

US EPA ARCHIVE DOCUMENT

# BROWNFIELDS SUCCESS IN NEW ENGLAND

## SOUTH WORCESTER NEIGHBORHOOD IMPROVEMENT CORPORATION WORCESTER, MASSACHUSETTS



### Property Details

<b>Property Address:</b>	140 Grand Street/South Armory Street, Worcester, MA 01603
<b>Property Size:</b>	1.07 acres, 0.32 acres
<b>Former Use:</b>	Residential units for nearby foundries industries in the 1880s; more recently, warehousing and auto repair
<b>Contaminants Found:</b>	Petroleum/petroleum products, asbestos, lead
<b>Current Use:</b>	Affordable residential space; child care facility
<b>Current Owner:</b>	City Builders LLC

### Project Partners

Massachusetts Housing Investment Corporation (MHIC), Massachusetts Housing Partnership (MHP), Horne + Johnson / StepONE, L. D. Russo, Inc., Elmwood Homes LLC, Mechanics Guild LLC, South Worcester Neighborhood Improvement Corporation (SWNIC), City of Worcester, NSP, Community Economic Development Assistance Corporation (CEDAC), Department of Housing and Community Development (DHCD)

**Drivers for Redevelopment:** The project is a joint partnership between a non-profit (SWNIC) and a for profit developer (Mechanic Guild, LLC). This area contained multiple abandoned warehouses and SWNIC, as part of its neighborhood improvement plan for South Worcester, saw the creation of affordable housing in a blighted area as key to improving quality of life and the neighborhood. These particular properties were chosen for affordable housing units because of its proximity to the South Worcester Industrial Park (SWIP). This location will help provide affordable “work force” housing for the SWIP.

**Property History:** Through the 1930s these properties were used for residential housing, storage and garages for the nearby foundries. During this time residential dumping and urban filling of ash occurred on the properties. These parcels were then bought up by lumber distributors for wholesale building supply warehouses. An auto repair shop with gas storage tanks also operated on-site. These uses resulted in lead, petroleum and asbestos contamination. Most recently, the site was used for storage by construction contractors, furniture retailers, restaurant suppliers, and auto repair/auto body shops. The buildings and properties were completely abandoned in the early 2000s.

**Project Results:** An EPA Targeted Brownfields Assessment grant awarded in 2009 was used to perform environmental assessments that helped to characterize areas of contamination and prepare for cleanup, which included building debris and asbestos removal. Some building materials (e.g., concrete and masonry) were recycled on an on-site processing facility. Cleanup was funded through EPA Cleanup grants. Recently, ground has been broken and construction started on 25 affordable rental apartments, with

### Funding Details

<b>Brownfields Cleanup Grant –Parcel I and II (2008):</b>	\$73,250
<b>Brownfields Cleanup Grant –Parcel I (2009):</b>	\$141,400
<b>Brownfields Cleanup Grant –Parcel II (2010):</b>	\$163,550
<b>Brownfields Targeted Assessment Grant (2009):</b>	\$78,250
<b>Tax Credit Exchange Funds:</b>	\$3.8 Million from U.S. Treasury
<b>Leveraged Funding:</b>	\$750,000 from DHCD; \$450,000 from City of Worcester; \$379,000 from CEDAC; and \$300,000 from City of Worcester Neighborhood Stabilization Program (NSP)—all for affordable housing development

### Project Highlights

- The first phase of this project will create 25 affordable rental units that feature energy saving features such as solar hot water heating, motion-activated lighting, exhaust air energy recovery systems and energy star compliant appliances.
- Plantings will introduce trees especially bred for resistance to the Asian Long Horn Beetle, an insect responsible for prior infestations.
- The second phase of the project will create a condominium complex with new garden space and/or a child care facility.

two parking spots per unit, and on-site recreation. These homes will have energy saving features such as solar hot water heating, motion-activated lighting, exhaust air energy recovery systems and energy star compliant appliances. Landscaping around the buildings will introduce trees especially bred for resistance to the Asian Long Horn Beetle, an insect responsible for prior infestations. Occupancy of rental units on Parcel I is expected in the spring of 2011, while cleanup and construction of Parcel II for development into condominiums is expected to begin by July 2011.

### Project Timeline

<b>1880s</b>	Residential units for nearby foundry industry
<b>1930s</b>	Primary use changes to lumber warehouse storage and automotive repair
<b>1970s</b>	Lumber yard razed all residences in the area and expanded warehouses
<b>1980s</b>	The parcels are primarily used for storage
<b>2000</b>	Portions of the parcels used for automobile repair/auto body activities
<b>2006</b>	Initial environmental site assessment completed
<b>2008</b>	Additional assessments performed
<b>2009</b>	Cleanup begins on Parcel I
<b>2010</b>	Cleanup of Parcel I completed (February)
<b>2011</b>	Anticipated occupancy of Parcel I rental units; cleanup and construction of condominiums is planned for Parcel II