



May 9, 2024

**PROPOSED OFFICE BUILDING
ST GOBAIN ABRASIVES
ONE NEW BOND STREET, WORCESTER**

St. Gobain Abrasives of Worcester is proposing to construct a new office building to accommodate its management and administrative workforce at its Worcester campus. The new office building will replace the one at One New Bond Street that serves that same population group. In essence, the staff and activity that currently occurs at One New Bond Street will move to this new building.

The site of the new building is within the overall St. Gobain campus and located in the existing large parking lot north of the existing buildings 7 and 8. This existing project area is one large area of asphalt with the southern portion providing parking for the existing manufacturing building workforce. The northern section of the existing lot is primarily unused but at times trailers may be stored and snow storage occurs in this area under current conditions. The specific project area totals approximately 2.98 acres of land disturbance (129,809 square feet) of which 89.6% is currently paved surface, most of which is in fair or below average conditions.

St. Gobain over the past several years has been working with the City to divest some of its property north of the railroad tracks and this includes its administrative office building located at 1 New Bond Street. The proposed office project is needed in order to allow for shifting of the staff currently housed in 1 New Bond Street to the new building south of the railroad tracks.

The proposed project consists of a two story structure totaling approximately 43,000 gross square feet with two (2) stories and a footprint of 104' x 200'. It is proposed to have a red brick façade with a cast stone/limestone bands and large windows. The interior design is incorporating the current principles of open interiors, some shared space to accommodate a now large work from home practice. The current visitors center operations on Stores Street will shift to the new building once completed.

The site design utilizes the existing access drive off Stores Street where staff will then enter the site and turn north towards the new building and the parking area for that facility. There are 96 parking spaces proposed in front or adjacent to the building including ADA compliant parking spaces. The 28 spaces currently located off Stores Street above the office site will remain and be used for the project. An improved pedestrian access connection from those spaces to the building will be constructed as part of the project. The two parking areas combined will provide 124 spaces.

The engineering and subsurface evaluations have identified groundwater to be between 2.8 and 3.5 feet below the existing ground surface across the site. It is proposed to add fill to the site increasing the separation to groundwater by approximately 1-1.5 feet and have the building floor elevation set at approximately 545.15 feet.

The redesign of the project proper outside of the building will include complete reconstruction of the existing parking lot consisting of removal of current asphalt, installing curbing and walkways, new stormwater infrastructure, installation of conduit for EV ready parking spaces (total of 32 spaces), and a new pedestrian connection from the parking spaces off Stores Street to the new building. With the new building and reconstruction of this area of the parking lot, the project design will also include an extensive increase in green space and landscape with a center median that is treed, the front of the building including a mix of trees and shrubs and a large area around the perimeter of new grass areas. The City code calls for 10 new trees based on the proposed new parking spaces, however, the plan currently proposes 28 trees. The new project will reduce the amount of impervious surface by 0.52 acres or 17.4% compared to the present.

Lighting in the parking lot will be upgraded with removing of the existing light tower and designing new LED direct lighting in a standard layout that meets or exceeds the City's current criteria while providing a safe environment for St. Gobain staff and visitors.

The center median will include walkways along both sides of the median and extend until the Building 8 parking area in the southern area of the overall parking area. Future efforts by St. Gobain will be to enhance the pedestrian connection to the buildings on the south side of the campus. A new connecting stairway between Stores Street and the new building will be constructed. A bicycle parking rack that has a capacity of up to ten bikes is proposed to be placed in a convenient location relative to the building entrance.

Lastly, the St. Gobain campus requires a secure environment for its employees as well as its freight operations. The current gate control system on Shore Drive at Stores Street will be relocated to Stores Street between Shore Drive and the main parking field access drive. While the security control plan is still being evaluated, a security fence will be installed along the property on Stores Street to the proposed new security control location.