US ERA ARCHIVE DOCUMENT

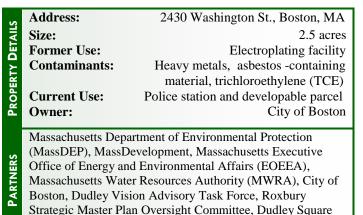


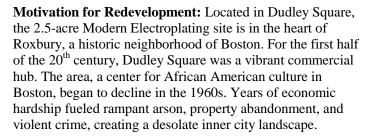
BROWNFIELDS SUCCESS IN NEW ENGLAND

FORMER MODERN ELECTROPLATING FACILITY

BOSTON, MA

Main Streets





At the end of the 20th century, the abandoned Modern Electroplating site, with its deteriorated building and extensive contamination, personified disinvestment in the Dudley Square community. The site, one of the most contaminated and high-profile brownfields in Boston, also highlighted environmental justice issues in the area, which has an almost exclusively minority population and higher rates of poverty and unemployment than the city and state. Revitalizing Dudley Square has been a priority for Boston Mayor Thomas Menino, who launched the Dudley Square Vision Project, a comprehensive redevelopment plan, in 2007. Cleaning up the blighted Modern Electroplating site and redeveloping it as a new police station is a centerpiece of this plan and signifies renewed investment and hope for the community.

Property History: The Modern Electroplating Company opened in 1955 and operated as an electroplating, anodizing, enameling, spray painting, and silk screening business for nearly 40 years. These activities generated thousands of pounds of chemical waste that were poorly managed and improperly stored. In 1994 the facility was shut down for violation of environmental regulations. When the owner abandoned the facility in 1995, EPA and MassDEP conducted an emergency response action, removing over 800,000 pounds of hazardous materials to avoid imminent hazard. Using EPA funds, Phase I



	EPA Brownfields Assessment Grants:	\$78,311
FUNDING DETAILS	EPA Brownfields Cleanup Grant:	\$200,000
	Brownfields Economic Development	
	Initiative (BEDI) Grant:	\$1,400,000
	Section 108 Loan:	\$5,050,000
	CDBG Funds:	\$70,000
	City Capital Budget:	\$15,460,000
	City Operating Budget:	\$50,000

- Cleaned up one of the most contaminated sites in the City of Boston's Department of Neighborhood Development inventory.
- Redevelopment represents renewed investment and hope for low income minority community.

and Phase II Environmental Site Assessments (ESAs) were conducted soon after. The assessments identified significant contamination; heavy metals and organic solvents had polluted the soil and groundwater and affected indoor air quality in surrounding buildings through vapor intrusion.

In 1999, the City assumed ownership of the site through a tax foreclosure. Using EPA Brownfields Assessment grants, the City conducted further site investigations. Given the high cleanup costs, private redevelopment was unlikely and in 2008 the City moved forward with site cleanup and redevelopment, aided by an EPA Brownfields grant and other financing.

Project Results: After years of environmental investigation and remediation, a new police station now stands on the Modern Electroplating site. The LEED Silver facility was designed by an award-winning architecture firm, and the design, in sharp contrast to the building it replaces, symbolizes openness and civic engagement. The remainder of the Modern Electroplating site is a large developable parcel, which is slated to become a mixed-use commercial and retail development. The remediation and redevelopment of the Modern Electroplating site represents a renewed commitment from the City to the Dudley Square community and should help catalyze economic growth in the area.

TIMELINE		
1994	Modern Electroplating shut down	
1995	Emergency response action	
1996	Phase I ESA completed	
1997	Phase II ESA completed	
1999	City forecloses on property	
2001-2006	Supplemental site investigation	
2008	Cleanup and construction begins	
July 2011	New police station opens	

HIGHLIGHTS