



Maryland Department of the
Environment

FACTS ABOUT: **EDGEHILL MEWS PROPERTY** **(Voluntary Cleanup Program)**

Site Location

The Edgehill Mews property is a 1.5 acre parcel subdivided from a larger 3.78 acre parcel. The property is located at 3901 Buena Vista Avenue in Baltimore City, Maryland. The property is bounded to the north by Buena Vista Park and Edgehill Apartments, to the south by a garage, residential properties and Cox Street, to the west by commercial and residential properties and to the east by a roofing company. The site is currently wooded with a clearing on the eastern portion. The topography slopes generally to the southwest. The nearest off-site surface water body is the Jones Falls located approximately 1,200 feet west of the property.

Site History

The property was first developed sometime between 1894 and 1899. A small structure was present from at least 1899 to 1938. Between 1952 and 1971 portions of the site were cleaned and the area received fill material until 1971. Potential sources for the fill material may have been debris generated during the construction of 33rd Street or the Jones Falls Expressway. Since 1971 the site has been vacant and the former fill area has become overgrown with vegetation.

Environmental Investigations and Actions

The Subsurface Investigation Report, dated December 24, 2014 indicates fill materials were encountered in borings in the proposed building pad areas at depths ranging from 27 to 47 feet below ground surface. Groundwater was not encountered in any of the borings that extended to 50 feet below grade. In December 2014 three composite soil samples were collected and analyzed for Volatile Organic Compounds (VOCs) and metals. Levels of arsenic, chromium and lead were detected above the MDE residential cleanup standards for soil.

The January 18, 2016 Phase II Environmental Subsurface Investigation for the site included 10 borings to a depth of up to 15 feet below grade with soil samples collected for VOCs, semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), metals, chlorinated herbicides and chlorinated pesticides. Two composite samples of recovered brick material were also sampled for metals. Soil gas probes were installed in all ten borings and monitored for methane. Four soil gas probes installed three feet below



the proposed basement elevations were sampled for VOCs. Soil sample results indicated concentrations of arsenic, chromium, lead, mercury, antimony and thallium were detected above the MDE residential cleanup standard. Several SVOCs were detected above their respective MDE residential cleanup standards. None of the VOCs detected in the soil gas samples exceeded the MDE Tier 1 concentration.

Current Status

On February 22, 2016, a Voluntary Cleanup Program (VCP) application was submitted by Edgehill Mews, LLC seeking a Certificate of Completion as an inculpable person with future restricted residential (Tier 1B) use for the property. On April 18, 2016, the property was accepted into the program and a Response Action Plan (RAP) was required to address impacts to the soil and soil gas at the site. The RAP was submitted to the Department on July 15, 2016. A public information meeting for the RAP was held August 30, 2016. The proposed development plan includes construction of 18 three story townhomes.



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