



PROPOSED VOCATIONAL SCHOOL: FACTS AND FIGURES

**Report No. 01-06
November 1, 2001**

EXECUTIVE SUMMARY

The plan to build the new vocational school on the Belmont Hill site was the outcome of a lengthy and thorough site selection process, including extensive opportunities for public comment; alterations in design to meet environmental objections; and additions as well as improvements to Green Hill Park. The state Department of Environmental Protection (DEP) itself approved the project, only to have one of the department's own administrative law judges then recommend to the DEP Commissioner that it not be approved. The City is willing to alter its site plan to accommodate the judge's concern about effects on a vernal pool on the site. The outcome of continued hearings and mediation sessions on the environmental issues raised by the plan's opponents still remains in doubt. However, while appreciating the importance of preserving the City's parkland, the Research Bureau believes that the benefits from allowing the City's voke school plan to go ahead far outweigh the cost of using 4.8 acres of Green Hill Park land for the project:

- The City urgently needs to construct a new, modern vocational school. If a new building is not completed soon, the school is likely to lose its accreditation. This would be an enormous loss for the school's students and for the City as a whole.
- At present the City will be able to have 90% of the construction cost, including related improvements to Green Hill Park, paid for by the state. Given the state's recent fiscal straits, there is a significant danger that cancellation of the present voke school project would entirely deny the City such state funding for a later voke school construction plan.
- Aside from the cost issues mentioned above as reasons for choosing the Belmont Hill site, there will be significant educational advantages to locating the school at that site: it will give biotech students ready access to the UMass Medical School and the Biotech Park; health occupations students will be adjacent to Christopher House; and environmental technology students will have immediate access to Green Hill Park.
- Besides these benefits to students from the Belmont Hill location, the project offers significant benefits to Green Hill Park itself. These include the improvements to the park, and capping of the landfill, that will be 90% funded by the state as part of the school project; the considerable net gain in parkland resulting from the City's planned land swap; and the addition of recreational fields, improved access to the East Side Trail, and improvements to the Park entrance and roadways.

- Having the school built next to Green Hill Park may engender a level of activity that will help restore this currently underutilized park to its former prominence as the City's pre-eminent, centrally located park.
- To further ensure that the park is properly cared for, an agreement could be established between the Parks Department and the Worcester Public Schools under which carpentry and environmental education students at the voke school could help to maintain the park as part of their school work.
- Assuming that the City is prepared to foot the bill, it could further reduce the intrusion on parkland by building a parking garage.
- An endowment fund to support environmental education and park maintenance could also be established as part of the overall project.

It is admirable that a significant group of Worcester citizens have displayed strong concern about the preservation of the City's parkland and of the quality of its natural environment. At the same time, however, it must be acknowledged that environmental concerns are only one aspect of the overall good of the Worcester civic community which our governmental institutions are charged with serving. Considering the urgent need for a new voke school, the long planning process and opportunity for public comment that preceded the selection of the Belmont Hill site, the cost and other considerations that make this site advantageous, the risk of lost state funding if the school project does not go forward in the near future, the many enhancements to Green Hill Park that would result from the project, and the fact that the Audubon Society itself supports the project with its attendant land transfers, it is hard to understand why a rather small group of citizens should continue their efforts to block the plan at this point. They have, after all, succeeded in inducing the City to make further accommodations to their concerns, and at this point it would seem desirable that they accept the project in the proper spirit of democratic compromise.

I. Introduction

The Worcester Vocational High School has been plagued by controversy for at least seven years. The main issues have been those of governance, quality of educational programs, and condition of the facility.¹ In February, 1996, the Research Bureau issued

¹ For an in-depth discussion of these issues, see Research Bureau report #96-2, "The Future of Vocational Education in Worcester," February 21, 1996.

a report recommending that the City Manager appoint a "blue ribbon" commission to study these issues. Later that year, the City Manager appointed a 29-member group representing a cross-section of the Worcester community to recommend a form of governance and an appropriate curriculum for the school, and a location for a new facility. The committee's final report, submitted in July, 1997, recommended that the vocational school come under the jurisdiction of the Worcester Public Schools (WPS) and that a new school be built at the former Belmont Home site. In November, 1997, the vocational school received notice that the New England Association of Schools and Colleges, the school accrediting agency, had placed it on "warning status" because of the school's poor physical condition. (The school's oldest building dates to 1907, while the newest was built in 1961.) In March, 1998, the City Council approved a reorganization plan to bring the vocational school under the jurisdiction of the Worcester School Committee. Since that time, the school's programs have been changed to enable vocational students to meet the requirements of the Massachusetts Education Reform Act of 1993. Unfortunately, however, the plans for a new building are still mired in controversy. The purpose of this report is to present the facts about the proposed facility. A new building is essential for vocational students who need to acquire a high level of skills and knowledge whether they choose to further their education upon graduation or seek employment. The new school is no less essential for the businesses of Worcester that depend on a literate workforce educated in the latest technologies, and for the community as a whole, which needs to educate its young people to be productive citizens.

