.com

978 897 7100  
FAX 978 897 0099

Copies of the EENF may be obtained from Ms. Katie Lesser at (978) 897-7100, e-mail [klesser@epsilonassociates.com](mailto:klesser@epsilonassociates.com).

Thank you for your attention to this matter.

Sincerely, Sincerely,  
EPSILON ASSOCIATES, INC.

Samuel G. Mygatt  
Principal

Attachments

Cc: Recipients of the EENF  
Barbara Smith-Bacon, Berkeley Investments, Inc.