

Brownfields Success Story

Bartlett Station

Boston, Massachusetts

The Dudley Square neighborhood of Roxbury (Boston), Massachusetts has a history of post-industrial disinvestment and environmental justice concerns. In recent years there has been a focus on revitalizing the community, including renovation of historic buildings, cleaning up brownfields, and construction of new housing. Bartlett Station, a former mass transit maintenance facility operated by the Massachusetts Bay Transit Authority (MBTA), is a good example of this trend. Formerly known as Bartlett Yard, this site has been cleaned up and is being redeveloped into an innovative urban mixed-use development designed to enhance Boston's historic Dudley Square neighborhood. In addition to housing, Bartlett Station will provide space for public art and events, markets, and shops.

Priming the Property for Redevelopment

With the need for market-rate rental and homeowner housing, Bartlett Place is designed to enhance the neighborhood while creating homes for moderate-income families at a location once burdened by contamination. The eight-acre site was formerly used by MBTA to perform maintenance work on buses and trains, which resulted in air quality and other environmental issues for residents. The former buildings at the site contained asbestos and lead paint, and soils were contaminated with polychlorinated biphenyls (PCBs), petroleum, and heavy metals. The presence of this and other brownfields in this densely populated neighborhood, combined with a large minority population and high rates of asthma and other public health issues, have brought environmental justice concerns to the forefront in Dudley Square.

Nuestra Comunidad Development Corporation (Nuestra CDC) sponsored a subsidiary nonprofit specifically for this site redevelopment project. They acquired Bartlett Yard from the MBTA in 2010 with the vision of following a community-driven process to transform the blighted property into a true asset for the neighborhood. Beginning in 2011, the Environmental Protection Agency awarded \$1M in cleanup grant funding for cleanup of the five parcels that make up the site. Nuestra CDC is a leading community-based developer with a strong relationship with the Boston Local Initiative Support Corporation, and

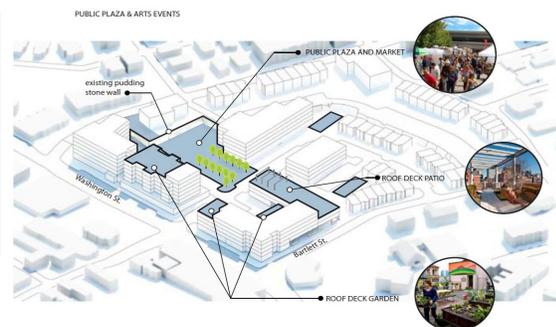


Figure 1: Public Plaza
Credits: Nuestra CDC

EPA Grant Recipient:
Nuestra Comunidad Development Corporation

Grant Types:
Cleanup

Former Uses:
Bartlett Yard – Bus and Train Maintenance Facility

Current Use:
Bartlett Station – Urban mixed-use development



Figure 2: Bartlett Station Apartments
Credits: Nuestra CDC

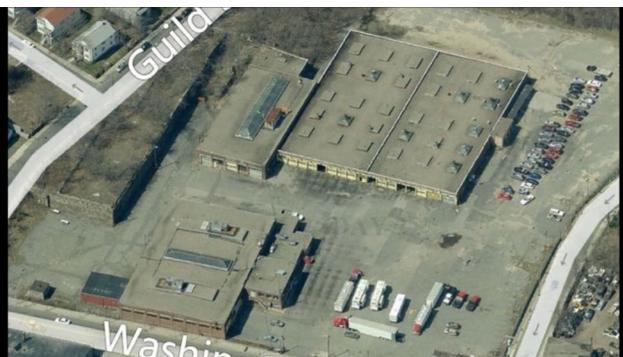


Figure 3: Former Bus Yard Credits: Nuestra CDC

“Bartlett Station is a transformative, equitable, and anti-gentrification redevelopment. On an 8-acre former brownfield site, Nuestra and our partner Windale Developers are building 129 for-sale homes, 194 apartments and 48,000 square feet of commercial space. The housing will be two-thirds affordable. The new homeowners will gain \$500 million in equity over 20 years. The project will generate 150 permanent jobs and approximately 900 construction jobs, with over 60% going to workers of color. Over 60% of the contracting dollars will go to Minority Business Employers.”

David Price, Executive Director
Nuestra Comunidad Development Corporation

For more information:

Visit the EPA Brownfields website at www.epa.gov/brownfields or contact Frank Gardner, 617-918-1278, Gardner.frank@epa.gov

Windale Developers, Inc., a local for-profit developer experienced in market-rate and affordable for-sale development.

With state and private partners, investments leveraged included construction loans, equities, and sponsorships totaling more than \$32M. As the project continues toward its projected 2022 completion date, it will continue to generate both construction jobs and permanent jobs, while ensuring that most of the contracting dollars go to minority-owned businesses.

Today

Bartlett Station is envisioned as a creative village, with Oasis@Bartlett, a 15,000 square foot public arts plaza, as the centerpiece of the redevelopment, along with a grocery store that will provide affordable and healthy organic food. Oasis@Bartlett will include space for visual art installations, staging for performances, benches, garden area, and tree-shading. Featuring historical elements, the plaza will highlight local history and culture including the Bartlett Pear and Roxbury Russet Apple trees which originated locally. Signage and installations will honor the multi-cultural heritage and history of activism in Roxbury.

The new housing being constructed at Bartlett Station includes both rental and ownership opportunities designed to benefit the local community. The first building at the development offers 60 residential units, 32 of which are set aside for lower-income residents (those earning 30%-60% of Area Median Income), as well as commercial space on the first floor. The additional housing being built at Bartlett Station will be similarly inclusive of lower income residents.

Bartlett Station will also be a green neighborhood featuring innovative energy technology and sustainability practices. A village-wide energy production system will make Bartlett Station a net energy producer. The homes will be LEED-certifiable for new housing (LEED for Homes) and new commercial construction (LEED-NC), by incorporating passive solar heating, geothermal heat pumps, rain and gray water recycling and safe, renewable finishes and materials and other green features. A tree canopy in the plaza area will help counter heat island conditions in the area. In June 2018, Nuestra Comunidad and its Bartlett Station project partners won the “Environmental-Energy Merit Award for Leadership by a Non-Profit Organization” by the Environmental Business Council of New England.