II. Brief History of Project

The site selection subcommittee of the City Manager's 29-member commission evaluated 23 possible sites for the school. (See Appendix A for list of finalist sites.) The criteria for selection included the following: cost of land², cost of relocation of existing businesses and homes, cost of brownfields cleanup, size of property (thirty acres are necessary including athletic fields), accessibility to water and sewer lines, convenience of location, and accessibility to public transportation. The Belmont Hill site was selected by the subcommittee and endorsed by the full committee. It was selected because it best met the above-mentioned criteria: It consists entirely of city-owned land, most of it the site of the former Belmont Home and Worcester Technical Institute, eliminating the cost of land acquisition; there is no cost for relocation or brownfields cleanup; water and sewer lines exist; and it is conveniently located and accessible to public transportation. To complete the required acreage, while avoiding major wetlands, and to provide important

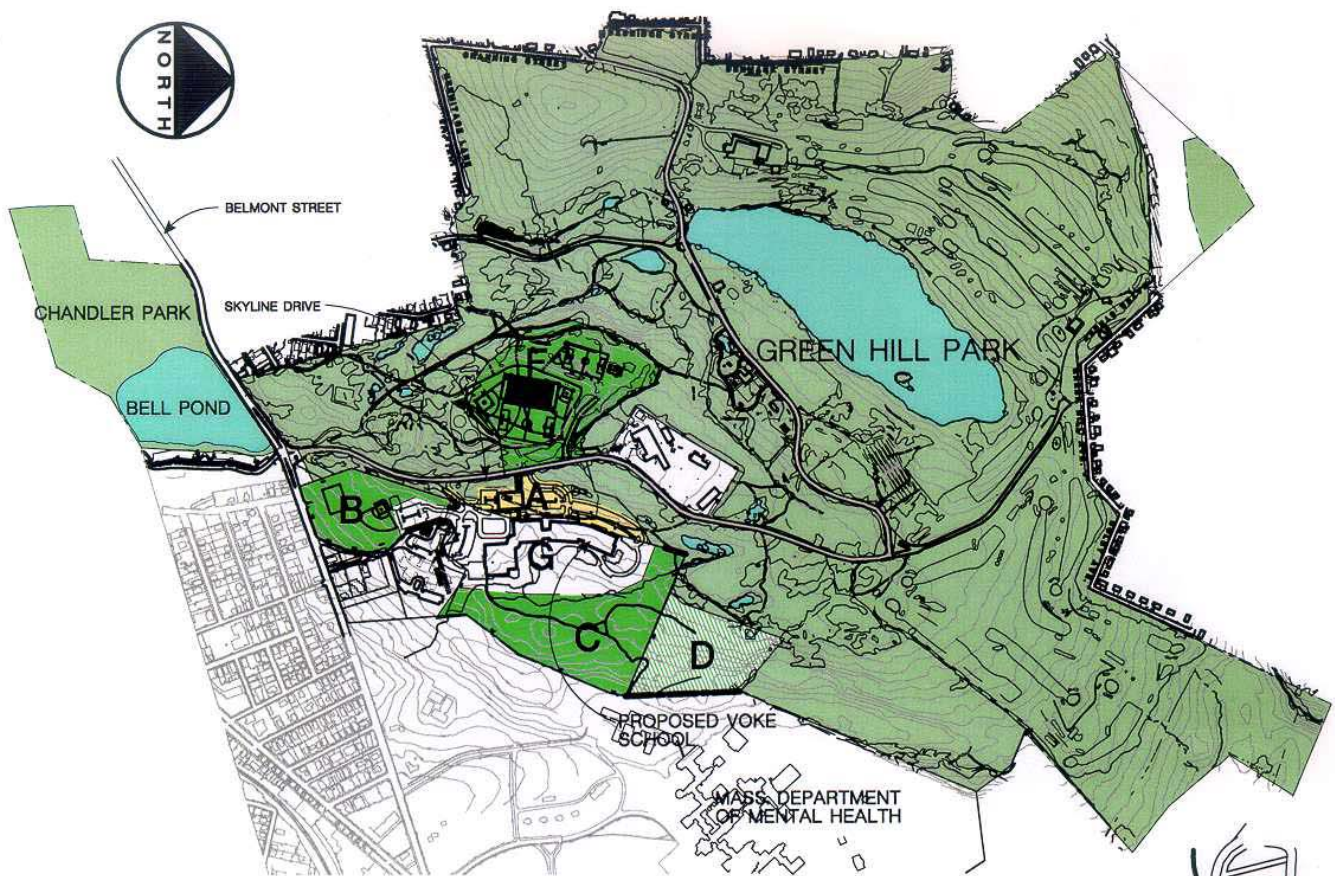
² While the state will reimburse the City for 90% of the cost of construction of the building, it does not provide any funds for land acquisition.

enhancements to Green Hill Park, several additional land transfers have been proposed. (Please refer to the plot plan on next page.)

