

BOSWORTH STREET

PROVIDENCE, RHODE ISLAND



Property Details	
Property Address:	100 Bosworth and 2 Bosworth Street, Providence, Rhode Island
Property Size:	1 acre combined
Former Use:	Former mill complex and vacant lot
Contaminants Found:	Petroleum, volatile organic compounds (VOCs), Polycyclic aromatic hydrocarbons (PAHs), arsenic and debris from the former mill building
Current Use:	20 affordable housing units
Current Owner:	Olneyville Housing Corporation
Project Partners	
Federal Home Loan Bank of Boston, Bank of America, State of RI Housing Resource Commission, City of Providence, RI Department of Environmental Management, and Olneyville Housing Corporation	

Funding Details	
Bank of America Loan:	\$2,245,050
Federal Home Loan Bank of Boston Grant:	\$550,000
City of Providence HOME Program Grant:	\$860,520
EPA RLF Subgrant:	\$400,000
State of RI Building Better Communities funds:	\$20,358
Project Highlights	
<ul style="list-style-type: none"> • Cleanup removed arsenic, PAHs, VOCs, petroleum and debris from sites • Built 20 affordable condo units • Housing project is located across the street from a newly constructed park which enhances the community 	

Drivers for Redevelopment: The Olneyville Housing Corporation's (OHC's) motivation for redeveloping the Bosworth Street property lies in the community's desire to raise strong families. Due to changes in the overall economy through the 1960s and 1970s, Olneyville began losing its population base. In the 1980s, residents began to return to Olneyville in the hopes of gaining employment, which required the construction of more housing. According to the 2000 Census, Olneyville's population is an estimated 6,500 residents. Through current redevelopment projects, the OHC is striving to create safe, clean and affordable places to live that strengthen community ties and add to Olneyville's already vibrant neighborhoods.

Prior to the housing project, a park was created across the street from the lots, acting as an incentive for the redevelopment project. The derelict lots were then planned out to be the new site of a 20-condo affordable housing project that compliments the newly built park. The Bosworth Street housing development is a key element in redevelopment for this Environmental Justice Focus Area, transforming the neighborhood into a cleaner, more desirable place to live.

Property History: Olneyville was founded in the early 18th century; it housed a grist mill and paper mill on the Woonasquattuck River. The property is the site of another former mill complex. Sizeable foundations and a small two-story brick office building remained from the complex

that was destroyed by fire in 1989. It was then a vacant site owned by the City of Providence, before being sold to OHC for redevelopment into affordable housing. The property was contaminated with typical urban fill, in addition to associated contamination from leaks in an underground storage tank. The site is a primarily residential area surrounded by small commercial and industrial operations.

Project Results: Using a subgrant from the Rhode Island Department of Environmental Management's EPA Brownfields Revolving Loan Fund grant, cleanup of the Bosworth properties began in August of 2006. After the former mill building was demolished onsite, debris was removed along with oil and other soil contaminants including arsenic, petroleum, volatile organic compounds (VOCs), and polycyclic aromatic hydrocarbons (PAHs). Redevelopment of the sites began in September 2007 with the construction of 20 affordable condominium units on the previously contaminated properties. The site was fully completed in May 2008 and residents moved into the homes starting in February of 2008. The total project is estimated to cost \$4.2 million.

Project Timeline	
August 1, 2006	Cleanup Begins on the 100 Bosworth Street Site
May 1, 2007	Cleanup Begins on the 2 Bosworth Street Site
September 2007	Redevelopment Begins
December 6, 2007	Cleanup Completed
May 2008	Redevelopment Completed