



Land & Community Revitalization

BROWNFIELDS SUCCESS IN NEW ENGLAND

MATTAPAN COMMUNITY HEALTH CENTER,

Mattapan, Massachusetts



PROPERTY DETAILS	Address:	1575 Blue Hill Avenue, Mattapan, MA02126
	Size:	7 parcels in 1.35 acres
	Former Use:	Bank and retail businesses; social hall; gasoline station; auto body repair business
	Contaminants:	Volatile organic compounds (VOCs), Polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), semi-volatile organic compounds (SVOCs), asbestos, metals, chlorofluorocarbons (CFCs)
	Current Use:	Health care facility, pharmacy, bank
PARTNERS	Owner:	Mattapan Health Center Realty, Inc.
	Boston Redevelopment Authority (BRA); U.S. Health Resources and Services Administration (HRSA); Boston Medical Center; The Richard and Susan Smith Family Foundation; Massachusetts General Hospital; The Kresge Foundation; Blue Cross Blue Shield of Massachusetts; Partners HealthCare; RBS Citizens Bank	

Motivation for Redevelopment: Mattapan is a culturally-rich and diverse Boston neighborhood comprised of a large immigrant population and of a growing, yet tight-knit family-based community. The new health center sits on a property consolidated from seven separate parcels. Combined with the new public library, this project embarks on an effort to capitalize on the community's strong architectural character, to provide high quality transportation nodes, to invest in new infrastructure, and to connect to the Neponset River greenway.

Mattapan Community Health Center (MCHC) was established in 1972, during which it has been the only support to a low-income, medically-underserved community facing some of Boston's most serious health problems. MCHC's patient population experiences high rates of Vitamin D deficiency; a higher percentage of premature and low birth-weight babies; more deaths related to heart disease, lung cancer, HIV/AIDS, and homicides than elsewhere in Boston; and a greater population suffering from diabetes, obesity, and sexually-transmitted diseases. The Mattapan neighborhood continues to be in dire need of affordable, comprehensive, accessible, and culturally-appropriate health care services. The health center's worn and overcrowded building made it difficult to meet demands for clinical care, public health imperatives, and behavioral health care. Between 2004 and 2006, the Mattapan Economic Development Initiative (MEDI) utilized \$250,000 to articulate economic priorities and to create an implementable development plan. One key feature was enhanced zoning for Mattapan Square to better equip under-utilized parcels for dense mixed-use development, which is exemplified at MCHC.

Property History: Beginning in 1888, the properties supported dwellings and a barn. During the 1930s, the sites were developed for commercial use, which included a gas station with underground storage tanks, a bank, retail establishments, a social hall, a cleaning store, and auto repair businesses. The barn and a

FUNDING DETAILS	ARRA EPA Brownfields Cleanup Revolving Loan Fund Grant (BRA):	\$400,000	
	New Markets Tax Credit Equity:	\$4,528,207	
	Private Loan:	\$5,200,000	
	Philanthropic Campaign:	\$12,000,000	
	Leveraged Funds:		
	ARRA HRSA Facilities Improvement Program (FIP) grant:	\$11,550,000	
	HIGHLIGHTS	<ul style="list-style-type: none"> • Provided over 600 construction and permanent jobs, many of which are held by local residents. • The new health facility houses a bank and a pharmacy on the ground floor. The pharmacy is the first of its kind to arrive in Mattapan Square in more than thirty years. • Striving for LEED Silver certification. 	

gas station were demolished and filled to grade in 1953 and 1978, respectively. The cleanup effort successfully removed hazardous building materials, remediated contaminated soil, and removed underground storage tanks, reservoirs, and pistons. A cap, which makes up part of the parking area and a portion of the building's foundation and basement, completes the cleanup effort.

Project Results: This approximately \$34 million state-of-the-art facility has capacity to accommodate expanded clinical, dental, and lab needs of its existing patients as well as new patients in Mattapan and surrounding communities. It is projected that the health center will be able to more than double the number of patients and triple the number of visits. Additionally, the building includes two ground-floor commercial spaces, ultimately providing even more jobs and services to the community. The redevelopment remediated a large swath of contaminated land within a downtown district in one concerted effort, which effectively removed a majority of the area's public health threat.

Above all, the greatest assets of the MCHC's "healthy building" are the most intangible. For the first time, residents feel supported by federal, state, and city government as well as assured that they are receiving the best care possible. As a source of pride for the neighborhood, the new health center is a strong first step toward delivering a healthier future to Mattapan.

TIMELINE	
Mar 2009	Phase I ESA completed (excl. 1563 Blue Hill Ave)
July 2009	Phase II ESA completed (excl. 1563 Blue Hill Ave)
Apr 2010	Expanded Phase II ESA completed
Aug 2010	Phase I ESA completed (for 1563 Blue Hill Ave)
Oct 2010	Further ESA study
Jan. 2011	Construction began
July 2012	Citizens Bank doors opened
Aug. 2012	MCHC and CVS doors opened
Aug. 2012	Cleanup complete
Sept. 2012	Grand opening and ribbon cutting