- Parcel G, 16.4 acres is Belmont Home property that would be the site for most of the school building.
- Parcel A, 4.8 acres, just above Parcel G on the site plan, would be transferred from Green Hill Park to the vocational school. This land would be used to provide parking and the indoor athletic facilities for the school, and the park ranger station.
- Parcel B, 6.5 acres, near Belmont Street entrance, is Belmont Home/WTI land that would be transferred to Green Hill Park after demolition of buildings and landscaping. This land would provide an attractive entrance to the park and the school.
- Parcel C, 15.4 acres that were part of the Belmont Home site, below parcel G, would be transferred to Green Hill Park.
- Parcel D, 9.6 acres, to the right of Parcel C, would continue to be owned by the Department of Mental Health but would have a permanent conservation restriction. Parcels C and D together constitute forestland.
- Parcel E, 4.6 acres, has been transferred from the City of Worcester to Green Hill Park. This area can connect to the park, providing access to the East Side Trail and Lake Quinsigamond.
- Parcel F, 16 acres in the Park above Parcel A, was used by the City as a landfill dump for many years, and was improperly capped when this use was ended. Included in the project's 90% reimbursement by the state will be capping to specifications, construction of athletic facilities on about half the property, and landscaping the remainder. The athletic facilities would be available to the public under park supervision when not in use by the vocational school.

When all of the above are completed, the Park would have lost 4.8 acres, but would have gained 26.5 acres ($6.5 + 15.4 + 4.6$). The Massachusetts State Legislature authorized the City to use parkland for non-park purposes pending approval of the Vocational School project (M.G.L. Ch. 100 of the Acts of 1999). When the 9.6 acres of DMH land are included, a total of 36.1 acres would now be protected. (If the 16 acres of properly capped landfill are included, a total of 52.1 acres would be returned to parkland.)


The entire project as of 1999 was expected to cost about \$76.5 million, and the State Department of Education will reimburse the City for 90% of the cost as required by the state's School Building Assistance Bureau (SBAB) formula. Private fundraising has been undertaken by Worcester businessman Ted Coghlin in order to reduce the City's 10% share of the project's cost by \$2 million.








PROPOSED GREEN HILL PARK LAND TRANSFER





SCHEDULE OF LAND TRANSFER - GREEN HILL PARK TO VOCATIONAL HIGH SCHOOL

A		4.82 ACRES	USED TO INCREASE THE VOKE BELMONT HOME LAND FROM 16.44 ACRES TO 2126 ACRES
TOTAL LAND LOST FROM GREEN HILL PARK		4.82 ACRES	

SCHEDULE OF LAND TRANSFER TO GREEN HILL PARK

B		6.50 ACRES	WTI LAND TRANSFER TO GREEN HILL PARK
C		15.37 ACRES	BELMONT HOME LAND TRANSFERRED TO GREEN HILL PARK
D		9.62 ACRES	CONSERVATION RESTRICTION PLACED ON DEPT. OF MENTAL HEALTH LAND
E		4.60 ACRES	LAND TRANSFERRED FROM CITY OF WORCESTER TO GREEN HILL PARK
F			IMPROVEMENT TO GREEN HILL PARK - CAP LANDFILL AND DEVELOP SPORTS FIELDS - 16 ACRES
TOTAL LAND ADDED TO GREEN HILL PARK		36.09 ACRES	

VOCATIONAL HIGH SCHOOL LAND

A		4.82 ACRES
G		16.44 ACRES
TOTAL		21.26 ACRES

The school complex was designed by the architectural firm of Lamoureux and Pagano in consultation with school and municipal officials, park and environmental advocates, and community and business representatives. In addition, the New England Schools Development Council was involved in designing education programs for the new school based on research on current and emerging industries. Public hearings on the project were held by the state Department of Environmental Protection, the Worcester City Council and its subcommittees (Parks and Recreation and Education), the Worcester School Committee and its vocational subcommittee, the Conservation Commission, and the Parks and Recreation Commission. As a result of these hearings, the City modified its original proposal so as to further mitigate the impact on Green Hill Park and to enhance public benefits from the project. This new proposal added several parcels to the Park and put another parcel under permanent conservation restriction. (The complete mitigation package is explained later in the text.) The plan was submitted to the state Department of Education in May, 1999, and subsequently approved for funding pending DEP approvals. In October, 1999, DEP issued a Superseding Order of Conditions (SOC) authorizing the vocational school project. The DEP Order stated that the wetland resource areas are accurately depicted and identified on the plans; adequate measures are planned to protect vernal and other the wetland resource areas as the site, in accordance with the requirements of the Wetlands Protection Act. Two weeks later, the SOC was appealed by a group of thirteen Worcester and two Hudson residents who argued that the project failed to meet the requirements of the Wetlands Protection Act. Last February, a DEP Administrative Law Judge (ALJ) recommended to the DEP Commissioner that the SOC be overturned in favor of the petitioners, on the one issue of a vernal pool on the site that is close to the proposed school building. A vernal pool is a temporary body of fish-free water that fills each spring, generally dries up a few months later, and often provides habitat for small amphibians. The ALJ recommended that the DEP Commissioner deny approval on the ground that the project failed to protect this pool, which measures approximately 7,900 square feet, or less than 1/5 of an acre. She found that there was potential for the volume of water flow to the pool to be decreased by the construction of the school. The school site designers are willing to alter the site plan in response to the ALJ's concern regarding sufficient water flow.

