

BOSTON BROWNFIELDS PROJECT EARNS THE 2004 EPA PHOENIX AWARD



CDW Consultants, Inc. announces that its 65 Bay Street, Dorchester project, the \$15 million redevelopment of the former Boston Insulated Wire & Cable Company site, won the coveted EPA Region 1 Phoenix Award for 2004. The Dorchester Bay Economic Development Corporation (DBEDC) acquired the parcel in 1994 and spent 8 years on the investigation, cleanup and redevelopment of the 5-acre site.

The Phoenix Awards were created in 1997 to honor groups that develop significant Brownfields sites across the country. The awards recognize innovative yet practical remediation projects, which bring blighted, old commercial and industrial sites back to productive use.

Located in the Dorchester section of the City of Boston, the site was home to the Boston Insulated Wire and Cable Company for 80 years and was then abandoned for 10 years. The empty factory building was infamous for arson fires in the late 1980s and was a major blighting influence on the adjacent neighborhood. Contamination was concentrated on a 1.1 acre portion of the site that contained a lagoon and a railroad spur. Both the lagoon and groundwater were contaminated with lead and silver, volatile organic compounds, and petroleum. The railroad spur also contained lead, polycyclic aromatic hydrocarbons (PAH) and total petroleum hydrocarbons (TPH).

The vacant site served as the perfect backdrop for former Massachusetts Governor Paul Cellucci, who used it to stage his signing of the historic Massachusetts Brownfields legislation in August 1998.

DBEDC took over the site in 1994 because the commercial real estate market offered no incentive for private investors. Financing the redevelopment was a challenge due to site contamination, back taxes and liens. The \$15 million required to complete the project was creatively financed through a combination of public and private funding from more than 20 individual organizations, including DBEDC.



Redevelopment on the site was completed in 2002 and it currently serves as the headquarters for Spire, a Boston-based marketing firm which designs, prints and distributes marketing materials. Spire's new headquarters employs over 100 people, and also offers job training for local residents. The opening of Spire caused a ripple effect in the community--other businesses have opened or expanded in the area, creating more jobs, and homeowners have also seen their property values increase.

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