

Brownfields Success Story

Bartlett Station

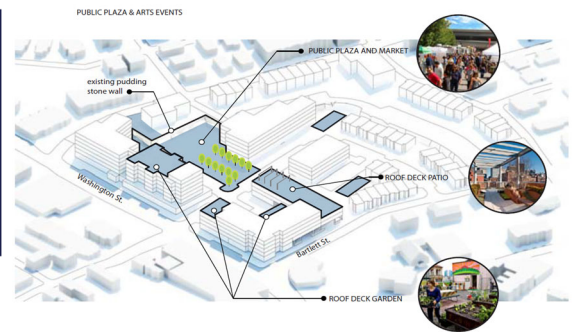
Boston, Mass.

The historic Dudley Square neighborhood of Roxbury in Boston, Mass., has seen the widespread loss of industry and the concurrent environmental degradation. In recent years there has been a focus on revitalizing the community; historic buildings have been renovated, brownfields cleaned, and housing constructed. Bartlett Station, a former mass transit maintenance facility operated by the Massachusetts Bay Transit Authority, is a good example of this trend. Formerly known as Bartlett Yard, this site has been cleaned up and is being redeveloped as an innovative urban mixed-use development. In addition to housing, Bartlett Place will provide space for public art and events, markets, and shops.

Priming the Property for Redevelopment

Bartlett Place was designed to enhance the neighborhood while creating rental and ownership homes for moderate-income families in a place once burdened by contamination. The eight-acre site was formerly used by the MBTA to maintain buses and trains, which resulted in poor air quality and other environmental issues for the community. The maintenance buildings at the site contained asbestos and lead paint, and soils were contaminated with polychlorinated biphenyls, petroleum, and heavy metals. The presence of this and other brownfields resulted in high asthma rates and other public health issues in this densely populated area, largely minority neighborhood, and brought environmental justice concerns to the forefront in Dudley Square.

Nuestra Comunidad Development Corporation created a nonprofit specifically to buy and guide this redevelopment project. They acquired Bartlett Yard from the MBTA in 2010 with the vision of working with the community to transform the blighted property into an asset for the neighborhood. In 2011, the Environmental Protection Agency awarded \$1 million to clean the five parcels that make up the site. Nuestra CDC is a leading community-based developer, which has a strong relationship with the Boston Local Initiative Support Corporation, and Windale



*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 Place – urban mixed-use development



*Figure 2: Bartlett Station Apartments
Credits: Nuestra CDC*

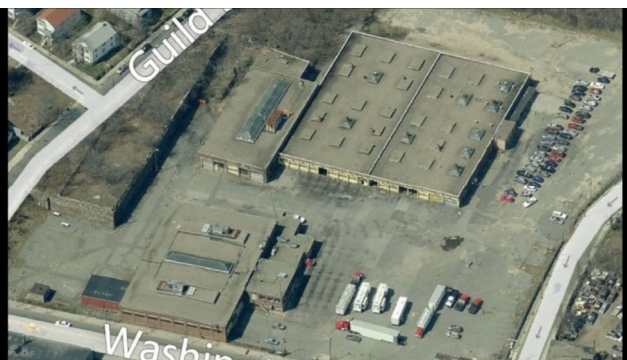


Figure 3: Former Bus Yard Credits: Nuestra CDC

“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

Developers, Inc., a local for-profit developer with experience in housing.

Developers worked with state and private partners to leverage construction loans, equities, and sponsorships totaling more than \$32 million. The project, expected to be finished in 2022, continues to generate construction and permanent jobs, targeting most of the contract dollars 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, along with a grocery store that will provide affordable and healthy organic food. Oasis@Bartlett will include space for art installations, staging for performances, benches, a garden area, and shade trees. The plaza will highlight local history and culture, including the Bartlett Pear and Roxbury Russet Apple trees that originated in the area. Signs and installations will honor the multi-cultural heritage and history of activism in Roxbury.

The first building at the development offers 60 residential units, 32 of which are set aside for lower-income residents - those earning 30 to 60 percent of the area’s median income - as well as commercial space on the first floor. Other housing being built at Bartlett Station will also include units for lower-income residents.

Bartlett Station will also be built as 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 and new commercial construction 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 caused by concrete. 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.