The ALJ did not make any recommendations about possible additional wetlands on the site. The project opponents contend that additional wetlands exist on the site which will be adversely affected. Both DEP and the Worcester Conservation Commission have already concluded that these additional wetland complaints are not valid and that the plan conforms to the Massachusetts Wetlands Protection Act. The ALJ must now consider those additional complaints. Meanwhile, following the recommendation of the ALJ, a

second ALJ was chosen to mediate between the two parties. To date, none of the efforts to resolve the disagreements between the two sides, either before mediation or during the current mediation stage, has been successful. In fact, according to Worcester's City Solicitor, the lawyer for the opponents has indicated that he is not sure his clients would abandon their opposition to the project even if all the components intended for parkland were eliminated. A new recommendation to the DEP Commissioner is expected at the end of November. The appeals process has now entered its third year.

Meanwhile, the New England Association of Schools and Colleges has recently mandated that the City "show cause" in writing why the Voke school should not be placed on probation, a more serious move toward loss of accreditation. Association representatives will then inspect the existing facility to determine whether the City is maintaining the complex properly. In order to avoid probationary status, the City will have to demonstrate not only that the existing building meets Association standards, but that funding for the new school is secure. A loss of accreditation would have serious ramifications for all vocational students, those seeking admission to college as well as those seeking employment.³ Institutions of higher education and businesses consider it important that candidates have graduated from an accredited institution.

III. Other Questions About the Vocational School

In addition to the question of whether the plan includes adequate protections of vernal pools in compliance with the Wetlands Protection Act, there are a number of other issues relating to the Voke School project about which there seems to be confusion in the public mind. We will try to clarify them here.

A. What is the size of the site for the proposed Vocational School?

The proposed site for the school is approximately 21 acres, most of which is the former Belmont Home/WTI site. About 4.8 acres of that site would be transferred from Green Hill park to the school. The athletic facilities will be situated on the former landfill site, which consists of approximately 16 additional acres. Once the landfill is capped, there will be approximately 7 acres of sports fields and one acre of parking, plus walks and paths, and the remaining 8 acres will be replanted and landscaped. As noted earlier, the fields would be available to the public when not in use by students of the school.

³ More than 42% of vocational school graduates in the class of 2001 went on to post secondary education while 50% found employment. For additional statistics on vocational students, see appendix B.

During the review process, the City Administration has been continuing to study options to reduce both parking taking and parking areas. One proposal under consideration is to reduce surface parking by constructing a \$2 million parking garage. However, such a garage would not be funded by the School Building Assistance Bureau, and hence the entire additional cost would have to be borne by Worcester taxpayers. (See Appendices C & D for comparison of existing site with proposed development.)

B. What is the proposed footprint of the building?

The proposed vocational school footprint is approximately 139,500 square feet. The total combined area of all floors is approximately 395,000 square feet. There will be five connected buildings, arranged as follows:

- Building A = 2 stories (Auditorium, Cafeteria & Kitchen, Day Care and Offices)
- Building B = 5 stories (Administration, Health & Business Clusters)
- Building C & D = 4 stories (Manufacturing & Construction Shops & Classrooms)
- Building E = 3 stories (Gym & Lockers, Maintenance, Park Ranger Station/Info)

The footprint of the existing WTI/Belmont home buildings is approximately 87,000 square feet and contains approximately 200,000 square feet of combined floor area.

The proposed building, classrooms, and vocational training space is defined by a square-foot per student formula established by the State Department of Education's School Building Assistance Bureau. One of the buildings is five stories tall. Because of the lower level of the site relative to Skyline Drive, the tallest point of the school will still be below Skyline Drive, and will not impair the view of Green Hill Park's natural terrain.

C. What is the cost of the proposed school?

The original estimate for the proposed building was \$60 million to replicate all the programs in the existing vocational school. This estimate was prepared in the early 90's in conjunction with the City's site selection search. At that time, the school was independent (not part of the Worcester Public Schools), and the reimbursement rate from the State would have been 77%. The City's share would have been almost \$14 million.

