

WORCESTER

611 Main Street



THE CHALLENGE

The former Registry of Motor Vehicles site at 611 Main Street has remained vacant since 2022, leaving a prominent three-acre property at one of Worcester's key downtown gateways underutilized, negatively impacting the surrounding neighborhood, and failing to capitalize on the area's transit access and redevelopment potential.



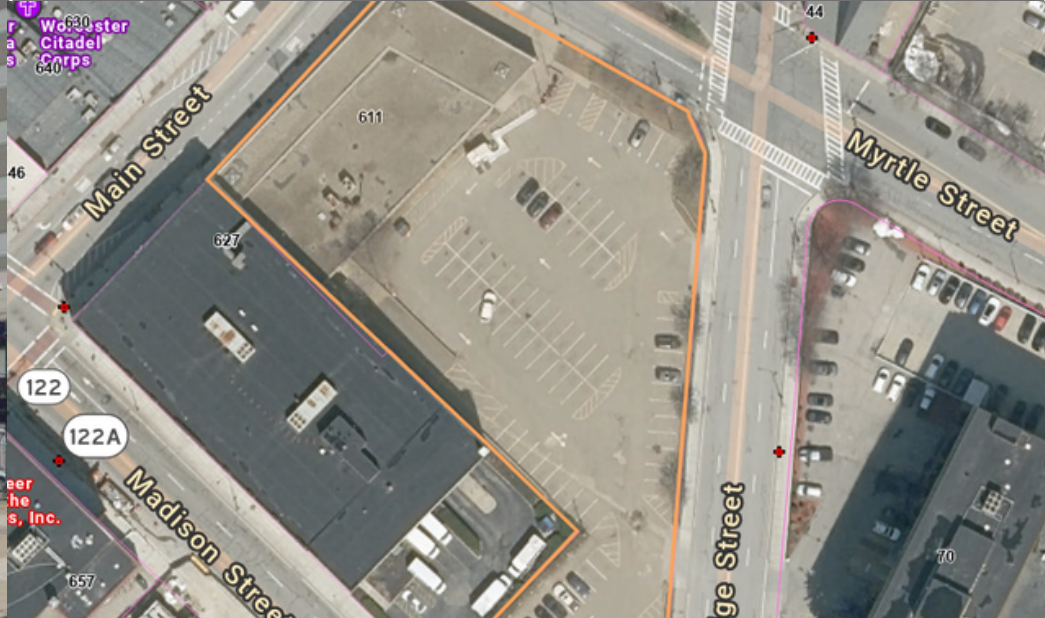
PROJECT DESCRIPTION

The Worcester Redevelopment Authority plans to transform the former RMV property into a mixed-use, transit-oriented development featuring new housing, commercial space, and active ground-floor uses. The redevelopment aims to reconnect surrounding neighborhoods, strengthen the downtown economy, increase housing opportunities, and leverage public investment to attract long-term private development.

VIEW OF THE BUILDING



PROPERTY OVERVIEW



IMPACT



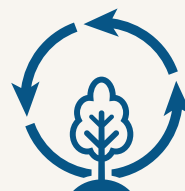
Stimulates

downtown
economic
activity



3+ acres

of redevelopment
site



0.4 mi

from Union
Station



13,300 SF

existing vacant
commercial
building



Creates

a more walkable,
transit-oriented
district

TOOLS & FINANCING

- WRA will issue competitive Request for Proposals
- Minimum bid expected to be \$1.5 million, below market value
- Opportunity Zone Designation
- Flexible Mixed-Use Zoning with No Off-Street Parking Requirements
- Other Incentive Programs may be available

PROJECT STATUS

- Property acquired in December 2025
- Public engagement and developer selection planned for 2026
- Developer predevelopment expected 2026–2027



PLANNING PHASE