

## MEETING STREET NATIONAL CENTER OF EXCELLENCE PROVIDENCE, RHODE ISLAND



### Property Details

<b>Property Address:</b>	1000 Eddy Street, Providence, RI
<b>Property Size:</b>	8.0+ acres
<b>Former Use:</b>	Residential, Iron Works facility, automobile service facility, furniture warehouse, produce distributor
<b>Contaminants Found:</b>	Lead, arsenic, other hazardous substances
<b>Current Use:</b>	Comprehensive educational facility
<b>Current Owner:</b>	Meeting Street

### Project Partners

Rhode Island Health and Educational Building Corporation, U.S. Department of Housing and Urban Development, U.S. Health Resources and Services Administration, City of Providence, Blue Cross and Blue Shield of Rhode Island, The Rhode Island Foundation, various private donors and foundations

**Drivers for Redevelopment:** Meeting Street is a nonprofit organization with a history of innovative educational programs that help children of all abilities to reach their potential. Meeting Street selected a former commercial and industrial property in South Providence as a location for their new home. The property is located within an economically distressed area, a federally designated Enterprise Zone/Empowerment Zone with many vacant lots and little recreational space. In addition to the educational benefits provided by Meeting Street, redeveloping this property would bring jobs to the community and create much-needed recreational space. In 2003, Meeting Street launched a capital campaign called “The Power of Inclusion” to raise the funds needed to relocate to this brownfield.

**Property History:** The selected property had a variety of residential, industrial, and commercial uses that contributed to onsite contamination. At the time of Meeting Street’s purchase, several old, deteriorating buildings and two storage tanks were present on the property. Meeting Street applied for and received an EPA Brownfields Cleanup grant to remediate the site. Cleanup was completed in June 2006, and construction of the new facility began shortly thereafter. In keeping with the sustainable theme of this project, all construction and demolition materials were recycled.

**Project Results:** The Meeting Street National Center of Excellence opened its doors in January 2007 with three schools that serve children from six weeks to age 21. The first school in Rhode Island to be LEED® certified, the center includes a number of sustainable features, such as the use of

### Funding Details

<b>Foundations and Private Donors:</b>	\$15,000,000
<b>U.S. Department of Housing and Urban Development:</b>	\$500,000
<b>U.S. EPA Brownfields Cleanup Grant:</b>	\$200,000
<b>Rhode Island Health and Educational Building Corporation: (for Construction and Permit Financing)</b>	\$200,000

### Project Highlights

- First school in Rhode Island to be LEED® certified
- Conducted a \$15 million fundraising campaign to build the new campus
- The facility is now centrally located and easily accessible by public transportation
- Created a national center of excellence for education and brought much needed jobs, resources and development to an economically distressed neighborhood

low-VOC (volatile organic compound) paint, high recycled content in construction materials, and advanced heating and cooling systems. In addition, 90 percent of the interior can be lit by natural light. The relocated facility is now in a central location that is easily accessible by public transportation, and a community resource. By relocating near existing development, Meeting Street further reduced its environmental footprint for this project. Three acres of the property were also designated as greenspace for recreational use by both students and residents, addressing a critical local need for such space.

Meeting Street serves children of all abilities through its three schools, early childhood programs, and outpatient therapy. The facility also serves as a resource center for families for information on medical issues, educational curricula, and treatment options. In order to ensure full accessibility, the building includes ramps in addition to stairs and elevators. Through the unique and innovative programs offered at this educational center, Meeting Street now serves more than 3,000 children and their families annually.

### Project Timeline

<b>2003</b>	Began Fundraising for National Center of Excellence
<b>2004</b>	Applied for an EPA Brownfields Cleanup Grant
<b>June 2006</b>	Cleanup Complete; Building Construction Begins
<b>January 2007</b>	Meeting Street National Center of Excellence Opens