The vocational school was brought under the jurisdiction of the Worcester Public Schools, in part to obtain 90% reimbursement from the State, but also to improve the school's educational programs and operational systems. Further study by the New England Schools Development Council indicated that the school's programs should include biotech, environmental tech, additional health programs, computer programs, veterinary tech, and telecommunications. These additional programs were seen as critical offerings for young people today as well as being responsive to local business and

workforce development needs. These additions will increase the project cost to \$76.5 million, of which the state will pay 90%, or almost \$69 million. The City will be responsible for \$7.6 million, about half of what it would have had to pay prior to the voke school's merger with the Worcester Public Schools.

Significant improvements to Green Hill Park costing \$4 million are also included in the total cost of the project. Again, the City of Worcester will pay 10% of that compared to 100% without the SBAB funding. In addition, as noted earlier, Ted Coghlin has offered to raise \$2 million from businesses, industry, alumni of the school, and others. Since he has been successful in securing commitments from donors, Worcester taxpayers will be responsible for paying less than \$6 million, or less than 10% of the total project.

D. What will be the impact of the proposed school on traffic on Belmont Street?

A detailed traffic analysis was conducted in December, 1998, by Bruce Campbell and Associates, traffic engineers from Boston. The study area consisted of the following intersections:

- Route 9/Skyline Drive/WTI Drive
- Route 9/Mary Scano Drive
- Route 9/Shrewsbury Street
- Skyline Drive/Site Drive

After discussions with the City engineering department, it was decided to focus the study on the intersections along Route 9 closest to the site. The Skyline Drive and Mary Scano Drive intersections with Route 9 were chosen because they would be most heavily impacted by the proposed project. The Route 9/Shrewsbury Street intersection was also analyzed because Shrewsbury Street is a heavily traveled road feeding traffic onto Route 9. Intersections west of the site (toward Lincoln Square) were not included in the study area because traffic on that segment is not near capacity and improvements to the I-290 intersection at Belmont Street have improved the flow of traffic along Belmont Street.

The consultants found that the proposed vocational high school would cause traffic increases of 1-15% along Route 9 during a.m. and p.m. peak hours for commuters and students. Assuming the maximum building capacity of 1400 students, plus faculty and staff, the signalized intersections of Route 9/Skyline Drive and Route 9/Shrewsbury Street along with the unsignalized existing Skyline Drive intersection would operate satisfactorily, at levels of service (LOS) C and better. (According to traffic engineers, LOS A-D provide acceptable traffic patterns.) Thus, the proposed high school would not significantly impact traffic conditions at the study area intersections.

E. Why is the City demolishing the Worcester Technical Institute (WTI) located at the proposed site rather than incorporating it into the building plan?

The building does not conform to current standards or needs. It was renovated in November, 1963, as part of Quinsigamond Community College; replacement of the fire escapes was completed in November, 1969. Otherwise, only minor improvements have been made to the building. The WTI building has a significant amount of asbestos on piping, fireproofing, tile and at other locations. (The Belmont Home has a lesser amount.) All asbestos and hazardous materials are to be removed and legally disposed of prior to building demolition.⁴

F. Since Green Hill Park has already lost forty acres over the years to highways, water towers and Air National Guard Buildings, why is the City taking additional parkland out of use?

As already noted, while the City has been authorized by the State Legislature to take an additional 4.8 acres of Green Hill Park for the school, its proposed mitigation package results in a countervailing gain of 36 acres of parkland and open space conservation.

G. Is the land that is being added to the Park of equal value to that which is being removed?

Opponents of the project claim that the parkland to be added is of inferior value and not a fair "exchange" for the 4.8 acres to be lost. The opponents contend that 21.26 acres of open space and parkland will be destroyed. They make the following case:

- Loss of 16.44 acres of open space - This area, located on the Belmont Home site, they argue, is an extensive system of interconnected wetland resources including springs, streams, swamps, ponds and certified vernal (spring breeding) pools. Breeding wildlife will be adversely affected during and after the proposed construction. The site offers prime wildlife habitat, quiet open space, hiking trails, diverse forest and scenic views.
- Loss of 4.82 acres of wooded parkland for parking spaces.
- Total loss of 21.26 acres of open space and parkland.

Opponents believe the acres gained are of unequal value to what was lost. They describe these additional acres as follows:

⁴ The opponents of the proposed school have recently suggested that the present site of the Vocational School be renovated. The site committee did consider this site, but rejected it because many acres of land would have had to be added to meet state requirements, much of it with unknown brownfield contamination. The proposed Gateway project will rehabilitate the vocational school buildings for residential and commercial use.

