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SPP 609 WORKSHOP
WORCESTER CASE PROFILE
APRIL 2026

Greentech Park Networked Geothermal, Worcester

The only HEET Kickstart-funded feasibility study for an industrial customer base, exploring a thermal energy network on a former manufacturing campus under redevelopment in northern Worcester.

LOCATION	PROJECT TYPE	CURRENT STATUS
City of Worcester, Worcester County, Massachusetts	**Private (quasi-public developer)**	**Geothermal at feasibility; broader site in pre-construction**

LEAD ORGANIZATION	SYSTEM SCALE	ESTIMATED COST
New Garden Park (Worcester Business Development Corporation)	**4 buildings, 700–1,100 boreholes, 1M sq ft**	**$40M–$85M gross (before incentives); net not calculated**

KEY OBSTACLE

Capitalization for geothermal system at industrial scale

PROJECT DESCRIPTION

Greentech Park is an industrial park under redevelopment on the former Saint-Gobain campus in northern Worcester, acquired by the Worcester Business Development Corporation in 2022.[1] The campus will have four new buildings totaling one million square feet of combined floor space.[1,2] The project developers are evaluating whether to install a geothermal energy network rather than conventional gas heating. This is the only HEET Kickstart-funded feasibility study conducted for an industrial customer base.[3]

The proposed system would require between 700 and 1,100 boreholes with a capacity of approximately 50 million BTU to serve the planned building space.[1] The feasibility study was funded by a $50,000 Kickstart grant administered by HEET and MassCEC. As of March 2026, demolition of existing structures is still ongoing and the broader site remains in pre-construction.[1]

TIMELINE

Nov 2022: New Garden Park acquires campus

April–May 2024: Stakeholder meetings with utilities

Jan 2025: Feasibility report completed

March 2026: Demolition ongoing; site in pre-construction

POLICY ANCHOR

No explicit municipal or state policy anchor found. The project is driven by developer

KEY ACTORS AND GOVERNANCE

New Garden Park, a subsidiary of the Worcester Business Development Corporation (WBDC), initiated and manages the project.[1] WBDC is a nonprofit quasi-public institution, making this a rare instance of a quasi-public developer pursuing a thermal energy network rather than a utility, community organization, or municipality. HEET administered the Kickstart grant and provided strategic guidance.[1]

FUNDING AND COSTS

The geothermal system was estimated to cost between $40 million and $85 million before incentives, depending on system configuration.[1] Net costs after incentives were not calculated in the feasibility study. Potential incentives identified include IRA ground-source heat pump credits and Mass Save energy efficiency program rebates, but neither has been formally pursued.[1] The $50,000 Kickstart grant covered feasibility only; remaining construction funding sources are unclear.[3]

PERMITTING AND APPROVALS

Discharge of drill water to a storm drain would require an off-site discharge permit and an NPDES permit.[1] Massachusetts requires geothermal boreholes to be registered, though closed-loop ground-source heat exchanger systems are exempt from MassDEP Underground Injection Control registration requirements.[1] The City of Worcester has no well registration requirement, which represents a notably lighter local permitting burden compared to other cases in this dataset.[1]

COMMUNITY ENGAGEMENT AND EQUITY

Stakeholder engagement occurred in two stages. New Garden Park conducted site visits with Eversource in April 2024 and held a virtual meeting with Eversource and National Grid in May 2024.[1] Community outreach took place through the Greendale Revitalization Taskforce, where ground-source heat pumps were discussed with local residents.[1] The feasibility study characterizes stakeholder reaction as "generally supportive of its implementation."[1]

As a private industrial redevelopment project, equity and environmental justice are not explicitly part of the project rationale. The site is a brownfield, and its redevelopment may have indirect community benefits, but no EJ-specific engagement or affordability analysis was conducted.

WHY THIS CASE MATTERS

interest and the HEET Kickstart feasibility grant rather than a climate plan or regulatory mandate.

NEXT STEP

Acquire permits and secure capital funding for geothermal infrastructure. Decision on whether to proceed with geothermal or conventional gas heating is pending.

> Greentech Park presents a contrasting governance model within the Massachusetts geothermal landscape. It demonstrates the potential applicability of thermal energy networks for manufacturing and industrial purposes and for brownfield site redevelopment. The case is distinctive because a quasi-public developer is pursuing the system rather than a utility, community organization, or municipality. It also faces a notably lighter permitting burden than other cases, as the City of Worcester requires no well permit and closed-loop systems are exempt from MassDEP UIC registration.[1] Whether capitalization can be secured for a geothermal system at this scale, without the regulatory frameworks that support utility-led or grant-funded community projects, remains the central open question.

Sources

1. New Garden Park, "Kickstart Massachusetts Final Report," January 17, 2025. PJ8_FeasibilityStudy_01.pdf — Link
2. New Garden Park, "Manufacturing and R&D Campus — 51 Acres Available for Development," n.d. PJ8_BusinessBrochure_01.pdf
3. HEET, "Kickstart Massachusetts," n.d. PJ8_KickstartMassachusetts_01.pdf — https://www.heet.org/Kickstart-Massachusetts

Sources still needed: Recent project updates beyond the feasibility study (searched New Garden Park, Greentech Park, and WBDC websites; a LinkedIn video from four months ago showed demolition near completion but no more recent updates found); project funding commitments or capital financing plans (searched developer and City of Worcester websites without success).
