

US EPA ARCHIVE DOCUMENT



Land & Community Revitalization

BROWNFIELDS SUCCESS IN NEW ENGLAND

NASHUA SENIOR ACTIVITY CENTER AND HOUSING FACILITY

NASHUA, NEW HAMPSHIRE



Property Details

Property Address:	76 Temple Street, Nashua, NH 03061
Property Size:	1.3 acres
Former Use:	Formerly vacant or used for multi-family housing
Contaminants Found:	Asbestos
Current Use:	Senior Activity Center
Current Owner:	Nashua Association for the Elderly

Project Partners

Nashua Association for the Elderly, City of Nashua, Southern New Hampshire Services, U.S. Department of Housing and Urban Development

Funding Details

City Bond	\$2,000,000
EPA Brownfields Cleanup Grant	\$200,000
HUD CDBG Funds	\$204,681
HUD EDI Funds	\$785,339

Project Highlights

- Leveraged nearly \$4.7 million for cleanup and redevelopment activities
- Leveraged 50 cleanup and redevelopment jobs
- Used an innovative assessment approach utilizing a geophysical survey, electromagnetic terrain conductivity and low-amplitude, ground-penetrating radar combined with normal test pit results
- Performed the asbestos removal work at an under budget cost through a City-created Asbestos Disposal Team comprised of licensed and certified asbestos disposal site workers

Property History: Located along Nashua's Heritage Trail atop the banks of the Nashua River, the site is comprised of two parcels of land, which were formerly vacant or used for multi-family housing. In the past, the property's natural depression was filled in with building debris and asbestos materials, and then covered with soil. Phase I and II Environmental Assessments conducted in 2003 confirmed the asbestos, the location and extent of which were determined through an innovative approach utilizing a geophysical survey, electromagnetic terrain conductivity and low-amplitude, ground-penetrating radar combined with normal test pit results. In some areas the asbestos content of fill material was as high as 70 percent and the thickness of the contamination was discovered to be as much as 35 feet.

Project Results: Cleanup activities, which were funded by an EPA Brownfields Cleanup Grant, began in June 2005. In a unique move, the city created an Asbestos Disposal Team that completed the remediation work at an under budget cost. This team of city employees was comprised of licensed and certified asbestos disposal site workers. The 24,000 square-foot senior center was completed in the summer of 2006 and features 43 units of housing and a billiards room, a computer room, a library, a craft area, a dance room and a gym.

Project Timeline

April 2005	Onsite Residential Building Demolished
June 2005	Asbestos Remediation Conducted for Building Foundation
September 2005	Building Construction Initiated
April 2006	Asbestos Remediation Conducted for Parking Lot and Utilities
May 2006	Old Senior Activity Center Demolished
August 2006	Building Construction Completed
October 2006	NH DES Issues Ready for Reuse Letter



Motivation for Development:

The Nashua Association for the Elderly (NAE) has provided senior activity services in Nashua since 1980. The 10,000-square-foot Senior Activity Center

opened its doors in 1983, but as demand increased, the building became limited by its size. The need to expand the senior center, plus a desire to incorporate a new elderly housing component became joint goals that drove change. In 2003, the city began a collaborative effort with NAE to identify opportunities for expansion, and the city's Board of Aldermen approved bonding of up to \$2.4 million to construct the facility. Meanwhile, Southern New Hampshire Services expressed interest in providing the elderly housing component and successfully pursued U.S. Department of Housing and Urban Development funds for that use.