- 6.5 acres of developed land along Route 9 (WTI) property, containing unoccupied buildings, paved roadways and parking lots will be converted to practice fields for the school.
- 4.6 acres of land between North Lake Avenue and Plantation Street (1.9 miles from Green Hill Park), the Coal Mine Brook site, currently belonging to the Worcester Water Department, will be placed under a conservation restriction under the jurisdiction of the Worcester Parks Department.
- 15.4 acres of the remaining Belmont Home site, consisting of upland forest and wetlands and ecologically connected to the 16.44 acres will be destroyed by construction. (If the vocational school were not built, opponents argue, the 30+ combined acres would remain a functioning and viable ecological system.)
- 9.6 acres of land, adjoining the park and belonging to the Massachusetts Mental Health Department, will be transferred to the City under a conservation restriction. (This land, opponents argue, is not now threatened by development, and in any case is not developable.)
- 16 acres of the landfill site, already situated in Green Hill Park, is land the city has not capped in the 25 years since it was ordered to close the landfill. (This site is to be converted into vocational school playing fields and parking areas.)

The Massachusetts Audubon Society, among others, which supports the Vocational School project at the Belmont Home/Green Hill Park site, sees these same land transfers in a different light. In its judgment, substantial benefits will accrue to the City as a result of the land exchange and the entire mitigation package. In exchange for the 4.8 acres of parkland which would be incorporated into the school site, 36.1 additional acres of land would be protected:

- 15.4 acres of Belmont Home land
- 6.5 acres of Belmont Home/WTI land
- 9.6 Department of Mental Health land
- 4.6 City water supply land at Coal Mine Brook (Worcester Water Department property)

Total: 36.1 protected acres to 4.8 developed, a 7.5:1 ratio.

The benefits to the community as a whole as summarized by the Audubon Society, include the following:

- 4.8 acres of trees will be planted within Green Hill Park.
- The proposed protection of 9.6 acres of forested land owned by the Department of Mental Health and the 15.4 acres of unused portions of the Belmont Home site will also will help maintain a section of natural habitat in the area. This is a total of 25

acres of contiguous forest land which connects to the rest of Green Hill park on the east. A consequence will be the continuation and permanent protection of the East Side Trail.

- The East Side Trail will be rerouted with involvement from local trail advocates and users. This 2.5-mile trail allows people to walk from the shores of Lake Quinsigamond up and through Green Hill Park, across Belmont Street (Route 9) and around Bell Pond, and then down Chandler Hill to Cristoforo Columbo (formerly East) Park on Shrewsbury Street. Walkers encounter open fields, varied forest, streams, and scenic views. All but one small segment is now protected by easements, and the prognosis is good for achieving all remaining public access needs. The new recreational fields (both across Skyline Drive as well as off Belmont Street) will be available for general public use.
- The Coal Mine Brook area can serve as public parkland. The property is well-situated for public access to the East Side Trail and Lake Quinsigamond. A boat ramp is located on the shore of the Lake at this site, and it is a popular fishing spot. A trailhead could be established here for walking the East Side Trail. This site could provide environmental education by constructing an interpretive kiosk that could contain information about Lake Quinsigamond, drinking water supplies for the City, and the role of the Coal Mine Brook Well, past, present and future. The kiosk could also provide basic information about the East Side Trail, providing an overview map and tips on walking along it.

IV. Conclusions

As we have noted, the plan to build the new vocational school on the Belmont Hill site was the outcome of a lengthy and thorough site selection process, including extensive opportunities for public comment; alterations in design to meet environmental objections; and additions as well as improvements to Green Hill Park that considerably outweigh the 4.8 acres to be used for the project. The state Department of Environmental Protection itself approved the project, only to have the one of the department's own administrative law judges recommend to the DEP Commissioner that it not be approved. As was mentioned, the City is willing to alter its site plan to accommodate the judge's concern about effects on a vernal pool on the site. The outcome of continued hearings and mediation sessions on the environmental issues raised by the plan's opponents still remains in doubt. However, while appreciating the importance of preserving the City's parkland, the Research Bureau believes that the benefits from allowing the City's vocational school plan to go ahead far outweigh the cost of using 4.8 acres of Green Hill Park land for the project:

- As stressed above, the City urgently needs to construct a new, modern vocational school. If construction of a new building does not begin soon, the school is likely to lose its accreditation. This would be an enormous loss for the school's students and for the City as a whole.
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Appendix A

