

## Renewable Energy Hub

### Brayton Point Power Station

Somerset, Massachusetts

**Originally built:**  
1957

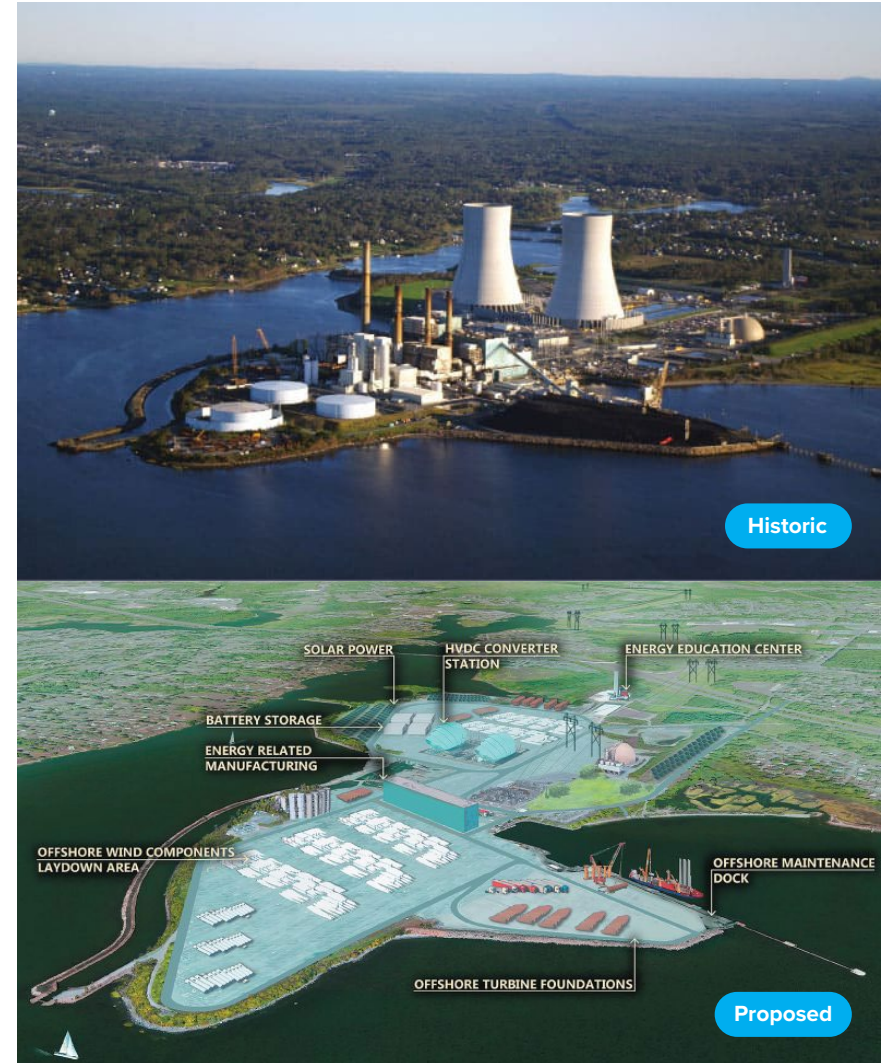
**Type:**  
Coal-fired

**Capacity:**  
1,600 MW

**Decommissioned:**  
2017

**Site size:**  
300 acres

After the Brayton Point Power Station stopped operations in 2017, it was purchased by Commercial Development Company, Inc. (CDC), a brownfield developer that has since completed remediation and demolition on site. Because of the site's proximity to proposed offshore wind tracts in the Atlantic Ocean, it is being transformed into a support center for offshore wind and related sectors. In 2019, a \$650 million investment was secured to create a Renewable Energy Center at the site with a 1,200 MW high-voltage direct converter and 400 MW of battery storage. The site is also likely to be attractive for other industrial development in the future because of its deep water port, high-voltage transmission infrastructure, and accessibility to transportation networks.



### ! Key Findings

#### Diversification of uses

Combining renewable energy, manufacturing, and logistics helped create a viable reuse plan for the site.

#### Lease model

To generate revenue, Brayton Point leases land to companies for wind farm development and port operations.

#### A good location

Brayton Point was able to leverage its location on the water and other existing assets to its advantage.

#### Assumption of liability

Private assumption of past, present, and future environmental liability was critical to set the stage for future investment.