

Site Redevelopment Profile

Lawrence Metals (Former)

145-155 Beech Street
Chelsea, Massachusetts 02150

Property Overview

Size

1.81 acres

Current Site Uses

- Homewood Suites hotel

Surrounding Population

53,207
1 MILE

317,574
3 MILES

737,540
5 MILES

Within a 1-mile radius of the site, 73% of the population are people of color, compared to the state average of just over 19%.



Figure 1. The location of the Lawrence Metals (Former) site in Massachusetts

Site History and Redevelopment Timeline

Late 1800s-1974

Various businesses used the site for commercial and industrial purposes, including textile production, barrel cleaning and painting, until 1974 when a fire destroyed the building.

1979-1986

The site was vacant until 1979, when it was used for warehouse space. In 1986, Lawrence Metals Company took ownership of the property and began operating on site. Manufacturing activities by the company resulted in contamination of on-site soils with lead and industrial chemicals.

1999-2000

In 1999, the city of Chelsea acquired the site property under an Urban Renewal Plan and demolished the Lawrence Metals building in 2000.

2012-2013

EPA conducted a removal action on the site and began further site investigations, including the removal of 20,000 tons of polychlorinated biphenyl (PCB)-contaminated soils and 2,000 gallons of waste oil.

2013-2017

EPA, city and state agencies, and a developer collaborated to coordinate the cleanup and prepare the site for redevelopment. In 2017, the developer opened a Homewood Suites hotel on the site.

Present

The hotel continues to operate on site.

History and Cleanup

The Lawrence Metals (Former) site is in Chelsea, Massachusetts. Starting in the late nineteenth century, numerous entities operated a facility on site for commercial and industrial purposes, including textile production, barrel cleaning and painting. In 1974, a fire destroyed the building and operations ceased. The site sat vacant until 1979, when a business started using the space for warehousing. In 1986, Lawrence Metals Company took ownership of the property and began manufacturing fabricated steel pipe fittings. Manufacturing operations resulted in on-site soil contamination with lead and chemicals. Lawrence Metals Company later stopped operations and abandoned the facility.

In 1999, the city of Chelsea bought the site property under an Urban Renewal Plan and later demolished the former manufacturing building in 2000. At the time, funding for cleanup and redevelopment was not available, leaving the site vacant for over a decade and secured only by a chain-link fence. In 2012, the Massachusetts Department of Environmental Protection (MassDEP) formally requested EPA's assistance to evaluate and clean up the site. In 2012 and 2013, EPA conducted a removal action to clean up contamination that posed an immediate threat to human health and the environment, including the removal of 20,000 tons of PCB-contaminated soils and 2,000 gallons of waste oil.

EPA, MassDEP, the Massachusetts Department of Transportation (MassDOT), the city of Chelsea, MassDevelopment and a developer cooperated to secure the appropriate funding and resources to clean up the site. This public and private partnership was the first of its kind in the Northeast. Cleanup included removal and off-site disposal of contaminated soils. The project was particularly challenging because the site is near a school and city swimming pool. With dedicated collaboration, EPA, city and state officials were able to clean up the blighted site and prepare it for redevelopment.



Figure 2. EPA conducted a removal action at the site



Figure 3. The hotel opened on site in 2017

Redevelopment

In January 2013, the city of Chelsea and the developer notified EPA of their commitment to redevelop the site into a hotel. The site is less than 4 miles from Boston Logan International Airport and is only a bridge away from Boston and the city of Cambridge, making it a prime location for visitors in the area. EPA confirmed that using the site as a hotel was safe for human health and the environment.

In 2017, the developer opened a 152-suite, extended-stay Homewood Suites hotel on the site. The hotel includes 2,200 square feet of flexible meeting space that can accommodate more than 200 guests for corporate functions and special events. The property also has a heated indoor saltwater pool and a state-of-the-art fitness center. In total, the developer invested over \$30 million to transform the site.

Thanks to the unique public and private partnership between EPA, state agencies and the developer, the Lawrence Metals (Former) Superfund site was successfully cleaned up and returned to beneficial use. This site is an excellent example of how collaboration and dedication can turn formerly contaminated sites into community assets.



Figure 4. Entrance to the hotel on site

Contacts

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