

**701 SOUTH EDEN STREET LLC  
701 South Eden Street  
Baltimore City  
(Voluntary Cleanup Program)**

***Site Description***

This 1.173-acre property is located at the intersection of South Eden Street and Aliceanna Street in Baltimore City. The site comprises a parking lot and a large tent structure, which covers several bar areas and a stage. The site is bordered to the north by a mixed residential and commercial area, to the east by an ongoing construction project, to the south by docks and the Inner Harbor, and to the west by a public parking lot. There are no surface water bodies on-site, although the nearest surface water body is the inner harbor, approximately 100 feet south of the site. Surface water drainage from the site flows to municipal storm water drains.

***Site History***

Based on aerial photographs and fire insurance maps, the site has been occupied since at least 1890. Businesses that occupied the site (along with a known year of occupation) include the A. Hellwig Kindling Wood Factory (1890), the American Ice Company (1902), and the Otto Buker and Company Lumber Yard (1914, 1951, 1952), and the Waterfront Company and Baer Lumber Sales lumberyard (1971, 1974, 1979). Several types of structures also occupied the site over that time, including office space, retail space, icehouses, kiln houses, grain bins, and lumber sheds. In 1995, the site was converted into the Parrot Island Bar and Nightclub.

The site was sold in 1999 and changed into Bohager's, a restaurant, bar, and nightclub that currently occupies the site. The tented structure that contains the nightclub area sits on the southern half of the property. The northern half of the property is an asphalt parking lot. The property is scheduled to be transferred to 701 South Eden Street LLC on March 26, 2004.

Metals contamination in the shallow subsurface soil is the primary environmental concern at the property. Limited Phase II soil sampling conducted in March 2004 showed elevated levels of arsenic, chromium, and mercury in the soil in the northern half of the property. For the three analytes, arsenic ranged from 3.8 to 19.3 mg/kg, chromium ranged from 12.5 to 33,700 mg/kg, and mercury ranged from 0.082 to 1.1 mg/kg.

***Voluntary Cleanup Program (VCP) Status***

On March 22, 2004, 701 South Eden Street LLC submitted an application seeking a No Further Requirements Determination as a responsible person. The Department is currently reviewing the application package.

***Site Contact***

James W. Metz

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Voluntary Cleanup/Brownfields Division

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