

12 Fairmount Court, Boston, MA 02136



Property Description

This is an extremely challenging site. It is relatively small but very contaminated with multiple contaminants. Cleanup costs have been estimated in the \$4-5M range.

Organization : City of Boston, Department of Neighborhood Development


Property Name : Former Lewis Chemical Corporation

Price : Project Ongoing

Size (in acres) : 0.7

Structures on site : no

Primary property status :  Redfield

Secondary property conditions :  Bluefield

 Multimodal



Market transect:

- General Urban

Tax and Title:

- Summary: Property acquired by City of Boston through tax foreclosure in 2000
- Property survey available: no
- Tax liens: no
- Other liens, judgments or other encumbrance in effect: no
- Copy of title search or title insurance policy available: no

Zoning and other use restrictions:

- Zoning code: NS-2
- Zoning description: Neighborhood Shopping/Commercial/retail/shopping serving the general neighborhood (e.g. shopping plaza containing full size grocery, bank, restaurant and other retail)
- Proposed zoning: unknown
- Potential support for rezoning/variance: Medium
- Other affirmative easements, covenants, and licenses: no
- Other negative easements, covenants and/or licenses: no
- Lease restrictions: no
- Access agreements: no
- Land use agreements: no
- Letter agreements: no

Facilities and Grounds:

- Summary: Foundation slab of former industrial building remains
- Structures on site: no
- Common amenities: no
- Common fixtures: no
- Fences, walls or other perimeter barriers: no
- Decommissioning/Demolition required: no

Utilities:

- Electric available: yes
- Natural gas available: yes
- Water available: yes
- Sewer available: yes
- Telephone available: unknown
- Cable available: unknown
- Internet available: unknown
- Fiber optics available: unknown
- Renewable electricity sources: unknown

Transportation:

- Nearest Interstates: I-95 I-93
- Distance to nearest Interstate interchanges (in miles): 4
- Nearest 4-lane highways (non-Interstate): Truman Parkway

- Distance to nearest non-Interstate highways (in miles): 0.1
- Road access: yes
- Daily pedestrian traffic volume: Low
- Passerby visibility: High
- Rail access (rail spur): Yes
- Nearest rail line: Fairmount Line (commuter rail)
- Distance to nearest rail line (in miles): 0.1
- Rail provider: MBTA/Keolis
- Waterfront access: yes
- Description: Property abuts the Neponset River
- Port access: no
- Direct sea access: no
- Nearest commercial airport: Logan (BOS)
- Distance to nearest commercial airport (in miles): 13
- Public transportation access: yes
- Description: Fairmount station commuter rail stop directly abuts the site. Bus routes also serve the area

Environmental Conditions:

- Summary: EPA and State agencies have been heavily involved in this difficult project, but interested in any new ideas or interest from development community. It is relatively small but very contaminated with multiple contaminants. Cleanup costs have been estimated in the \$4-5M range. It also abuts a river that has been impacted not only by this site, but decades of industrial activities both up and downstream. EPA and MA DEP have been directly involved for many years and assisted with site assessment and some cleanup activities, but large cleanup hurdles remain.
- Cleanup/Remediation in progress: yes
- Total estimated cleanup / remediation cost (in dollars): \$4,000,000

Ecological and Natural Resources:

- Streams & Rivers (current or historic): yes
- Standing surface water present: no
- Located in a 100 year floodplain: yes
- Located in 500 year floodplain: no
- Storm water retention onsite: no
- Dunes present: no
- Prairie/Grasslands present: no
- Forested: no
- Endangered, Threatened, or Protected Species: no
- Adjacent to (or within 500 ft from) protected land: yes
- Historic or archaeological site present: no
- Mining history: no
- Mineral deposits: no
- Natural Resource Damage (NRD): no
- NRD assessment report available: no