

Bartlett Station

BOSTON

Converting a contaminated site into a culturally vibrant, mixed-use neighborhood and advancing a community's vision for renewal.

PROJECT TYPE:

Mixed-income rental apartments and retail space for health-oriented occupants

DEVELOPMENT TYPE:

New construction on a vacant, contaminated, former site of an MBTA bus garage

UNITS:

28 rental apartments expected to convert to homeownership in the future

TOTAL DEVELOPMENT COST:

\$18 million (Building B)

HNEF INVESTMENT:

\$2.9 million

DEVELOPER:

Nuestra Comunidad/
Windale Developers

COMPLETION DATE:

June 2019

DUDLEY SQUARE, ROXBURY — A BOSTON NEIGHBORHOOD IN THE MIDST OF A RENAISSANCE

Bartlett Station, a multi-phase project, is being built on the edge of Dudley Square, a unique place with a rich history, a troubled past, and a brighter future. At the turn of the 20th century, this neighborhood was thriving with a mix of department stores, theaters, banks and hotels. Then, like many urban neighborhoods in the '60s and '70s, Dudley suffered from redlining and an exodus of people and investment to the suburbs. For the past 30 years the city, community groups, and their partners have worked to reclaim vacant and abandoned properties and put them back into productive use, and to restore Dudley Square as a major commercial hub. Their efforts gained momentum in 2007 with the introduction of the city's Dudley Square Vision Plan. After many years of delay, a key part of that plan was realized in 2015 with restoration of the empty Ferdinand building to house the Boston School Department and add new retail amenities to the neighborhood. In addition, over the past several years Dudley Square and other parts of Roxbury have been a focal point for investment by public, private and nonprofit entities working to rebuild the community.

TURNING A VACANT, CONTAMINATED FORMER BUS YARD INTO A MAJOR TRANSFORMATIVE REDEVELOPMENT

Bartlett Station is being built on a vacant 8.6-acre site that was formerly used as a bus maintenance and parking garage, refueling depot, and rail yard. The property is a short walk to the center of Dudley Square and the MBTA bus station, the Silver Line, which provides Bus Rapid Transit service to downtown



Boston, and many new amenities. Building B — the first phase — involved construction of a 5-story building which encompasses two projects: 1) 28 rental apartments, 13,000 sq. ft. of retail space including a grocery store providing fresh and healthy food and creating an 11% improvement in the weighted Food Access Score for the neighborhood, and a parking garage, all of which HNEF is helped to finance; and 2) 32 units of low-income housing tax credit housing that was separately financed. Building B will create approximately 65 new part-time and full-time jobs in the grocery and retail space, and it created 200-plus construction jobs. Nearly one-third of the region's jobs are available within a 45-minute public-transit commute of the site. To prepare this site for development, the sponsor used a U.S. EPA Brownfield Cleanup grant to remediate the property, which was contaminated with PCBs, PAHs and metals.

The full build-out of the Bartlett Station master plan calls for 323 housing units (market rate and affordable rental and homeownership), 46,000 sq. ft. of commercial/retail, green space, and a public plaza with extensive arts and cultural programming. The

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project design breaks up a large superblock with new tree-lined streets, creating an 83% increase in the State of Place (TM) score for the project area and an 8.3% increase for the surrounding area. The preliminary energy model for the project showed an energy use savings of greater than 40% and an energy cost savings of 22%. The project design also included enhanced ventilation measures to ensure indoor air quality. The first phase of the project will be LEED Silver certified.

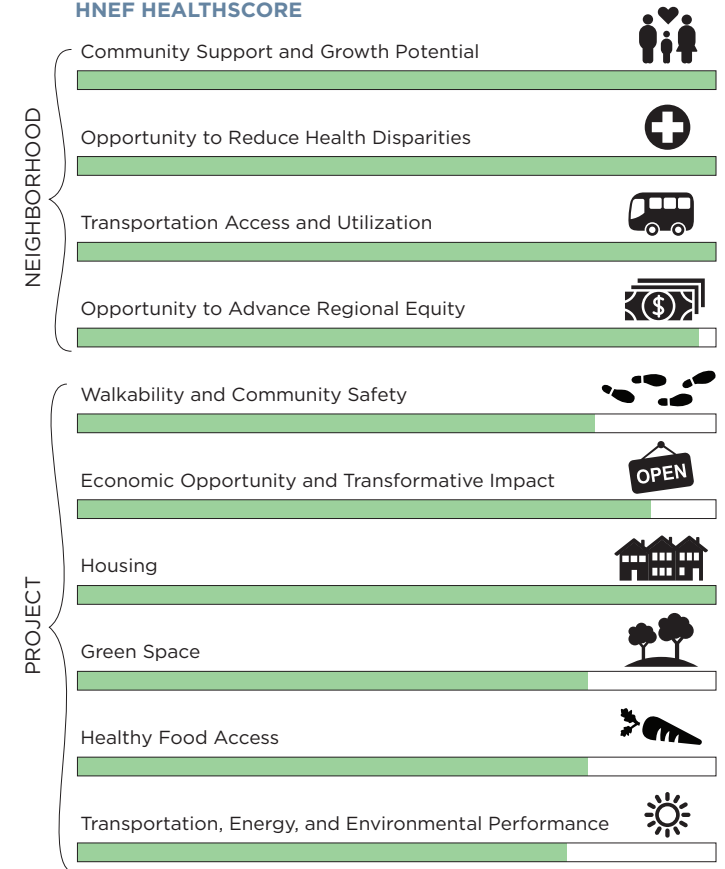
**RESURRECTING THE NEIGHBORHOOD, CREATING JOBS,
CLEANING UP THE ENVIRONMENT, AND POSITIVELY
IMPACTING RESIDENTS' HEALTH**

HNEF found this project's potential for improving the environment, community, and the health of residents to be very high. Bartlett Station will transform the former bus yard into an attractive, vibrant, and sustainable community. The need to address health disparities in this part of Boston is clear: the age-adjusted hospitalization rate for asthma is 17 times higher than the state rate, while hospitalization for hypertension is 14 times the state rate, and Emergency Department visits for mental health are 18 times the state rate. Astoundingly, the life expectancy in 2012 for Dudley Square was 58.9 years compared with 80.5 years for Massachusetts overall, a difference of nearly 25%. Bartlett Station will address these disparities through the creation of healthy housing, jobs, walkable streets, and improved access to fresh food, transportation and green space. Equally as important, the project represents a significant new investment guided by the vision and aspirations of community residents, and will significantly contribute to the resurgence of this important Boston neighborhood.



Bartlett Station

HNEF HEALTHSCORE



HEALTH SCORE: 90.63

RATING: VERY HIGH IMPACT

**INVESTING IN THE BUILDING BLOCKS OF HEALTHY
COMMUNITIES IN MASSACHUSETTS**

The Healthy Neighborhoods Equity Fund (HNEF) is a \$22 million private equity fund created by the Massachusetts Housing Investment Corporation (MHIC) and the Conservation Law Foundation (CLF) to finance transformative, transit-oriented development in Boston and gateway cities in Massachusetts. See www.hnefund.org.