



News

Industri-Plex Superfund site developer earns sustainable redevelopment honor

Burlington, Mass., June 30, 2026 — The Brownfield Coalition of the Northeast has honored Haley & Aldrich client Cabot, Cabot & Forbes with its 2026 Sustainable Communities Redevelopment Project Award for CC&F's ongoing redevelopment of the [Industri-Plex Superfund site](#) in Woburn, Massachusetts.

BCONE noted that with "outstanding community engagement and sustainable solutions, this project sets a new standard in the industry." Haley & Aldrich and CC&F set that standard at the Industri-Plex by securing the first-ever Environmental Protection Agency Region 1 approval for residential redevelopment on a Superfund site. That approval created a framework for future residential redevelopment under the Comprehensive Environmental Response, Compensation, and Liability Act.

"The Industri-Plex redevelopment demonstrates how thoughtful environmental strategy can turn a complex legacy site into a long-term community asset," says Haley & Aldrich [Real Estate](#) Market Leader [Kate Dilawari](#). "By aligning regulatory innovation with practical redevelopment goals, the project continues to create value for the communities it serves."

CC&F saw this underutilized former industrial park as a promising location for a mixed-use community given its location near a commuter rail station and with easy access to Interstate 93 just outside Boston. To secure residential development approval and make this vision a reality, the Haley & Aldrich team balanced advocacy for CC&F's goals with an understanding of what the agency needed to facilitate approval.

CC&F partnered with Haley & Aldrich's team — Kate, as well as [Jay Peters](#), [Lee Vanzler](#), [Kyle Block](#), [Lindsey Tirrell](#) and Patrick Jefferson — to realize their brownfield redevelopment vision at the Industri-Plex. To date, CC&F, in partnership with Toll Brothers, has completed construction of a 289-unit apartment building with ground-floor commercial space at 120 Commerce Way; is currently constructing The Bolt, a 181,522-square-foot lab, research and manufacturing facility at 216 New Boston Street; and has received approvals to construct another 250 residential apartments at Zero New Boston Street.

Through site characterization, risk assessments and remedial action planning, Haley & Aldrich developed workable solutions that the EPA could approve quickly. At 120 Commerce Way, the H&A team determined an environmental strategy that saved more than \$500,000 in initially projected remedial costs and eliminated the Class C land designation from the property. This work also established a framework for future residential development at Industri-Plex; the amended Notice of Activity and Use Limitation for the CC&F parcel now serves as a model for other I-Plex developments that require vapor intrusion mitigation.

Today, the Industri-Plex Superfund site is host to thriving commercial activity with improved transit access and a growing number of residential units. As of December 2024, the EPA [reported data](#) on 41 on-site businesses, which employed 1,091 people and generated an estimated \$248 million in annual sales revenue. A four-megawatt solar generating facility was also completed in 2024 to provide electricity to the nearby city of Somerville.

For more information: ☎

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