Worcester Vocational School - Potential Sites								
Site/Location	Total Land Area (Acres)	Value**	Improved Parcels	Eviron. Listed Properties	Est. Clean-up Cost	Public Utilities	Public Transportation	Other
Wyman Gordon	26.7	\$ 3,788,180.00	10	1	\$1 - 6 Million (est)	√	√	Prior use: heavy industrial Anticipated 21-E clean-up-significant. Property was being considered for baseball stadium/now considered for development
Beacon Brightly	27.6	\$ 9,643,600.00	88	N/R	Clean-up assessments = \$300,000 Clean-up= est. \$1.2 million	√	√	Prior Uses: Mixed-heavy industrial, warehousing, residential and park. Anticipated 21-e Clean-up-moderate. Site received strong neighborhood opposition. Current: Gardner/Kilby/Hammond project site.
Beaver Brook/Foley Stadium	27.8	\$ 8,000,300.00	7	N/R	Unknown	√	√	Prior Uses: Mixed - commercial, industrial warehousing, and park. Anticipated 21-E Clean-up - moderate. This parcel would have required taking Beaver Brook Park and Foley Stadium.
Skyline Drive	25	\$ 317,700.00	1	N/R	\$1 million (est)=asbestos, haz/mat removal + demolition	√	√	Prior Uses: Convalescent home, former land fill, park land. Anticipated 21-E Clean-Up-Moderate for Asbestos/Building Demolition. **Priority site - meets City Manager's Criteria
CF Wright - Stafford Street	52	\$ 2,803,500.00	3	N/R	Unknown	√	√	Prior Uses: Partially heavy industrial and warehouse, sloping property and undeveloped land (wetlands) Anticipated 21-E Cleanup - Moderate to significant.
Lincoln Plaza	44.9	\$ 6,698,100.00	9	1	Unknown	√	√	Prior Uses: Retail and office. Anticipated 21-E Clean-up - moderate. Land being developed.
Airport Industrial park - I	114.3	\$ 769,100.00	0	N/R	Unknown	√	√	Limited parcels for development, mixed with undeveloped land, steep slopes, poor access, open space preservation. Anticipated 21-E clean-up-low
Airport Industrial Park - II	17.3	\$ 551,500.00	0	N/R		√	√	Same as above
Prescott Street +	15.7	\$ 17,487,100.00	11	7	\$500,000***	√	√	Prior Uses: Heavy industrial. Anticipated 21-E Clean-up-significant. WBDC Development-Gateway park
Existing Vocational School Site	4.9	\$ 14,241,000.00	5	N/R	***Included within Prescott St. estimate	√	√	Prior Uses: Educational, public use, insufficient parcel size/lacks fields + parking. Anticipated 21-E Clean-up- Moderate. This site is in planning/development phases: Gateway park/WBDC

(+) includes existing vocational school

** values based on FY01 assessments

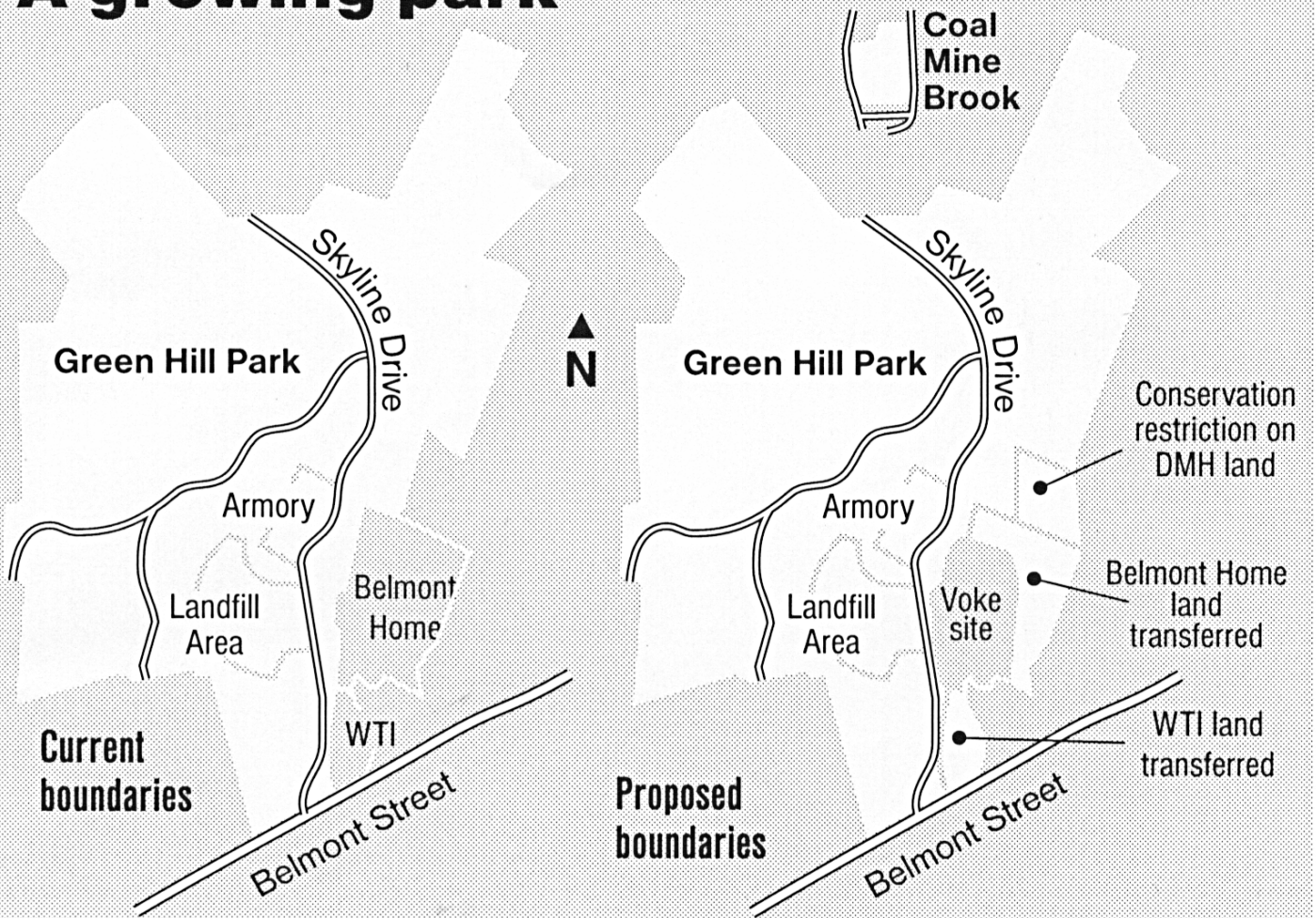
N/R = no reported activity

Source: Worcester City Manager's Office

Appendix B

WORCESTER VOCATIONAL HIGH SCHOOL						
STUDENT INFORMATION SHEET						
<u>STUDENT ENROLLMENT:</u>						
1999-2000		2000-2001		2001-2002		
958		1,012		1,090	(PROJECTED)	
<u>STUDENT ADMISSIONS:</u>						
		APPLICATIONS		ACCEPTANCE		WAITING LIST
1999-2000		374		288		86
2000-2001		511		308		203
2001-2002		525		310		215
<u>STUDENT RESIDENCY 2001-2001:</u>						
QUANDRANTS		ZIP CODE				
BURNCOAT 205		01602	5%			
DOHERTY		01603	14%			
NORTH 281		01604	26%			
SOUTH 300		01605	19%			
		01606	10%			
		01608	5%			
		01609	7%			
		01610	14%			
<u>2001 GRADUATES - 182</u>						
42.3% OR 77 STUDENTS POST-SECONDARY EDUCATION						
50% OR 91 STUDENTS - EMPLOYMENT						
1.6% OR 3 - MILITARY						
1.6% OR 3 - HOMEMAKER						
4.4% OR 8 - UNKNOWN						
Source: Worcester Public Schools						
Prepared by: Worcester Regional Research Bureau						

A growing park



Appendix C

COMPARISON OF EXISTING BELMONT HOME/WTI SITE WITH PROPOSED VOKE DEVELOPMENT		
	EXISTING BELMONT/WTI SITE	PROPOSED VOKE DEVELOPMENT
Overall Site Area	37.4 acres	21.26 acres
Belmont Home Site Area	Approximately 31 acres	15.4 acres transferred to Green Hill Park 16.4 acres for voke site
WTI Site Area	8.4 acres	6.5 acres transferred to Green Hill Park 1.9 acres for voke site
Green Hill Park Area		4.82 acres transferred to voke site
Building Footprint Area	87,000 sq.ft. (2.0 acres)	139,500 sq.ft. (3.2 acres)
Total Building Floor Area	200,000 ±	395,000 ± sq.ft.
Building Heights	3-4 stories (plus 1 story garage)	3-5 stories
Pavement Area	176,455 sq.ft. (4.1 acres)	291,920 sq.ft. (6.7 acres)
Number of Parking Spaces	375 existing spaces	467 total parking spaces
Wetlands	3.25 acres	3.25 acres
Woodland Clearing		9 acres of trees will be cleared
	EXISTING LANDFILL	PROPOSED SPORTS FIELDS
Landfill Area	15-16 acres former landfill area	7 acres sports fields (remaining land re-landscaped after capping)
Pavement Area	28,840 sq.ft. / 0.66 acres	45,040 sq.ft./ 1.03 acres
Number of Spaces	There is existing parking along Skyline Drive and on paved access road, but no countable number.	93 spaces at new sports fields

Source: Worcester City Manager's Office

UPCOMING RESEARCH BUREAU EVENTS:

Forum

Health Insurance: Costs and Benefits

**Speaker: Kate Sullivan, Director, Health Care Policy
U.S. Chamber of Commerce**

Friday, November 16, 2001

11:45 a.m. – 1:30 p.m.

Mechanics Hall

321 Main Street

Worcester

Lunch will be served. Cost \$20 per person (\$200 per table of 10)

Forum:

Immigrants and America Before and After September 11

**Speaker: Tamar Jacoby
Journalist**

Monday, December 10, 2001

11:45 a.m. – 1:30 p.m.

Hogan Center

College of the Holy Cross

Worcester

Lunch will be served. Cost \$15 per person (\$150 per table of 10)